

EXISTING BUILDING COV

| UNIT NAME | AREA |
|----------------|------------------|
| EXG HOUSE | 1974.8 S.F. |
| EXG ENCL PORCH | 275.0 S.F. |
| TOTALS: | 7.2% 2249.8 S.F. |

PROPOSED BUILDING COV

| UNIT NAME | AREA |
|----------------|------------------|
| EXG HOUSE | 1974.8 S.F. |
| KIT ADDN | 138.6 S.F. |
| PROP NEW ROOM | 328.3 S.F. |
| BREAKFAST ADDN | 95.7 S.F. |
| FRONT ADDN | 78.3 S.F. |
| TOTALS: | 8.4% 2615.7 S.F. |

EXISTING IMP LOT COV

| UNIT NAME | AREA |
|----------------------|-------------------|
| EXG HOUSE | 1974.8 S.F. |
| EXG ENCL PORCH | 275.0 S.F. |
| EXG PATIO - BARBEQUE | 572.5 S.F. |
| EXG REAR SLATE | 61.9 S.F. |
| FRONT WALK | 337.0 S.F. |
| DRIVE | 1477.0 S.F. |
| TOTALS: | 15.1% 4698.2 S.F. |

PROPOSED IMP LOT COV

| UNIT NAME | AREA |
|----------------------|-------------------|
| EXG HOUSE | 1974.8 S.F. |
| KIT ADDN | 138.6 S.F. |
| PROP NEW ROOM | 328.3 S.F. |
| BREAKFAST ADDN | 95.7 S.F. |
| FRONT ADDN | 78.3 S.F. |
| EXG PATIO - BARBEQUE | 572.5 S.F. |
| EXG REAR SLATE | 61.9 S.F. |
| FRONT WALK | 337.0 S.F. |
| DRIVE | 1477.0 S.F. |
| ADDL UPPER PATIO | 279.9 S.F. |
| ADDL LOWER PATIO - W | 383.1 S.F. |
| TOTALS: | 18.5% 5727.1 S.F. |

ADDITION AREAS

| UNIT NAME | AREA |
|----------------|------------|
| SUNROOM ADDN | 177.0 S.F. |
| KIT ADDN | 138.6 S.F. |
| BREAKFAST ADDN | 95.7 S.F. |
| FRONT ADDN | 78.3 S.F. |
| TOTALS: | 489.6 S.F. |

SCHEDULE OF ZONING REQUIREMENTS

| ZONE | REQ / ALLOW | EXG | PROP. |
|---|-------------|------------|------------|
| RA-15 | REQ 15,000 | 31,010 | 31,010 |
| LOT AREA | 100 | 98.4 | 99.4 |
| LOT WIDTH AT FRONT LOT LINE | 11.4 | 11.9 | 11.9 |
| LOT WIDTH AT FRONT SETBACK | 13.4 | 13.4 | 13.4 |
| LOT DEPTH | 35.0 | 31.8 | 38.4 ** |
| HEIGHT AVG GRADE 399.1 TO RIDGE 431.5 (10 FT CLG) TO FRONT GUTTER | 35.0 | 25.0 | 25.0 |
| BUILDING COVERAGE | 20% | 12% | 8.4% |
| FRONT YD | 4,202 SF | 2,249.8 SF | 2,415.7 SF |
| ONE SIDE LEFT | 50 | 53.8 | 50.7 |
| ONE SIDE RIGHT | 20 | 29.1 | 29.2 ** |
| COMBINED SIDES | 20 | 17.1 x | 17.1 x ** |
| REAR YD | 50 | 44.8 | 44.3 ** |
| REAR YD | 25 | 28.8 | 28.8 |
| IMPROVED LOT COVERAGE | 45% | 15.1% | 18.5% |
| | | 13,954 SF | 4,498.2 SF |
| | | 5,121.1 SF | 5,121.1 SF |

AVERAGE GRADE CALC USING ELEVATION WITHIN 20 FEET OF CORNERS

| STATION | ELEVATION |
|--|--|
| 391 | 391 |
| 394 | 394 |
| 399 | 399 |
| 394.1 | 394.1 |
| 391.5 | 391.5 |
| 398.8 | 398.8 |
| 402.5 | 402.5 |
| 403.1 | 403.1 |
| 403 | 403 |
| 402.43 | 402.43 |
| 401.5 | 401.5 |
| 400.5 | 400.5 |
| 399.5 | 399.5 |
| 588.33 / 13 = 399.1 | 399.1 |
| ST TO AVG GRD | 403.88 = 399.1 + 4.78 FT |
| MAX HT IF NOT EXCEEDING 10% OF ALLOWED | 38.4' (35' + 3.4') |
| ELEV OF RIDGE | 403.88 - 4.78 = 399.1 (AVG GRD) + 38.4 = 437.5 |
| ST TO RIDGE | 431.5 - 403.88 = 33.42 FT |

SCOPE OF WORK:
 REMOVE TOP OF HOUSE DOWN TO TOP OF EXISTING FIRST FLOOR WALL PLATES
 REMOVE SOME OF THE FIRST FLOOR WALLS IF EASIER TO RE-FRAME
 INSTALL NEW 2ND FLOOR STRUCTURE AT 10 FT CEILING HT
 INSTALL NEW ATTIC FLOOR AT 9 FT CLG HT, NEW STEEPER ROOF
 FRONT GABLE DORMERS, REAR SHED DORMER FOR HABITABLE ATTIC
 THREE STORY TYPE 5-A CONSTRUCTION
 GARAGE ALSO TO RECEIVE 2ND FLOOR MASTER SUITE ABOVE
 SMALL FRONT 2 STORY ADDITION
 SHALLOW REAR KITCHEN- BREAKFAST 2 STORY ADDITION
 REPLACE EXISTING SUNROOM AND ENLARGE TO REAR AND TO SIDE
 PROPOSED PATIO OUTSIDE FULL BASEMENT WITH OUTDOOR COOKING- SMOKING
 STEPS ALONG BACK OF SUNROOM TO ENLARGED PATIO
 3 NEW SPLIT HVAC SYSTEMS, 2ND FLOOR TO HAVE 3 ZONES-
 1 FOR ALL ROOMS, 1 FOR MASTER SUITE, 1 FOR ATTIC AREA.
 ALL NEW HVAC AND DORI HG TO BE DIRECT VENT AND COMBUSTION AIR.
 NOTE: ZONING OFFICER APPROVED SETTING THE FOUNDATION AND
 1ST FLOOR OF THIS CORNER IN TO RESPECT EXISTING NON-CONFORMING
 SIDE YARD BUT ALLOWED THE PROJECTION OF 2ND FLOOR AND WING WALL
 TO ALIGN WITH EXISTING. EMAIL CAN BE PROVIDED.

BUILDING HEIGHT
 THE MAXIMUM VERTICAL DIMENSION OF A BUILDING OR STRUCTURE AS
 MEASURED ON A VERTICAL LINE BETWEEN THE TOP OF THE ROOF AND
 THE AVERAGE FINISHED GRADE OF THE SURROUNDING LAND WITHIN 20
 FEET OF THE STRUCTURE. THE AVERAGE FINISHED GRADE SHALL BE
 COMPUTED AS ILLUSTRATED BELOW IN ILLUSTRATIONS A, B AND
 C131 IN NO EVENT, HOWEVER, SHALL THE MAXIMUM STRUCTURE
 HEIGHT ABOVE THE ACTUAL FINISHED GRADE AT ANY POINT EXCEED
 BY 33 1/3% THE MAXIMUM PERMITTED HEIGHT IN THE ZONE. IN THE
 EVENT OF AN ADDITION TO A BUILDING OR STRUCTURE, ONLY THE
 AVERAGE FINISHED GRADE OF THE LAND WITHIN 20 FEET OF THE
 WALLS OF THE NEW ADDITION SHALL BE USED TO DETERMINE THE
 MAXIMUM PERMITTED HEIGHT.
 (AMENDED 1-14-1982 BY ORD. NO. 20-82; 12-19-2012 BY ORD. NO. 21-21)



TARGETED PROPERTIES:

| PAMS_PIN | Acres | Property Location | Owners Name | Mailing Address |
|--------------|--------|-------------------|-----------------------|-----------------|
| 1422_2906_11 | 0.3620 | 40 KNOLLWOOD DR | KNOLLWOOD HOLDING LLC | [REDACTED] |

200 FT BUFFER MAP - MORRIS COUNTY TAX BOARD

VARIANCE APPLICATION JUSTIFICATIONS
 SEE LETTER ATTACHED TO APPLICATION
 EXPAND EXISTING 2 CAR GARAGE TO FRONT AND SIDE
 RECONSTRUCT EXISTING REAR SUNROOM- EXPAND TO
 REAR AND SIDE
 INCREASE HEIGHT OF BUILDING- RECONSTRUCT 1ST, 2ND
 AND ROOF LEVELS.
 ADD NEW SUITE OVER GARAGE
 EXISTING LOT IS ON A CURVED STREET. THE SIDE LOT
 LINES ARE TAPERED- CLOSER AT THE STREET. THE
 HOUSE IS RECTANGULAR
 RIGHT SIDE YARD- 20' REQ. 17.1 EXG. 17.1 PROP (RAISING
 ROOF STRAIGHT UP) AT THE RIGHT FRONT CORNER -
 PROPOSE TO MAINTAIN THE SAME PRE-EXISTING
 NON-CONFORMING SETBACK 17.1 BUT TO EXTEND UP
 HIGHER AT THAT CORNER
 LEFT SIDE YARD 20' REQ (32.9 FOR COMBINED) 29.1
 EXG. 24.2 PROP
 COMBINED SIDE YARDS 50' REQ 44.8 EXG. 44.3 PROP
 THE ADDITION TO FRONT NE CORNER OF GARAGE
 WOULD HAVE TO BE NOTCHED TO ALIGN WITH THE
 EXISTING SIDE YARD SETBACK. PROPOSE TO ALIGN
 WITH EXISTING SIDE WALL - 5' SHORTER SIDE YARD.
 BUILDING HEIGHT (BASED ON TOPO 20 FT FROM BLDG)
 35' ALLOWED 31.8 EXG. 38.4 PROPOSED
 NOTE HOUSE IS BUILT ON A SLOPED STREET WITH HIGH
 SIDE TO LEFT - EAST AND LOW SIDE TO RIGHT - WEST
 C-1 HARDSHIP WHERE EXISTING SINGLE SIDE YARDS
 NON-CONFORMING. PROPOSE TO MAINTAIN SAME
 NON-CONFORMANCE BUT TO EXTEND UP HIGHER. FRONT
 LEFT CORNER COMPLES WITH SINGLE SIDE YD BUT NOT
 THE COMBINED SIDE YARD
 THE WAY THE SIDE LOT LINES TAPER IN CLOSER
 TOWARD THE STREET
 ANY EXPANSION TO THE FRONT EXACERBATES EXISTING
 NON-CONFORMANCE KEEPING THAT DEMINUS ADDITION
 TO THE GARAGE ALIGNED WITH EXISTING SIDE WALL
 WOULD ALLOW THE HOUSE TO LOOK MORE NATURAL AND
 APPROPRIATE THAN IF IT HAD TO BE "NOTCHED" TO
 RESPECT THE EXISTING TAPERED SETBACK LINE.
 THE HEIGHT TO RIDGE PROP AT 38.4 IS TO LOWER
 AVG GRADE 399.3 DUE TO EXISTING STEEP SLOPE TO
 RIGHT SIDE PROP FRONT GUTTER IS ONLY 25' FROM
 AVG GRADE
 C-2 THE STREET-SCAPE WILL BE ENHANCED BY THE
 SIGNIFICANT IMPROVEMENTS PROPOSED TO THE BUILDING
 AND FRONT FACADE
 THE PROPOSED HOUSE WILL LOOK CONSISTENT WITH
 OTHER NEIGHBORING HOUSES NOT OUT OF PROPORTION.
 THE RELIEF REQUESTED FOR YARDS IS 'DE MINUS'
 THE LEFT FRONT CORNER WOULD BE ONLY 5 FT
 CLOSER THAN THE EXISTING REDUCING THE SIDE
 SETBACK FROM 21.1 TO 24.2 FT- WONT BE NOTICEABLE
 FROM STREET
 THERE IS ADEQUATE LIGHT AND AIR BETWEEN THE
 ADJACENT HOUSES AS THE HOUSE TO THE LEFT HAS
 THE DRIVE ON THAT SAME SIDE
 THE RIGHT FRONT CORNER WILL BE RETAINED BUT
 RAISED TO EXCEEDS 35' BY 3.4 FEET (LESS THAN 10%)
 ONLY DUE TO EXISTING SLOPE TO RIGHT OF HOUSE
 THERE IS NO SUBSTANTIAL NEGATIVE IMPACT TO
 NEIGHBORS, ZONE PLAN, OR THE ZONING ORDINANCE
 ADDITIONAL HEIGHT NOTE
 VARIANCE REQUESTED IS TO ALLOW 38.4 FT
 FROM AVERAGE GRADE
 BUILDING MAY BE BUILT FEW INCHES LOWER
 MAX HEIGHT WILL BE CERTIFIED BY PROFESSIONAL
 AS SOON AS FIRST RAFTERS ARE SET
 MEASUREMENT HAS BEEN CALCULATED OFF OF
 EXISTING FIRST FFL 403.88 THEREFORE MAX
 HEIGHT OFF FIRST FLOOR MUST NOT EXCEED
 33.42 FT

LIST OF DRAWINGS

| | |
|-------|--|
| C-1 | SITE VARIANCE - ZONING PLAN |
| C-2 | REFERENCED SURVEY |
| C-3 | PAVING SITE IMPROVEMENTS 3/4" SCALE |
| C-4 | STORY RUNOFF, GRADING AND UTILITY PLAN |
| C-5 | DRYWELL CALCULATIONS - DETAIL |
| C-4.1 | MISC SITE - PAVING DETAILS |
| A-1 | BASEMENT - FOUNDATION PLAN |
| A-2 | FIRST FLOOR PLAN |
| A-3 | SECOND FLOOR PLAN |
| A-4 | ROOF PLAN |
| A-5 | FRONT AND REAR ELEVATIONS |
| A-6 | RIGHT AND LEFT SIDE ELEVATIONS |

LIST OF OWNERS PER MORRIS COUNTY TAX BOARD CHECKED FOR AGREEMENT WITH MUNICIPAL LIST

PARCELS WITHIN RANGE OF TARGETED PROPERTIES:

| PAMS_PIN | Acres | Property Location | Owners Name | Mailing Address |
|--------------|--------|--------------------|-------------|-----------------|
| 1422_2906_1 | 0.3700 | 26 BLACK WATCH TRL | | |
| 1422_2906_2 | 0.4420 | 28 BLACK WATCH TRL | | |
| 1422_2906_6 | 0.3440 | 22 BLACK WATCH TRL | | |
| 1422_2906_7 | 0.4200 | 24 BLACK WATCH TRL | | |
| 1422_2906_10 | 0.3300 | 18 KNOLLWOOD DR | | |
| 1422_2906_11 | 0.3620 | 40 KNOLLWOOD DR | | |
| 1422_2906_12 | 0.3300 | 42 KNOLLWOOD DR | | |
| 1422_2906_13 | 0.3470 | 44 KNOLLWOOD DR | | |
| 1422_2906_15 | 0.3600 | 4 SUNDERLAND DR | | |
| 1422_2906_16 | 0.3460 | 29 BLACK WATCH TRL | | |
| 1422_2906_17 | 0.3500 | 27 BLACK WATCH TRL | | |
| 1422_2906_18 | 0.3300 | 25 BLACK WATCH TRL | | |
| 1422_2906_19 | 0.3300 | 21 BLACK WATCH TRL | | |
| 1422_2906_20 | 0.3300 | 19 BLACK WATCH TRL | | |
| 1422_2906_8 | 0.3300 | 34 KNOLLWOOD DR | | |
| 1422_2906_9 | 0.3200 | 36 KNOLLWOOD DR | | |
| 1422_2906_16 | 0.2900 | 35 KNOLLWOOD DR | | |
| 1422_2907_17 | 0.3600 | 37 KNOLLWOOD DR | | |
| 1422_2907_18 | 0.3500 | 39 KNOLLWOOD DR | | |
| 1422_2907_19 | 0.3500 | 41 KNOLLWOOD DR | | |
| 1422_2907_20 | 0.3470 | 43 KNOLLWOOD DR | | |

VARIANCE AND ZONING PLAN
 KNOLLWOOD HOLDINGS LLC
 ADDITION- ALTERATION
 40 KNOLLWOOD DR.
 BLOCK 2906 LOT 11 ZONE RA-15 SINGLE FAM
 SCALE 1" = 10'
 SITE PLAN BASED ON SURVEY BY
 LAKELAND SURVEYING
 JEFFREY GRUNN PLS NO 246504339100
 DATED 4-11-2024

- BOARD OF ADJUSTMENT CHECKLIST NOTES**
 ALL ITEMS PROVIDED UNLESS NOTED BELOW.
 5 VARIANCE RELIEF FROM SECTION 95.8 AREA, BULK YARD REQ.
 LEFT SIDE YD 20 REQ, 17.1 EXG. 17.1 PROP (RAISING ROOF STRAIGHT UP)
 RIGHT SIDE YARD 20 REQ, 17.1 EXG. 17.1 PROP. ROOF TO BE RAISED
 COMBINED SIDE YARDS 50' REQ, 44.8 EXG. 44.3 PROPOSED
 HEIGHT 35 REQ, AVG GRADE TO RIDGE 31.8 EXG. 38.4 PROP
 1 SEE NOTES ABOVE THIS SHEET AND LETTER ATTACHED TO APPL.
 8 RELIEF CAN BE JUSTIFIED BY PRE-EXISTING ODD SHAPED LOT,
 POSITION OF EXISTING GARAGE, HARDSHIP OF STEEP SLOPE
 TAPERED SIDE LOT LINES
 10 SINGLE FAMILY HOUSE- ADDITION IN FRONT OF GAR. OVER GARAGE-
 EXPAND REAR SUNROOM, INCREASE CLG HEIGHTS AND ROOF PITCH
 11 PROPERTY HAS SINGLE FAM HOME WITH ALL UTILITIES
 NO CHANGE TO UTILITIES
 20 PREVAILING FRONT YARD SETBACKS OF ADJACENT
 HOUSES NOT APPLICABLE- SMALL ADDITION COMPLES WITH 50 FT REQ.
 21 PROPERTY ACQUIRED BY HOMEOWNER DEC 24, 2022
 STORY RUNOFF SYSTEM TO BE DESIGNED TO RETAIN RUNOFF VOLUME
 GENERATED BY PART OF ROOF AND PAVEMENT - SEE STORY/ UTILITY PLAN
 OVERFLOW, DRIVE WILL CONTINUE TO RUNOFF ON LAWNS AND WOODS
 ADT CURRENTLY DOES.

BOARD CHAIRMAN
BOARD SECRETARY
ENGINEER

PROTECT YOURSELF
 CAN BE YOUR RESOURCE POLICY
 CALL 800 MARKOUT
 811 OR 800-212-1000
 COORDINATE NEW UTIL CONNECTIONS
 FOR SAN SEWER, WATER, GAS ELECT ETC.
 LOCATION OF UTIL LINES IN STREET
 NOT AVAILABLE- COORDINATE IN FIELD.

PLANS, DESIGNS, AND IDEAS SHOWN HEREON ARE THE PROPERTY OF
 GEOFFREY L. GOGAN AIA, ARCHITECT AND SHALL NOT BE USED OR
 DISCLOSED OR REPRODUCED BY ANY PERSON, FIRM, OR CORPORATION
 FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF GEOFFREY
 L. GOGAN AIA, ARCHITECT.

KNOLLWOOD HOLDING LLC
 2906 II RA-15
 913-495-0260
 MICHAEL@KNOLLWOOD.COM
 53 MORNINGSIDE DR
 LIVINGSTON, NJ 07039

GEOFFREY L. GOGAN
 ARCHITECT, PLANNER, AIA, IN CERT 0864
 P. 913-495-0260 F. 913-495-0264 G.GOGAN@GAL.COM

REV 12-25-2025 REVISED AVG GRADE CALC AND BLDG HT PER H TYP ENGINEERING CALCULATION

FOR KNOLLWOOD HOLDING LLC ADDITION - ALTERATION
 ADDRESS 40 KNOLLWOOD DR. MORRIS, TOWNSHIP, NJ
 DRAW BY GG SCALE AS NOTED
 DATE 1-24-2025 REVIEWED GG

DES. NO. C-1



This survey certified to:
KNOLLWOOD HOLDING LLC

This survey references:

- 1) Deed Book 24548 Page 536
- 2) Morris County Filed Map No. 3128

Notes:

- 1) Field Survey Performed on 04/05/2024
- 2) Vertical Datum: NAVD84 | Horizontal Datum: assumed
- 3) Subject to documents of record
- 4) Survey performed without the benefit of a complete title search and subject to municipal restrictions, easements of record and other facts that a title search may disclose.
- 5) Building setback lines shown herein are based on recorded deeds/filled maps and may not reflect current zoning requirements.
- 6) No attempt should be made to establish the physical location of boundary lines for the purpose of construction or permanent improvements by using published offsets or scaled distances hereon.
- 7) This survey depicts only those features which are both visible and above-ground. Underground features, e.g. underground utility lines, will require either the submission of plans detailing the location of same or the service of a private utility locator to mark out said underground utility lines.



INTENDED TO BE Lot 11 Block 283 as shown on a certain map entitled, "Map of Section No.3, Wheathear Farms, Township of Morris, Morris County, New Jersey" filed in the Morris County Clerk's Office on April 5, 1971 as Map No. 3128

| NO. | INITIALS | DATE | REVISIONS |
|-----|----------|------|-----------|
| - | - | - | - |

TOPOGRAPHIC SURVEY OF PROPERTY
Tax Lot 11 - Block 2906
40 Knollwood Drive, Township of Morris
Morris County, New Jersey

PROJECT NUMBER
240781

DATE
04/17/2024

SCALE
1"=20'

PAPER SIZE
11"x17"

CHECKED:
JSG

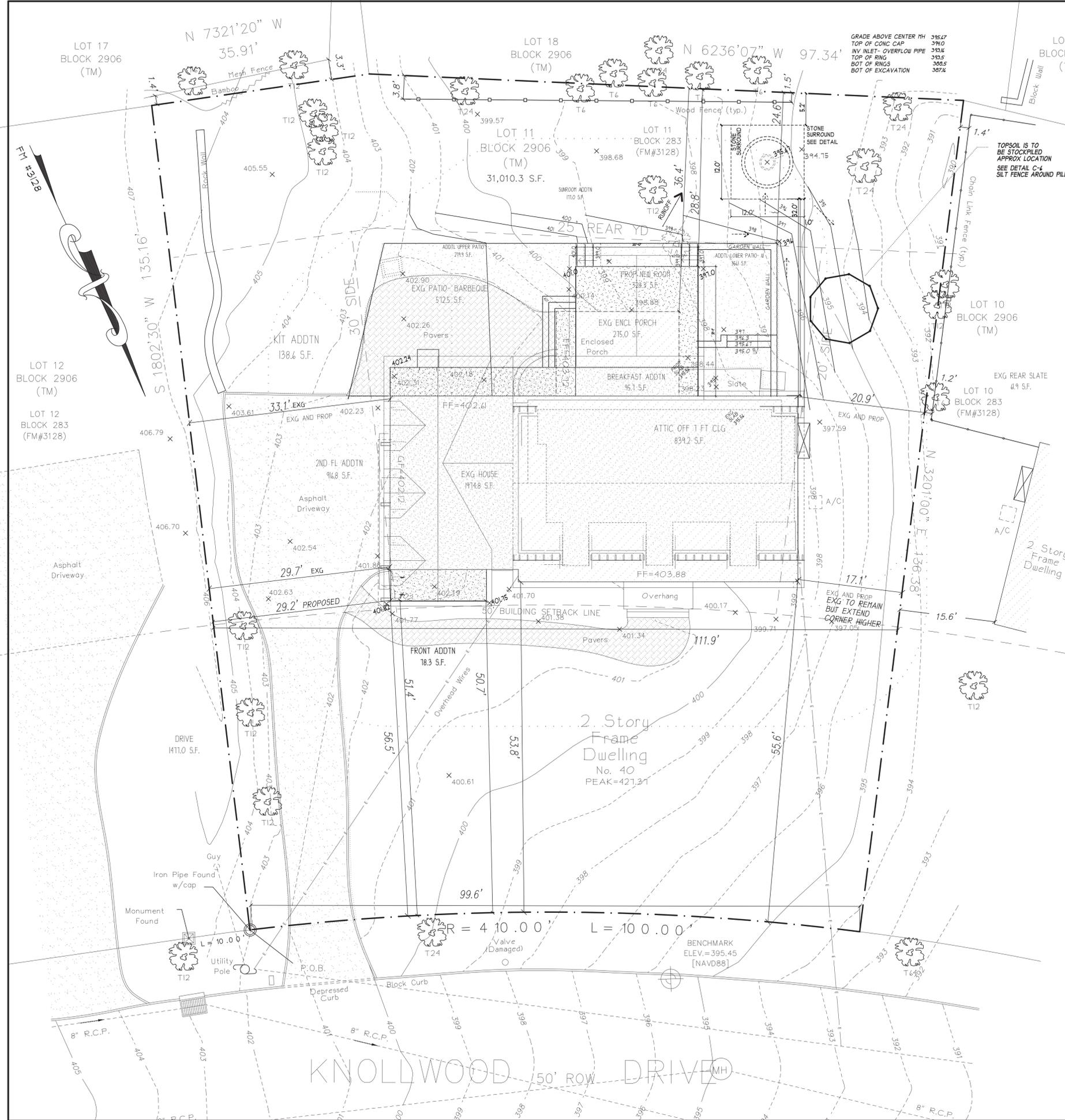
DWN BY:
JES

Lakeland Surveying
Certificate of Authorization #24GA28090000
4 West Main Street | Rockaway | NJ | Ph: (973) 625-5670
Fx: (973) 625-4121 | www.LakelandSurveying.com

MARC J. CIFONE, N.J. P.L.S. N.J. LIC. NO. 24GS04132900
JEFFREY S. BRUNN, N.J. P.L.S. N.J. LIC. NO. 24GS04339900
WILLIAM M. BUCHOK, N.J. P.L.S. N.J. LIC. NO. 24GS04341900

I declare that this plan is based on actual field survey information by Lakeland Surveying, Inc. under my direct supervision, in accordance with N.J.A.C. 17:27 and to the best of my professional knowledge, information, and belief, correctly represents the conditions found on the site of the field survey, except such easements, if any, below the surface of the lands not visible. This declaration is given solely to the above named parties for this transaction only and is not transferable. Survey is valid only if print has original raised seal of the undersigned professional.

A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L.2003, c.14 (C45-8-36.3) and N.J.A.C. 13:40-5.1 (d).



- PAVING- HARDSCAPE PLAN NOTES**
- EXISTING DRIVEWAY AND CURBING TO REMAIN. MAY BE MAINTAINED- RE-PAVED BUT NO ENLARGEMENT PROPOSED NOW.
 - PORTIONS OF EXISTING REAR PATIO TO BE REPLACED OR EXPANDED WITH LIKE KIND PAVERS WHERE SHOWN. SEE PAVING DETAIL ON C OR A DETAIL SHEETS.
 - SHORT GARDEN WALLS AROUND LOWER PATIO WILL NOT EXCEED 4 FEET. SEE A-1 FOUNDATION PLAN FOR THE DIMENSIONS AND RETAINING WALL NOTES.
 - FRONT WALK AND STOOP ARE SHOWN TO REMAIN.
 - EXISTING FENCING SHOWN TO REMAIN.
 - ONE TREE MAY BE REMOVED NEAR PROPOSED REAR STEPS DOWN TO PROPOSED LOWER PATIO FROM BASEMENT. ANY PERMITS FOR TREE REMOVAL TO BE OBTAINED.
 - ALL OTHER TREES SHOWN ASSUMED TO REMAIN. DRYWELL WAS LOCATED OUTSIDE OF ASSUMED TREE ROOT BALLS. VERIFY THIS IN FIELD.
 - SITE WILL BE MARKED OUT FOR UTILITIES PRIOR TO DIGGING. WATCH FOR ANY MARK-OUT RIBBONS ANNOUNCING UNDERGROUND CONDUIT.
- GRADING PLAN NOTES-**
ASSUMED FULFILLED IF NOT LISTED BELOW
- F. BUILDINGS, FENCES, SHOWN. -NO BRIDGES, CULVERTS, ETC.
 - G. THERE ARE NO KNOWN NO WETLANDS, TRANSITION AREAS OR STEEP SLOPES TO BE DISTURBED.
 - H. SEE SHEET C-4 AND C-5 - EXISTING AND PROPOSED STORM DRAINAGE STRUCTURES.
 - J. PROVIDE AN ESTIMATED CUT/FILL CALCULATION BASED ON PROPOSED GRADING. - SEE CALCS ON PAVING-HARDSCAPE PLAN.
 - K. THE CONTRACTOR WILL BE REQUIRED TO CERTIFY ALL FILL MATERIAL AS "CLEAN FILL" AND ANY EXCAVATED MATERIAL GENERATED ON-SITE SHALL BE DISTRIBUTED IN ACCORDANCE WITH THE APPROVED GRADING PLAN OR REMOVED FROM THE SITE. ALL UNSUITABLE FILL AND EXCESS EXCAVATION MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED FACILITY.
 - L. THERE ARE NO KNOWN EXISTING ROCK OUTCROPPINGS, HIGH POINTS, WATER COURSES, DEPRESSIONS, PONDS, MARSHED, WOODED AREAS, AND OTHER SIGNIFICANT NATURAL FEATURES.
 - N. ANY INCREASE IN RUN-OFF AND LOSS OF GROUND WATER RECHARGE RESULTING FROM THE PROPOSED IMPERVIOUS COVER IS TO BE ADDRESSED WITH THE USE OF DRYWELLS IN ACCORDANCE WITH 51-10 OF THE TOWNSHIP CODE. DRYWELLS ARE TO BE SIZED TO HANDLE 3 IN. DEPTH OF FLOW OVER THE TOTAL AREA OF INCREASED IMPERVIOUS ASSOCIATED WITH THE PROPOSED IMPROVEMENTS (I.E., NEW DUELLING, ADDITION, DRIVEWAY, DECK, WALKWAYS, ETC.)
 - THERE ARE NO PROP IMPERVIOUS SURFACES FOR POOLS, POOL PATIO (UP TO 4 FT IN WIDTH) AND/OR PONDS ARE TO USE 1 IN DEPTH OF FLOW FOR THE VOLUME CALCULATIONS.
 - O. INDICATE EXISTING AND PROPOSED UTILITY LOCATIONS. EXISTING UTILITIES SHALL REMAIN. SEE RISER DIAGRAM FOR ANY INCREASE IN SERVICE SIZE.
 - P. LANDSCAPING PLANS SHOWING EXISTING VEGETATION TO REMAIN AND ALL AREAS TO BE SEEDED OR PLANTED. SIZE AND TYPE OF PROPOSED TREES AND SHRUBS SHALL BE INDICATED. ALL TREES 6 INCHES DBH OR GREATER SHALL BE SHOWN. ALL SHRUB, TREE, AND GROUND COVER TO BE SELECTED BY OWNER.
 - Q. DISTURBANCE FENCING SHALL BE PROVIDED AROUND THE LIMITS OF ALL AREAS OF DISTURBANCE. AN AREA TO TEMPORARILY STOCK PILE TOP SOIL SHALL ALSO BE PROVIDED. SEE SHEETS SE-1 THROUGH SE-3 FOR SOIL EROSION NOTES.
 - R. SILT FENCING, WITH INSTALLATION DETAILS, AND/OR HAY BALES SHALL BE PROVIDED STRAIGHT OF ALL AREAS OF DISTURBANCE. PROVIDE A NOTE AND CHECKLIST ON THE PLANS STATING:
 - 1) APPLICANT TO CONTACT THE MORRIS TOWNSHIP ENGINEERING DEPARTMENT AT (913)324-1440 TO SCHEDULE THE FOLLOWING:
 - 1) SILT FENCE/TREE PROTECTION/ TRACKING PAD INSPECTION
 - 2) DRYWELL INSPECTION
 - 3) RETAINING WALL (FOOTINGS + DRAINAGE) INSPECTION
 - 4) RETAINING WALLS GEO-GRID INSPECTIONS
 - 5) ROUGH GRADING INSPECTION
 - 6) UTILITY INSPECTIONS (WATER OR SEWER SERVICES)
 - 7) CURBING/ASPHALT INSPECTION
 - 8) FINAL APPROVAL INSPECTION

PAVING- HARDSCAPE PLAN
KNOLLWOOD HOLDINGS LLC
ADDITION- ALTERATION
 40 KNOLLWOOD DR.
 BLOCK 2906 LOT II ZONE RA-15 SINGLE FAM
 SCALE 1/8" = 1'-0"
 SITE PLAN BASED ON SURVEY BY
 LAKELAND SURVEYING
 JEFFREY GRUIN PLS NO 246504339100
 DATED 4-11-2024



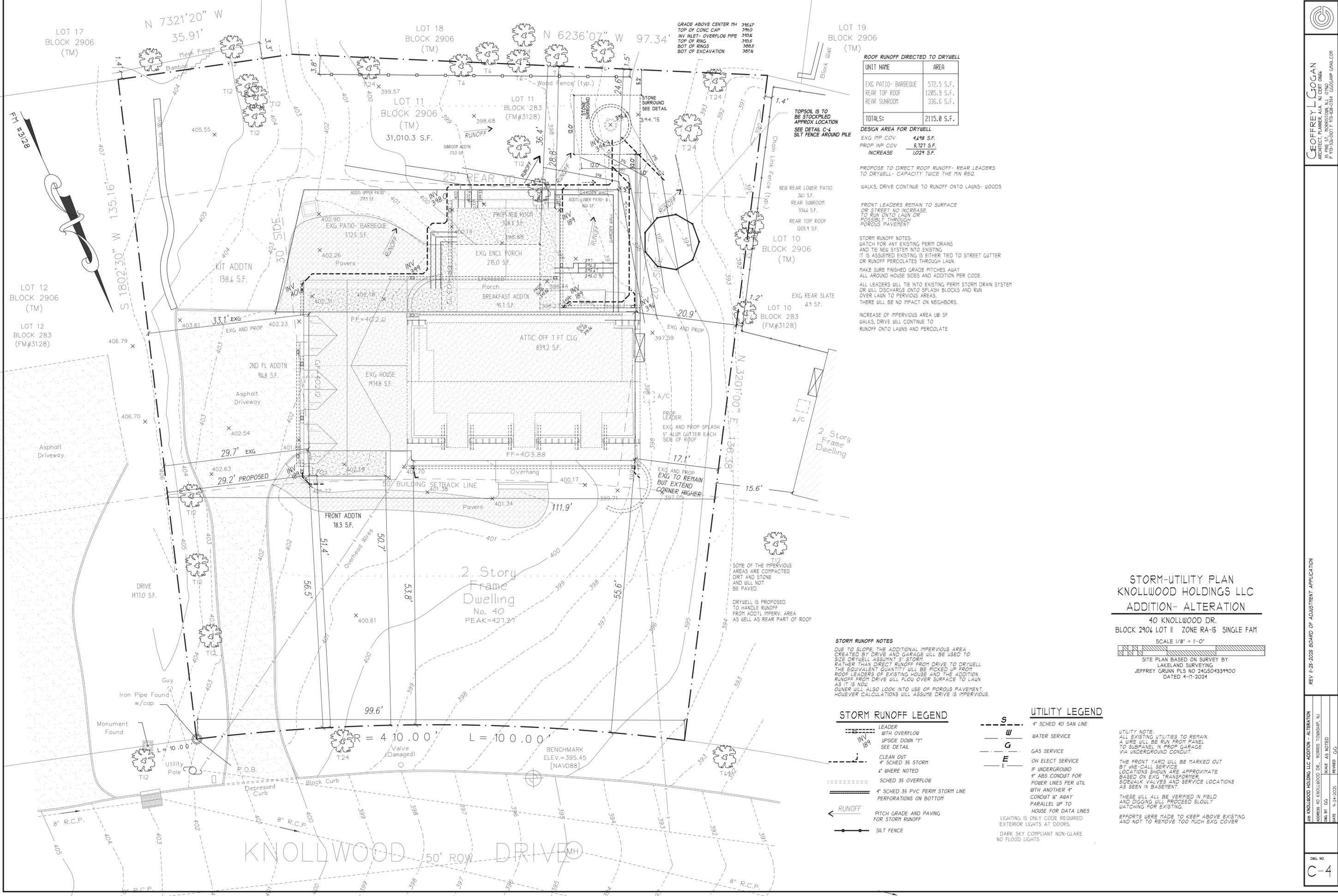
GEOFFREY L. GOGAN
 ARCHITECT, PLANNER, AIA, IN CERT 0864
 P. 913-324-0016 F. 913-928-0354 G.GOGAN@GIAL.COM

JOB: KNOLLWOOD HOLDINGS LLC ADDITION - ALTERATION
 ADDRESS: 40 KNOLLWOOD DR., MORRIS TOWNSHIP, NJ
 DRAW BY: CG
 DATE: 4-24-2025
 SCALE: AS NOTED
 REVISION: CG

DEC. NO.
C-3



GEOFFREY L. COGAN
 ARCHITECT, PLANNER, AIA, NJ CERT 08642
 35 PINE ST., MORRISTOWN, N.J. 07960
 P. 973-332-0011 F. 973-828-0364 GCGOPLAN@GMAIL.COM



ROOF RUNOFF DIRECTED TO DRYWELL

| UNIT NAME | AREA |
|----------------------|--------------------|
| EXG PATIO - BARBEQUE | 572.5 S.F. |
| REAR TOP ROOF | 1285.9 S.F. |
| REAR SUNROOM | 336.6 S.F. |
| TOTALS: | 2115.0 S.F. |

DESIGN AREA FOR DRYWELL
 EXG IMP COV 4498 S.F.
 PROP IMP COV 5121 S.F.
 INCREASE 1029 S.F.

PROPOSE TO DIRECT ROOF RUNOFF - REAR LEADERS TO DRYWELL - CAPACITY TWICE THE MIN REQ.

WALKS, DRIVE CONTINUE TO RUNOFF ONTO LAUN - WOODS

FRONT LEADERS REMAIN TO SURFACE OR STREET NO INCREASE TO RUN ONTO LAUN OR POSSIBLY THROUGH POROUS PAVEMENT

STORM RUNOFF NOTES:
 WATCH FOR ANY EXISTING PERIM DRAINS AND THE NEW SYSTEM INTO EXISTING. IT IS ASSUMED EXISTING IS EITHER TIED TO STREET GUTTER OR RUNOFF PERCOLATES THROUGH LAUN.
 MAKE SURE FINISHED GRADE PITCHES AWAY ALL AROUND HOUSE SIDES AND ADDITION PER CODE.
 ALL LEADERS WILL TIE INTO EXISTING PERIM STORM DRAIN SYSTEM OR WILL DISCHARGE ONTO SPLASH BLOCKS AND RUN OVER LAUN TO PERVIOUS AREAS. THERE WILL BE NO IMPACT ON NEIGHBORS.

INCREASE OF IMPERVIOUS AREA 181 SF WALKS, DRIVE WILL CONTINUE TO RUNOFF ONTO LAUN AND PERCOLATE

STORM RUNOFF NOTES
 DUE TO SLOPE, THE ADDITIONAL IMPERVIOUS AREA CREATED BY DRIVE AND GARAGE WILL BE USED TO SIZE DRYWELL ASSUMING 3' STORM. RATHER THAN DIRECT RUNOFF FROM DRIVE TO DRYWELL THE EQUIVALENT QUANTITY WILL BE PICKED UP FROM ROOF LEADERS OF EXISTING HOUSE AND THE ADDITION. RUNOFF FROM DRIVE WILL FLOW OVER SURFACE TO LAUN AS IT IS NOW.
 OWNER WILL ALSO LOOK INTO USE OF POROUS PAVEMENT, HOWEVER CALCULATIONS WILL ASSUME DRIVE IS IMPERVIOUS.

STORM RUNOFF LEGEND

- LEADER WITH OVERFLOW UPSIDE DOWN "Y" SEE DETAIL
- CLEAN OUT 4" SCHED 35 STORM 4" WHERE NOTED
- SCHED 35 OVERFLOW
- 4" SCHED 35 PVC PERIM STORM LINE PERFORATIONS ON BOTTOM
- PITCH GRADE AND PAVING FOR STORM RUNOFF
- SILT FENCE

UTILITY LEGEND

- 4" SCHED 40 SAN LINE
- WATER SERVICE
- GAS SERVICE
- OH ELECT SERVICE IF UNDERGROUND 4" ABS CONDUIT FOR POWER LINES PER UTIL WITH ANOTHER 4" CONDUIT 1' AWAY PARALLEL UP TO HOUSE FOR DATA LINES
- HOUSE FOR DATA LINES
- LIGHTING IS ONLY CODE REQUIRED EXTERIOR LIGHTS AT DOORS.
- DARK SKY COMPLIANT NON-GLARE NO FLOOD LIGHTS

STORM-UTILITY PLAN
KNOLLWOOD HOLDINGS LLC
ADDITION- ALTERATION

40 KNOLLWOOD DR.
 BLOCK 2906 LOT II ZONE RA-15 SINGLE FAM

SCALE 1/8" = 1'-0"

SITE PLAN BASED ON SURVEY BY LAKELAND SURVEYING JEFFREY GRINN PLS NO 24G504331900 DATED 4-11-2024

UTILITY NOTE:
 ALL EXISTING UTILITIES TO REMAIN. A WIRE WILL BE RUN FROM PANEL TO SUBPANEL IN PROP GARAGE VIA UNDERGROUND CONDUIT.

THE FRONT YARD WILL BE MARKED OUT BY ONE-CALL SERVICE. LOCATIONS SHOWN ARE APPROXIMATE BASED ON EXG TRANSFORMER, SIDEWALK VALVES AND SERVICE LOCATIONS AS SEEN IN BASEMENT.

THESE WILL ALL BE VERIFIED IN FIELD AND DIGGING WILL PROCEED SLOWLY WATCHING FOR EXISTING.

EFFORTS WERE MADE TO KEEP ABOVE EXISTING AND NOT TO REMOVE TOO MUCH EXG COVER

REV 11-25-2025 BOARD OF ADJUSTMENT APPLICATION

FOR KNOLLWOOD HOLDING LLC ADDITION - ALTERATION ADDRESS 40 KNOLLWOOD DR., MORRISTOWN, NJ 07960 DWG BY: GG SCALE: AS NOTED DATE: 11-24-2025 REVISION: GG

DRG. NO. C-4



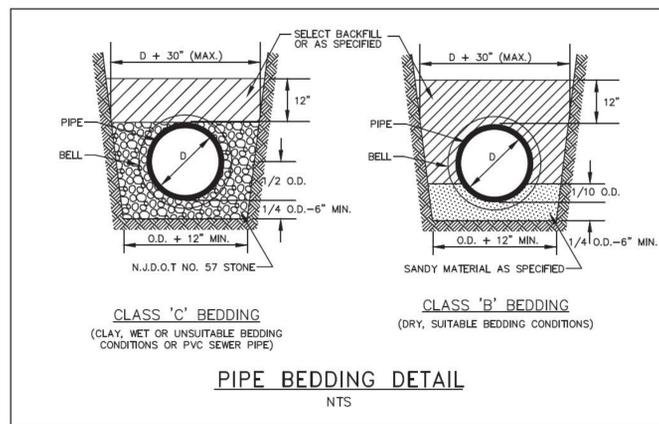
GEOFFREY L. GOGAN
 ARCHITECT, PLANNER, A.I.A. NJ CERT 0866
 35 PINE ST. MORRISTOWN, NJ 07960
 P 973-324-0101 F 973-828-0354 GOGGAN@GMAIL.COM

REV 11-28-2025 DRYWELL CALCS CLARIFIED
 DESIGN PER INCREASED IMPERVIOUS AREA

JOB KNOWLEDGE HOLDING LLC ADDITION - ALTERATION
 ADDRESS 40 KNOWLEDGE DR., MORRIS TOWNSHIP, NJ
 DRG B&G SCALES NOTED
 DATE 10-25-2025 REVISED G.G.

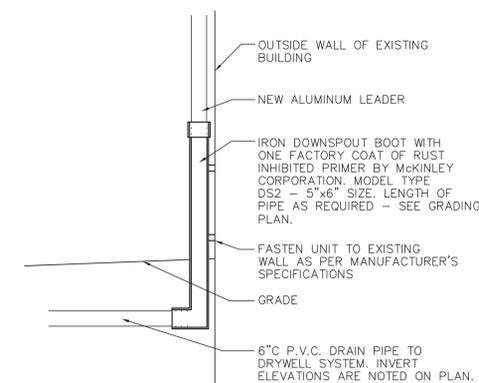
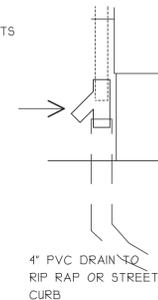
DRG. NO.

C-5



FASTEN LEADER AND RISER TO WALL PER MFR REQUIREMENTS

ALUMINUM LEADER TO BE SET INTO UPSIDE DOWN 'T-Y' FITTING SET INTO PERIM DRAIN RISER TO PROVIDE FOR OVERFLOW AND ALLOW REMOVAL FOR CLEAN OUT (DON'T GLUE FITTING TO RISER)



ROOF LEADER/DOWNSPOUT CONNECTION - OVERFLOW DETAIL
 NO SCALE

DRYWELL CAPACITY FOR NET INCREASED RUNOFF

| | | |
|--------------------------------------|------|----|
| IMPERV INCREASE DUE TO PROJECT | 1029 | SF |
| ROOF AREA | 0 | |
| IMPERV AREA TO DRYWELL | | |
| TOTAL SURFACE | | |
| LN INCHES OF STORM COLLECTED- STORED | 3 | IN |
| LF OF STORM RUNOFF STORED | 0.25 | FT |
| CF TO BE STORED | 251 | CF |

| | | |
|--------------------------------|------|-----|
| SIZE OF HOLE - BASE 12 X 12 | 12 | FT |
| AREA OF BASE X HT+ VOL OF BASE | 144 | SF |
| THICKNESS OF BASE | 130 | FT |
| VOL OF BASE | 187 | CF |
| PERCENT VOIDS | 0.40 | FCT |
| VOL OF VOIDS IN BASE | 75 | CF |

| | | |
|---|------|----|
| 1/4" BASE 2-1/2" STONE BELOW | 75 | CF |
| OUTSIDE RADIUS RING | 4 | FT |
| THICKNESS RING | 0.33 | FT |
| GROSS AREA RING | 50 | SF |
| INSIDE DIAMETER OF RING | 3.34 | FT |
| CF STORED INSIDE LF RING | 42 | CF |
| THICKNESS OF STONE SURROUND | 2.00 | FT |
| VOL IN SURROUND TH X (AREA- RING) X 4 | 75 | CF |
| COMBINED VOL PER VERT LF OF WELL/ STONE | 111 | CF |

| | | |
|--|------|----|
| STORED IN BASE | 75 | CF |
| REMAINDER STORED IN RING W/ STONE SUR. | 111 | CF |
| STORED IN RINGS AND SURROUND | 182 | CF |
| LF REQUIRED | 2 | LF |
| INVERT OF INLET | 4.40 | FT |
| PROP LF OF RINGS TO INVERT OF INLET | 4.40 | FT |
| PEERLESS 5" INCL 4" REINF CAP-NO TRAFFIC | | |
| ACTUAL CF STORED IN RINGS/ SUR + BASE | 531 | CF |
| AREA OF RUNOFF VOL WILL STORE CF / 3 IN EXCEEDS INCREASED IMPERV AREA. | 254 | SF |

| | | |
|--|------|-----|
| CONVERT TO GALLONS CF * 1.48 | 4028 | GAL |
| TOTAL GAL * 4% IN TANK (NOT ST VOIDS) | 2451 | GAL |
| SOME TANKS SIZED IN GALLONS | | |
| OPTION TO MAKE UP VOL IN GALLONS | | |
| PROP ACTUAL GALLONS | 2500 | GAL |
| TANK WITH STONE BASE AND SURROUND | 4098 | GAL |
| EQUIVALENT CF | 548 | CF |
| AREA OF RUNOFF VOL WILL STORE CF/ INCHES IF ORDERED IN GALLONS SHOWN | 242 | SF |

WHATEVER OPTION IS SELECTED PLACE TO ALLOW 1/2" STONE BELOW IT, AROUND SIDES, AND 12" TOP SOIL OVER LID. SEE PLAN FOR ELEVATION OF BOTTOM OF PIT AND INVERTS. - FLUSH MANHOLE DRYWELL TO ACCEPT PERIM STORM LEADER DISCHARGE FROM REAR ROOFS OF BUILDING

OVERFLOW NOTE:
 MANHOLE LID - INLET GRATES TO BE PERFORATED ALLOWING OVERFLOW TO REAR LAWN PERIMETER STORM SYSTEM RISERS AT LEADERS TO BE LEFT OPEN OR PROVIDED WITH UPSIDE DOWN 'T-Y' TO ALLOW CLEANOUT AND OVERFLOW

GENERAL NOTES

- AS DIRECTED BY THE ENGINEER, MINOR GRADING CHANGES MAY BE REQUIRED DURING CONSTRUCTION TO ACHIEVE POSITIVE DRAINAGE.
- THE CONTRACTOR SHALL ADD ADDITIONAL SOIL EROSION AND SEDIMENT CONTROL MEASURES AS DIRECTED BY THE ENGINEER. CURRENTLY NO TRACKING PAD NEEDED- PAVEMENT TO REMAIN, SILT FENCE NOT NEEDED
- FILL, COMPACTION OF FILL, TOPSOIL AND SOIL STABILIZATION TO BE IN ACCORDANCE WITH BEST TRADE PRACTICE
- APPLICANT SHALL COMPLY WITH ALL RECOMMENDATIONS AND REQUIREMENTS OF THE ENGINEER WITH RESPECT TO SURFACE GRADING TO INSURE THAT SURFACE WATERS ARE PROPERLY CONTROLLED AND DRAINED TO ELIMINATE ANY ADVERSE IMPACT UPON OR DISTURBANCE TO ADJOINING PROPERTIES. IT APPEARS EXISTING SWALES ARE NOT IMPACTING NEIGHBORS
- AN AREA AT LEAST 10 FEET WIDE AROUND THE FOUNDATION WILL BE GRADED DOWNWARD AWAY FROM THE FOUNDATION.

INSPECTIONS:
 MUNICIPAL ENGINEER TO ADVISE ON WHAT INSPECTIONS ARE REQUIRED FOR THE SEEPAGE PIT. THE ENGINEER MUST BE NOTIFIED AT LEAST 24 HOURS IN ADVANCE OF THE INSTALLATION OF THE STORMWATER MANAGEMENT SYSTEM AND APPURTENANCES.

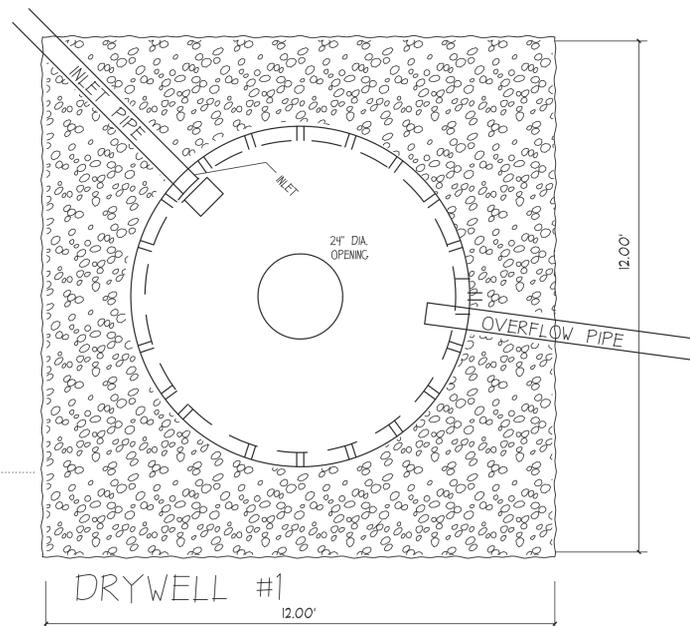
DRYWELL INSPECTIONS:
 EXCAVATED PIT WITH 12" BASE, FILTER FABRIC, UP OVER TOP READY TO FLAP OVER RINGS INSTALLED, BACKFILLED WITH CRUSHED STONE AND FILTER FABRIC EXPOSED STORM DRAINS WITH POROUS FILL AND FILTER FABRIC DISCHARGING INTO WELL. FINAL GRADING AROUND BUILDING, AND TO DRYWELL WITH PVC MARKER.

CONTACT DEPARTMENT AND STAFF SHOWN ON SHEET C-4

DRYWELL CALCS AND DETAIL

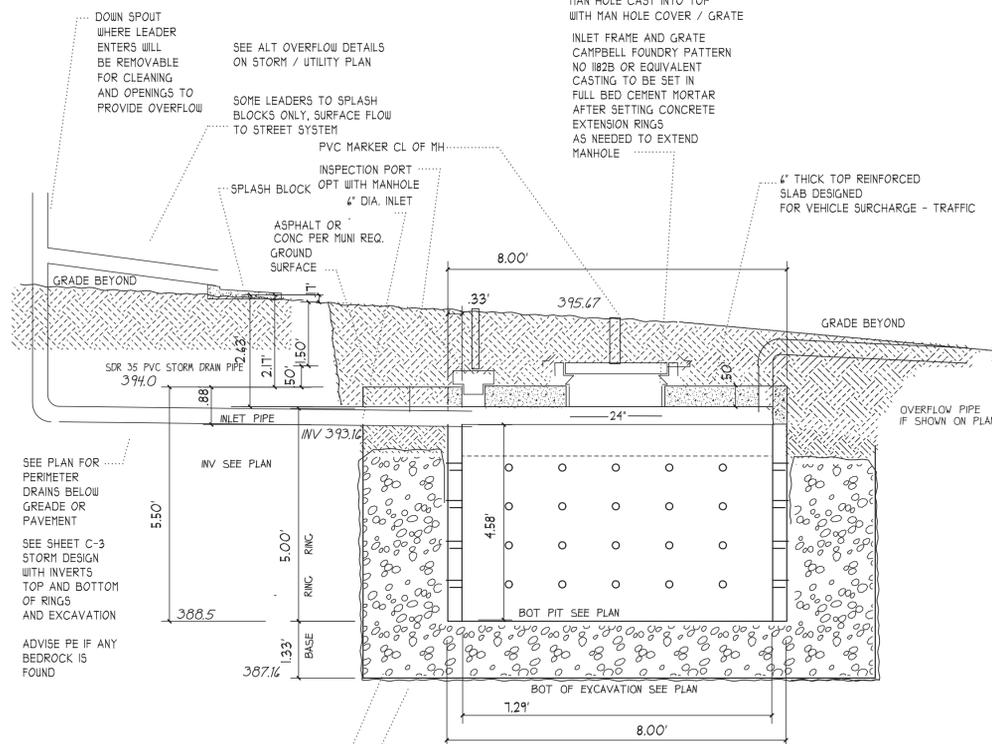
SCALE 1/2" = 1'

3 WELLS CONNECTED TO EACH OTHER



FILTER FABRIC LINING EXCAVATION AS STONE IS INSTALLED.
 OVERLAP DURING STONE BACKFILL FLAP OVER TOP OF STONE, TUCK DOWN BEFORE TOP SOIL

MAN HOLE CAST INTO TOP WITH MAN HOLE COVER / GRATE
 INLET FRAME AND GRATE CAMPBELL FOUNDRY PATTERN NO. 1825 OR EQUIVALENT CASTING TO BE SET IN FULL BED CEMENT MORTAR AFTER SETTING CONCRETE EXTENSION RINGS AS NEEDED TO EXTEND MANHOLE

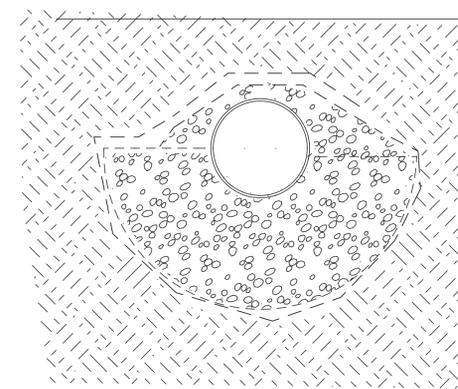


SEE PLAN FOR PERIMETER DRAINS BELOW GRADE OR PAVEMENT
 SEE SHEET C-3 STORM DESIGN WITH INVERTS TOP AND BOTTOM OF RINGS AND EXCAVATION

ADVISE PE IF ANY BEDROCK IS FOUND

FILTER FABRIC LINING EXCAVATION AS STONE IS INSTALLED.

12" CLEAN STONE



6" PERF PIPE
 HALF PIPE AREA
 28 SQ IN, .2 S.F.

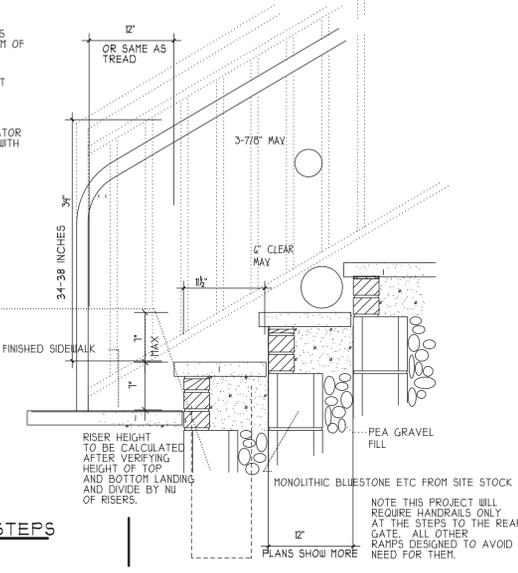
STONE BED
 0.9 S.F.
 .3 VOIDS .3 SF
 TOTAL AREA STORED PER LF .5 (1/2) CF

WROUGHT IRON UPRIGHTS WITH BRACKETS OR PROPERLY MOUNTED TO THE BOTTOM OF GRIPPABLE HANDRAIL PER CODE TO EXTEND 12" PAST LOWEST RISER THEN RETURN BACK TO BOTTOM UPRIGHT SUBMIT SHOP DRAWINGS FOR APPROVAL BY ARCHITECT AND OWNER.

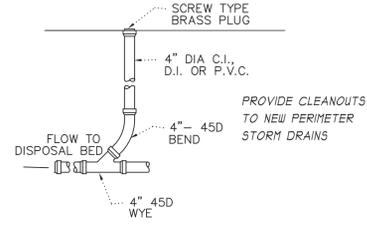
CODE ALLOWS GRIPPABLE HANDRAIL MOUNTED TO TOP OF UPRIGHT- FABRICATOR EXPECTED TO HAVE AND BE FAMILIAR WITH DETAILS- SIZES ETC. FIELD OR CUT STONE RISERS W/ BLUESTONE TREADS USE EPOXY TO JOINT CUT STONE TREADS / PAVERS WITH EPOXY ON RISER STONES AND TREAD.

FILL AREA FOR UPRIGHTS SOLID, DRILL HOLE, SET WITH EPOXY OR USE 4x4 FLANGE WITH 4 MECH EXP BOLTS GUARANTOR TO BE CERTIFIED PER CODE FOR 2004 PL. IF STEPS ARE NOT ABLE TO RESIST OVERTURNING FORCES ON HANDRAIL, USE SEPARATE 8" SONOTUBE FOOTING 24" DEEP FOR EACH UPRIGHT.

RISERS TO BE CALCULATED SO THEY ARE EQUAL WITH LESS THAN 1/8" DEVIATION. MEASURE DISTANCE FROM TOP TO BOTTOM AND USE LEAST NUMBER WHERE HEIGHT IS T OR LESS.

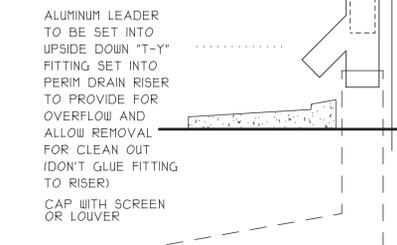


MASONRY OR CONC STEPS AND HANDRAIL

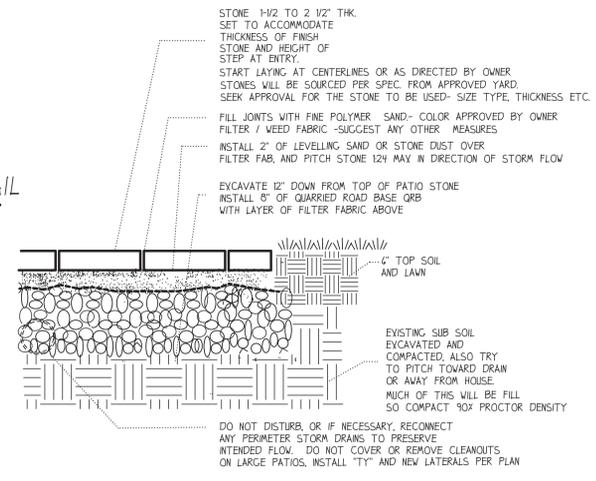


CLEANOUT DETAIL

FASTEN LEADER AND RISER TO WALL PER MFR REQUIREMENTS

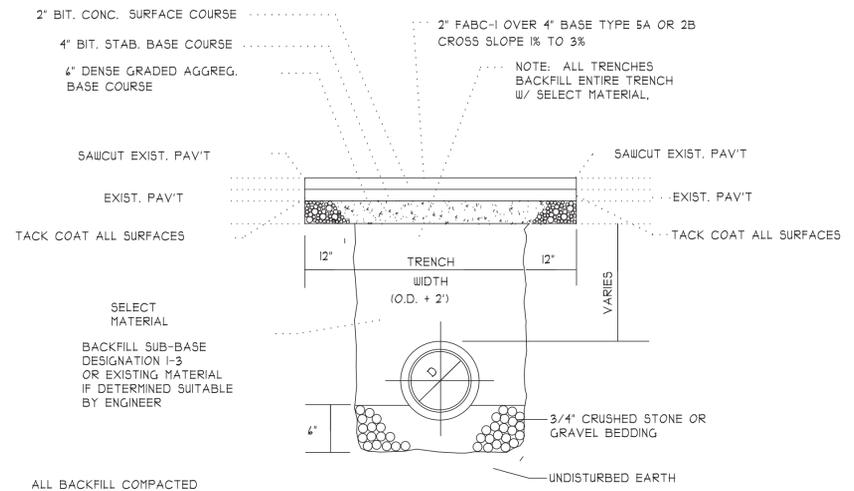


ROOF LEADER/DOWNSPOUT CONNECTION - OVERFLOW DETAIL



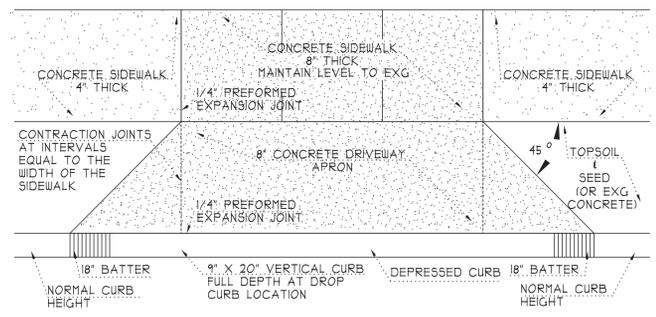
STONE PATIO / WALK DETAIL

SEE PAVEMENT DETAIL OR MATCH EXISTING PAVING DETAIL
 2" BIT. CONC. SURFACE COURSE
 4" BIT. STAB. BASE COURSE
 4" DENSE GRADED AGGREG. BASE COURSE



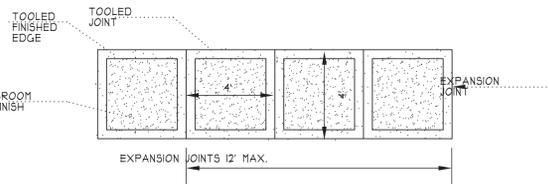
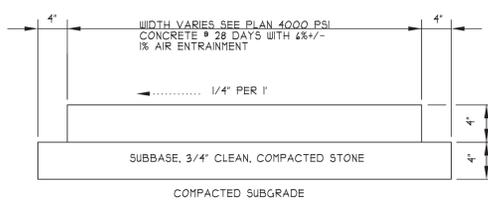
REPAVING OVER PIPE TRENCHES DETAIL
N.T.S.

THIS WOULD APPLY WHERE UNDERGROUND CONNECTING UTILITIES FOR WATER AND GAS ARE PROPOSED BETWEEN EXISTING BUILDING AND PROPOSED. SINCE THEY WOULD CROSS THE SANITARY EASEMENT, THEY WOULD BE INSTALLED WITH DISCONNECTS AND SHUTOFF VALVES ON EACH SIDE MAKING TEMPORARY REMOVAL FEASIBLE.



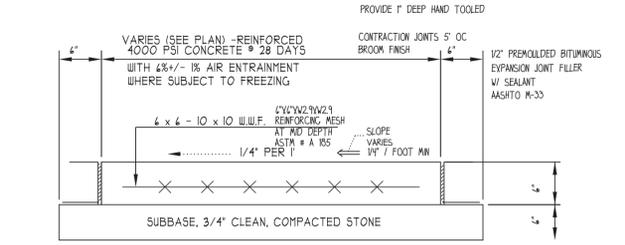
CONCRETE APRON
N.T.S.

THE EXISTING APRON WILL REMAIN BUT THIS ONE TAPERED SIDE IS BEING WIDENED AND REPLACED



CONCRETE WALKWAY
N.T.S.

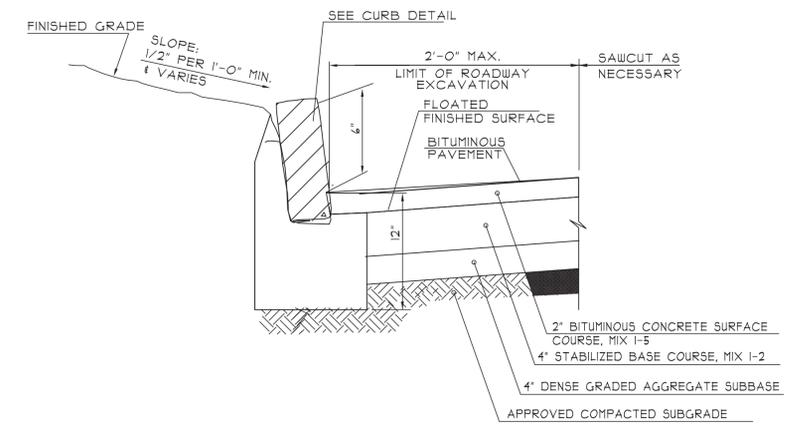
- GENERAL NOTES:
1. ANY CONCRETE PLACED BETWEEN NOVEMBER 15 AND APRIL 1 MUST CONFORM TO ARTICLES 50.11 AND 50.11 OF THE N.J.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 1989 EDITION, USING 2% CALCIUM CHLORIDE, HOT WATER, COVERED W/ SALT HAY.
 2. WHERE SIDEWALK ABUTS CURBING, INSTALL EXPANSION JOINT BETWEEN CURB AND SIDEWALK ALONG ENTIRE LENGTH.
 3. SLUMP TEST: 3"- 4".
 4. EXPANSION JOINTS EVERY 12'. CONSTRUCTION JOINTS EVERY 4' AT A DEPTH OF 1/4 THICKNESS OF CONCRETE.
 5. ALL SIDEWALK MUST BE SPRAYED WITH WHITE PIGMENTED CURING COMPOUND AFTER BROOM FINISHING.



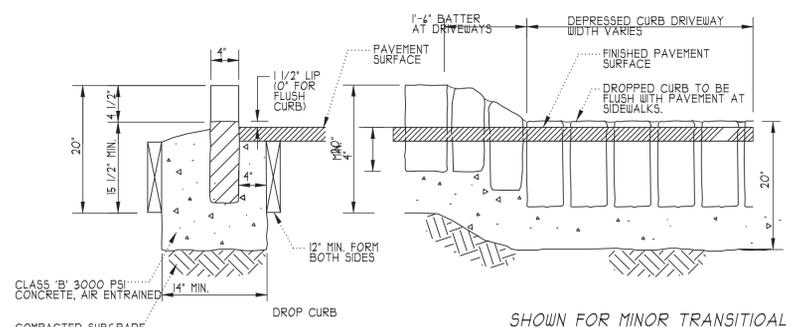
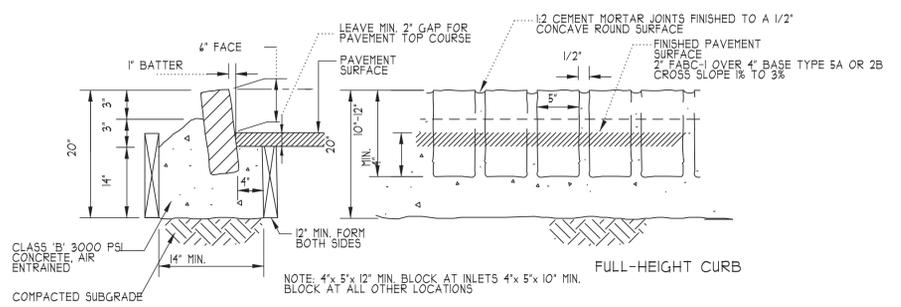
NOTES:
 1. EXPANSION JOINTS TO BE PLACED BETWEEN ADJACENT SLABS, AT BUILDING LINE AT CURBS OR AT PENETRATING STRUCTURES.
 2. SLUMP TEST: 3"- 4".

COMPACTED SUBGRADE
 DUMPSTER PAD
 4" DENSE GRADED AGGREGATE OR RECYCLED CONCRETE COMPACTED 90% DENSITY APPLIES TO TRASH AND RECYCLING PAD AND NEW PAD INSIDE SIED
 MAY CUT AND TELL SLOPE FOR PAD TO BE 13" UP OR DOWN FROM PAD

CONCRETE PAD DETAIL
N.T.S.

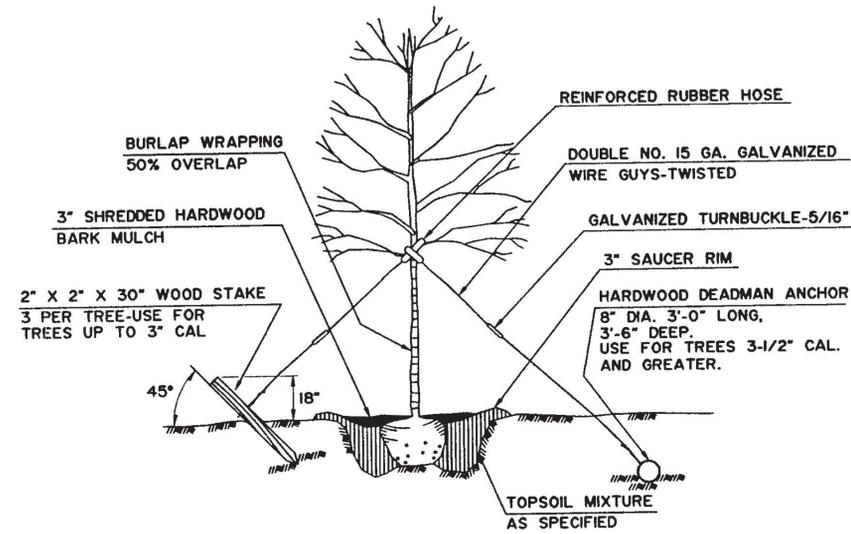


BELGIAN BLOCK CURB & ROADWAY EXCAVATION AT CURB WITHIN MUNICIPAL R.O.W.
N.T.S.



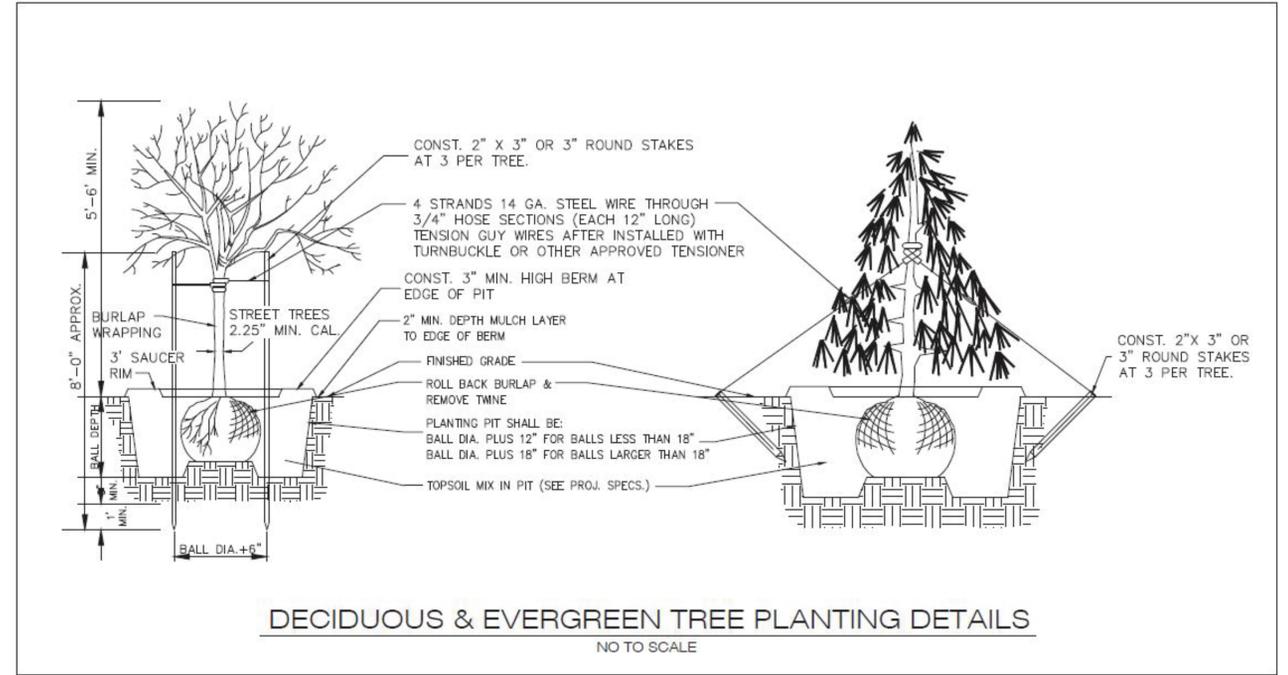
BELGIAN BLOCK CURB
N.T.S.

SHOWN FOR MINOR TRANSITIONAL AREAS BUT NO NEW CURBS PROPOSED
 ALSO SHOWN ONLY IF OWNER ELECTS TO INSTALL CURBS ALONG DRIVE AND PARKING AREA- NOT REQUIRED BITUMINOUS MOUND MAY BE USED ALONG EDGES.

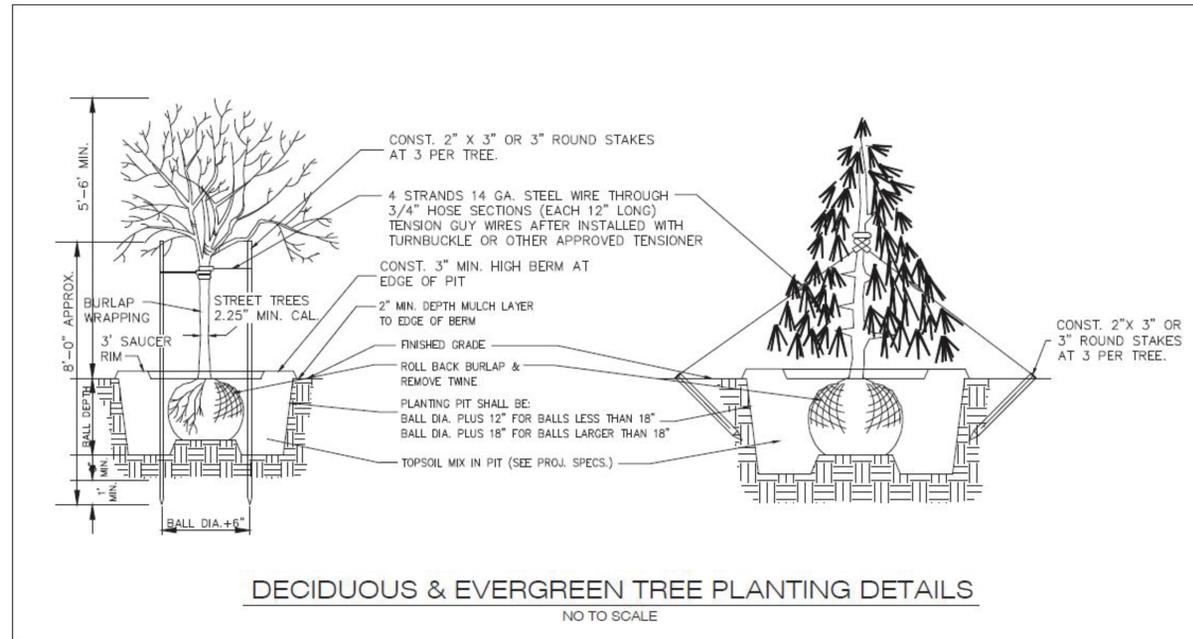


SECTION

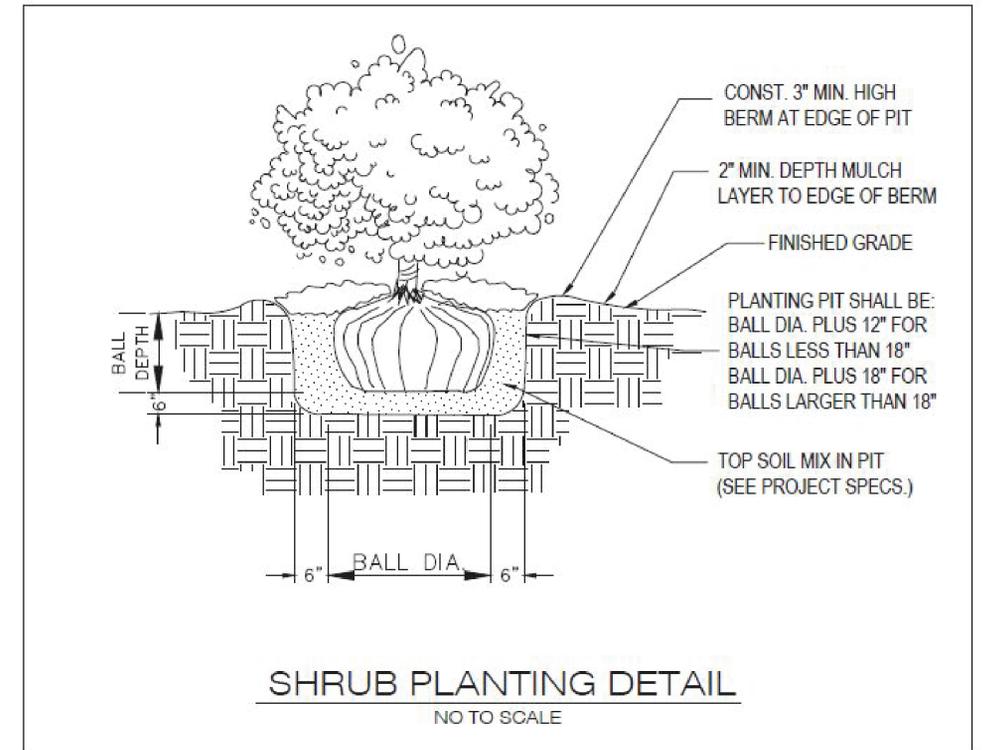
SHADE TREE PLANTING & STAKING
N.T.S



DECIDUOUS & EVERGREEN TREE PLANTING DETAILS
NO TO SCALE



DECIDUOUS & EVERGREEN TREE PLANTING DETAILS
NO TO SCALE



SHRUB PLANTING DETAIL
NO TO SCALE

PLANTING DETAILS
NOT TO SCALE



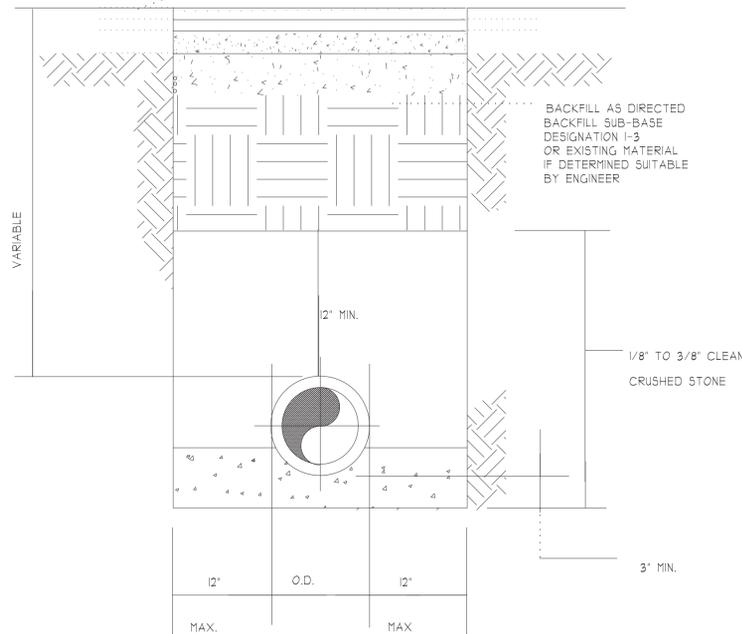
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JOB: KNOLLWOOD HOLDING, LLC ADDITION - ALTERATION
ADDRESS: 40 KNOLLWOOD DR, MORRIS TOWNSHIP, NJ
DATE: 10-25-2025
SCALE: AS NOTED
REVISED: CG

Doc. No.
C-1

FINISHED GRADE
4" TOP SOIL, FERTILIZER
SEEDING AND MULCHING

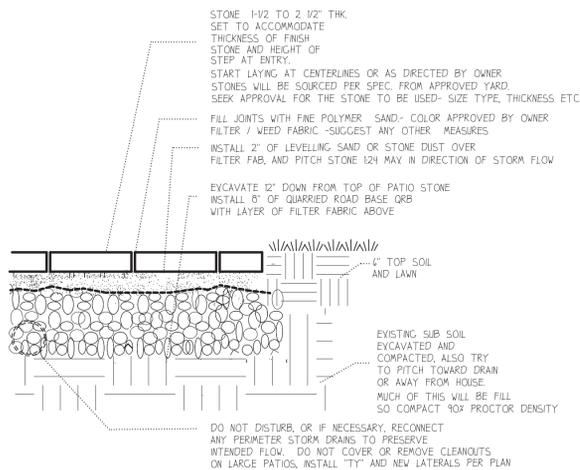
PAVEMENT AREA
SEE SECTIONS
2" FABC-1 OVER 4" BASE TYPE 5A OR 2B
CROSS SLOPE 1% TO 3%



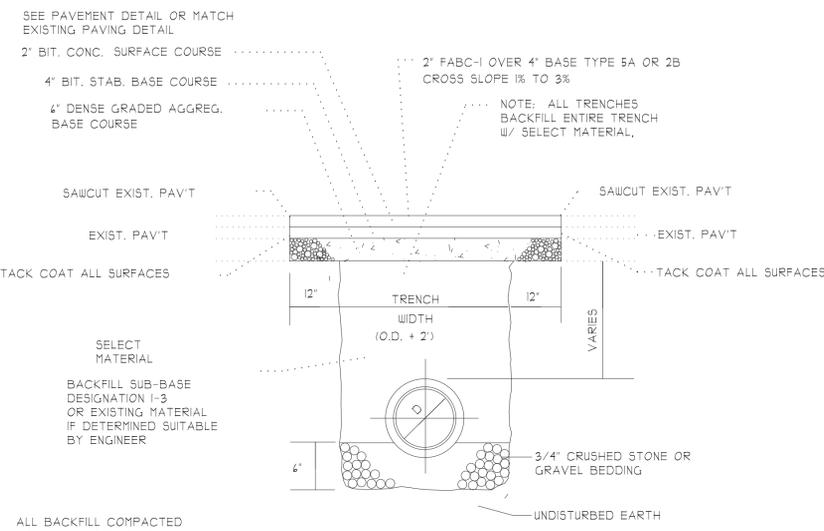
SANITARY SEWER TRENCH DETAIL

NOTE: N.T.S.
INSTALL CLASS 52 DUCTILE IRON PIPE WHEN DEPTH OF
INSTALLATION EXCEEDS 20'.

NEW SAN LINE PROPOSED FROM BUILDING TO
EXISTING LATERAL

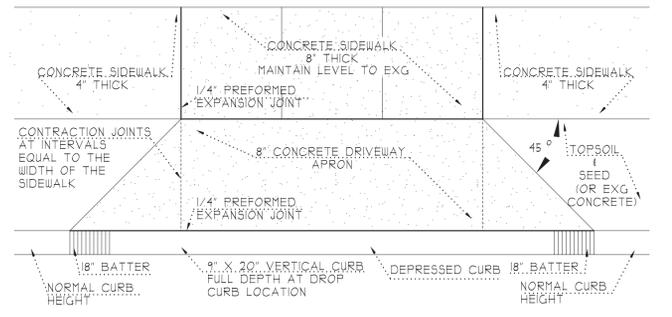


STONE PATIO / WALK DETAIL



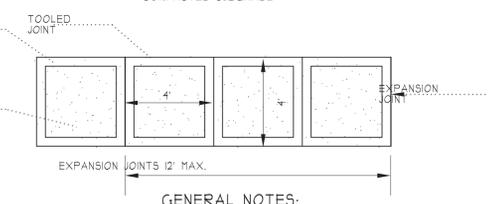
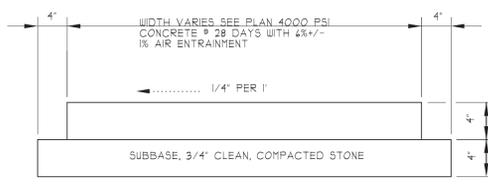
REPAVING OVER PIPE TRENCHES DETAIL

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FOR WATER AND GAS ARE PROPOSED BETWEEN EXISTING
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CONCRETE APRON

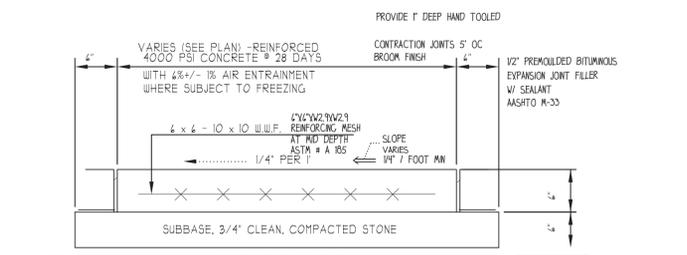
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CONCRETE WALKWAY

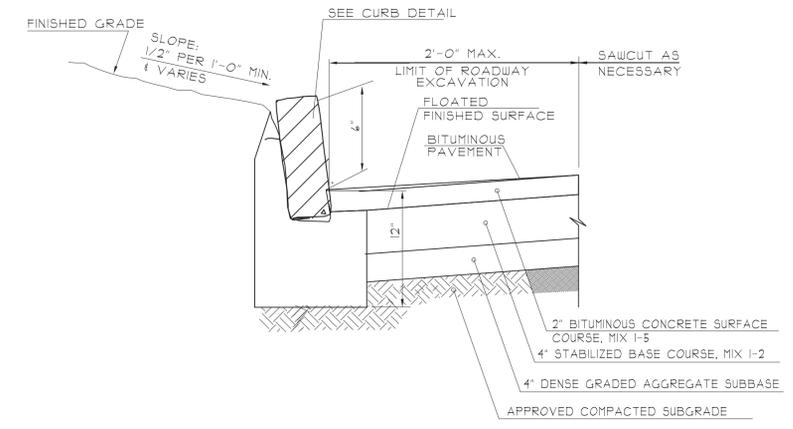
N.T.S.



- NOTES:
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 2. SLUMP TEST: 3"- 4".

CONCRETE PAD DETAIL

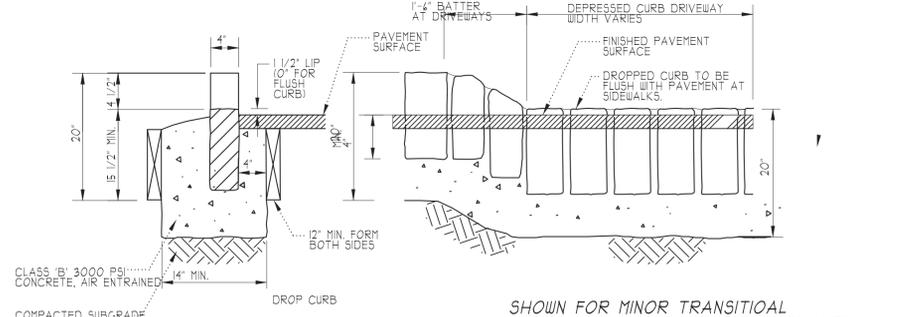
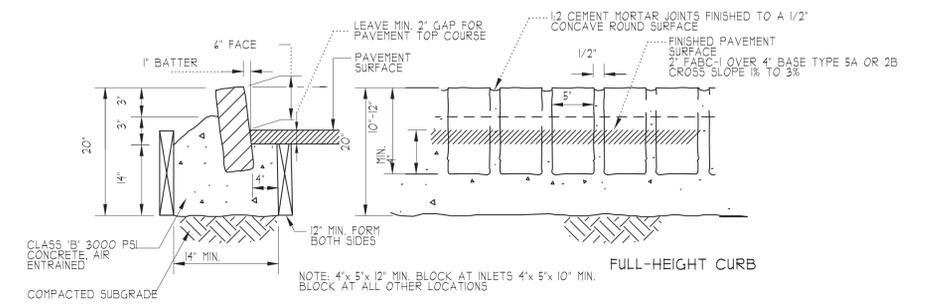
N.T.S.



**BELGIAN BLOCK CURB &
ROADWAY EXCAVATION AT CURB**

WITHIN MUNICIPAL R.O.W.

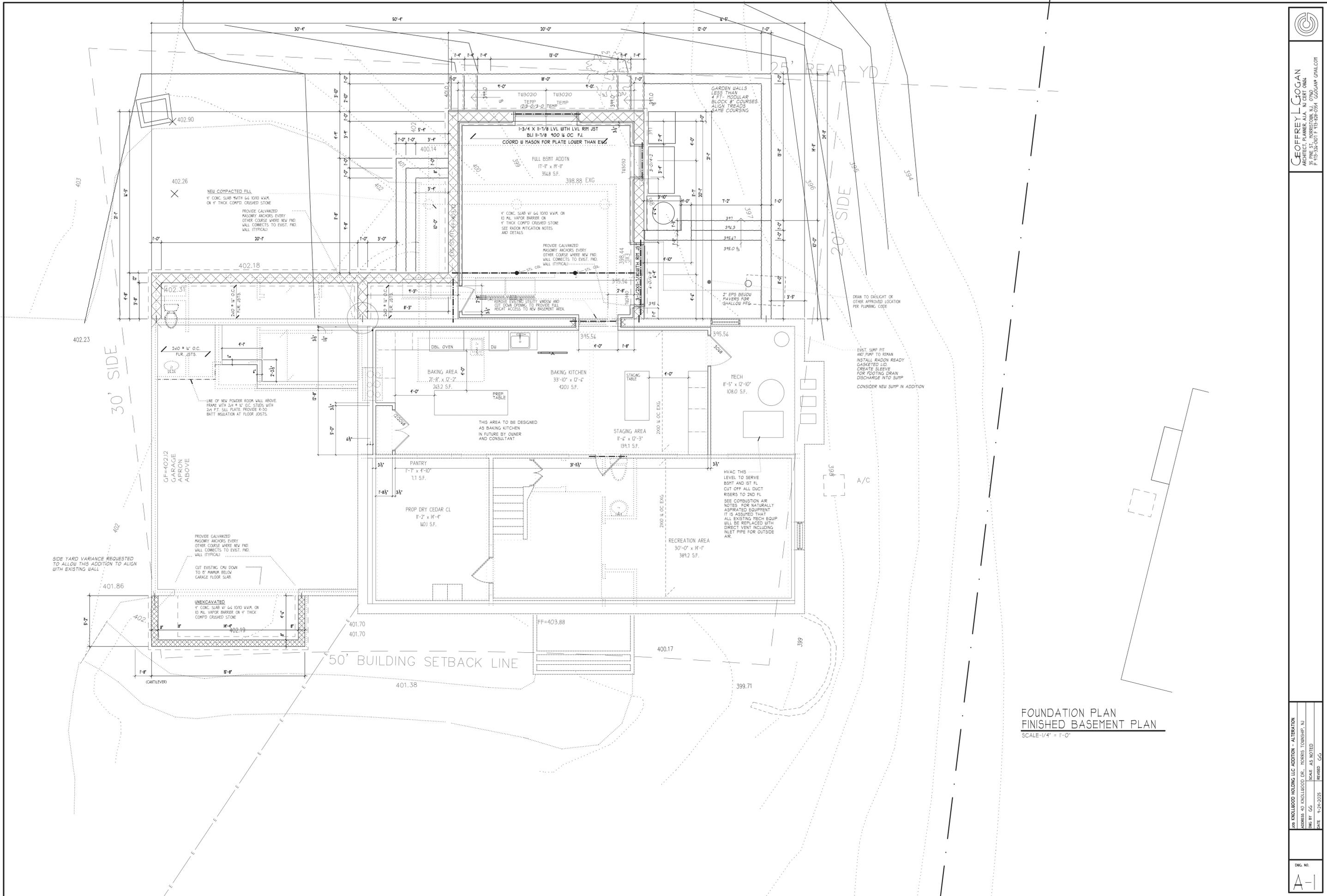
N.T.S.



BELGIAN BLOCK CURB

N.T.S.

SHOWN FOR MINOR TRANSITIONAL
AREAS BUT NO NEW CURBS PROPOSED
ALSO SHOWN ONLY IF OWNER ELECTS
TO INSTALL CURBS ALONG DRIVE
AND PARKING AREA- NOT REQUIRED
BITUMENOUS MOUND MAY BE USED ALONG
EDGES.



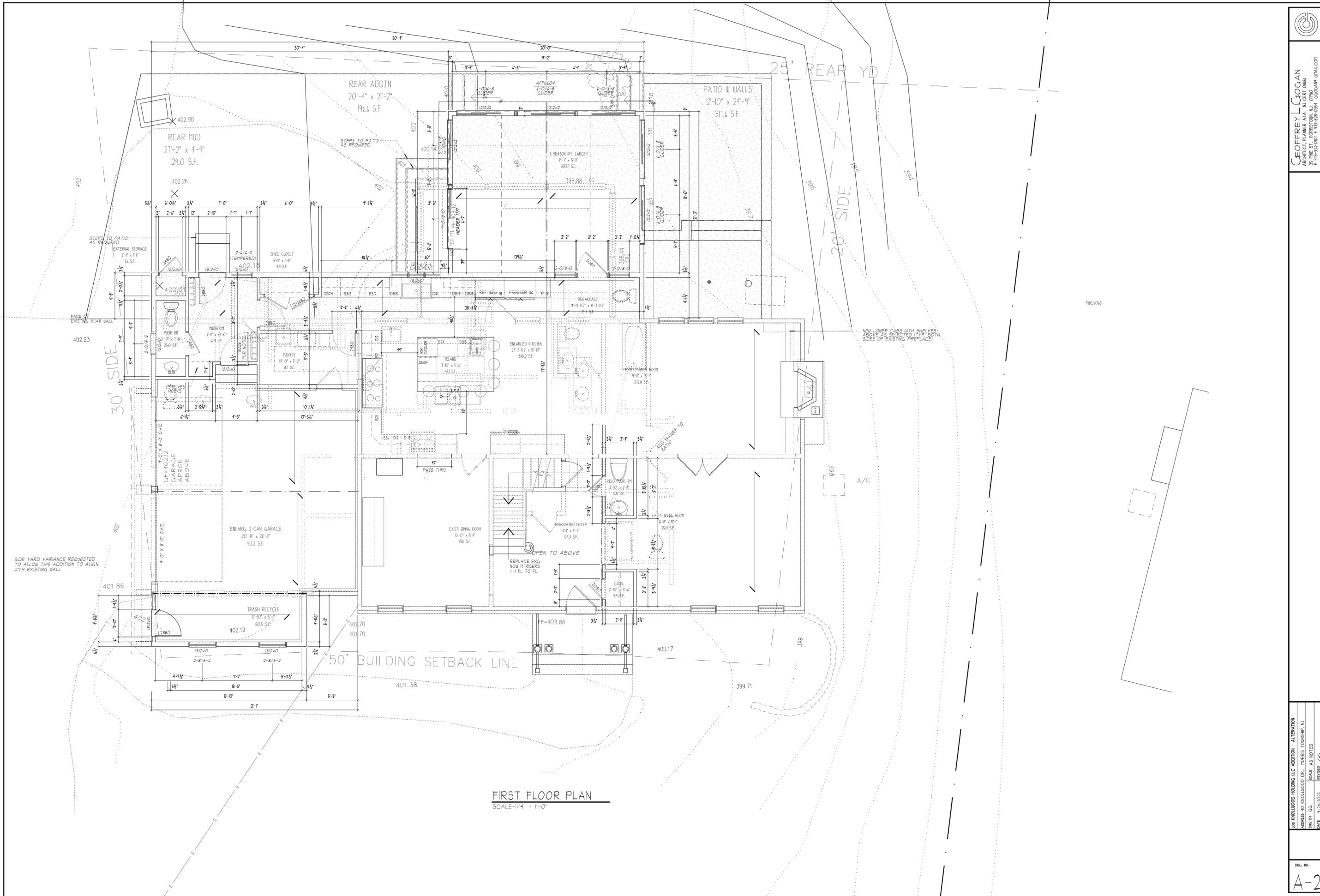
FOUNDATION PLAN
 FINISHED BASEMENT PLAN
 SCALE 1/4" = 1'-0"



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JOB: KNOWLEDGE HOLDING LLC ADDITION - ALTERATION
 ADDRESS: 40 KNOWLEDGE DR., HOBBS TOWNSHIP, NJ
 DRG. BY: CG SCALE: AS NOTED
 DATE: 9-24-2025 REVISED: CG

DRG. NO.
A-2



SIDE YARD VARIANCE REQUESTED TO ALLOW THIS ADDITION TO ALIGN WITH EXISTING WALL

NEW LOWER CABS WITH SHELVES ABOVE AS SELECTED (TYP BOTH SIDES OF EXISTING FIREPLACE)

FIG. 018

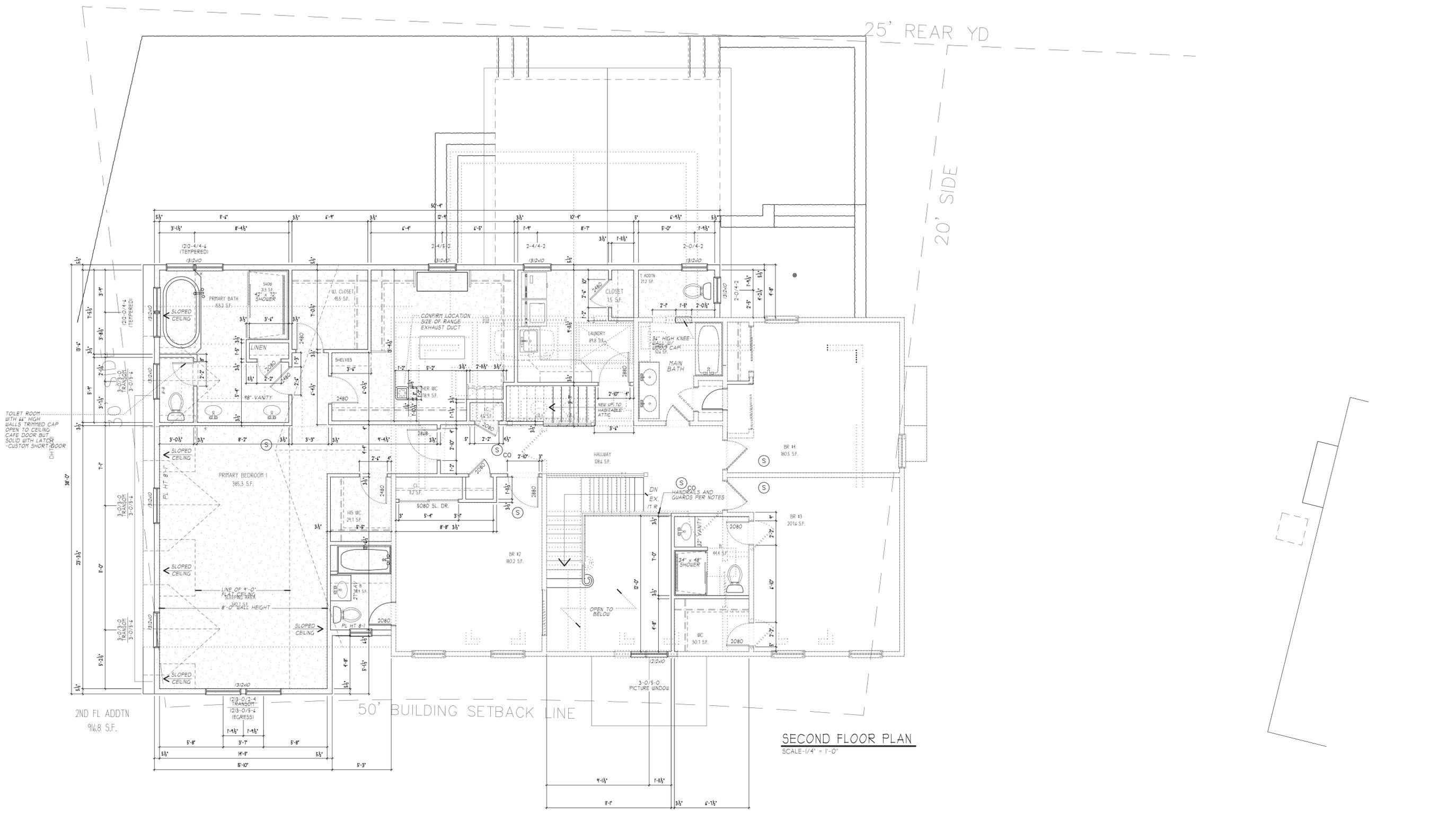
A/C



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 ADDRESS: 40 KNOWLEDGE DR., HOBBS TOWNSHIP, NJ
 DRG. BY: CG SCALE: AS NOTED
 DATE: 9-24-2025 REVISED: CG

DRG. NO.
A-3



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

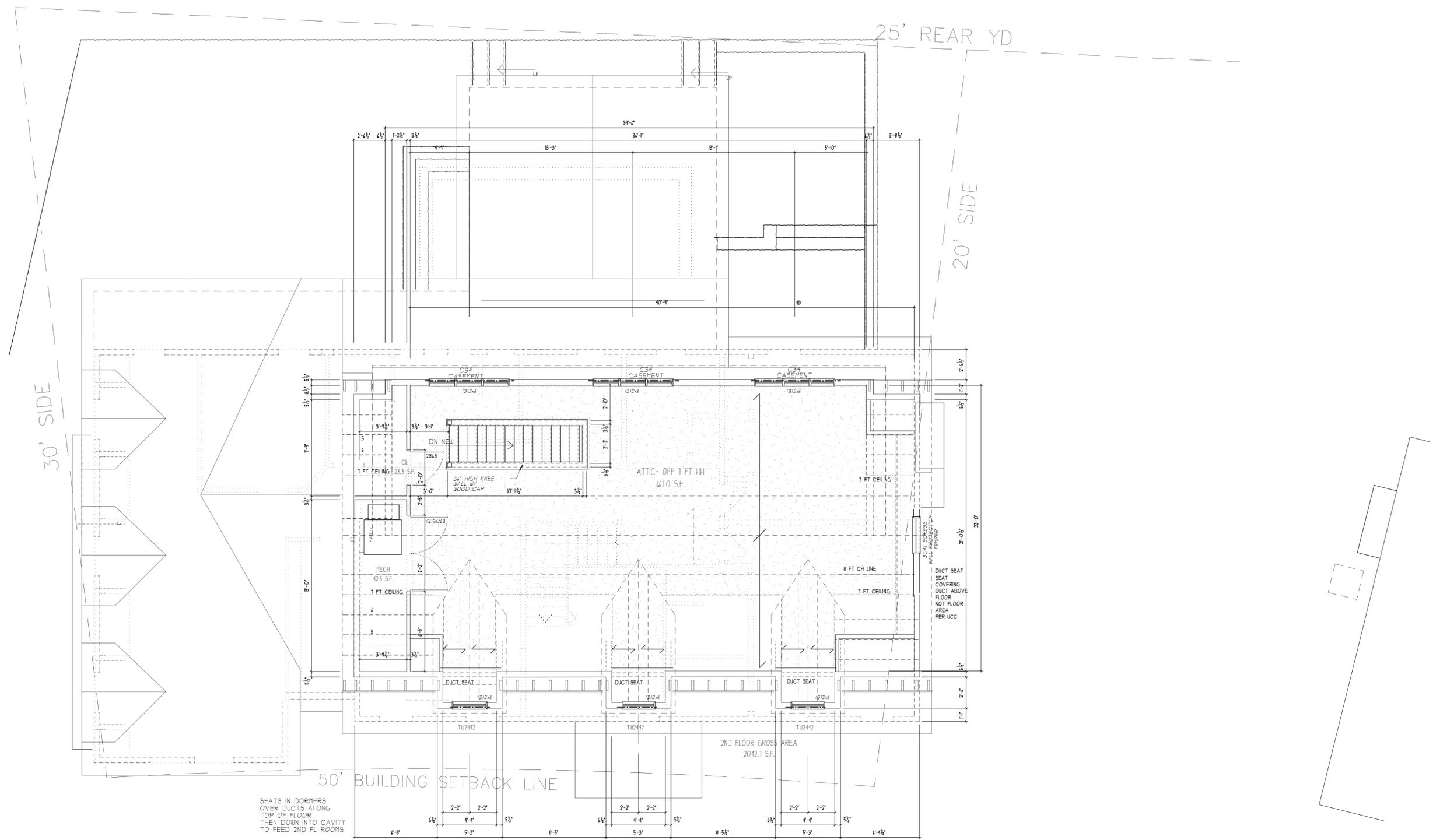
TOILET ROOM
 WITH 4" HIGH
 BALLS TRIMMED CAP
 OPEN TO CEILING
 CAFE DOOR BUT
 SOLID WITH LATCH
 -CUSTOM SHORT DOOR
 DHT

2ND FL. ADDTN
 916.8 S.F.

50' BUILDING SETBACK LINE

25' REAR YD

20' SIDE



SEATS IN DORMERS
 OVER DUCTS ALONG
 TOP OF FLOOR
 THEN DOWN INTO CAVITY
 TO FEED 2ND FL ROOMS

HABITABLE ATTIC PLAN
 SCALE 1/4" = 1'-0"

UCC DETERMINATION - HABITABLE AREA NEED NOT INCLUDE BATHROOMS, CLOSETS, STAIR AREA,
 OCCUPIABLE ATTIC FLOOR AREA CLG HT => 1 FT 115 SF
 411 SF / 2042 SF = 32.4%
 LESS THAN 33% - QUALIFIES AS HABITABLE ATTIC- HALF STORY

RIDGE VENTS TYPICAL
 40 YR GAF DIMENSIONAL ASPHALT SHINGLE
 ALL WINDOWS ARE SINGLE UNITS WITH
 INDIVIDUAL RO BUT HEADERS
 OVER PANS OR TRIPLES ARE CONTINUOUS
 WITH LOAD BEARING STUDS BETWEEN WINDOW
 ALL HEADERS THIS LEVEL 3-1/2" X 9-7/8" LVL
 WINDOW SIZES SHOWN USING ANDERSEN 100 STANDARD SIZES
 OWNER TO FINALIZE BRAND OF WINDOW
 VERIFY EGRESS WHERE SHOWN
 AS WELL AS SAFETY GLASS WHERE CALLED OUT
 SOME CASERMENT TYPE WINDOWS ARE EGRESS SO REQUIRE
 FULL SILING AND HINGES
 CHECK FOR CODE COMPLIANCE
 EG. OPENING LIMITERS ON WINDOWS OVER 4 FT ABOVE GRADE

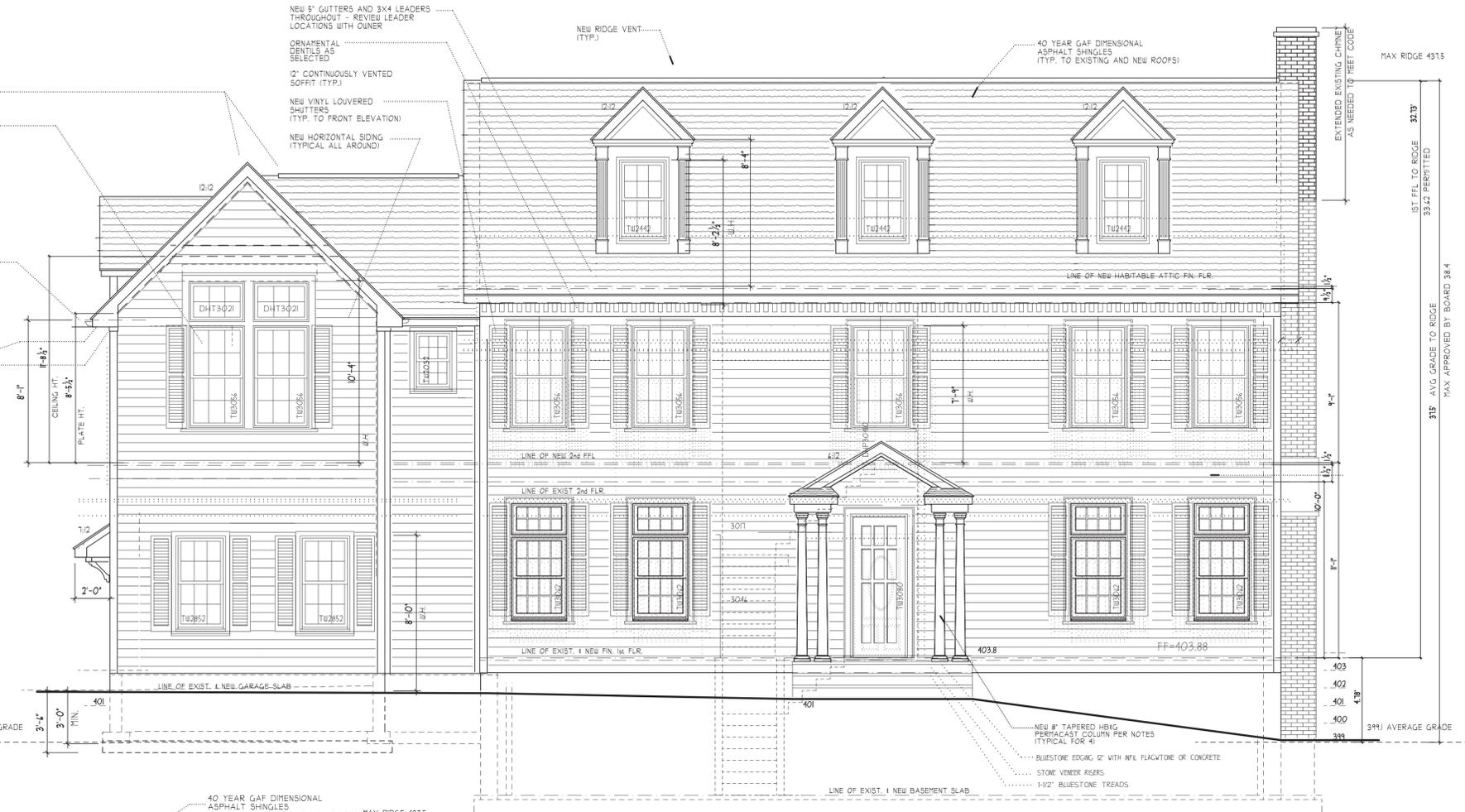
NEW 5" ALUM GUTTERS ALL AROUND
 LEADERS NOT SHOWN FOR CLARITY
 BUT CONFIR WITH OWNER ON PROPOSED
 LEADER LOCATIONS PER BEST TRADE PRACTICE
 ALL LEADERS TO THE INTO EXISTING PERM STORM
 DRAIN AND LEAD TO R/P RAP OR SPLASH BLOCKS SW TO EVC
 TURN CORNER WITH GUTTER INSTALL LEADER
 ON SIDE

BEADED VINYL SOFFIT AND UNDER EAVES
 SINGLE FREEZE BOARD ALUM TYPE 5/8" X 3/8"
 MOCK UP TRIM DETAIL FOR OWNER WITH OPTIONAL
 CRUAL PERF SOFFIT MATERIAL

HARDI PLANK NOTES
 ANY BUT EDGES TO BE FACTORY FINISHED
 MARK ALL STUD LOCATIONS WHERE VISIBLE FOR MARKING
 INSTALL SOLID BLOCKING BEHIND AREAS WHERE MARKING MUST MISS STUDS
 WHERE ANY BUT JOINT CANNOT BE FACTORY FINISH SEAL CUT END WITH
 VET SEALANT BEFORE INSTALLING - OR USE HARDI SYSTEM TO SEAL EXPOSED EDGE

AT CORNERS AND VERTICAL TRIM LEAVE 1/8" GAP FOR HARDI COLOR MATCHED
 SEALANT - WHERE SEALANT WILL PENETRATE ENTIRE GAP BACK TO PAPER
 THE CUT END DOES NOT HAVE TO BE SEALED AT CUT STATION

PRIOR TO INSTALLING HARDI PLANK, INSTALL ALL MOUNTING BLOCKS FOR
 EXTERIOR DISCHARGES, EXTERIOR LIGHTING, HVAC DISCHARGES,
 ELECTRIC PANELS, DISCONNECTS, ETC. - INSTALL DRY CAPS ON ALL OF THEM
 MAINTAIN 1/2" CLEAR OF GRADE AND PAVEMENT - FLASHING
 STARTER TRIM ONLY IF APPROVED BY OWNER - NOT SHOWN HERE



FRONT ELEVATION
 SCALE=1/4" = 1'-0"

NEW 5" GUTTERS AND 3/4" LEADERS
 THROUGHOUT - REVIEW LEADER
 LOCATIONS WITH OWNER



LEFT SIDE ELEVATION
 SCALE=1/4" = 1'-0"

HATCHED AREAS INDICATE
 WHERE WALL BRACING IS
 FRAMES NOTE PLIWOOD SHEETING
 AT CORNERS IS BRACING THIS HOUSE
 PANELS USED FOR BRACING MUST BE
 SET AS FULL PANELS OVERLAPPING
 CORNER SOLE PLATE TOP PLATE
 AND THREE STUD SPACES
 WHERE PANELS ARE USED AS
 BRACING AT CORNERS
 INSTALL 2X4 SOLID BLOCKING
 BEHIND HORIZONTAL JOINTS
 ALL VERTICAL JOINTS TO
 LAND OVER CENTER OF STUDS
 STRUCTURAL PANELS TO BE NAIL
 WITH 8D NAILS 4" OC ON EDGES
 4" N FIELD AND INTERMEDIATE STUDS
 AT CORNERS WITH BRACING PANELS
 INSTALL A 1/4" DIA 2" OC TO FASTEN STUDS AT CORNER
 SEE FIGURE R-102.007 ATTACHED TO SPEC
 SOLID BLOCKING AT HORIZ JOINTS
 ON NON-BRACED PANELS 6" OC EDGES
 INTERMEDIATE STUDS NEED
 AN 8D NAIL EVERY 12"
 NOTE AT BOTTOM OF BRACING PANELS
 FASTEN TO SILL ANCHORED TO FND
 WITH BOLTS PROPERLY INSTALLED
 FIGURE R-102.007 ATTACHED

NEW HORIZONTAL SIDING
 (TYPICAL ALL AROUND)
 FIBER CEMENT

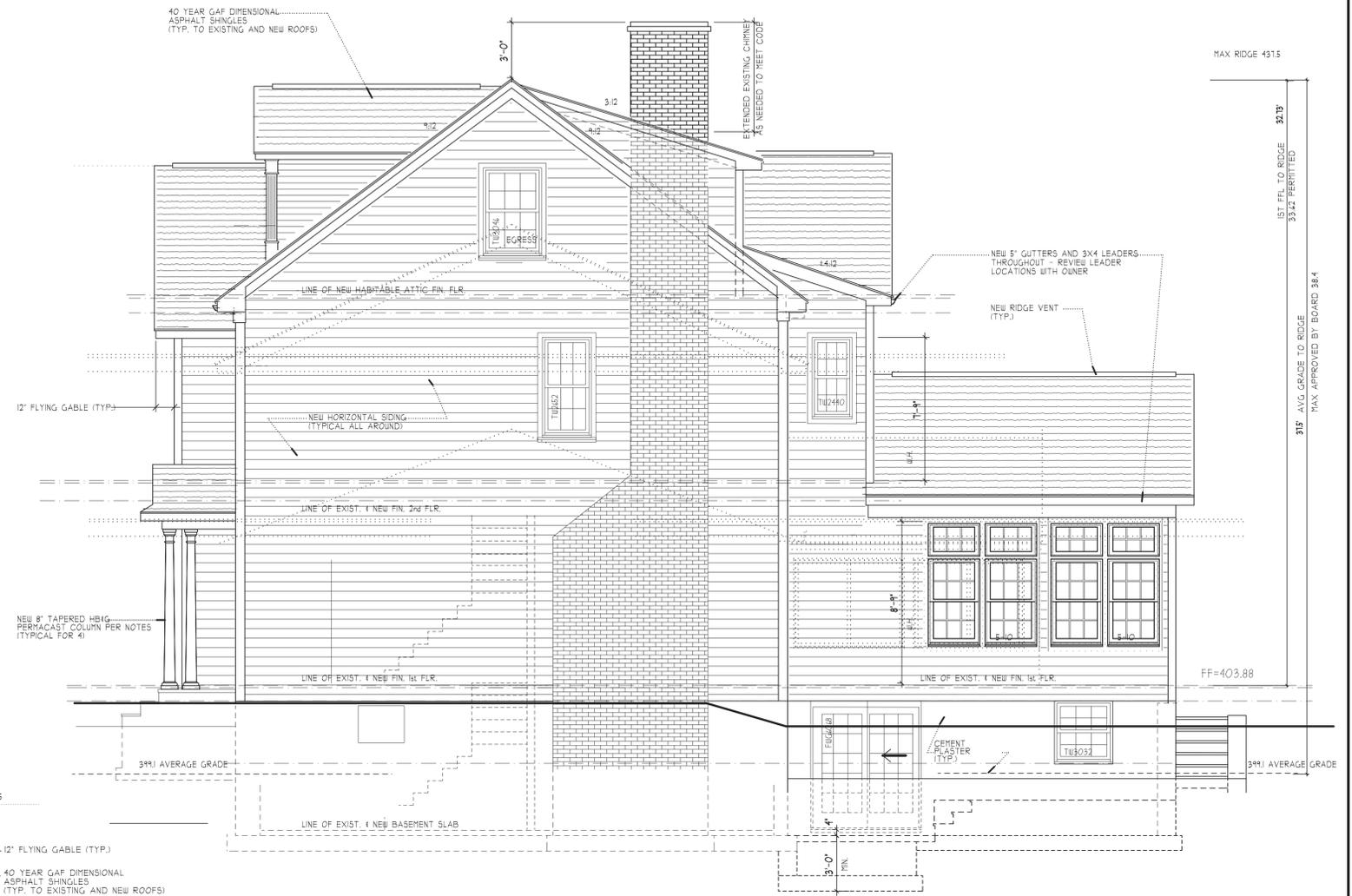
REV 12-31-2025 BLDG HEIGHT - ROOF PITCH FROM 10 TO 9

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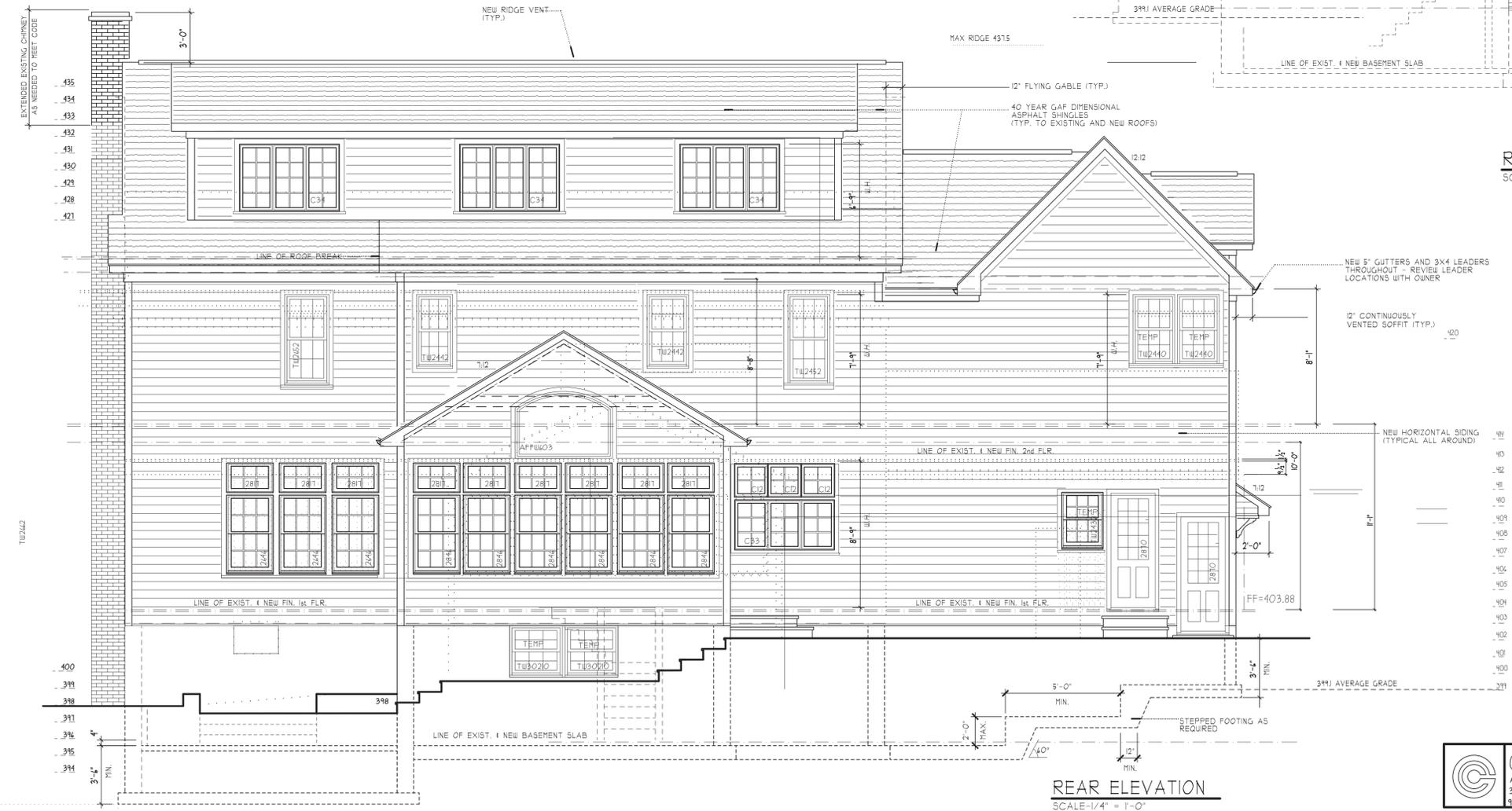
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|---|----------------|----------|
| JOB KNOLLWOOD HOLDING LLC ADDITION - ALTERATION | | DWG. NO. |
| ADDRESS 40 KNOLLWOOD DR., MORRIS TOWNSHIP, NJ | | A-5 |
| DWG BY GG | SCALE AS NOTED | |
| DATE 9-24-2025 | REVISED GG | |

MAX RIDGE 4315

18' FT. TO RIDGE
33.4' PERMITTED
31' AVG GRADE TO RIDGE
MAX APPROVED BY BOARD 38.4'



RIGHT SIDE ELEVATION
SCALE=1/4" = 1'-0"



REAR ELEVATION
SCALE=1/4" = 1'-0"

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REV 12-31-2025 BLDG HEIGHT - ROOF PITCH FROM 10 TO 9

| | | |
|--|-----------------|----------|
| JOB: KNOLLWOOD HOLDING LLC ADDITION - ALTERATION | | DRG. NO. |
| ADDRESS: 40 KNOLLWOOD DR., MORRIS TOWNSHIP, NJ | | A-6 |
| DRG BY: GG | SCALE: AS NOTED | |
| DATE: 9-24-2025 | REVISED: GG | |