

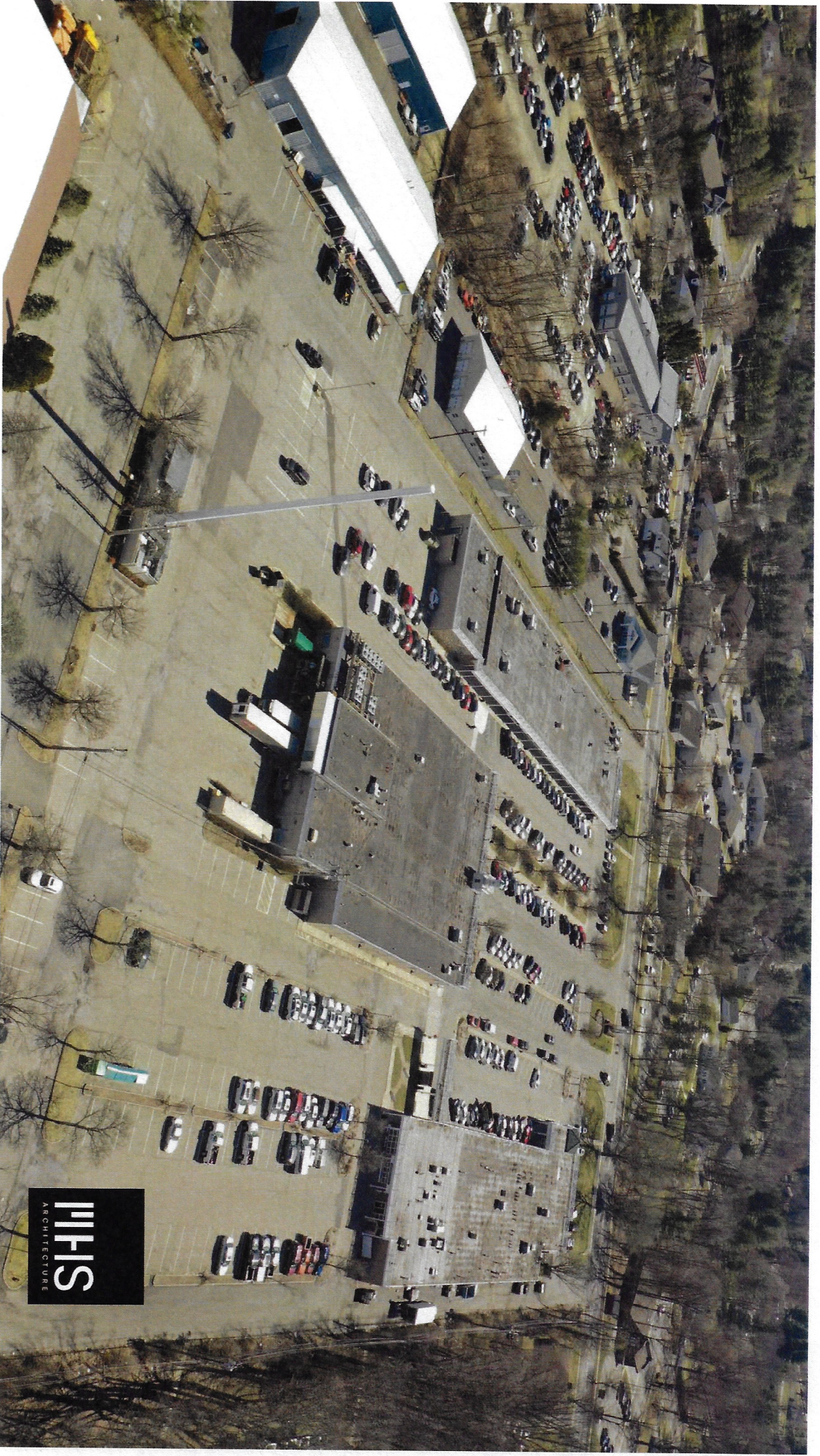
Exhibit
A-4
5/16/23

84 – 90 EAST MAIN STREET
MENDHAM BOROUGH

MENDHAM,
NEW JERSEY

May 16, 2023





MHS
ARCHITECTURE



6012323



Exit Street View

Report a problem

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Imagery Date: 2/2022 40°46'57.26" N 74°35'18.68" W elev 64 ft eye alt 8 ft

Google Earth

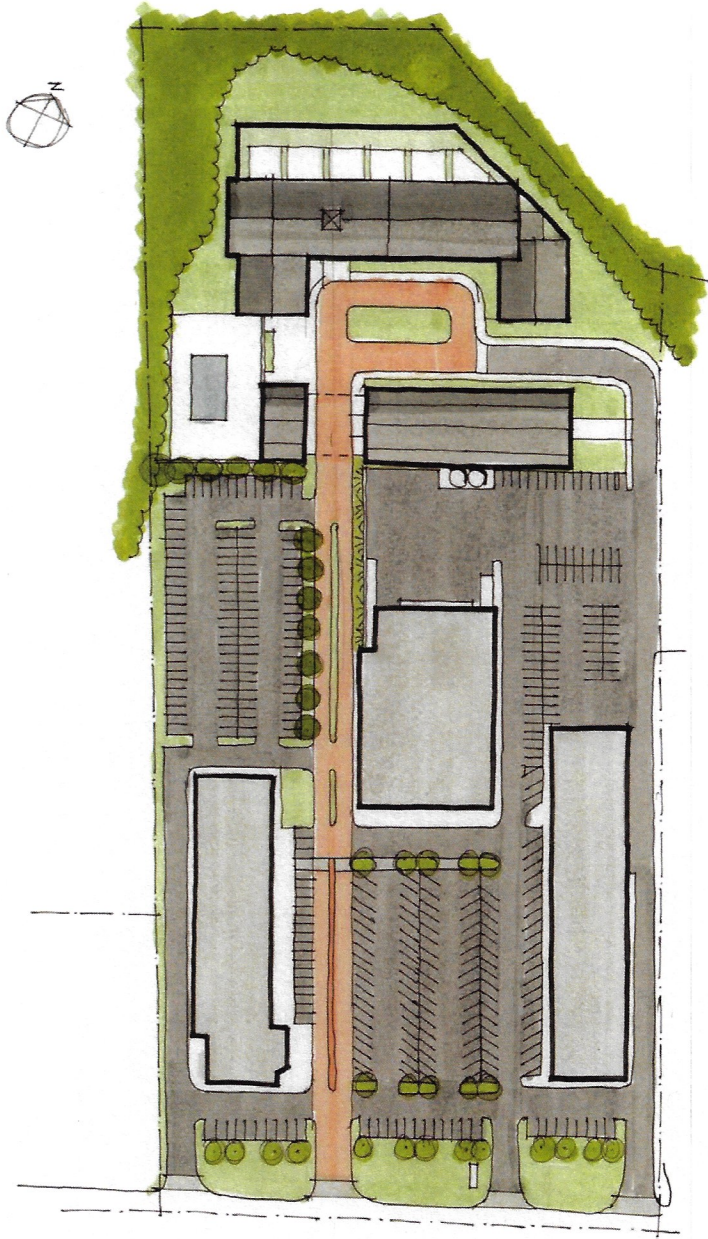


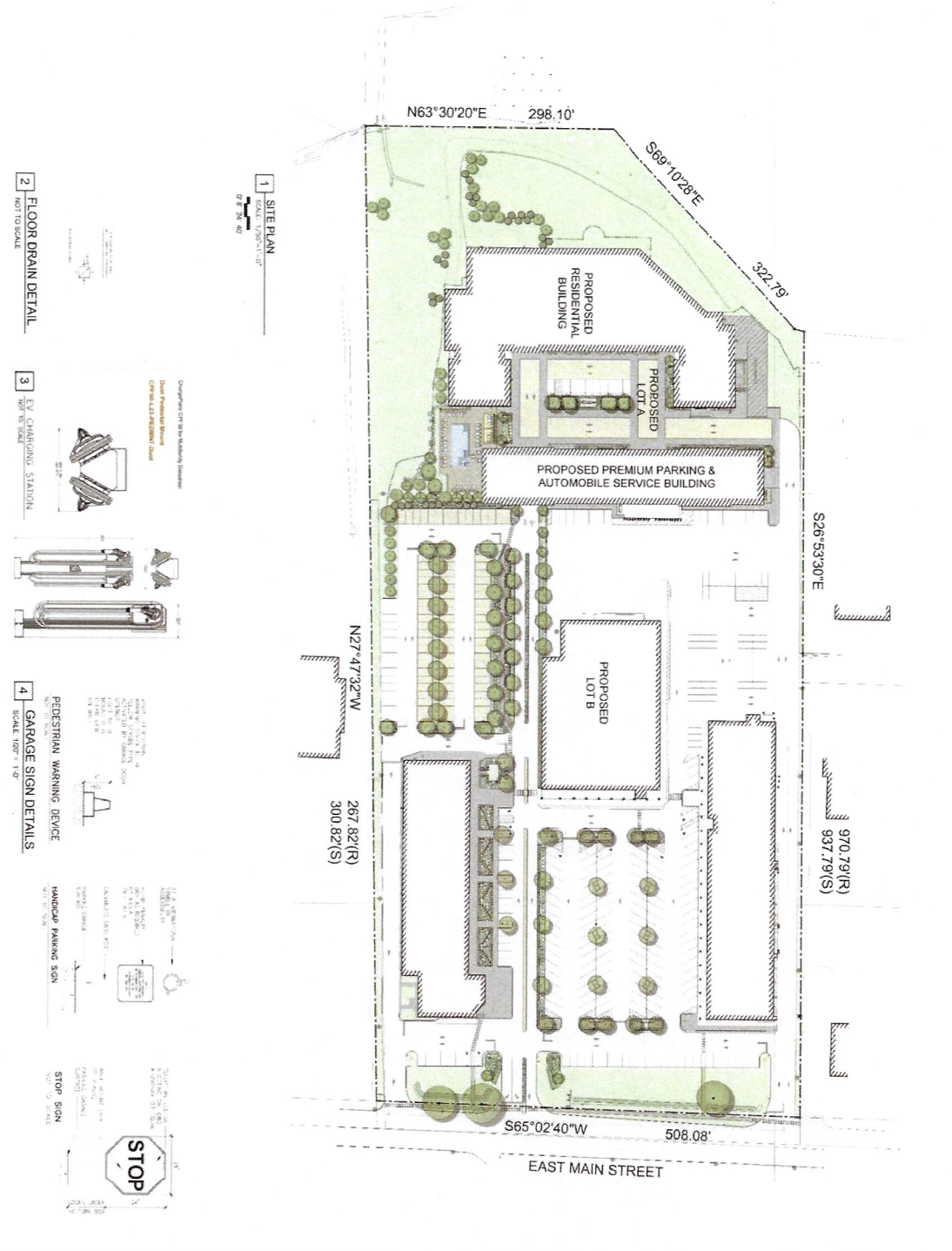
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Google Earth





- 1 SITE PLAN
SCALE: 1/8" = 1'-0"
- 2 FLOOR DRAIN DETAIL
NOT TO SCALE
- 3 EV CHARGING STATION
NOT TO SCALE
- 4 GARAGE SIGN DETAILS
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).

2. ALL UTILITIES SHALL BE DEPTH MARKED AND SHOWN ON THE SITE PLAN.

3. THE PROPOSED PREMIUM PARKING & AUTOMOBILE SERVICE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).

4. THE PROPOSED RESIDENTIAL BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).

5. THE PROPOSED LOT A AND LOT B SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).

6. THE PROPOSED EV CHARGING STATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).

7. THE PROPOSED GARAGE SIGN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).

8. THE PROPOSED FLOOR DRAIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).

9. THE PROPOSED PRECAST CONCRETE DUMPER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).

10. THE PROPOSED HANDICAP PARKING SIGN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).

11. THE PROPOSED STOP SIGN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).

12. THE PROPOSED PEDESTRIAN WARNING DEVICE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).

APPLICANT:
V-FEE MENDAM APARTMENTS, LLC
84-90 East Main Street
Borough of Mendham
Morris County, NJ

PROJECT:
V-FEE MENDAM APARTMENTS, LLC
130 Route 10 West
Winthrop, NJ 07881

APPROVED BY:
APPLICANT'S ARCHITECT:
MARCHETTO HIGGINS SLEWICK ARCHITECTS, LLC
1000 Route 10 West
Winthrop, NJ 07881

DATE: 07/27/2023

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

SHEET: A1

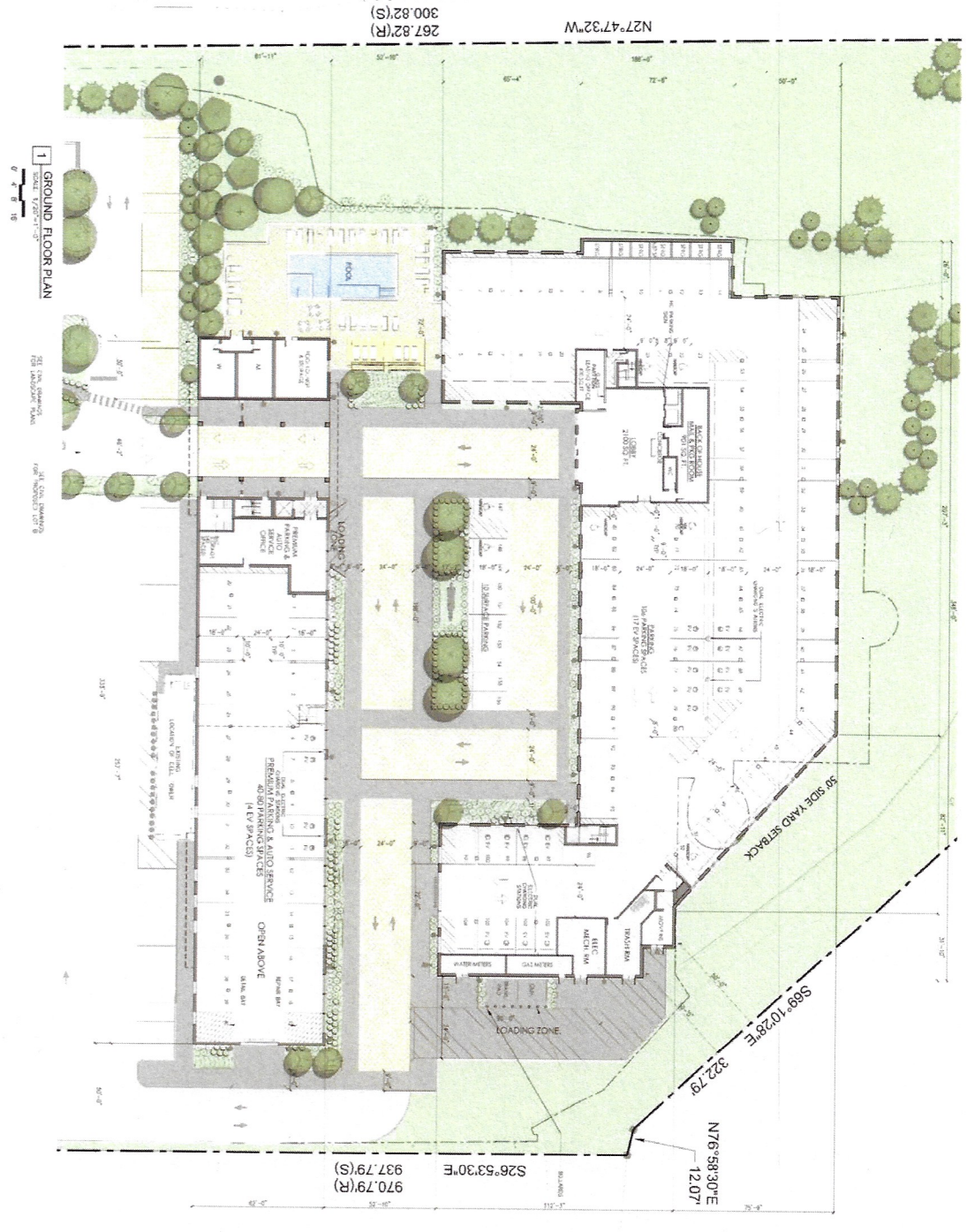
TITLE: SITE PLAN



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PARKING

1	APARTMENT	10 SPACES
1	VISITOR	10 SPACES
1	REPAIR SHOP	8 SPACES
1	OFFICE	1 SPACES
1	EV CHARGING	4 SPACES
1	STREET	1 SPACES
1	BIKE STORAGE	40 SPACES
1	UNASSIGNED	3 SPACES

BIKE STORAGE

1	STREET	40 SPACES
1	UNASSIGNED	3 SPACES
1	BIKE STORAGE	40 SPACES
1	STREET	1 SPACES
1	UNASSIGNED	3 SPACES
1	BIKE STORAGE	40 SPACES

PROJECT INFORMATION

PREPARED BY: Maertheto Higginis / Steve

CLIENT: V-FEE MENDHAM APARTMENTS, LLC / 84-90 East Main Street / Whippany, NJ 07981

DATE: 12/20/2023

SCALE: 1"=10'



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

UNIT MIX (2ND FL)	
1 BEDROOM	6 UNITS
2 BEDROOMS - AFFORDABLE	1 UNIT
2 BEDROOMS	8 UNITS
3 BEDROOMS - AFFORDABLE	1 UNIT
3 BEDROOMS - IMPROVED	14 UNITS
TOTAL UNIT'S PROPOSED	30 UNITS

UNIT MIX TOTALS	
1 BEDROOM	33 UNITS (44%)
2 BEDROOMS	39 UNITS (52%)
3 BEDROOMS	15 UNITS (20%)
TOTAL UNIT'S PROPOSED	77 UNITS (100%)

20% AFFORDABLE MIX	
1 BEDROOM	3 UNITS (50%)
2 BEDROOMS	9 UNITS (50%)
3 BEDROOMS	3 UNITS (50%)
TOTAL UNIT'S PROPOSED	15 UNITS (100%)

MARKET RATE MIX	
1 BEDROOM	30 UNITS (50%)
2 BEDROOMS	30 UNITS (50%)
3 BEDROOMS	0 UNITS (0%)
TOTAL UNIT'S PROPOSED	60 UNITS (100%)

Architect/Engineer
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 Morris County, NJ 07960
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 Fax: (973) 261-1112
 Website: www.marquettehiggs.com

APPROVED CONTRACTOR
APARTMENTS, LLC
 130 Route 10 West
 Whippany, NJ 07981

PROJECT:
V-FEE MENDAM APARTMENTS, LLC
 84-90 East Main Street
 Borough of Mendham
 Morris County, NJ

SECOND FLOOR PLAN
A3
 Scale: 1/8" = 1'-0"
 Date: 08/20/2013
 Designer: [Name]
 Checker: [Name]



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