

PRELIMINARY & FINAL SITE PLAN

84-90 EAST MAIN STREET

BOROUGH OF MENDHAM, MORRIS COUNTY, NEW JERSEY

V-FEE MENDHAM APARTMENTS, LLC

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

BLOCK 801; LOT 20



1 PERSPECTIVE VIEW
SCALE: NTS



2 SITE PLAN
SCALE: 1/200"=1'-0"

PROJECT DATA

BLOCK NUMBER	801
LOT NUMBERS	20
ZONING DISTRICTS	(EB) EAST BUSINESS (EB-AH) EAST BUSINESS AFFORDABLE HOUSING OVERLAY
LOT AREA	(LOT A) 206,190 SF
BUILDING FOOTPRINT	63,044 SF
RESIDENTIAL FLOOR AREA	108,118 SF
DWELLING UNITS	75 UNITS
PARKING SPACES	156 SPACES

SITE PLAN DATA

SITE PLAN DATA IS TAKEN FROM BOROUGH OF MENDHAM - MORRIS COUNTY, NJ TAX MAPS AND FROM A SITE SURVEY DATED, 07-15-2021, PREPARED BY:

STONEFIELD ENGINEERING & DESIGN

PHILIP A MCENTEE JR.
Professional Land Surveyor
NY PLS License NO. 050957-1

DRAWING LIST

C1	COVER SHEET
A1	SITE PLAN
A2	GROUND FLOOR - PARKING FLOOR PLAN
A3	2ND FLOOR
A4	3RD FLOOR PLAN
A5	4TH FLOOR PLAN
A6	5TH FLOOR PLAN
A7	RESIDENTIAL BUILDING ELEVATIONS
A8	RESIDENTIAL BUILDING ELEVATIONS
A9	PREMIUM PARKING & AUTOMOBILE SERVICE BLDG
A10	BUILDING SECTION

PRELIMINARY & FINAL SITE PLAN

PRELIMINARY & FINAL SITE PLAN APPROVAL IS HEREBY GRANTED TO THIS SITE PLAN BY THE PLANNING BOARD OF THE BOROUGH OF MENDHAM, NEW JERSEY, THIS ___ DAY OF _____, 2022.

Board Chairman

Board Secretary

Board Planner

Board Engineer

Marchetto Higgins Stieve
Architecture
Planning
Urban Design

Dean Marchetto FAIA, PP
NJ 07945
N21A0130830 AIA, LEED

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Applicant/Owner:
V-FEE MENDHAM APARTMENTS, LLC

130 Route 10 West
Whippany, NJ 07981

Project:
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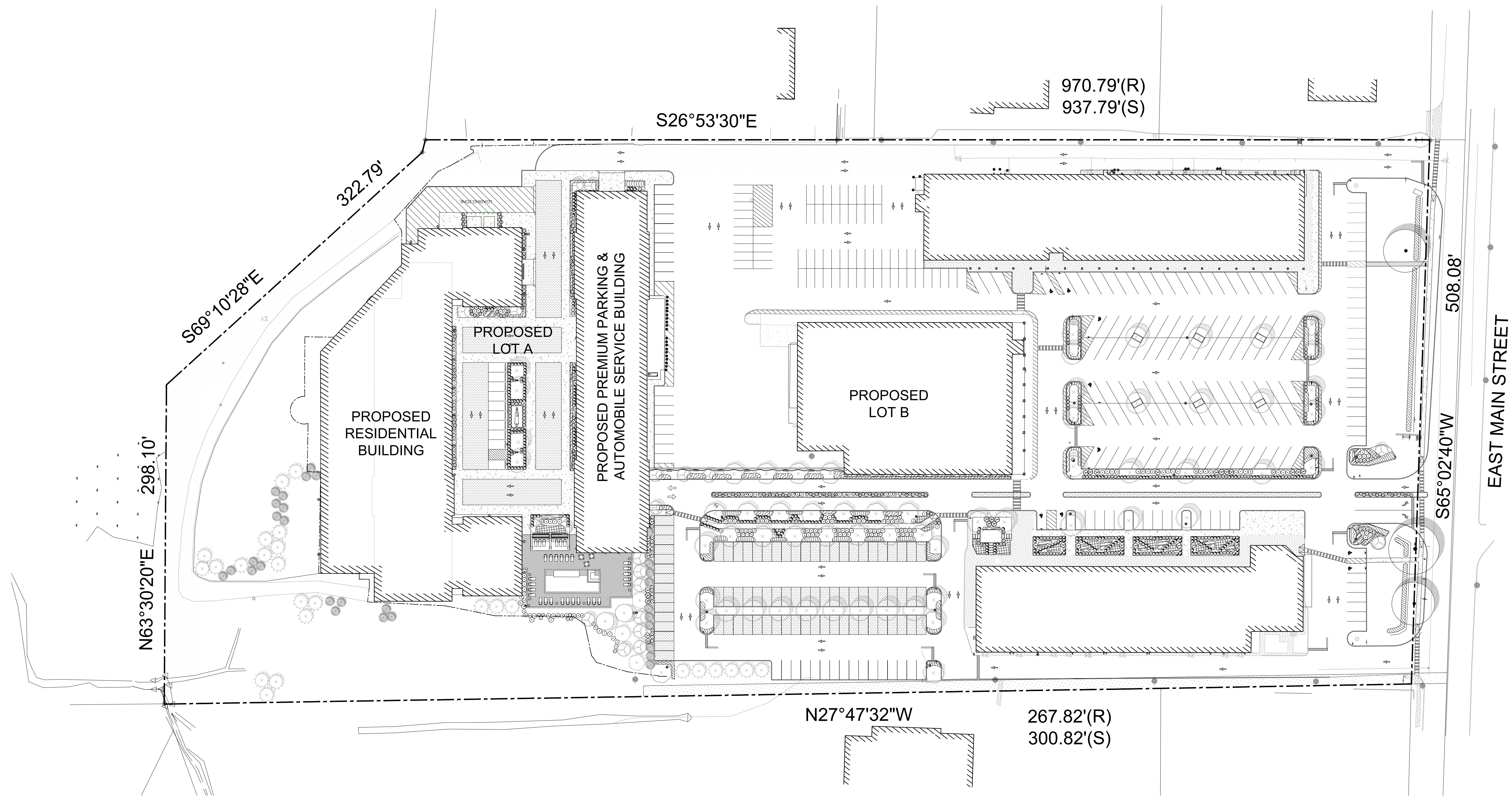
84-90 East Main Street
Borough of Mendham
Morris County, NJ

Job Number : 2201
Scale : AS NOTED
Drawn By : VW

Issue :	
Date :	For :
10 - 24 - 22	FOR MUNICIPAL SUBMISSION

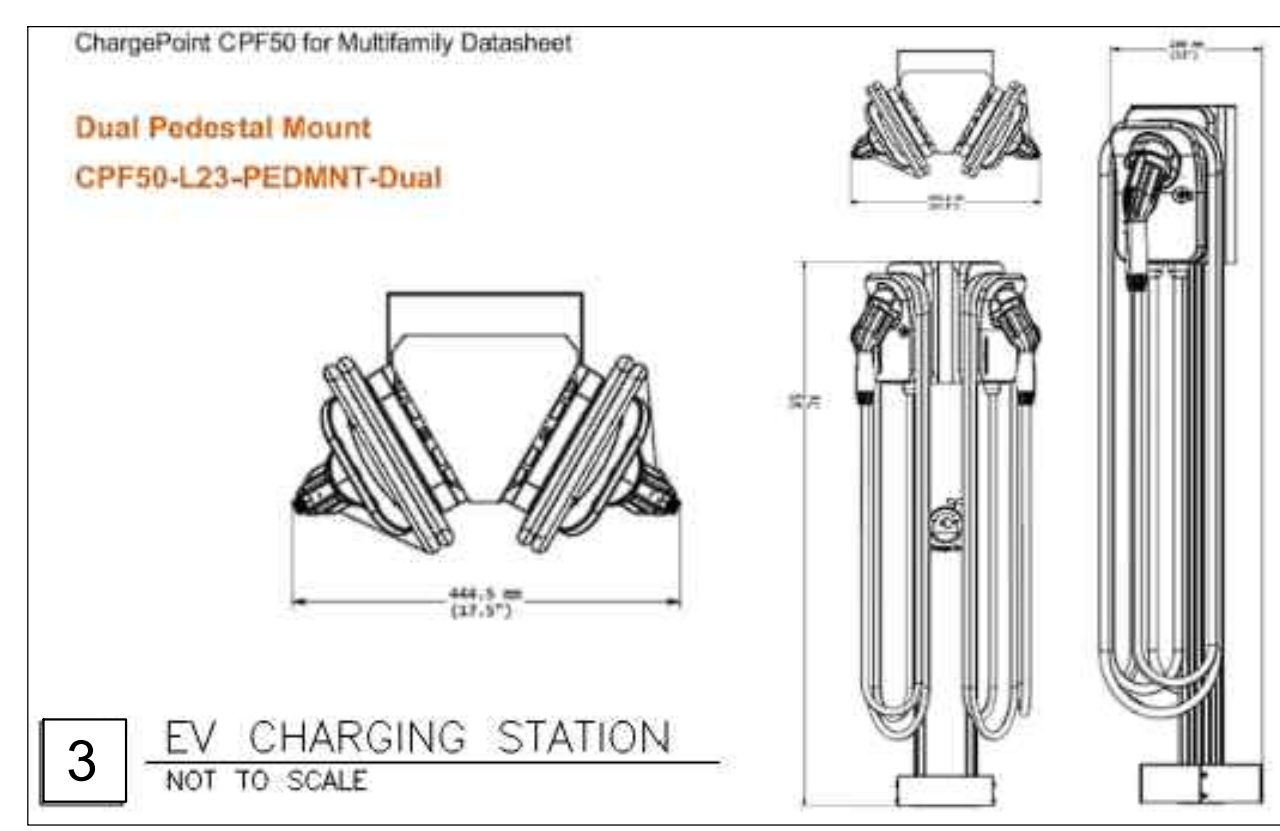
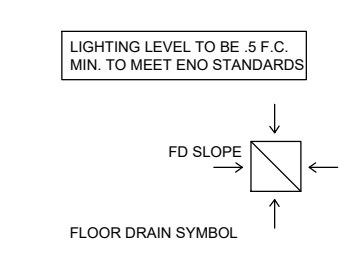
COVER SHEET

C1

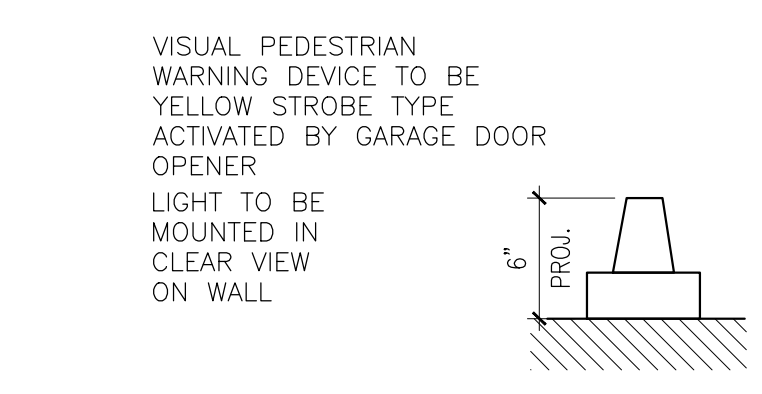


1 SITE PLAN
 SCALE: 1/50" = 1'-0"
 0' 8' 24' 40"

2 FLOOR DRAIN DETAIL
 NOT TO SCALE

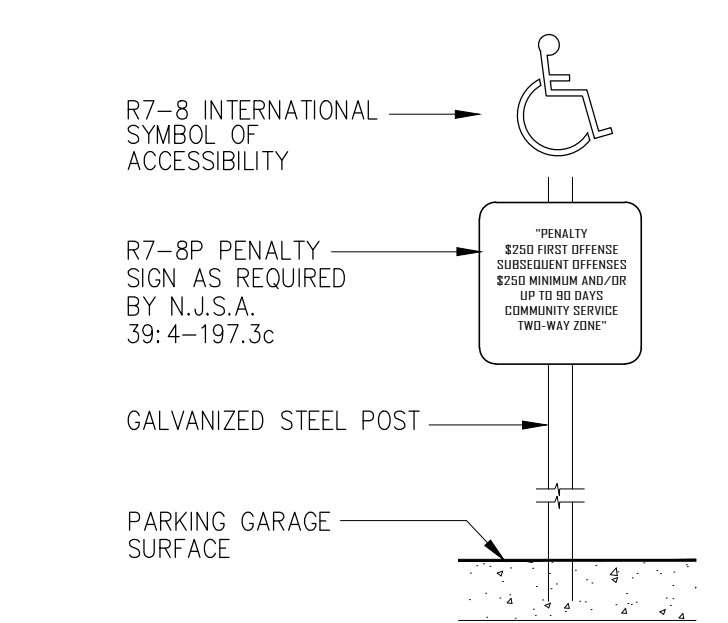


3 EV CHARGING STATION
 NOT TO SCALE

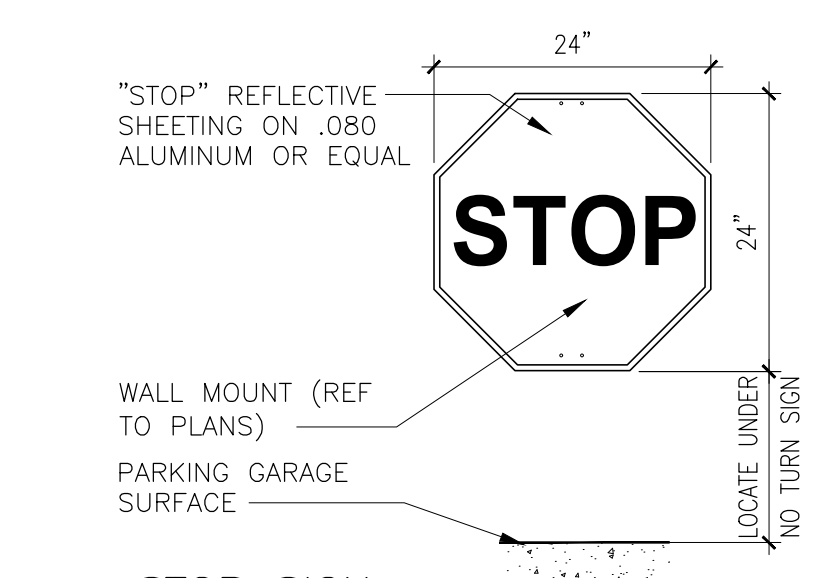


PEDESTRIAN WARNING DEVICE
 NOT TO SCALE

4 GARAGE SIGN DETAILS
 SCALE: 1/20" = 1'-0"



HANDICAP PARKING SIGN
 NOT TO SCALE

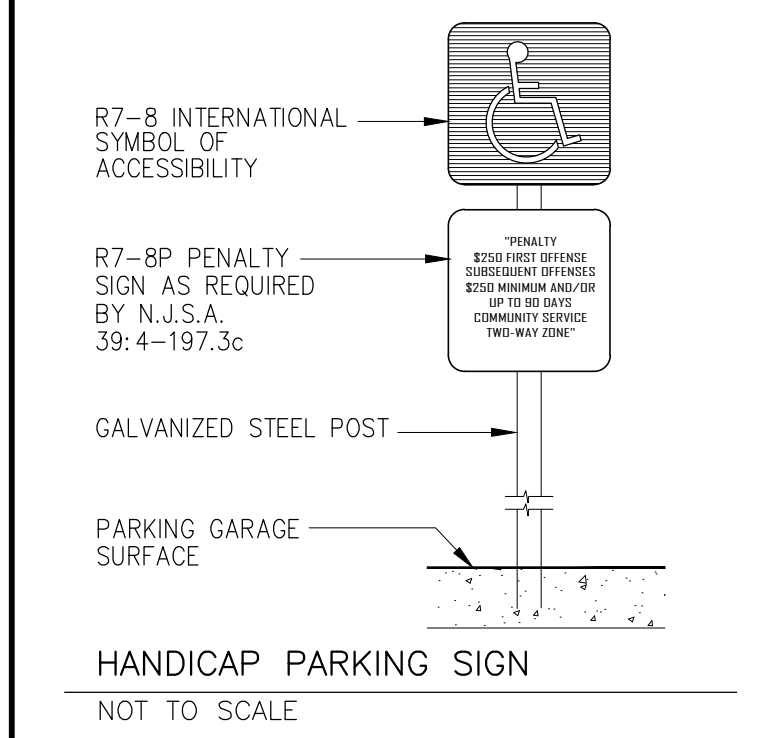


STOP SIGN
 NOT TO SCALE

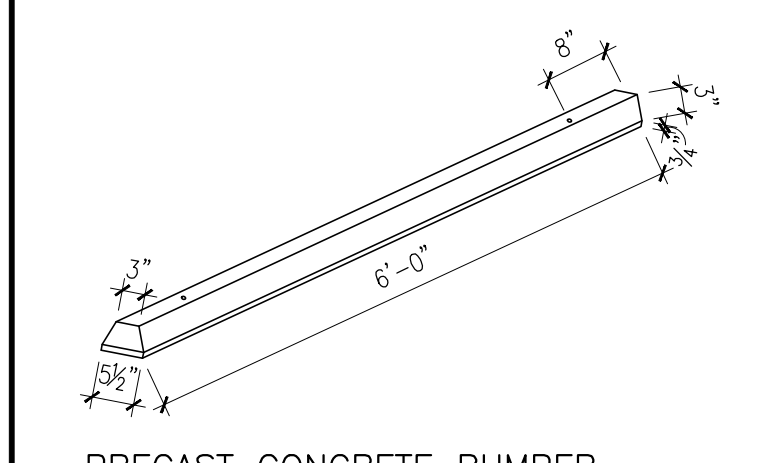
GENERAL NOTES

1. ALL WORK DESCRIBED SHALL CONFORM TO AND BE CONSTRUCTED UNDER THE PROVISIONS OF THE IBC CODE, LATEST EDITION, AS WELL AS ALL REQUIREMENTS OF THE BOROUGH OF MENDEM, N.J.
2. ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR FULL COMPLIANCE WITH THE NATIONAL STANDARD PLUMBING CODE, THE NATIONAL ELECTRIC CODE, AND ALL AGENCIES WHICH HAVE JURISDICTION ON THE WORK, AS WELL AS THE REQUIREMENTS OF THE BOROUGH OF MENDEM, NJ
3. ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS SHALL BE CONSIDERED TO BE REASONABLY CORRECT, BUT IT SHALL BE UNDERSTOOD THAT THEY ARE SUBJECT TO MODIFICATIONS AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF CONSTRUCTION OR INSTALLATION TO MEET ANY UNFORESEEN OR OTHER CONDITIONS.

GARAGE SIGN DETAILS



HANDICAP PARKING SIGN
 NOT TO SCALE



PRECAST CONCRETE BUMPER
 NOT TO SCALE

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STATE OF NEW JERSEY
 DEAN MARCHETTO
 07945
 LICENSED ARCHITECT

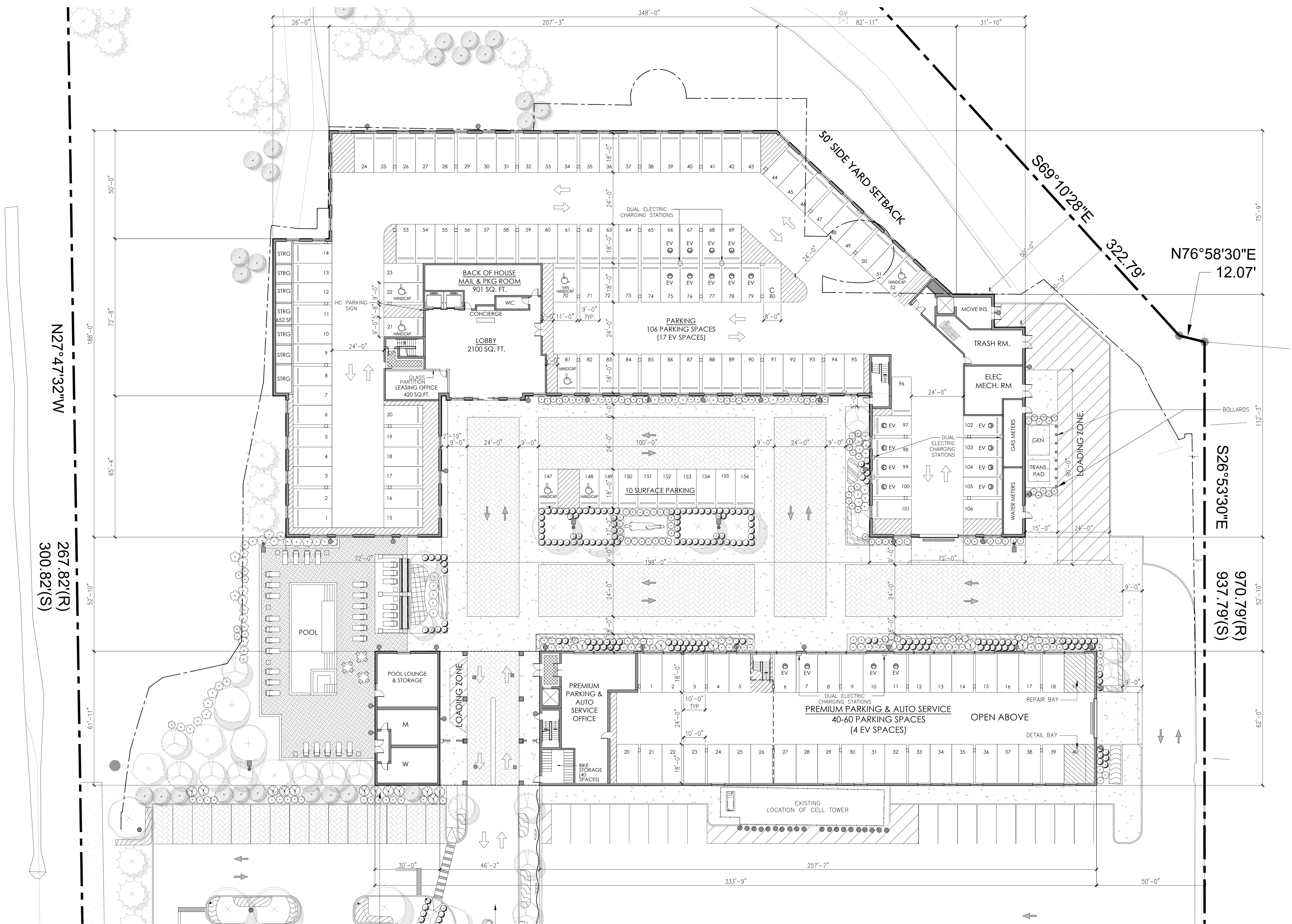
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PARKING

RESIDENTIAL GARAGE	= 106 SPACES
VISITOR SURFACE	= 10 SPACES
PREMIUM PKG & AUTOMOBILE SVC	= 40 SPACES

INCLUDING:

HANDICAP (RES. GARAGE)	= 5 SPACES
EV (RES. GARAGE)	= 17 SPACES
HANDICAP (VISITOR SURFACE)	= 2 SPACES
EV (PREMIUM PKG)	= 4 SPACES
DETAIL BAY (PREMIUM PKG)	= 1 SPACE
SERVICE BAY (PREMIUM PKG)	= 1 SPACE

BIKE STORAGE

REQUIRED RESIDENTIAL	.5 SPACES PER UNIT	75 UNITS * .5 = 38 SPACES
REQUIRED NON-RESIDENTIAL	1 SPACES PER 5,000 GSF	5,000/5,000 = 1
TOTAL REQUIRED SPACES		= 39 SPACES
TOTAL PROVIDED SPACES		= 40 SPACES

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UNIT MIX (2ND FL)	
1 BEDROOM	6 UNITS
1 BEDROOM - AFFORDABLE	1 UNIT
2 BEDROOMS	8 UNITS
3 BEDROOMS - AFFORDABLE	1 UNIT
TOTAL UNITS PROPOSED	16 UNITS

UNIT MIX TOTALS	
1 BEDROOM	33 UNITS (44%)
2 BEDROOMS	39 UNITS (52%)
3 BEDROOMS	3 UNITS (4%)
TOTAL UNITS PROPOSED	75 UNITS (100%)

20% AFFORDABLE MIX	
1 BEDROOM	3 UNITS (20%)
2 BEDROOMS	9 UNITS (60%)
3 BEDROOMS	3 UNITS (20%)
TOTAL UNITS PROPOSED	15 UNITS (100%)

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

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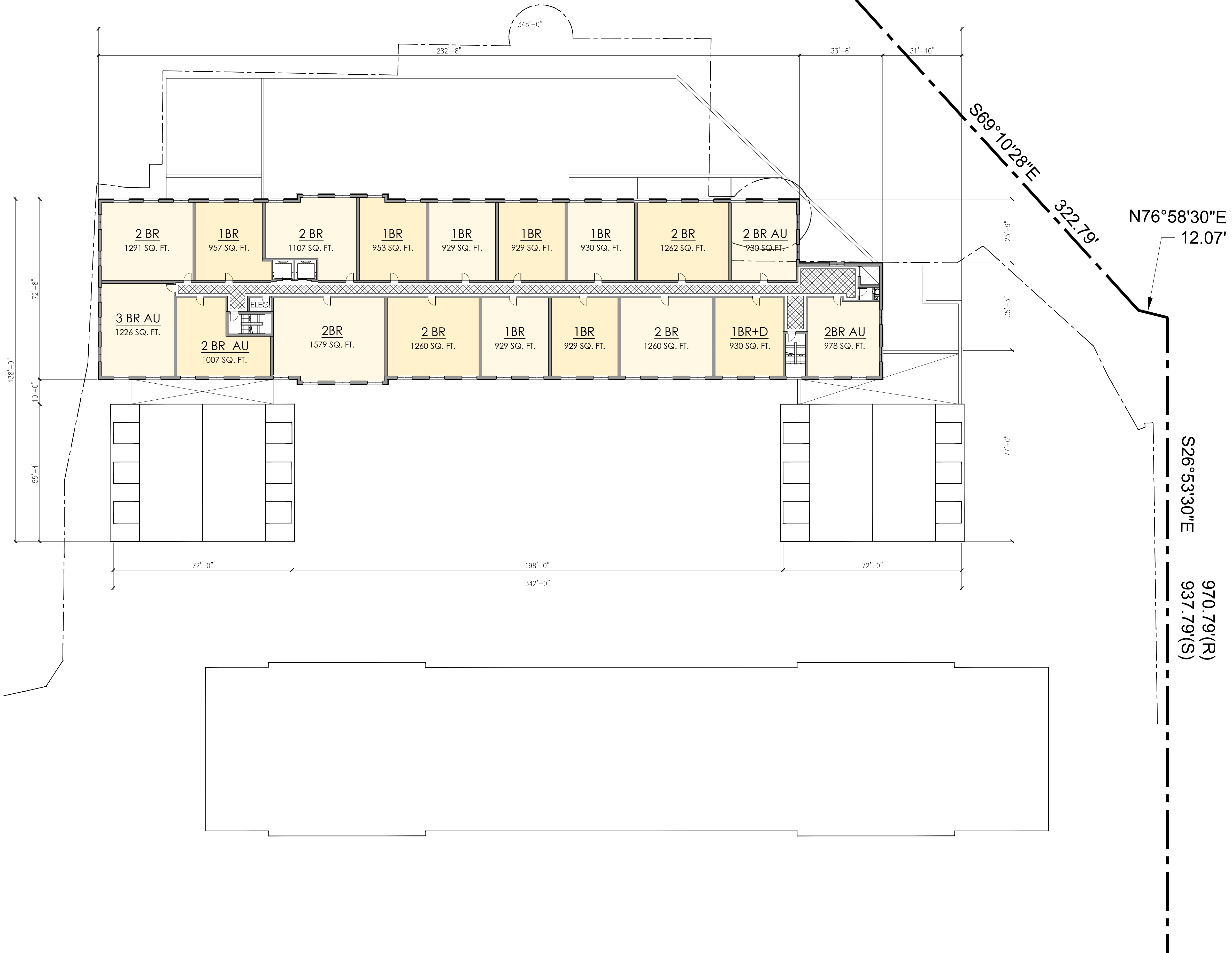
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1 SECOND FLOOR PLAN
 SCALE: 1/20"=1'-0"
 0' 4' 8' 16'

N27°47'32"W
267.82'(R)
300.82'(S)



UNIT MIX (FOURTH FL)	
1 BEDROOM	8 UNITS
2 BEDROOMS	6 UNITS
2 BEDROOMS - AFFORDABLE	3 UNIT
3 BEDROOMS - AFFORDABLE	1 UNIT
TOTAL UNITS PROPOSED	18 UNITS

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1 FOURTH FLOOR PLAN
SCALE: 1/20"=1'-0"
0' 4' 8' 16'

N27°47'32"W
267.82'(R)
300.82'(S)



UNIT MIX (FIFTH FL)	
1 BEDROOM	8 UNITS
1 BEDROOM - AFFORDABLE	1 UNIT
2 BEDROOMS	4 UNITS
2 BEDROOMS - AFFORDABLE	5 UNIT
TOTAL UNITS PROPOSED	18 UNITS

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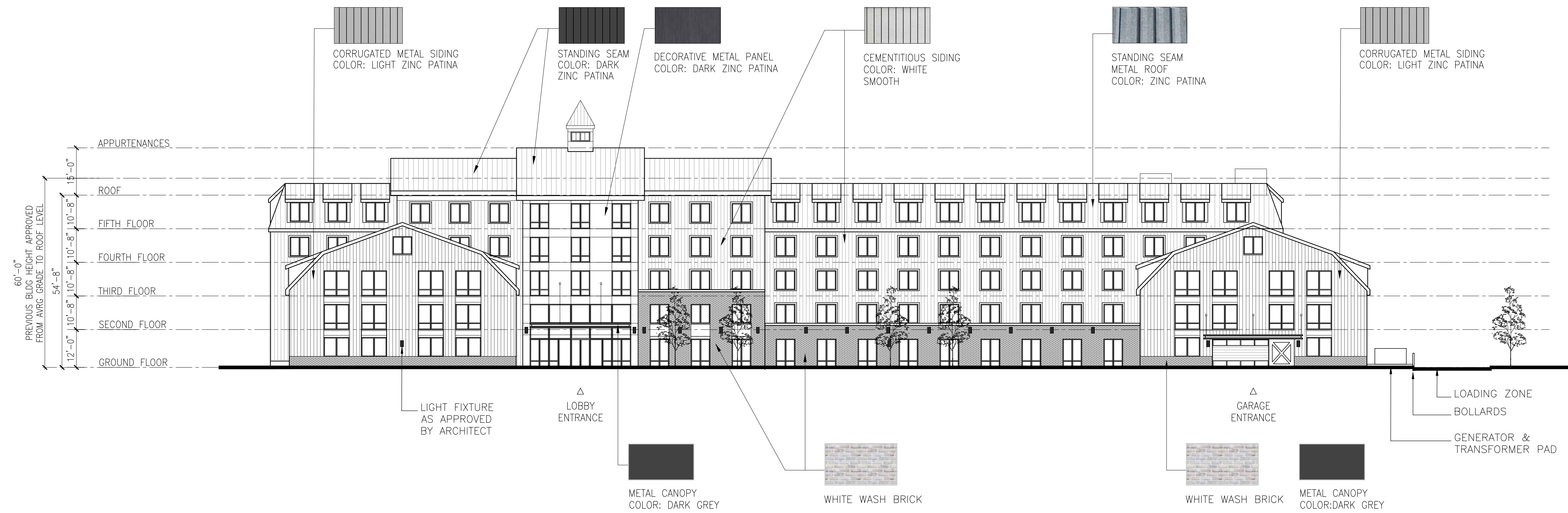
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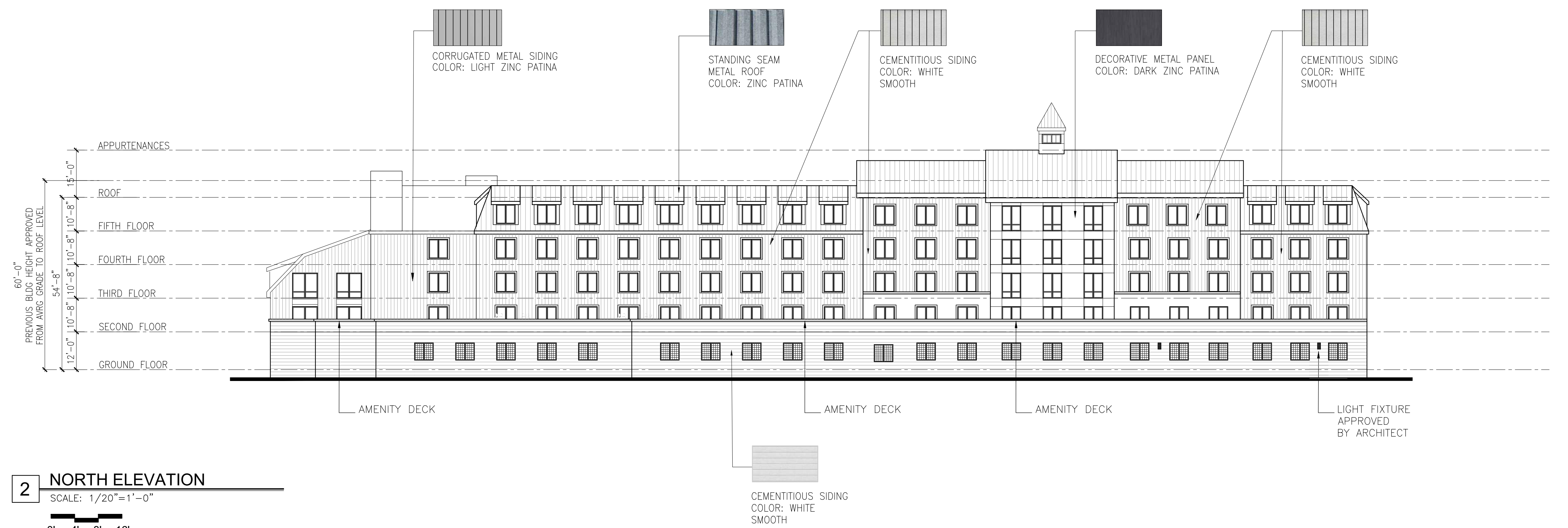
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1 FIFTH FLOOR PLAN
SCALE: 1/20"=1'-0"
0' 4' 8' 16'



1 SOUTH ELEVATION
 SCALE: 1/20"=1'-0"
 NOTE: *OR SIMILAR BASED ON PRODUCT AVAILABILITY



2 NORTH ELEVATION
 SCALE: 1/20"=1'-0"
 NOTE: *OR SIMILAR BASED ON PRODUCT AVAILABILITY

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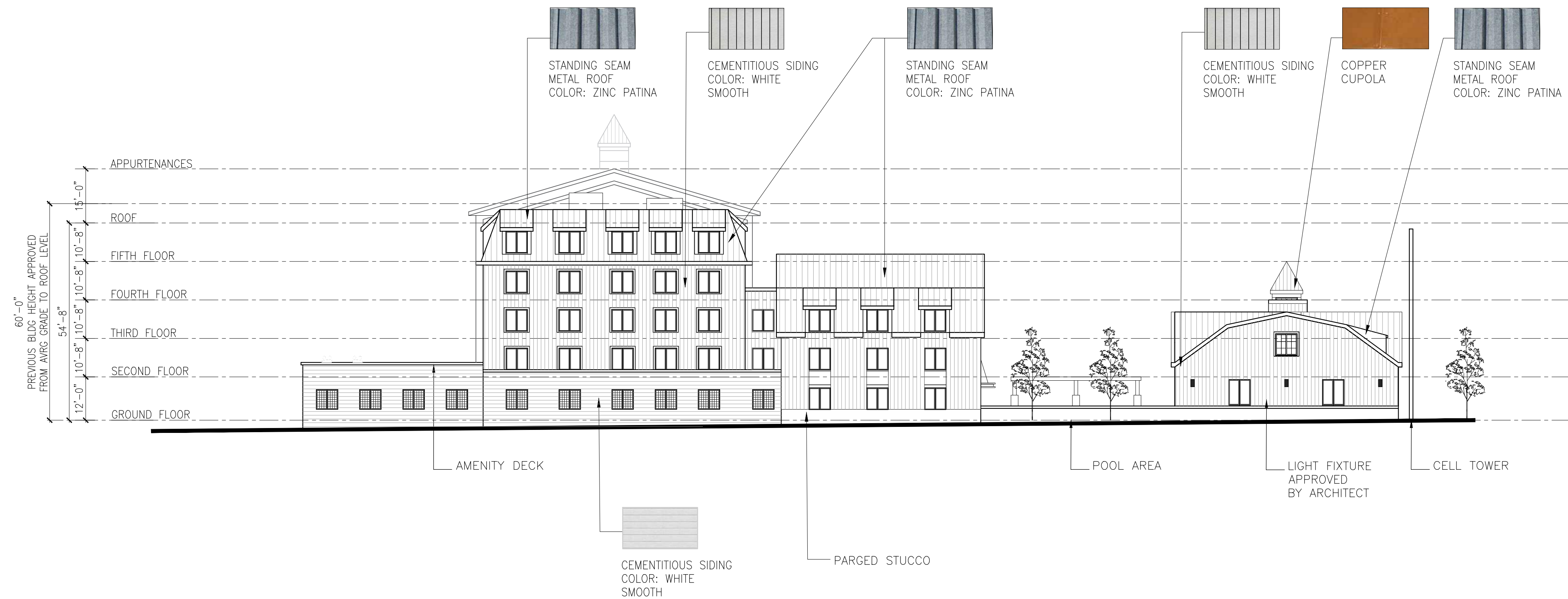


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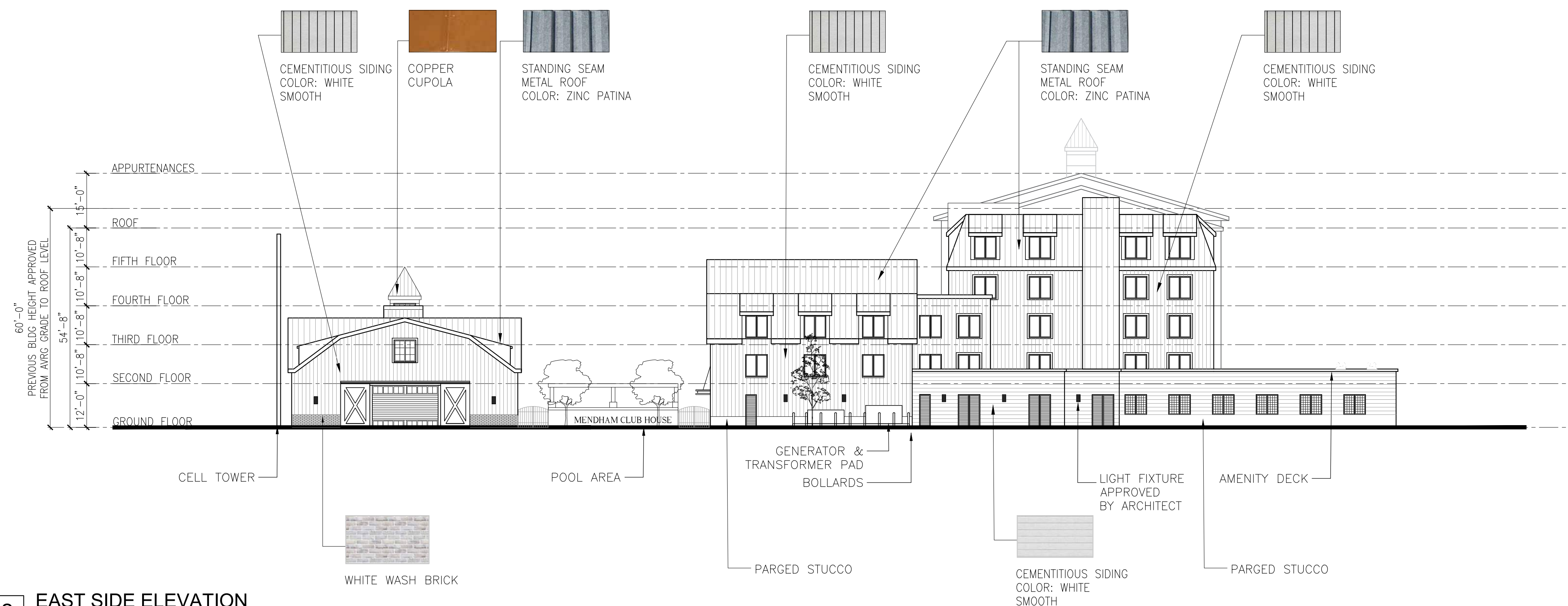
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1 WEST SIDE ELEVATION

SCALE: 1/20"=1'-0"

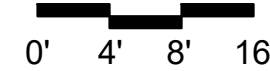
NOTE: *OR SIMILAR BASED ON PRODUCT AVAILABILITY



2 EAST SIDE ELEVATION

SCALE: 1/20"=1'-0"

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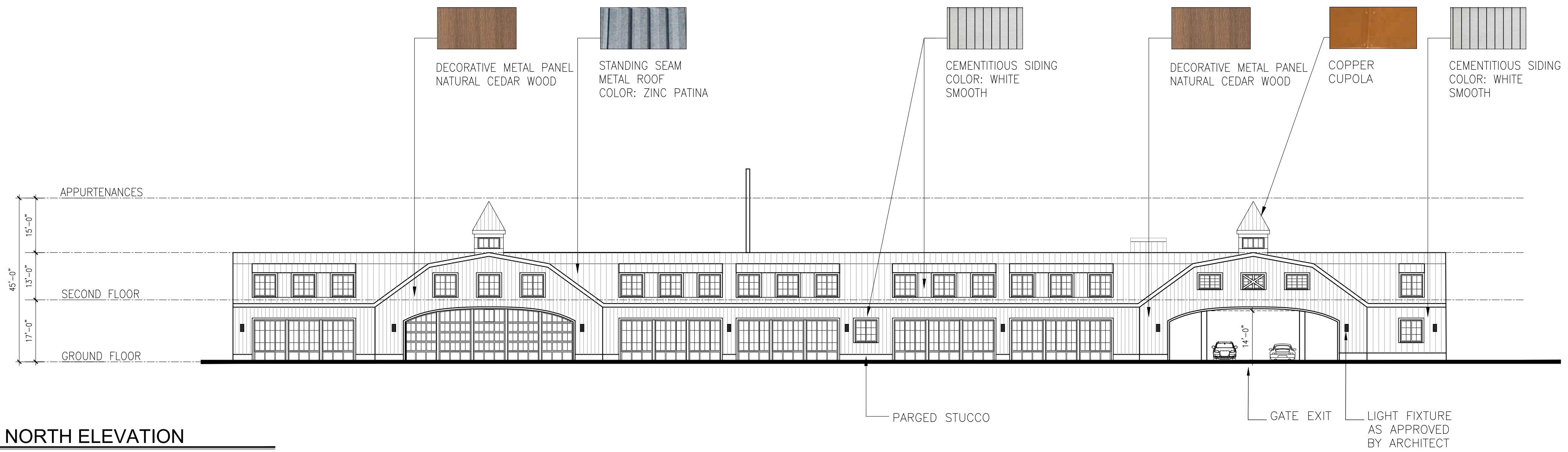


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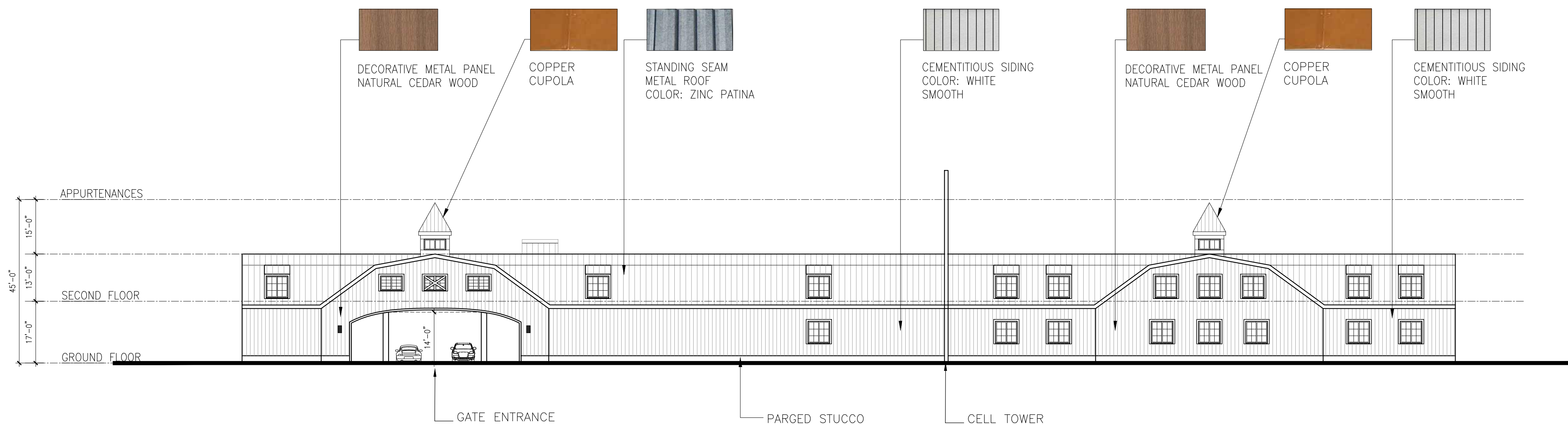
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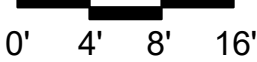
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1 NORTH ELEVATION
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2 SOUTH ELEVATION
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