

# 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

### DRAWING LIST

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### PROJECT DATA

BLOCK NUMBER	801
LOT NUMBERS	20
ZONING DISTRICTS	(EB) EAST BUSINESS (EB-AH) EAST BUSINESS AFFORDABLE HOUSING OVERLAY
LOT AREA	206,190 SF
BUILDING FOOTPRINT	63,044 SF
RESIDENTIAL FLOOR AREA	108,118 SF
DWELLING UNITS	75 UNITS
PARKING SPACES	155 SPACES*
*REFER TO CIVIL PLANS ADD. PARKING INFO.	

### 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



1 PERSPECTIVE VIEW  
SCALE: NTS



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

### 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 \_\_\_\_\_, 2025.

Board Chairman

Board Secretary

Board Planner

Board Engineer

**MHS ARCHITECTURE**

Dean Marchetto FAIA, PP  
NJ 07945

Michael Higgins NJ21A0130830 AIA, LEED

Bruce A Stieve AIA  
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Applicant/Owner:  
**V-FEE MENDHAM 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

Job Number : 2201  
Scale : AS NOTED  
Drawn By : TM, FT

Issue :	For :
Date : 10 - 24 - 22	FOR MUNICIPAL SUBMISSION
04 - 24 - 23	REVISION
05 - 15 - 23	REVISION FOR CIVIL
11 - 21 - 24	BUILDING HEIGHT COORDINATION
01 - 09 - 26	SITE PLAN AMENDMENTS

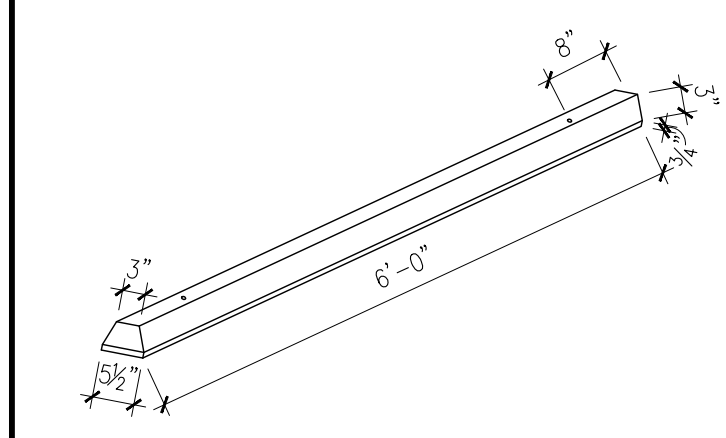
COVER SHEET

C1

**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.

DUPLICATE  
DETAIL  
OMITTED



PRECAST CONCRETE BUMPER  
NOT TO SCALE

**MHS**  
ARCHITECTURE

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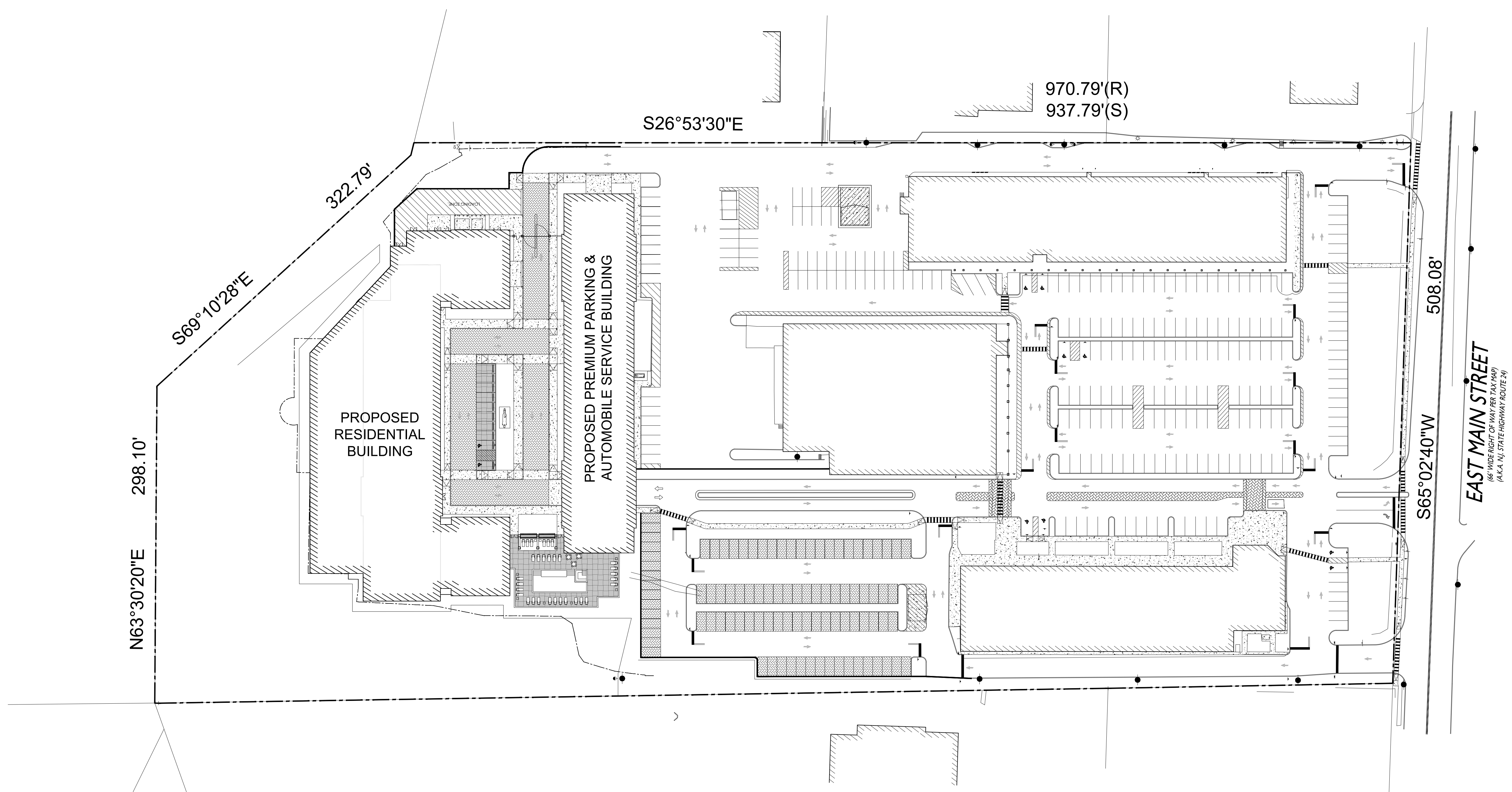
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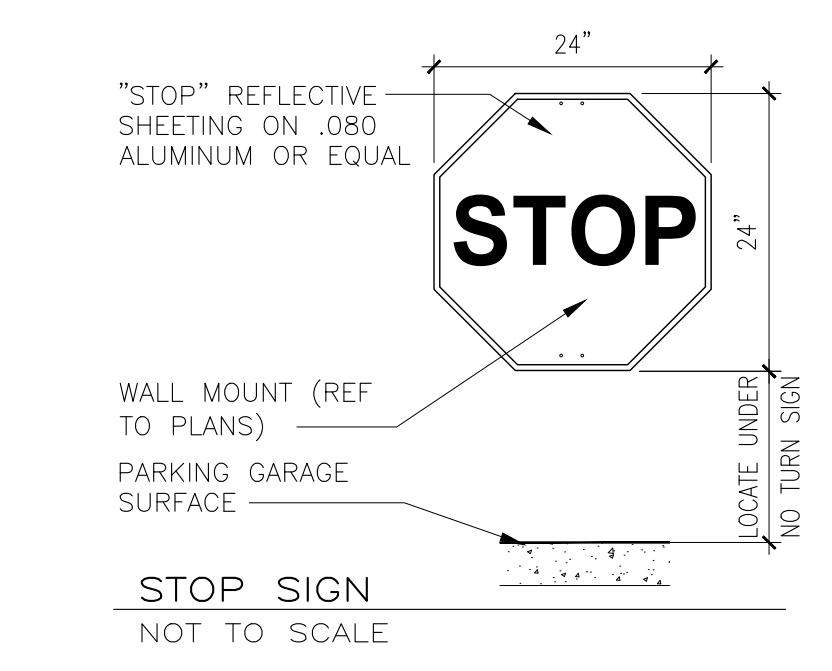
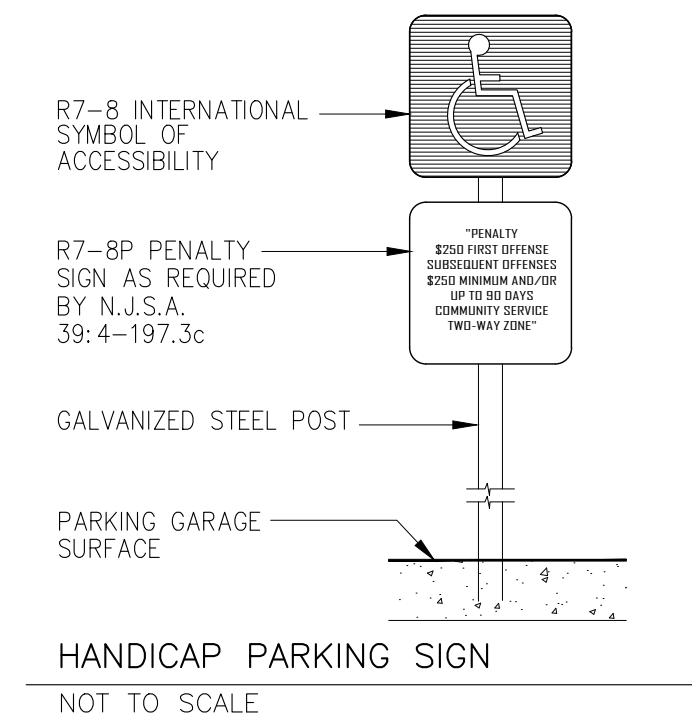
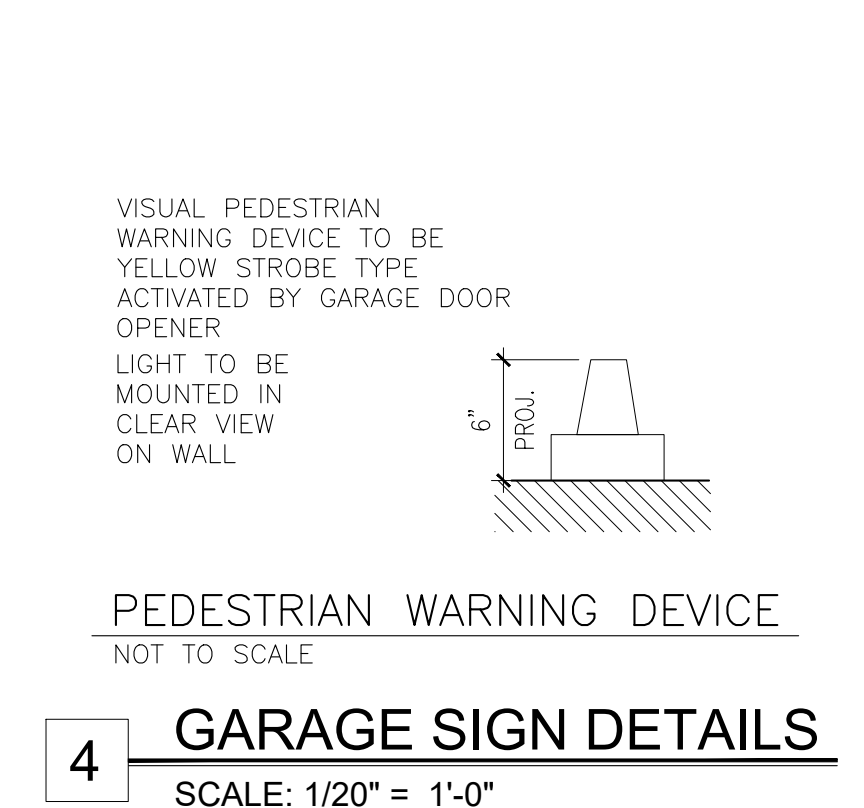
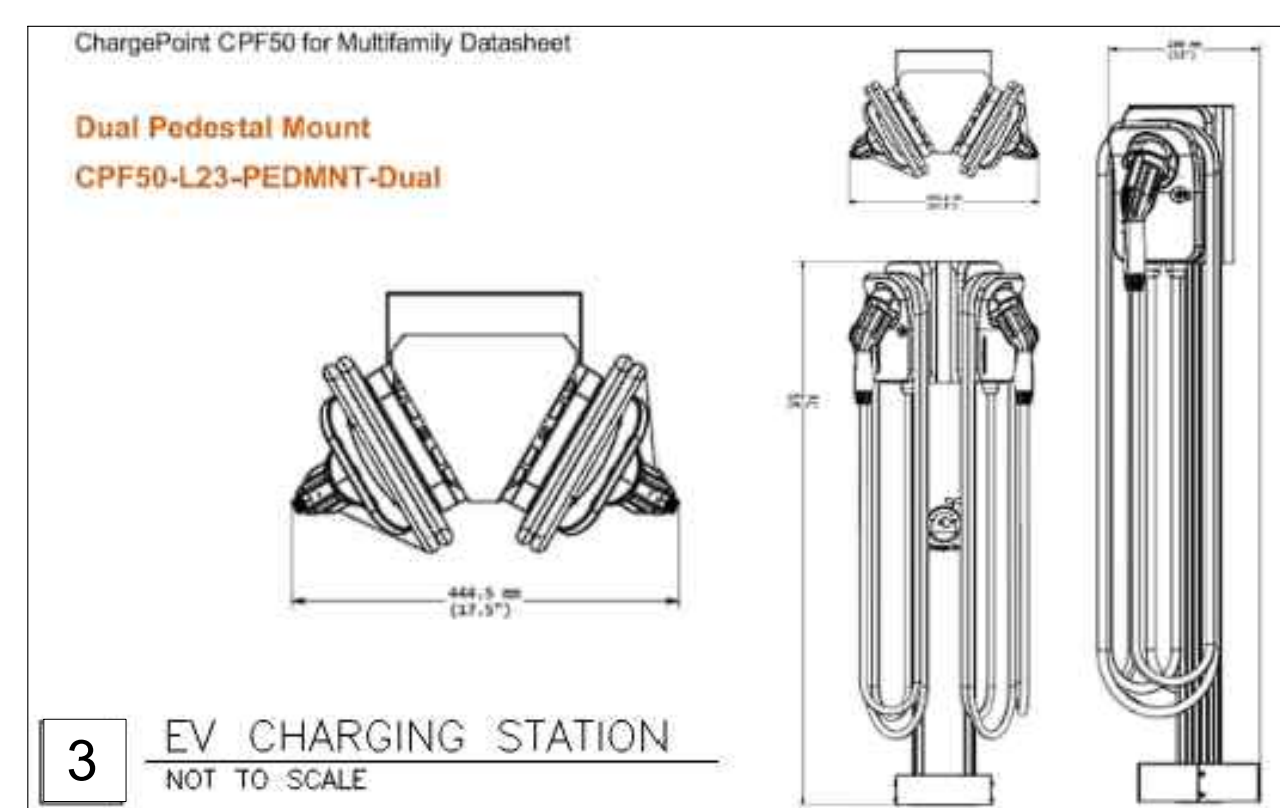
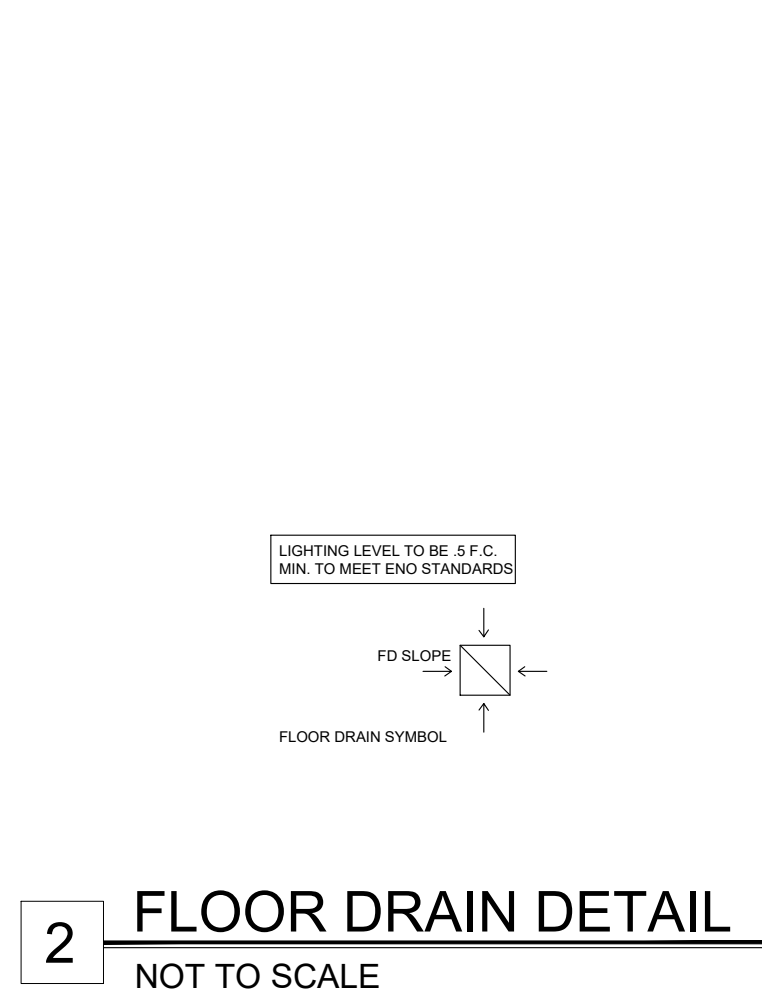
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SITE PLAN **A1**

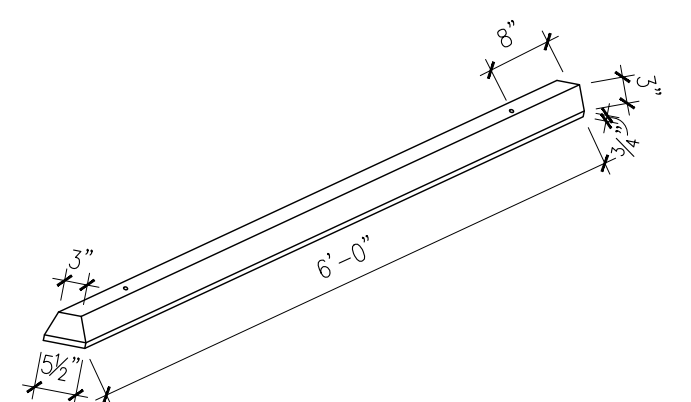
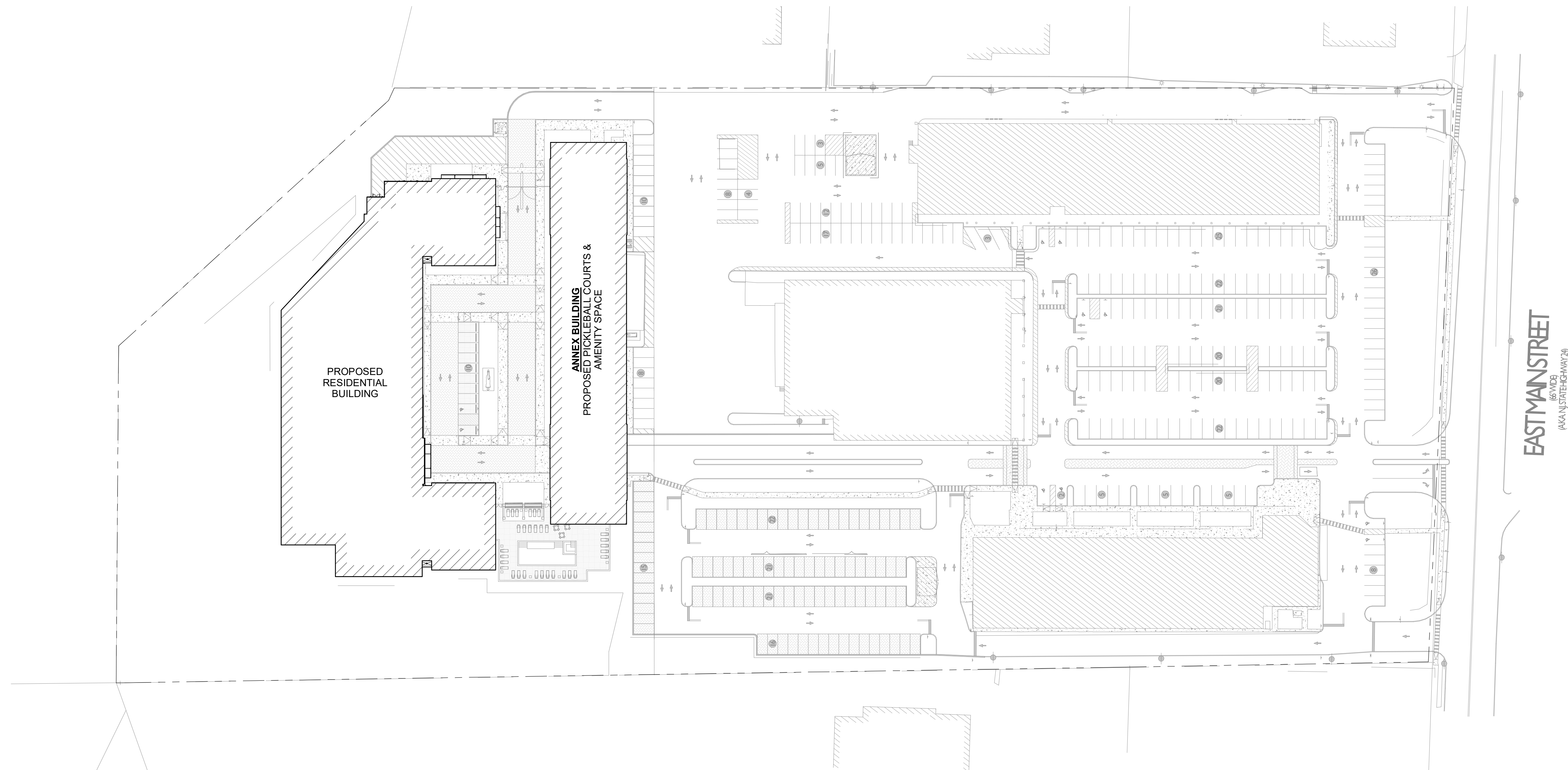


**1 SITE PLAN**  
SCALE: 1/50" = 1'-0"  
0' 8" 24' 40"



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PRECAST CONCRETE BUMPER  
NOT TO SCALE

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Morris County, NJ, 07945

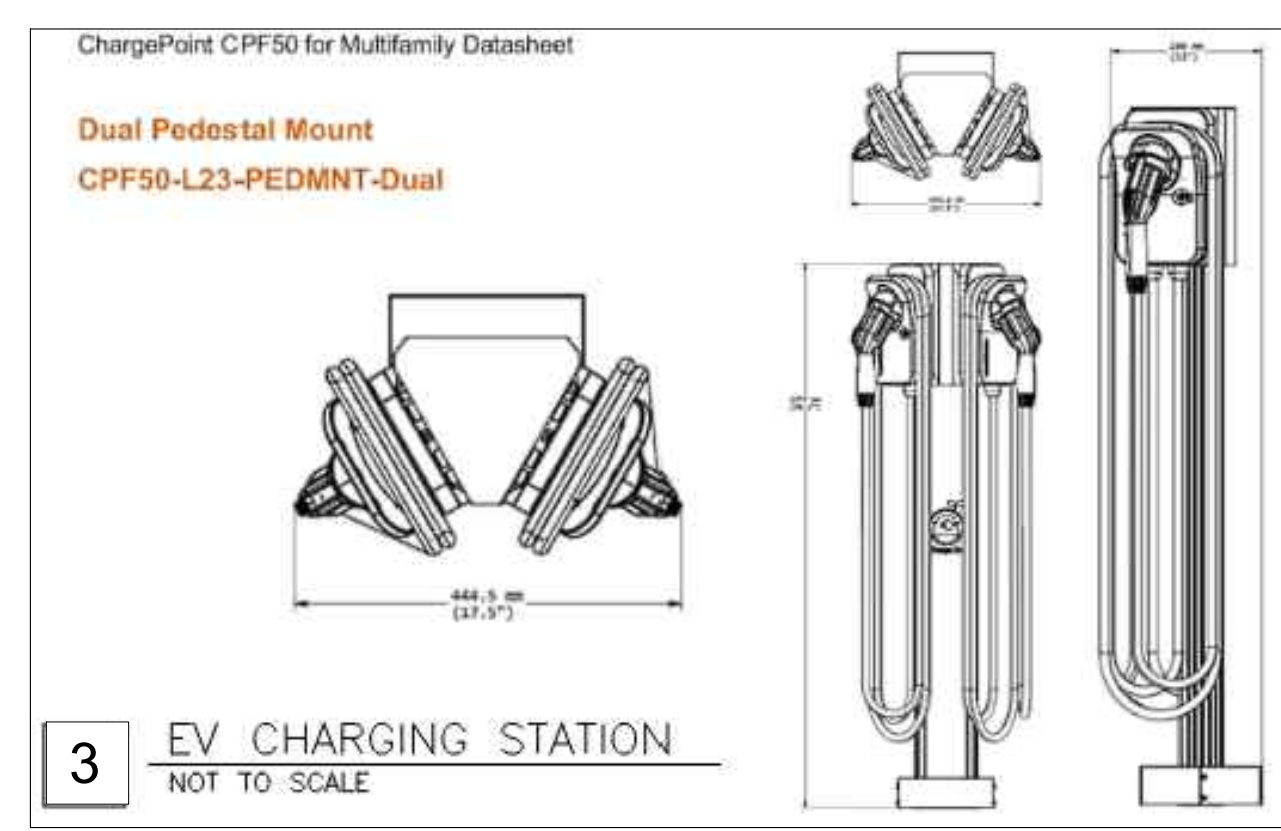
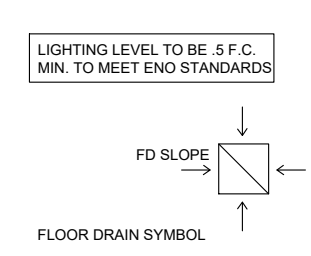
PROJECT NAME:  
**V-FEE MENDHAM APARTMENTS, LLC**

JOB NUMBER: 2201  
SCALE: 1" = 50'-0"  
DRAWN BY: TM, FT, JE

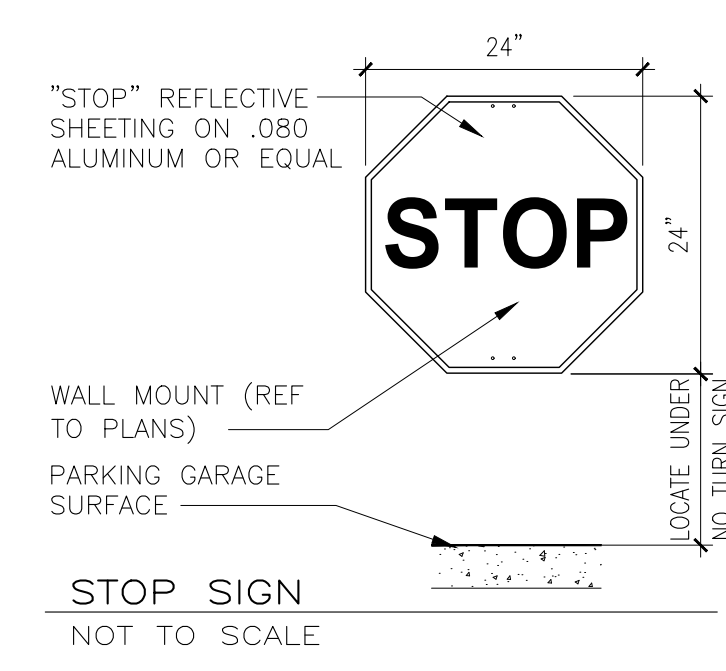
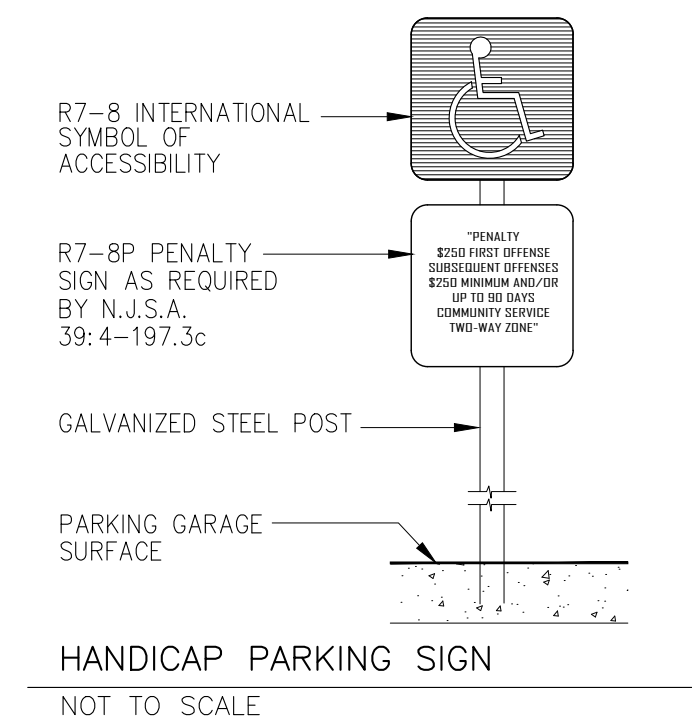
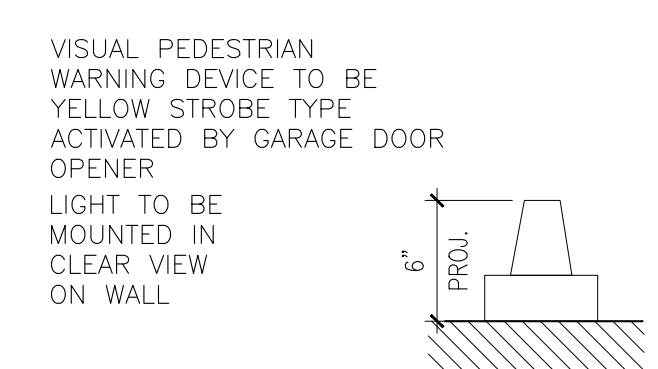
ISSUE:	FOR:
DATE:	DATE:
01/09/26	SITE PLAN AMENDMENTS

**1 SITE PLAN**  
SCALE: 1" = 50'-0"  
0 25 50 100  
2'

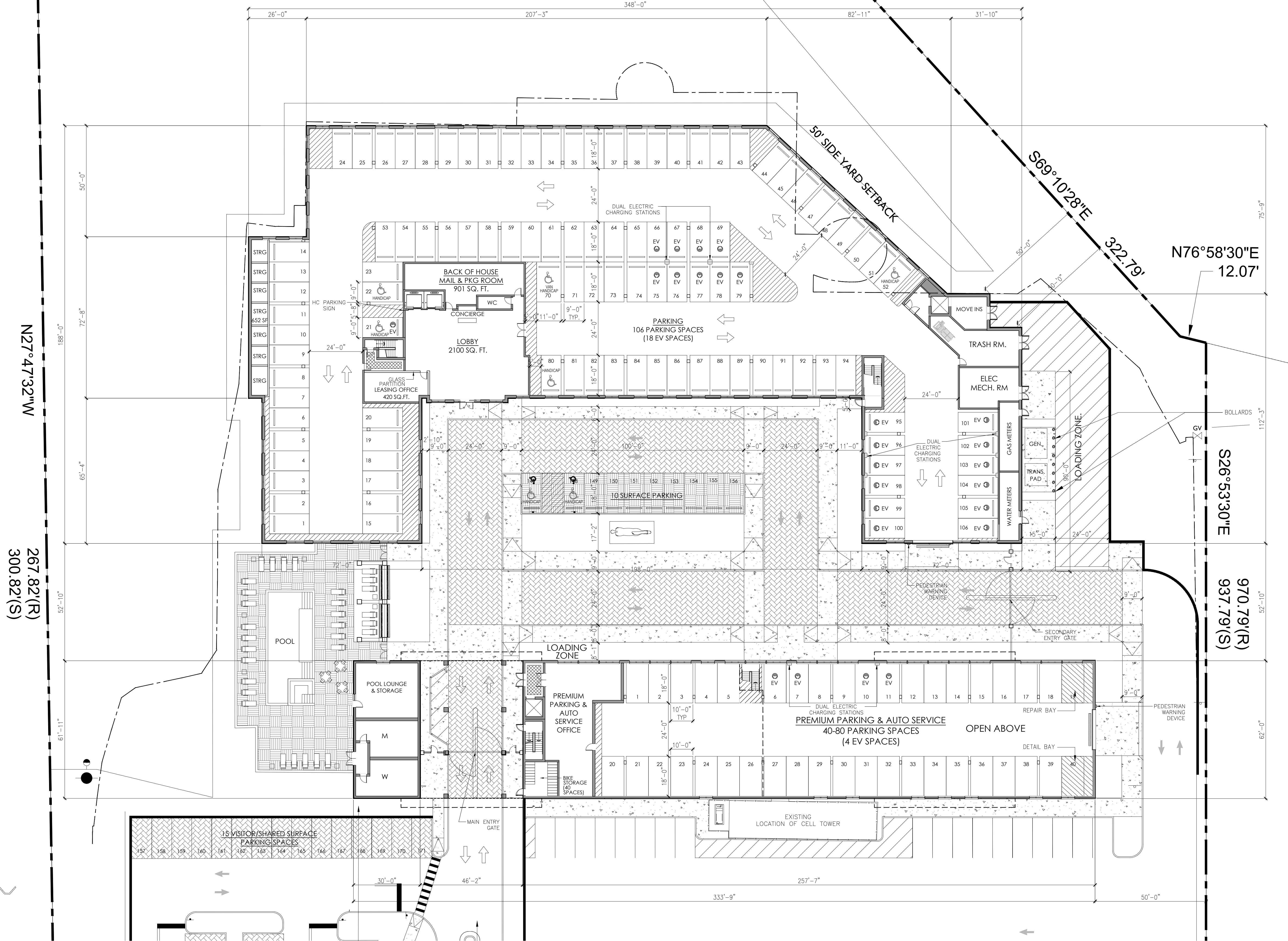
**2 FLOOR DRAIN DETAIL**  
NOT TO SCALE



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



AMENDED SITE PLAN  
**A1.1**



**PARKING**

RESIDENTIAL GARAGE	= 106 SPACES
RESIDENTIAL SURFACE	= 10 SPACES
VISITOR SURFACE	= 15 SPACES
PREMIUM PKG & AUTOMOBILE SVC	= 40 SPACES

INCLUDING:

HANDICAP (RES. GARAGE)	= 5 SPACES
EV (RES. GARAGE)	= 22 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	= 1 SPACE
<b>TOTAL REQUIRED SPACES</b>	<b>= 39 SPACES</b>
<b>TOTAL PROVIDED SPACES</b>	<b>= 40 SPACES</b>

NOTE:  
THE PROPOSED AUTOMOTIVE SERVICING OPERATION SHALL SERVICE ONLY THE COLLECTIBLE OR EXOTIC AUTOMOBILES SOLD BY THE AUTOMOBILE SALES OPERATION. THE AUTOMOTIVE SERVICE OPERATION SHALL BE CONDUCTED IN ACCORDANCE WITH THE ORDINANCE DEFINITION FOR AUTOMOTIVE SERVICE STATION IN SECTION 215-1.

**MHS ARCHITECTURE**

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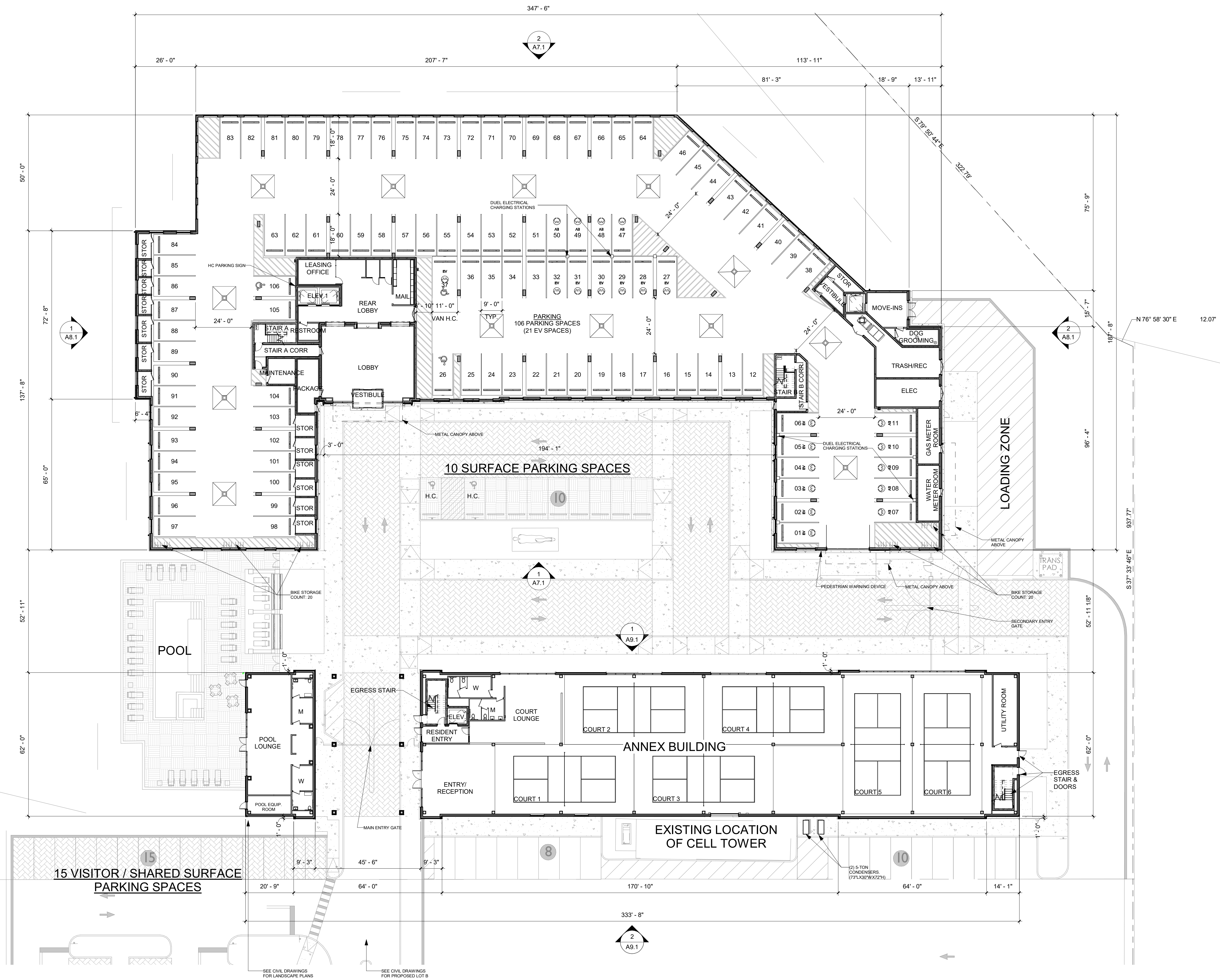
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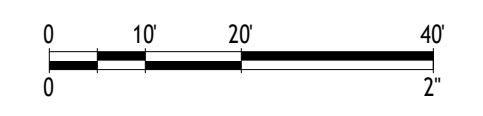
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**1 GROUND FLOOR PLAN**  
SCALE: 1/20"=1'-0"  
0' 4' 8' 16'

SEE CIVIL DRAWINGS FOR LANDSCAPE PLANS  
SEE CIVIL DRAWINGS FOR PROPOSED LOT B



**1** GROUND FLOOR PLAN  
SCALE: 1" = 20'-0"



**PARKING**

RESIDENTIAL GARAGE	= 106 SPACES
RESIDENTIAL SURFACE	= 10 SPACES
VISITOR SURFACE	= 15 SPACES
ANNEX BUILDING (REC. & FITNESS CENTER)	= 24 SPACES
<b>INCLUDING:</b>	
HANDICAP (RES. GARAGE)	= 5 SPACES
EV (RES. GARAGE)	= 22 SPACES
HANDICAP (VISITOR SURFACE)	= 2 SPACES

**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 = 1 SPACE
<b>TOTAL REQUIRED SPACES</b>	<b>= 39 SPACES</b>
<b>TOTAL PROVIDED SPACES</b>	<b>= 40 SPACES</b>

**MHS ARCHITECTURE**

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SCALE: 1" = 20'-0"  
DRAWN BY: TM, FT, JE

ISSUE:	FOR:
DATE:	SITE PLAN AMENDMENTS
01/09/26	

AMENDED GROUND FLOOR PLAN

**A2.1**

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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
<b>TOTAL UNITS PROPOSED</b>	<b>16 UNITS</b>

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

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

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

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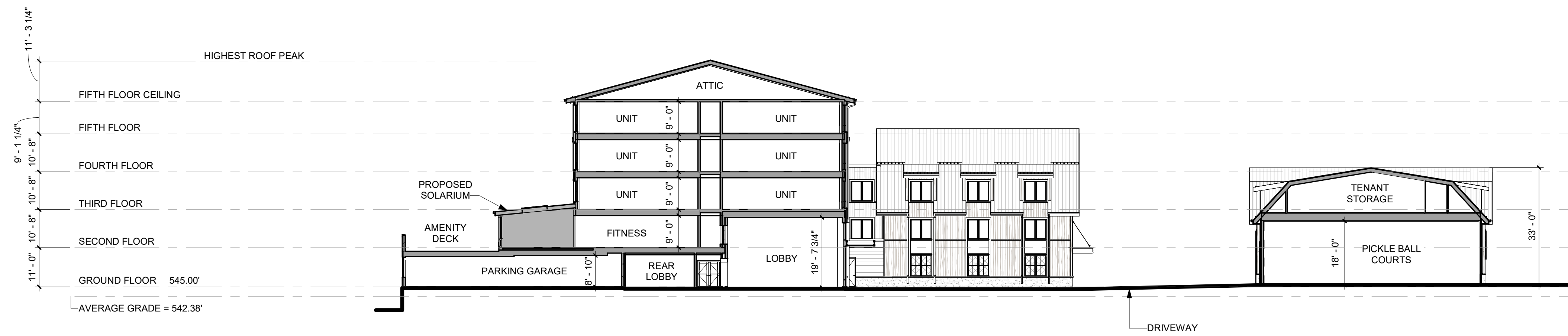
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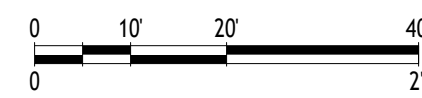
**NOTE:**  
THE PROPOSED BUILDING SHALL BE OUTFITTED WITH A FULL SPRINKLER SUPPRESSION AND STANDPIPE SYSTEM AS DEFINED BY THE NFPA 13 AND BY THE NJ UCC. THIS SYSTEM SHALL INCLUDE COVERAGE IN ALL COMMON AREAS, LIMITED UNPROTECTED AREAS, STORAGE SPACES AND RESIDENTIAL UNITS. DUE TO THE SIZE OF THE STRUCTURE, MULTIPLE STANDPIPES SHALL BE DISTRIBUTED THROUGHOUT THE STRUCTURE TO SUPPORT FIREFIGHTER EFFORTS. IN CONNECTION WITH A SPRINKLER SUPPRESSION SYSTEM AND STANDPIPE SYSTEM, THE FOLLOW ITEMS ARE REQUIRED:  
A. A COPY OF SPRINKLER AND STANDPIPE INSTALLATION PLANS SHALL BE SUBMITTED TO MENDHAM BOROUGH FIRE PREVENTION FOR COMMENT.  
B. A COPY OF ALL HYDRAULIC SPRINKLER CALCS, INCLUDING DOCUMENTATION OF AVAILABLE WATER SUPPLY.  
C. ALL FIRE DEPARTMENT CONNECTIONS SHALL BE FITTED WITH A 2-1/2" SIAMESE CONNECTION AS APPROVED.  
D. THE SUPPRESSION SYSTEM SHALL BE MONITORED BY A 24-HOUR FIRE ALARM MONITORING COMPANY.

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





**1 BUILDING SECTION**  
SCALE: 1" = 20'-0"



**2 SOLARIUM PERSPECTIVES**  
SCALE:



**3 SOLARIUM ELEVATION**  
SCALE: 1/4" = 1'-0"



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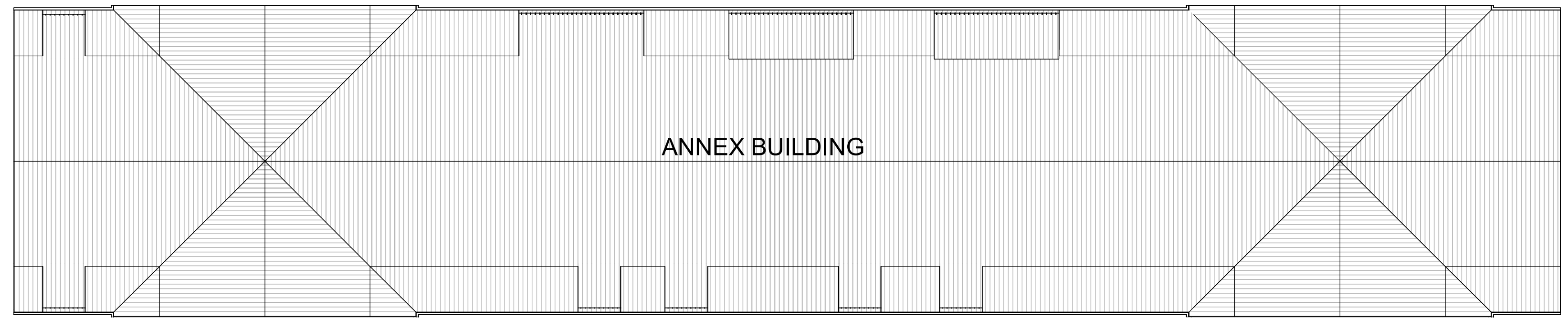
JOB NUMBER: 2201  
SCALE: As indicated  
DRAWN BY: TM, FT, JE

ISSUE:  
DATE: 01/09/26 FOR: SITE PLAN AMENDMENTS

AMENDED BUILDING SECTION & 3D VIEWS  
**A10.1**

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UNIT MIX (THIRD FLOOR)	
1 BR	3
1 BR-A	2
1 BR-D	4
2 BR	10
2 BR-A	3
3 BR-A	1
<b>TOTAL UNITS PROPOSED</b>	<b>23</b>



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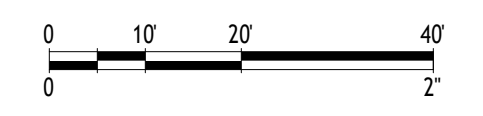
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 Morris County, NJ, 07945  
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 DRAWN BY: TM,FT,JE

ISSUE:	FOR:
01/09/26	SITE PLAN AMENDMENTS

**1 3RD FLOOR PLAN**  
 SCALE: 1" = 20'-0"



AMENDED  
 THIRD  
 FLOOR PLAN

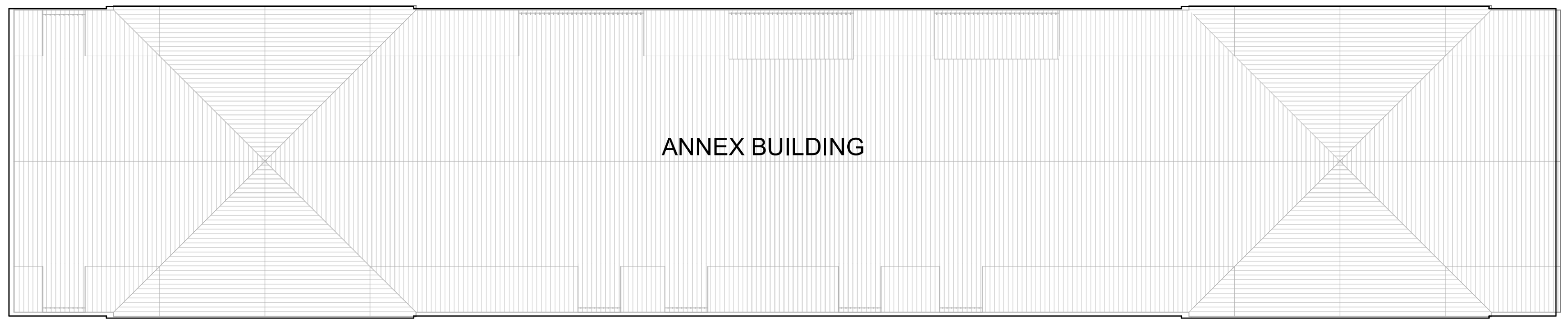
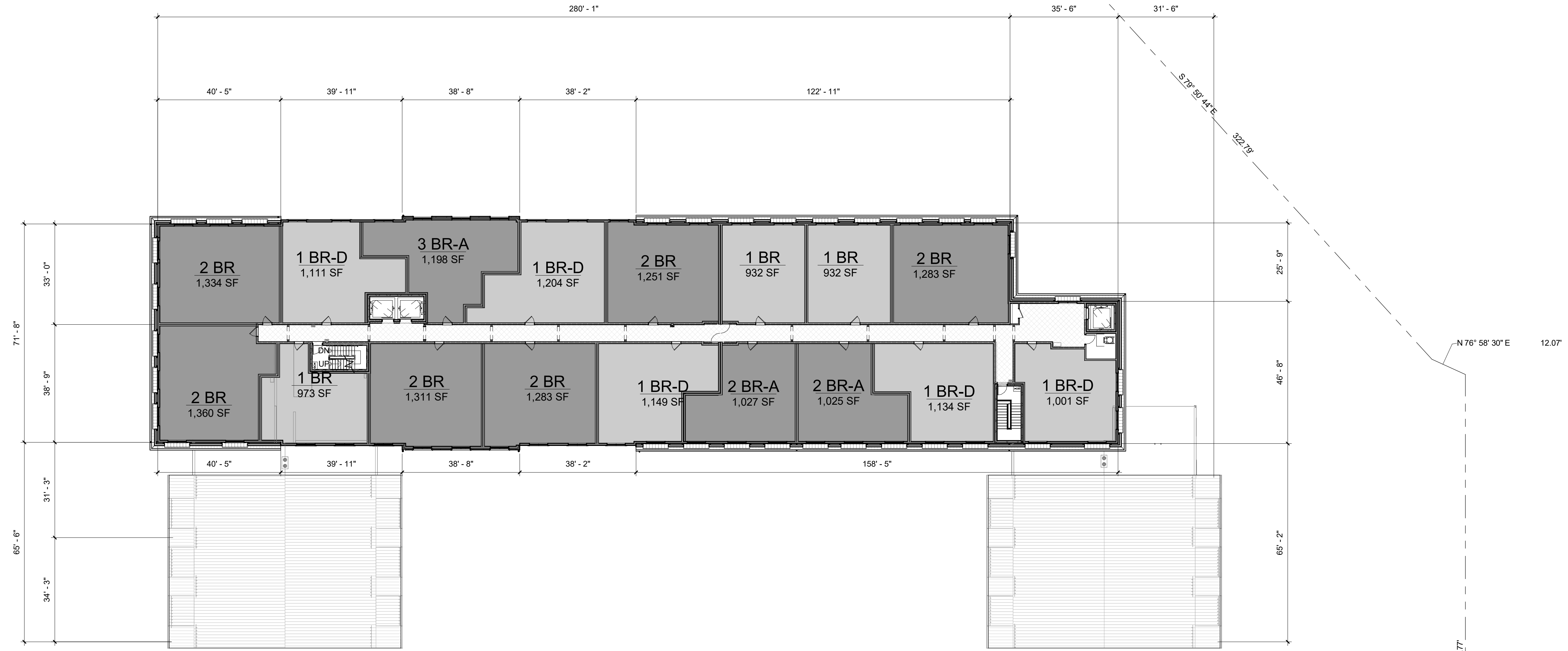
**A4.1**

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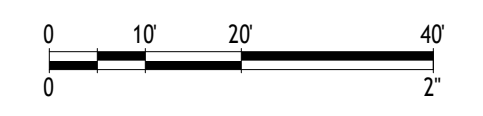








**1 FIFTH FLOOR PLAN**  
SCALE: 1" = 20'-0"



UNIT MIX (FIFTH FL)	
1 BR	3
1 BR-D	5
2 BR	6
2 BR-A	2
3 BR-A	1
<b>TOTAL UNITS PROPOSED</b>	<b>17</b>

**MHS ARCHITECTURE**

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SCALE: 1" = 20'-0"  
DRAWN BY: TM, FT, JE

ISSUE:	FOR:
01/09/26	SITE PLAN AMENDMENTS

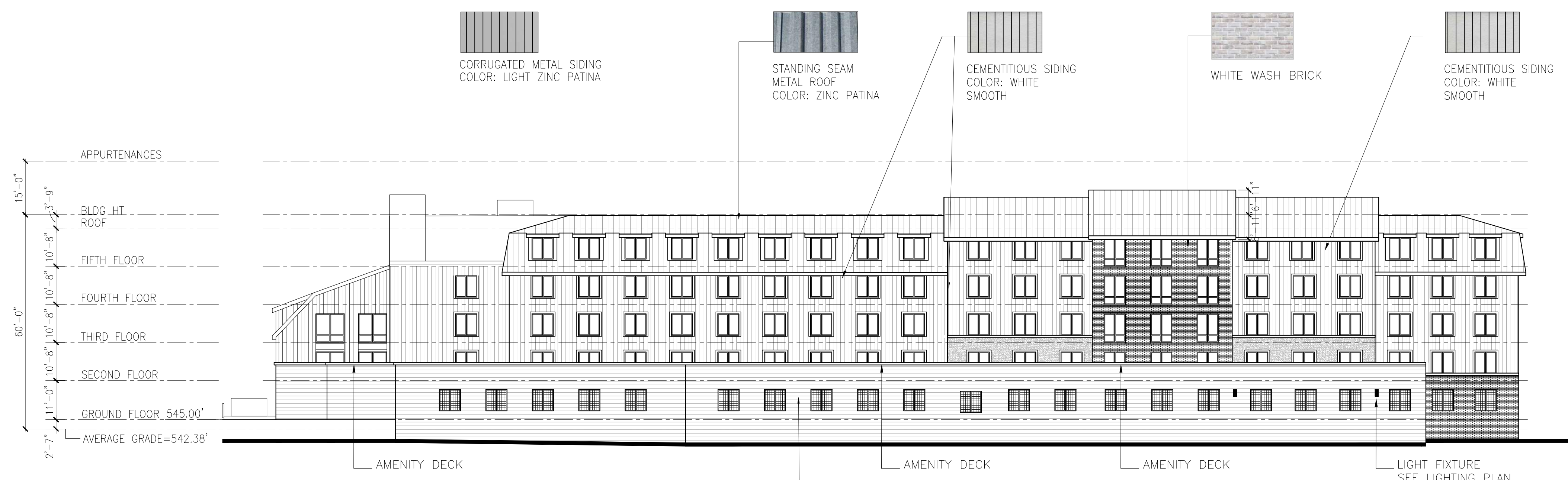
AMENDED FIFTH FLOOR PLAN

**A6.1**

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

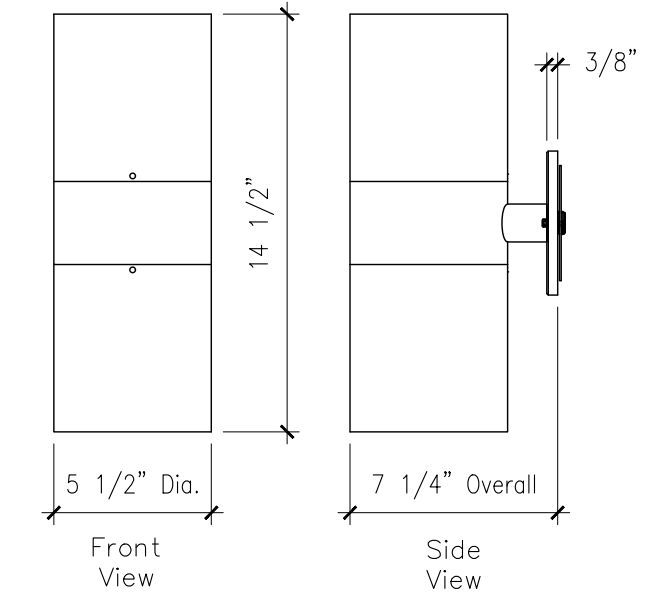


**2 NORTH ELEVATION**  
 SCALE: 1/20"=1'-0"  
 NOTE: \*OR SIMILAR BASED ON PRODUCT AVAILABILITY

**EXTERIOR LIGHT FIXTURE**

MOUNTING HEIGHT = 9'-4"  
 PAR38 LAMP  
 TOP LAMP 57W  
 BOTTOM LAMP 57W

B-K LIGHTING TYPE 1  
 MAMMOTH SERIES UP/DOWN WALL-MOUNTED #MA-xS1-WFL-SAP-12-11/11-B  
 5 1/2" DIA x 14 1/2" H x 7 1/4" D  
 COLOR SELECTION BY ARCHITECT



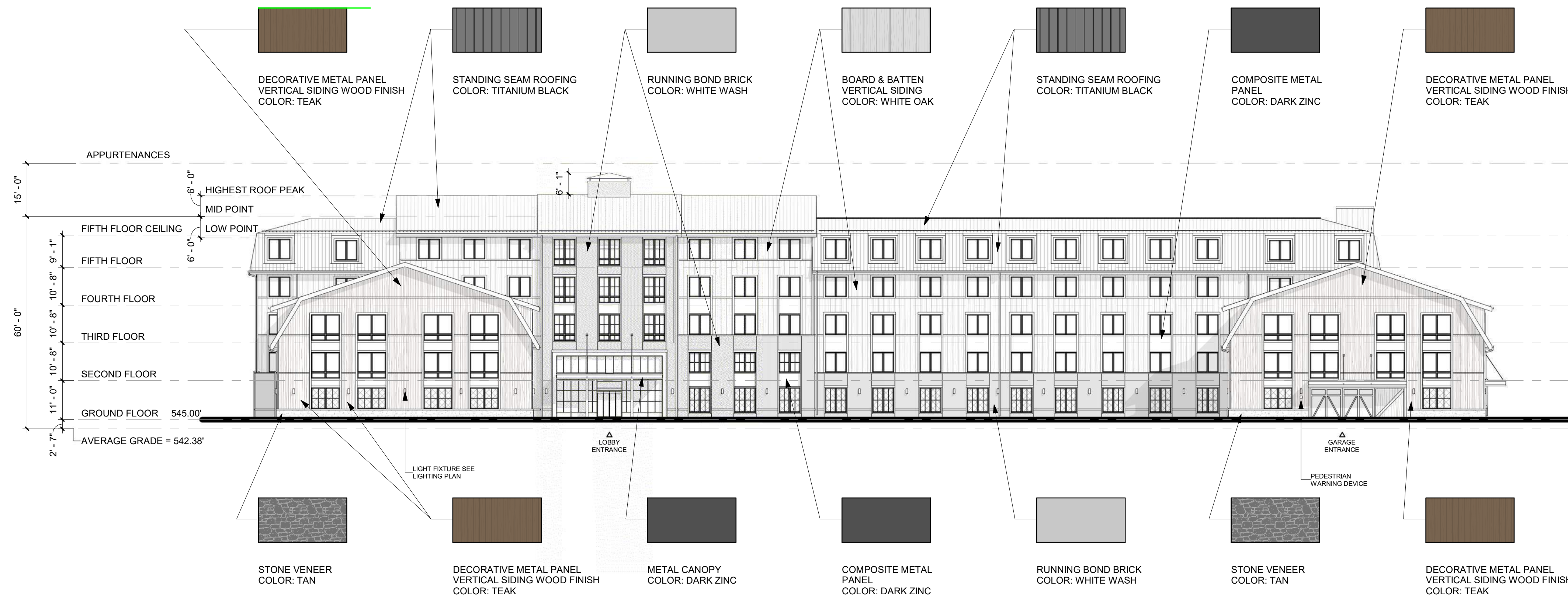
COLOR SELECTION BY ARCHITECT  
 NOTE:  
 DECORATIVE LIGHT FIXTURE WILL BE SHIELDED AS NEEDED TO LIMIT SPREAD TO NEIGHBORS PROPERTY AND SHALL MEET THE IES LIGHTING STANDARDS. SEE CIVIL LIGHTING PLANS & SPECS FOR ADDITIONAL INFORMATION.

**MHS ARCHITECTURE**  
 Dean Marchetto F.A.I.A., P.P. N.J. 07945  
 Michael Higgins N.J. 1A0130830 A.I.A., LEED  
 Bruce A. Slieve A.I.A. N.J. 1A0137710  
 Michael Buldo A.I.A. N.J. 1A01786800 N.Y. 093161  
 1422 Grand Street  
 Hoboken, NJ 07030  
 201-795-1505 P  
 201-795-0171 F  
 MHSArchitects.com

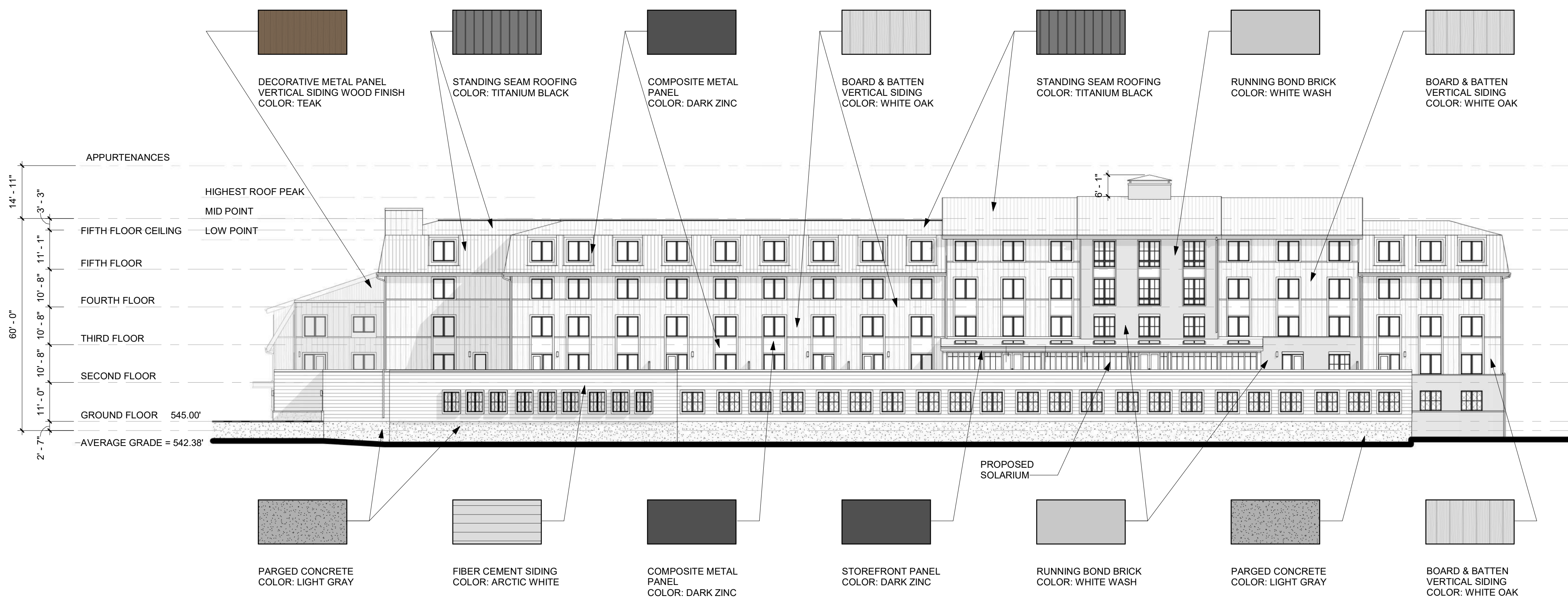
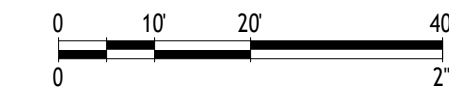
Applicant/Owner:  
**V-FEE MENDHAM APARTMENTS, LLC**  
 130 Route 10 West  
 Whippany, NJ 07981  
 Project:  
**V-FEE MENDAM APARTMENTS, LLC**  
 84-90 East Main Street  
 Borough of Mendham  
 Morris County, NJ

Job Number :	2201
Scale :	AS NOTED
Drawn By :	TM, FT
Issue :	
Date :	For :
10 - 24 - 22	FOR MUNICIPAL SUBMISSION
04 - 24 - 23	REVISION
05 - 15 - 23	REVISION FOR CIVIL
11 - 21 - 24	BUILDING HEIGHT COORDINATION
01 - 09 - 26	SITE PLAN AMENDMENTS

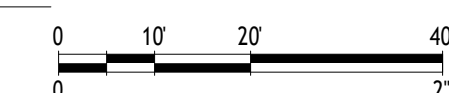
**RESIDENTIAL ELEVATIONS NO CUPOLA**  
**A7**  
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**1 SOUTH ELEVATION**  
SCALE: 1" = 20'-0"



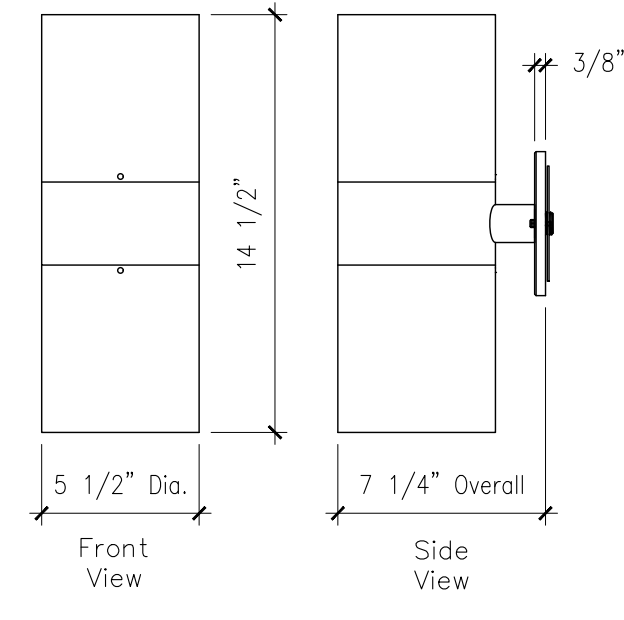
**2 NORTH ELEVATION**  
SCALE: 1" = 20'-0"



**EXTERIOR LIGHT FIXTURE**

MOUNTING HEIGHT = 9'-4"  
PAR38 LAMP  
TOP LAMP 57W  
BOTTOM LAMP 57W

B-K LIGHTING TYPE 1  
MAMMOTH SERIES UP/DOWN WALL-MOUNTED #MA-x51-WFL-SAP-12-11/11-B  
5 1/2" DIA x 14 1/2" H x 7 1/4" D  
COLOR SELECTION BY ARCHITECT



COLOR SELECTION BY ARCHITECT

**NOTE:**

DECORATIVE LIGHT FIXTURE WILL BE SHIELDED AS NEEDED TO LIMIT SPREAD TO NEIGHBORS PROPERTY AND SHALL MEET THE IES LIGHTING STANDARDS. SEE CIVIL LIGHTING PLANS & SPECS FOR ADDITIONAL INFORMATION.

**MHS ARCHITECTURE**  
Dean Marchetto, FAIA, PP NJ C07945  
Michael Higgins, AIA, LEED NJ21A0150830  
Bruce A. Steve, AIA NJ21A0137710  
Michael Buldo, AIA NJ21A01786500 NY 035161  
Vincent Marchetto, AIA NJ21A02161600

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Suite 5B  
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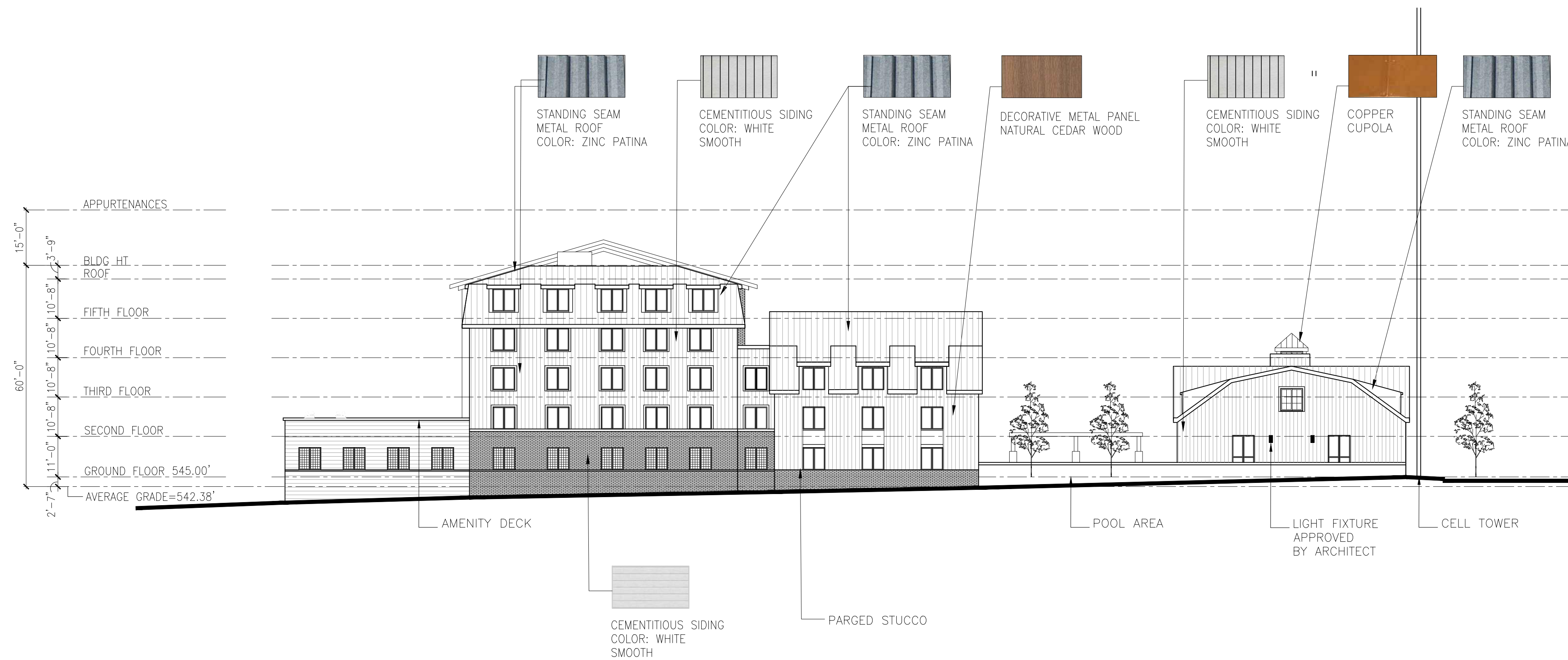
**PREPARED FOR:  
V-FEE MENDHAM APARTMENTS, LLC**

84-90 East Main Street  
Borough of Mendham  
Morris County, NJ, 07945  
PROJECT NAME:  
**V-FEE MENDHAM APARTMENTS, LLC**

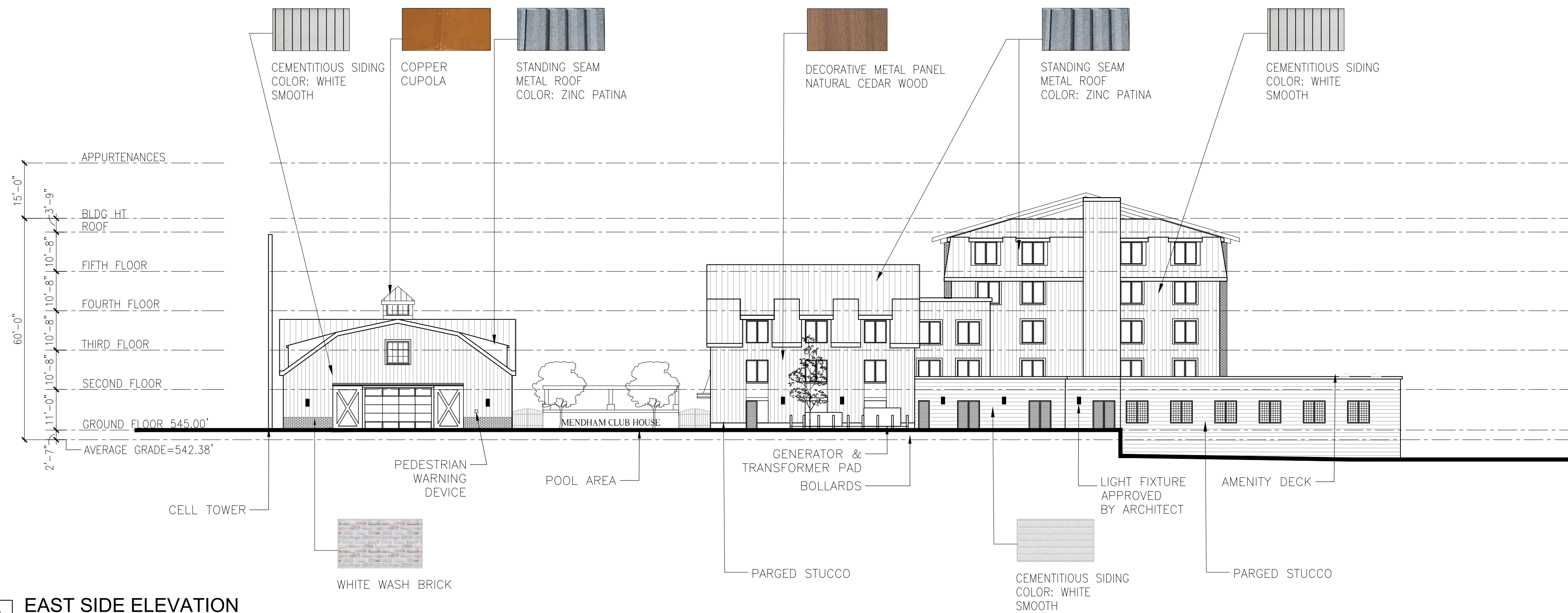
JOB NUMBER: 2201  
SCALE: As indicated  
DRAWN BY: TM, FT, JE

ISSUE:	FOR:
DATE:	01/09/26
SITE PLAN AMENDMENTS	

AMENDED RESIDENTIAL ELEVATIONS **A7.1**  
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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"  
 0' 4' 8' 16'  
 NOTE: \*OR SIMILAR BASED ON PRODUCT AVAILABILITY



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 NJ21A0130830  
 Bruce A Slieve AIA  
 NJ21A0137710  
 Michael Buldo AIA  
 NJ21A01786800  
 NY 095161

Applicant/Owner:  
**V-FEE MENDHAM APARTMENTS, LLC**  
 130 Route 10 West  
 Whippany, NJ 07981

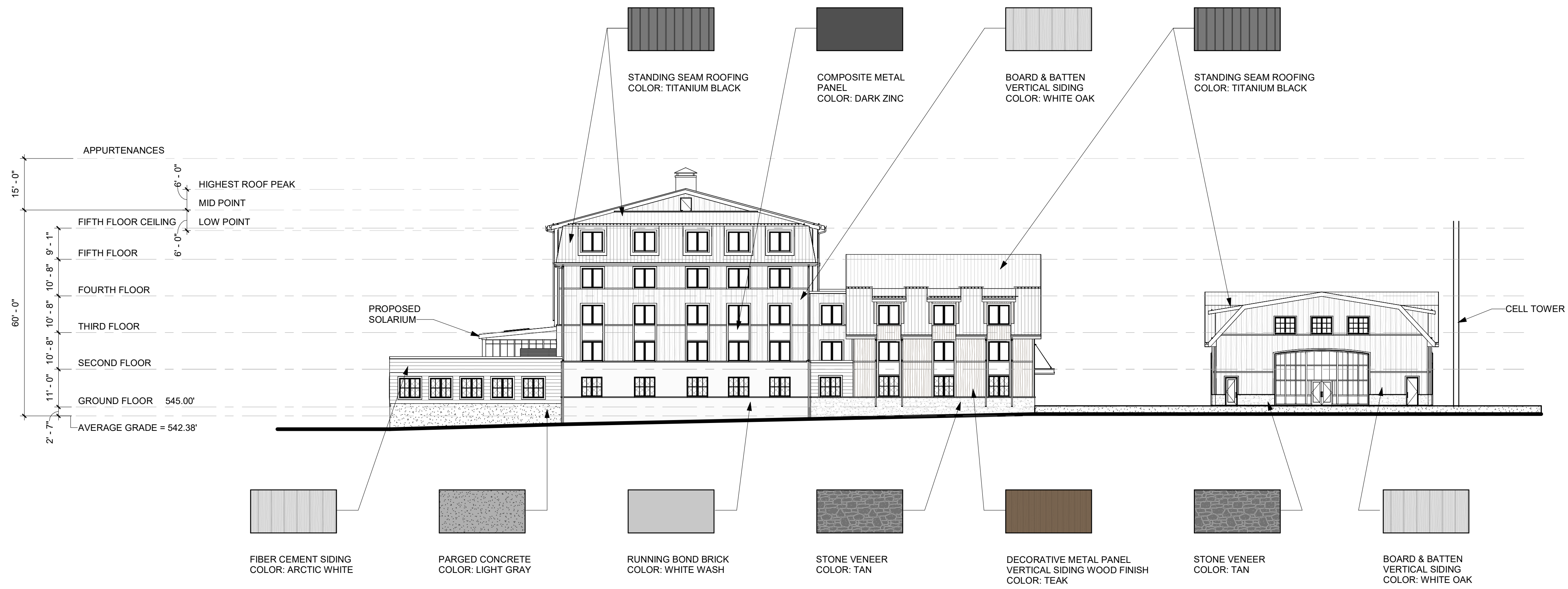
Project:  
**V-FEE MENDAM APARTMENTS, LLC**  
 84-90 East Main Street  
 Borough of Mendham  
 Morris County, NJ

Job Number : 2201  
 Scale : AS NOTED  
 Drawn By : TM, FT

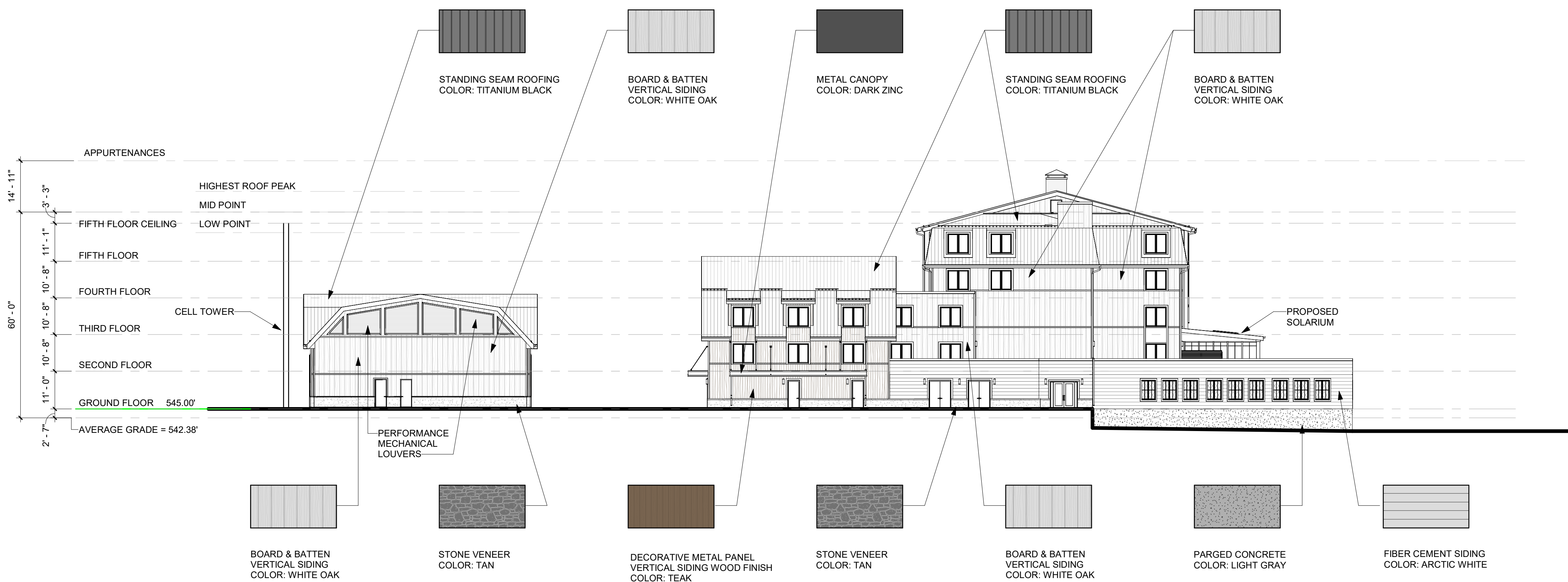
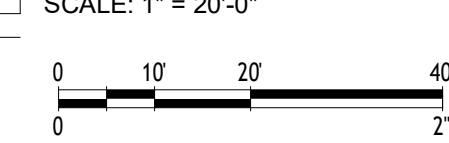
Issue :	Date :	For :
10 - 24 - 22	04 - 24 - 23	FOR MUNICIPAL SUBMISSION
04 - 24 - 23	05 - 15 - 23	REVISION
05 - 15 - 23	11 - 21 - 24	REVISION FOR CIVIL
11 - 21 - 24	01 - 09 - 26	BUILDING HEIGHT COORDINATION
01 - 09 - 26		SITE PLAN AMENDMENTS

**RESIDENTIAL ELEVATIONS NO CUPOLA**

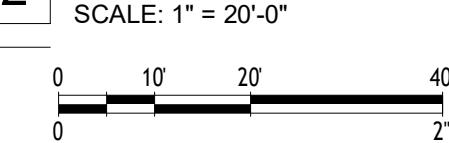
**A8**



**1 WEST BUILDING ELEVATION**



**2 EAST SIDE ELEVATION**



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Hoboken, NJ 07030  
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APARTMENTS,LLC**

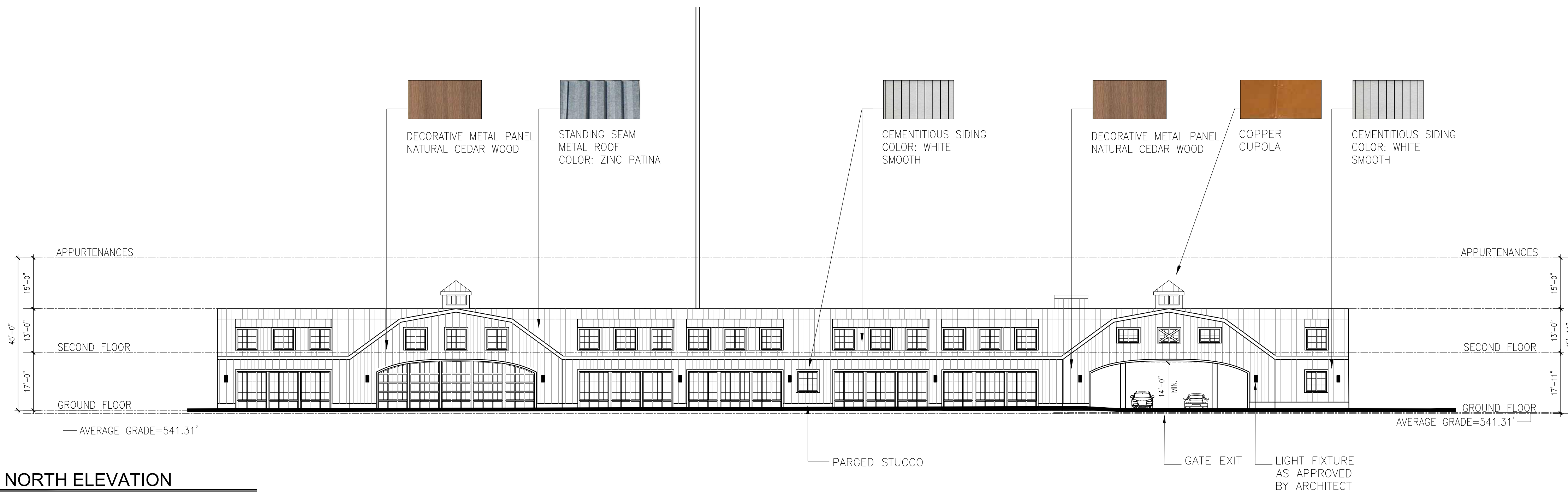
84-90 East Main Street  
Borough of Mendham  
Morris County, NJ, 07945  
PROJECT NAME:  
**V-FEE MENDHAM  
APARTMENTS,LLC**

JOB NUMBER: 2201  
SCALE: As indicated  
DRAWN BY: TM,FT,JE

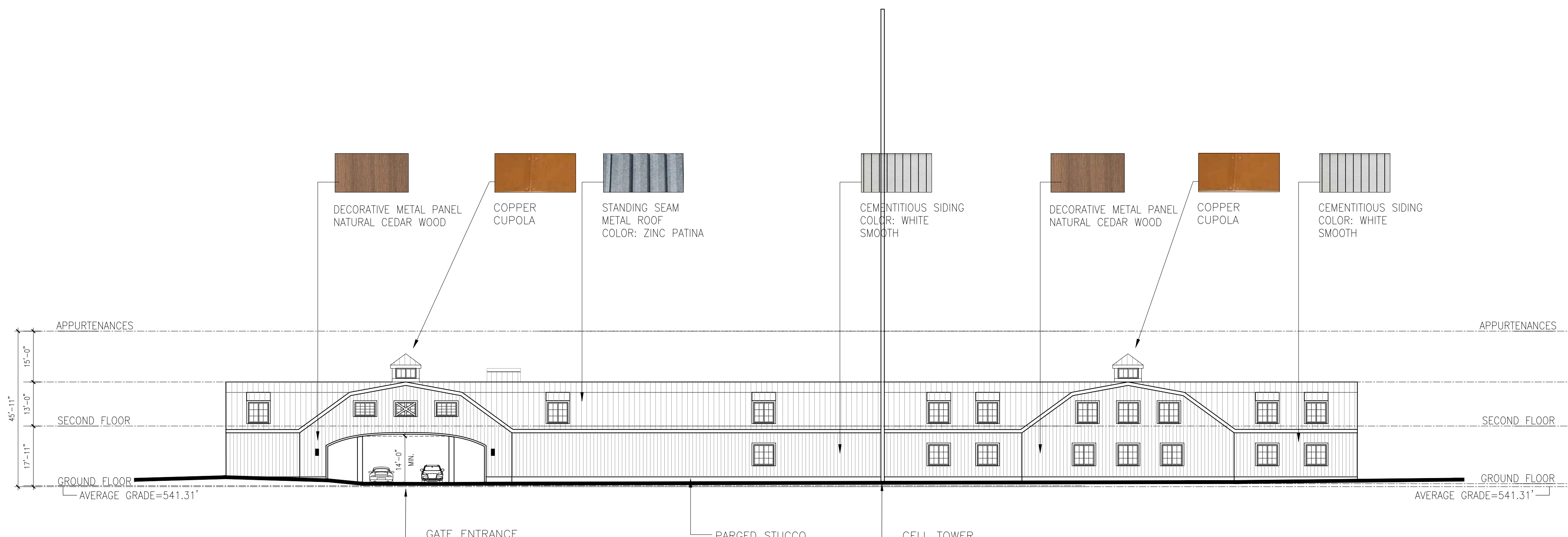
ISSUE:	FOR:
DATE:	SITE PLAN AMENDMENTS
01/09/26	

AMENDED  
RESIDENTIAL  
ELEVATIONS

**A8.1**



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



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

**MHS ARCHITECTURE**

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Michael Buldo AIA  
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 NY 095161

1422 Grand Street  
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**V-FEE MENDHAM APARTMENTS, LLC**

130 Route 10 West  
 Whippany, NJ 07981

Project:  
**V-FEE MENDAM APARTMENTS, LLC**

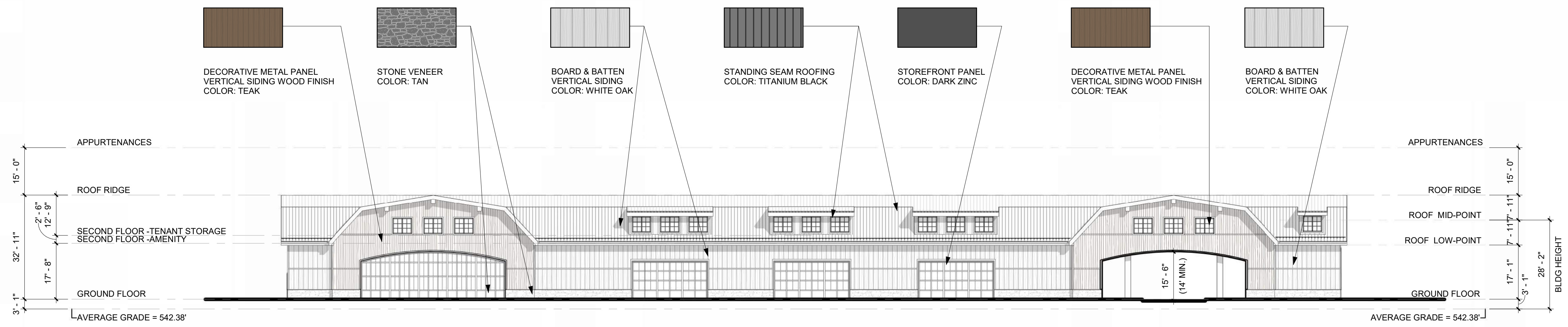
84-90 East Main Street  
 Borough of Mendham  
 Morris County, NJ

Job Number :	2201
Scale :	AS NOTED
Drawn By :	TM, FT
Issue :	
Date :	For :
10 - 24 - 22	FOR MUNICIPAL SUBMISSION
04 - 24 - 23	REVISION
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11 - 21 - 24	BUILDING HEIGHT COORDINATION
01 - 09 - 26	SITE PLAN AMENDMENTS

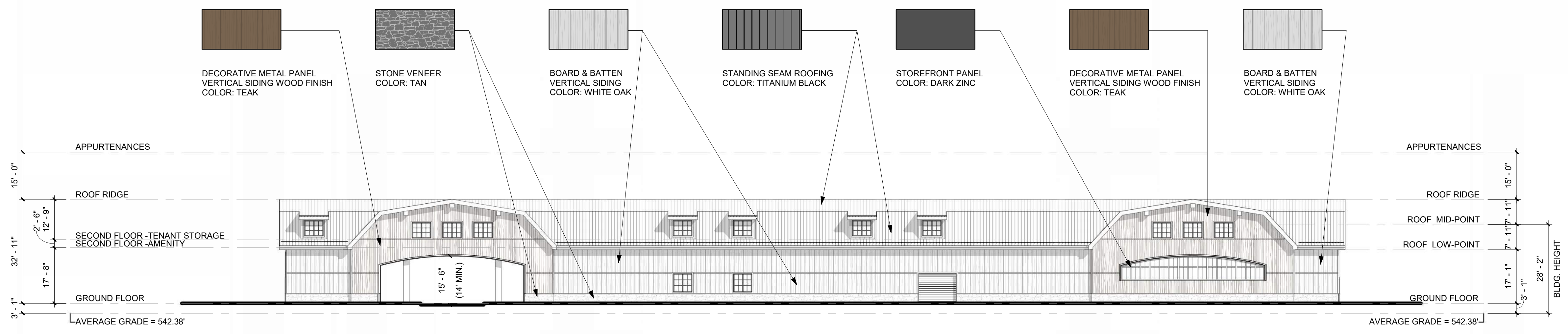
**PREMIUM PARKING & AUTOMOBILE SERVICE BLDG**

**A9**

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**1 NORTH ELEVATION**  
SCALE: 1" = 20'-0"  
0 10 20 40  
2'

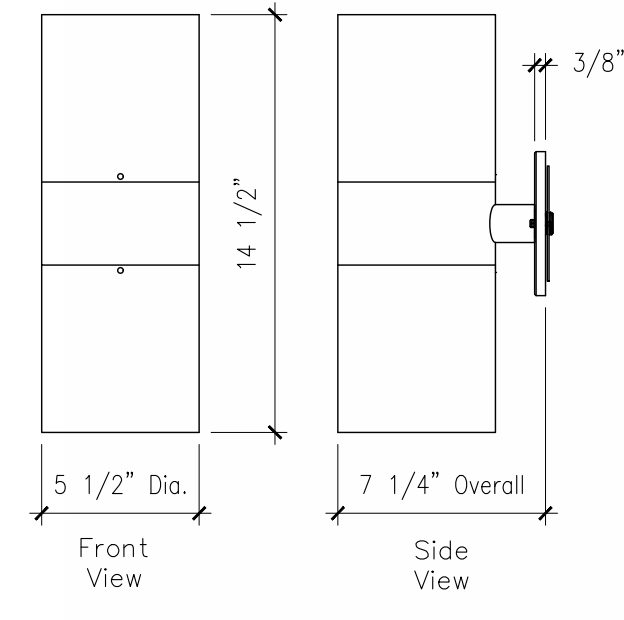


**2 SOUTH ELEVATION**  
SCALE: 1" = 20'-0"  
0 10 20 40  
2'

**EXTERIOR LIGHT FIXTURE**

MOUNTING HEIGHT = 9'-4"  
PAR38 LAMP  
TOP LAMP 57W  
BOTTOM LAMP 57W

B-K LIGHTING  
TYPE 1  
MAMMOTH SERIES  
UP/DOWN WALL-MOUNTED  
#MA-x51-WFL-SAP-12-11/11-B  
5 1/2" DIA x 14 1/2" H x 7 1/4" D  
COLOR SELECTION BY ARCHITECT



COLOR SELECTION BY ARCHITECT

NOTE:  
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**MHS ARCHITECTURE**  
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Michael Buldo, AIA  
NJ21A01786000  
NY 035161  
Vincent Marchetto, AIA  
NJ21A02161600

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MHSarchitecture.com

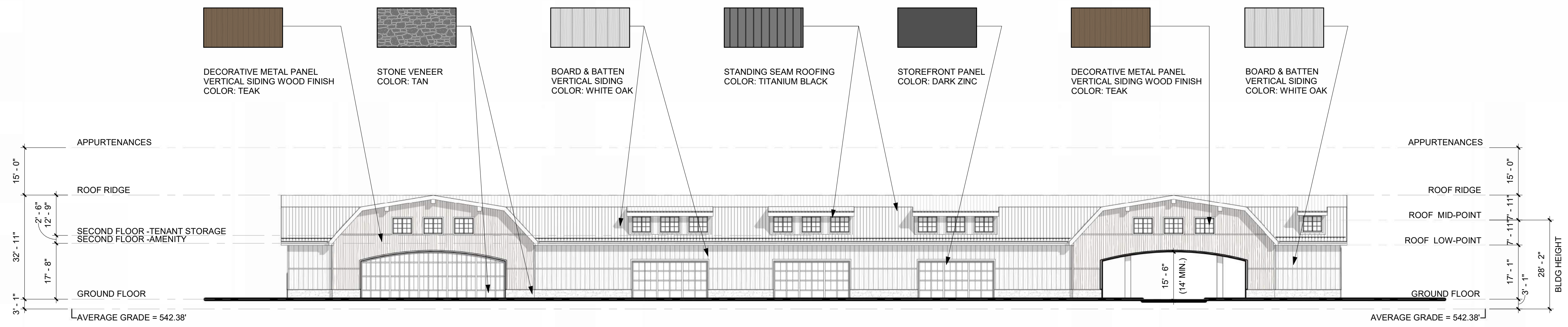
PREPARED FOR:  
**V-FEE MENDHAM APARTMENTS, LLC**

84-90 East Main Street  
Borough of Mendham  
Morris County, NJ, 07945  
PROJECT NAME:  
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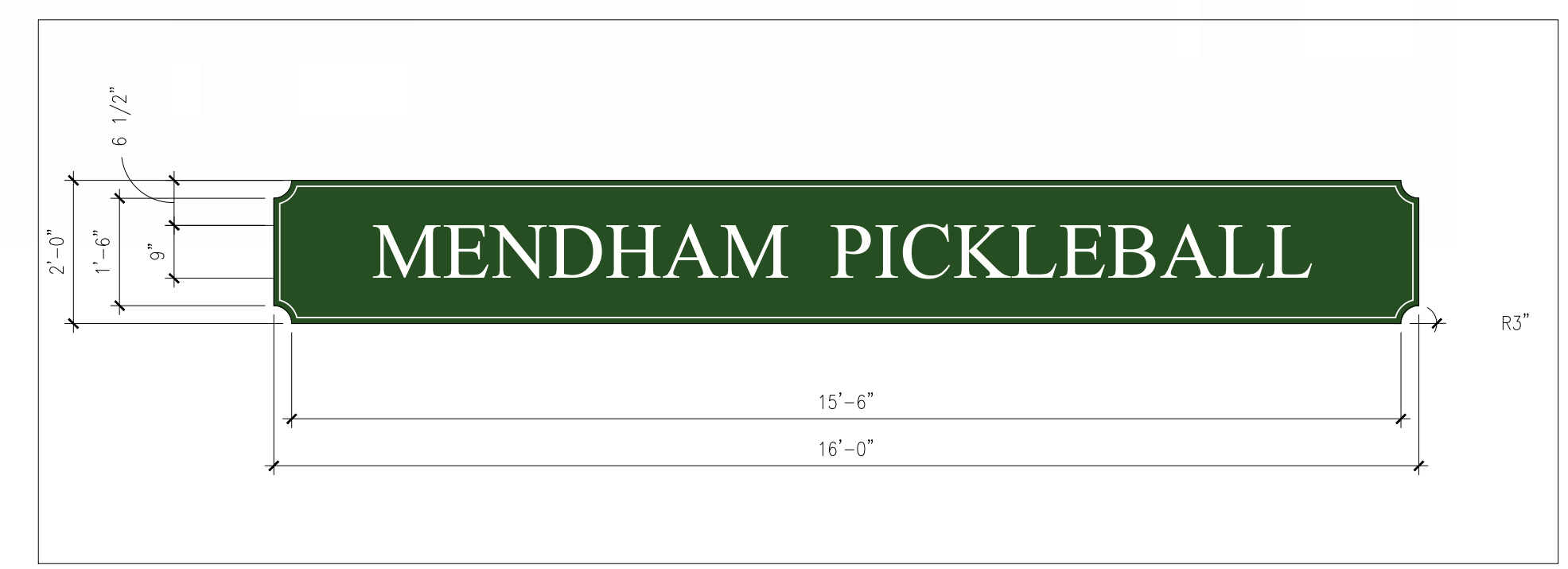
JOB NUMBER: 2201  
SCALE: As indicated  
DRAWN BY: TM, FT, JE

ISSUE:	FOR:
DATE:	FOR:
01/09/26	SITE PLAN AMENDMENTS

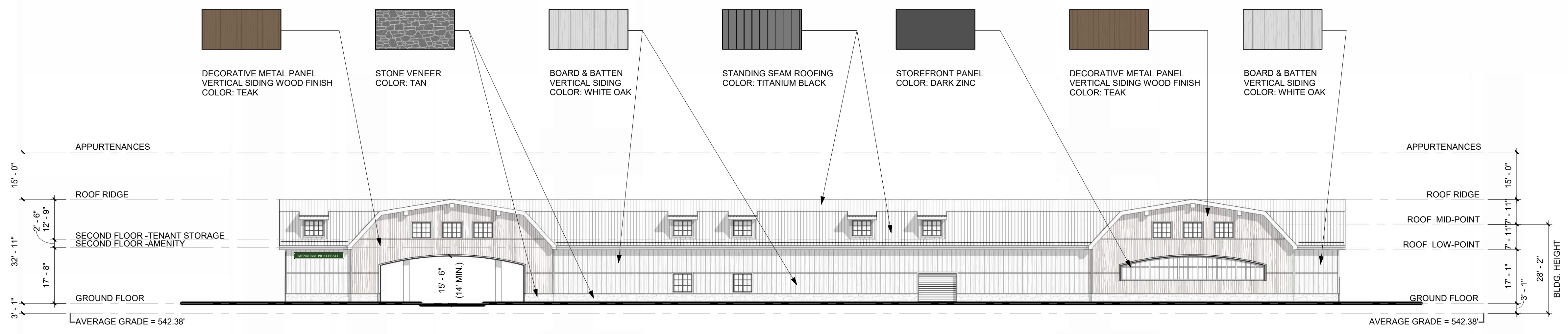
AMMENDED ANNEX BLDG ELEVATIONS  
**A9.1**  
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**1 NORTH ELEVATION**  
SCALE: 1" = 20'-0"  
0 10 20 40  
2'



**3 SIGNAGE DETAIL**

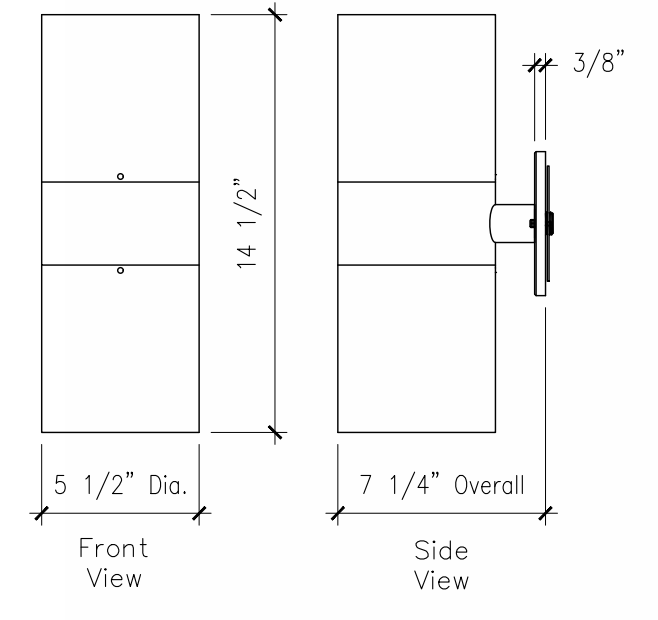


**2 SOUTH ELEVATION**  
SCALE: 1" = 20'-0"  
0 10 20 40  
2'

**EXTERIOR LIGHT FIXTURE**

MOUNTING HEIGHT = 9'-4"  
PAR38 LAMP  
TOP LAMP 57W  
BOTTOM LAMP 57W

B-K LIGHTING  
TYPE 1  
MAMMOTH SERIES  
UP/DOWN WALL-MOUNTED  
#MA-x51-WFL-SAP-12-11/11-B  
5 1/2" DIA x 14 1/2" H x 7 1/4" D  
COLOR SELECTION BY ARCHITECT



COLOR SELECTION BY ARCHITECT

NOTE:  
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Dean Marchetto, FAIA, PP  
NJ C07945  
Michael Higgins, AIA, LEED  
NJ21A0150839  
Bruce A Steve, AIA  
NJ21A0137710  
Michael Buldo, AIA  
NJ21A01786900  
NY 035161  
Vincent Marchetto, AIA  
NJ21A02161600

**MHS**  
ARCHITECTURE

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201-795-1505  
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PREPARED FOR:  
**V-FEE MENDHAM APARTMENTS, LLC**

84-90 East Main Street  
Borough of Mendham  
Morris County, NJ, 07945

PROJECT NAME:  
**V-FEE MENDHAM APARTMENTS, LLC**

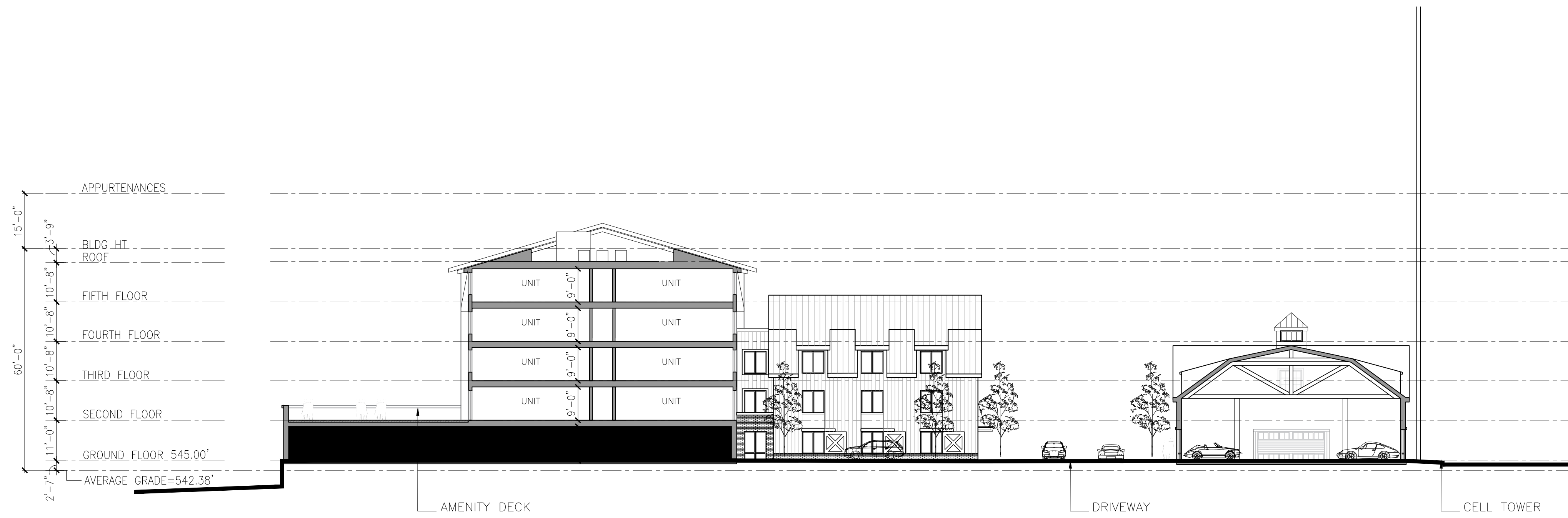
JOB NUMBER: 2201  
SCALE: As indicated  
DRAWN BY: TM, FT, JE

ISSUE:	FOR:
DATE: 01/09/26	SITE PLAN AMENDMENTS

AMMENDED ANNEX BLDG ELEVATIONS

**A9.1**  
EXHIBIT

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**1 BUILDING SECTION**  
 SCALE: 1/20"=1'-0"  
 0' 4' 8' 16'



Dean Marchetto FAIA, PP  
 NJ 07945  
 Michael Higgins AIA, LEED  
 NJ21A0130830  
 Bruce A Slieve AIA  
 NJ21A0137710  
 Michael Buldo AIA  
 NJ21A01786800  
 NY 095161

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 201-795-0171 F  
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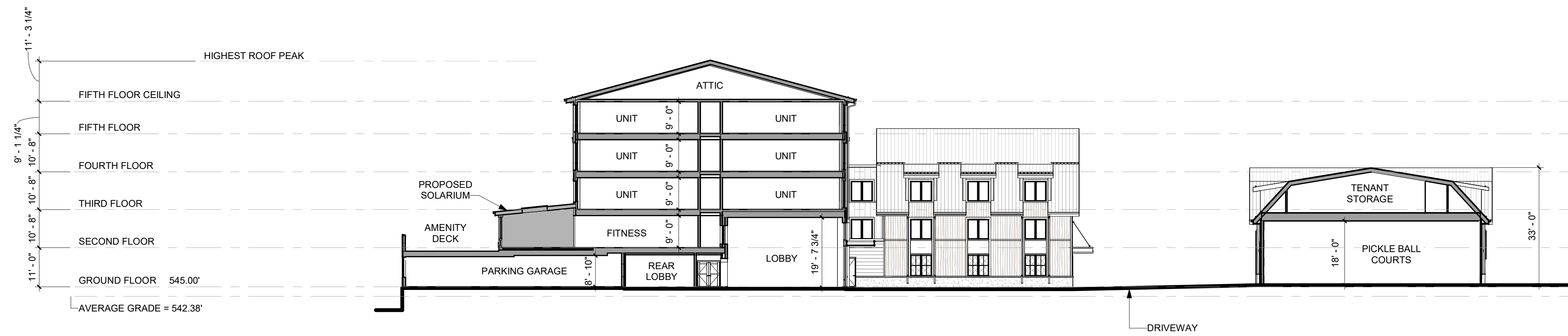
Applicant/Owner:  
**V-FEE MENDHAM APARTMENTS, LLC**  
 130 Route 10 West  
 Whippany, NJ 07981

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

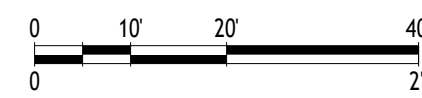
Job Number : 2201  
 Scale : AS NOTED  
 Drawn By : TM, FT

Issue :	For :
10 - 24 - 22	FOR MUNICIPAL SUBMISSION
04 - 24 - 23	REVISION
05 - 15 - 23	REVISION FOR CIVIL
11 - 21 - 24	BUILDING HEIGHT COORDINATION
01 - 09 - 26	SITE PLAN AMENDMENTS

**BUILDING SECTION NO CUPOLA** **A10**  
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**1 BUILDING SECTION**  
SCALE: 1" = 20'-0"



**2 SOLARIUM PERSPECTIVES**  
SCALE:



**3 SOLARIUM ELEVATION**  
SCALE: 1/4" = 1'-0"

Dean Marchetto, FAIA, PP  
NJ C07945

Michael Higgins, AIA, LEED  
NJ21A0150830

Bruce A Steve, AIA  
NJ21A0153770

Michael Buldo, AIA  
NJ21A01786500  
NY 035161

Vincent Marchetto, AIA  
NJ21A02161600

**MHS**  
ARCHITECTURE

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PREPARED FOR:  
**V-FEE MENDHAM APARTMENTS, LLC**

84-90 East Main Street  
Borough of Mendham  
Morris County, NJ, 07945  
PROJECT NAME:  
**V-FEE MENDHAM APARTMENTS, LLC**

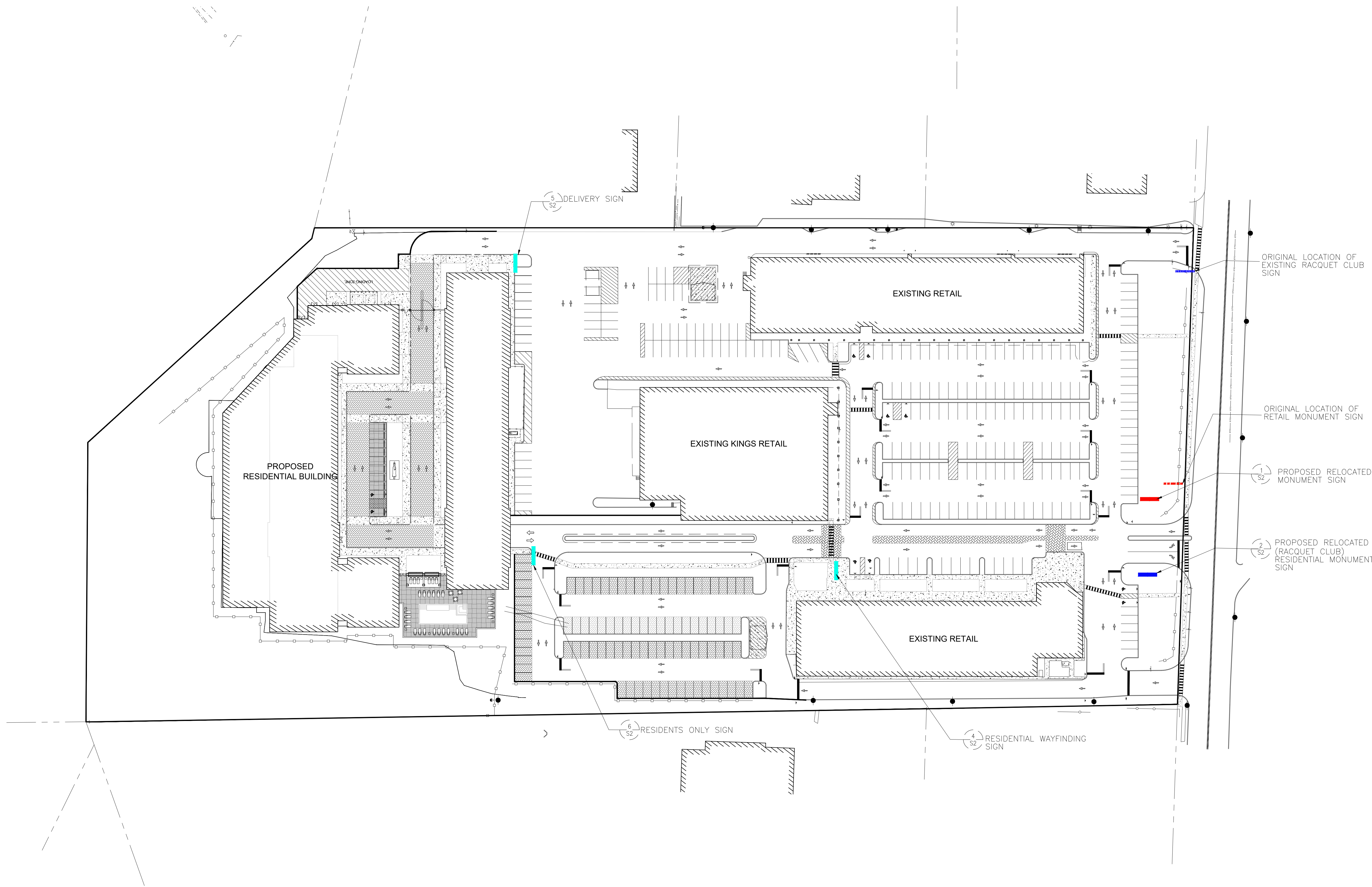
JOB NUMBER: 2201  
SCALE: As indicated  
DRAWN BY: TM, FT, JE

ISSUE:	FOR:
DATE:	SITE PLAN AMENDMENTS
01/09/26	

AMENDED BUILDING SECTION & 3D VIEWS

**A10.1**

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 Bruce A. Sieve AIA  
 NJ21A0137710  
 Michael Buldo AIA  
 NJ21A01786800  
 NY 035161

1422 Grand Street  
 Hoboken, NJ 07030  
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 201-795-0171 F  
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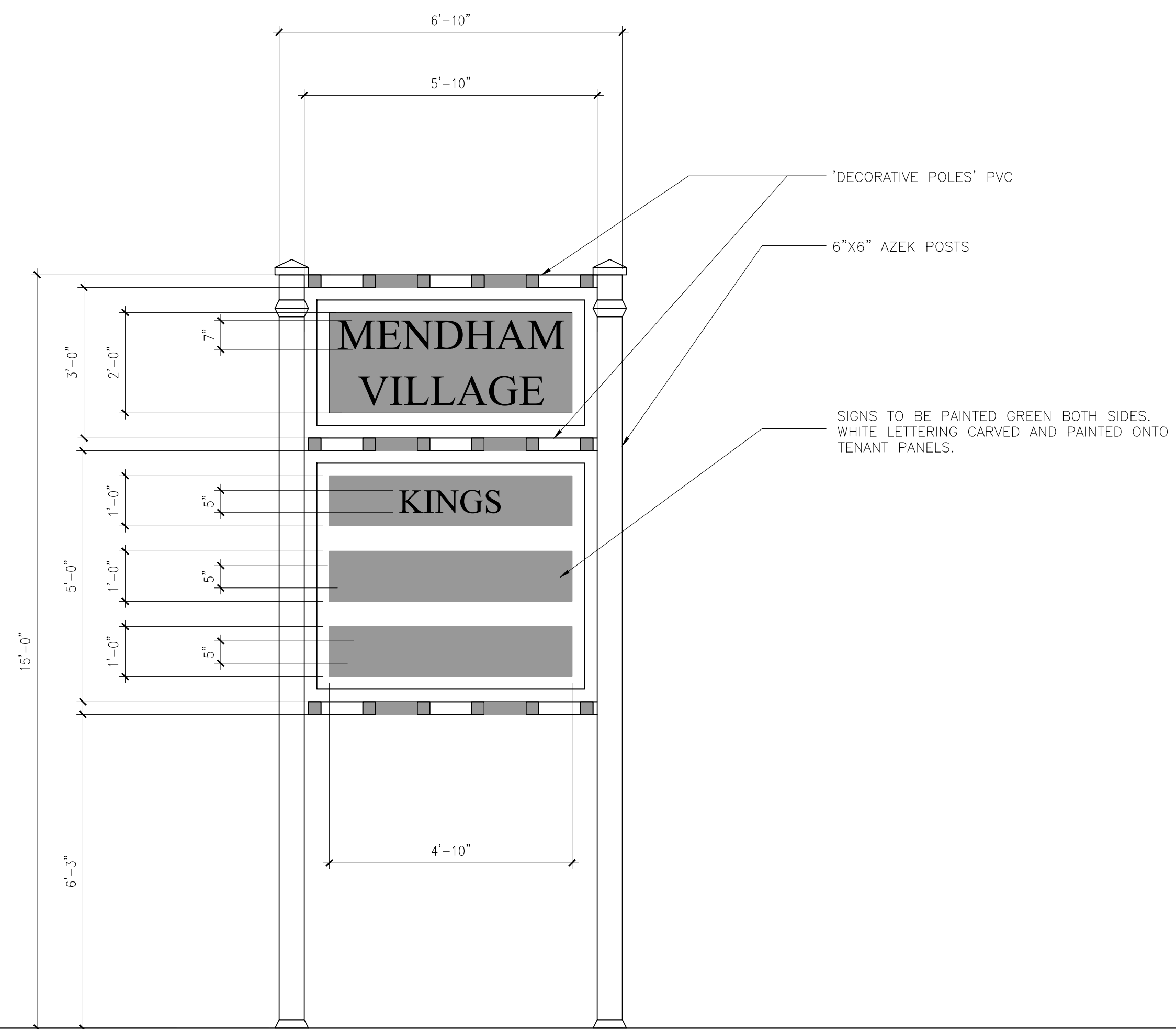
Applicant/Owner:  
**V-FEE MENDHAM APARTMENTS, LLC**  
 130 Route 10 West  
 Whippany, NJ 07981

Project:  
**V-FEE MENDAM APARTMENTS, LLC**  
 84-90 East Main Street  
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 Morris County, NJ

Job Number : 2201  
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 Drawn By : TM, FT

Issue	Date	For
	10 - 24 - 22	FOR MUNICIPAL SUBMISSION
	04 - 24 - 23	REVISION
	05 - 15 - 23	REVISION FOR CIVIL
	11 - 21 - 24	BUILDING HEIGHT COORDINATION
	01 - 09 - 26	SITE PLAN AMENDMENTS

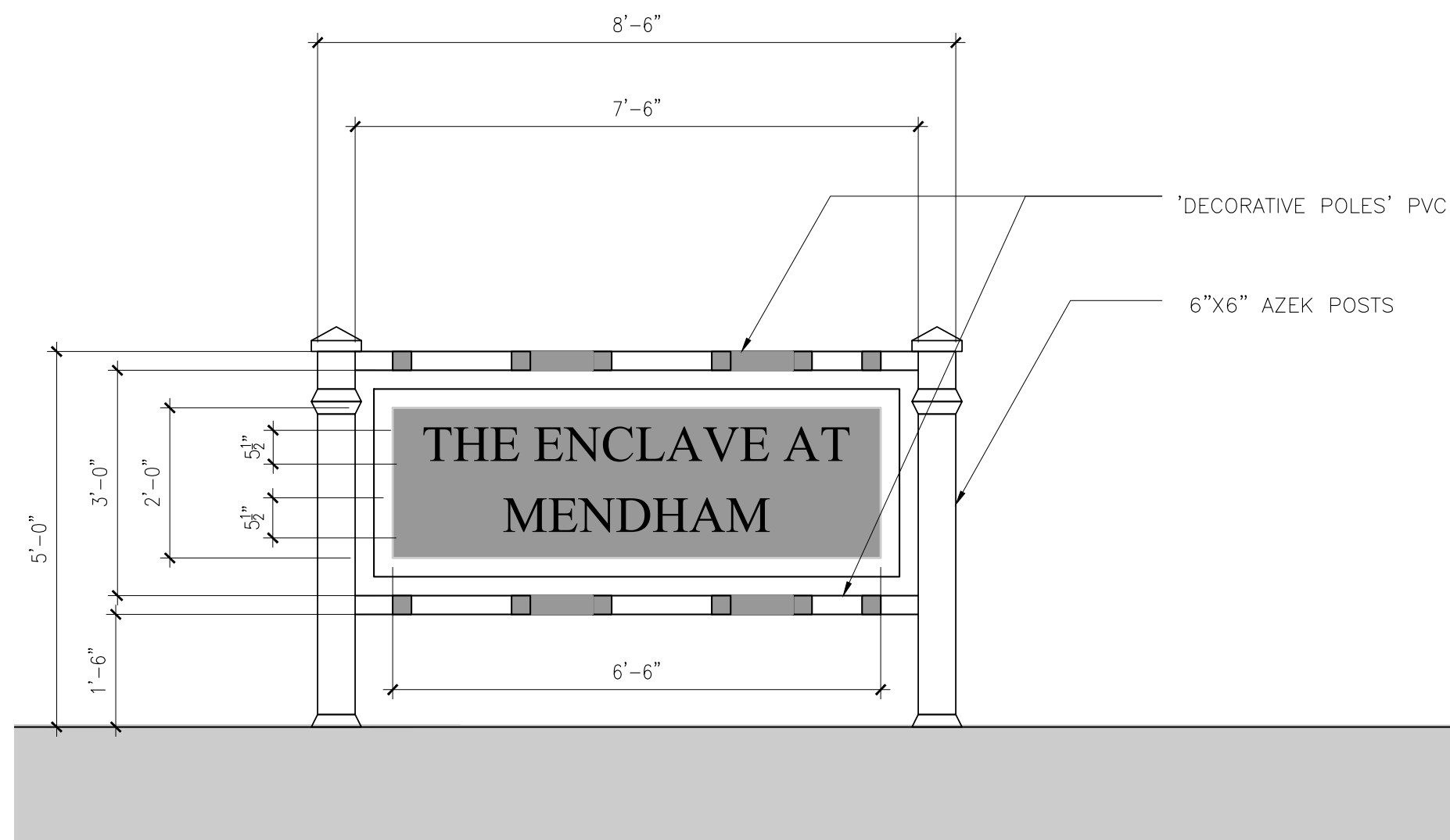
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**1 SIGN LOCATION SITE PLAN**



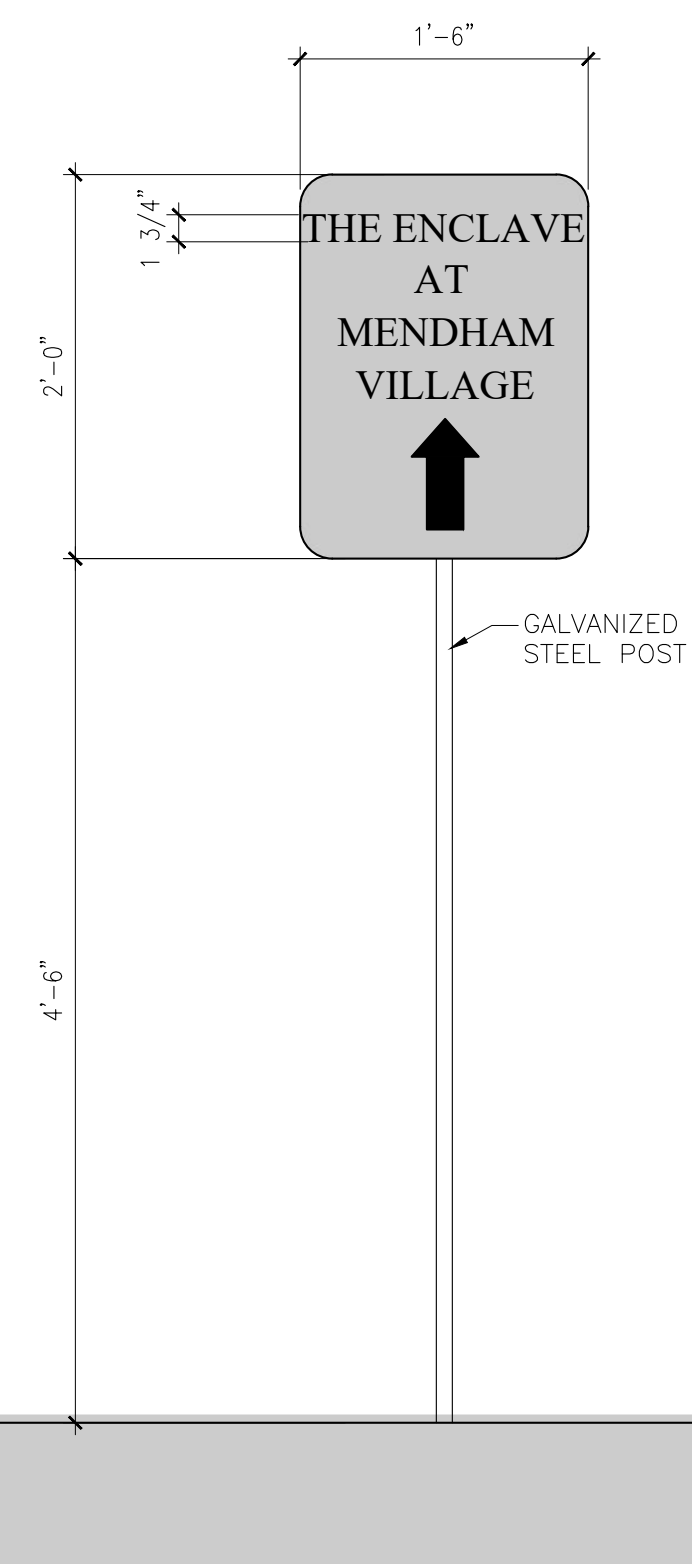
**1** RELOCATED MENDHAM VILLAGE SHOPPING CENTER SIGN  
SCALE: 1/2"=1'-0"



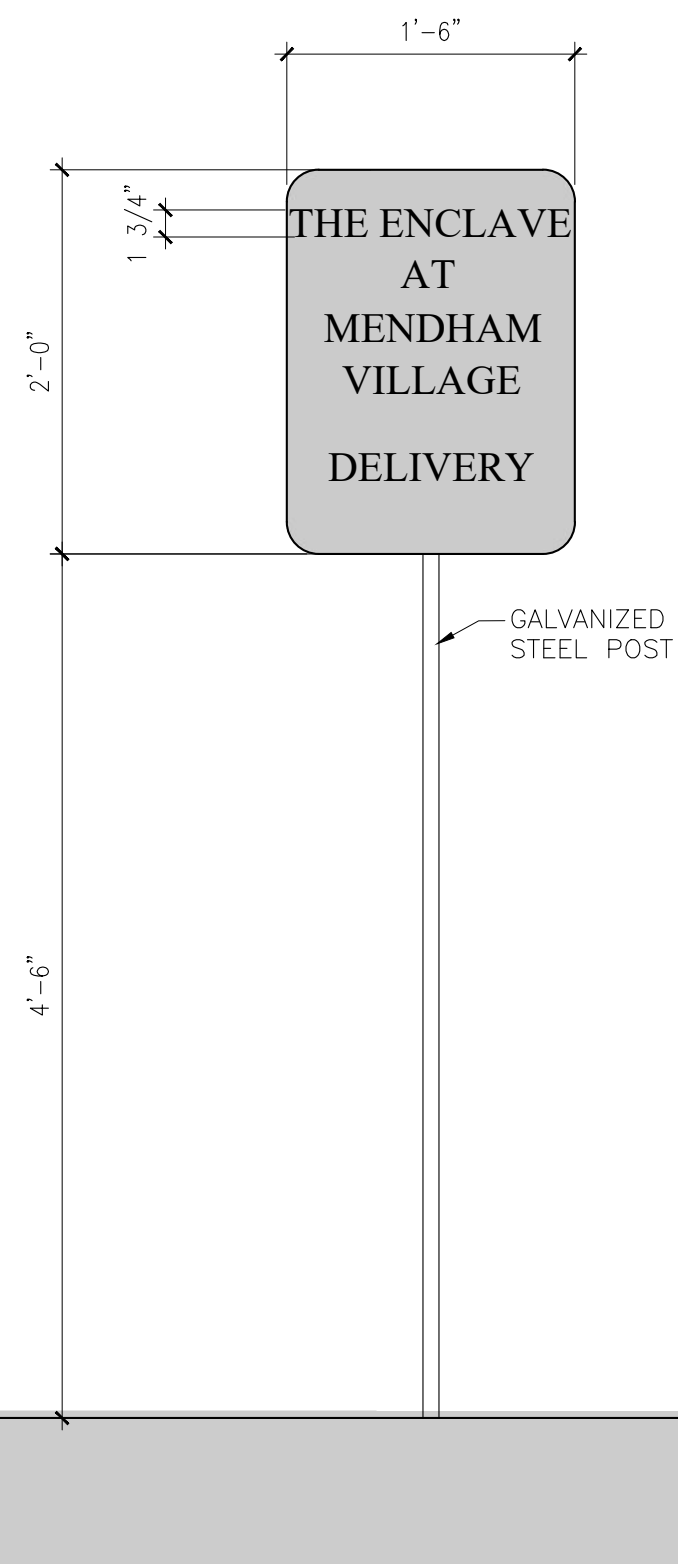
**3** EXISTING SHOPPING CENTER SIGN



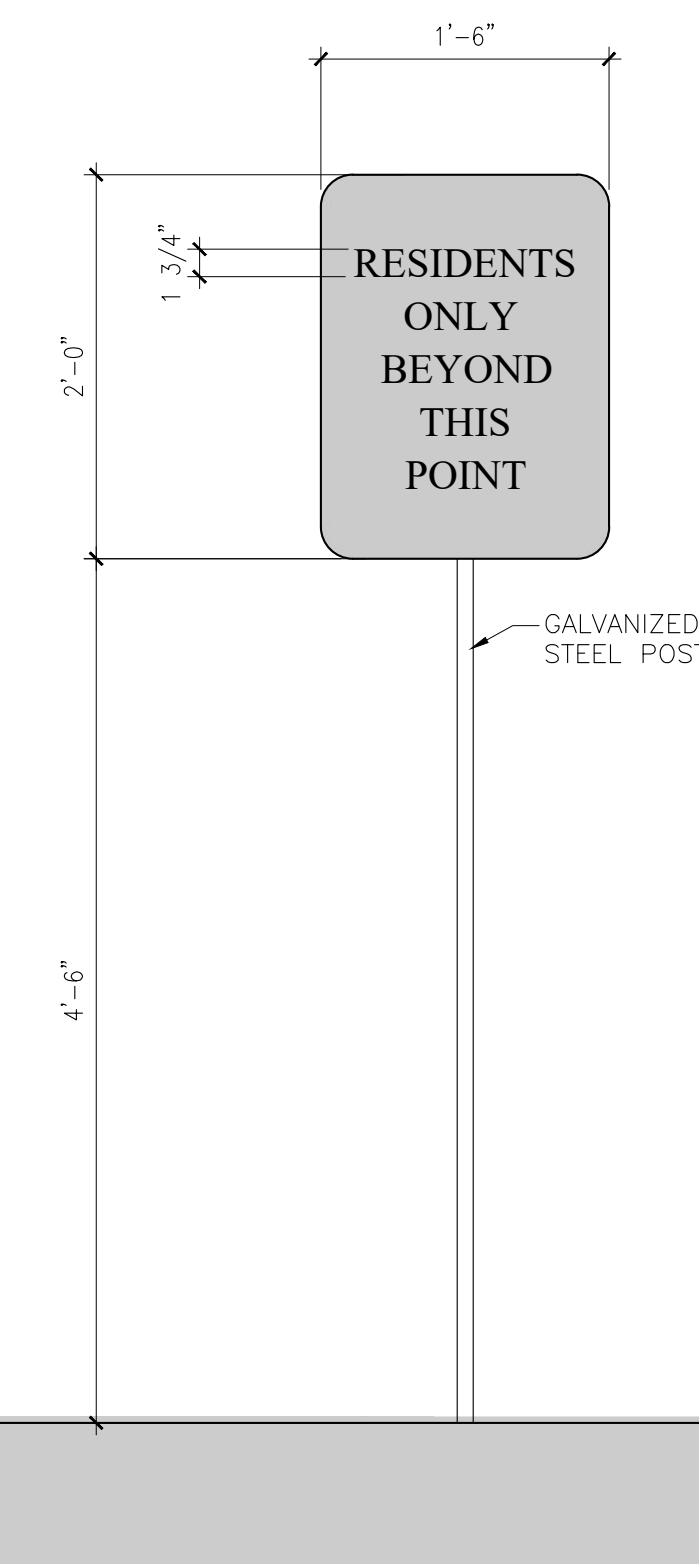
**2** RELOCATED RESIDENTIAL MONUMENT SIGN  
SCALE: 1/2"=1'-0"



**4** WAYFINDING SIGN  
SCALE: 1"=1'-0"



**5** DELIVERY SIGN  
SCALE: 1"=1'-0"



**6** RESIDENTS ONLY SIGN  
SCALE: 1"=1'-0"



**7** EXISTING HEALTH & RACQUET CLUB SIGN



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201-795-0171 F  
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130 Route 10 West  
Whippany, NJ 07981

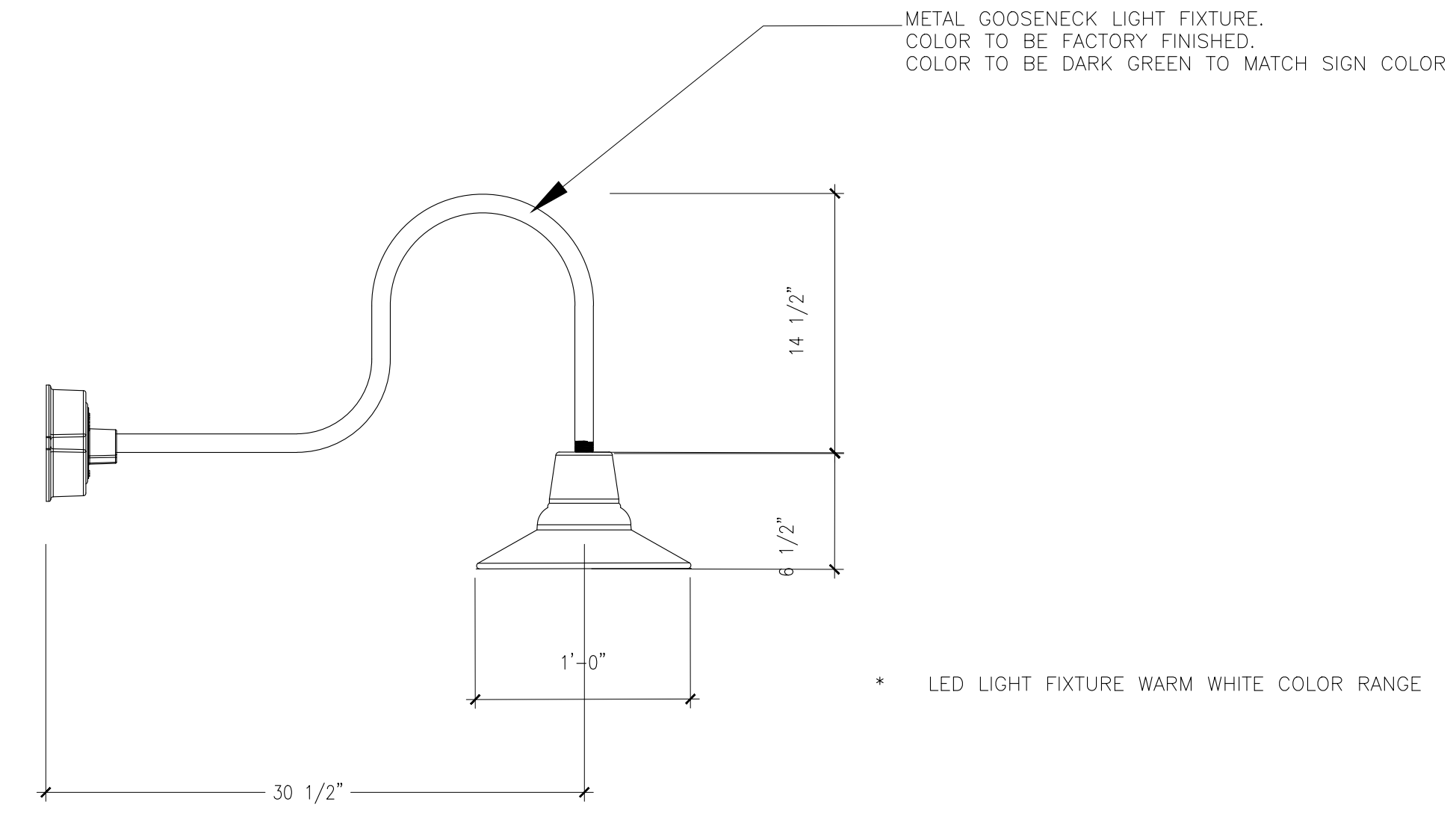
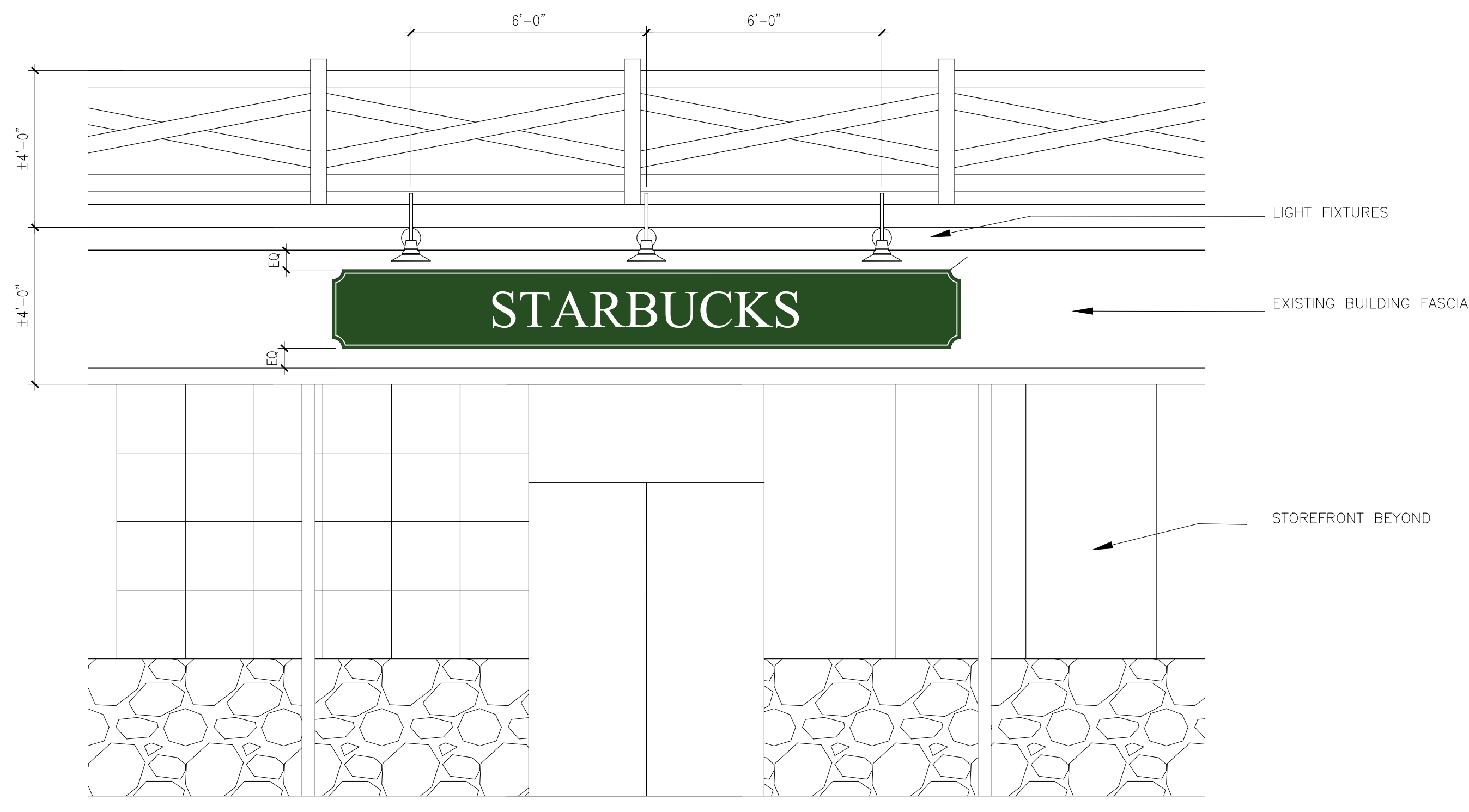
Project:  
**V-FEE MENDAM APARTMENTS, LLC**  
84-90 East Main Street  
Borough of Mendham  
Morris County, NJ

Job Number : 2201  
Scale : AS NOTED  
Drawn By : TM, FT

Issue :	For :
Date : 10 - 24 - 22	FOR MUNICIPAL SUBMISSION
04 - 24 - 23	REVISION
05 - 15 - 23	REVISION FOR CIVIL
11 - 21 - 24	BUILDING HEIGHT COORDINATION
01 - 09 - 26	SITE PLAN AMENDMENTS

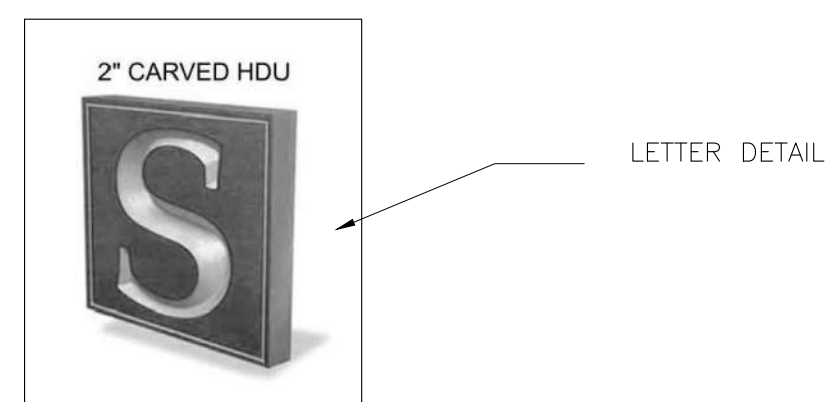
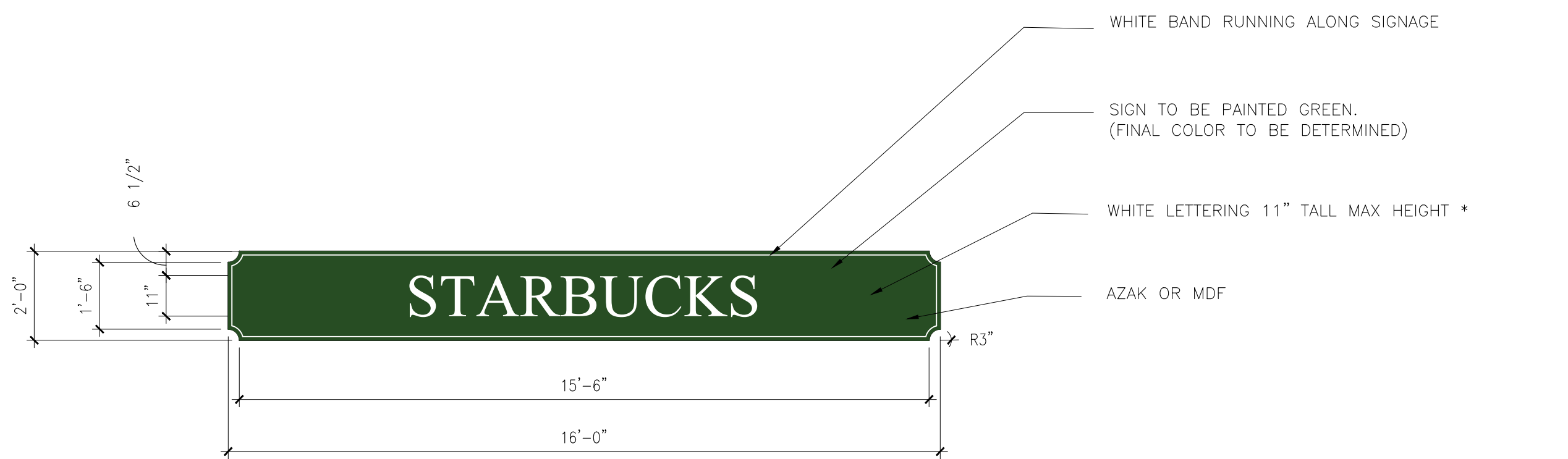
MENDHAM VILLAGE & PROP. RESID. MONUMENT SIGN  
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**A12**



**1 FRONT ELEVATION OF SIGNAGE**  
SCALE: 3/8"=1'-0"

**2 BUILDING MOUNTED LIGHT FIXTURE DETAIL FOR SIGN ILLUMINATION**  
SCALE: 1-1/2"=1'-0"



\* LETTER HEIGHT TO BE MAX 11" TALL. LETTER HEIGHT MAY BE REDUCED TO ACCOMMODATE TENANT SIGN WITH A LONGER NAME

**3 LETTERS OF SIGNAGE**  
SCALE: 3/8"=1'-0"

**MHS ARCHITECTURE**

Dean Marchetto FAIA, PP  
NI C07945

Michael Higgins AIA, LEED  
NJ21A0130830

Bruce A Slieve AIA  
NJ21A0137710

Michael Buldo AIA  
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Hoboken, NJ 07030

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201-795-0171 F

MHSArchitects.com

Applicant/Owner:  
**V-FEE MENDHAM APARTMENTS, LLC**

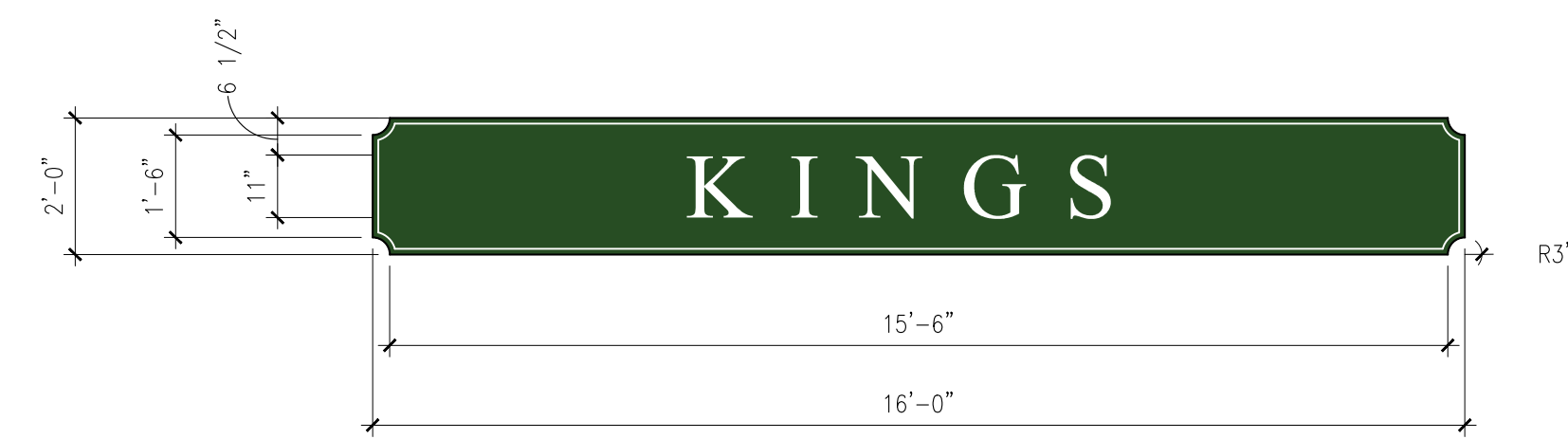
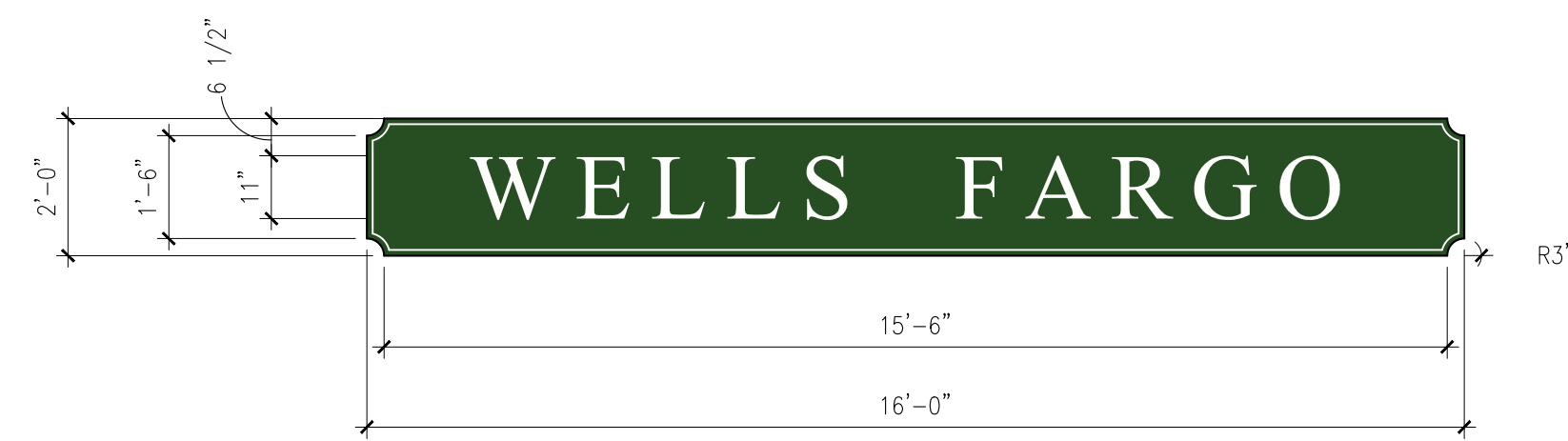
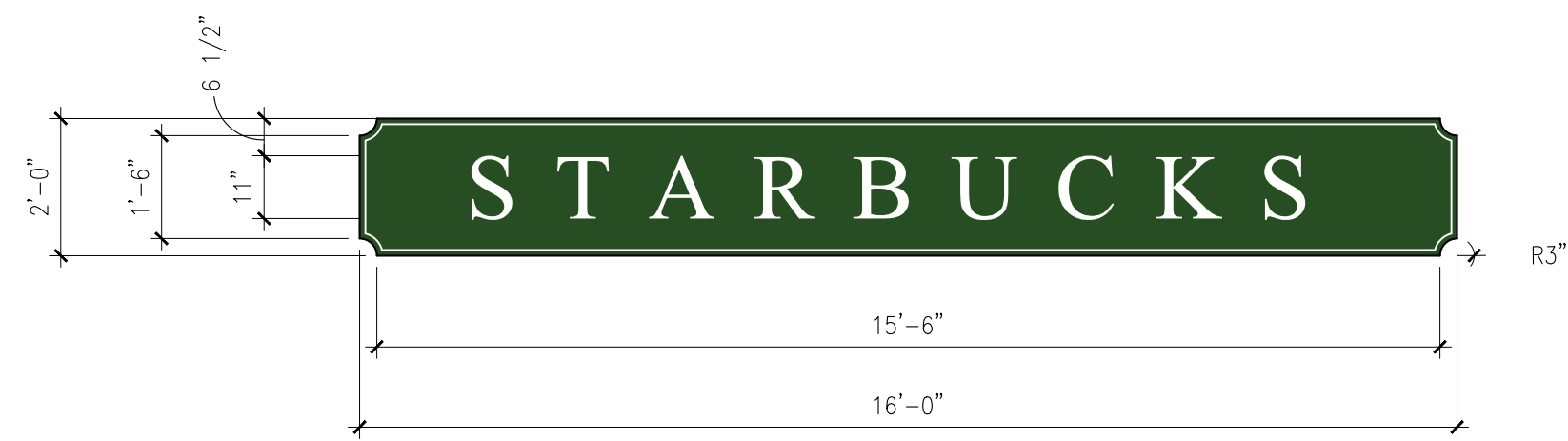
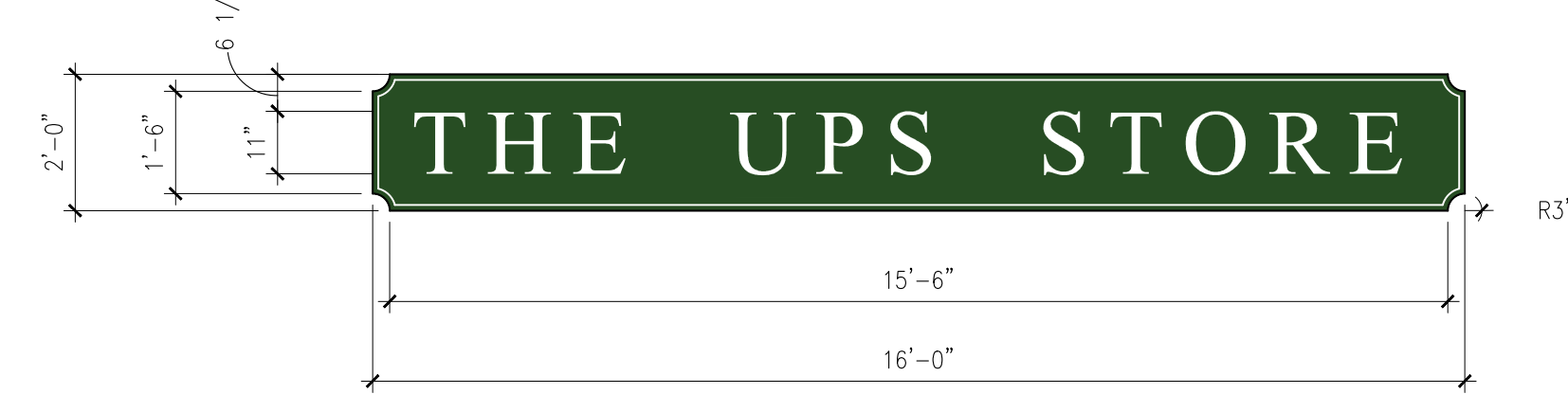
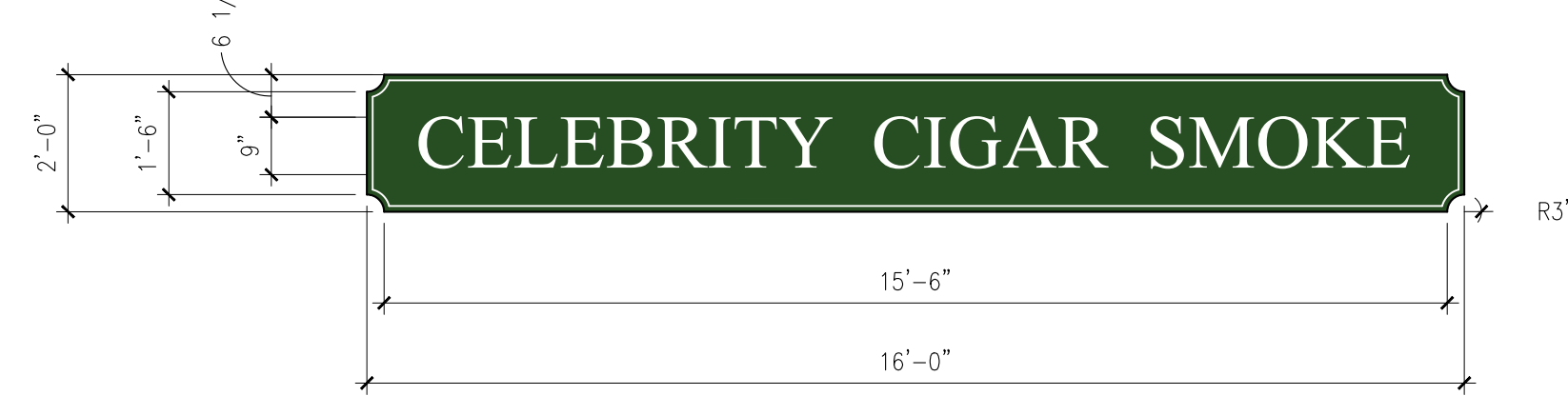
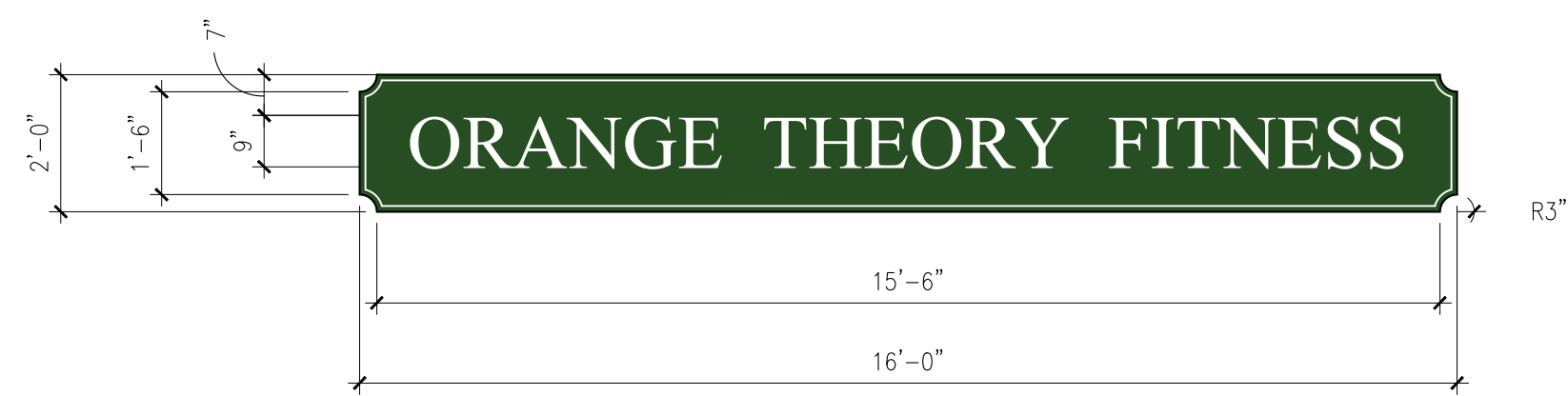
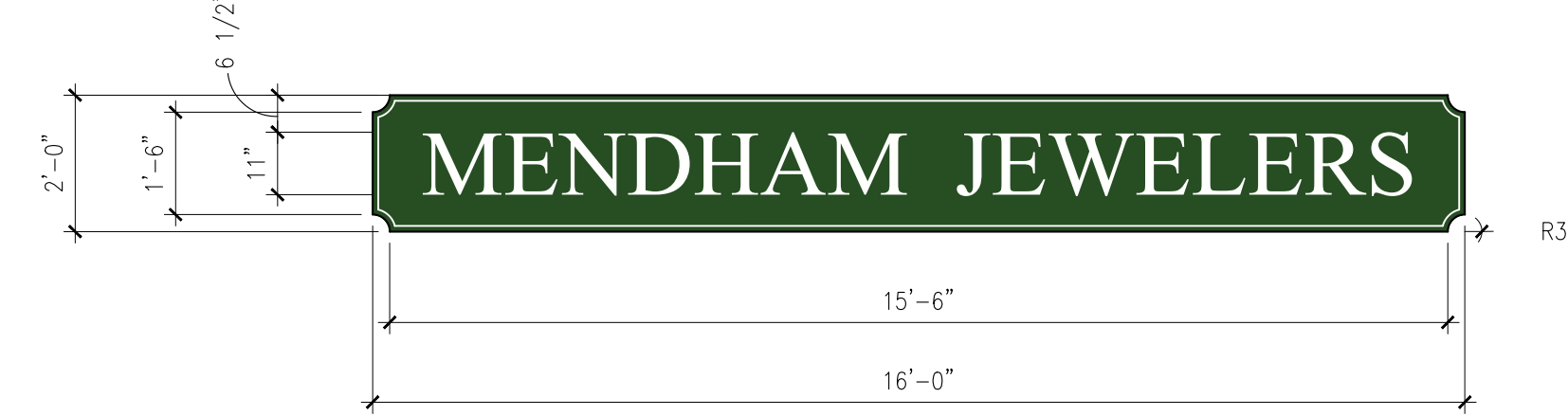
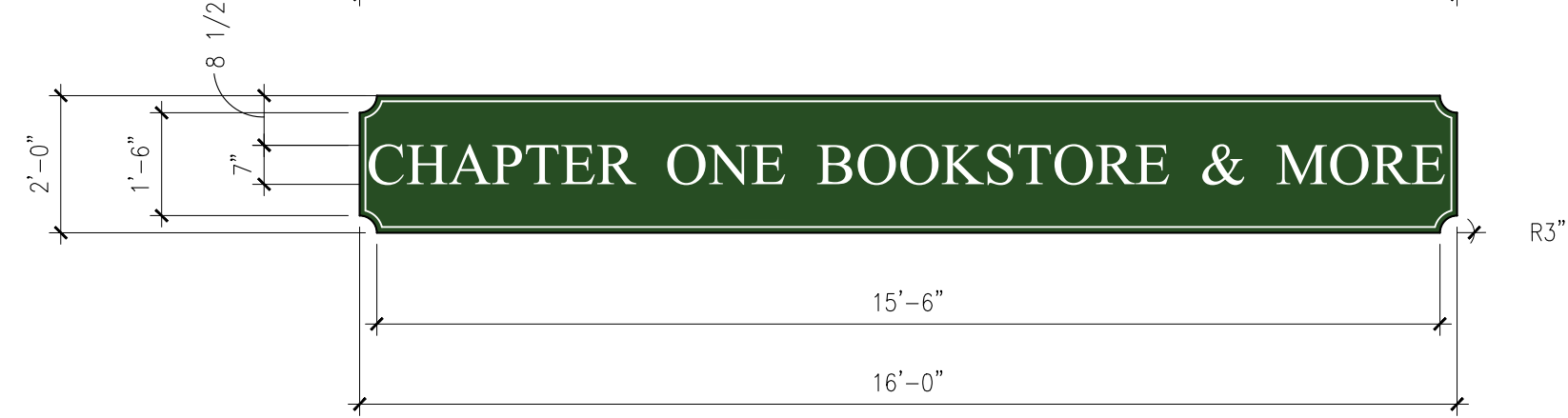
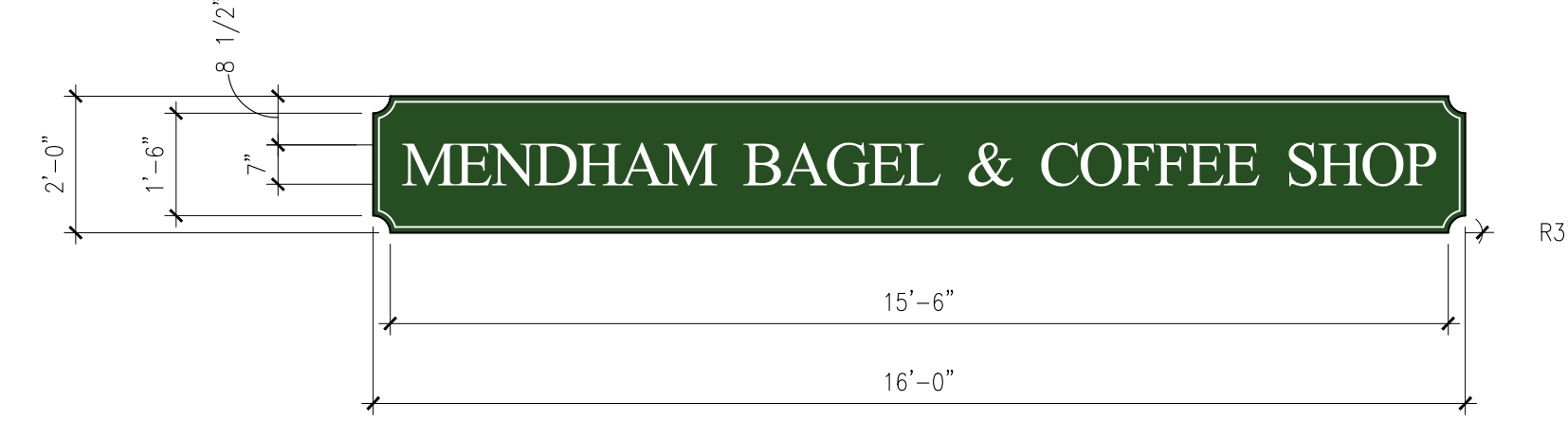
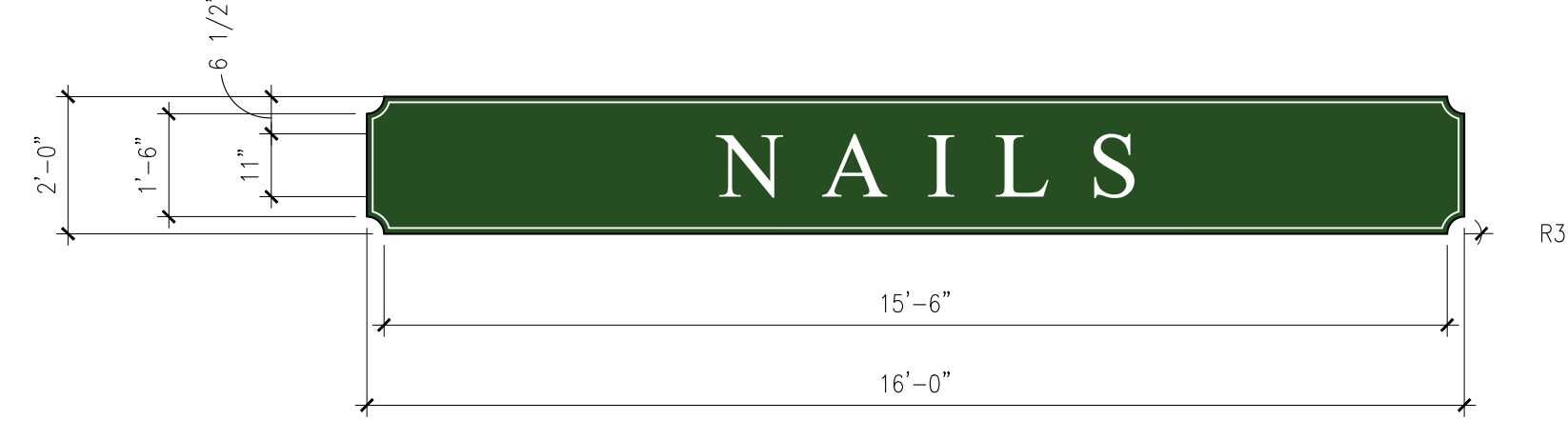
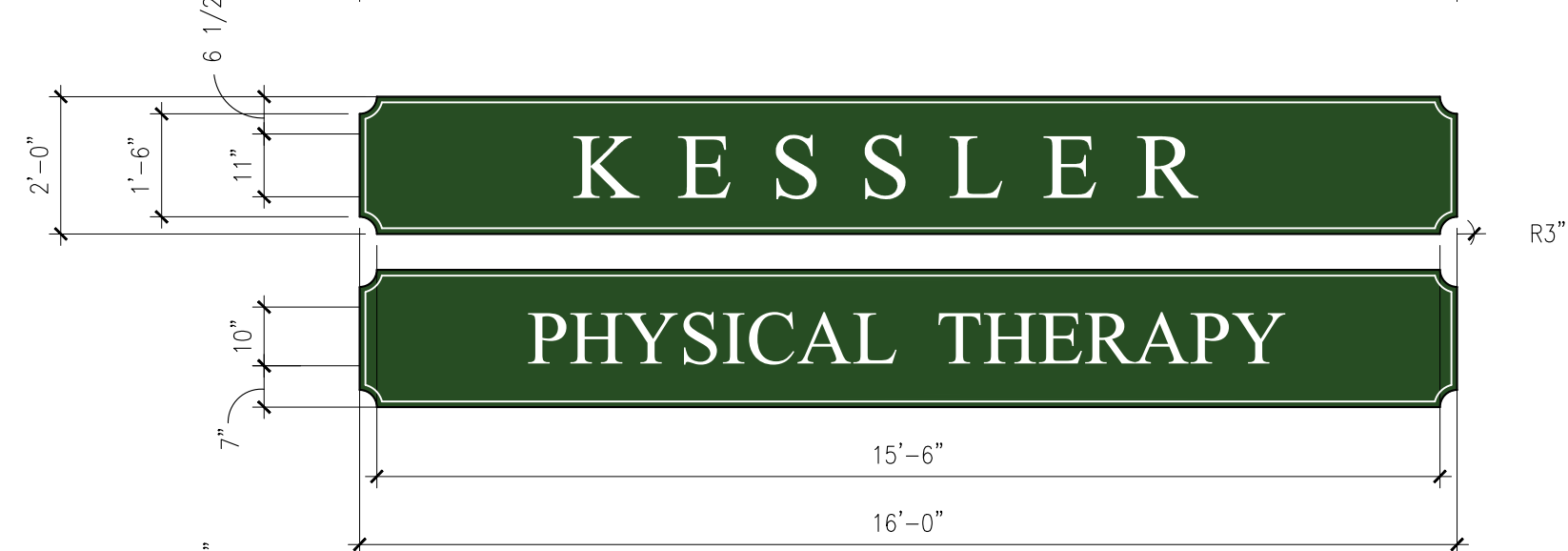
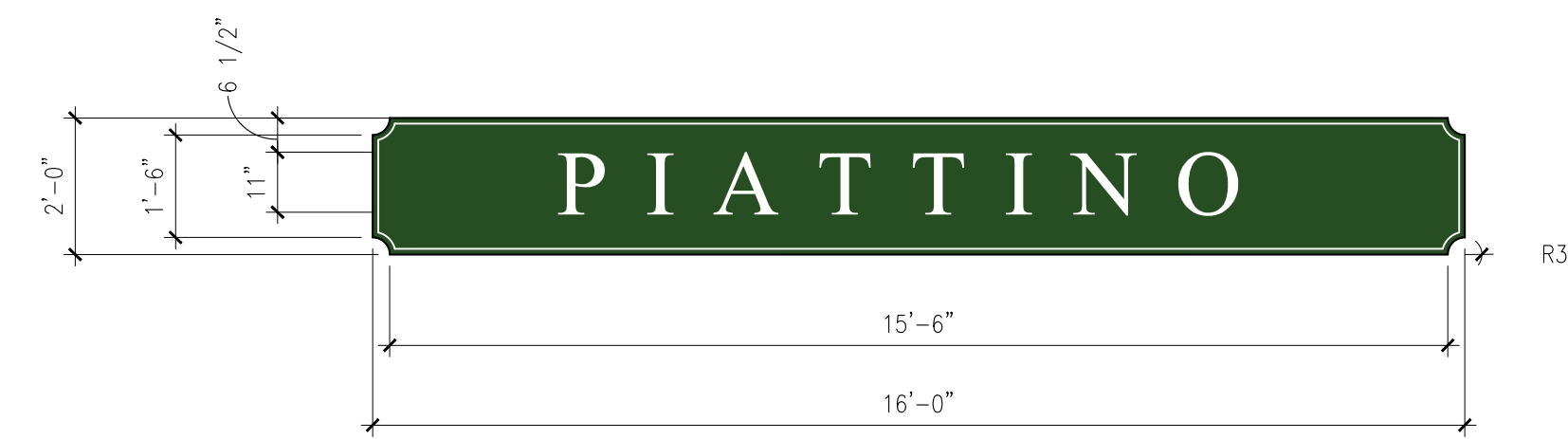
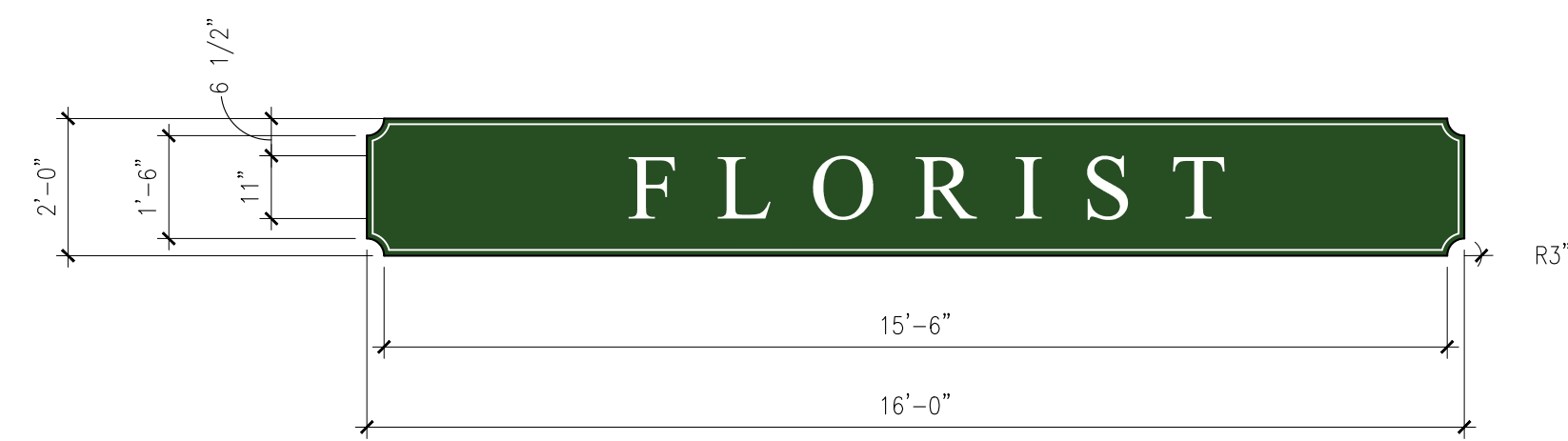
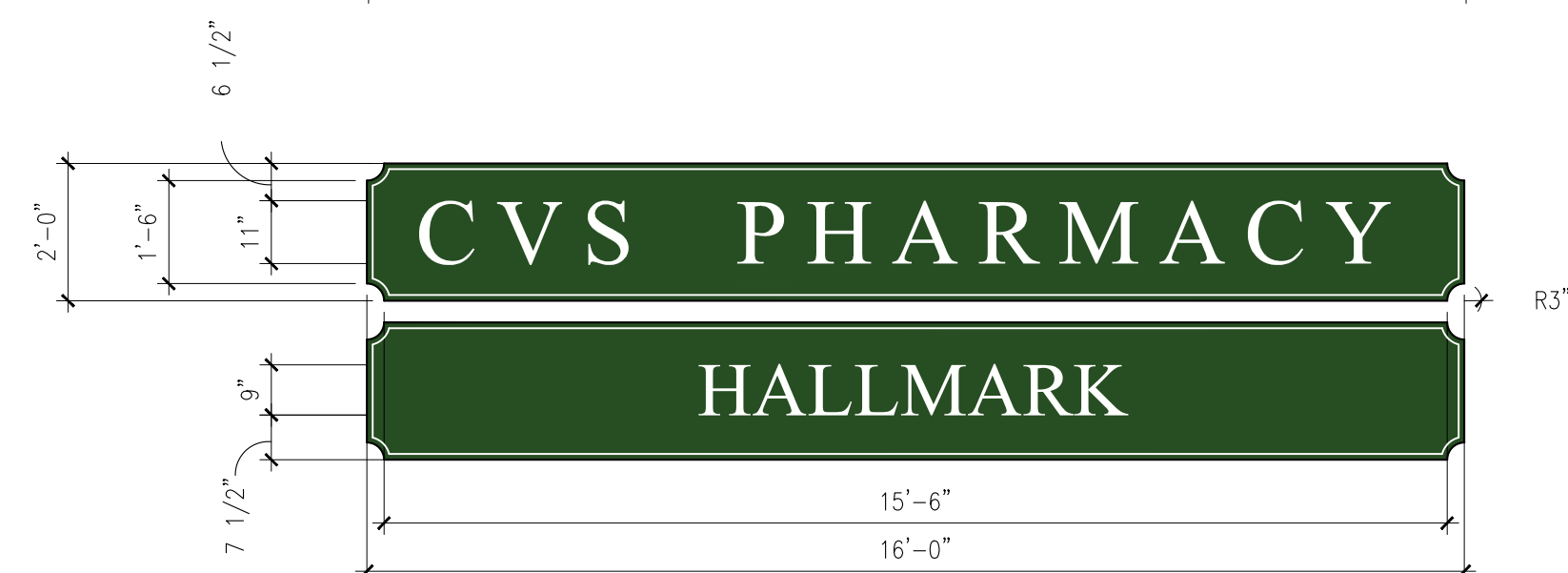
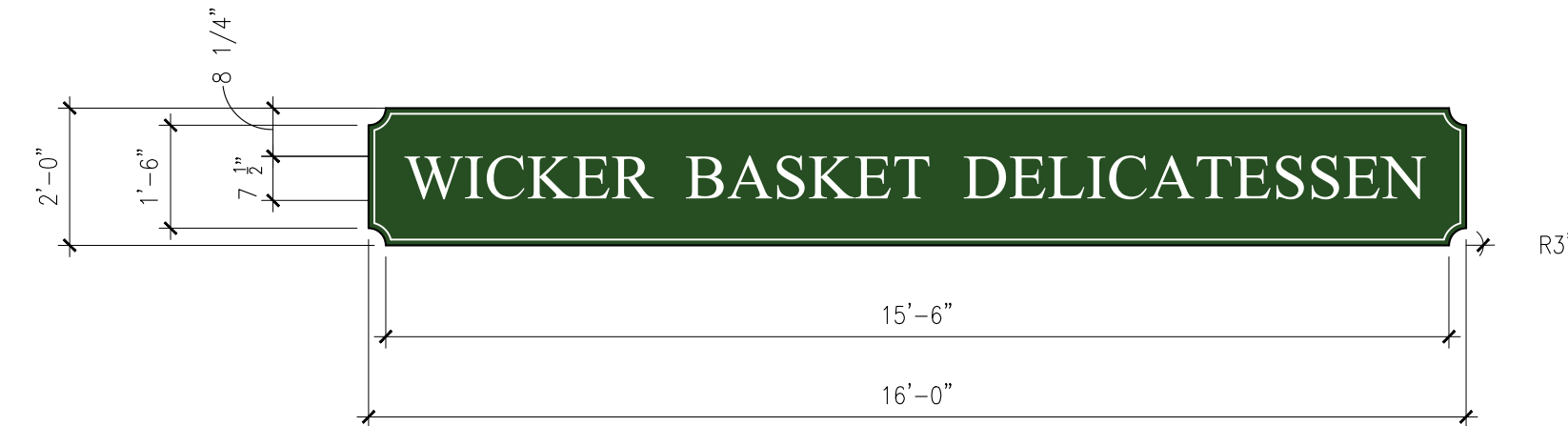
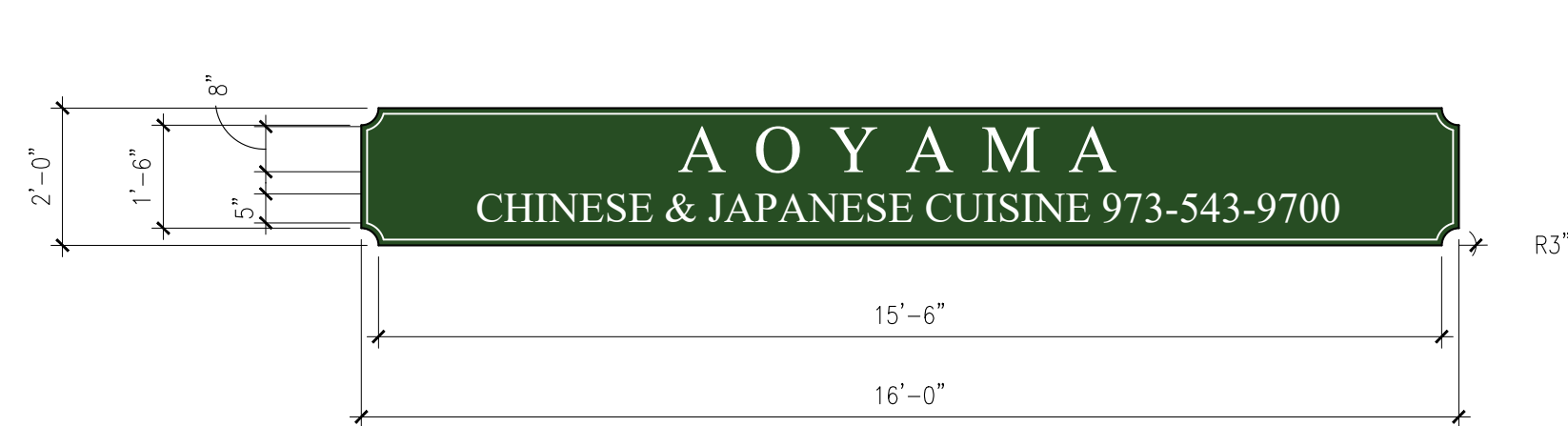
130 Route 10 West  
Whippany, NJ 07981

Project:  
**V-FEE MENDAM APARTMENTS, LLC**

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

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