

Harmon Holdings Proposal

Block 4008 Lots 8, 9 & 11



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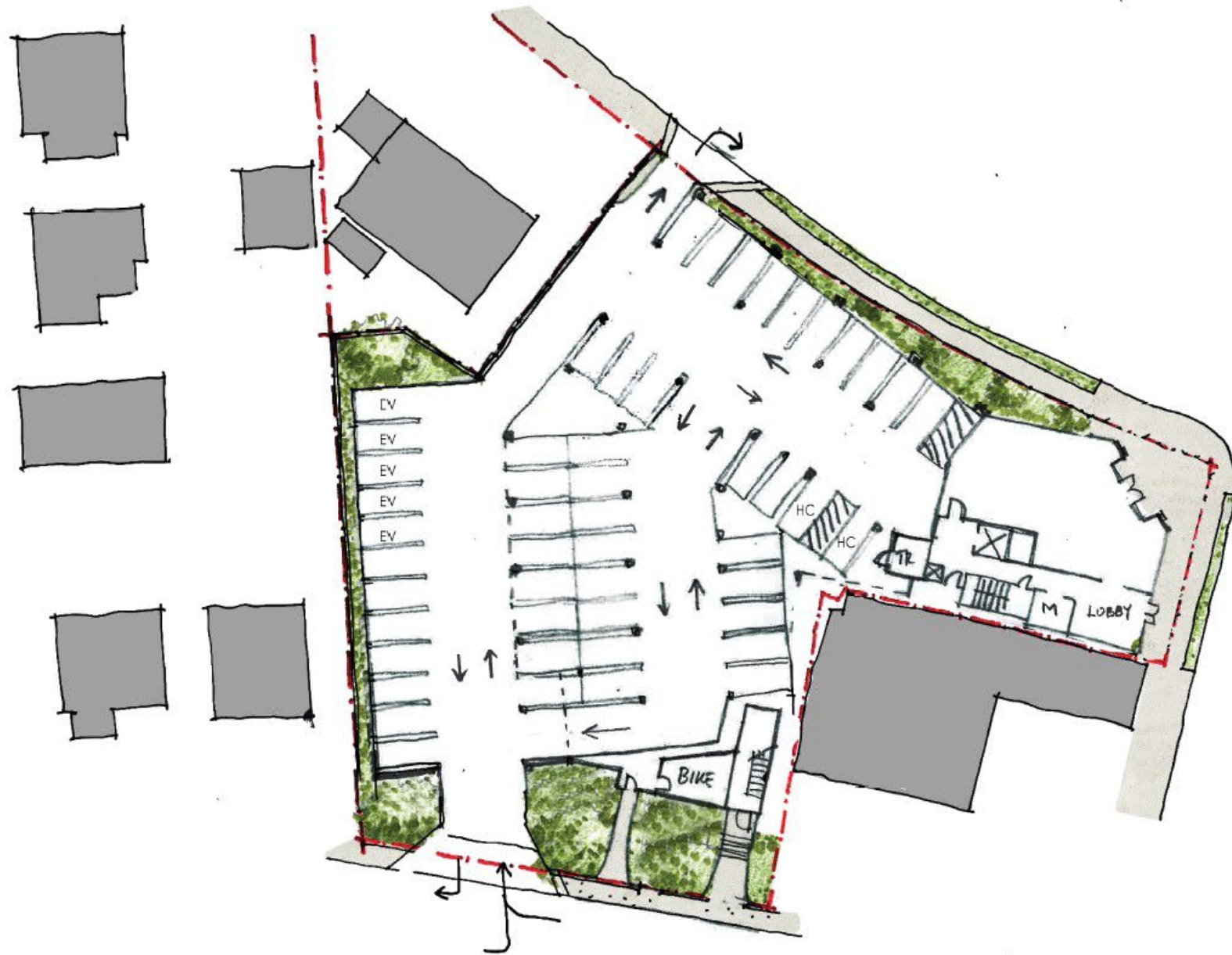
NB

R-5



Harmon Holdings Proposal

- 3-story mixed-use building
- 20 units incl. 4 affordable units (20% set-aside)
- 5,000 sf ground floor commercial space
- 1,300 sf ground floor res. common space
- Ground floor/surface parking
- Exterior design & materials that reflect character of Summit
- Streetscape improvements



HARMEN HOLDINGS PROPOSED RESIDENTIAL DEVELOPMENT - 9 ASHWOOD AVE. SUMMIT NJ
GROUND FLOOR PLAN

STUDIO 1200 ARCHITECTURE + DESIGN | 511 MILLBURN AVE. STE 1, SHORT HILLS, NJ 07078 | 973.376.5111 | STUDIO1200.COM



HARMEN HOLDINGS PROPOSED RESIDENTIAL DEVELOPMENT - 9 ASHWOOD AVE, SUMMIT NJ
 PERSPECTIVE SKETCH - BROAD ST. AND ASHWOOD AVE.

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Requirement	R-5	NB	MBC	33-units	20-units
Min. Lot Area	5,000 sf	N/A	1.5 ac	0.7 ac 30,519 sf	0.7 ac 30,519 sf
Max. Density	N/A	N/A	19 du/ac – 30 du/ac	47 du/ac	31 du/ac
AH Set-Aside	15%	15%	15%	20% (7 units)	20% (4 units)
Min. Lot Width	50 ft	N/A	N/A	>50 ft	>50 ft
Min. Front Yard Setback	25 ft	N/A	10 ft – 20 ft	Broad St: 2 ft Ashwood Ave: 8 ft Morris Ave: 20 ft	Broad St: 2 ft Ashwood Ave: 8 ft Morris Ave: 25 ft
Min. Side Yard Setback	7 ft	N/A	40 ft	1 ft, 17 ft (47 ft from R-5 Res.)	1 ft, 17 ft (47 ft from R-5 Res.)
Min. Rear Yard Setback	30 ft	N/A	N/A	N/A	N/A
Max. Lot Coverage	45%	90%	75%	88.14%	+/- 86%
Max. Building Coverage	20%	30%	35%	61.4%	+/- 57%
Max. Height	35 ft/2 sty	42 ft/3 sty	46 ft/4 sty	40 ft/3 sty	40 ft/3 sty
Max. FAR	35%	75%	115%	118%	+/-97%