

No.	Issue Date	Issue Description

12.09.2019 SITE PLAN APPLIC.
 No. Issue Date Issue Description

Poskanzer Skott Architects
 550 North Maple Avenue
 Ridgewood, NJ 07450
 Telephone: 201-445-2322
 Facsimile: 201-445-3053
 E-mail: www.poskanzerskott.com

Project
OAK TREE APARTMENTS
 TOWN OF HAVERSTRAW
 ROCKLAND COUNTY, NEW YORK

Client

Drawing Title
LOCATION PLAN

Scale 1:1400
 Project 1950
 File No
 Drawn OM
 Checked BP

Sheet No
A-000

NJ	05915
NY	011938
PA	B 7813
CT	4823
AZ	12822
NCARB	12652



ORIGINAL
1" = 50'-0"



REVIEWED
1" = 50'-0"

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Project
OAK TREE APARTMENTS
 TOWN OF HAVERSTRAW
 ROCKLAND COUNTY, NEW YORK

Client

Drawing Title
SITE PLAN COMPARISON

Scale 1" = 50'-0"
 Project 1950
 File No
 Drawn OM
 Checked BP

Sheet No
A-100

NJ	05915
NY	011938
PA	B 7813
CT	4823
AZ	12822
NCARB	12652

12/9/2019 12:07:43 PM



Oak Tree Apartments

Zone: OT-18
Use: Multi-Family

	Req	Exist	Original	Revised
Lot Area: (min)	10 Ac.	13.547 Ac.	13.547 Ac.	13.547 Ac.
Lot Width: (min)	150'	217'	217'	217'
Yards: (min)				
Front	35'	35'	47.1'	104'
Sides	35'	35'	66.2'	66.2'
2 Sides	70'	70'	253.7'	248'
Rear	35'	35'	101.3'	114'
Frontage: (min)	130'	143.1'	143.1'	143.1'
Building Height: (max)	40'	< 40'	< 40'	< 40'
F.A.R.: (max)	.75	.06	.43	.45
Dev. Cover: (max)	65%	20%	45%	48%
Parking: (min)	2/D.U.	NA	2/D.U.	2/D.U.

Unit & Parking Breakdown

Bldg.	Studio	1 BR	2BR	Total	Parking		
					Gar	Site	Total
A	15	27	18	60	0	125	125
B	24	24	24	72	67	95	162
C	12	12	12	36	28	45	73
D	18	24	18	60	57	54	111
TOTALS	69	87	72	228	152	319	471*

*456 req.

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OAK TREE APARTMENTS
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 ROCKLAND COUNTY, NEW YORK

Client

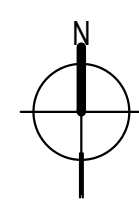
Drawing Title
SITE PLAN

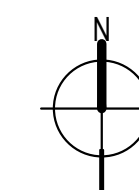
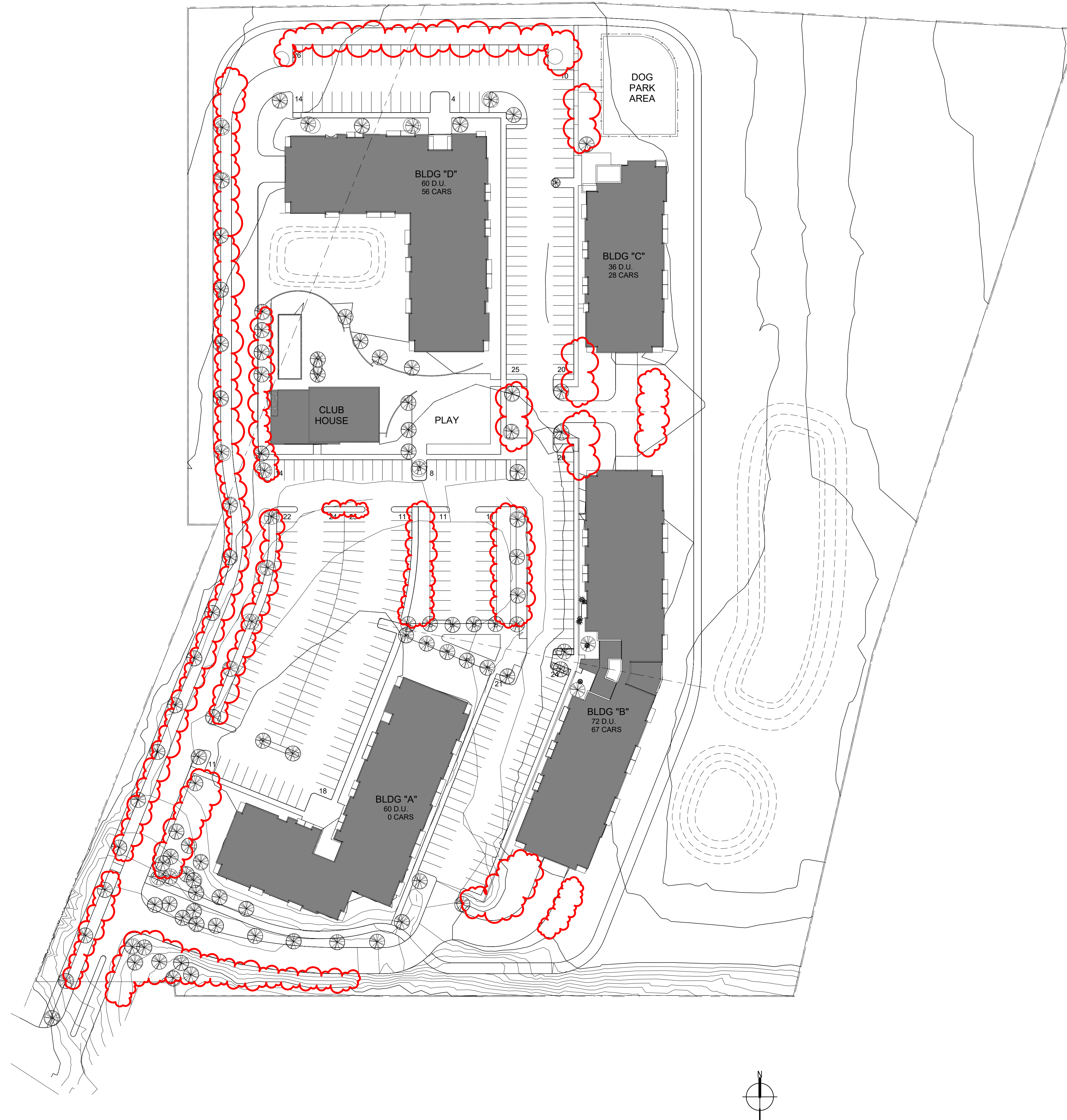
Scale 1" = 50'-0"
 Project 1950
 File No
 Drawn OM
 Checked BP

Sheet No
A-101

NJ 05915
 NY 011938
 PA B 7813
 CT 4823
 AZ 12822
 NCARB 12652

SITE PLAN
 1" = 50'-0"





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Project
OAK TREE APARTMENTS
 TOWN OF HAVERSTRAW
 ROCKLAND COUNTY, NEW YORK

Client

Drawing Title
SNOW STORAGE

Scale 1" = 50'-0"
 Project 1950
 File No
 Drawn OM
 Checked BP

Sheet No
A-101s

- NJ 05915
- NY 011938
- PA B 7813
- CT 4823
- AZ 12822
- NCARB 12652



BLDG "A"



BLDG "B"



BLDG "C"



BLDG "D"

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Project
OAK TREE APARTMENTS
 TOWN OF HAVERSTRAW
 ROCKLAND COUNTY, NEW YORK

Client

Drawing Title
STREET VIEWS

Scale 12" = 1'-0"
 Project 1950
 File No
 Drawn OM
 Checked BP

Sheet No
A-102

NJ 05915
 NY 011938
 PA B 7813
 CT 4823
 AZ 12822
 NCARB 12652



⑤ BLDG "A" WEST ELEVATION
1/16" = 1'-0"



⑥ BLDG "A" NORTH ELEVATION
1/16" = 1'-0"



③ BLDG "A" EAST ELEVATION
1/16" = 1'-0"



④ BLDG "A" SOUTH ELEVATION
1/16" = 1'-0"

UNIT BREAKDOWN

	Stu	1 BR	2 BR	Total
1st	3	9	6	18
2nd	6	9	6	21
3rd	6	9	6	21
Total	15	27	18	60

STUDIO
 1 BR
 2 BR

Garage Parking 0

No.	Issue Date	Issue Description

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OAK TREE APARTMENTS
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 ROCKLAND COUNTY, NEW YORK

Client _____

Drawing Title
BUILDING "A"
 PLANS, ELEVATIONS & SECTION

Scale	As Indicated
Project	1950
File No	
Drawn	OM
Checked	BP

Sheet No
A-103

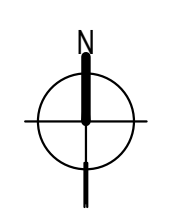
NJ	05915
NY	011938
PA	B 7813
CT	4823
AZ	12822
NCARB	12652

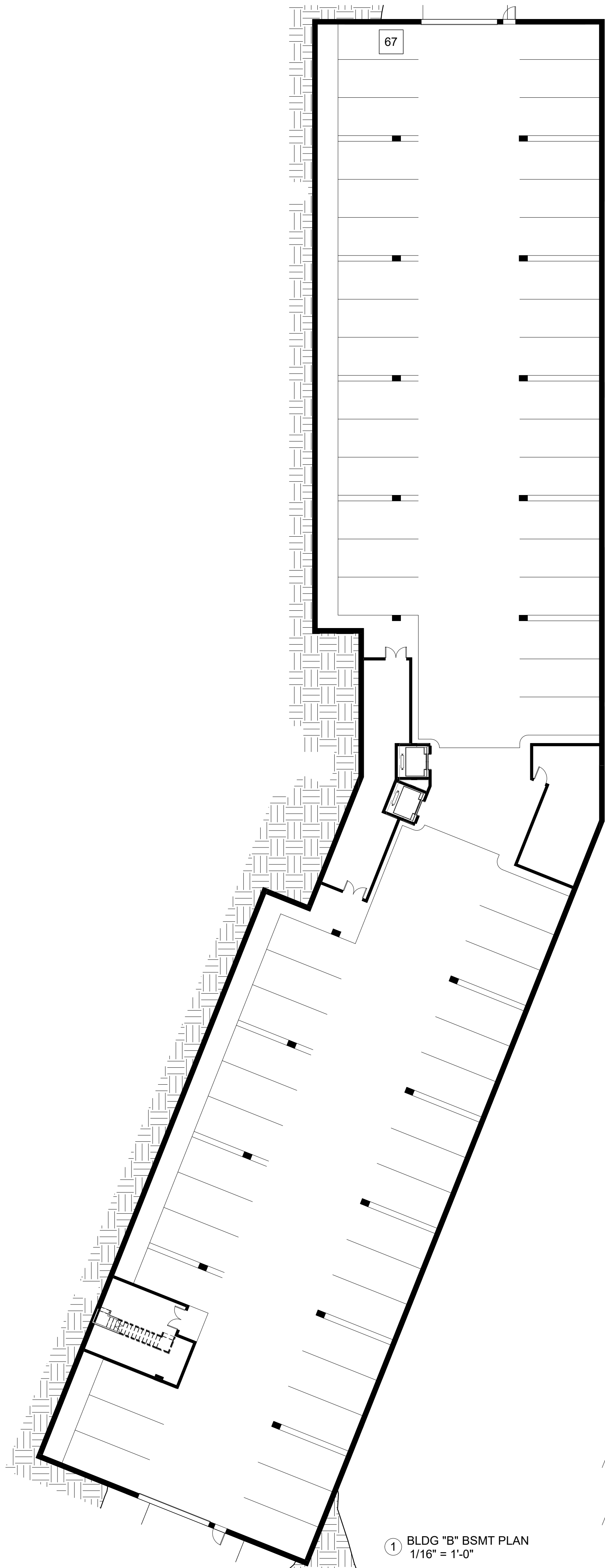


① BLDG "A" TYP. FL. PLAN
1/16" = 1'-0"



② BLDG "A" SECTION 1
1/16" = 1'-0"





1 BLDG "B" BSMT PLAN
1/16" = 1'-0"



2 BLDG "B" 1st. FL PLAN
1/16" = 1'-0"



6 BLDG "B" SECTION 1
1/16" = 1'-0"



5 BLDG "B" NORTH ELEVATION
1/16" = 1'-0"



4 BLDG "B" SOUTH ELEVATION
1/16" = 1'-0"



7 BLDG "B" WEST ELEVATION
1/16" = 1'-0"

UNIT BREAKDOWN

	Stu	1 BR	2 BR	Total
1st	8	8	8	24
2nd	8	8	8	24
3rd	8	8	8	24
Total	24	24	24	72

STUDIO	
1 BR	
2 BR	

Garage Parking 67

No.	Issue Date	Issue Description

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OAK TREE APARTMENTS
TOWN OF HAVERSTRAW
ROCKLAND COUNTY, NEW YORK

Client

Drawing Title
BUILDING "B"
PLANS, ELEVATIONS & SECTION

Scale	As Indicated
Project	1950
File No	
Drawn	OM
Checked	BP

Sheet No A-104

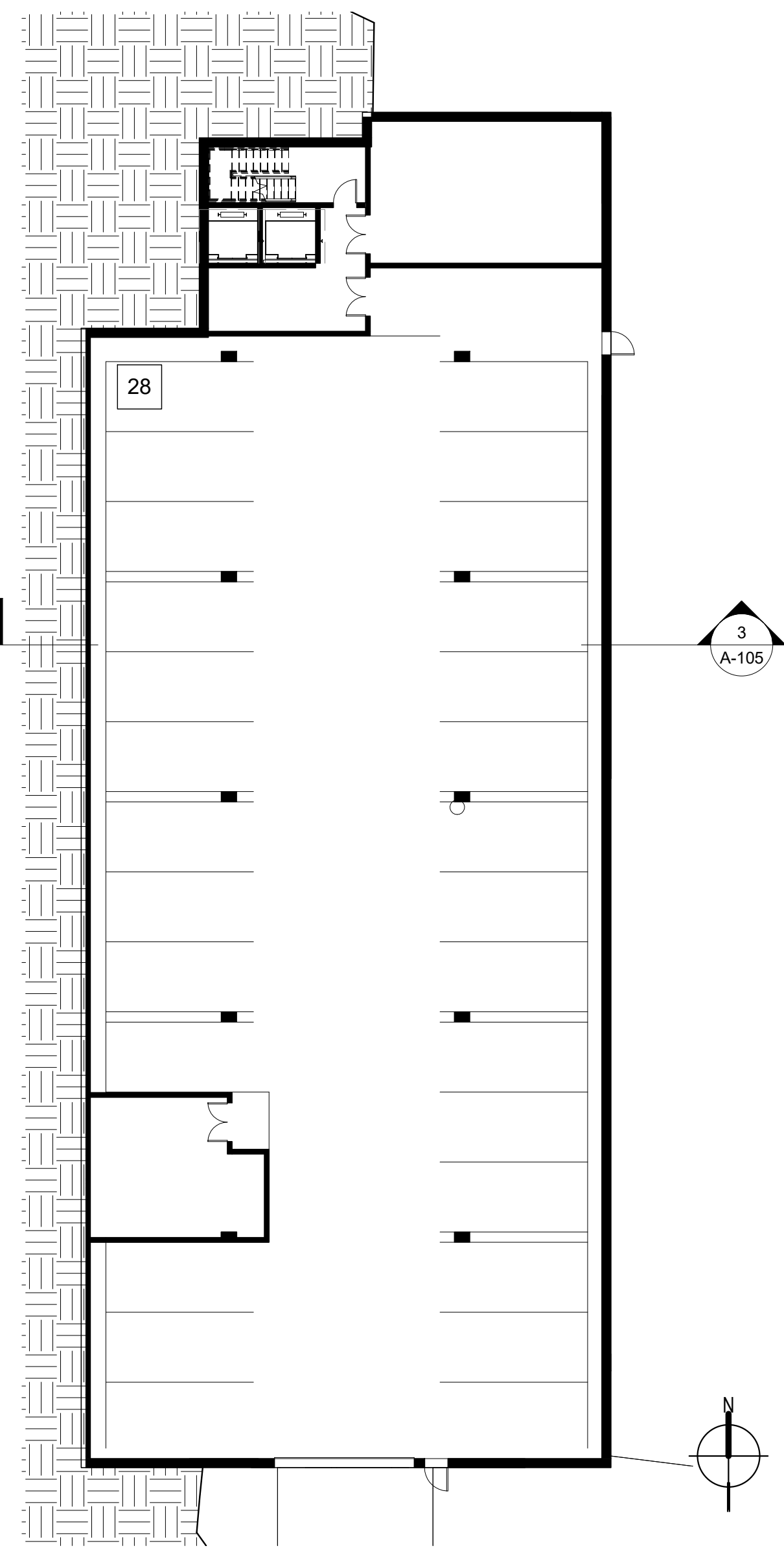
NJ	05915
NY	011938
PA	B 7813
CT	4823
AZ	12822
NCARB	12652



6 BLDG "C" NORTH ELEVATION
1/16" = 1'-0"



4 BLDG "C" SOUTH ELEVATION
1/16" = 1'-0"



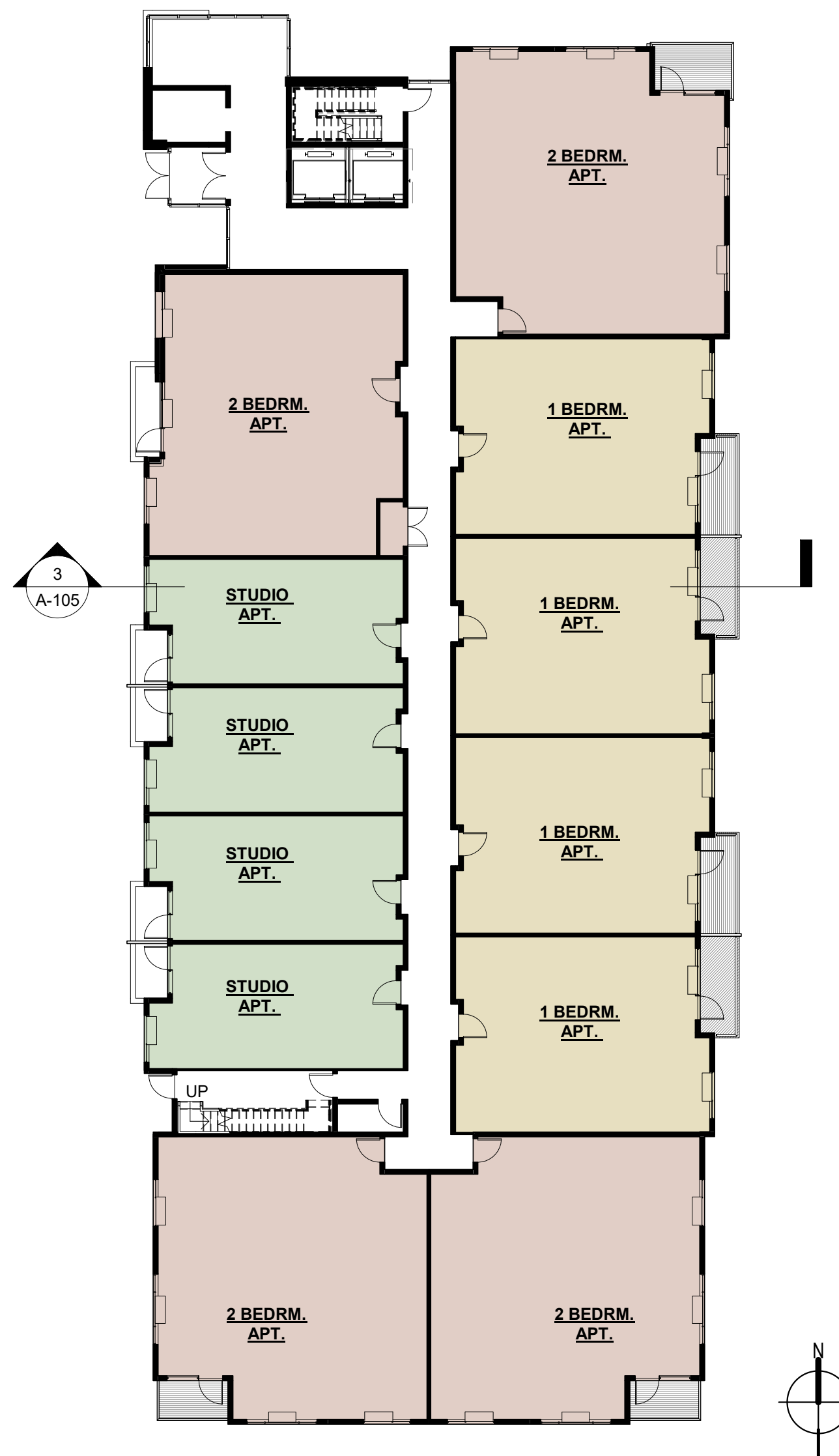
1 BLDG "C" BSMT PLAN
1/16" = 1'-0"



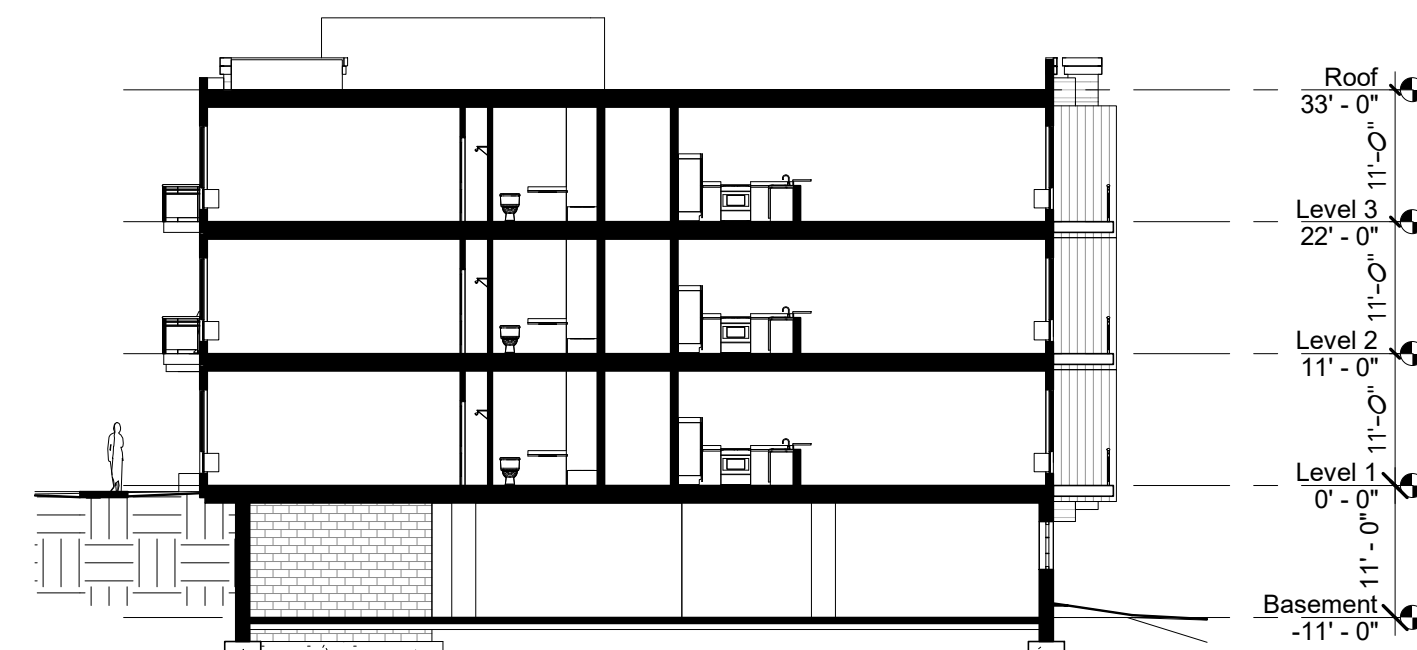
7 BLDG "C" WEST ELEVATION
1/16" = 1'-0"



5 BLDG "C" EAST ELEVATION
1/16" = 1'-0"



2 BLDG "C" 1ST FL PLAN
1/16" = 1'-0"



3 BLDG "C" SECTION 1
1/16" = 1'-0"

UNIT BREAKDOWN

	Stu	1 BR	2 BR	Total
1st	4	4	4	12
2nd	4	4	4	12
3rd	4	4	4	12
Total	12	12	12	36

STUDIO	
1 BR	
2 BR	

Garage Parking 28

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OAK TREE APARTMENTS
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Client

Drawing Title
BUILDING "C"
 PLANS, ELEVATIONS & SECTION

Scale	As Indicated
Project	1950
File No	
Drawn	OM
Checked	BP

Sheet No
A-105

NJ	05915
NY	011938
PA	B 7813
CT	4823
AZ	12822
NCARB	12652



6 BLDG "D" NORTH ELEVATION
1/16" = 1'-0"



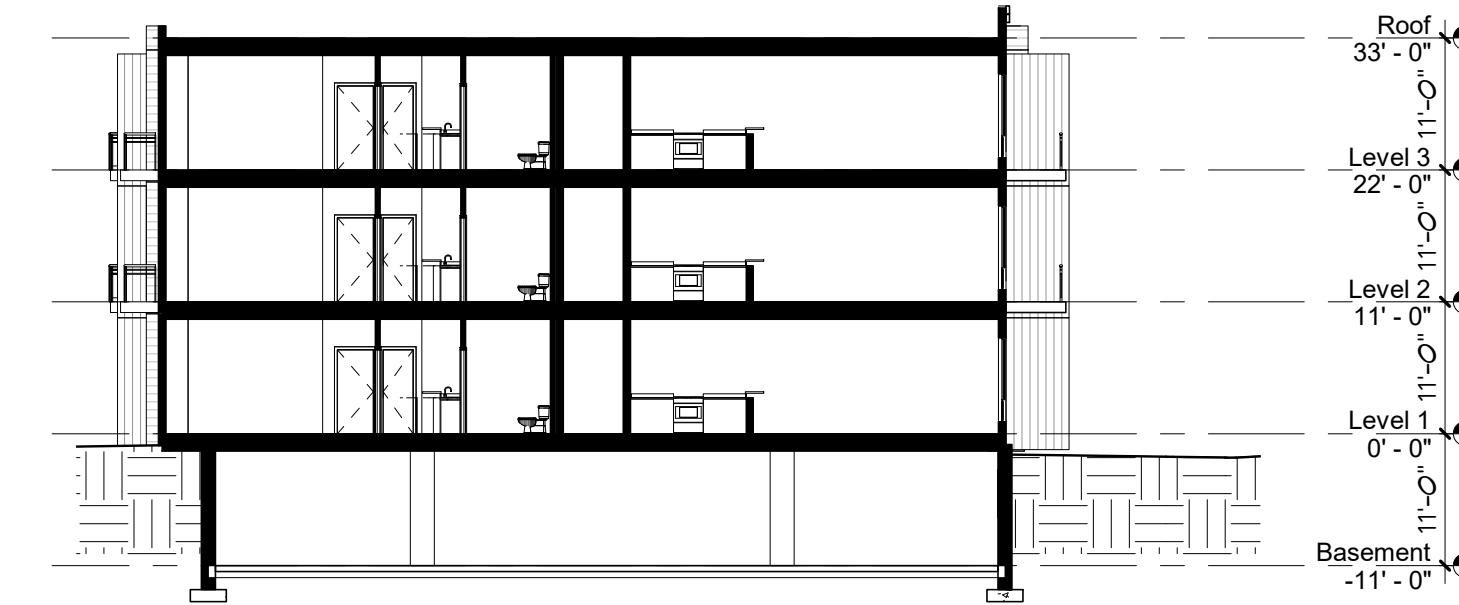
7 BLDG "D" EAST ELEVATION
1/16" = 1'-0"



5 BLDG "D" WEST ELEVATION
1/16" = 1'-0"



4 BLDG "D" SOUTH ELEVATION
1/16" = 1'-0"



3 BLDG "D" SECTION 1
1/16" = 1'-0"

UNIT BREAKDOWN

	Stu	1 BR	2 BR	Total
1st	6	6	6	18
2nd	6	9	6	21
3rd	6	9	6	21
Total	18	24	18	60

STUDIO	
1 BR	
2 BR	

Garage Parking	57
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Client

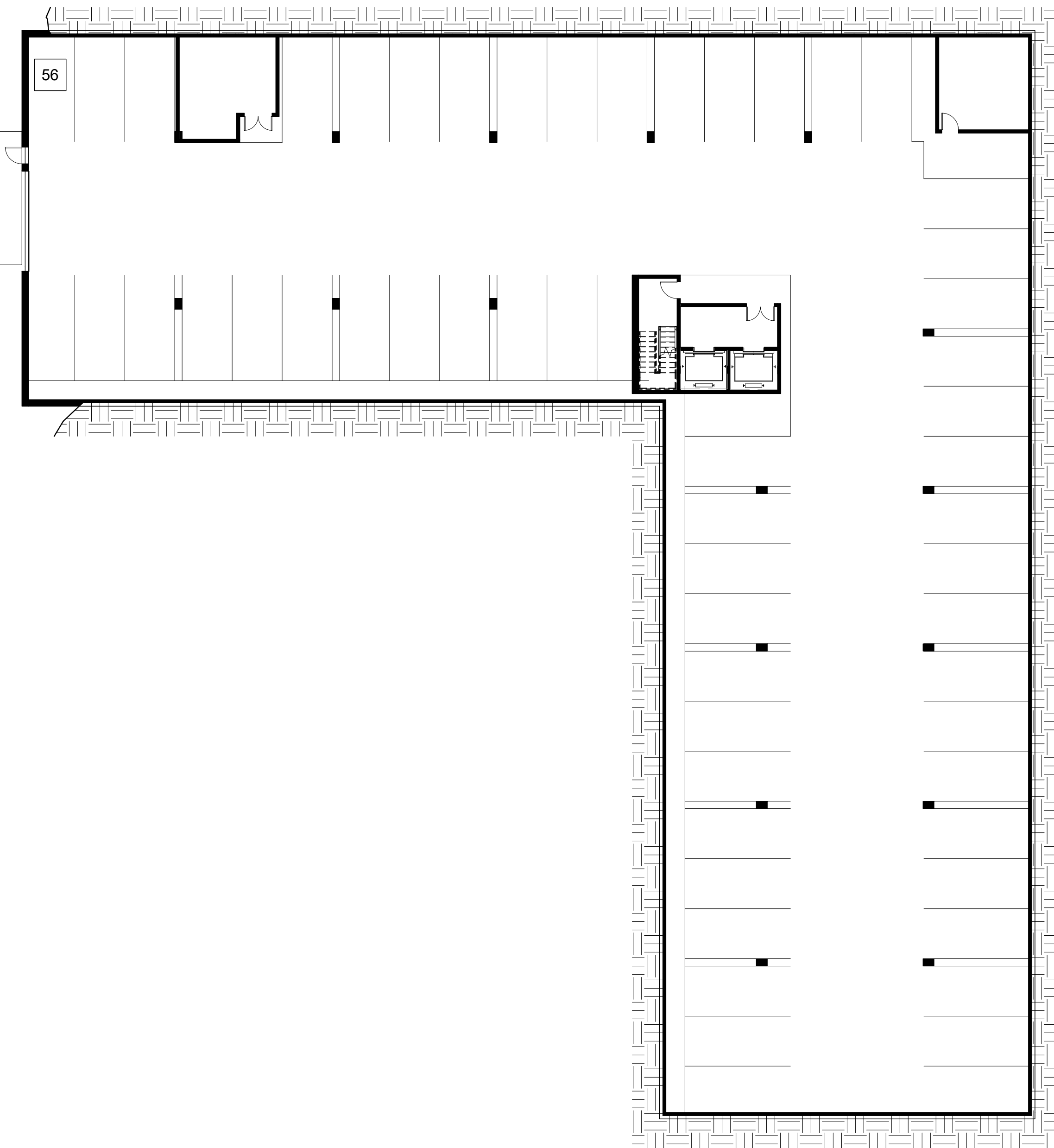
Drawing Title
BUILDING "D"
 PLANS, ELEVATIONS & SECTION

Scale	As Indicated
Project	1950
File No	
Drawn	OM
Checked	BP

Sheet No

A-106

NJ	05915
NY	011938
PA	B 7813
CT	4823
AZ	12822
NCARB	12652



1 BLDG "D" BSMT PLAN
1/16" = 1'-0"



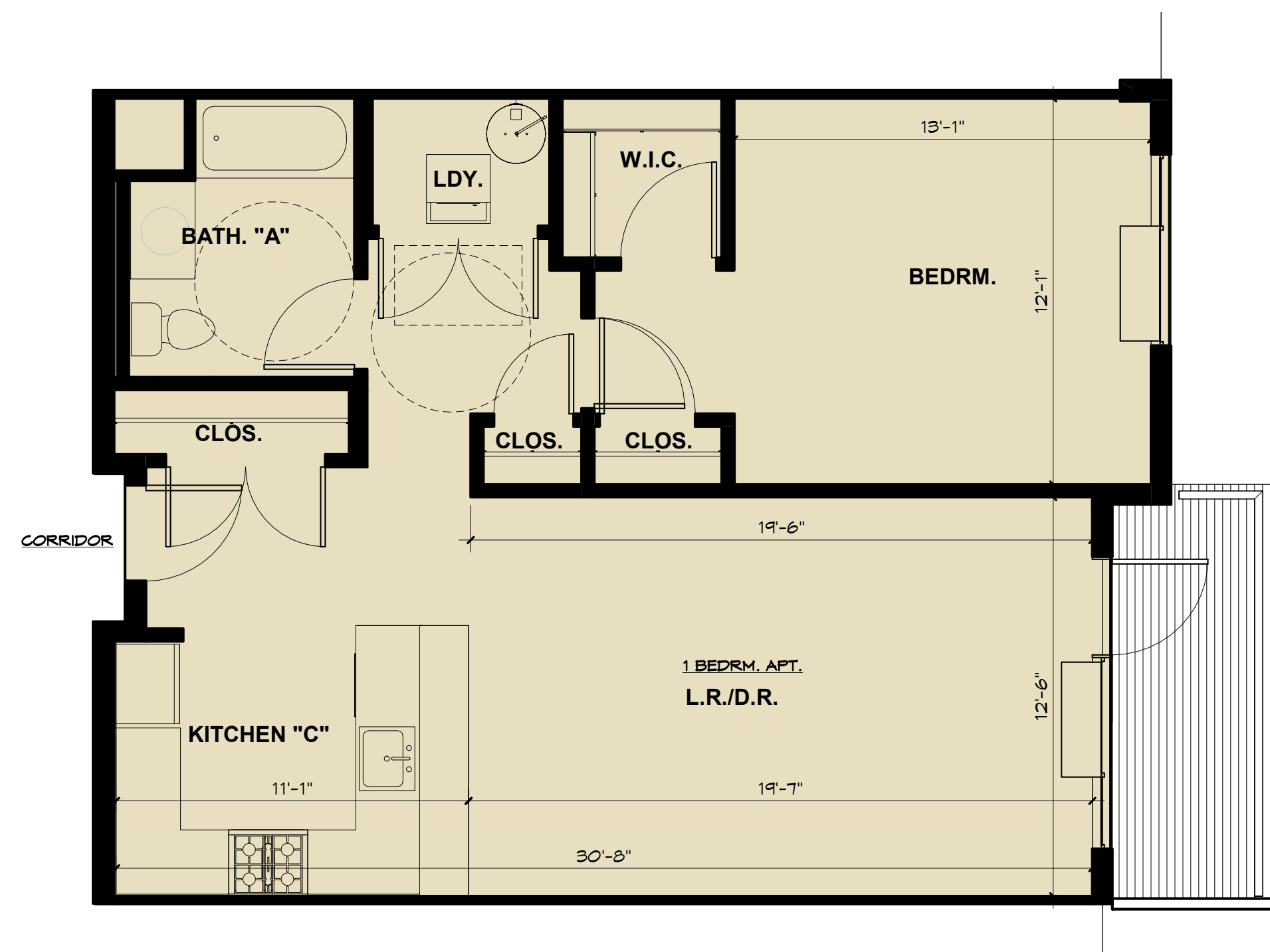
2 BLDG "D" TYP. FL PLAN
1/16" = 1'-0"



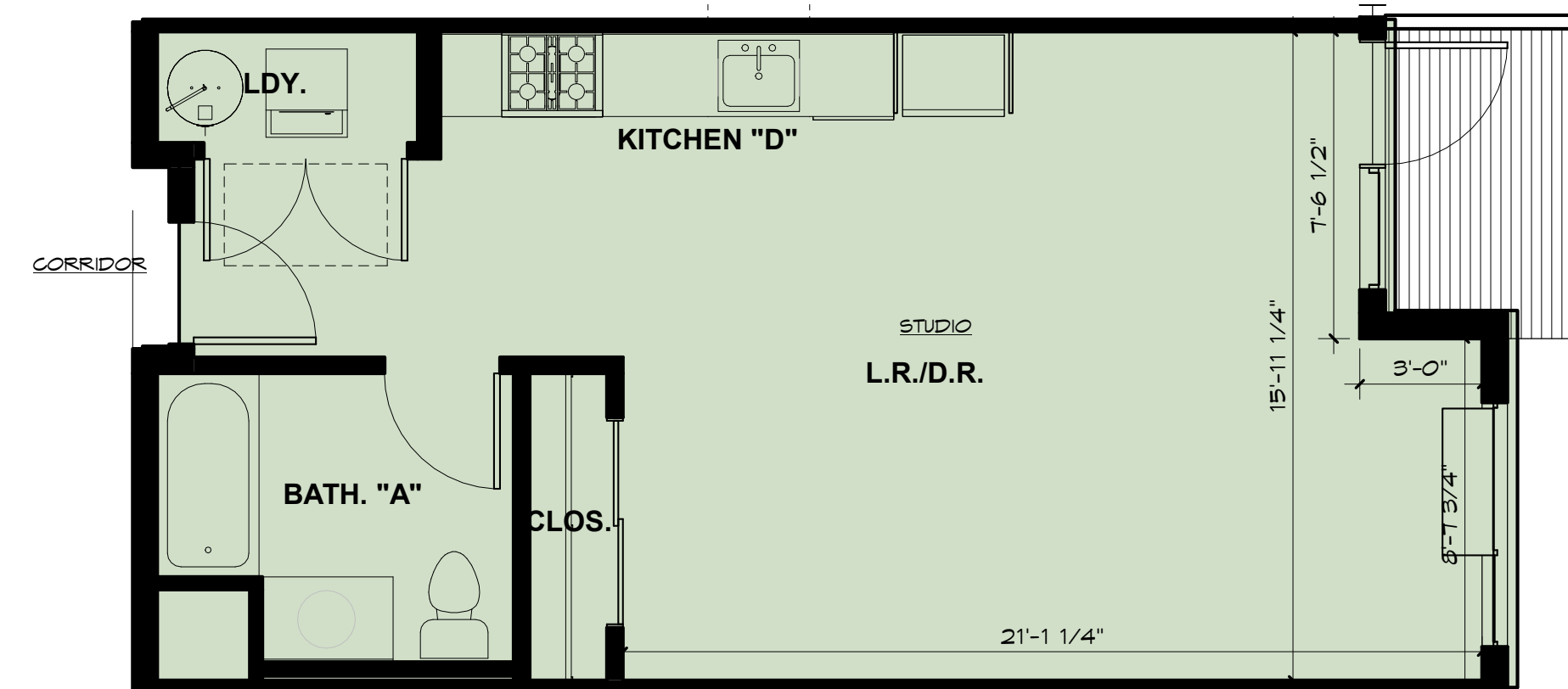
TYP. TWO BEDRM "A"
1/4" = 1'-0"



TYP. TWO BEDRM "B"
1/4" = 1'-0"



TYP. ONE BEDRM
1/4" = 1'-0"



TYP. STUDIO
1/4" = 1'-0"

STUDIO	
1 BR	
2 BR	

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OAK TREE APARTMENTS
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Drawing Title
UNIT LAYOUTS

Scale 1/4" = 1'-0"
 Project 1950
 File No
 Drawn OM
 Checked BP

Sheet No
A-107

NJ	05915
NY	011938
PA	B 7813
CT	4823
AZ	12822
NCARB	12652



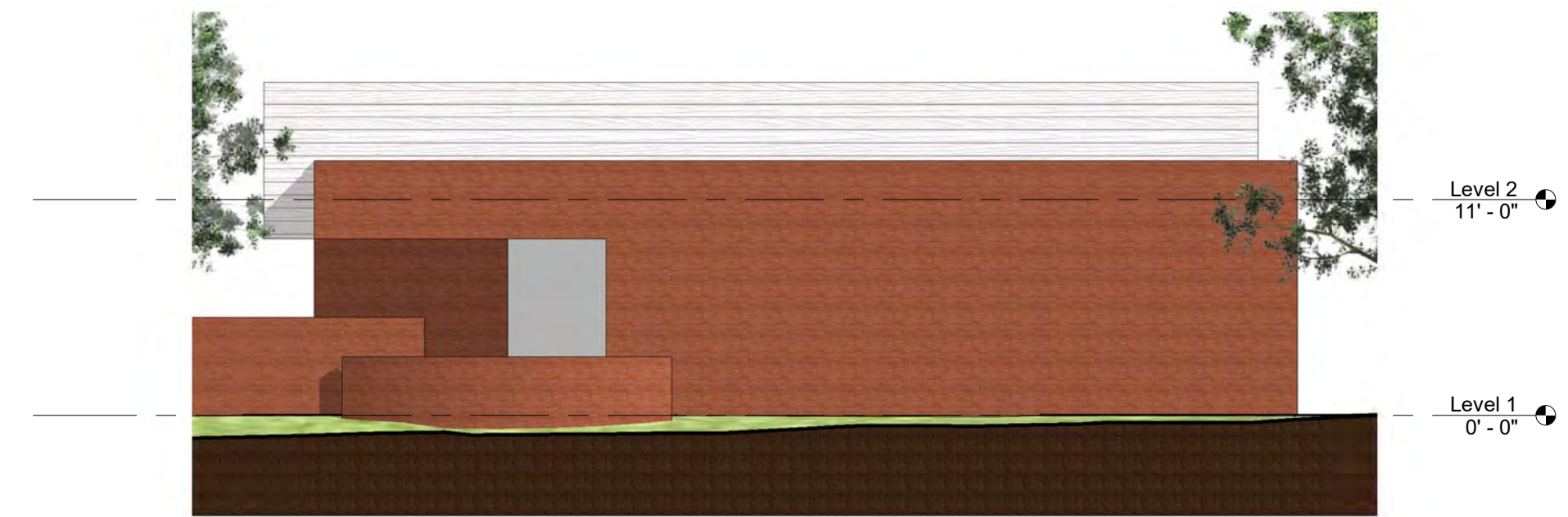
COMMUNITY BUILDING
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"

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OAK TREE APARTMENTS
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 ROCKLAND COUNTY, NEW YORK

Client

Drawing Title
COMMUNITY BUILDING

Scale 1/8" = 1'-0"
 Project 1950
 File No
 Drawn OM
 Checked BP

Sheet No
A-107a

NJ	05915
NY	011938
PA	B 7813
CT	4823
AZ	12822
NCARB	12652



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Client

Drawing Title
3D VIEWS

Scale
 Project 1950
 File No
 Drawn OM
 Checked BP

Sheet No
A-107b

NJ	05915
NY	011938
PA	B 7813
CT	4823
AZ	12822
NCARB	12652

12/9/2019 12:17:09 PM



VIEW 1



VIEW 2

No.	Issue Date	Issue Description

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OAK TREE APARTMENTS
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Client

Drawing Title
AERIAL VIEWS

Scale
 Project 1950
 File No
 Drawn OM
 Checked BP

Sheet No
A-108

NJ 05915
 NY 011938
 PA B 7813
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VIEW 3



VIEW 4

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12.09.2019		SITE PLAN APPLIC.


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 ROCKLAND COUNTY, NEW YORK

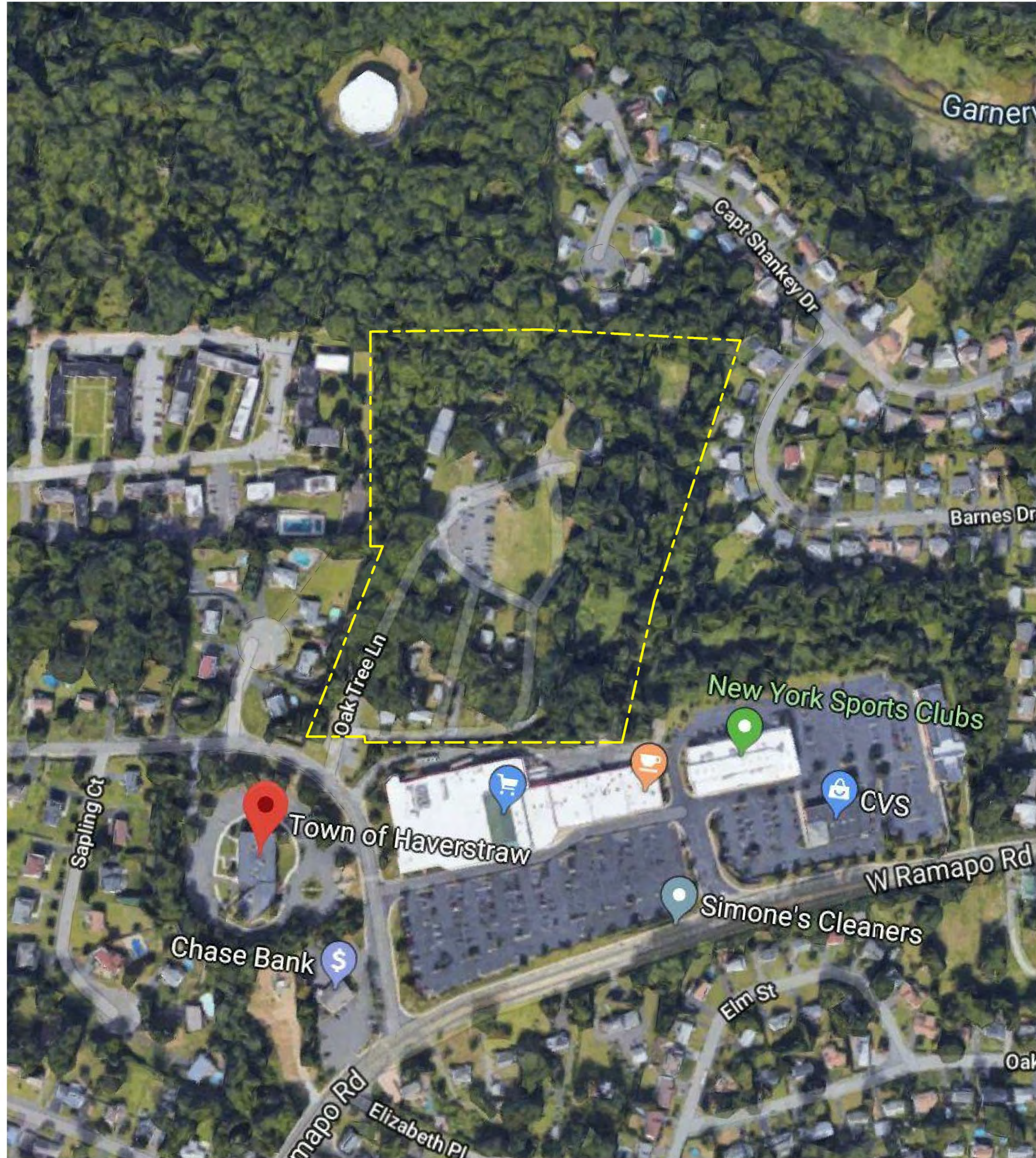
Client _____

Drawing Title
AERIAL VIEWS

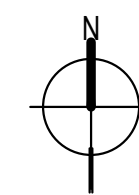
Scale _____
 Project 1950
 File No _____
 Drawn OM
 Checked BP

Sheet No
A-109

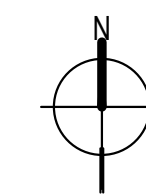
NJ	05915
NY	011938
PA	B 7813
CT	4823
AZ	12822
NCARB	12652



EXISTING



PROPOSED



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 TOWN OF HAVERSTRAW
 ROCKLAND COUNTY, NEW YORK

Client

Drawing Title
**LOCATION PLAN
 COMPARISON**

Scale 1" = 160'-0"
 Project 1950
 File No
 Drawn OM
 Checked BP

Sheet No
A-110

NJ 05915
 NY 011938
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 AZ 12822
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