

SITE PLAN SUBMISSION

iPARK 87 EAST CAMPUS

PROPOSED MIXED USE/RESIDENTIAL CAMPUS
ULSTER, NEW YORK



ILLUSTRATIVE PERSPECTIVE

PROJECT UNIT MIX:

TOTAL PROJECT			BUILDING 1A			BUILDING 1B			BUILDING 1C			BUILDING 2		
STUDIO:	181	21%	STUDIO:	00	00%	STUDIO:	08	18%	STUDIO:	16	20%	STUDIO:	00	00%
1 BEDROOM:	435	49%	1 BEDROOM:	64	80%	1 BEDROOM:	22	49%	1 BEDROOM:	32	40%	1 BEDROOM:	88	80%
2 BEDROOM:	264	30%	2 BEDROOM:	16	20%	2 BEDROOM:	15	33%	2 BEDROOM:	32	40%	2 BEDROOM:	22	20%
TOTAL:	880		SUBTOTAL:	80		SUBTOTAL:	45		SUBTOTAL:	80		SUBTOTAL:	110	

BUILDING 3A			BUILDING 3B			BUILDING 4A			BUILDING 4B			BUILDING 4C		
STUDIO:	33	23%	STUDIO:	100	50%	STUDIO:	00	00%	STUDIO:	08	18%	STUDIO:	16	20%
1 BEDROOM:	51	35%	1 BEDROOM:	60	32%	1 BEDROOM:	64	80%	1 BEDROOM:	22	49%	1 BEDROOM:	32	40%
2 BEDROOM:	60	42%	2 BEDROOM:	54	18%	2 BEDROOM:	16	20%	2 BEDROOM:	15	33%	2 BEDROOM:	32	40%
SUBTOTAL:	144		SUBTOTAL:	214		SUBTOTAL:	80		SUBTOTAL:	45		SUBTOTAL:	80	

PREPARED BY:

MINNO WASKO
ARCHITECTS AND PLANNERS
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PROJECT DATA

PHASE 1:
BUILDING FOOTPRINT: 104,845 SF
RESIDENTIAL FLOOR AREA: 180,015 SF
RETAIL FLOOR AREA: 37,340 SF
DWELLING UNITS: 205

PHASE 2:
BUILDING FOOTPRINT: 39,776 SF
RESIDENTIAL FLOOR AREA: 96,030 SF
DWELLING UNITS: 110 DU

PHASE 3:
BUILDING FOOTPRINT: 143,942 SF
RESIDENTIAL FLOOR AREA: 331,020 SF
RETAIL FLOOR AREA: 28,130 SF
DWELLING UNITS: 360 DU

PHASE 4:
BUILDING FOOTPRINT: 66,005 SF
RESIDENTIAL FLOOR AREA: 180,015 SF
DWELLING UNITS: 205 DU

TOTAL:
BUILDING FOOTPRINT: 354,568 SF
RESIDENTIAL FLOOR AREA: 787,080 SF
RETAIL FLOOR AREA: 65,470 SF
DWELLING UNITS: 880 DU

PLANNING BOARD APPROVAL

PRELIMINARY AND FINAL SITE PLAN APPROVAL IS HEREBY GRANTED TO THIS SITE PLAN BY THE PLANNING BOARD OF THE TOWN OF ULSTER, NEW YORK, THIS __ DAY OF _____ 2023.

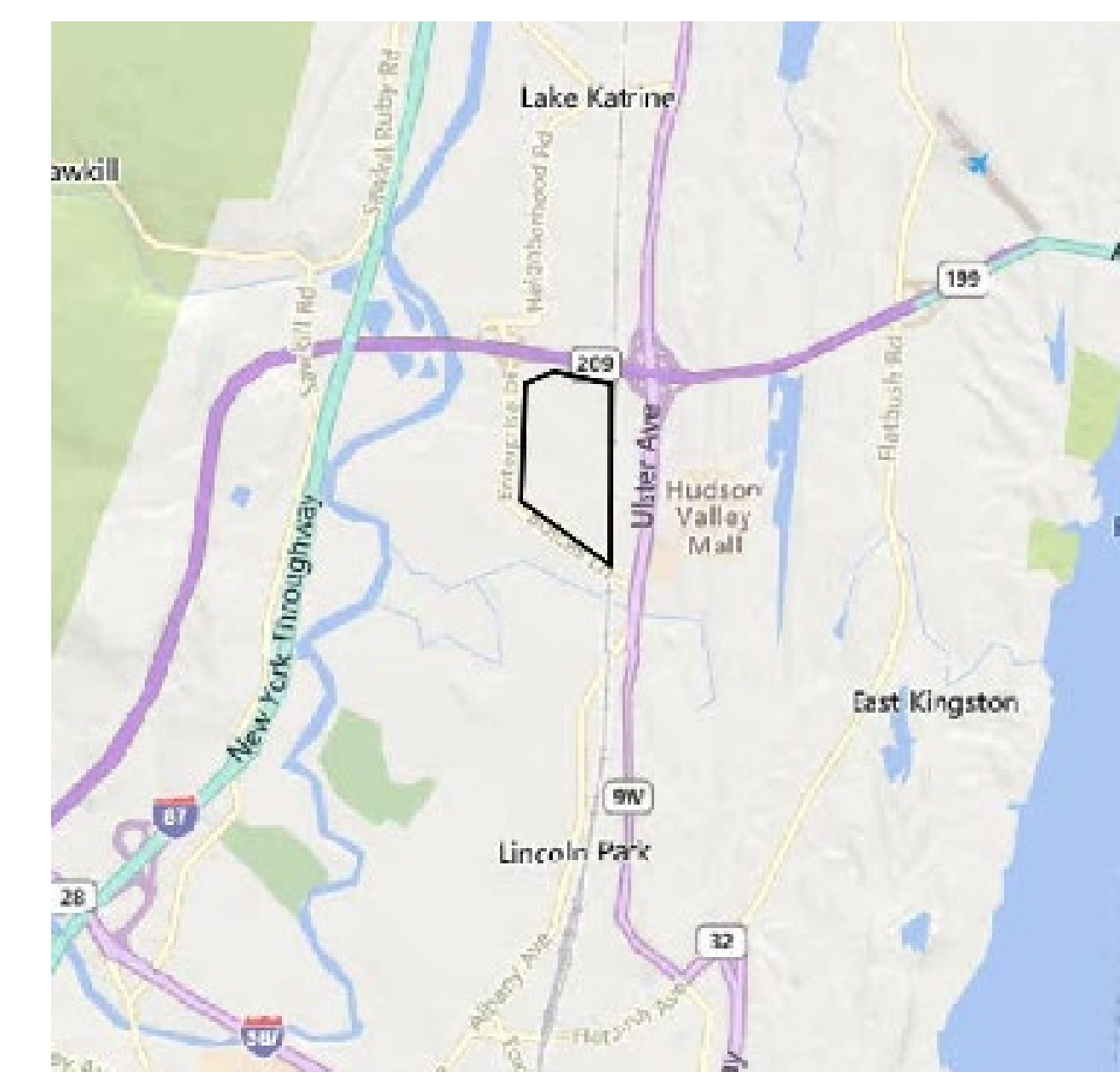
Board Chairman

Board Secretary

Board Engineer

PREPARED BY:

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TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102



LOCATION MAP
NTS

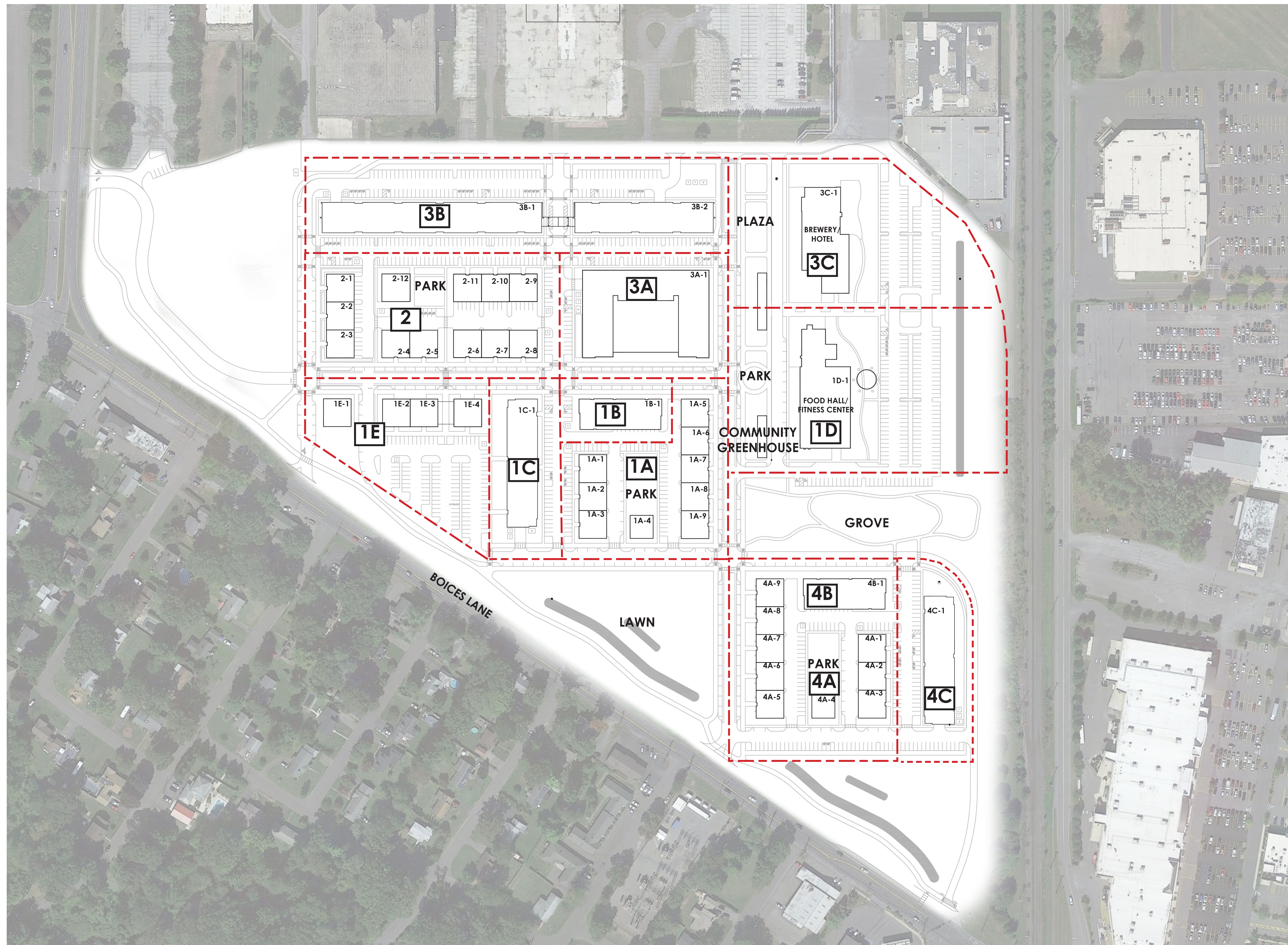
iPARK87 EAST CAMPUS
ULSTER, NEW YORK

PREPARED FOR:
NATIONAL RESOURCES

ISSUE: _____
DATE: _____ **FOR:** _____
04/25/2023 SITE PLAN SUBMISSION
06/23/2023 REVISED SITE PLAN SUBMISSION

C-01

COVER SHEET



PARKING CALCULATIONS:

PHASE 1 GARAGE PARKING:	83 SPACES
PHASE 2 GARAGE PARKING:	55 SPACES
PHASE 3 GARAGE PARKING:	211 SPACES
PHASE 4 GARAGE PARKING:	83 SPACES
TOTAL GARAGE PARKING:	432 SPACES

REFER TO CIVIL DRAWINGS/ TRAFFIC ANALYSIS FOR TOTAL PROPOSED PARKING/ SHARED PARKING ANALYSIS

SITE NOTES:

1. REFER TO CIVIL DRAWINGS FOR ALL UNDERGROUND UTILITY LOCATIONS, SIZES AND DETAILING.
2. REFER TO CIVIL DRAWINGS FOR ALL STORM WATER RUNOFF AND RETENTION INFORMATION.
3. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR SITE DETAILS, CONDITIONS, AND LANDSCAPING DETAILS.

REFUSE/RECYCLING:

COMPACTOR IS HYDRAULICALLY OPERATED EXTRUDER-TYPE UNIT. SOLID WASTE WILL BE DELIVERED TO UNIT VIA MULTI-STORY TRASH CHUTE WITH OPENINGS ON EACH RESIDENTIAL FLOOR. COMPACTED REFUSE WILL BE EXTRUDED INTO CONTINUOUS PLASTIC TUBING OR INDIVIDUAL PLASTIC BAGS, WHICH WILL BE STORED IN TRASH COMPACTOR ROOM UNTIL PRIVATE HAULER PICKUP. AT PICKUP TIMES, BUILDING MANAGEMENT WILL WHEEL CONTAINERS TO LOADING AREA FOR PICKUP BY PRIVATE HAULER. YARD STORAGE CONTAINERS WILL BE PROVIDED.

RECYCLING BINS WILL BE LOCATED ON EACH FLOOR AND WILL BE COLLECTED BY BUILDING MANAGEMENT AND STORED IN REFUSE/RECYCLING TERMINATION ROOM UNTIL PRIVATE HAULER PICKUP. AT PICKUP TIMES, BUILDING MANAGEMENT WILL WHEEL CONTAINERS TO LOADING AREA FOR PICKUP BY PRIVATE HAULER. YARD STORAGE CONTAINERS WILL BE PROVIDED.

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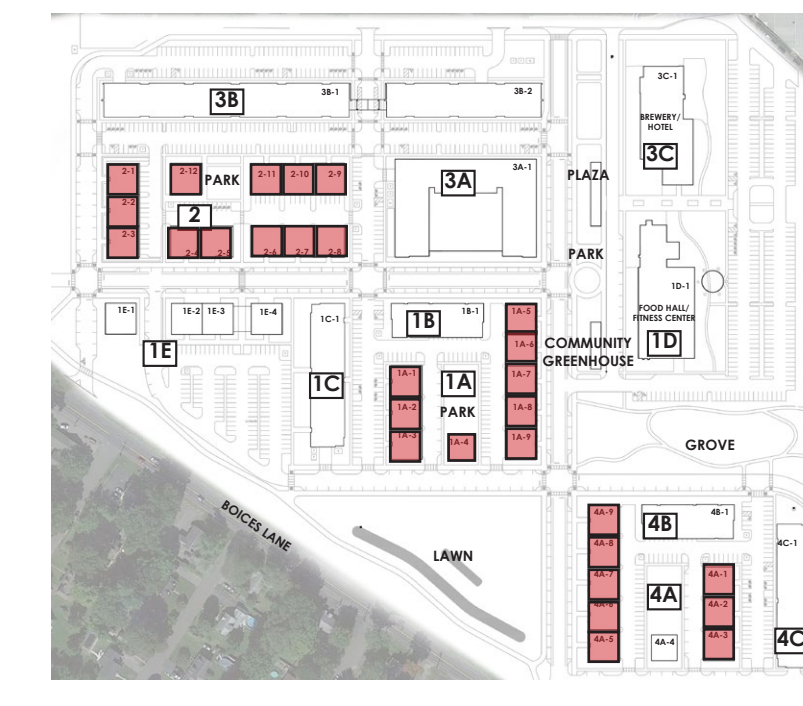
A-01

SITE PLAN

01 ARCHITECTURAL SITE PLAN
SCALE: 1" = 100'-0"



KEY PLAN:



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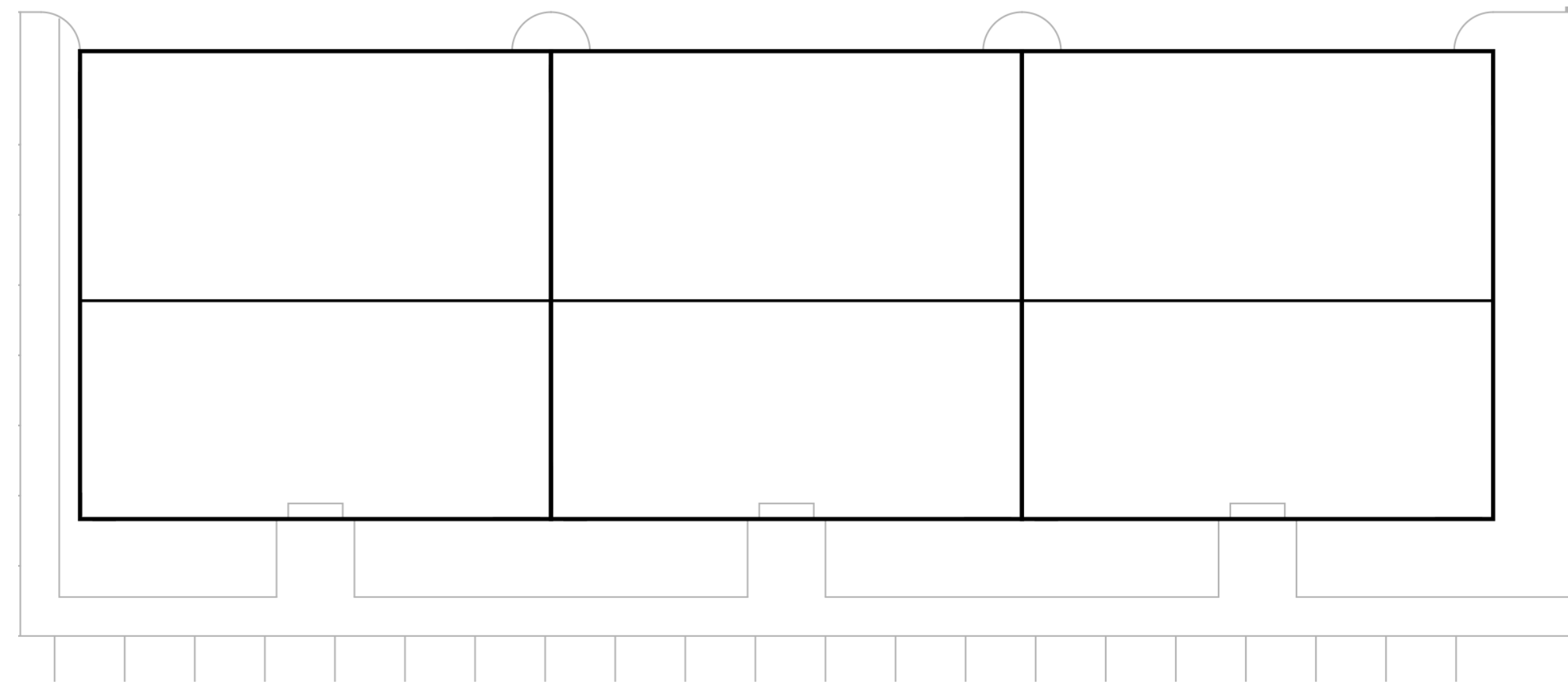
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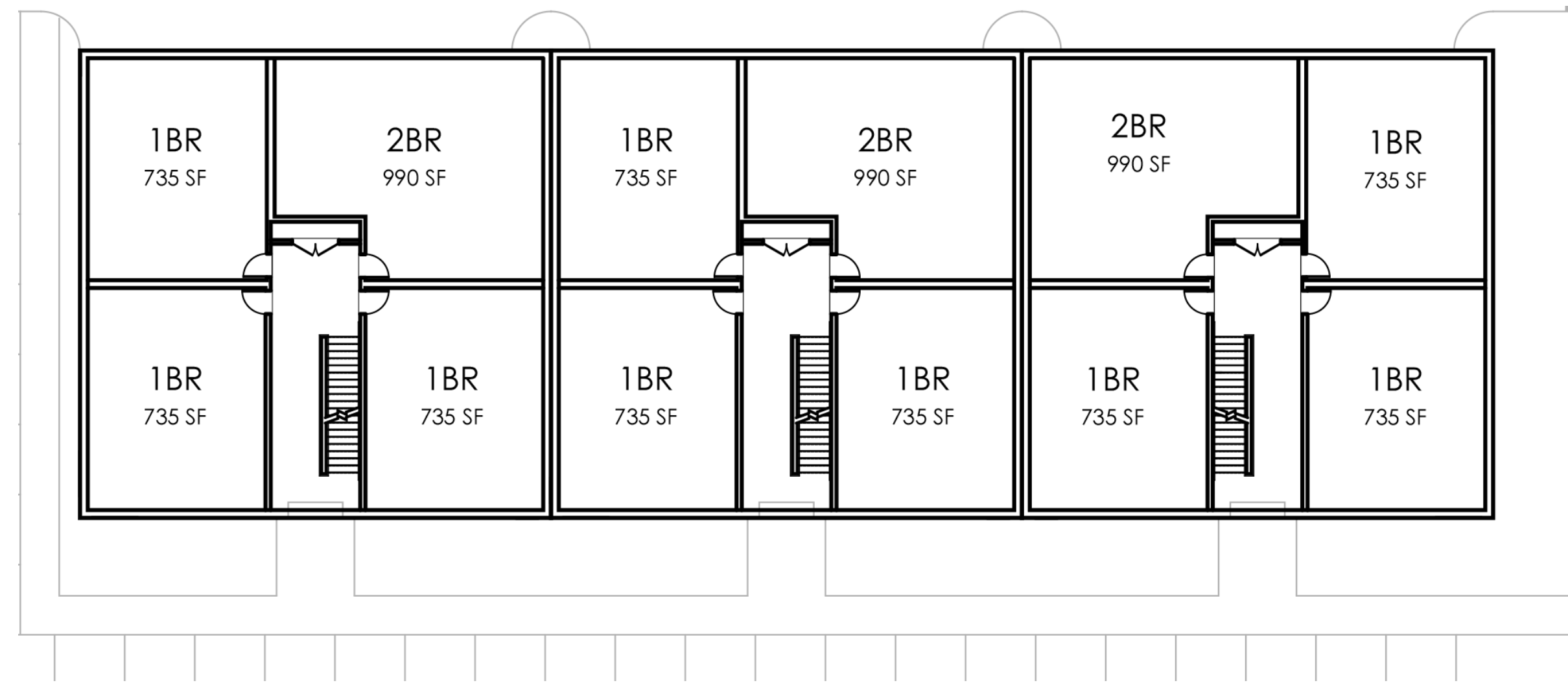
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A-02
 1A-1B/4A-4B RESIDENTIAL
 BUILDING PLAN

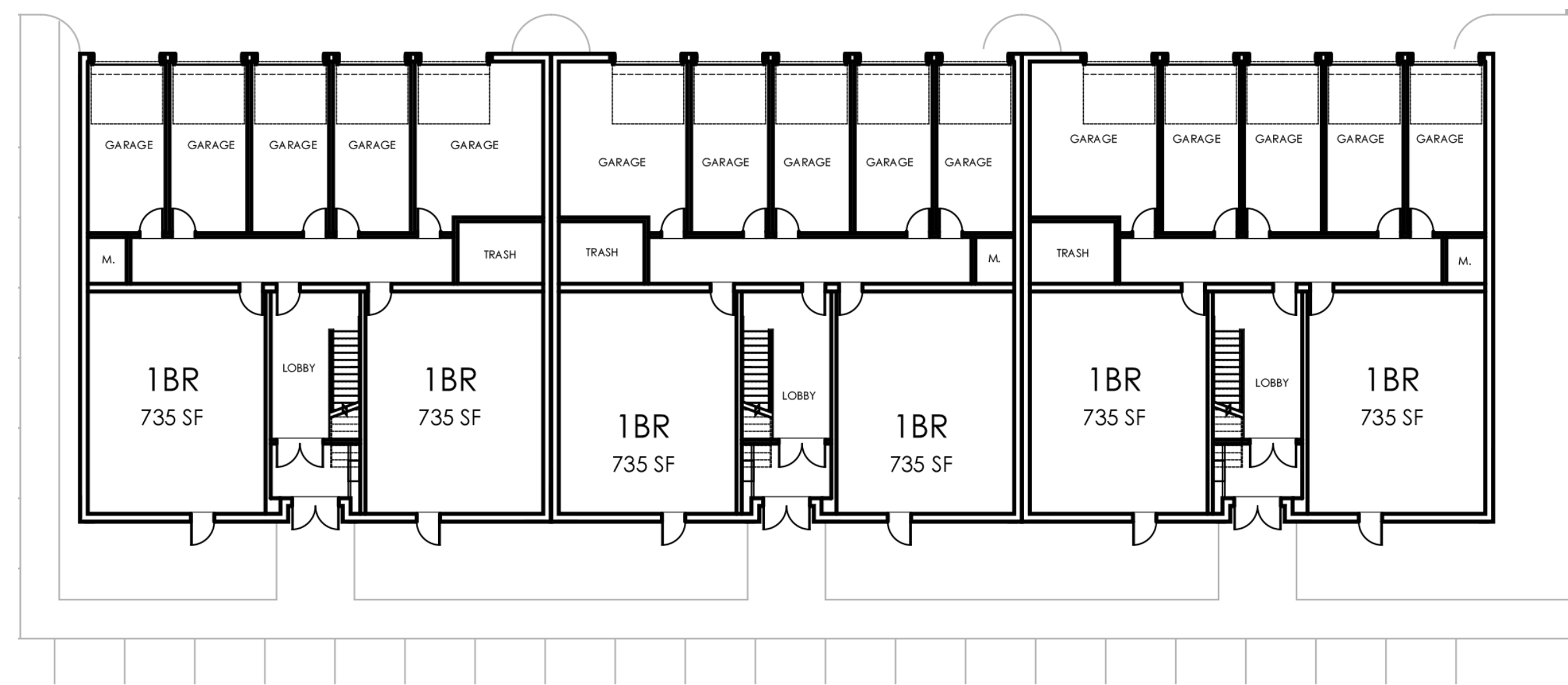
01 PHASE A1 SITE PLAN
 SCALE: 1" = 20'-0"



03 ROOF PLAN
SCALE: 1/16" = 1'-0"



02 2ND-3RD FLOOR PLAN
SCALE: 1/16" = 1'-0"



01 GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"

KEY PLAN:



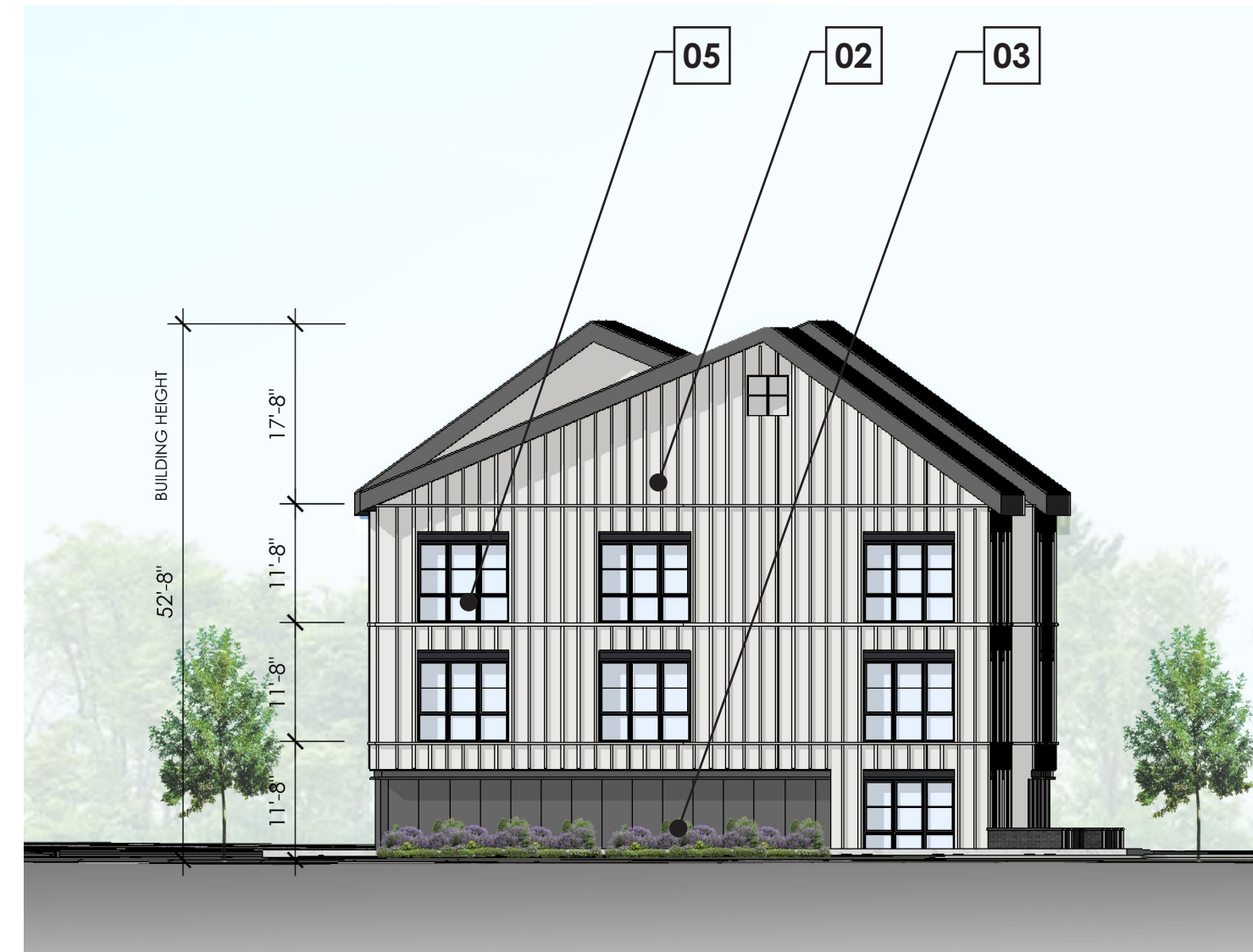
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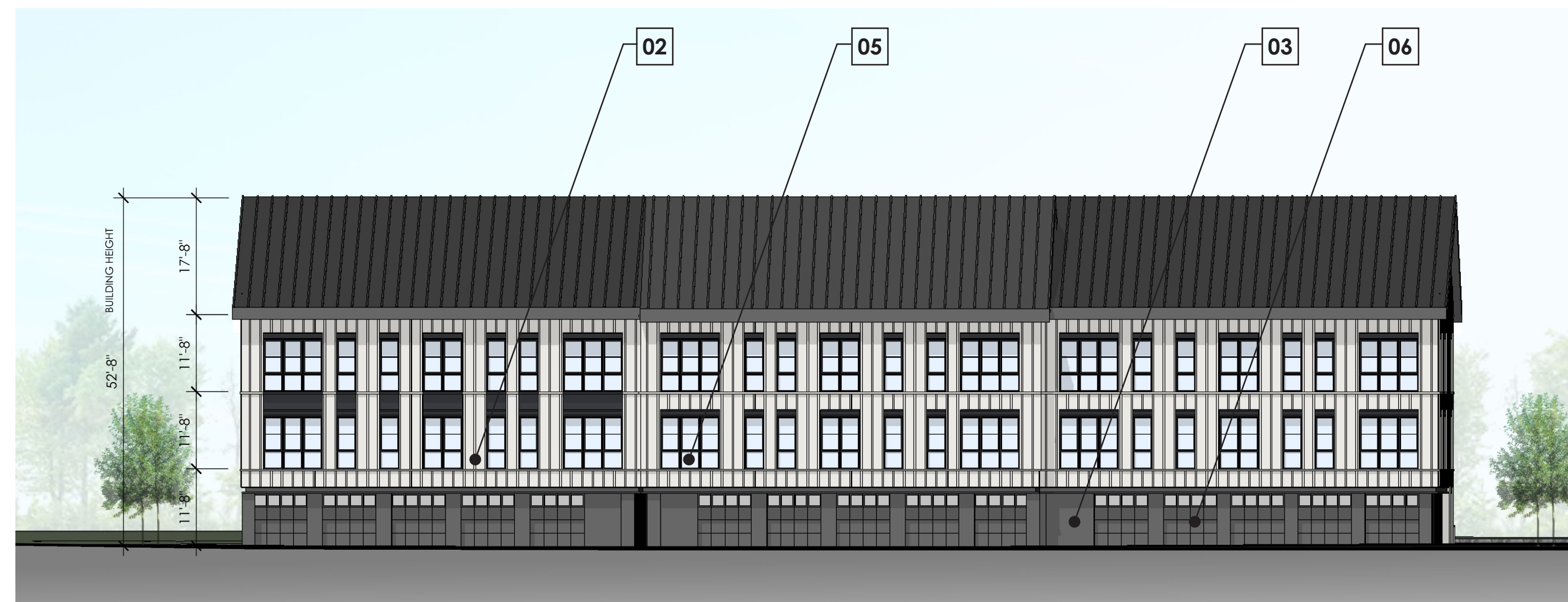
A-03
1A/4A RESIDENTIAL
BUILDING PLAN



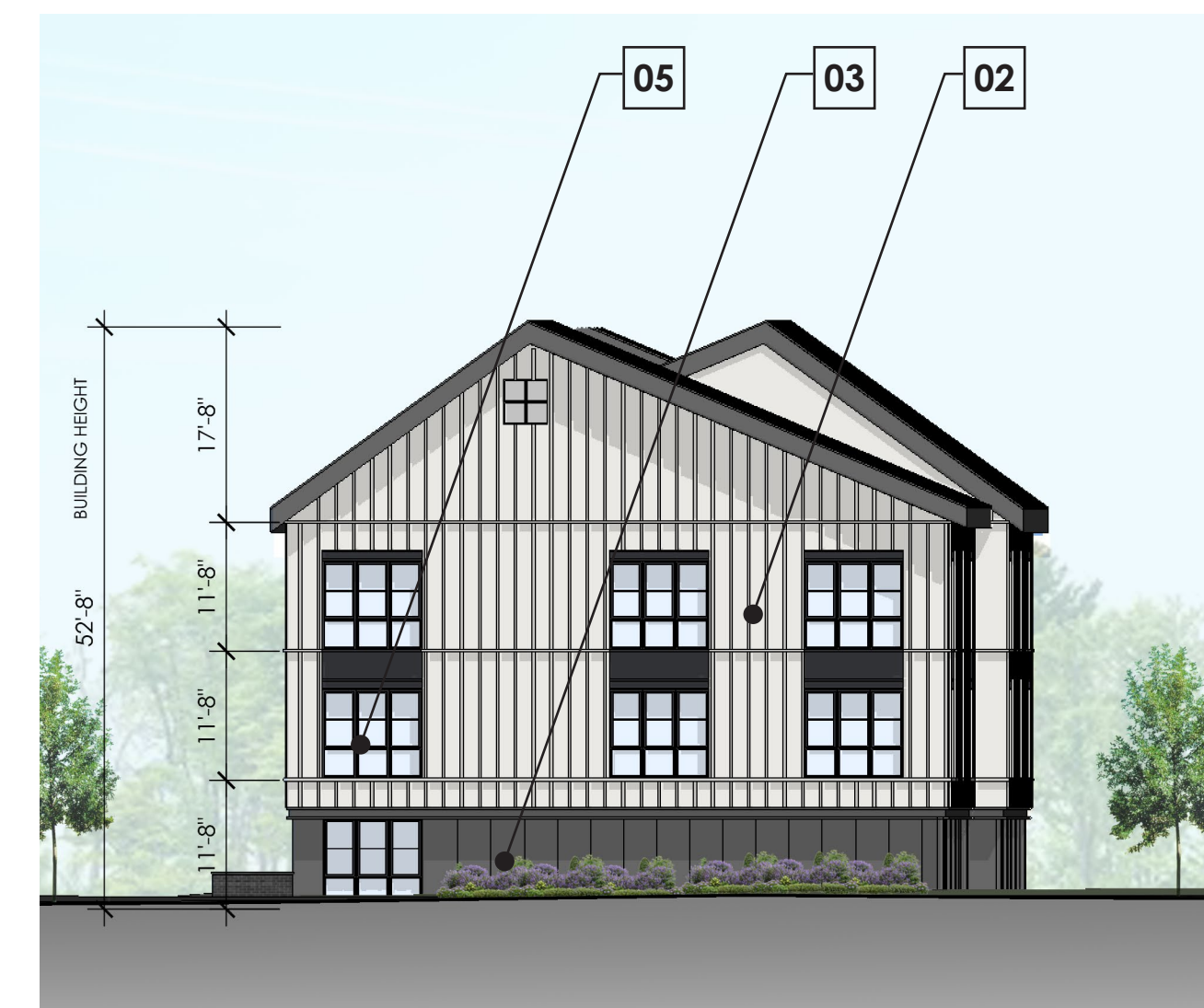
04 1A RIGHT BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



02 1A FRONT BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



03 1A REAR BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



01 1A SIDE BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

KEY PLAN:



MATERIALS KEY:

- 01 BRICK VENEER 01
- 02 FIBER CEMENT LAP SIDING 01
- 03 FIBER CEMENT PANELING
- 04 STANDING SEAM METAL ROOF
- 05 ARCHITECTURAL VINYL WINDOWS
- 06 ARCHITECTURAL GARAGE DOOR

NOTES:

PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS.

LANDSCAPE BY OTHERS AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

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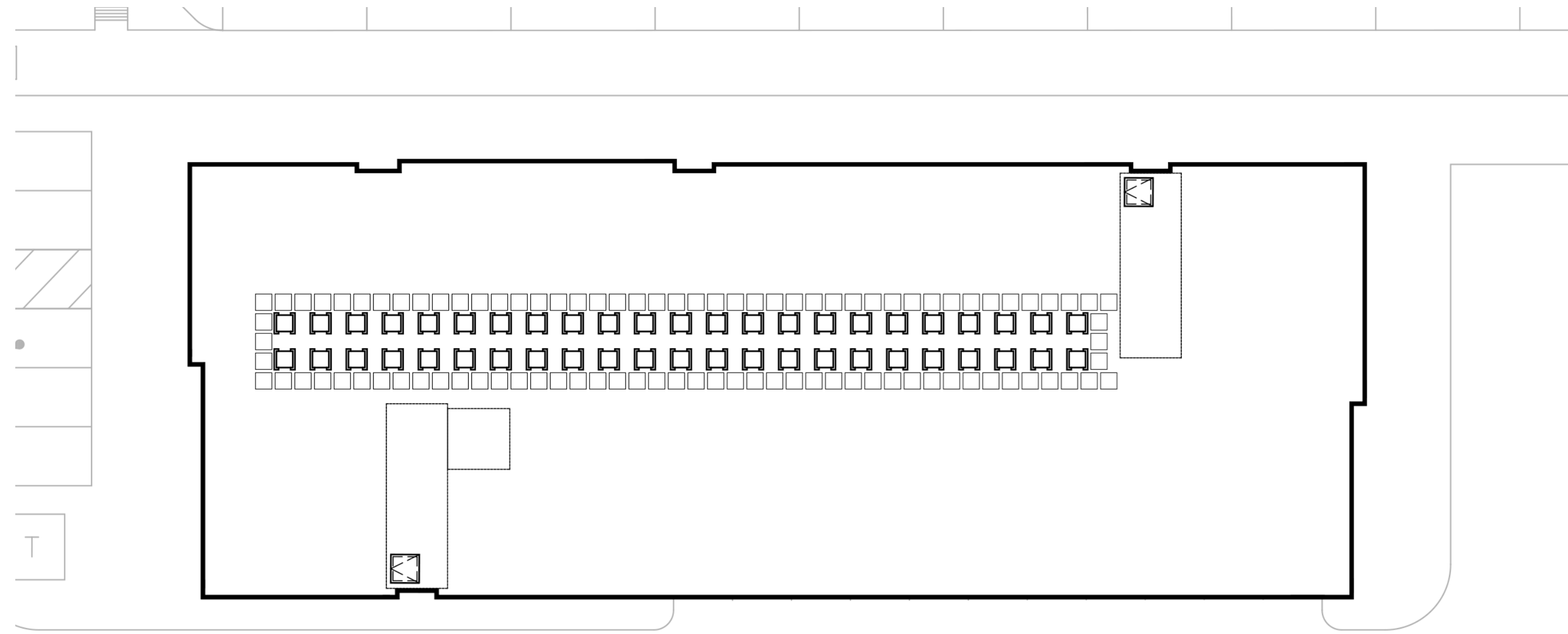
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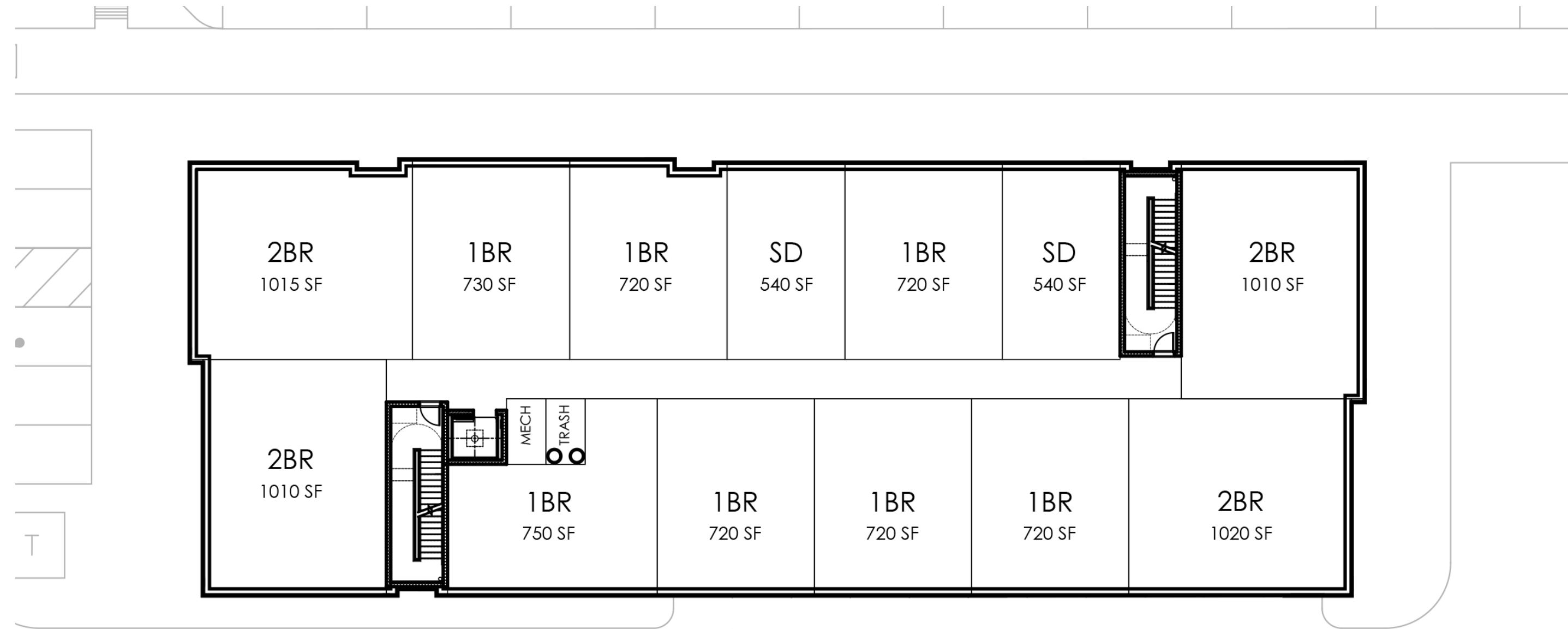
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A-04

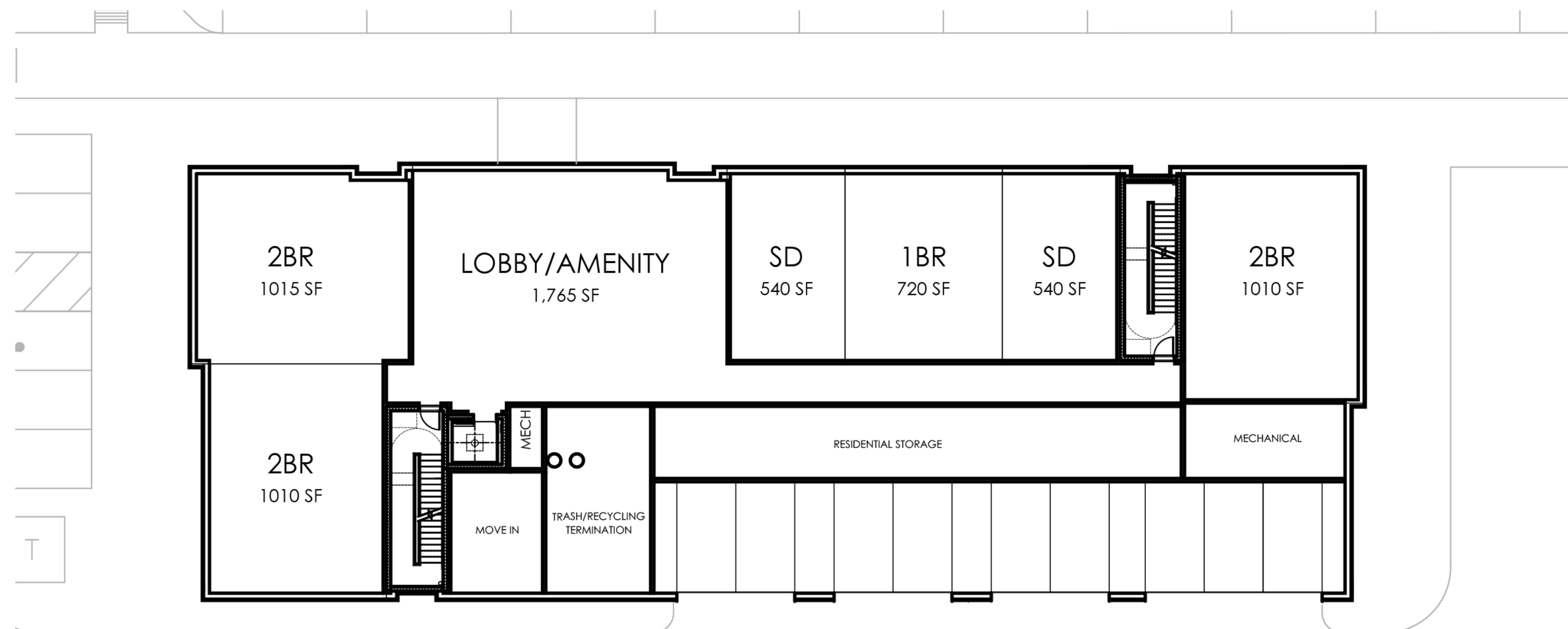
1A/4A RESIDENTIAL
BUILDING ELEVATIONS



03 ROOF PLAN
SCALE: 1/16" = 1'-0"



02 2ND-3RD FLOOR PLAN
SCALE: 1/16" = 1'-0"



01 GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"

KEY PLAN:



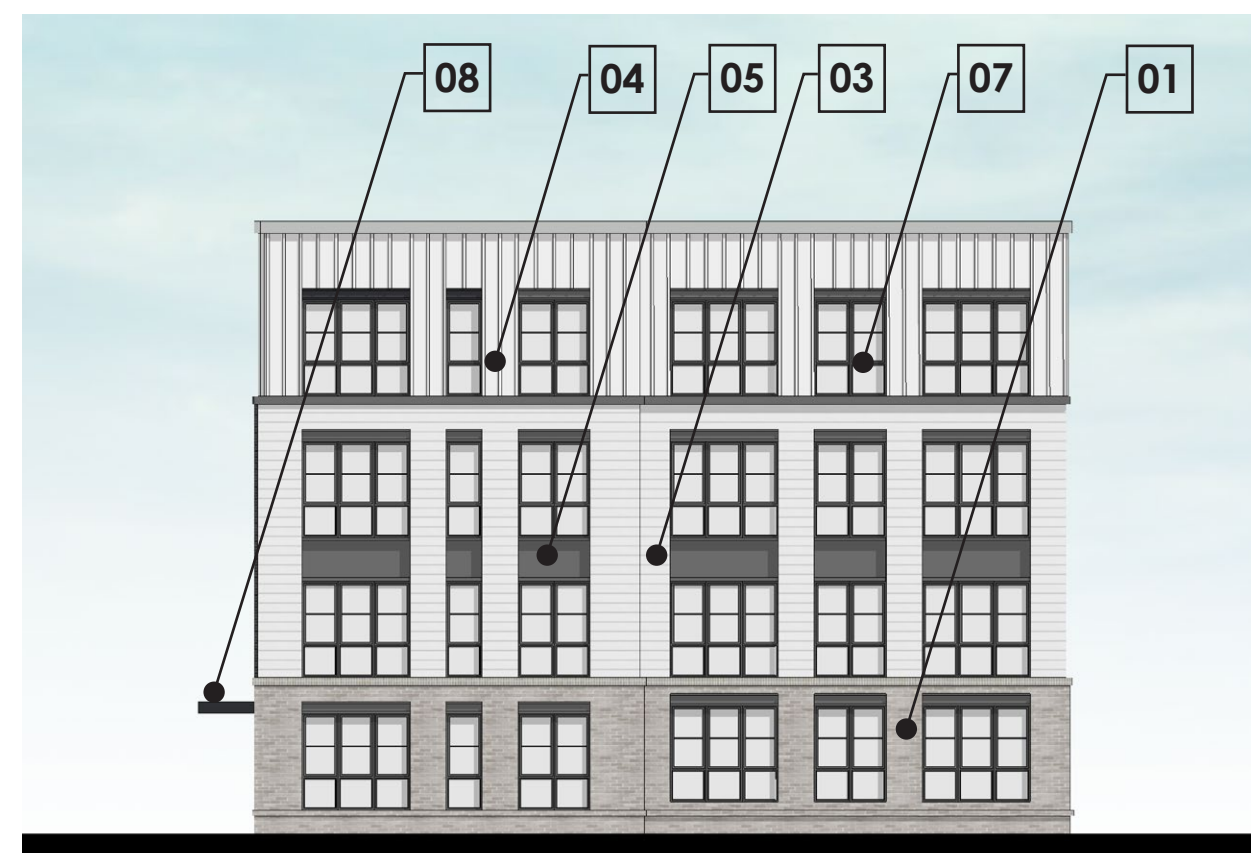
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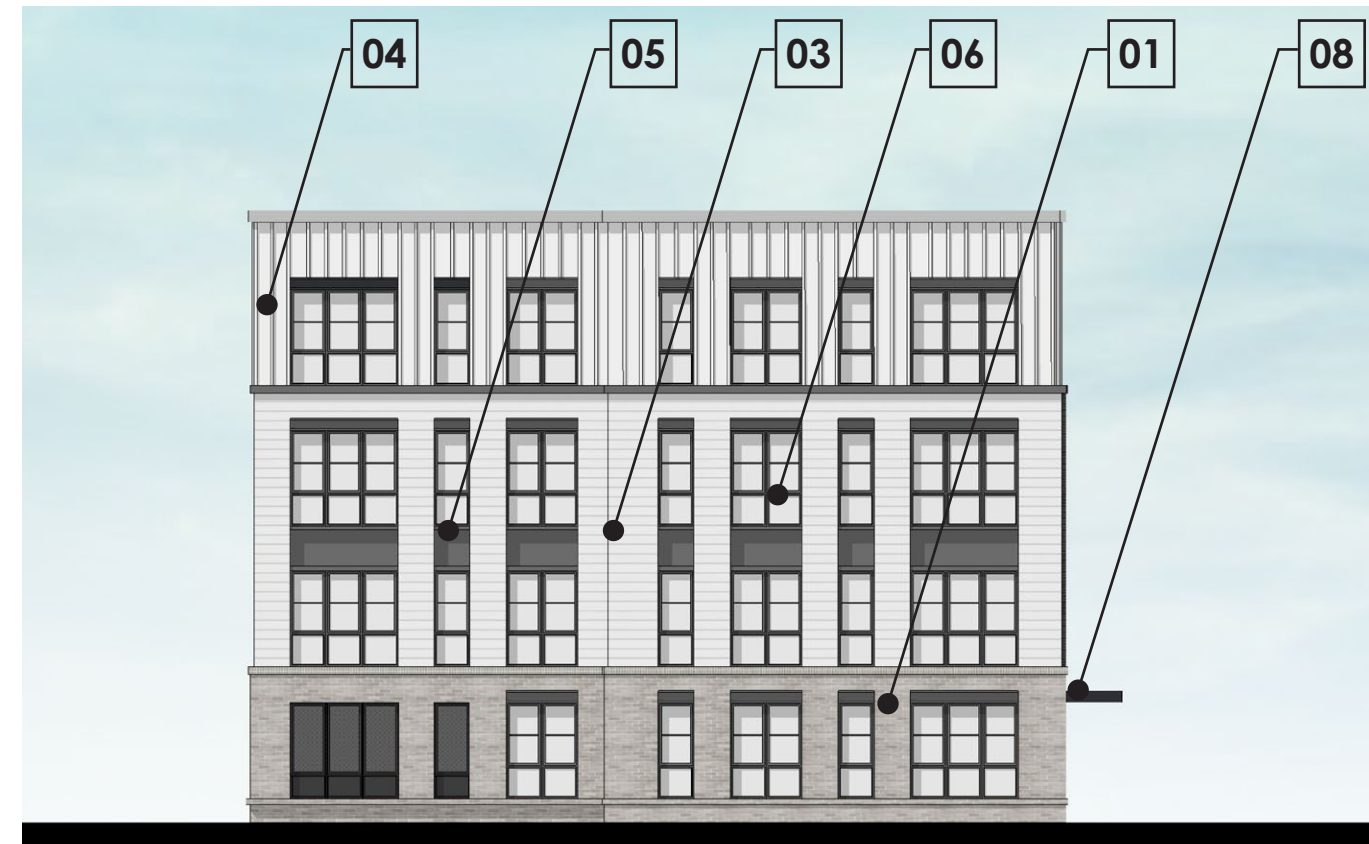
A-05
1B/4B - RESIDENTIAL
BUILDING PLAN



04 1A-E REAR BUILDING ELEVATION
SCALE: 3/32" = 1'-0"



03 1A-E SIDE BUILDING ELEVATION
SCALE: 3/32" = 1'-0"

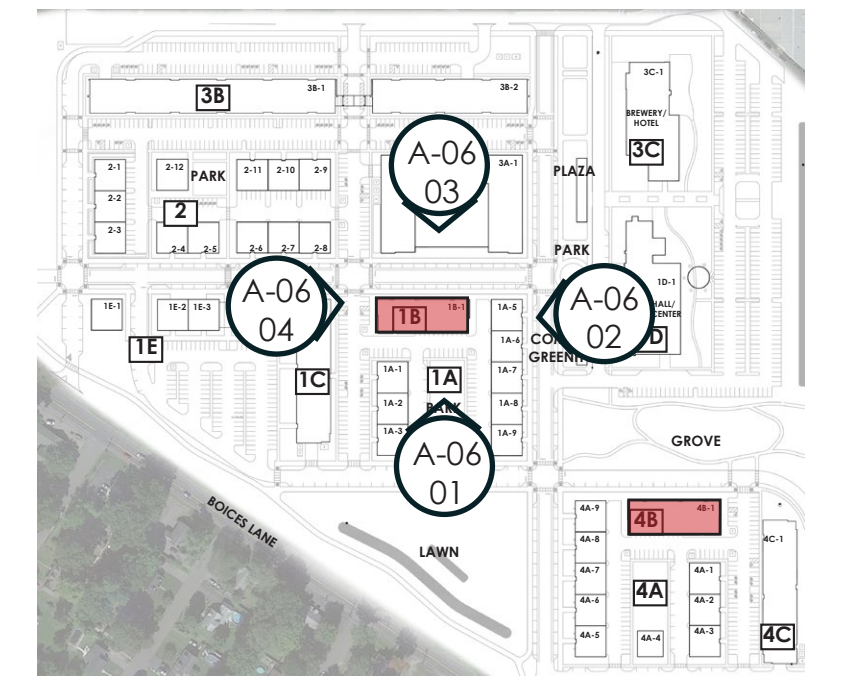


02 1A-E SIDE BUILDING ELEVATION
SCALE: 3/32" = 1'-0"



01 1A-E FRONT BUILDING ELEVATION
SCALE: 3/32" = 1'-0"

KEY PLAN:



MATERIALS KEY:

- 01 BRICK VENEER 01
- 02 BRICK VENEER 02
- 03 FIBER CEMENT LAP SIDING 01
- 04 FIBER CEMENT LAP SIDING 02
- 05 FIBER CEMENT PANEL 01
- 06 FIBER CEMENT PANEL 02
- 07 ARCHITECTURAL VINYL WINDOWS
- 08 ARCHITECTURAL METAL CANOPY

NOTES:

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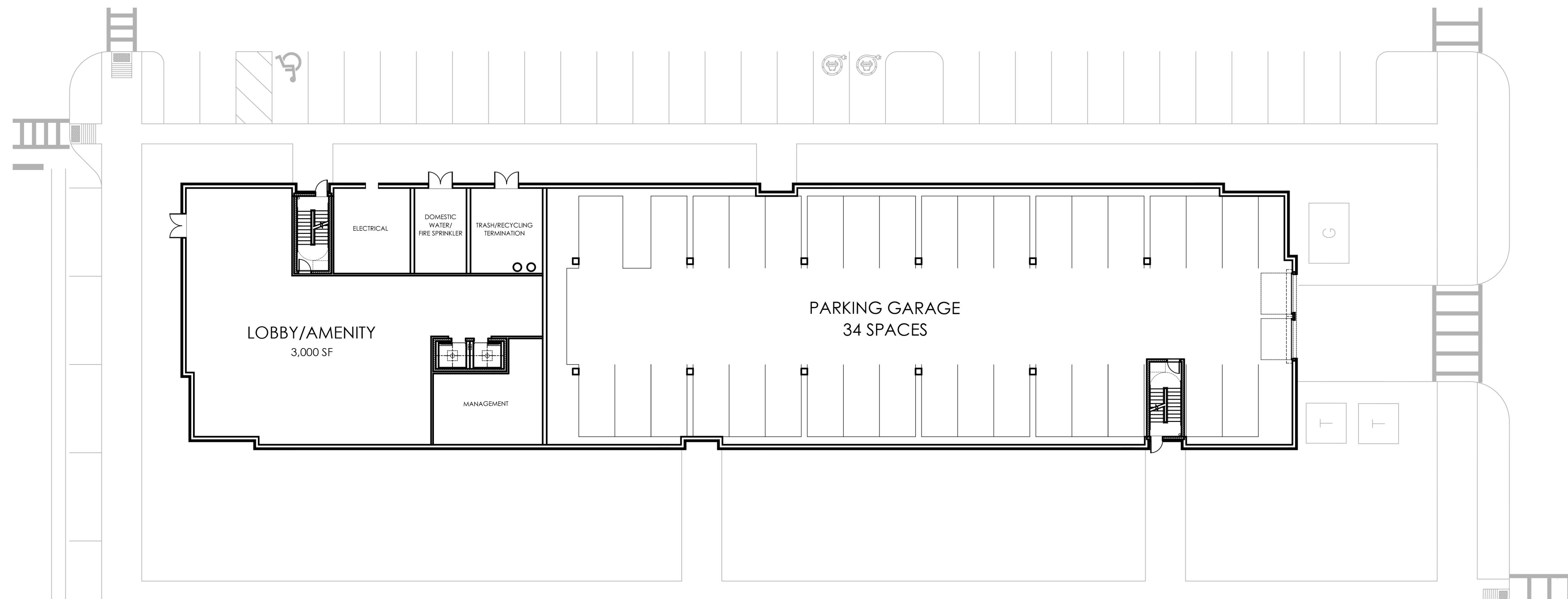
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A-06

1B/4B - RESIDENTIAL
BUILDING ELEVATIONS



02 2ND-4TH FLOOR PLAN
SCALE: 1/16" = 1'-0"



01 GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"

KEY PLAN:



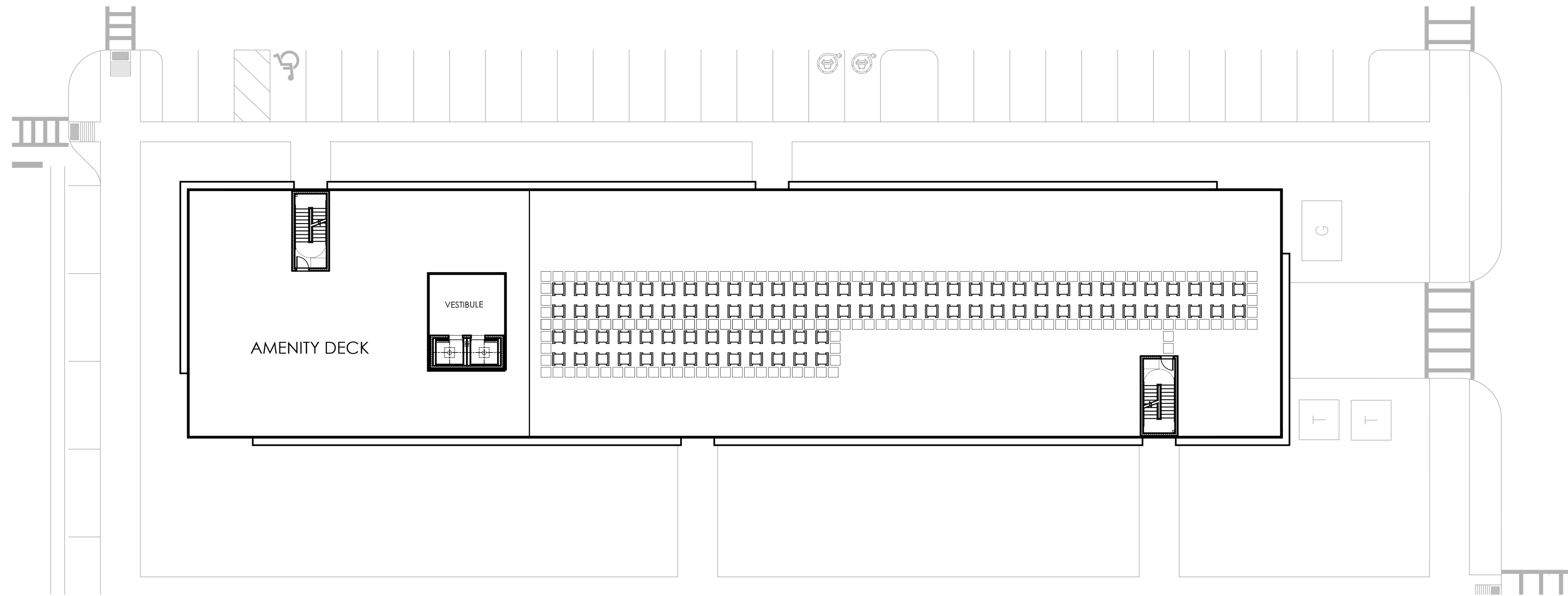
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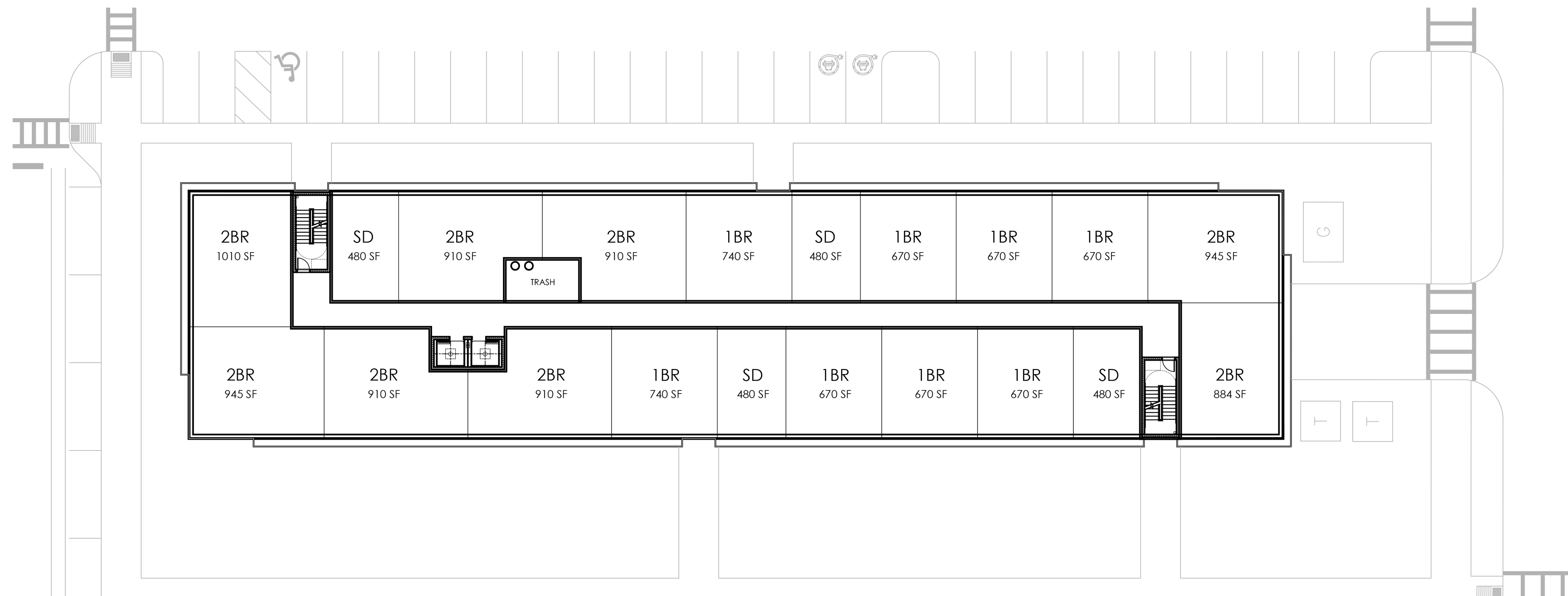
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A-07
1C/4C - RESIDENTIAL
BUILDING PLAN



02 ROOF PLAN
SCALE: 1/16" = 1'-0"



01 5TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

KEY PLAN:



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A-08
1C/4C - RESIDENTIAL
BUILDING PLAN



02 1B/4B SOUTH BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



01 1B/4B WEST BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

KEY PLAN:



MATERIALS KEY:

- 01 BRICK VENEER 01
- 02 FIBER CEMENT LAP SIDING 01
- 03 FIBER CEMENT WOOD ACCENT
- 04 STONE VENEER
- 05 CORRUGATED METAL SIDING
- 06 ARCHITECTURAL VINYL WINDOW
- 07 ARCHITECTURAL ALUMINUM STOREFRONT
- 08 ARCHITECTURAL METAL CANOPY

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A-09

1C/4C - RESIDENTIAL
BUILDING ELEVATIONS



02 1B/4B NORTH BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



01 1B/4B EAST BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

KEY PLAN:



MATERIALS KEY:

- 01 BRICK VENEER 01
- 02 FIBER CEMENT LAP SIDING 01
- 03 FIBER CEMENT WOOD ACCENT
- 04 STONE VENEER
- 05 CORRUGATED METAL SIDING
- 06 ARCHITECTURAL VINYL WINDOW
- 07 ARCHITECTURAL ALUMINUM STOREFRONT
- 08 ARCHITECTURAL METAL CANOPY

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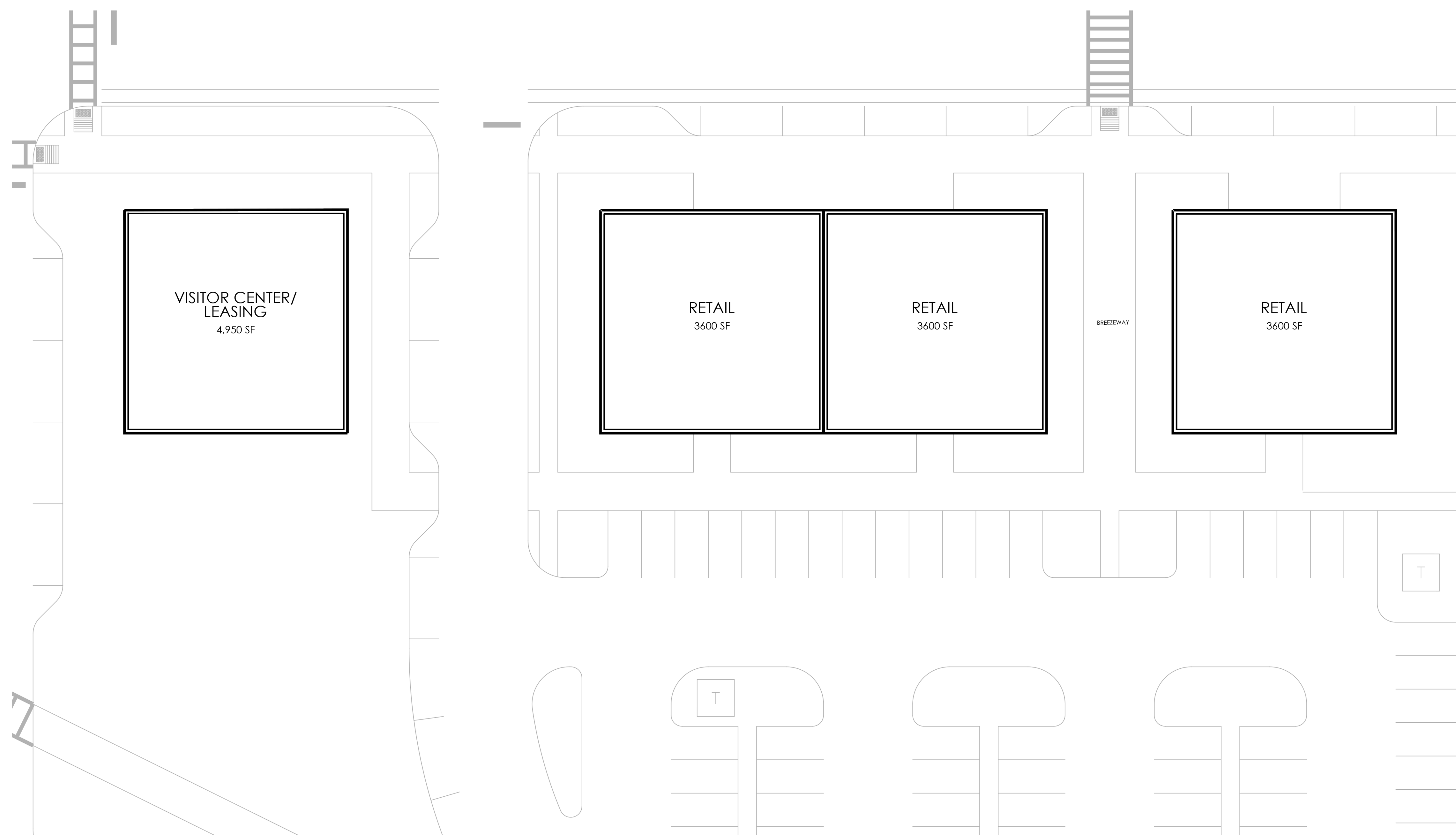
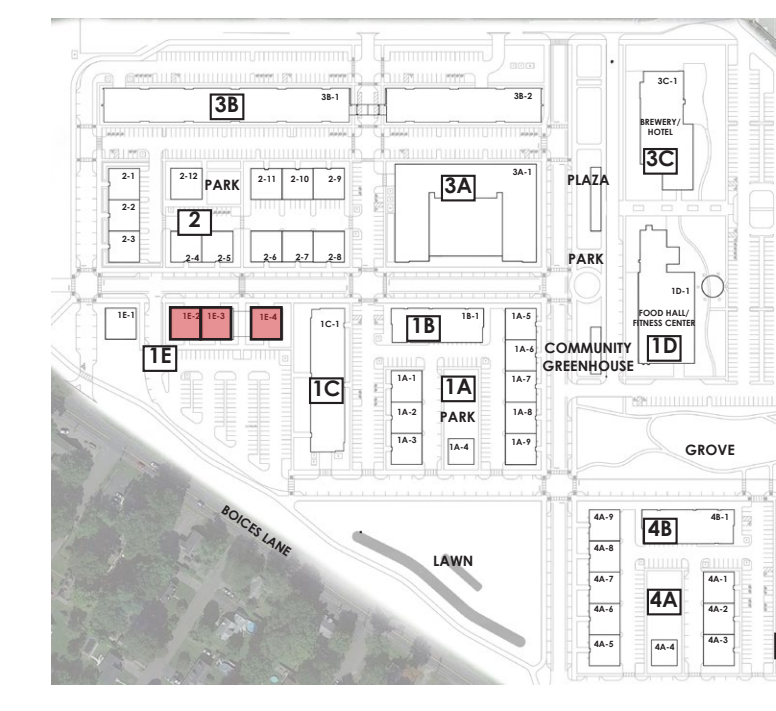
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A-10

1C/4C - RESIDENTIAL
BUILDING ELEVATIONS

KEY PLAN:



01 GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"

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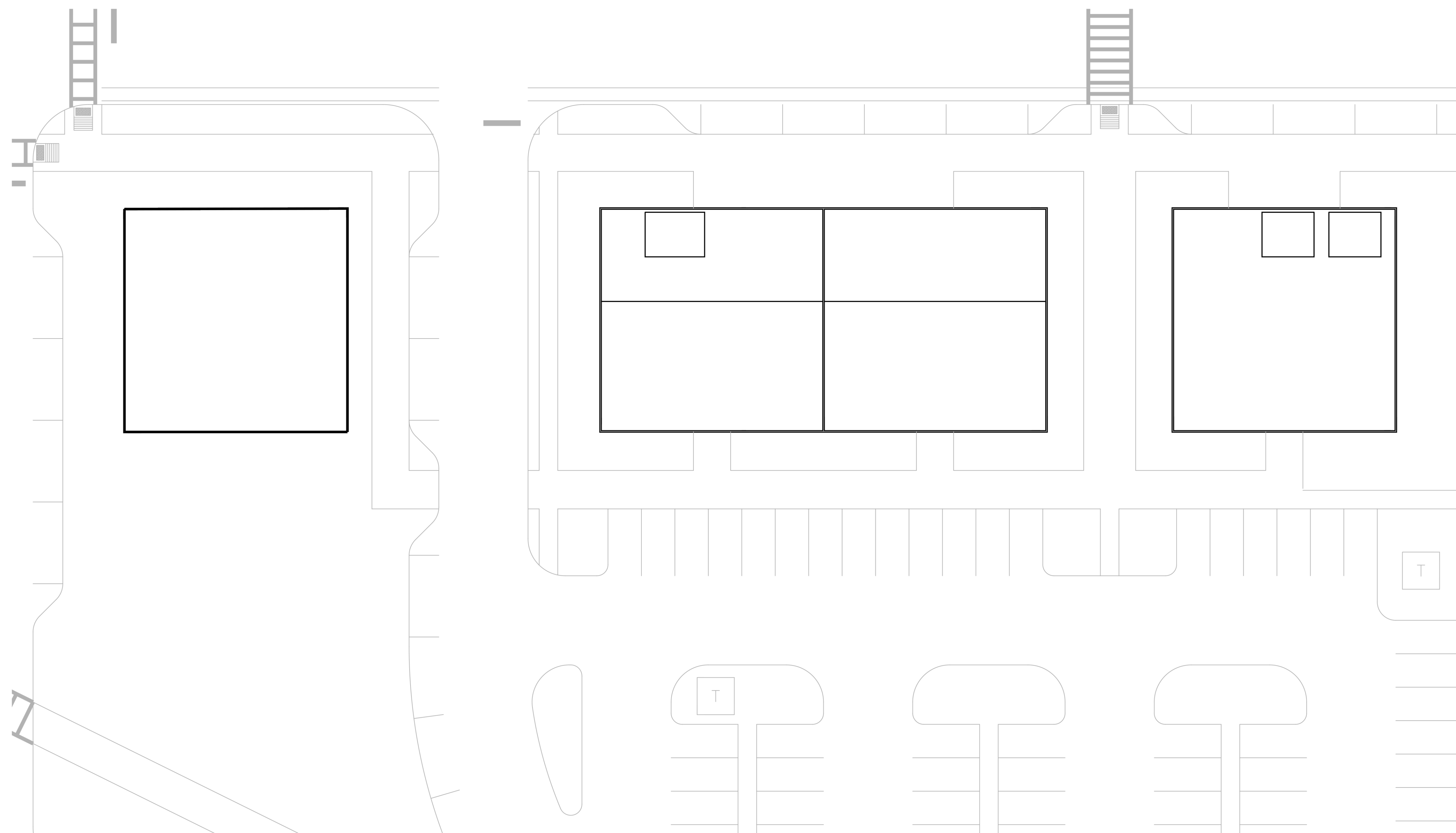
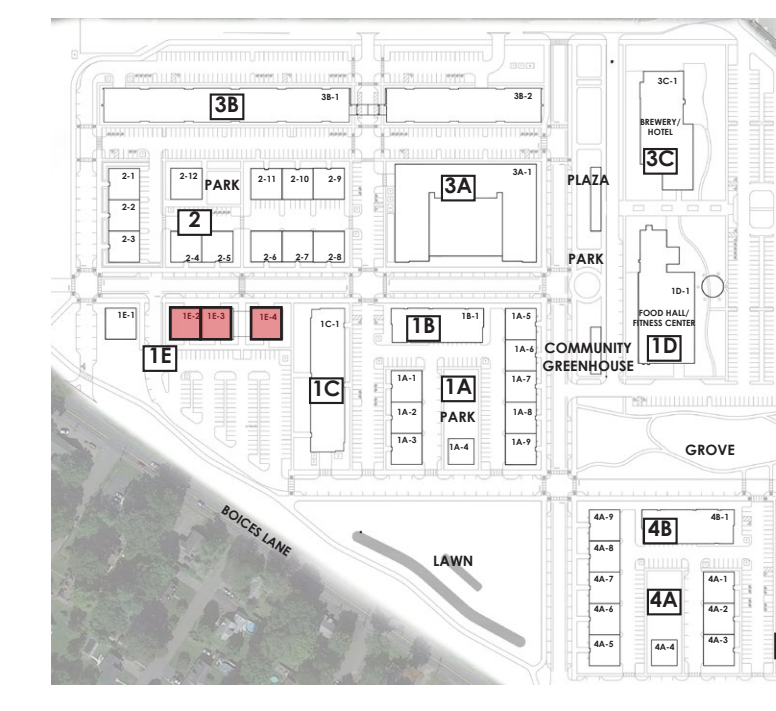
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A-11
1E - RETAIL
BUILDING PLAN

KEY PLAN:



01 ROOF PLAN
SCALE: 1/16" = 1'-0"

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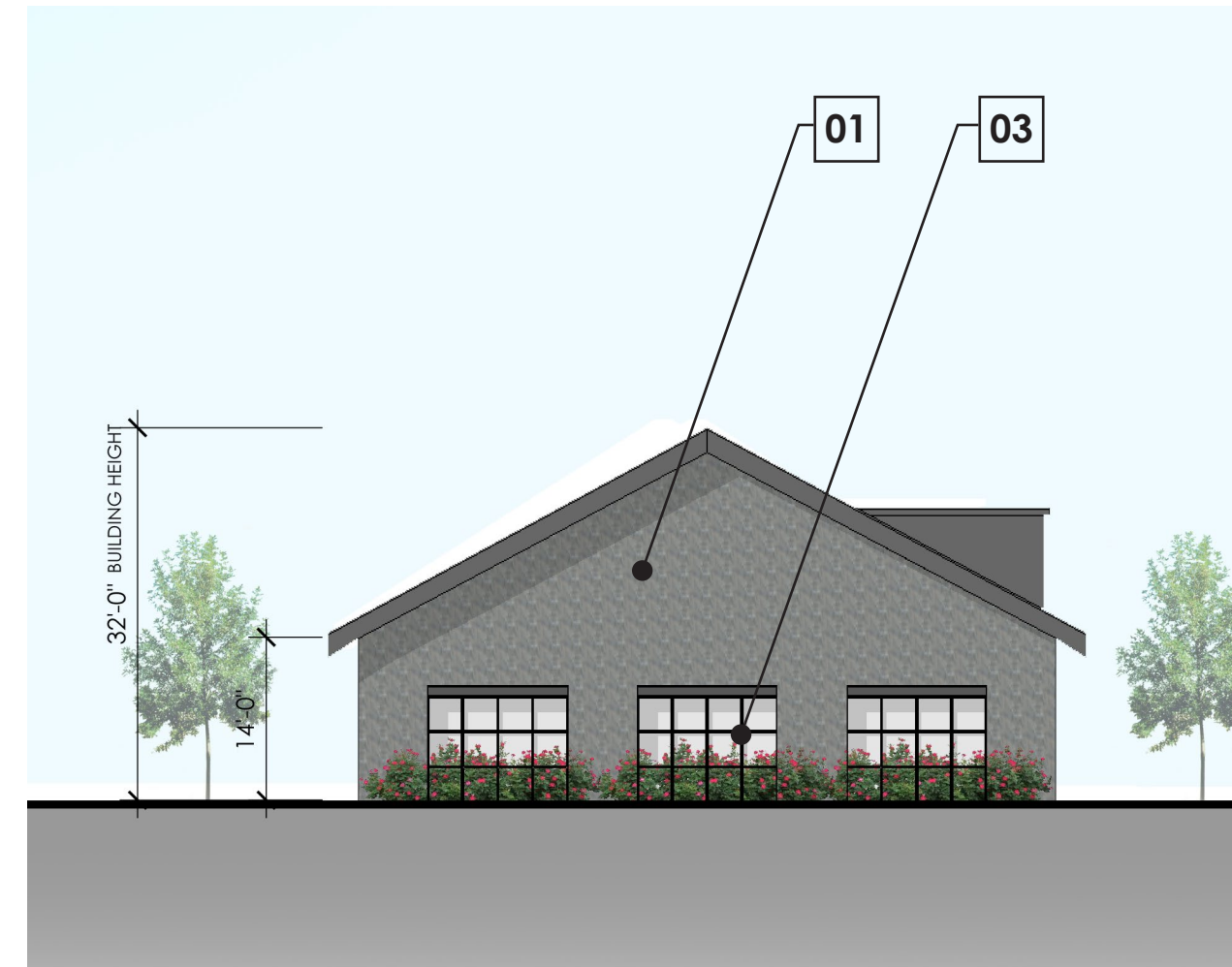
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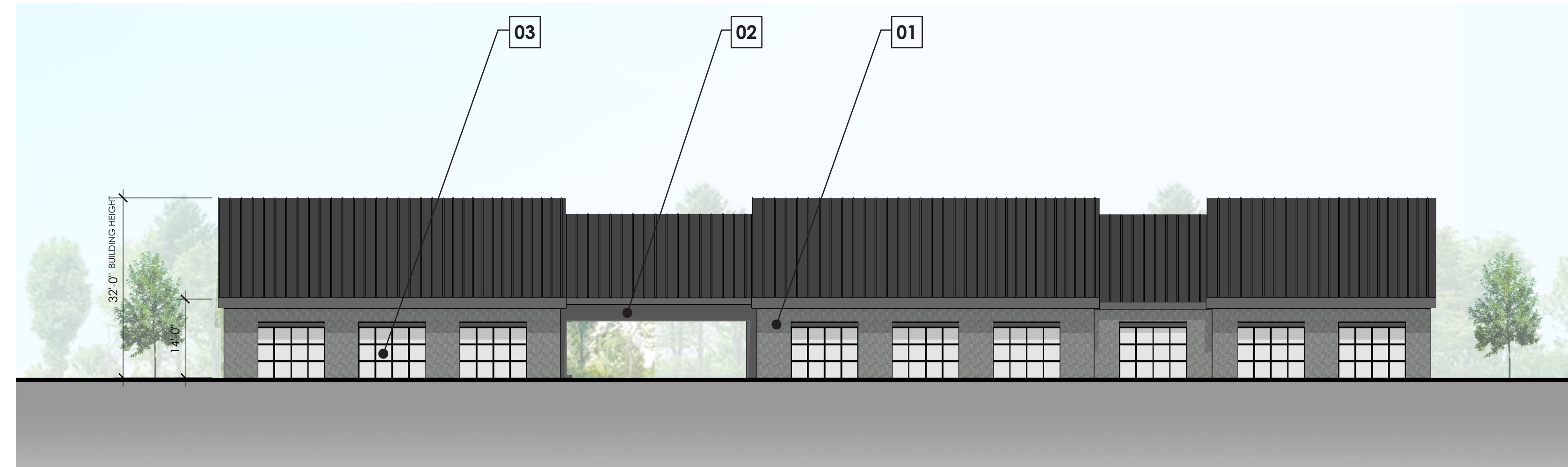


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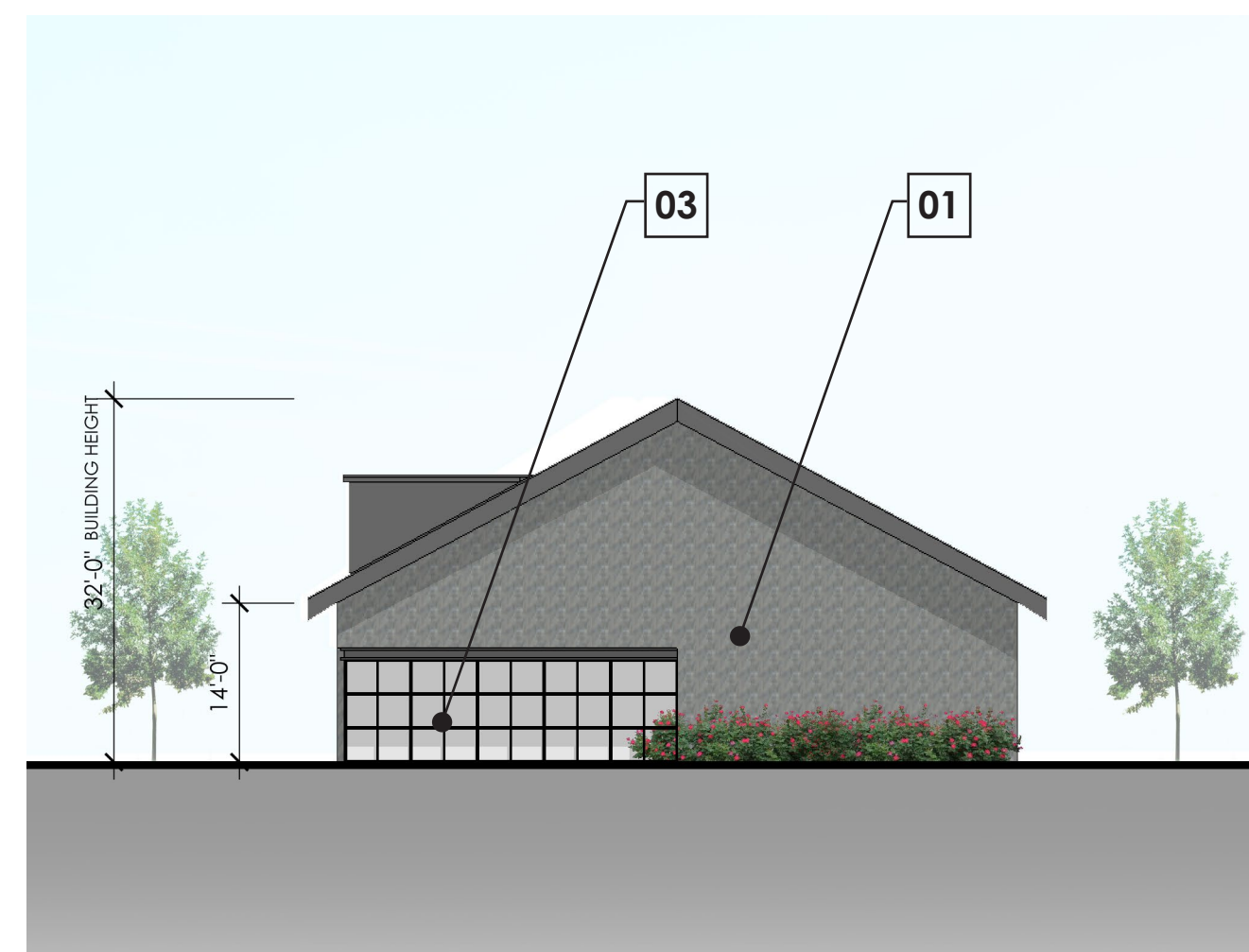
1E - RETAIL
BUILDING PLAN



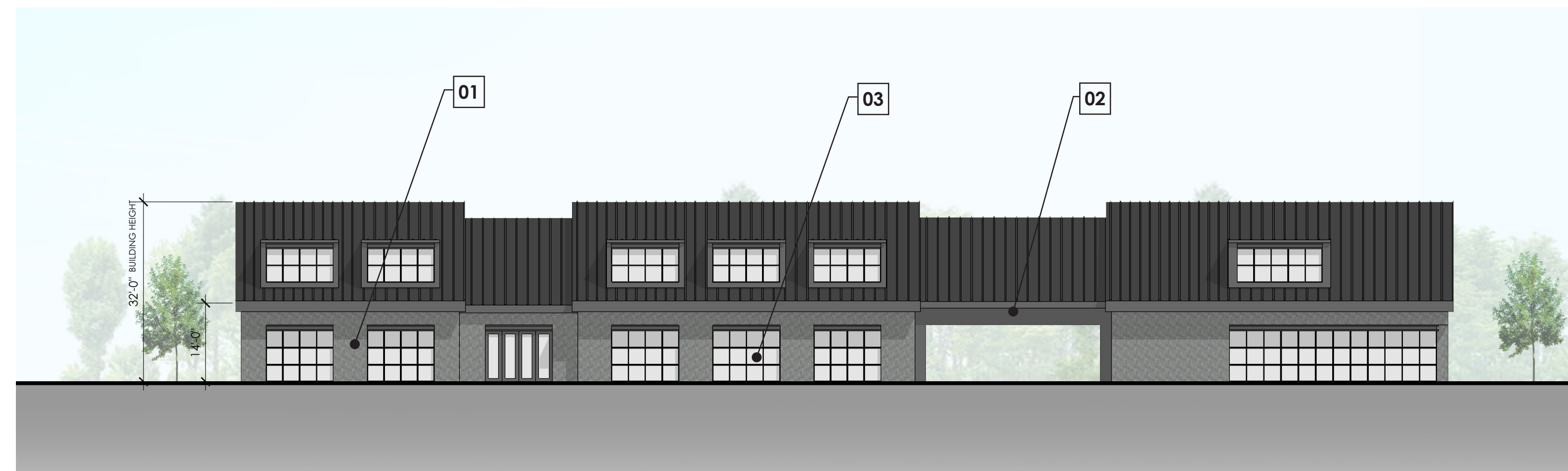
04 NORTH BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



02 EAST BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

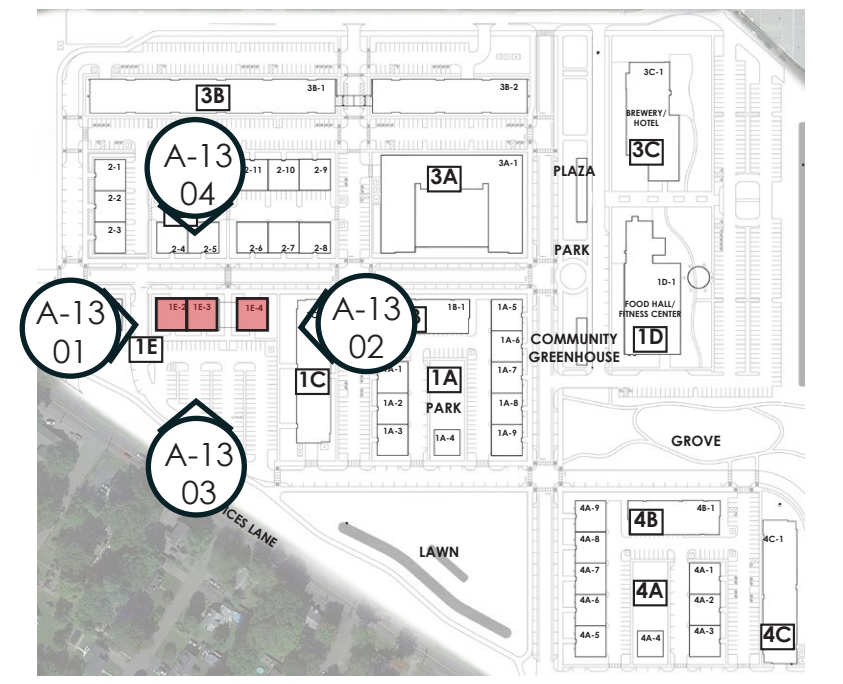


03 SOUTH BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



01 WEST BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

KEY PLAN:



MATERIALS KEY:

- 01 STONE VENEER
- 02 FIBER CEMENT BOARD 01
- 03 ARCHITECTURAL ALUMINUM WINDOW

NOTES:

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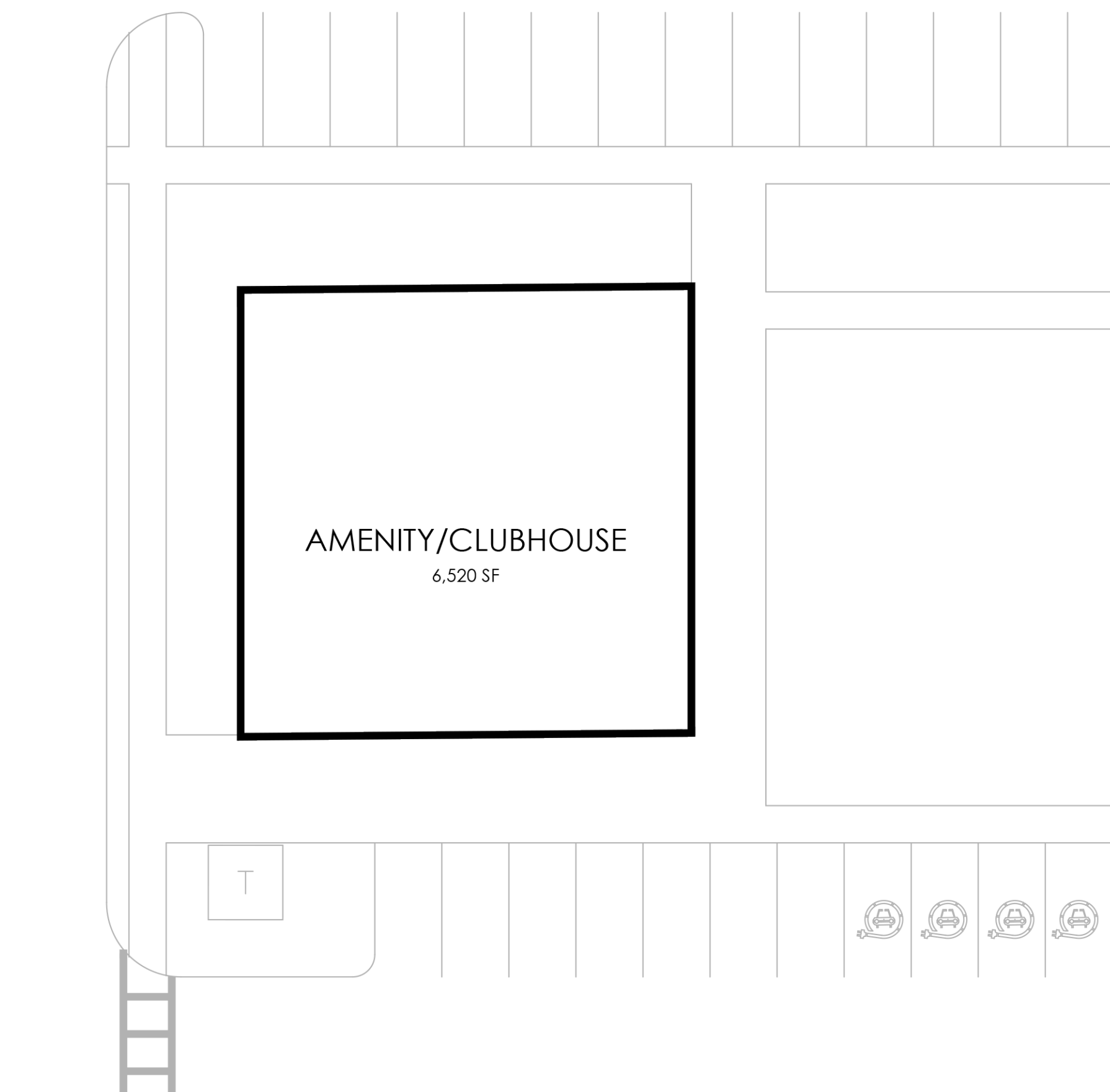
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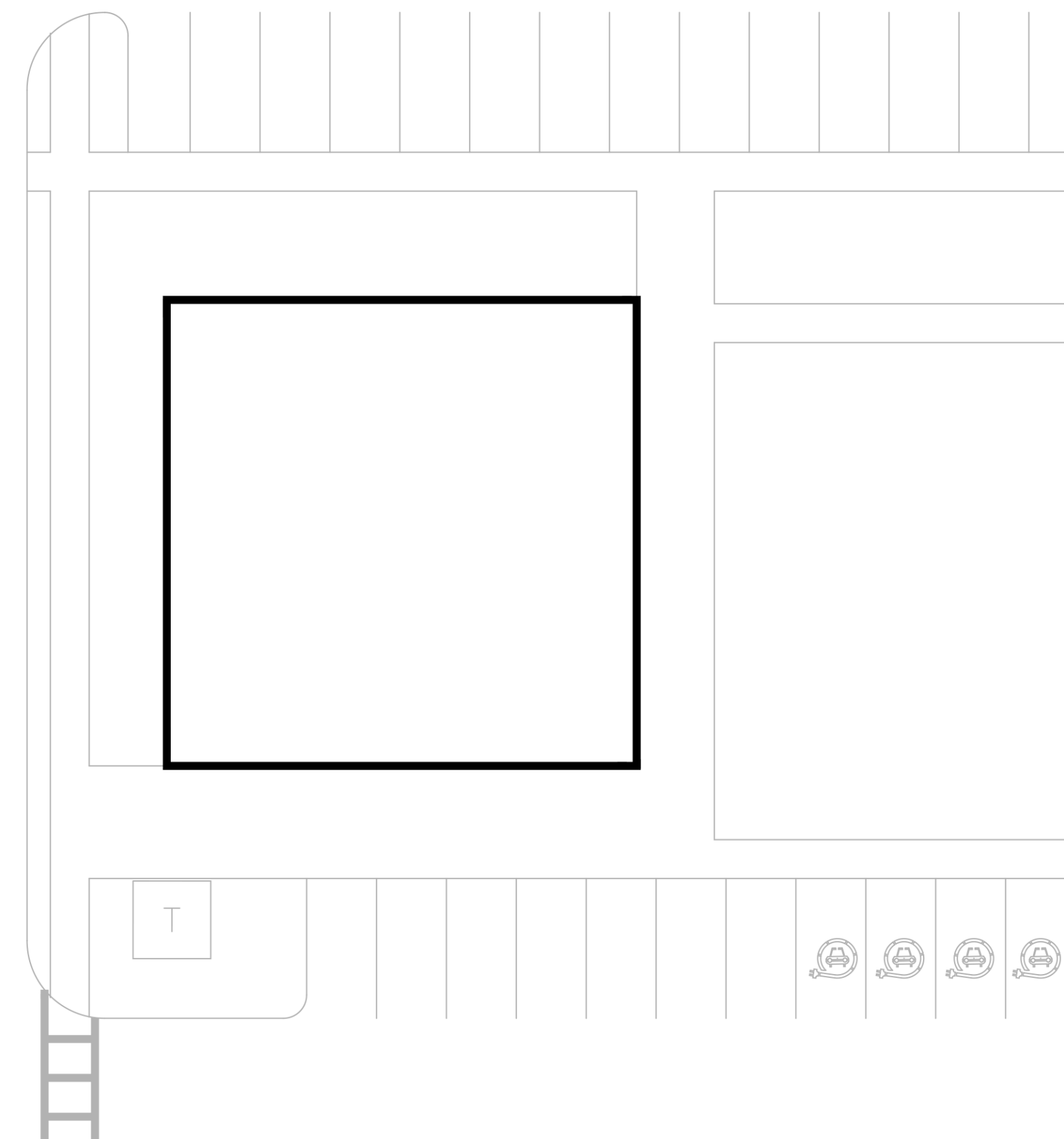
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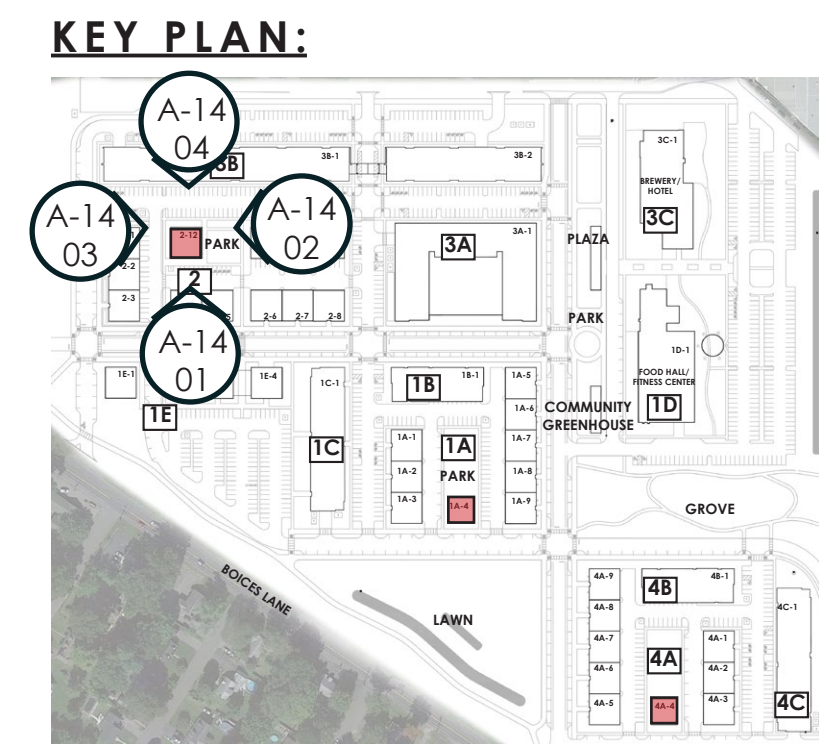
1E - RETAIL
BUILDING ELEVATIONS



05 GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"

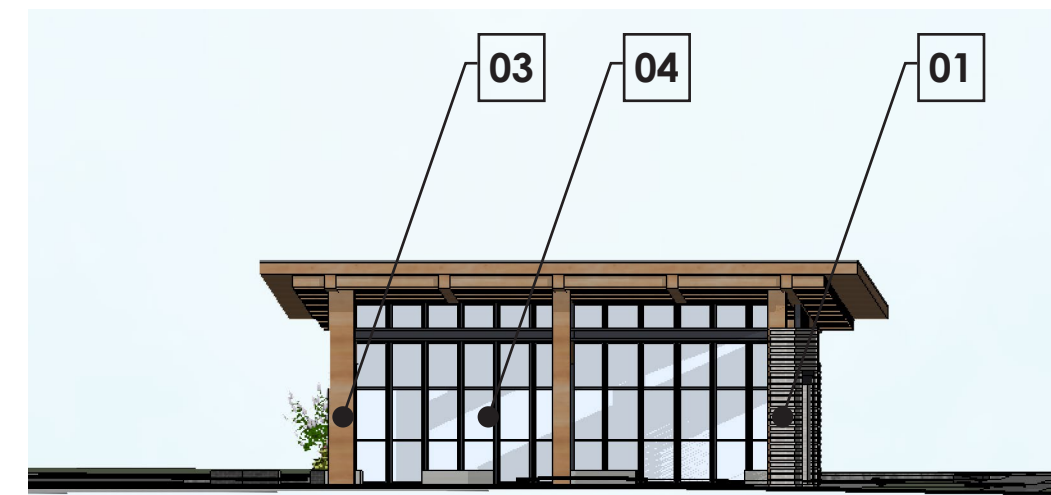


06 ROOF FLOOR PLAN
SCALE: 1/16" = 1'-0"

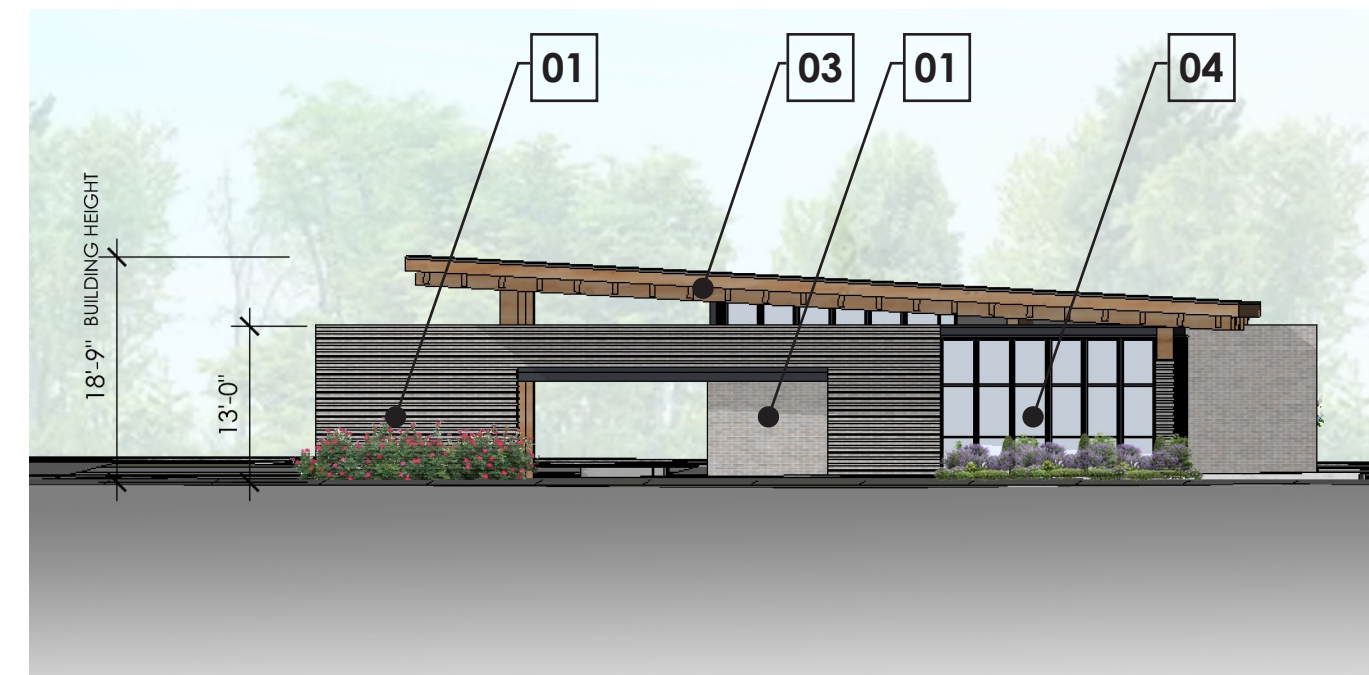


- MATERIALS KEY:**
- 01 BRICK VENEER 01
 - 02 CEMENTITIOUS/CONCRETE PANELING
 - 03 FIBER CEMENT WOOD ACCENT
 - 04 ARCHITECTURAL ALUMINUM STOREFRONT

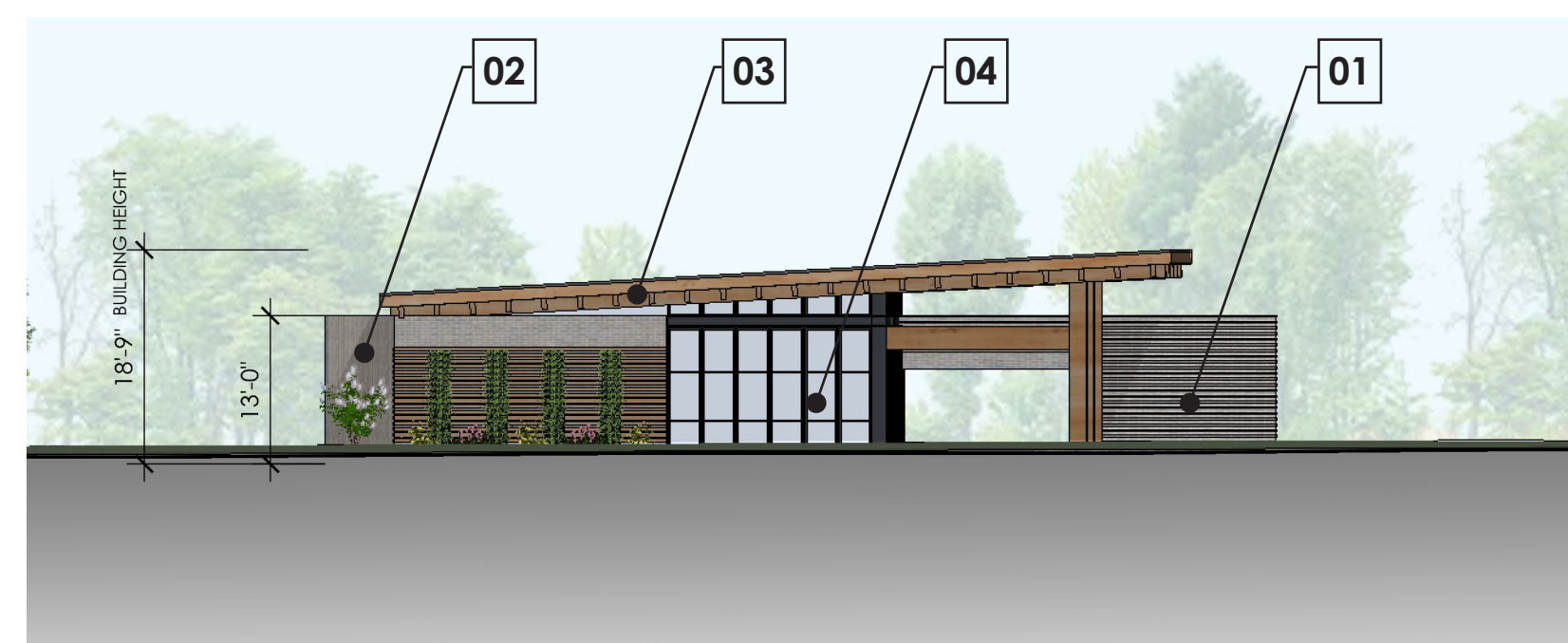
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04 SOUTH CLUBHOUSE BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



02 CLUBHOUSE WEST BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



03 CLUBHOUSE EAST BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



01 CLUBHOUSE NORTH BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

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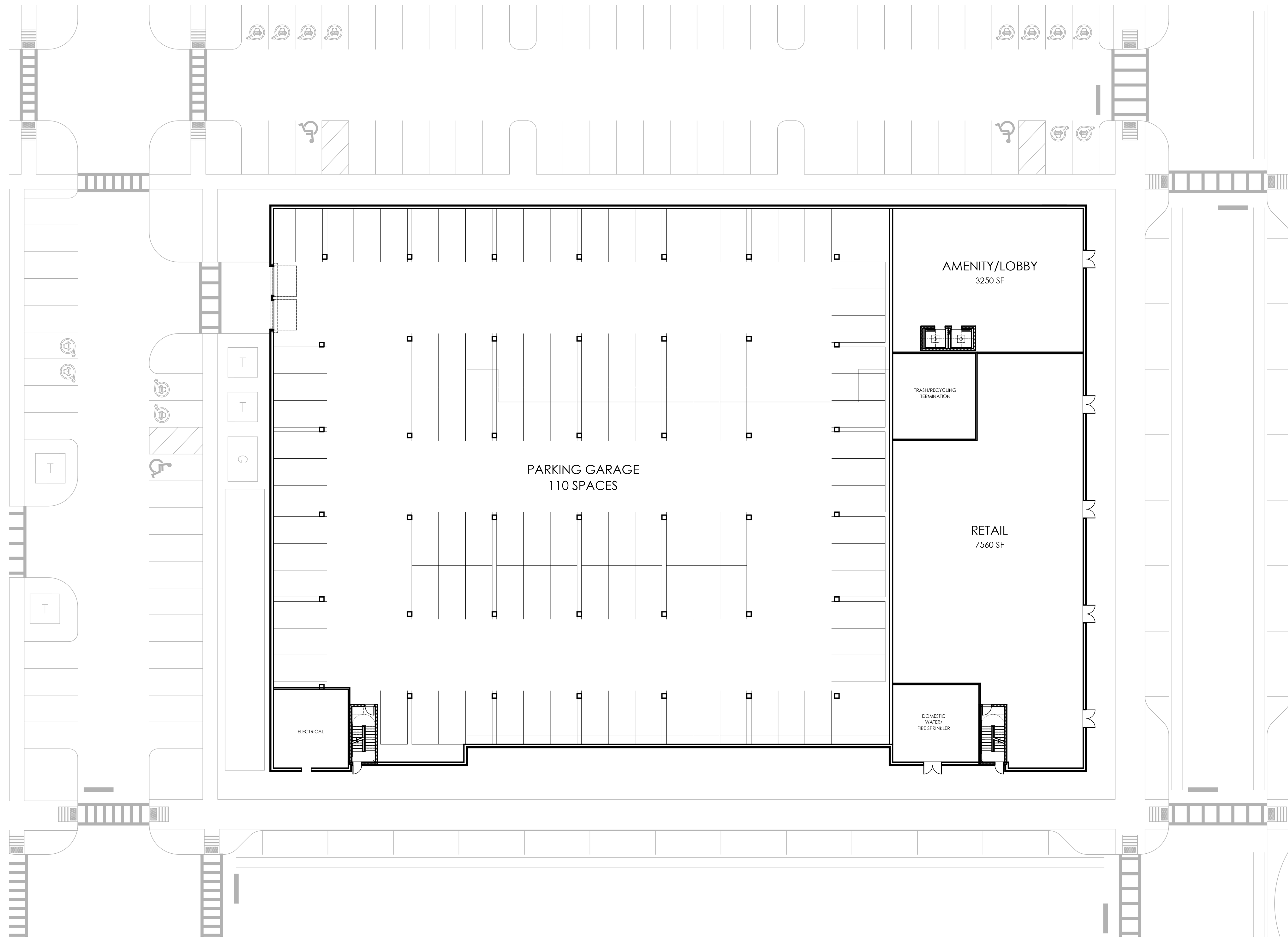
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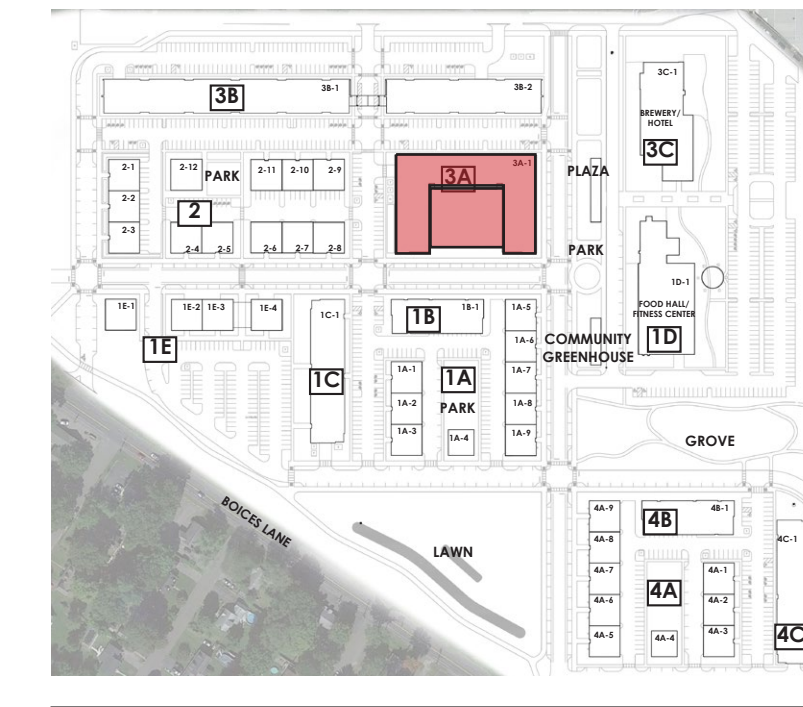
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1A/2/4A - CLUBHOUSE
BUILDING ELEVATIONS



KEY PLAN:



01 GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"

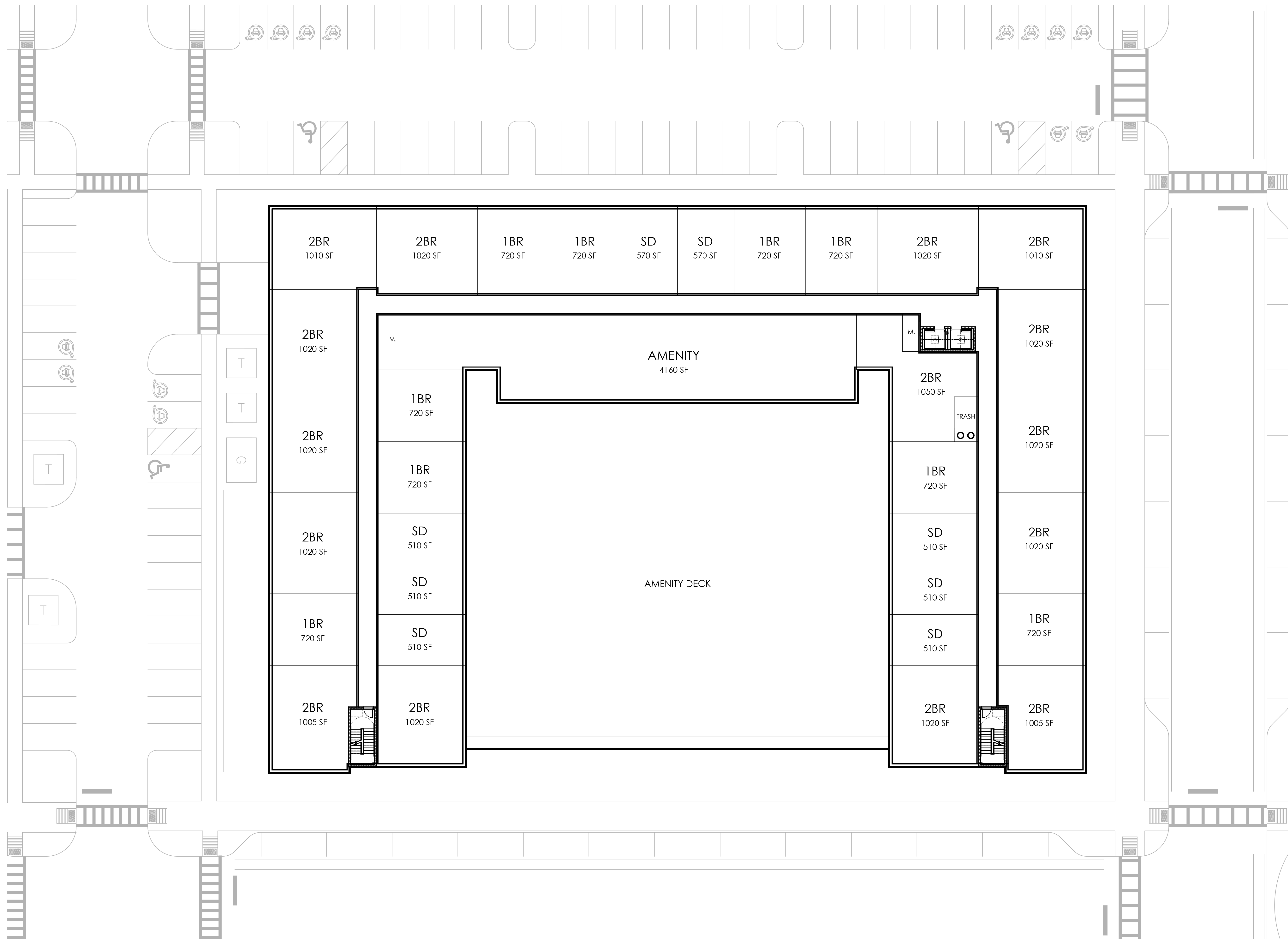
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A-15
3A - RESIDENTIAL
BUILDING PLAN



KEY PLAN:



01 2ND FLOOR PLAN
SCALE: 1/16" = 1'-0"

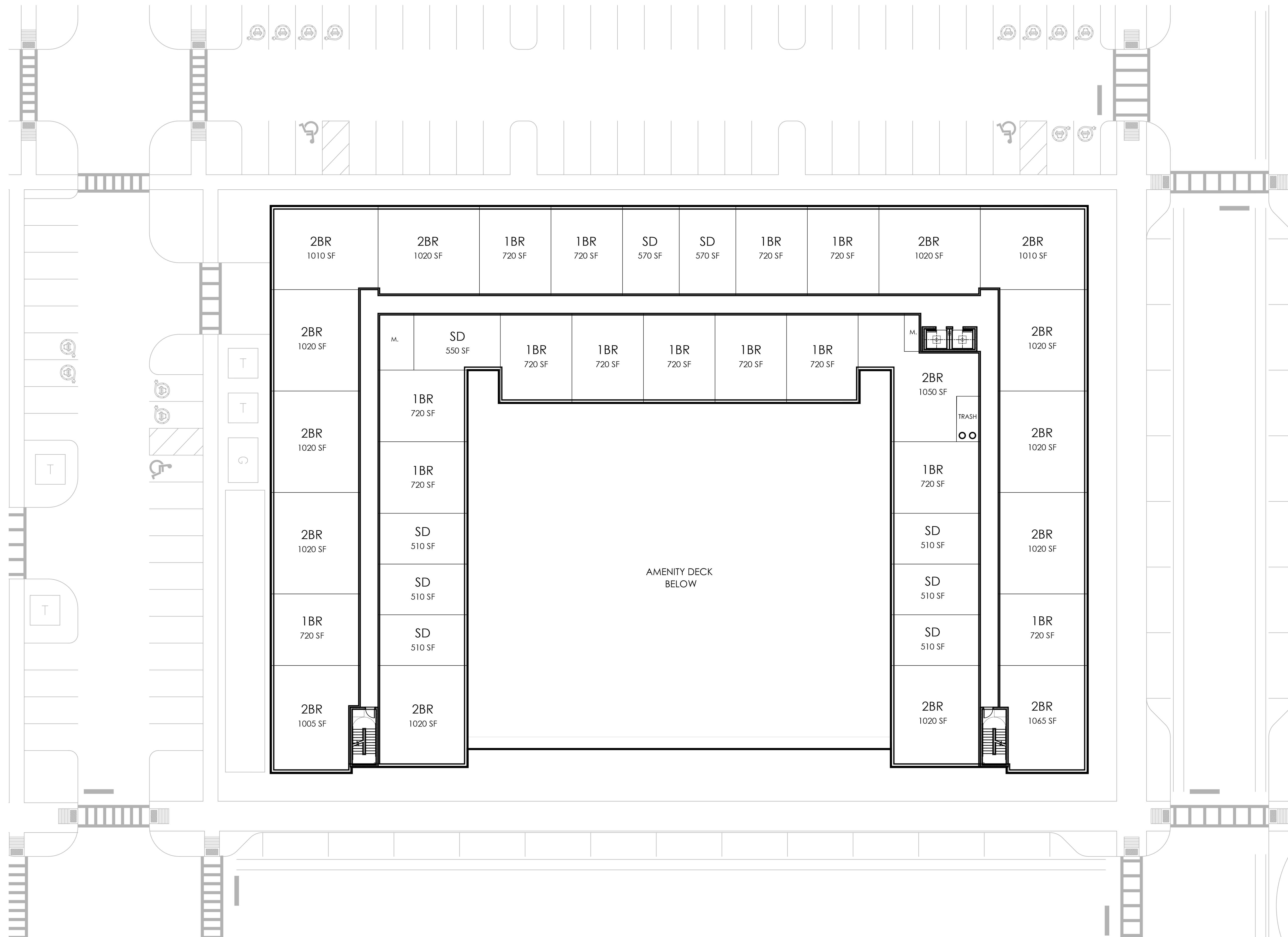
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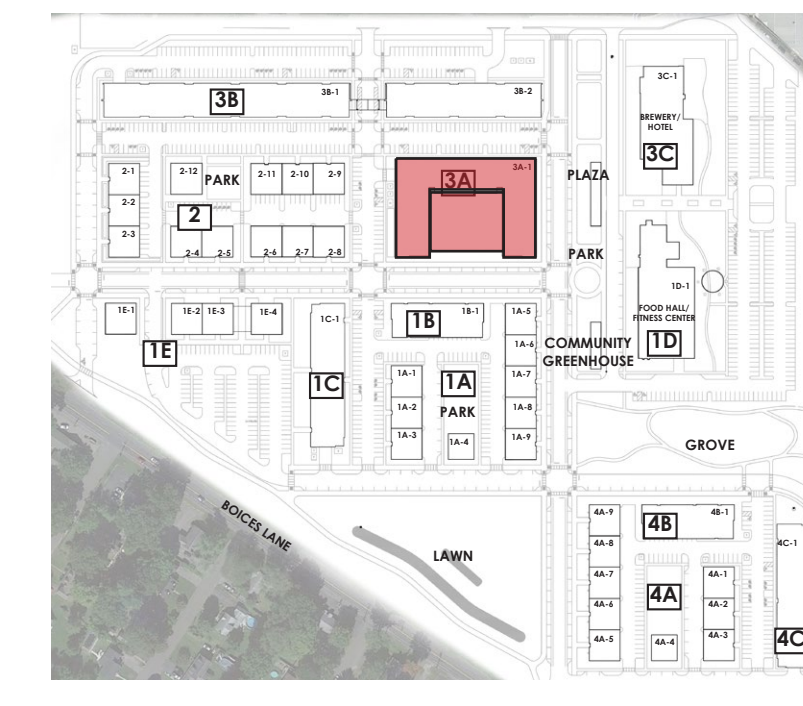
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A-16
3A - RESIDENTIAL
BUILDING PLAN



KEY PLAN:



01 3RD-5TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

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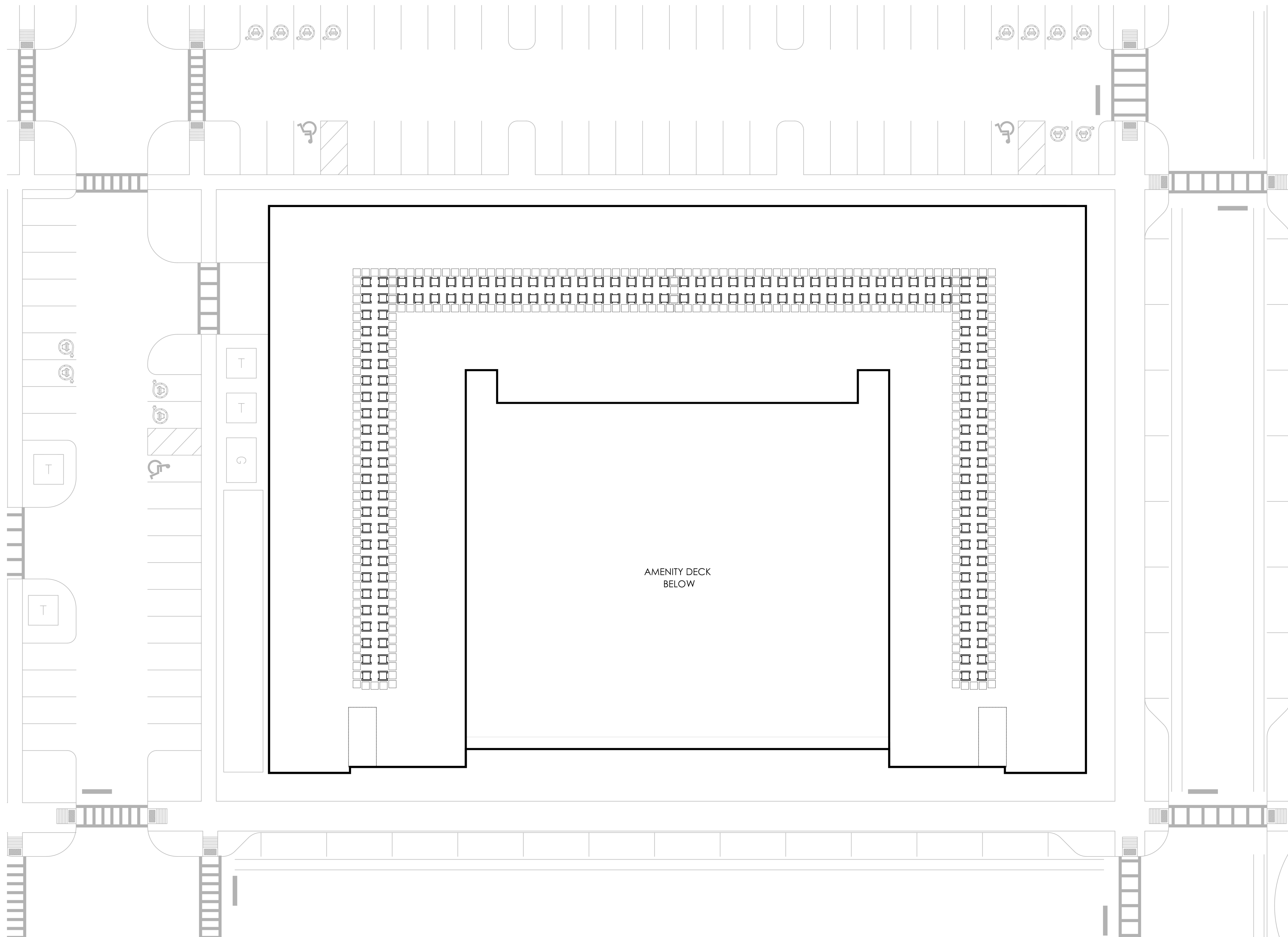
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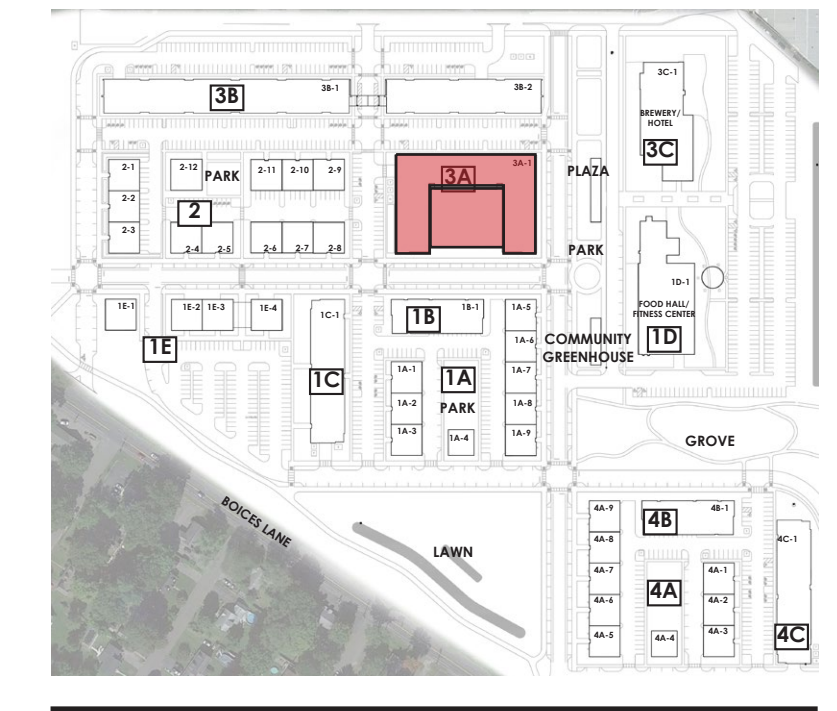
A-17

3A - RESIDENTIAL
BUILDING PLAN



01 ROOF PLAN
SCALE: 1/16" = 1'-0"

KEY PLAN:



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3A - RESIDENTIAL
BUILDING PLAN



02 WEST BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



01 NORTH BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

KEY PLAN:



MATERIALS KEY:

- 01 BRICK VENEER 01
- 02 FIBER CEMENT PANEL 01
- 03 METAL PANEL
- 04 ARCHITECTURAL VINYL WINDOW
- 05 ARCHITECTURAL GARAGE DOOR
- 06 ARCHITECTURAL ALUMINUM STOREFRONT
- 07 ARCHITECTURAL ALUMINUM CANOPY

NOTES:

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3A - RESIDENTIAL
BUILDING ELEVATIONS

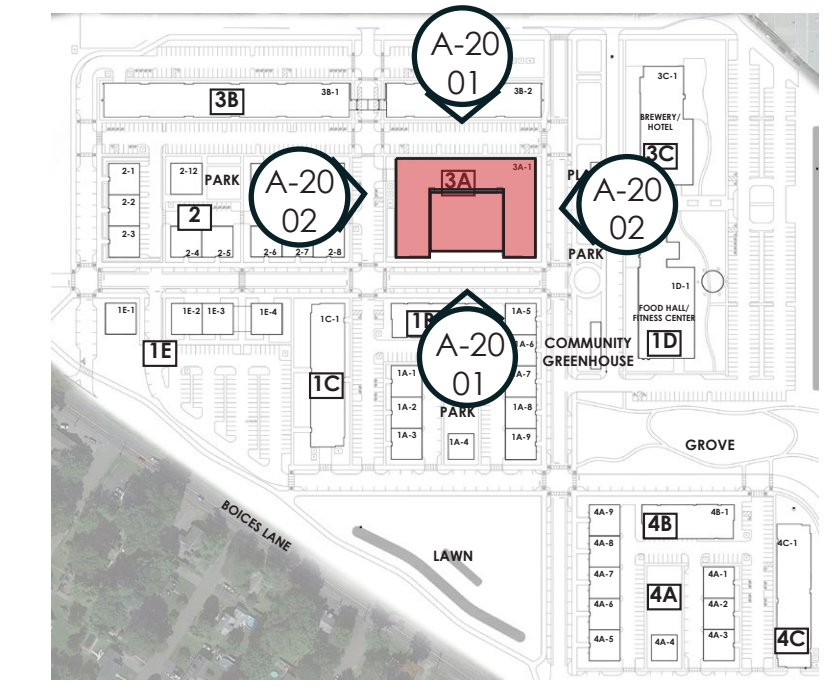


02 3A EAST BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



01 3A SOUTH BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

KEY PLAN:



MATERIALS KEY:

- 01 BRICK VENEER 01
- 02 FIBER CEMENT PANEL 01
- 03 METAL PANEL
- 04 ARCHITECTURAL VINYL WINDOW
- 05 ARCHITECTURAL GARAGE DOOR
- 06 ARCHITECTURAL ALUMINUM STOREFRONT
- 07 ARCHITECTURAL ALUMINUM CANOPY

NOTES:

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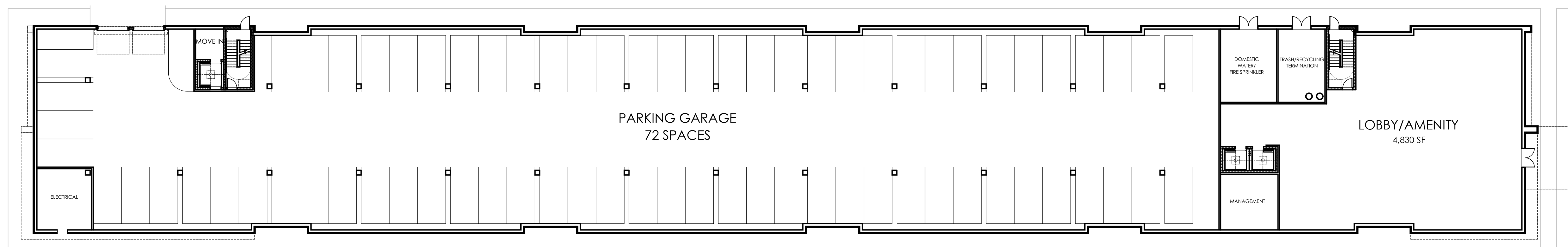
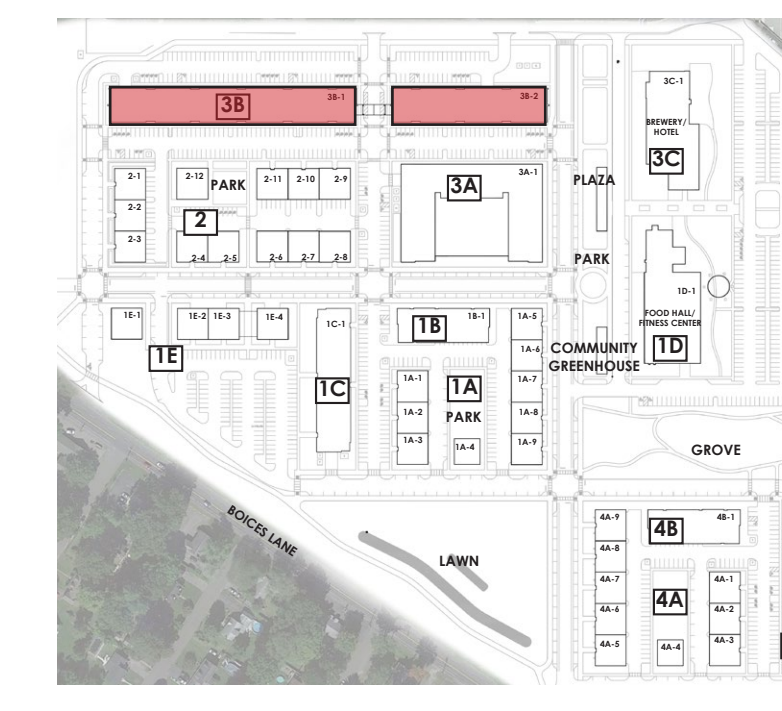
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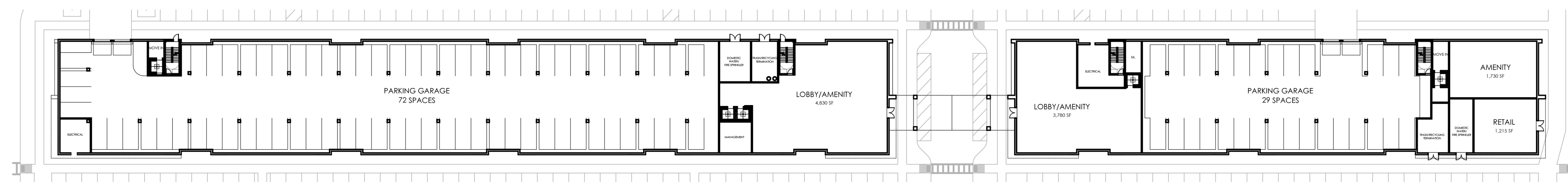
A-20

3A - RESIDENTIAL
BUILDING ELEVATIONS

KEY PLAN:



02 GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"



01 OVERALL PLAN
NTS

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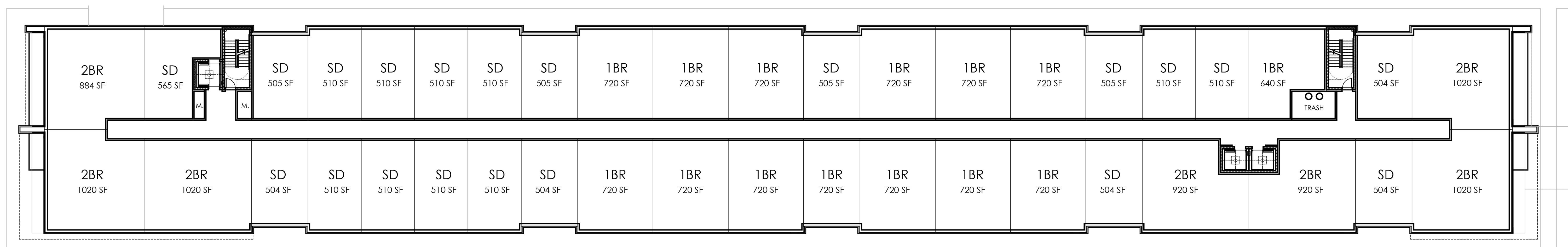
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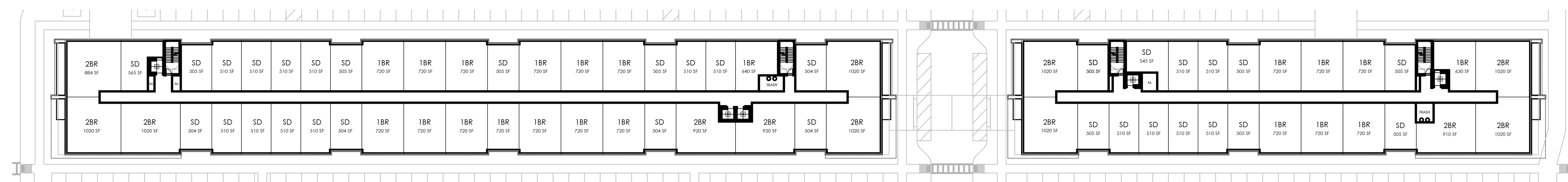
A-21

3B - RESIDENTIAL BUILDING PLAN

KEY PLAN:



02 2ND-5TH FLOOR PLAN
SCALE: 1/16" = 1'-0"



01 OVERALL PLAN
NTS

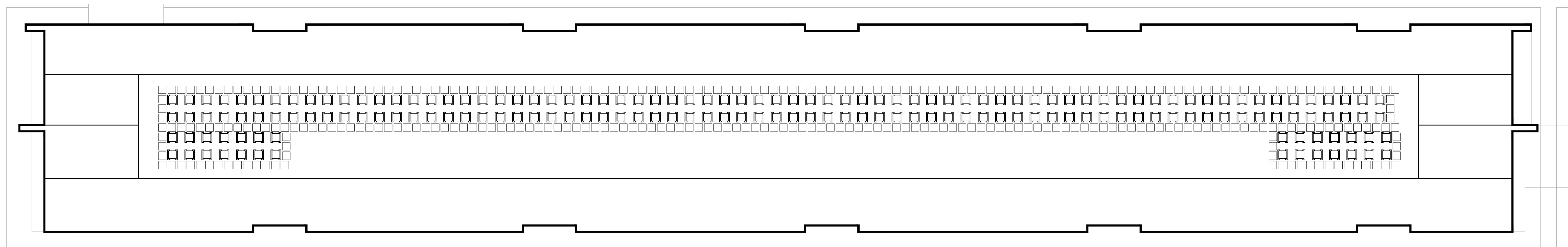
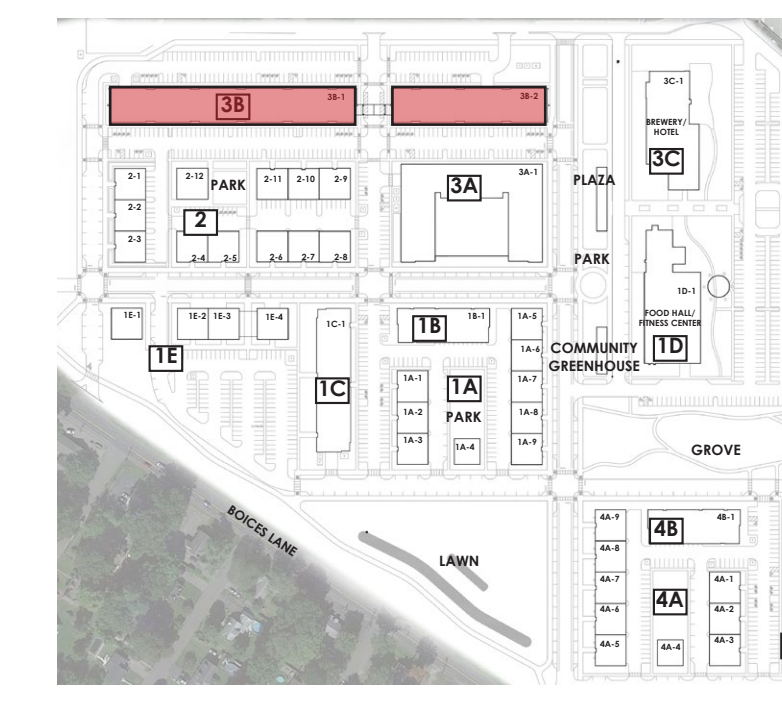
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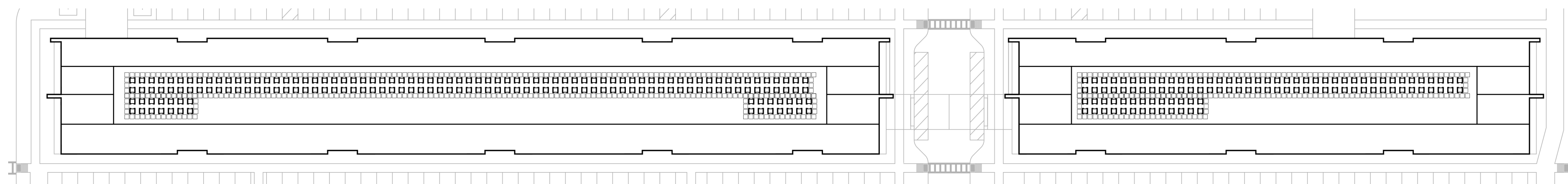
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KEY PLAN:



02 ROOF PLAN
SCALE: 1/16" = 1'-0"



01 OVERALL PLAN
NTS

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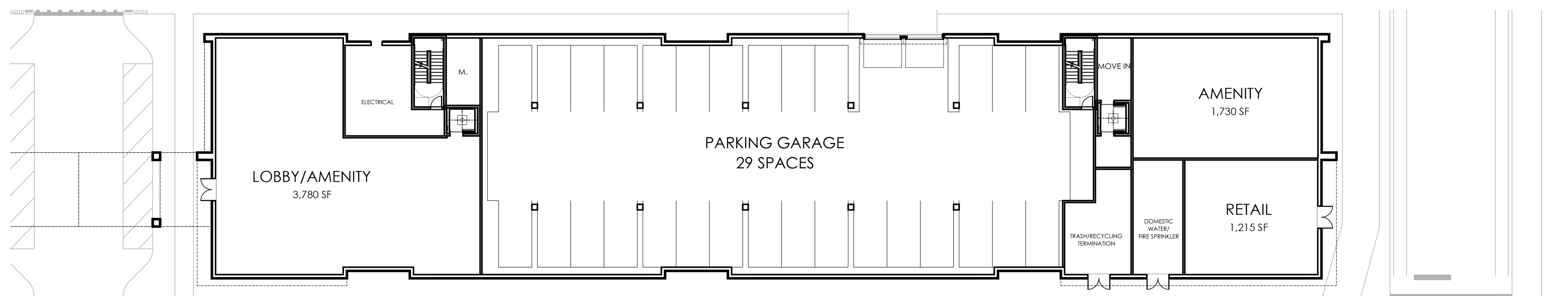
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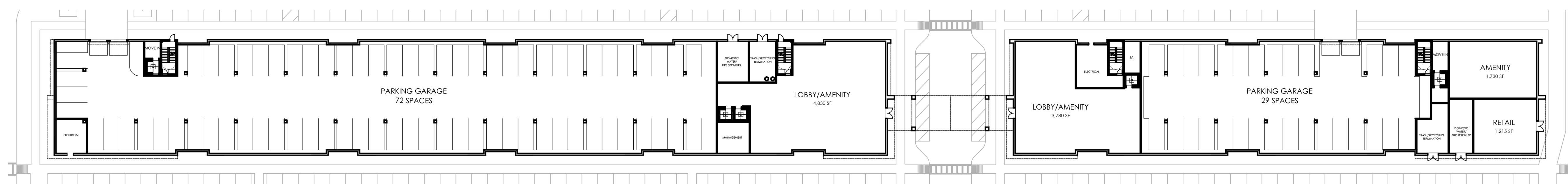
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A-23
3B - RESIDENTIAL
BUILDING PLAN

KEY PLAN:



02 GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"



01 OVERALL PLAN
NTS

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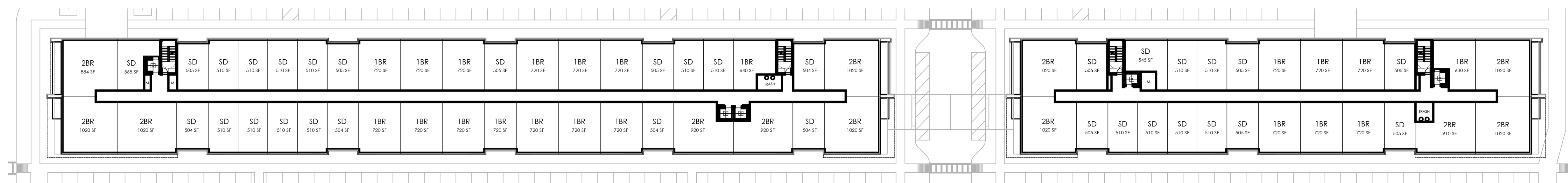
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A-24
3B - RESIDENTIAL
BUILDING PLAN

KEY PLAN:



02 2ND-5TH FLOOR PLAN
SCALE: 1/16" = 1'-0"



01 OVERALL PLAN
NTS

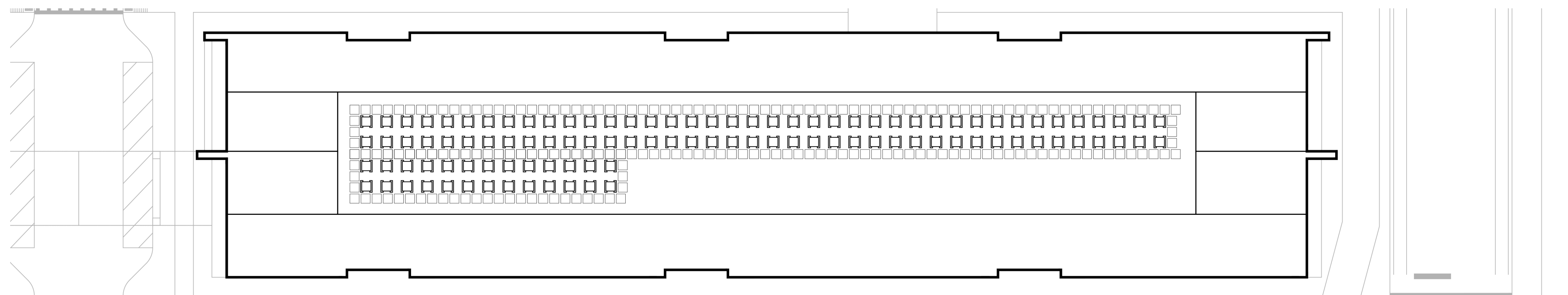
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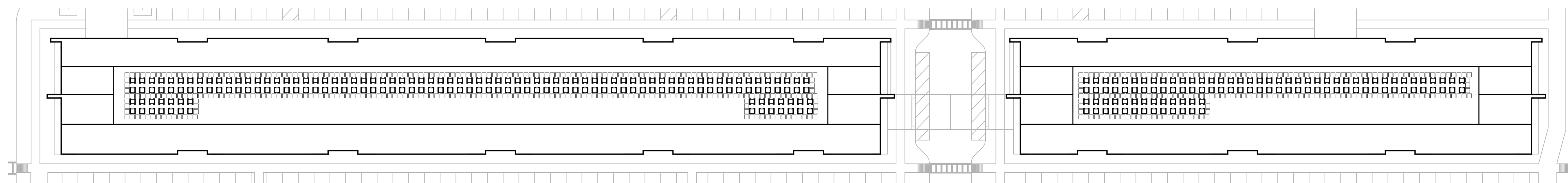
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KEY PLAN:



02 ROOF PLAN
SCALE: 1/16" = 1'-0"



01 OVERALL PLAN
NTS

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**3B - RESIDENTIAL
BUILDING PLAN**

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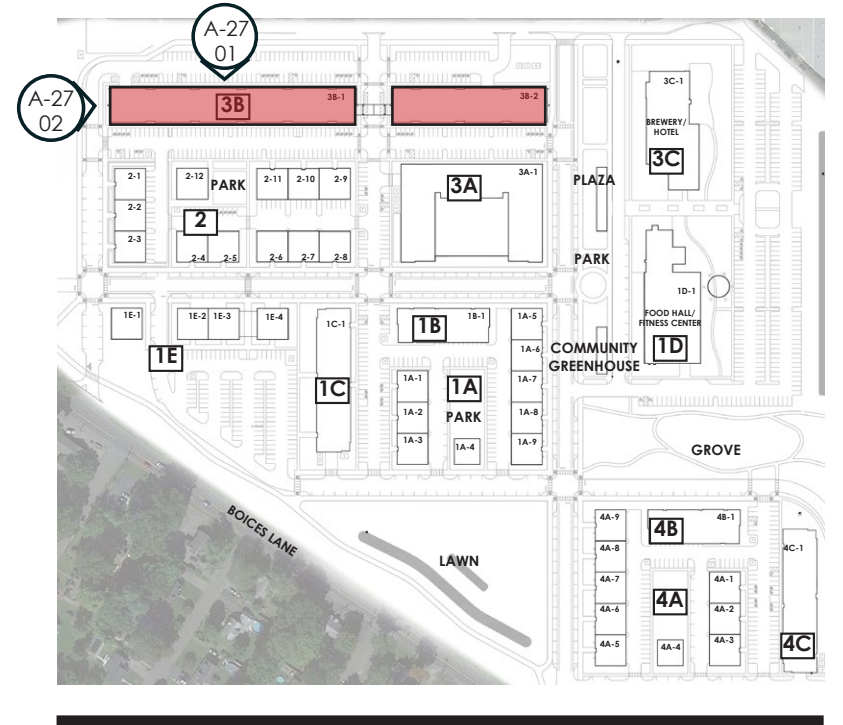
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MATERIALS KEY:

- 01 BRICK VENEER
- 02 FIBER CEMENT LAP SIDING
- 03 STONE VENEER
- 04 FIBER CEMENT PANEL
- 05 VINYL WINDOW
- 06 ALUMINUM RAILING
- 07 METAL ROOF
- 08 GLASS RAILING

KEY PLAN:



02 3B NORTH BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



01 3B WEST BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

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3B - RESIDENTIAL
BUILDING ELEVATIONS



02 3B EAST BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



01 3B SOUTH BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

KEY PLAN:



MATERIALS KEY:

- 01 BRICK VENEER 01
- 02 FIBER CEMENT LAP SIDING
- 03 STONE VENEER
- 04 FIBER CEMENT PANEL
- 05 VINYL WINDOW
- 06 ALUMINUM RAILING
- 07 METAL ROOF
- 08 GLASS RAILING

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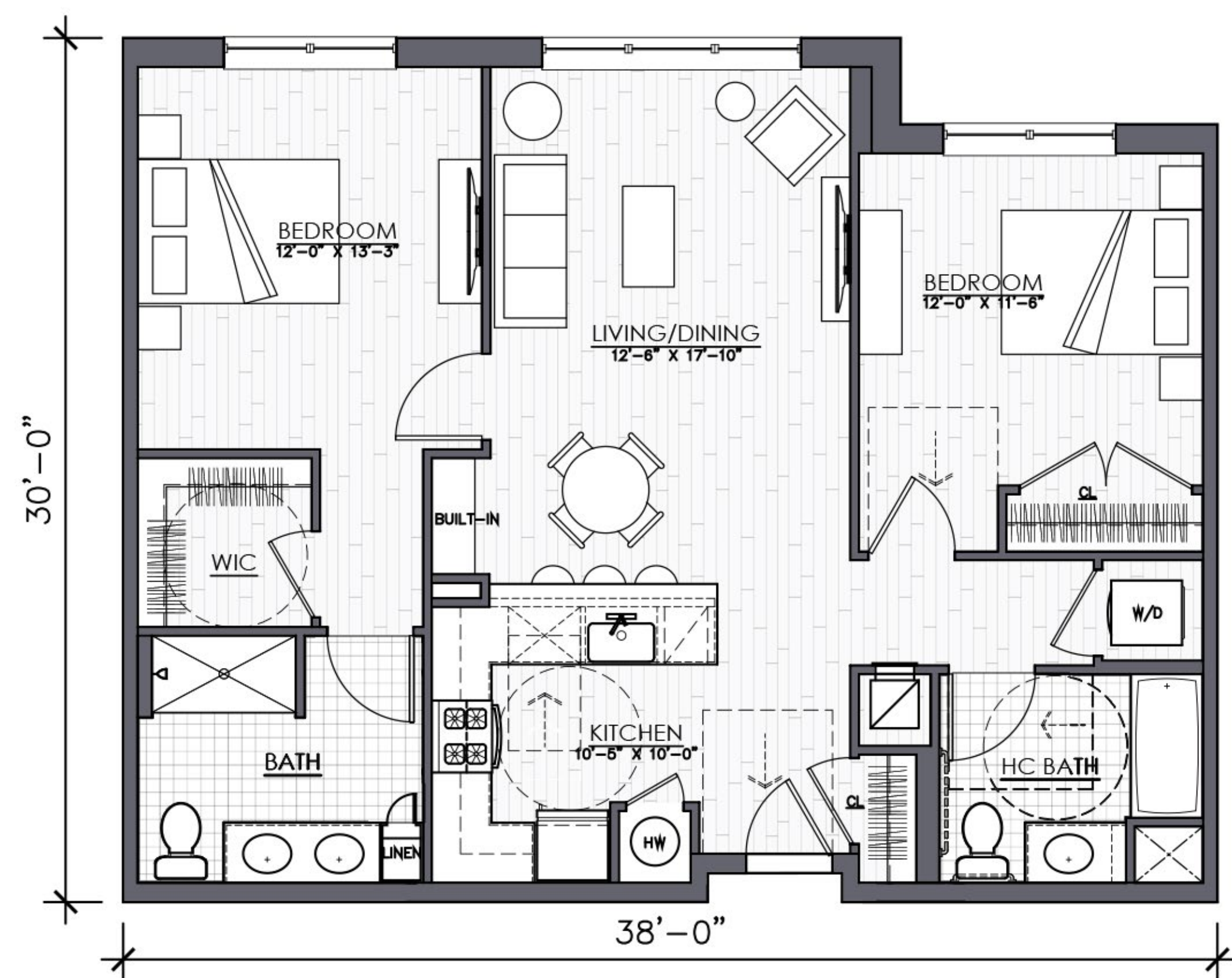
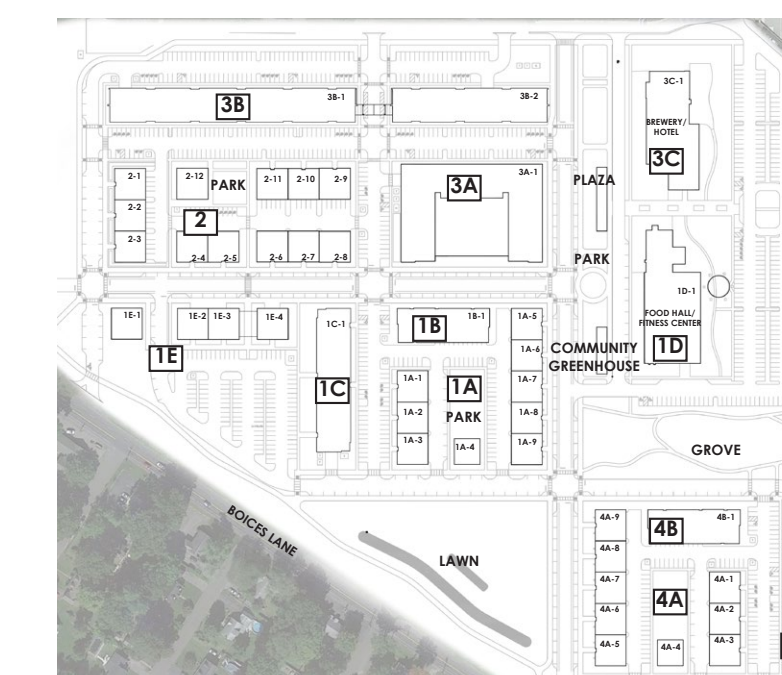
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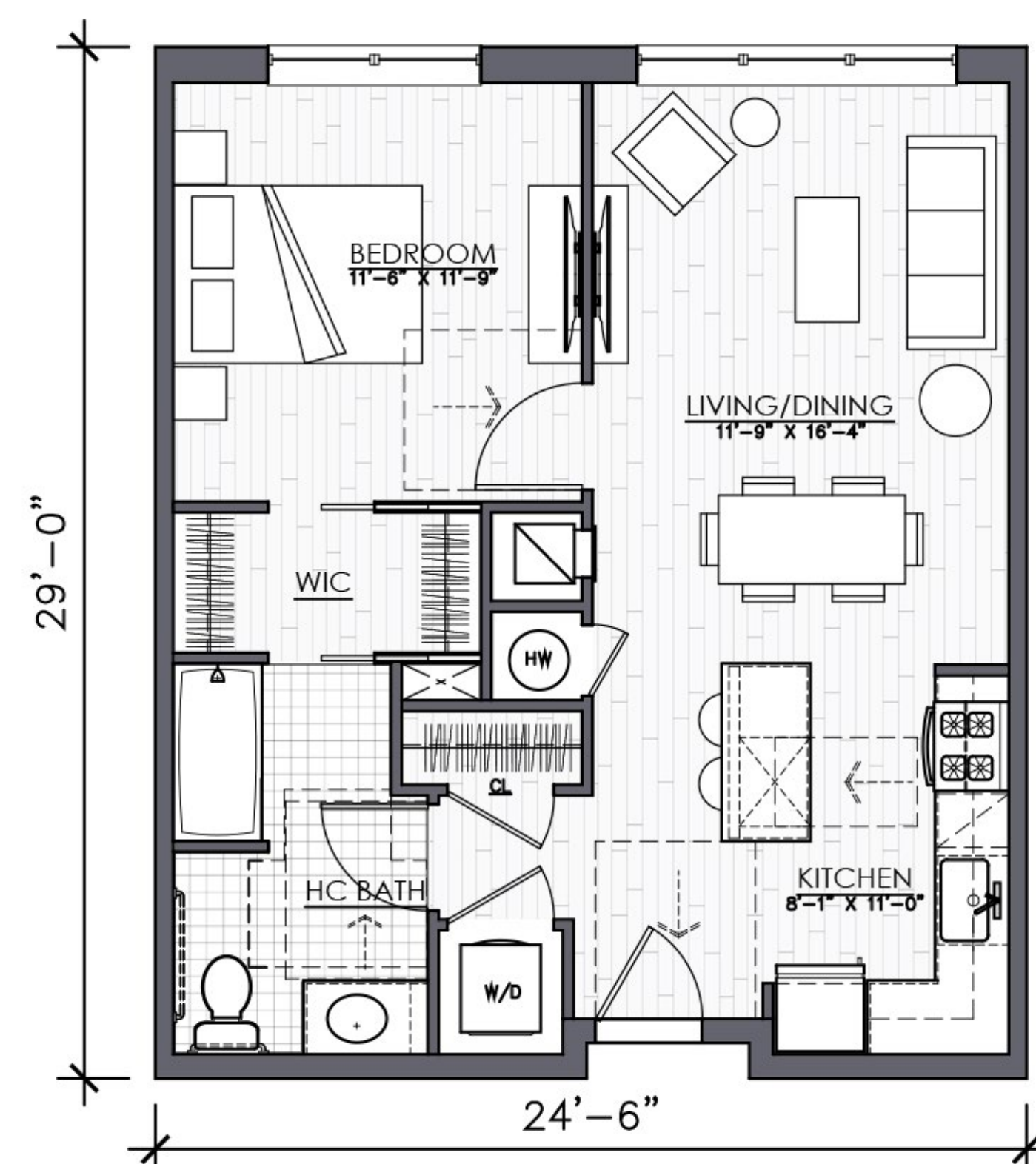
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3B - RESIDENTIAL
BUILDING ELEVATIONS

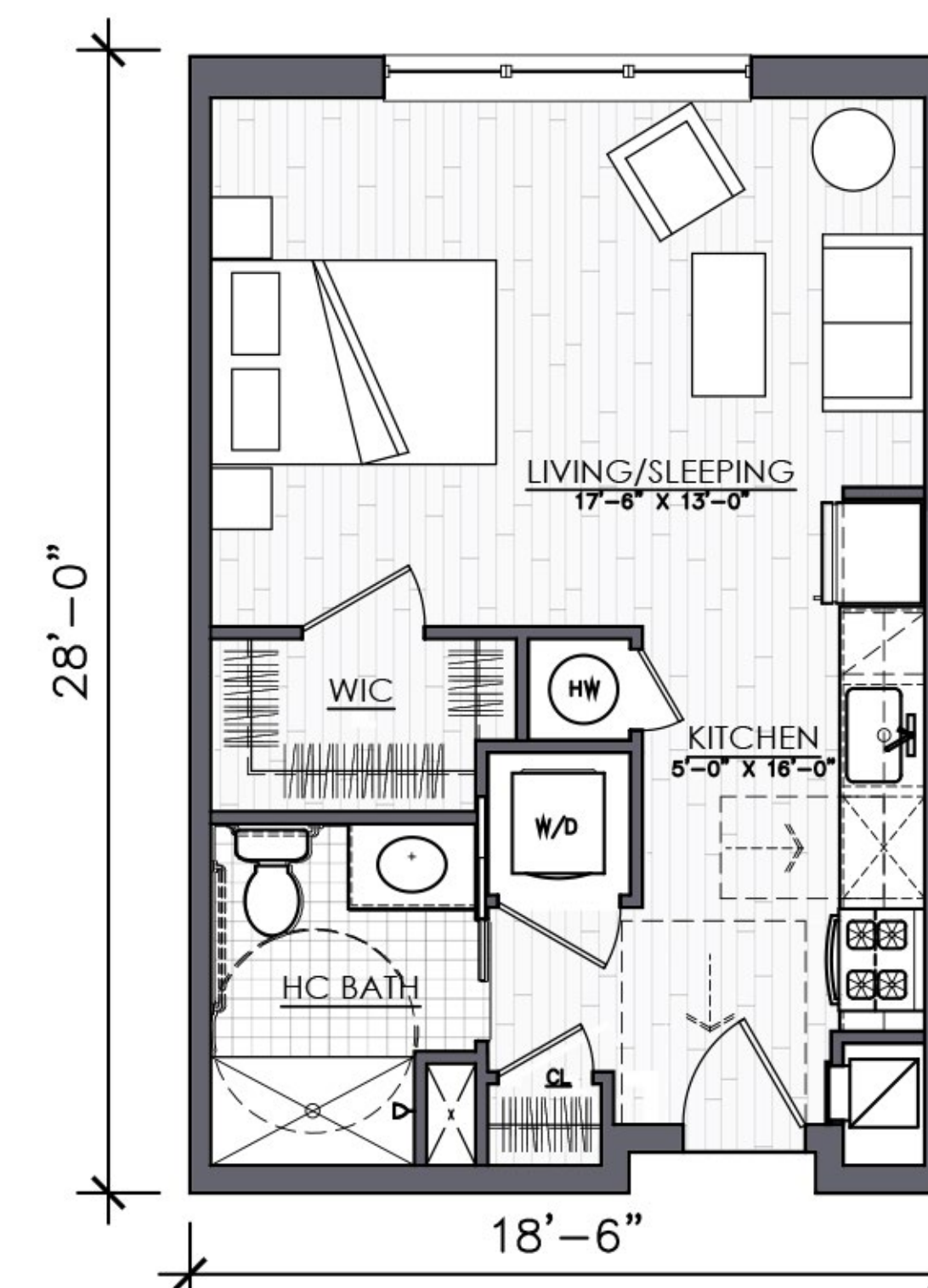
KEY PLAN:



03 TWO BEDROOM
SCALE: 1/4" = 1'-0"



02 ONE BEDROOM
SCALE: 1/4" = 1'-0"



01 STUDIO
SCALE: 1/4" = 1'-0"

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TYPICAL UNIT PLANS