

MIXED USE BUILDING AREA TABLE

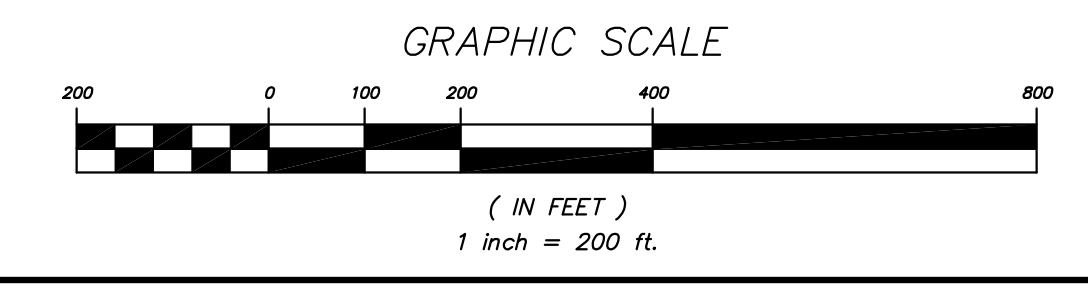
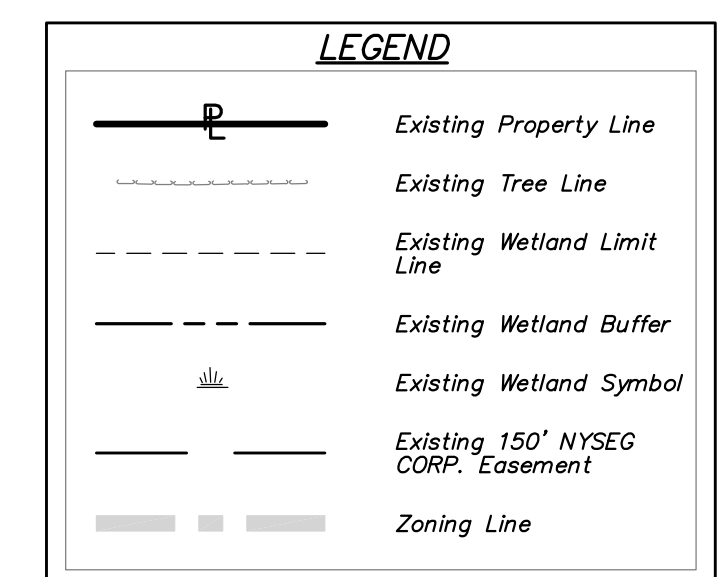
BUILDING DESIGNATION	BUILDING LEVEL	BUILDING USE	BUILDING AREA (SF)	USE SUMMARY
A	1	ANCHOR RETAIL	133,000 SF	
B	1	JUNIOR ANCHOR RETAIL	40,000 SF	
C	1	RETAIL/RESTAURANT	7,500 SF	
	2	CORPORATE OFFICE	31,500 SF	
	3	CORPORATE OFFICE	35,875 SF	
	4	CORPORATE OFFICE	35,875 SF	
	5	CORPORATE OFFICE	35,875 SF	OFFICE TOTAL 175,000 SF
D	1	RETAIL/RESTAURANT	7,500 SF	
	2	CORPORATE OFFICE	31,500 SF	
	3	CORPORATE OFFICE	35,875 SF	
	4	CORPORATE OFFICE	35,875 SF	
	5	CORPORATE OFFICE	35,875 SF	OFFICE TOTAL 175,000 SF
E1	1	RETAIL/RESTAURANT	15,000 SF	
	2	HOTEL LOBBY	16,000 SF	
	3	HOTEL	16,000 SF	25 KEYS
	4	HOTEL	16,000 SF	20 KEYS
	5	HOTEL	16,000 SF	90 KEYS TOTAL
E2	1	RETAIL/RESTAURANT	20,000 SF	
	2	PROFESSIONAL OFFICE	20,000 SF	
	3	PROFESSIONAL OFFICE	20,000 SF	
	4	PROFESSIONAL OFFICE	20,000 SF	
F	LL	PARKING	~	64 PKG SP
	1	RETAIL	30,000 SF	
	2	RESIDENTIAL	30,000 SF	17 UNITS
	4	RESIDENTIAL	30,000 SF	17 UNITS 51 UNITS TOTAL
G	1	RETAIL/RESTAURANT	20,000 SF	
	2	PROFESSIONAL OFFICE	15,000 SF	
	3	COMMUNITY SPACE	10,000 SF	
	4	PROFESSIONAL OFFICE	25,000 SF	
H	LL	PARKING	~	64 PKG SP
	1	RETAIL	30,000 SF	
	2	RESIDENTIAL	30,000 SF	17 UNITS
	4	RESIDENTIAL	30,000 SF	17 UNITS 51 UNITS TOTAL
I	1	RETAIL/RESTAURANT	15,000 SF	
	2	RESIDENTIAL	15,000 SF	9 UNITS
	3	RESIDENTIAL	15,000 SF	9 UNITS
	4	RESIDENTIAL	15,000 SF	9 UNITS 27 UNITS TOTAL
J	1	RETAIL/PHARMACY	14,000 SF	
K	LL	PARKING	~	64 PKG SP
	1	RETAIL	30,000 SF	
	2	RESIDENTIAL	30,000 SF	17 UNITS
	4	RESIDENTIAL	30,000 SF	17 UNITS 51 UNITS TOTAL
L	1	SPECIALTY GROCER	50,000 SF	
M	1	RETAIL/BOOK STORE	16,000 SF	
	2	RETAIL/BOOK STORE	12,000 SF	
N	1	RETAIL/RESTAURANT	7,000 SF	
O	1	CONVENIENT/GAS	4,000 SF	
P	1	RETAIL	2,000 SF	

MIXED USE PARKING & LOADING TABLE

BUILDING DESIGNATION	BLDG/PKG LEVEL	PARKING TYPE	PARKING PROVIDED	HANDICAP PKG PROVIDED	LOADING PROVIDED
A	1	Parking Lot	554 spaces	12 spaces	3 spaces
B	1	Parking Deck	163 spaces		
	2	Parking Deck	166 spaces	7 spaces	2 spaces
			TOTAL 329 spaces		
C & D	1	Parallel on street	8 spaces		
	1	Parking Garage	215 spaces		
	2	Parking Garage	223 spaces	18 spaces	2 spaces
	4	Parking Garage	223 spaces		
			TOTAL 692 spaces		
E1 & E2	LL	Parking Deck	163 spaces		
	1	Parking Deck	159 spaces	8 spaces	0 spaces
	1	Parallel on street	14 spaces		
			TOTAL 336 spaces		
F	LL Inside	Indoor Parking	64 spaces		
	LL outside	Parking Lot	45 spaces	5 spaces	2 spaces
	1	Parallel on street	14 spaces		
			TOTAL 123 spaces		
G	LL	Parking Deck	188 spaces		
	1	Parking Deck	184 spaces	8 spaces	2 spaces
	1	Parallel on street	12 spaces		
			TOTAL 384 spaces		
H	LL Inside	Indoor Parking	64 spaces		
	LL outside	Parking Lot	46 spaces	5 spaces	2 spaces
	1	Parallel on street	13 spaces		
			TOTAL 123 spaces		
I	LL	Parking Deck	156 spaces		
	1	Parking Deck	152 spaces	8 spaces	0 spaces
	1	Parallel on street	10 spaces		
			TOTAL 318 spaces		
J	1	Parking Lot	30 spaces		
	1	Parallel on street	8 spaces	2 spaces	1 space
			TOTAL 38 spaces		
K	LL Inside	Indoor Parking	64 spaces		
	LL outside	Parking Lot	46 spaces	5 spaces	2 spaces
	1	Parallel on street	10 spaces		
			TOTAL 120 spaces		
L	LL	Parking Deck	248 spaces		
	1	Parking Deck	244 spaces	8 spaces	2 spaces
			TOTAL 492 spaces		
M	1		0 spaces	0 spaces	1 space
N	1	Parking Lot	116 spaces	5 spaces	1 space
O	1	Parking Lot	20 spaces	2 spaces	0 spaces
P	1	Parking Lot	30 spaces	2 spaces	0 spaces
PARKING & LOADING TOTALS:			3,855 spaces	95 spaces	20 spaces

UNION HEIGHTS RESIDENTIAL SUMMARY

4 Multi-family (16 units/each)	64 Units
42 Cottage Clusters (3 units/each)	126 Units
28 Townhouse Clusters (3-4 units/each)	110 Units
Total	300 Units



NO.	DATE	REVISION	BY
INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.			
PROJECT: UNION PLACE			
ROUTE 6 & BALDWIN PLACE ROAD, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK			
DRAWING: OVERALL SITE PLAN			
PROJECT NO.	02119.100	PROJECT MANAGER	J.J.C.
DATE	06-18-10	DRAWN BY	S.J.C.
SCALE	1" = 200'	CHECKED BY	R.D.W.
DRAWING NO.		SHEET	3
			32

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2209 OF ARTICLE 145 OF THE EDUCATION LAW.

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