

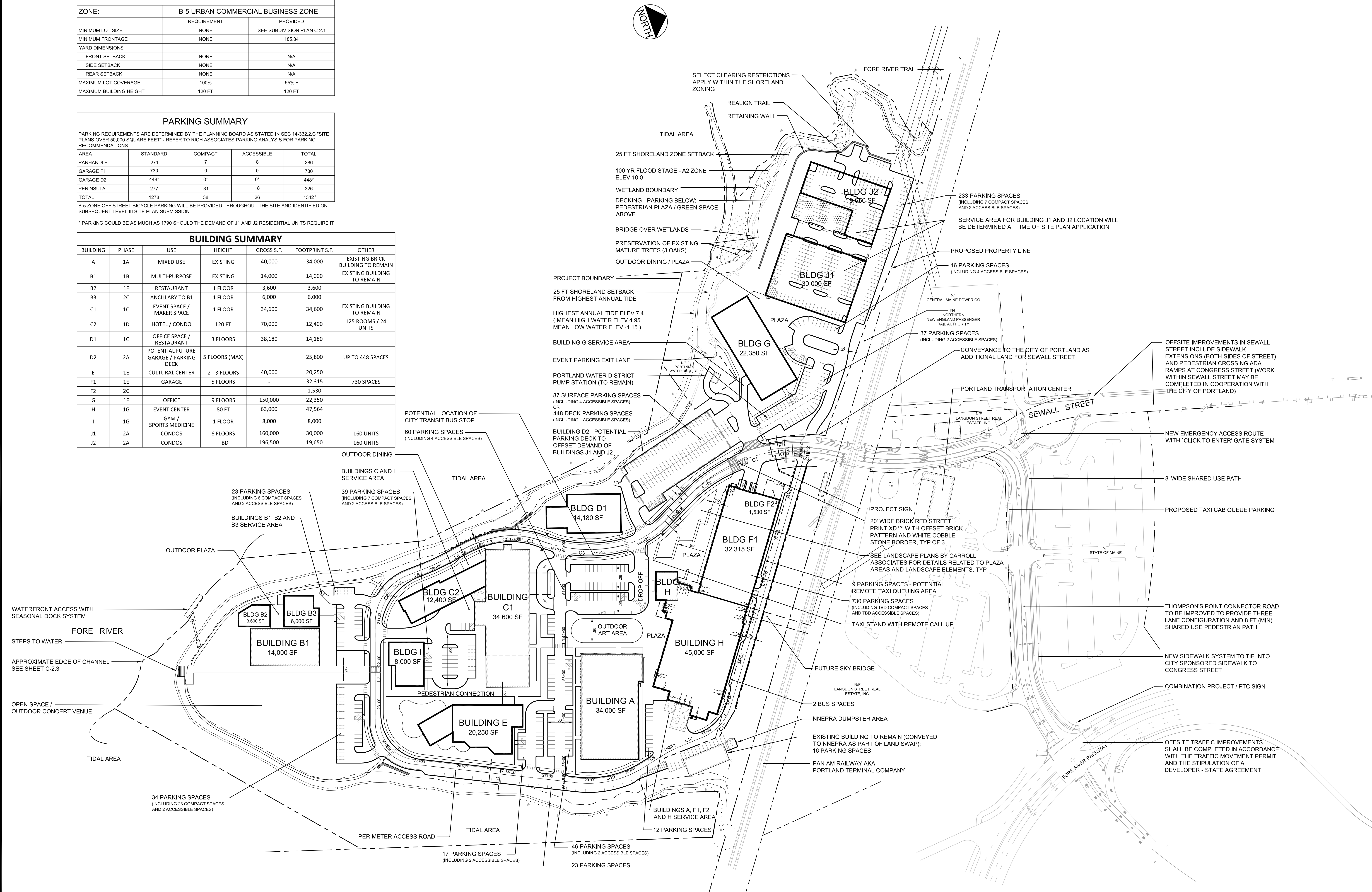
ZONING SPACE AND BULK SUMMARY		
ZONE:	B-5 URBAN COMMERCIAL BUSINESS ZONE	
	REQUIREMENT	PROVIDED
MINIMUM LOT SIZE	NONE	SEE SUBDIVISION PLAN C-2.1
MINIMUM FRONTAGE	NONE	185.84
YARD DIMENSIONS		
FRONT SETBACK	NONE	N/A
SIDE SETBACK	NONE	N/A
REAR SETBACK	NONE	N/A
MAXIMUM LOT COVERAGE	100%	55% ±
MAXIMUM BUILDING HEIGHT	120 FT	120 FT

PARKING SUMMARY				
PARKING REQUIREMENTS ARE DETERMINED BY THE PLANNING BOARD AS STATED IN SEC 14-332.2 C "SITE PLANS OVER 50,000 SQUARE FEET" - REFER TO RICH ASSOCIATES PARKING ANALYSIS FOR PARKING RECOMMENDATIONS				
AREA	STANDARD	COMPACT	ACCESSIBLE	TOTAL
PANHANDLE	271	7	8	286
GARAGE F1	730	0	0	730
GARAGE D2	448*	0*	0*	448*
PENINSULA	277	31	18	326
TOTAL	1278	38	26	1342*

B-5 ZONE OFF STREET BICYCLE PARKING WILL BE PROVIDED THROUGHOUT THE SITE AND IDENTIFIED ON SUBSEQUENT LEVEL III SITE PLAN SUBMISSION

* PARKING COULD BE AS MUCH AS 1790 SHOULD THE DEMAND OF J1 AND J2 RESIDENTIAL UNITS REQUIRE IT

BUILDING SUMMARY						
BUILDING	PHASE	USE	HEIGHT	GROSS S.F.	FOOTPRINT S.F.	OTHER
A	1A	MIXED USE	EXISTING	40,000	34,000	EXISTING BRICK BUILDING TO REMAIN
B1	1B	MULTI-PURPOSE	EXISTING	14,000	14,000	EXISTING BUILDING TO REMAIN
B2	1F	RESTAURANT	1 FLOOR	3,600	3,600	
B3	2C	ANCILLARY TO B1	1 FLOOR	6,000	6,000	
C1	1C	EVENT SPACE / MAKER SPACE	1 FLOOR	34,600	34,600	EXISTING BUILDING TO REMAIN
C2	1D	HOTEL / CONDO	120 FT	70,000	12,400	125 ROOMS / 24 UNITS
D1	1C	OFFICE SPACE / RESTAURANT	3 FLOORS	38,180	14,180	
D2	2A	POTENTIAL FUTURE GARAGE / PARKING DECK	5 FLOORS (MAX)		25,800	UP TO 448 SPACES
E	1E	CULTURAL CENTER	2 - 3 FLOORS	40,000	20,250	
F1	1E	GARAGE	5 FLOORS		32,315	730 SPACES
F2	2C				1,530	
G	1F	OFFICE	9 FLOORS	150,000	22,350	
H	1G	EVENT CENTER	80 FT	63,000	47,564	
I	1G	GYM / SPORTS MEDICINE	1 FLOOR	8,000	8,000	
J1	2A	CONDOS	6 FLOORS	160,000	30,000	160 UNITS
J2	2A	CONDOS	TBD	196,500	19,650	160 UNITS



		PROJECT THE FOREFRONT AT THOMPSON'S POINT	
SHEET TITLE OVERALL SITE PLAN		CLIENT FOREFRONT PARTNERS I, LP	DRAWN: DED DATE: SEPT 2014 DESIGNED: BEK SCALE: 1" = 80' CHECKED: SRB JOB NO.: 2982.05 FILE NAME: 2982.05-SUB SITE LAYOUT SHEET: C-3.0
1 REV DATE DESCRIPTION	10.10.14 FINAL SUBDIVISION APPLICATION SUBMISSION	REVISIONS	LIC. #11994