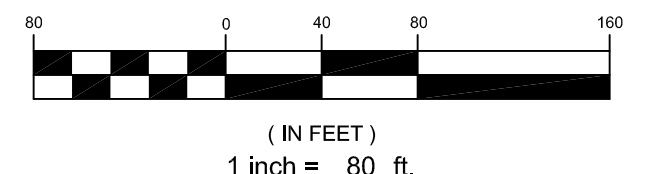
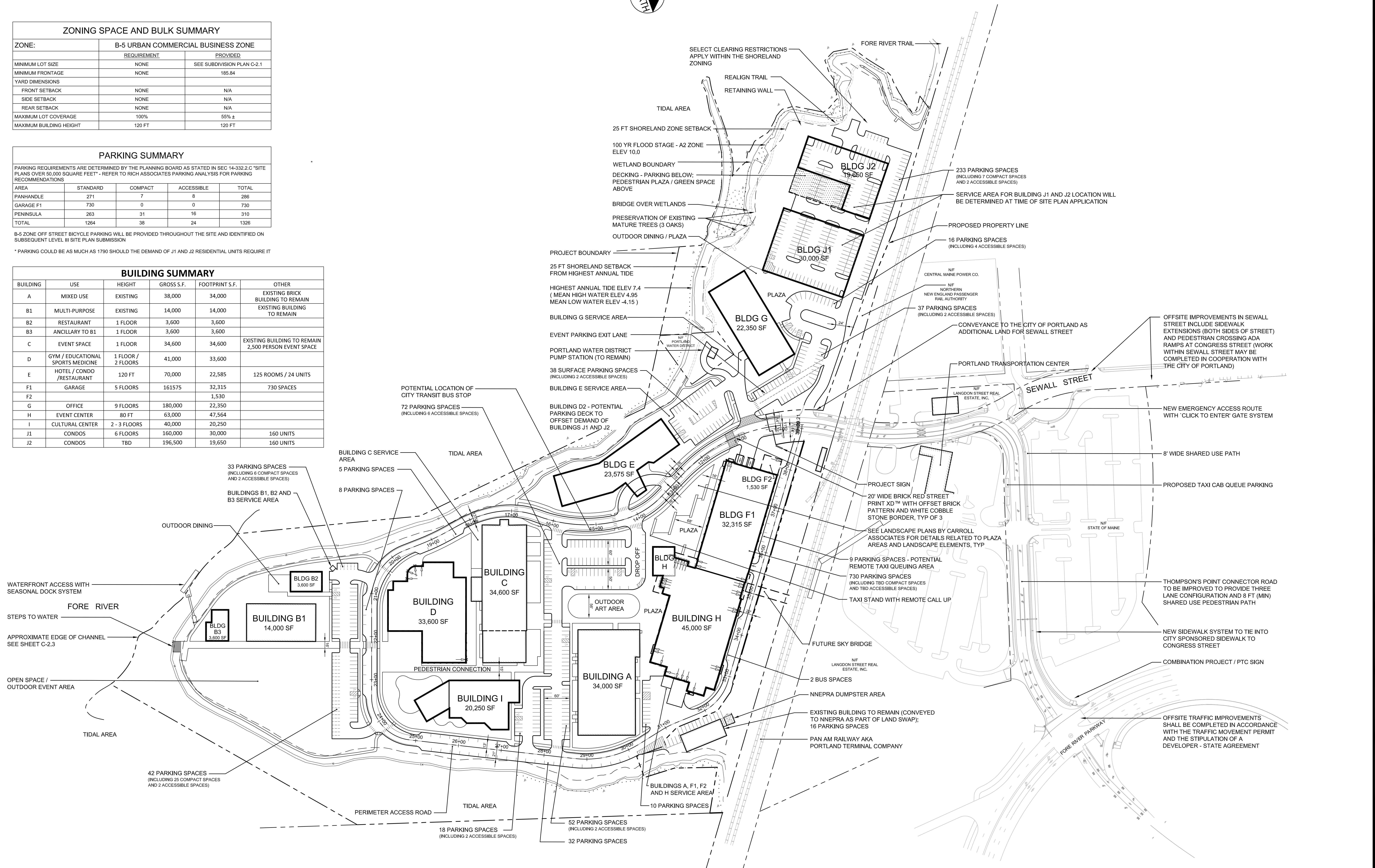


ZONING SPACE AND BULK SUMMARY		
ZONE:	B-5 URBAN COMMERCIAL BUSINESS ZONE	
	REQUIREMENT	PROVIDED
MINIMUM LOT SIZE	NONE	SEE SUBDIVISION PLAN C-2.1
MINIMUM FRONTAGE	NONE	185.84
YARD DIMENSIONS		
FRONT SETBACK	NONE	N/A
SIDE SETBACK	NONE	N/A
REAR SETBACK	NONE	N/A
MAXIMUM LOT COVERAGE	100%	55% ±
MAXIMUM BUILDING 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
PENINSULA	263	31	16	310
TOTAL	1264	38	24	1326

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	USE	HEIGHT	GROSS S.F.	FOOTPRINT S.F.	OTHER
A	MIXED USE	EXISTING	38,000	34,000	EXISTING BRICK BUILDING TO REMAIN
B1	MULTI-PURPOSE	EXISTING	14,000	14,000	EXISTING BUILDING TO REMAIN
B2	RESTAURANT	1 FLOOR	3,600	3,600	
B3	ANCILLARY TO B1	1 FLOOR	3,600	3,600	
C	EVENT SPACE	1 FLOOR	34,600	34,600	EXISTING BUILDING TO REMAIN 2,500 PERSON EVENT SPACE
D	GYM / EDUCATIONAL SPORTS MEDICINE	1 FLOOR / 2 FLOORS	41,000	33,600	
E	HOTEL / CONDO / RESTAURANT	120 FT	70,000	22,585	125 ROOMS / 24 UNITS
F1	GARAGE	5 FLOORS	161,575	32,315	730 SPACES
F2				1,530	
G	OFFICE	9 FLOORS	180,000	22,350	
H	EVENT CENTER	80 FT	63,000	47,564	
I	CULTURAL CENTER	2 - 3 FLOORS	40,000	20,250	
J1	CONDOS	6 FLOORS	160,000	30,000	160 UNITS
J2	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	
1 08.13.15 FINAL SUBDIVISION APPLICATION SUBMISSION REV DATE DESCRIPTION	REVISIONS	DRAWN: DED DATE: SEPT 2014 DESIGNED: BEK SCALE: 1" = 80' CHECKED: SRB JOB NO. SP-M007B FILE NAME: 2982.05-SUB SITE LAYOUT SHEET: C-3.0	778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106