```apache
<IfModule mod_rewrite.c>
    RewriteEngine On

    # If the requested filename exists, simply serve it.
    # We only want to let Apache serve files and not directories.
    RewriteCond %{REQUEST_FILENAME} -f
    RewriteRule ^ - [L]

    # Rewrite all other queries to the front controller.
    RewriteRule ^ %{ENV:BASE}/documentation/index.html [L]
</IfModule>
```