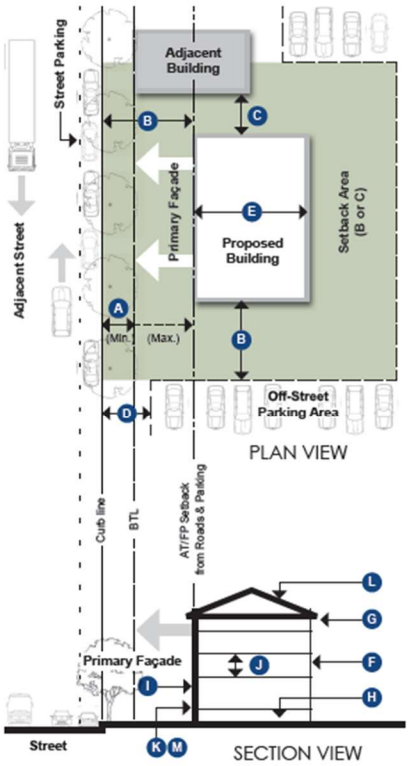
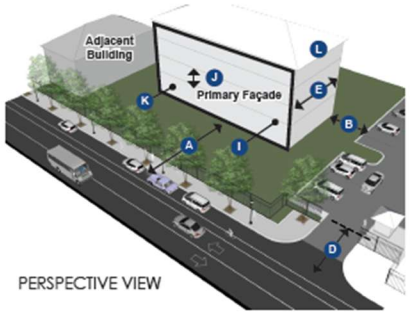
Category		Standard	
BUILDING USE			
Ground Floor		Administrative and community support or commercial uses	
Upper Floor(s)		Office or enlisted housing uses	
PLACEMENT		**From Roads & Parking with a Controlled Perimeter**	**From Roads & Parking without a Controlled Perimeter**
A	Built-to line (BTL)	16 FT or minimum achievable ATFP setback	
B	Setback from roads and parking (ATFP)	16 FT/ 5 M	66 FT/ 20 M (16 FT/ 5 M from controlled parking)
C	Setback from adjacent buildings (Typical)	15-30 FT/ 4.6-9.2 M	
PARKING			
D	Setback from street	Preferred location behind facility, but no closer than BTL where possible	
MASS			
E	Building width	Specific to function (45-65 FT recommended for administrative or BEQ building uses)	
HEIGHT			
F	Minimum number of floors	Refer to Regulating Plan	
G	Maximum number of floors	Refer to Regulating Plan	
H	Finished ground floor level	0-48 IN above finished grade at sidewalk	
I	First floor ceiling height	16 FT (Min.), 20 FT (Max.)	
J	Floor to floor height	10 FT (Min.), 14 FT (Max.)	
FENESTRATION			
K	Range as a ratio of windows to walls	Upper Floors 20 - 40 percent (Typical) Lower Floor 50 - 70 percent (Typical)	
	Window and door area, style, placement	Refer to BEAP	
ROOF			
L	Roof style (options)	Gable, Hip, Flat	
MATERIAL			
M	Material Selection	Refer to BEAP	

Figure 5.1 Admin/Mixed-Use/HQ BES





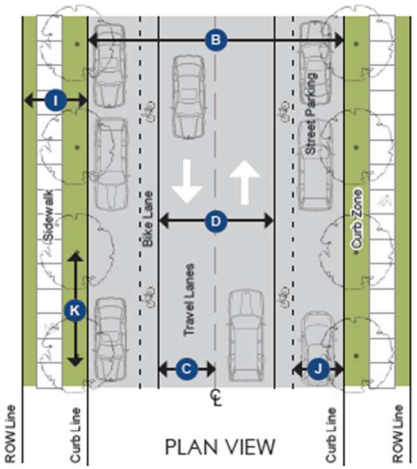
Notes:

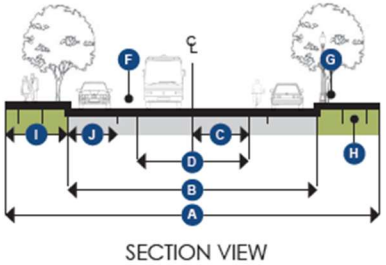
- Mixed-Use/Campus building uses are presumed to be primary gathering or inhabited facilities for establishing ATFP building setbacks from roads and parking.
- Primary building frontage should be located as close to the fronting street as possible to maximize infill and establish an urban edge in specified locations.
- New buildings, and additions to existing buildings (primarily administrative or BEQ uses), should be designed with a preferred width of 50 feet where possible.
- Building width varies for larger special use areas (i.e., fitness, training, or dining.)
- Surface parking should be located to the side or rear (preferable) of the primary building and not along the primary street frontage, unless parallel parking.
- The recommended parking ratio for administrative uses is 1:4, consistent with parking goals.

Category		Standard	
OVERALL WIDTH		**Min. (FT)**	**Max. (FT)**
A	Right-of-Way Width	40	56
B	Curb to Curb Width (not incl. bike lanes)	30	37
LANES & EDGES			
C	Travel Lane Width (one way)	11	12
	Travel Lane Width (one way with bus)	11	12
D	Travel Lane Width (both ways)	22	24
E	Median (optional) Width	N/A	
F	Bike Lane (on street)	5 FT (standard)	
G	Planting Strip (wide)	4	10 (preferred)
	Planting Strip (deep)	3 FT (without trees) 6 FT (with trees)	
H	Sidewalks (besides planting strip or tree box, typ. 6 FT)	6	10
I	Pedestrian Zone	9 (without trees) 12 (with trees)	13 (without trees) 16 (with trees)
STREET PARKING			
J	Parallel Parking	N/A	N/A
STREET TREES			
K	Tree Spacing	30	50
STREET LIGHTING			
L	Light Spacing	20	30

Notes:

- Sidewalks must be separated from the roadway by at least 6 feet.
- Minimum lane width (one way) should be 11 feet where buses are to be considered.
- Building setbacks should be the minimum allowable ATFP standard.
- Average street tree spacing is 30 to 50 feet.
- Curb zone includes the planting strip, tree boxes, and paved segments between planters. Recommended width is 6 feet.





Design Speed	Lane Width (FT)
25 mph or below	10
25 mph or below (with bus)	11
26-35 mph	11

Figure 5.5 Secondary Two-Lane Undivided Roadway SES