



FAÇADE PLAN CHECKLIST

This checklist is not all-inclusive of all City ordinances and standards.

Updates to an approved façade plan require the supplemental submittal of a Substantially Conforming Site Plan, refer to the Substantially Conforming Site Plan Checklist.

GENERAL

- Façade Plan Checklist** (this document) completed, signed, and included in submittal packet.
- Façade plan as a 24"x36" color drawing; no B&W
- Completed [Landowner Authorization](#), signed by LANDOWNER AND PROJECT REPRESENTATIVE/APPLICANT. When the ownership is a Corporation, Limited Liability Company (LLC), Limited Company (LC), Partnership, Limited Partnership, Trustee or any organization other than an individual owner, provide documentation authorizing the signatory to sign on behalf of the ownership.
- Color photo of an 11" x 17" Physical Material Sample Board (NOT required for a Preliminary Façade Plan.)
- City Action block placed above title block:

<u>ACTION</u>		
	APPROVED	DENIED
STAFF	_____	_____
	Date	Initials
P&Z	_____	_____
	Date	Initials
Neighborhood # _____		
See the Staff Approval Letter or P&Z Result Memo for any conditions associated with the approval of the project.		

APPLICABLE STANDARDS

The façade plan shall comply with the Zoning Ordinance and any applicable Planned Development requirements. Check all the following applicable to the proposed development:

- Non-Residential Development
 - Gas Pump Canopies
 - Utility, Mechanical & Service Facilities
- Multifamily Development
- OTR/OTC (Downtown Architectural Standards)
- Form Based Code Standards

APPLICABLE STANDARDS

- Preston Road Overlay Requirements:
 - General requirements
 - US 380 Gateway Sub-district
 - Rural Corridor Sub-district
 - Main Street Sub-district
 - Retail Corridor Sub-district
 - S.H. 121 Gateway Sub-district
- Tollway Overlay

FAÇADE PLAN DETAILS

At a minimum, a Façade Plan shall depict the following information:

- Title block (located in the lower right-hand corner) containing the proposed subdivision name with block and lot number, City Project number (to be provided at the time of project submission), and preparation date
- Scale (appropriate for level of detail)
- Legend, if abbreviations or symbols are used
- Name (company name and contact name), address and phone number of owner, applicant and architect
- Elevations of all four sides labeled North, East, South, and West with the front elevation designated as such
- Designate color and materials location on elevations.
- Provide a legend of all materials with manufacturer name and color.
- Show reduction of site plan as a key. Include the building outline with north arrow.
- Materials calculations table for each elevation
 - Total surface area of each elevation
 - List of materials (including glazing) with square footage of each material per elevation and percentage of each material per elevation (glazing shall be calculated from the total wall square footage; all other materials shall be calculated from the total wall square footage minus the glazing square footage)
- Building dimensions (length and width). Verify that the dimensions on the façade plan match the dimensions on the site plan.
- Building height starting at grade level. Label the grade elevation at 0 feet. (If multiple heights are used, provide dimensions for each)
- Do not show any signs on the building. They are not reviewed as part of the façade plan.

FAÇADE PLAN DETAILS

- Dash in the location of roof mounted equipment. If the equipment extends above the parapet, provide cross sections of sight lines to verify screening of mechanical units.
- All non-residential buildings shall comply with the following provisions:
 - Façade Composition - The facade shall incorporate three-part hierarchy of base, body, and cap to emphasize verticality and maintain balance, as shown in Figure 6.16.02.1: Architectural Composition;
 - Building Composition - The building shall utilize appropriate form and proportion through well-scaled volumes and articulation of those volumes (massing), as shown in Figure 6.16.02.1: Architectural Composition;
 - Rhythm - The facade shall be composed of a series of patterns to create an inherent rhythm;
 - Vertical Alignment - Setbacks, reveals, and projections in the vertical plane of the building facade shall be utilized to enhance the legibility of the facade composition;
 - Horizontal Alignment - The height of the vertical alignments shall be designed to maintain consistency along the streetscape; and
 - Four-Sided Architecture - All buildings shall be architecturally finished on all four sides with the same materials, detailing, and features unless meeting the regulations of Subsection 4.08.02 (c-d).
- City of Frisco Façade Plan Notes:
 1. This Façade Plan is for conceptual purposes only. All building plans require review and approval by Development Services
 2. All mechanical units shall be screened from public view as required by the Zoning Ordinance
 3. When permitted, exposed utility boxes and conduits shall be painted to match the building
 4. All signage areas and locations are subject to approval by Development Services
 5. An onsite mockup of the building materials to be used on the structure shall be installed and reviewed by the Planning Division. Materials shall not be placed on the structure until a green tag is received by the Planning Division.
 6. An approved Façade Plan shall be posted onsite at all times.

FOR FAÇADE PLANS SUBMITTED WITH A SITE PLAN:

- Submit a color photo of an 11"x17" material sample board. The photo shall be converted to a PDF file. Staff reserves the right to require a physical material sample board with a **maximum size of 11"x17"**. The sample board shall include color and material samples to correspond to the Façade Plan. Refer to the [sample material board](#) format.

FOR FAÇADE PLANS SUBMITTED WITH A SITE PLAN:

- Provide dumpster enclosure elevations. Label the height and masonry materials and colors. Minimum interior dimensions for a single enclosure are 13' x 15'. Minimum interior dimensions for a double enclosure are 15' x 23'.
- Additional information as requested by staff to clarify the proposed development and compliance with minimum development requirements.

FAÇADE PLANS ON CONSTRUCTION SITE:

- An onsite mockup of the building materials to be used on the structure shall be installed and reviewed by the Planning Division. Materials shall not be placed on the structure until a green tag is received by the Planning Division.

See The City of Frisco [Zoning Ordinance](#) for reference.

By signing this document, I attest that this plan complies with the Zoning and Subdivision Ordinance, Engineering Standards and all other applicable codes and ordinances of the City of Frisco.

Preparer's Name (printed)

Preparer's Signature