

A photograph of the City of Frisco building, a large stone structure with a central clock tower, under a clear blue sky. In the foreground, there is a circular stone fountain with water spraying upwards. The scene is flanked by green trees and a brick-paved plaza.

Façade Plan Booklet

City of Frisco



PROGRESS IN MOTION

Table of Contents

Part I. Residential

1.0 Single-Family.....	4
2.0 Townhomes.....	7

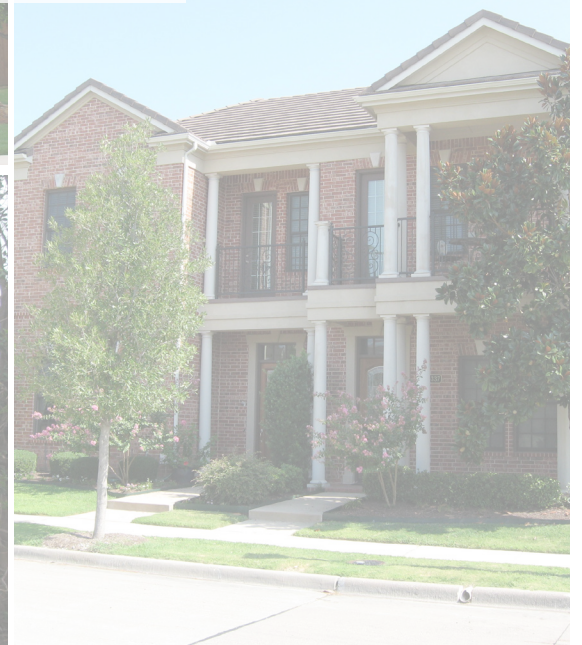
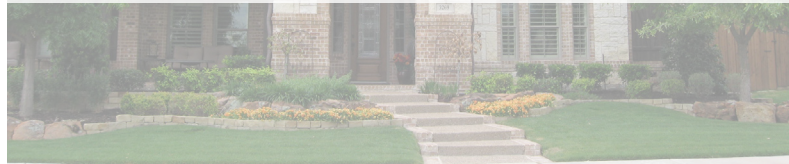
Part II. Nonresidential and Mixed-Use

3.0 Nonresidential Development Criteria.....	10
4.0 Mixed-Use.....	11
5.0 Urban Living.....	18
6.0 Retail Strip.....	25
7.0 Hotel.....	32
8.0 Office.....	39
9.0 Large Retail.....	46

Note: The purpose of this façade plan booklet is to provide examples for preparing a façade plan. The pictures found within this booklet should be used as a guide and should not be used as an exact design when submitting plan.



Part I. Residential

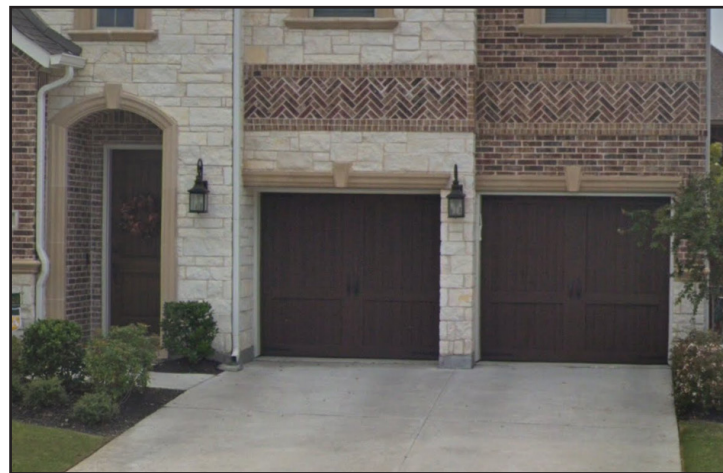


1.0 Single-Family

1.1 Accepted



Newman Village - Frisco, TX
Lot Width-52'



Phillips Creek Ranch - Frisco, TX
Lot Width-55'

Increase curb appeal by providing pedestrian-oriented elements such as:

- front porch
- balcony
- demphasizing front entry garage by pushing the garage back from front of the house
- vertical windows with reveals and trimming

Single-Family

1.2 Not Accepted



The garage protruding from the front of the house, creating a “snout house,” and dominates the front of the house.

Single-Family

1.3 Traditional

- Traditional style homes include facades that use traditional materials such as a brick, stone, and,wood.
- Includes hipped roofs.
- Influenced by 18th Century English, French Country and Old-World styles.



Newman Village - Frisco, TX
Lot Width-187'



Chapel Creek - Frisco, TX
Lot Width- 103'

1.4 Transitional

- Transitional style homes have a traditional home structure with less ornamentation than traditional style homes.
- Simple, unadorned windows.



The Grove Frisco - Frisco, TX
Lot Width-62'



Shaddock Creek Estates - Frisco, TX
Lot Width-85'

1.5 Contemporary

- Contemporary style , also referred as modern, often use glass and metal materials.
- Contemporary is known for its straight lines and modular shapes.
- Color palette is usually neutral.



The Hills of Kingswood - Frisco, TX
Lot Width-178'



Hollyhock- Frisco, TX
Lot Width-55'

Single-Family

2.0 Townhome

2.1 Accepted



The Canals at Grand Park - Frisco, TX



Liberty Square - Frisco, TX



Vancouver, B.C.- Canada

Enhance the public realm by providing elements such as:

- raised front porch
- stoops at the front entry
- front entry covered with awnings
- vertical windows facing the street
- windows with reveals and trimming

Townhome

2.2 Not Accepted



Townhomes that lack curb appeal and have garages that dominate the streetscape.

Townhome



Part II. Nonresidential and Mixed-Use



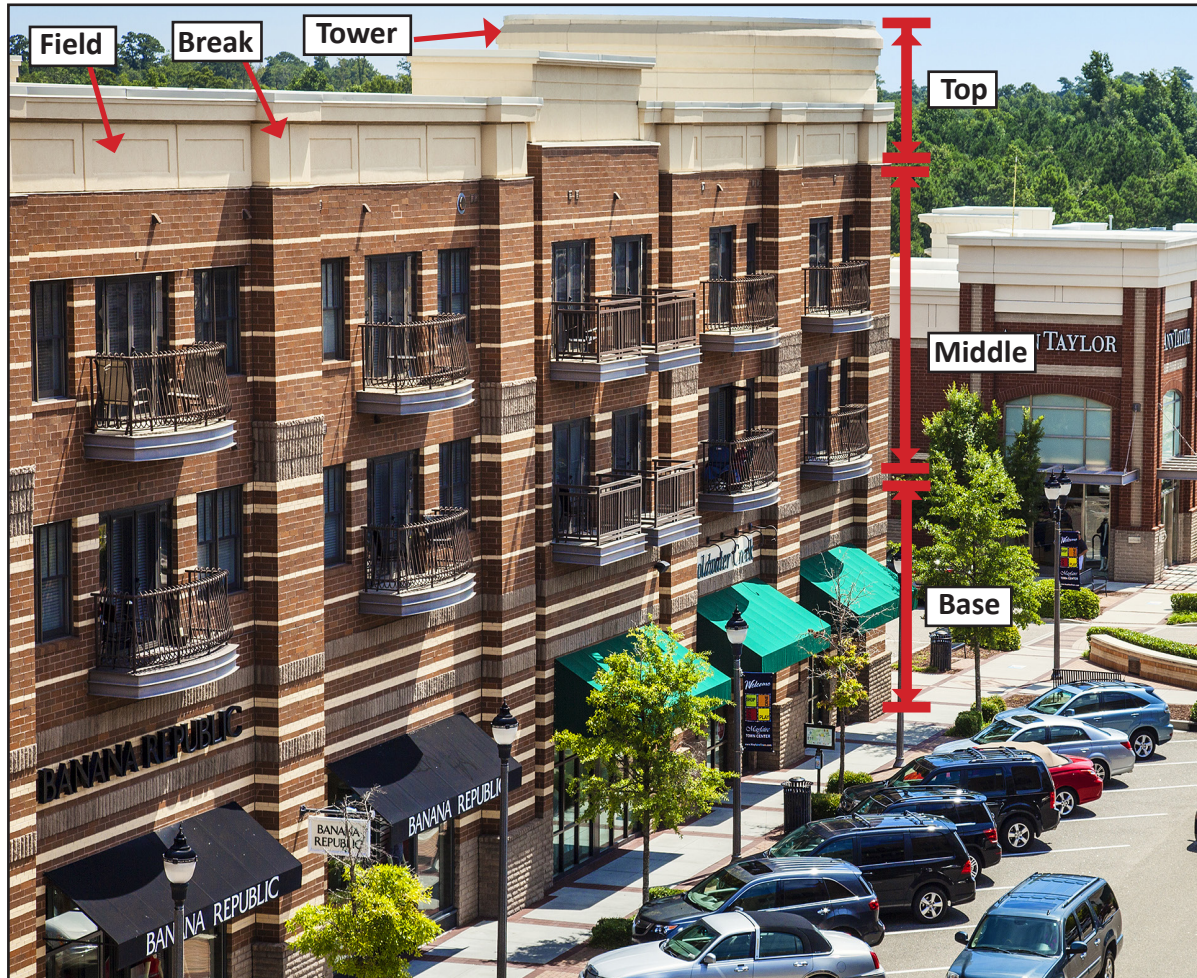
3.0 Nonresidential Development Criteria

3.1 Facade Composition	3.2 Building Composition	3.3 Rhythm
The facade shall incorporate a three-part hierarchy of base, middle, and top to emphasize verticality and maintain balance.	The building shall utilize appropriate form and proportion through well-scaled volumes and articulation of those volumes (massing).	The facade shall be composed of a series of patterns to create an inherent rhythm.
3.4 Vertical Alignment	3.5 Horizontal Alignment	3.6 Four-Sided Architecture
Setbacks, reveals, and projections in the vertical plane of the building facade shall be utilized to enhance the legibility of the facade composition.	The height of the vertical alignments shall be designed to maintain consistency along the streetscape.	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). <i>(No examples are provided in this booklet).</i>

Nonresidential Development Criteria

4.0 Mixed-Use

4.1 Accepted



Mayfaire Town Center - Wilmington, NC

- Tripartite architecture with a clearly defined base, middle, and top.
- Massing through a series of well-scaled volumes and articulation (towers, field, and breaks).
- Inherent rhythm in the use of equally sized towers broken up with projections and smaller scaled middle sections.
- Pattern of balcony placement and materials and colors.
- Vertical setbacks and reveals align in the horizontal plane
- All four facades are equally designed the same materials and detailing to maintain consistency.

Mixed-Use

4.2 Not Accepted



Mixed-Use

4.3 Façade Composition



The facade shall incorporate tripartite architecture, a method of visually organizing the facade of the building by dividing it up into three sections (base, middle, and top) to emphasize verticality and maintain balance.



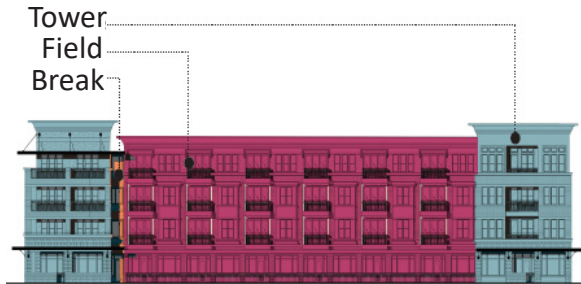
Frisco Square - Frisco, TX



Columbia Place - Washington, D.C.

Mixed-Use

4.4 Building Composition



The building shall utilize appropriate form and proportion through well-scaled volumes and articulation. Shape, size, and orientation all define the form and massing of a volume.



Post Sierra at Frisco Bridges - Frisco, TX

Mixed-Use

4.5 Rhythm



The Mills Building-San Francisco

The facade shall be composed of a series of repeated patterns in which the same size, shape or color is used at regular intervals throughout the design to create an inherent rhythm.

Example: The Mills Buildings in San Francisco utilizes arches of the same size and scale throughout the facade.



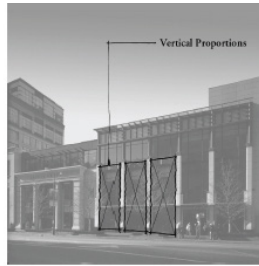
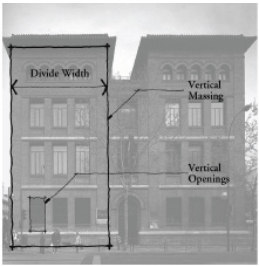
One Uptown - Dallas, TX



The Shops at Clearfork - Fort Worth, TX

Mixed-Use

4.6 Vertical Alignment



Source: Preservation Society of Charleston

Setbacks, reveals, and projections in a vertical plane of the building facade shall be utilized to define the building composition and provide symmetry.



Market Common - Arlington, VA

Mixed-Use

4.7 Horizontal Alignment



The height of vertical alignments shall be consistent along all facades to balance the facade composition.

Example: The Carl Schurz High School in Chicago utilizes the same vertical elements on both the right and left sides of the facade.

Carl Schurz High School - Chicago



Vertical elements are the same height, creating a horizontal alignment.

Cool Springs - Nashville, TN



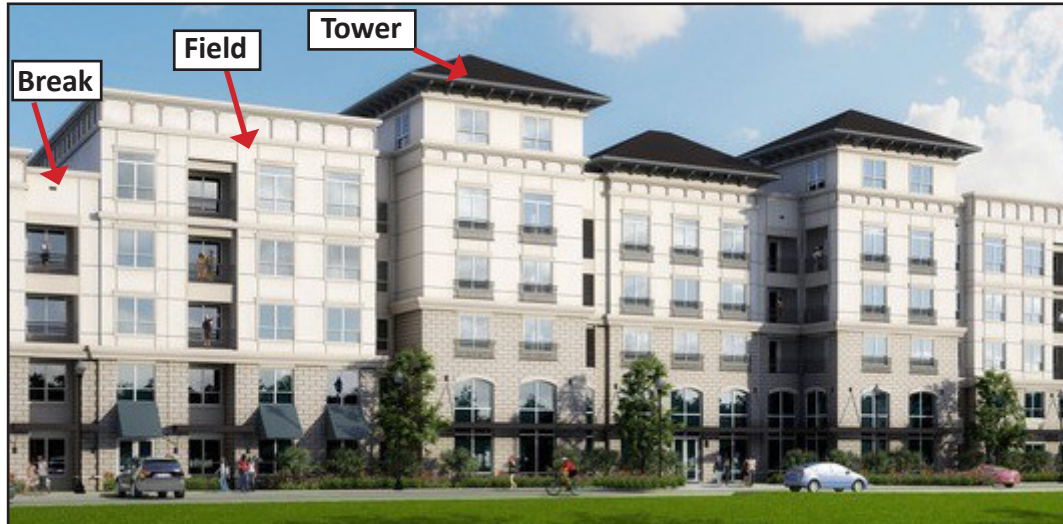
horizontal alignment

The Plaza at Frisco Square - Frisco, TX

Mixed-Use

5.0 Urban Living

5.1 Accepted



Domain at the Gate - Frisco, TX



Kilby Apartments - Frisco, TX

- Tripartite architecture with a clearly defined base, middle, and top.
- Massing through a series of well-scaled volumes and articulation (towers, field, and breaks).
- Inherent rhythm in the use of equally sized towers broken up with projections and smaller scaled middle sections.
- Pattern of balcony placement and materials and colors.
- Vertical setbacks and reveals align in the horizontal plane.
- All four facades are equally designed the same materials and detailing to maintain consistency.

Urban Living

5.2 Not Accepted

Tripartite architecture is not achieved, as there is no clearly defined base, middle, and top.

Lack of a clear design intent (i.e. mismatched corner elements).

Windows are not recessed, providing no relief from the facade

No horizontal alignment.

Mismatch of building materials.



Urban Living

5.3 Façade Composition



The facade shall incorporate tripartite architecture, a method of visually organizing the facade of the building by dividing it up into three sections (base, middle, and top) to emphasize verticality and maintain balance.



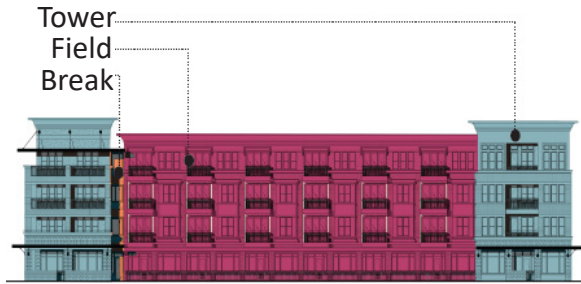
Top
Middle
Base
Domain at the Gate
Frisco, TX



Top
Middle
Base
AMLI Frisco Crossing
Frisco, TX

Urban Living

5.4 Building Composition



The building shall utilize appropriate form and proportion through well-scaled volumes and articulation. Shape, size, and orientation all define the form and massing of a volume.



Origin at Frisco Bridges - Frisco, TX



Broadstone Frisco Square - Frisco, TX

Urban Living

5.5 Rhythm



The Mills Building-San Francisco

The facade shall be composed of a series of repeated patterns in which the same size, shape or color is used at regular intervals throughout the design to create an inherent rhythm.

Example: The Mills Buildings in San Francisco utilizes arches of the same size and scale throughout the facade.



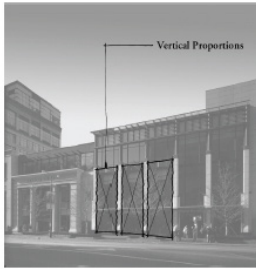
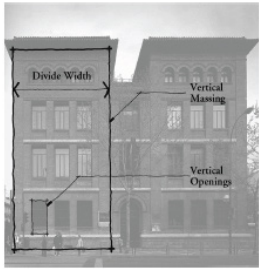
Waterford Market - Frisco, TX



The Plaza at Frisco Square - Frisco, TX

Urban Living

5.6 Vertical Alignment



Source: Preservation Society of Charleston

Setbacks, reveals, and projections in a vertical plane of the building facade shall be utilized to define the building composition and provide symmetry.



Kilby Apartments - Frisco, TX



Lincoln Las Colinas - Irving, TX



The Kathryn - Frisco, TX

Urban Living

5.7 Horizontal Alignment



Carl Schurz High School - Chicago

The height of vertical alignments shall be consistent along all facades to balance the facade composition.

Example: The Carl Schurz High School in Chicago utilizes the same vertical elements on both the right and left sides of the facade.



Lincoln Park at Trinity Bluff - Fort Worth, TX



Alta Frisco Square - Frisco, TX

Urban Living

6.0 Retail Strip

6.1 Accepted



Headquarters Village - Plano, TX

CVS - Carmel, IN

- Tripartite composition is well defined on this building as a base, middle and top are clearly shown.
- Incorporates a series of repeated architectural patterns that gives this building a unique characteristic.
- A series of setbacks, projections and repetition of architectural features gives the building a sense symmetry.

Retail Strip

6.2 Not Accepted



Retail Strip

6.3 Façade Composition



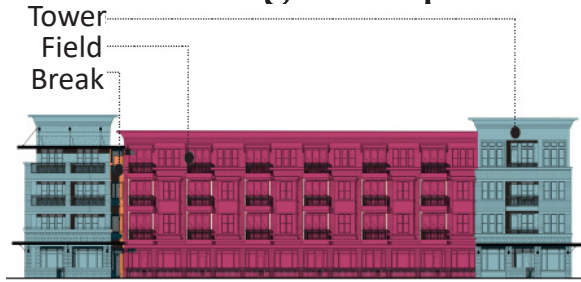
The facade shall incorporate tripartite architecture, a method of visually organizing the facade of the building by dividing it up into three sections (base, middle, and top) to emphasize verticality and maintain balance.



Culture A Day Spa - Frisco, TX

Retail Strip

6.4 Building Composition



The building shall utilize appropriate form and proportion through well-scaled volumes and articulation. Shape, size, and orientation all define the form and massing of a volume.



The Centre at Preston Ridge - Frisco, TX

Retail Strip

6.5 Rhythm



The Mills Building-San Francisco

The facade shall be composed of a series of repeated patterns in which the same size, shape or color is used at regular intervals throughout the design to create an inherent rhythm.

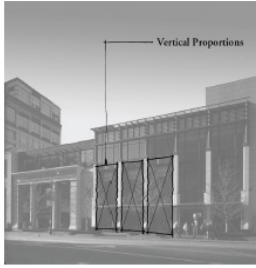
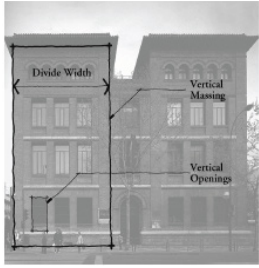
Example: The Mills Buildings in San Francisco utilizes arches of the same size and scale throughout the facade.



Yeager Office Suites- Frisco, TX

Retail Strip

6.6 Vertical Alignment



Source: Preservation Society of Charleston

Setbacks, reveals, and projections in a vertical plane of the building facade shall be utilized to define the building composition and provide symmetry.



Eldorado Crossings - Little Elm, TX

Retail Strip

6.7 Horizontal Alignment



Carl Schurz High School - Chicago

The height of vertical alignments shall be consistent along all facades to balance the facade composition.

Example: The Carl Schurz High School in Chicago utilizes the same vertical elements on both the right and left sides of the facade.



Boynton Town Center - Boynton Beach, FL

Retail Strip

7.0 Hotel

7.1 Accepted



Homewood Suites - Greenville, SC

- Incorporates a three-part hierarchy of base, middle, and top.
- Appropriate building composition can be seen through the use of an effective tower, field, and break.
- Large vertical windows can be seen on both viewable facades and creates a sense of horizontal and vertical alignment.
- Rhythmic design is apparent as the windows are stretched from the base to the top of the building.

Hotel

7.2 Not Accepted



Hotel

7.3 Façade Composition



The facade shall incorporate tripartite architecture, a method of visually organizing the facade of the building by dividing it up into three sections (base, middle, and top) to emphasize verticality and maintain balance.



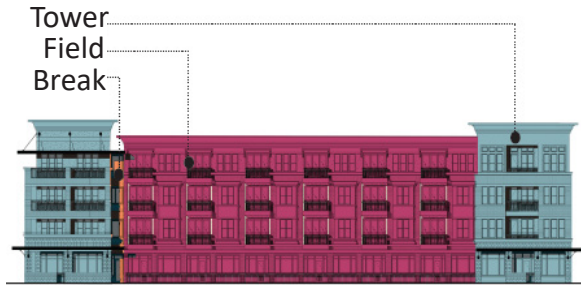
Hotel Indigo - Alexandria, VA



Westin Stonebriar Hotel & Golf Club - Frisco, TX

Hotel

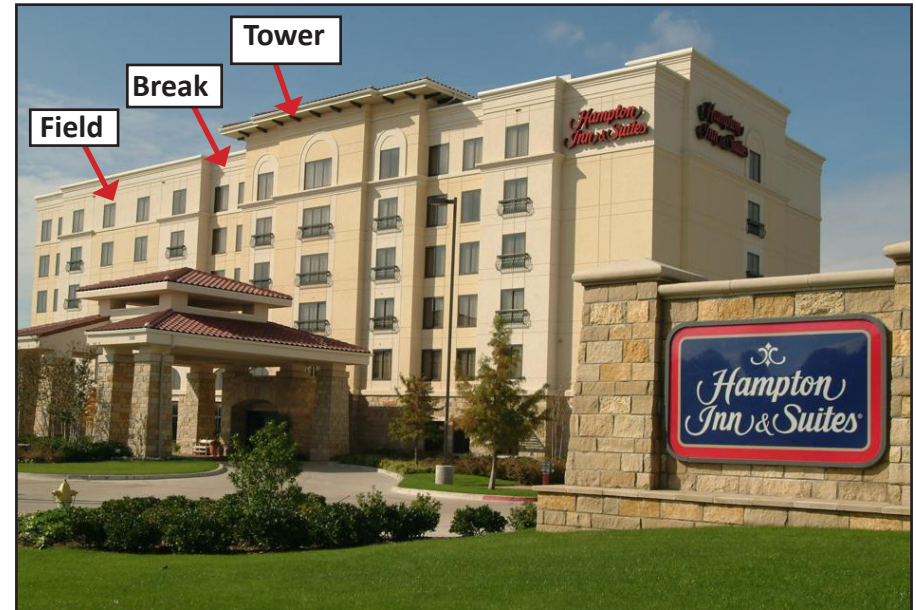
7.4 Building Composition



The building shall utilize appropriate form and proportion through well-scaled volumes and articulation. Shape, size, and orientation all define the form and massing of a volume.



The NYLO Hotel I- Plano, TX



Hampton Inn & Suites- Frisco, TX

Hotel

7.5 Rhythm



The Mills Building-San Francisco

The facade shall be composed of a series of repeated patterns in which the same size, shape or color is used at regular intervals throughout the design to create an inherent rhythm.

Example: The Mills Buildings in San Francisco utilizes arches of the same size and scale throughout the facade.



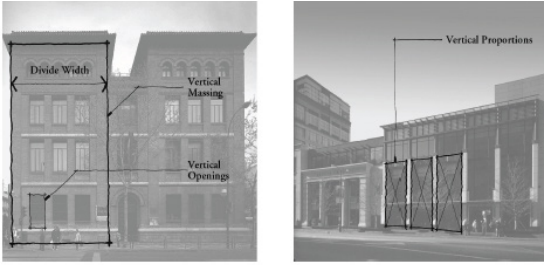
Hotel Van Zandt - Austin, TX



Omni Hotel - Frisco, TX

Hotel

7.6 Vertical Alignment



Source: Preservation Society of Charleston

Setbacks, reveals, and projections in a vertical plane of the building facade shall be utilized to define the building composition and provide symmetry.



Halcyon Hotel - Denver, CO



AC Hotel by Marriot - Des Moines. IA

Hotel

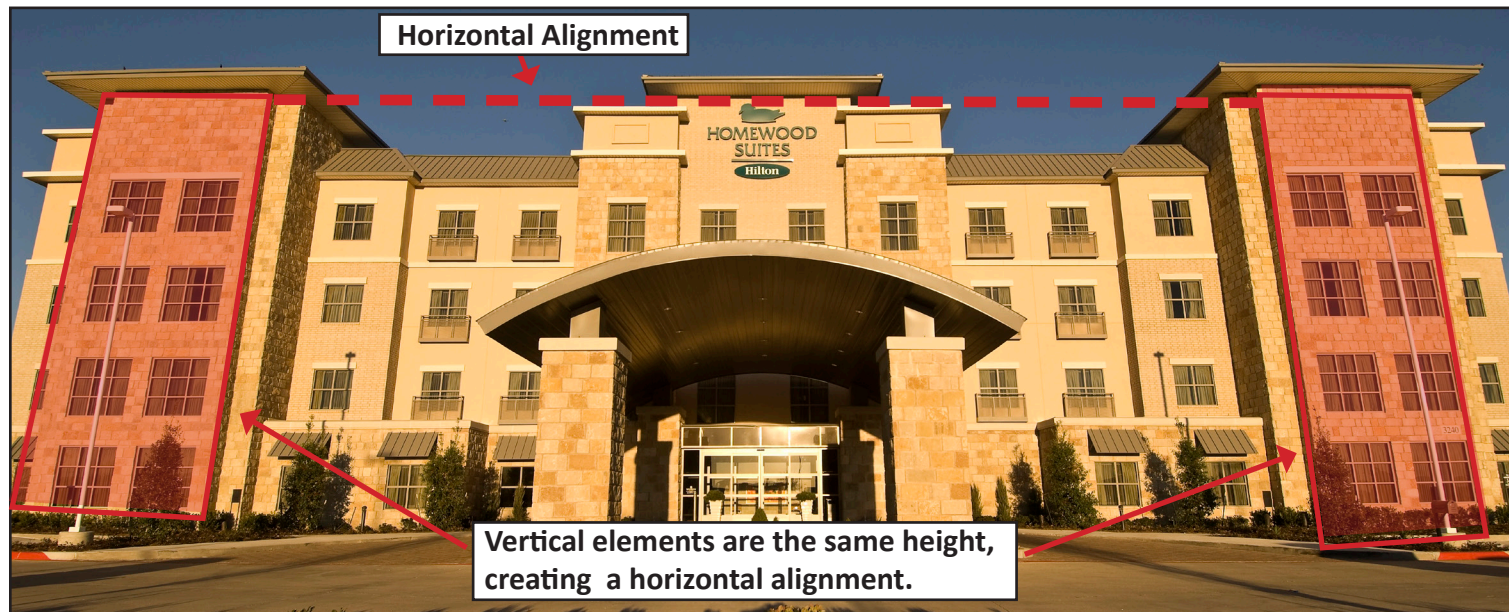
7.7 Horizontal Alignment



Carl Schurz High School - Chicago

The height of vertical alignments shall be consistent along all facades to balance the facade composition.

Example: The Carl Schurz High School in Chicago utilizes the same vertical elements on both the right and left sides of the facade.



Homewood Suites Hilton - Frisco, TX

Hotel

8.0 Office

8.1 Accepted



Heady Investments - Plano, TX

- Incorporates tripartite architecture with a clearly defined base, middle, and top.
- Utilizes appropriate massing through a series of well-scaled volumes and articulation (towers, field, and breaks).
- Inherent rhythm in the use of two equally sized towers broken up with a recessed and smaller scaled middle section, as well as in the pattern of different window types.
- Vertical setbacks and reveals align in the horizontal plane and the all four facades are equally designed the same materials and detailing to maintain consistency.



Parkland Knight - Dallas, TX



Stonebriar Financial Center- Frisco, TX

Office

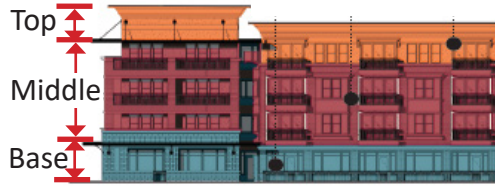


8.2 Not Accepted



Office

8.3 Façade Composition



The facade shall incorporate tripartite architecture, a method of visually organizing the facade of the building by dividing it up into three sections (base, middle, and top) to emphasize verticality and maintain balance.

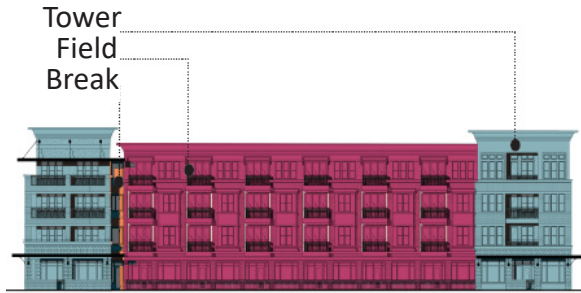


City Center Lenexa - Lenexa, KS



Hall Park - Frisco, TX

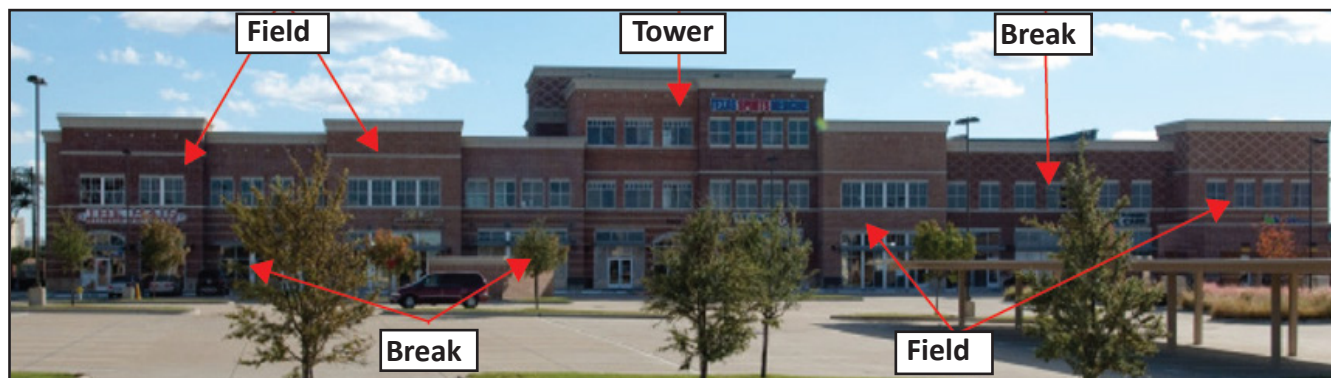
8.4 Building Composition



The building shall utilize appropriate form and proportion through well-scaled volumes and articulation. Shape, size, and orientation all define the form and massing of a volume.



Mateo Office Park- Frisco, TX



Main Street Medical Plaza - Frisco, TX

Office

8.5 Rhythm



The Mills Building-San Francisco

The facade shall be composed of a series of repeated patterns in which the same size, shape or color is used at regular intervals throughout the design to create an inherent rhythm.

Example: The Mills Buildings in San Francisco utilizes arches of the same size and scale throughout the facade.



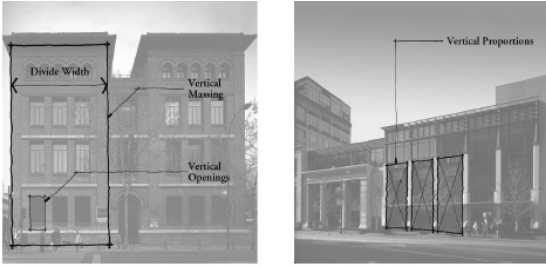
Hall Park - Frisco, TX



Fourteen55 - Dallas, TX

Office

8.6 Vertical Alignment

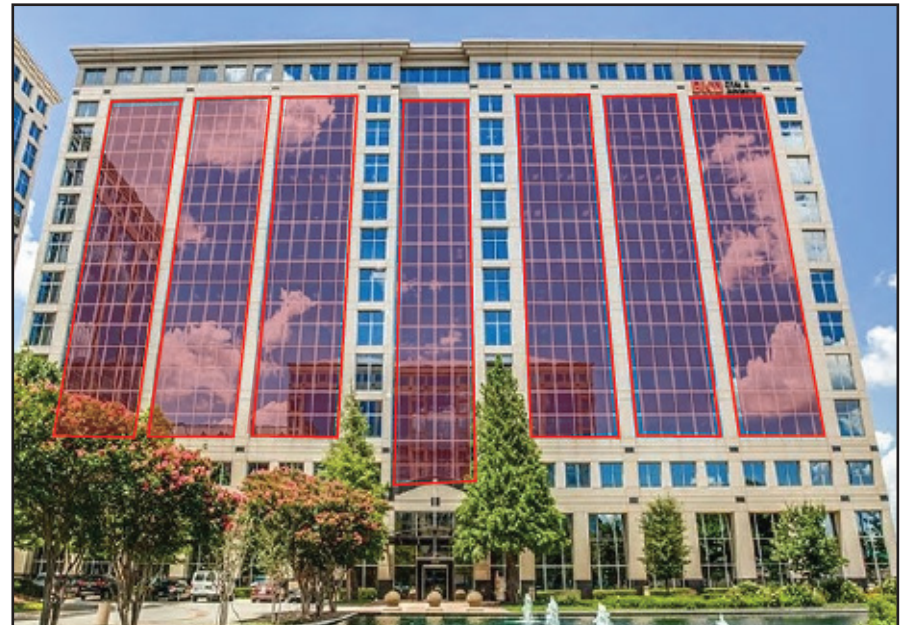


Source: Preservation Society of Charleston

Setbacks, reveals, and projections in a vertical plane of the building facade shall be utilized to define the building composition and provide symmetry.



Preston Legacy Center- Plano, TX



International Plaza - Farmers Branch, TX

Office

8.7 Horizontal Alignment



Carl Schurz High School - Chicago

The height of vertical alignments shall be consistent along all facades to balance the facade composition.

Example: The Carl Schurz High School in Chicago utilizes the same vertical elements on both the right and left sides of the facade.



Four Points Center - Austin, TX



White Rock Crossing Plaza - Plano, TX



One Bethany - Allen, TX

Office

9.0 Large Retail

9.1 Accepted

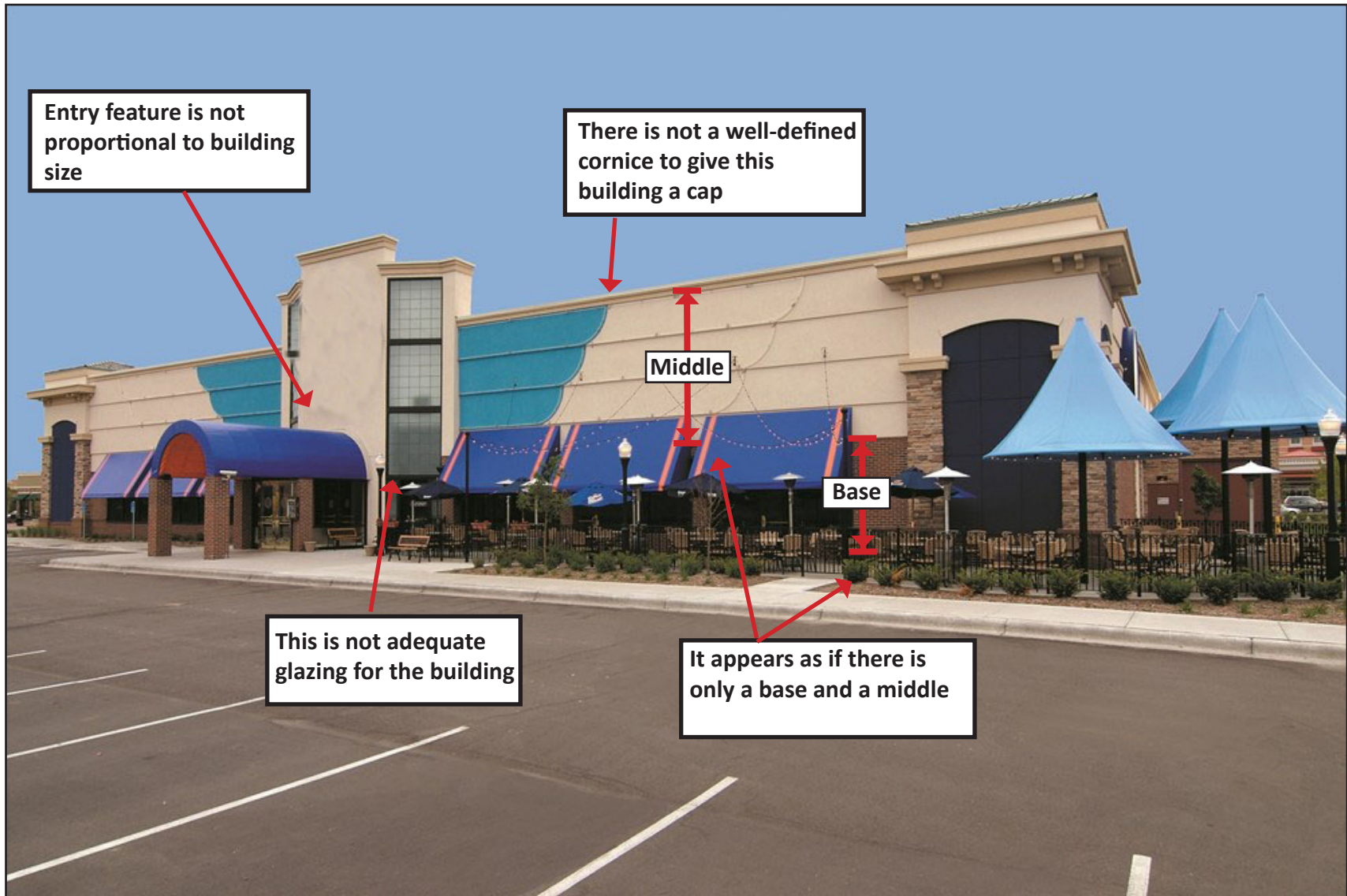


Rooms To Go - Alpharetta, GA

- A distinct base, middle, and top are easily identifiable on this building.
- The amount of glazing is appropriate for the entry feature as well as the side of the building.
- Building protrusions and recessions that give the building form characteristic.
- Significant architectural feature at the corner of the building is simple and provides for an elegant addition to the building.

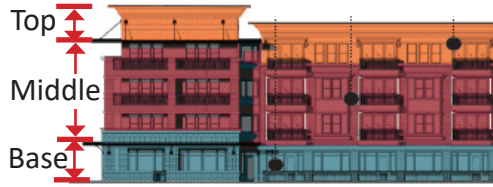
Large Retail

9.2 Not Accepted



Large Retail

9.3 Façade Composition



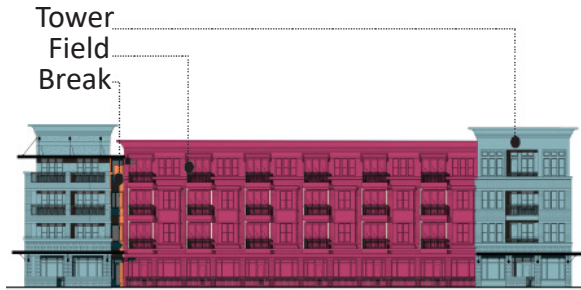
The facade shall incorporate tripartite architecture, a method of visually organizing the facade of the building by dividing it up into three sections (base, middle, and top) to emphasize verticality and maintain balance.



Market Street - Frisco, TX

Large Retail

9.4 Building Composition



The building shall utilize appropriate form and proportion through well-scaled volumes and articulation. Shape, size, and orientation all define the form and massing of a volume.



Target - Frisco, TX

Large Retail

9.5 Rhythm



The Mills Building-San Francisco

The facade shall be composed of a series of repeated patterns in which the same size, shape or color is used at regular intervals throughout the design to create an inherent rhythm.

Example: The Mills Buildings in San Francisco utilizes arches of the same size and scale throughout the facade.



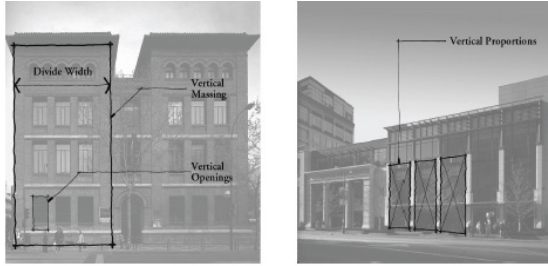
Kroger - Frisco, TX



CVS - Frisco, TX

Large Retail

9.6 Vertical Alignment



Setbacks, reveals, and projections in a vertical plane of the building facade shall be utilized to define the building composition and provide symmetry.

Source: Preservation Society of Charleston



REI Co-op - Seattle, WA



REI Co-op - Arlington, VA

Large Retail

9.7 Horizontal Alignment



Carl Schurz High School - Chicago

The height of vertical alignments shall be consistent along all facades to balance the facade composition.

Example: The Carl Schurz High School in Chicago utilizes the same vertical elements on both the right and left sides of the facade.



Brooks Brothers - Los Angeles, CA

Large Retail