



**Sonders**

FORT COLLINS

**Custom Homes  
Design Guidelines**

NOVEMBER 2022



# Preface

## SONDERS CUSTOM HOME DESIGN GUIDELINES

These Custom Home Design Guidelines have been developed to communicate design principles and criteria for development within the Sonders Fort Collins community.

The intent of the Custom Home Design Guidelines is to guide custom home design within Sonders in an approach that will assure high-quality design and underscores the overall vision for the Sonders community.

All custom home plans must be submitted to the Design Review Committee (DRC) for review of compliance with the guidelines outlined here. To contact the DRC, please email Cindy McGrath at [cindy@actually.com](mailto:cindy@actually.com).

In addition to the guidelines presented here, builders, architects and designers are expected to meet all the criteria established by the City of Fort Collins. This includes building codes, planning and use codes.



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A photograph of a canoe on a lake. The canoe is dark green with a white interior. A wooden paddle is resting inside. In the foreground, there are pink flowers and green grasses. The background shows a calm lake and a blue sky.

# OVERVIEW OF SONDERS

With your new custom home at Sonders, you are afforded the tranquil waters of Richards Lake, Serene Park, and the inspiring views of the majestic Rocky Mountains as your daily point of view.





# Live in high regard to yourself.

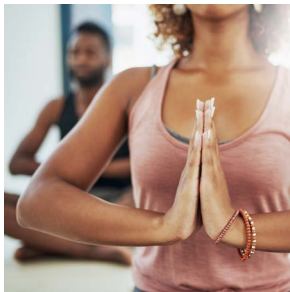
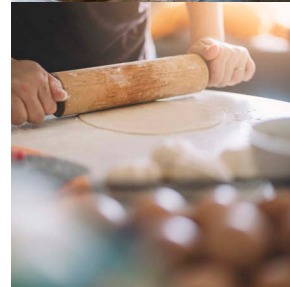
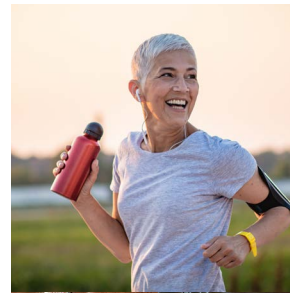
It's time to live as good as healthy feels.

And it's time to trust the increasingly wiser you.

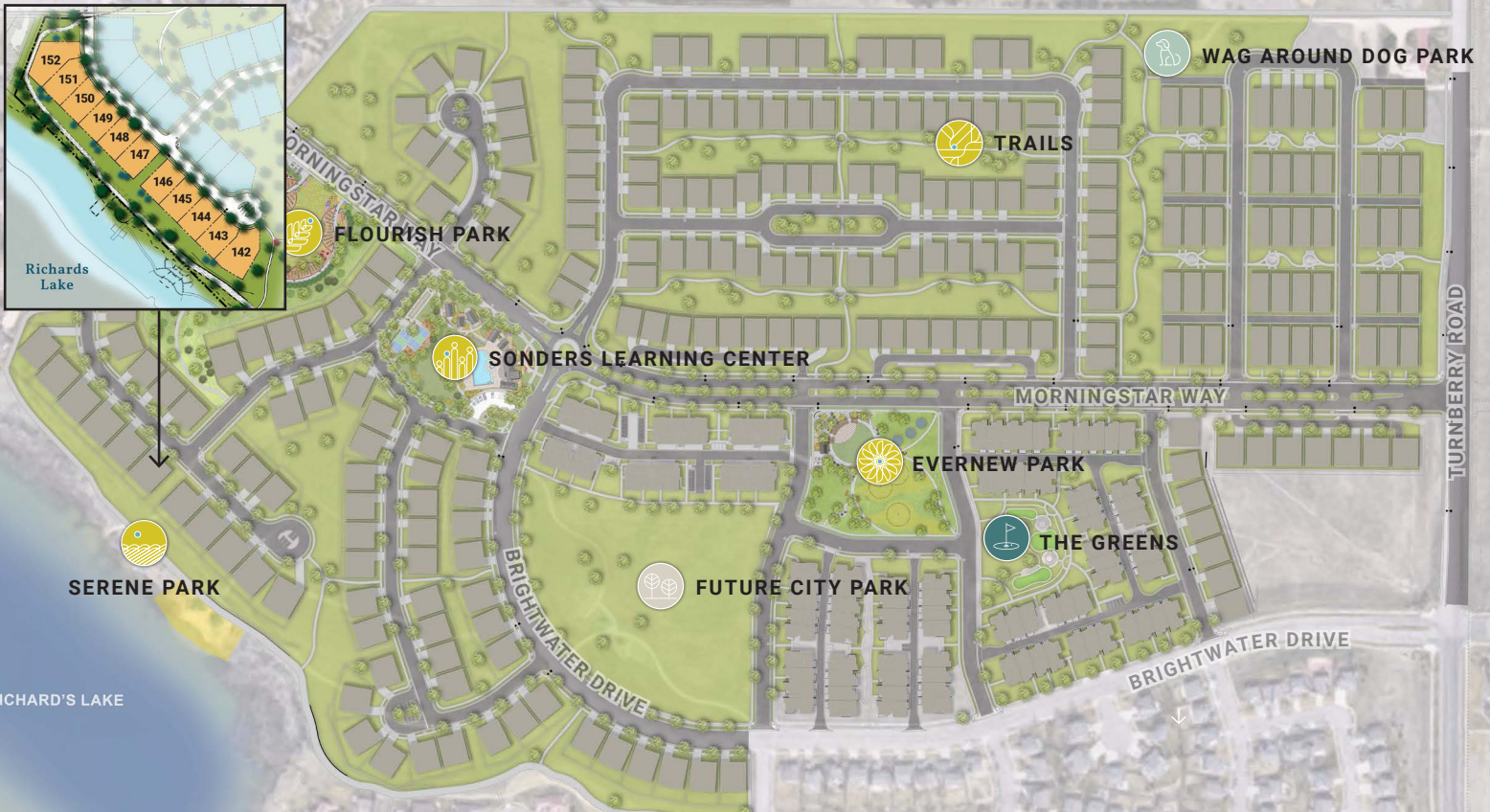
Live at Sonders Fort Collins and you will have an array of trails, parks and waterside experiences to savor on a daily basis. Here, your time spent in nature becomes a natural part of your day. You will also have a variety of life-long learning programs at the Sonders Learning Center to pursue your next passion. In addition, Sonders' expansive community gardens, renewable energy programs and robust sustainability standards give definition to a whole new category of living.

The perfect place at the perfect time. You deserve this.

## Be your own best friend.



# Phase I Site Plan



## PLANNED AMENITIES:



A campus environment of STUDIOS for workshops, classes and socializing, plus an outdoor recreation area and swimming pool.



  
**Evernew Park**  
AT SONDERS

A celebration of sustainability and a testament to Sonders' commitment to our shared environment and our shared tomorrow.



  
**Flourish Park**  
AT SONDERS

A community park dedicated to community gardens of the neighborly kind.



  
**Serene Park**  
AT SONDERS

Savor the never-ending soothing rhythms of being waterside.







GENERAL DESIGN  
**PRINCIPLES**

To maintain the vision of Sonders,  
three foundational design principles have been  
established to govern the Design Guidelines offered here.



## General Design Principles



### PROPORTION

The unity created when all parts relate with each other.



### CONTRAST

The complementary nature of difference.



### RHYTHM

The inherent relationship between land, home and lifestyle.







ARCHITECTURAL  
**APPROACH**

The architectural approach outlined here is intended to create a diverse, innovative and character-rich community.



# Architectural Approach

The architectural guidelines included here include an array of seven architectural styles that share a connective vision.

These guidelines are advisory only and creative applications of the design concepts shown here are encouraged. The intent is to allow for flexibility while encouraging the use of these guidelines to ensure the architectural character at Sonders will be timeless, innovative and highly desirable.

We look forward to seeing your unique architectural expression.







DESIGN  
**STYLES**

The seven, forward-looking architectural styles outlined here offer both a diversity of look as well as a shared view of efficient, stylish and life-enhancing design.



## Design Styles



### MODERN FARMHOUSE

The Modern Farmhouse style is rooted deeply in the Eastern plains of Colorado; the simple detailing and clean lines evoke a sense of familiarity and comfort. A pallet of classic farmhouse materials like Board & Batten siding, and narrow clapboard siding can be updated with alternative applications and colors. Strong roof forms can be playful but familiar. Metal accents and even painted brick can be used to bring a classic Farmhouse into the 21st century.



### MODERN RUSTIC

Modern Rustic is based in the heritage of old mountain architecture with a contemporary influence. Modern roof lines and materials express this style and set it apart from the other styles. Heavy Timbers, a sturdy masonry base and an additive form are some of the characteristics needed for this style.





## Design Styles



### HILL COUNTRY

This style should take on an additive form, as if it has been built up over several years. Rustic materials with clean edges, and details will give this style a sophisticated homestead feel. Building Massing should carefully consider scale, proportion, and a clean organization of fenestration.



### TRANSITIONAL

A fresh take on the typical suburban neighborhood is what this style shall evoke. Familiar shapes and forms shall be streamlined and shown with less ornamentation. Materials shall be re-interpreted and/or used in different ways, along with introducing new materials. Colors shall be playful but purposeful.





## Design Styles



### NEW CRAFTSMAN

Clean lines, and familiar forms, and inspiration from the Arts & Crafts movement define the New Craftsman style. Rustic textures and materials can be used in new applications. The rich detailing of the traditional style should be refined and simplified to bring this style into modern aesthetic.



### MID CENTURY

Utilizing post and beam concepts that eliminated bulky support walls in favor of walls seemingly made of glass is as important element to Mid Century Modern homes. Indoor/Outdoor relationships shall be celebrated. Colors and playful fenestration should be used to create this iconic style.





## Design Styles



### NEO-BUNGALOW

Sturdy and anchored characteristics give a bungalow house its sense of permanence, and playful cottage detailing make it appealing. These qualities should be applied to the Neo-Bungalow style. An inviting front porch that is anchored is an important element. The detailing should be sophisticated, and the low sheltering roof invokes a level of comfort. Dormers can be used to add playfulness and balance.





LANDSCAPING +  
**FENCING**



It is our shared landscape – both private and common areas – that offers a significant definition of our community.



# Landscaping Requirements

## PARKWAY STRIP

All areas between the back of the curb and the edge of sidewalk shall be planted with turf grass and shall have street trees planted per the overall approved Waters Edge Landscape Plans. This landscaping shall be installed by the builder and shall obtain a tree permit from the City of Fort Collins Forestry Department.

## FRONT AND BACKYARD LANDSCAPING

All front and backyard landscaping shall be installed by the builder of the home with pre-approved landscape plans.

*These plans shall follow these design guidelines.*

## TURF GRASS

Grass areas shall be a minimum of five feet wide for irrigation efficiency and shall be at least five feet away from the foundation of the home, or greater if required by the home builder. The maximum amount of turf grass shall be as noted below:

Custom Homes (lots 142 - 152) - 60% of landscape area

Landscape area is defined as all areas outside of the home, patios, walkways and other hard surface areas.

## PLANTING AREAS

All landscape areas that are not turf grass shall be planted with a combination of shrubs, ornamental grasses, perennials, or similar material to achieve a minimum of 50% overage of the landscape area within 3 years of planting. Side-yard areas between homes shall be exempt from the 50% coverage requirement.

## IRRIGATION

Raw water irrigation is provided to all lots. All landscape areas shall be installed with an automatic irrigation system that is connected to the raw water irrigation system.





## Fencing Requirements



Homeowners are allowed to install fencing around the rear and side yards of the home. All fencing shall be installed a minimum of 4' behind the front wall of the home. Street side fencing shall be located a minimum of 2' behind the edge of sidewalk as required by the City of Fort Collins.

All fencing shall be black 4 foot tall 3 rail Ameristar Montage Majestic Iron Fence installed per manufactures instructions.





In addition to the guidelines presented here, builders, architects and designers are expected to meet all the criteria established by the City of Fort Collins. This includes building codes, planning and use codes.

Please review the following design requirements provided by the City of Fort Collins, Colorado

[https://library.municode.com/co/fort\\_collins/codes/land\\_use?nodeId=ART3GEDEST\\_DIV3.5BUST\\_3.5.2REBUST](https://library.municode.com/co/fort_collins/codes/land_use?nodeId=ART3GEDEST_DIV3.5BUST_3.5.2REBUST)



# Sonders

FORT COLLINS