

**SITE DATA**

1026 SUMMER STREET  
FORT COLLINS, CO 80521

LOT 7, RESUBDIVISION OF WOODS SUBDIVISION  
PARCEL NUMBER: 97143-12-007  
PARCEL SIZE: 0.22 ACRES

LOT SIZE: 4,600 S.F.  
BUILDING COVERAGE: 2,027 S.F. 21% OF PARCEL  
FLOOR AREA RATIO: 0.21  
NET LAND AREA: 7,573 S.F. 74% OF PARCEL  
EXISTING FRONT YARD: 2,400 S.F. 30'x80'  
EXISTING PARKING: 480 S.F.  
PROPOSED PARKING ADDITION: 394 S.F.  
TOTAL PARKING: 874 S.F. 37% OF FRONT YARD  
ESTIMATED BIKE PARKING: 6.4 S.F.  
ESTIMATED LANDSCAPED AREA: 6,483 S.F. 68% OF PARCEL  
ESTIMATED ACTIVE RECREATIONAL USE: 6,476.5 S.F. 67% OF PARCEL

1026 Summer St  
Deb + Adam Cook  
3/3/2016

Legal Description: Lot 7, Resubdivision of Woods Subdivision

**OWNER'S CERTIFICATION**  
THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNERS OF THE REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ BY \_\_\_\_\_

MY NOTARIAL COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

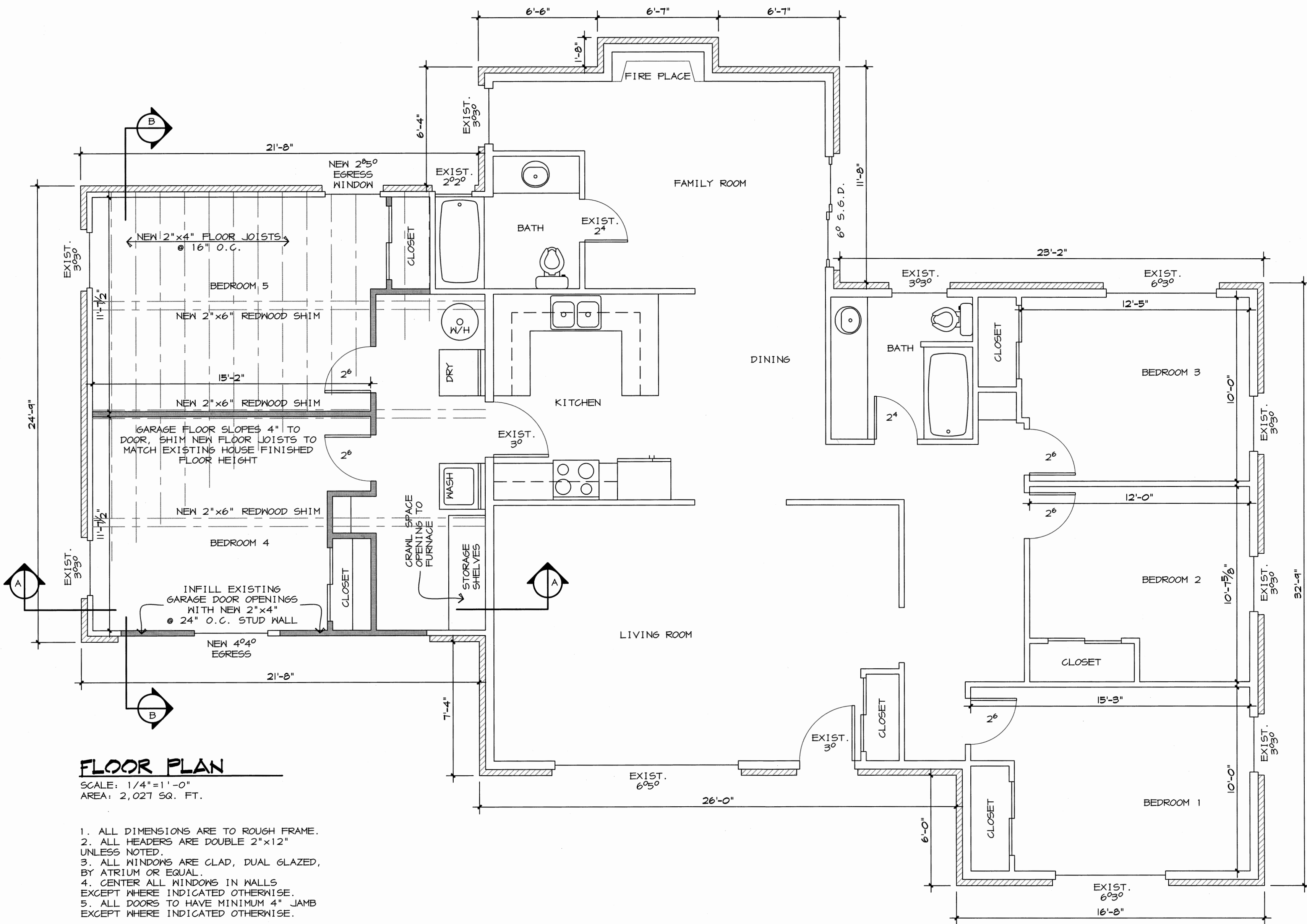
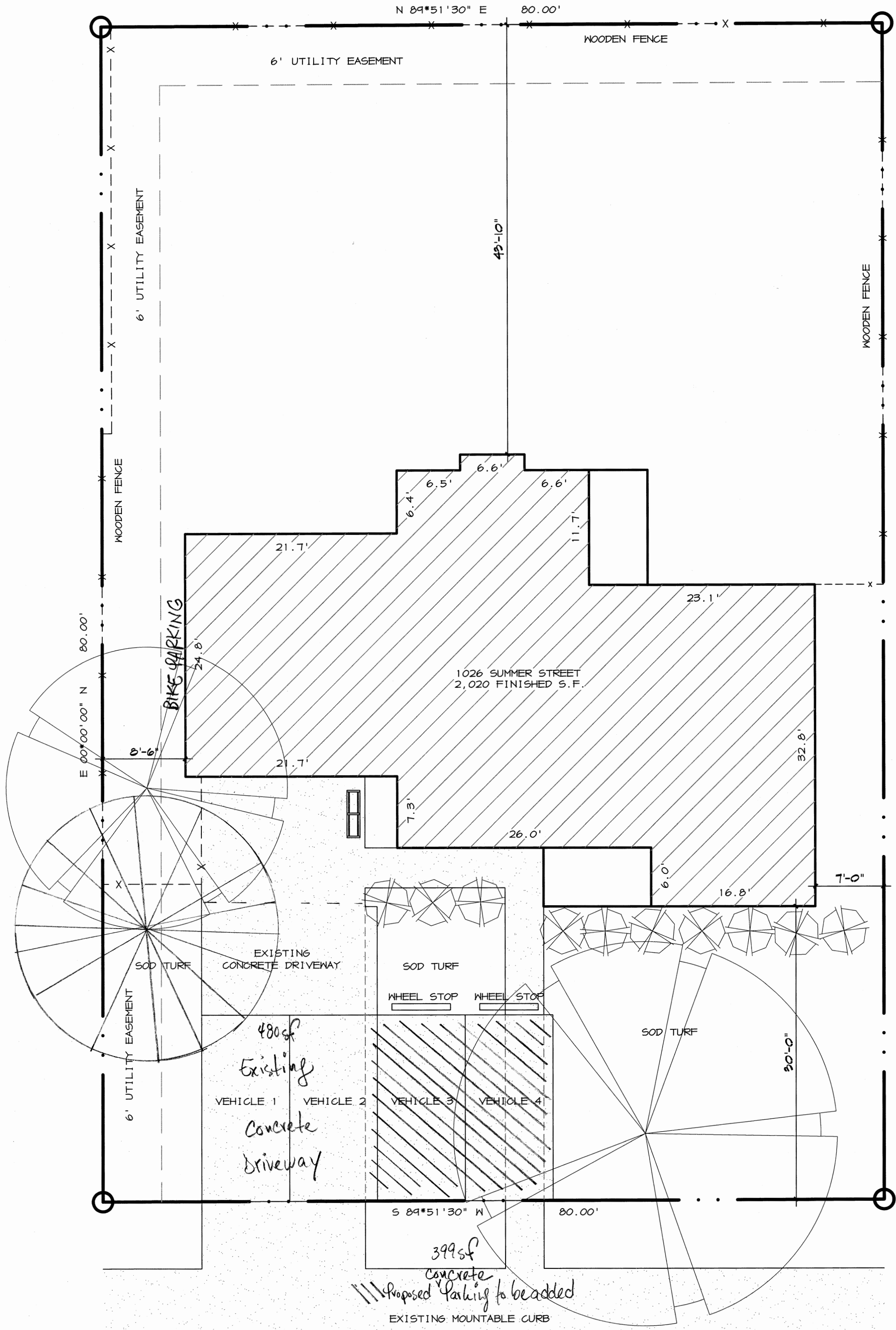
ADDRESS \_\_\_\_\_

CITY, STATE, ZIP CODE \_\_\_\_\_

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**PLANNING CERTIFICATION**  
APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES (CDNS) OF THE CITY OF FORT COLLINS, COLORADO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

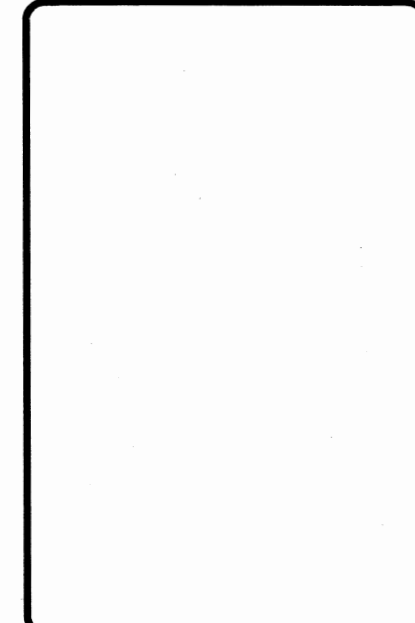
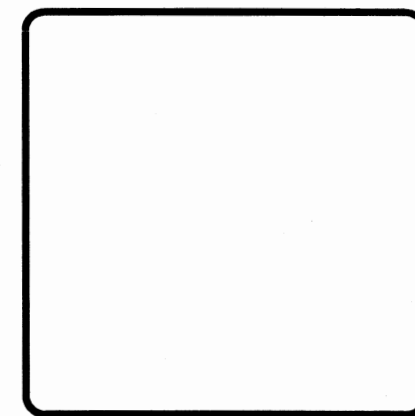
DIRECTOR OF CDNS \_\_\_\_\_



**FLOOR PLAN**  
SCALE: 1/4"=1'-0"  
AREA: 2,027 SQ. FT.

1. ALL DIMENSIONS ARE TO ROUGH FRAME.
2. ALL HEADERS ARE DOUBLE 2"x12" UNLESS NOTED.
3. ALL WINDOWS ARE GLAD, DUAL GLAZED, BY ATRIUM OR EQUAL.
4. CENTER ALL WINDOWS IN WALLS EXCEPT WHERE INDICATED OTHERWISE.
5. ALL DOORS TO HAVE MINIMUM 4" JAMB EXCEPT WHERE INDICATED OTHERWISE.

EXISTING  
**SITE PLAN**  
SCALE: 1/8"=1'-0"



**FREEMAN ARCHITECTS P.C.**  
2024 Blue Mesa Court 80538  
LOVELAND, CO (970) 667-3939  
FAX: (970) 667-3940

**Deb Cook**  
1026 Summer Street  
Fort Collins, CO 80521

DATE	BY	REVISIONS
Frank 2/10/16		
Frank 2/17/16		
Frank 2/22/16		