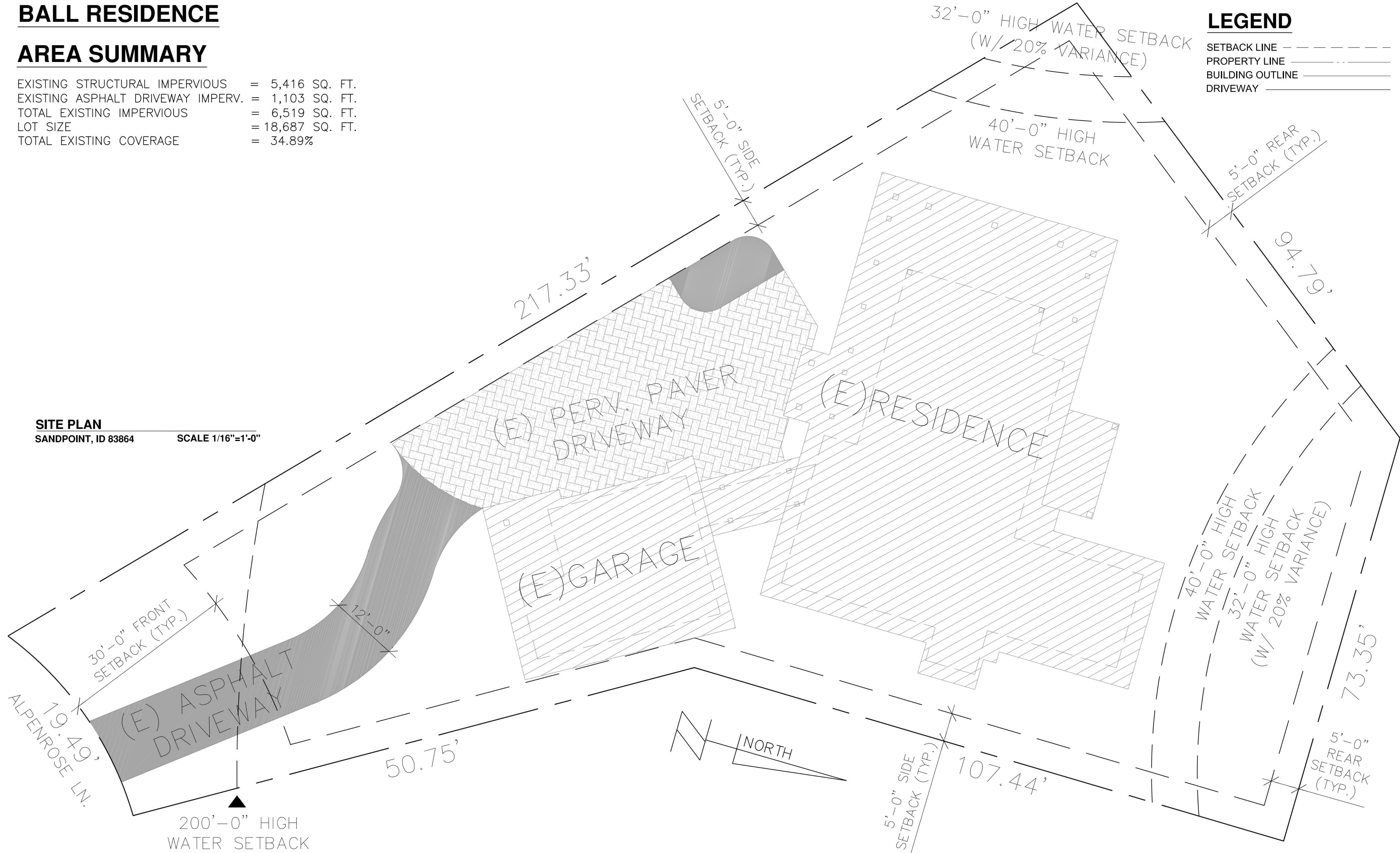


BALL RESIDENCE

AREA SUMMARY

EXISTING STRUCTURAL IMPERVIOUS	=	5,416 SQ. FT.
EXISTING ASPHALT DRIVEWAY IMPERV.	=	1,103 SQ. FT.
TOTAL EXISTING IMPERVIOUS	=	6,519 SQ. FT.
LOT SIZE	=	18,687 SQ. FT.
TOTAL EXISTING COVERAGE	=	34.89%

SITE PLAN
SANDPOINT, ID 83864 SCALE 1/16"=1'-0"



LEGEND

SETBACK LINE	---
PROPERTY LINE	----
BUILDING OUTLINE	=====
DRIVEWAY	=====



FOR
DESIGN
ONLY

THESE PLANS HAVE NOT BEEN REVIEWED BY A LICENSED ENGINEER AND STRUCTURAL MEMBERS HAVE BEEN PROVIDED AS A COURTESY FOR BIDDING PURPOSES ONLY. SELKIRK DESIGN COMPANY HOLDS NO LIABILITY FOR STRUCTURAL COMPONENTS IN THESE PLANS AND IT IS UP TO THE OWNER AND BUILDER TO VERIFY ALL STRUCTURAL ITEMS PRIOR TO CONSTRUCTION.

BALL RESIDENCE
ALPENROSE LANE

E. SITE PLAN

SCALE: 3/32"=1'-0"
SCALES SHOWN ARE FOR 24" X 36" PRINTS ONLY
DATE: 01-20-2026
THE DIMENSIONS SHOWN ON THE PLANS SHALL BE ATTAINED WITHIN LIMITS OF PRECISION THAT GOOD CONSTRUCTION PRACTICES WILL PERMIT



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Selkirk Design Company LLC, a residential design firm and not being an engineering firm stands no liability for structural or architectural design integrity. Every effort has been made to ensure all dimensions are correct and governmental regulations have been met. If an error or omission does occur it is the sole responsibility of the contractor and/or the owner to correct the error and/or omission at his own expense and not the responsibility of Selkirk Design Company.

PROPOSED AREA SUMMARY

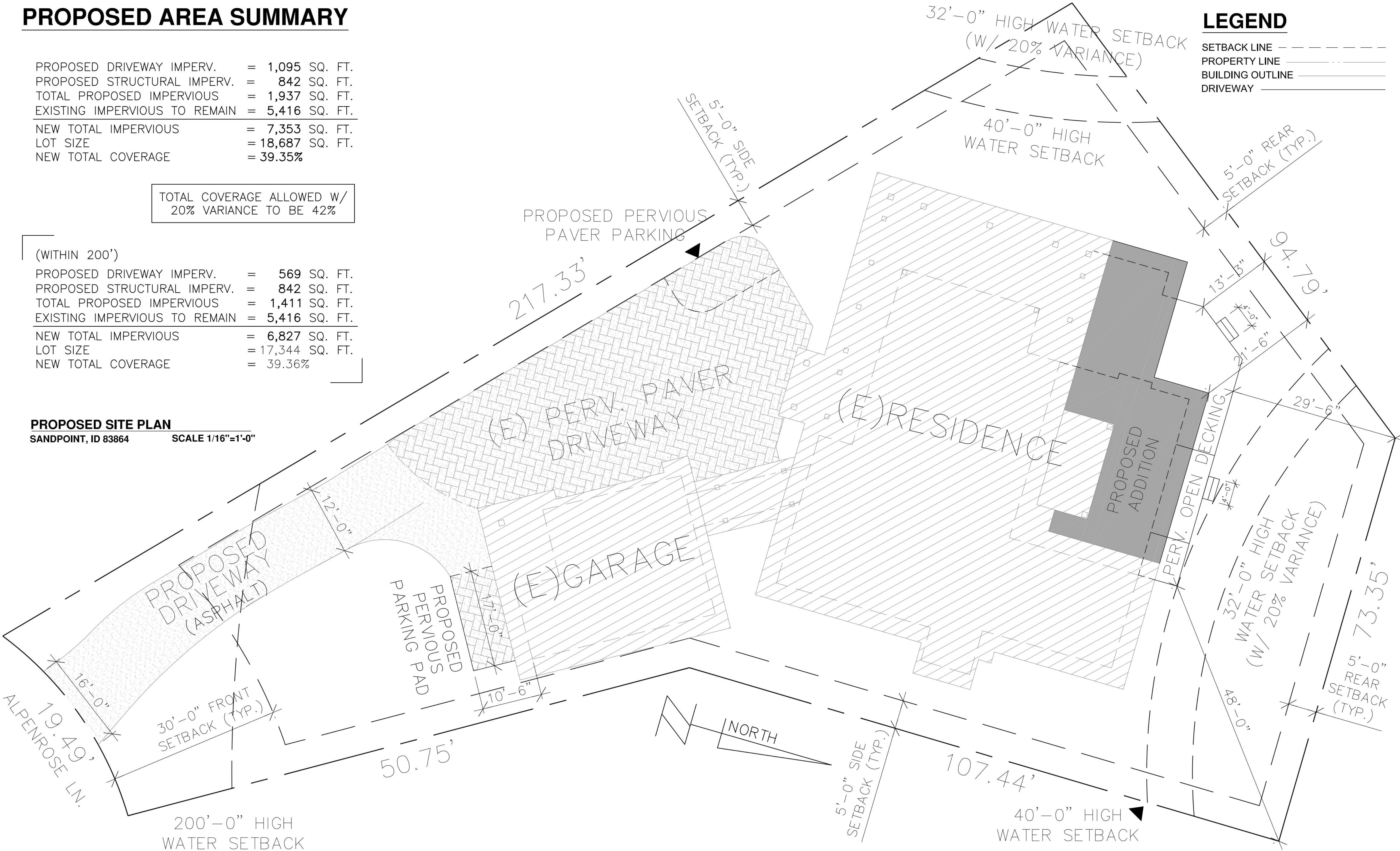
PROPOSED DRIVEWAY IMPERV.	=	1,095 SQ. FT.
PROPOSED STRUCTURAL IMPERV.	=	842 SQ. FT.
TOTAL PROPOSED IMPERVIOUS	=	1,937 SQ. FT.
EXISTING IMPERVIOUS TO REMAIN	=	5,416 SQ. FT.
NEW TOTAL IMPERVIOUS	=	7,353 SQ. FT.
LOT SIZE	=	18,687 SQ. FT.
NEW TOTAL COVERAGE	=	39.35%

TOTAL COVERAGE ALLOWED W/
20% VARIANCE TO BE 42%

(WITHIN 200')

PROPOSED DRIVEWAY IMPERV.	=	569 SQ. FT.
PROPOSED STRUCTURAL IMPERV.	=	842 SQ. FT.
TOTAL PROPOSED IMPERVIOUS	=	1,411 SQ. FT.
EXISTING IMPERVIOUS TO REMAIN	=	5,416 SQ. FT.
NEW TOTAL IMPERVIOUS	=	6,827 SQ. FT.
LOT SIZE	=	17,344 SQ. FT.
NEW TOTAL COVERAGE	=	39.36%

PROPOSED SITE PLAN SANDPOINT, ID 83864 SCALE 1/16"=1'-0"



LEGEND

- SETBACK LINE
- PROPERTY LINE
- BUILDING OUTLINE
- DRIVEWAY



FOR
DESIGN
ONLY

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BALL RESIDENCE
ALPENROSE LANE

N. SITE PLAN

SCALE: 3/32"=1'-0"
SCALES SHOWN ARE FOR
24" X 36" PRINTS ONLY
DATE: 01-20-2026

THE DIMENSIONS
SHOWN ON THE
PLANS SHALL BE
ATTAINED WITHIN
LIMITS OF
PRECISION THAT
GOOD CONSTRUCTION
PRACTICES
WILL PERMIT



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BALL RESIDENCE
ALPENROSE LANE

N. SITE PLAN
OVERVIEW

SCALE: 3/32"=1'-0"
SCALES SHOWN ARE FOR
24" X 36" PRINTS ONLY
DATE: 01-20-2026
THE DIMENSIONS
SHOWN ON THE
PLANS SHALL BE
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