

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%	

(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%

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



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 PLAN AND IT IS UP TO THE OWNER AND BUILDER TO VERIFY ALL STRUCTURAL ITEMS PRIOR TO CONSTRUCTION.

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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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.