

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.
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NEW TOTAL IMPERVIOUS	=	7,353	SQ. FT.
LOT SIZE	=	18,687	SQ. FT.
NEW TOTAL COVERAGE	=	39.35%	

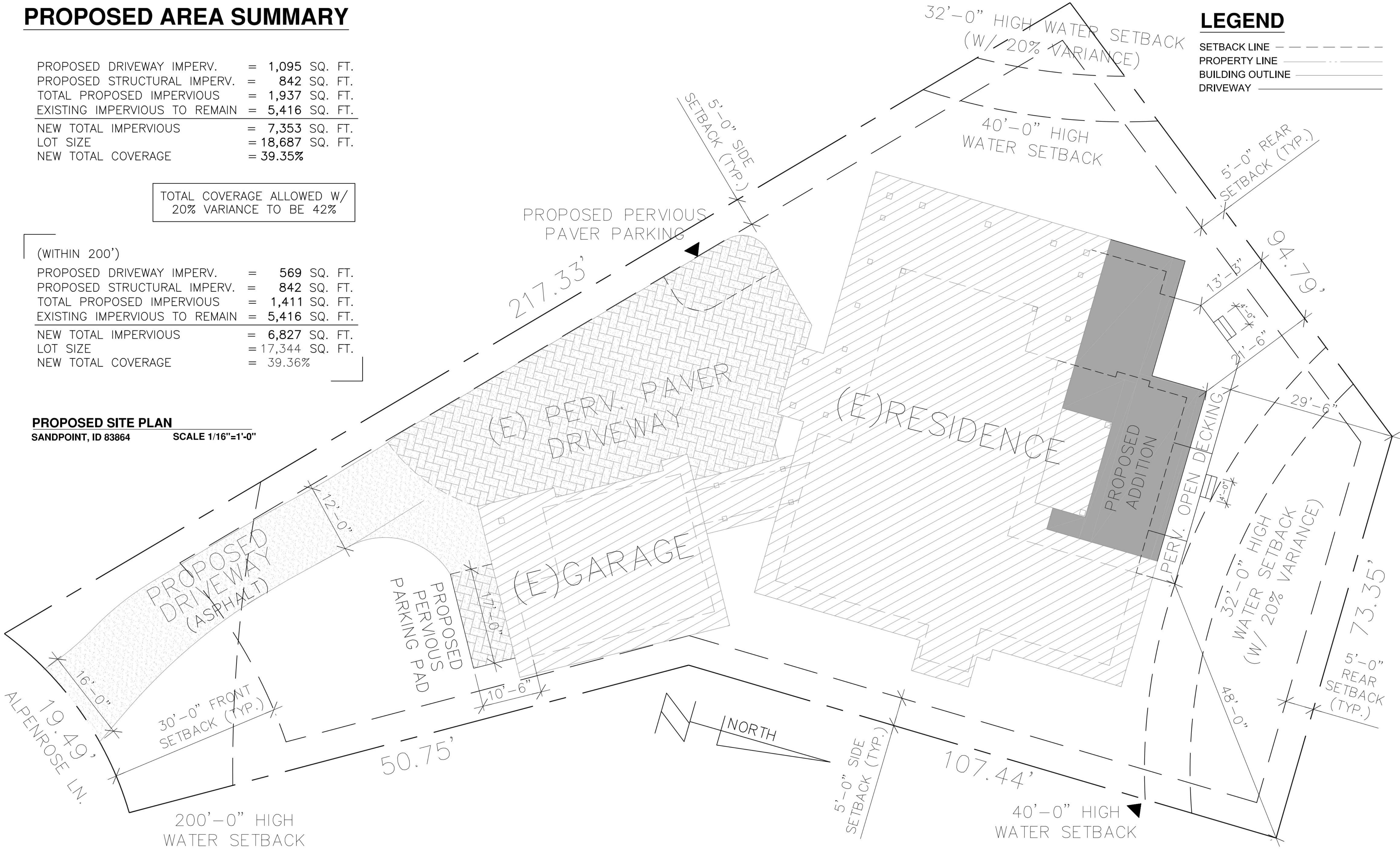
TOTAL COVERAGE ALLOWED W/
20% VARIANCE TO BE 42%

(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"



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.

The logo for Selkirk Design Co. features a large, stylized blue 'S' on the left, with the company name 'SELKIRK DESIGN CO.' in a smaller, grey, sans-serif font stacked to its right.

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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