

THE WORKROOM

JADE PROJECT

EXTERIOR MOOD BOARD

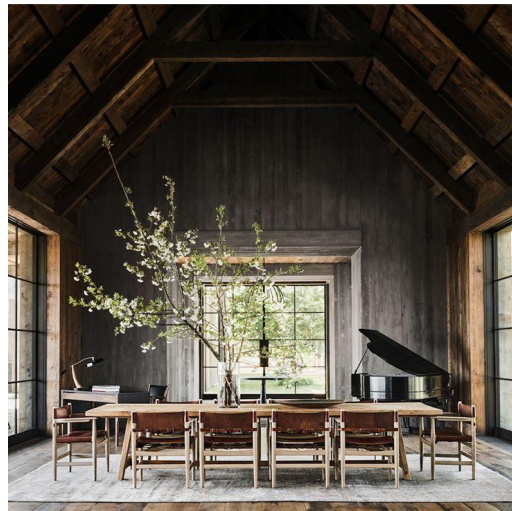
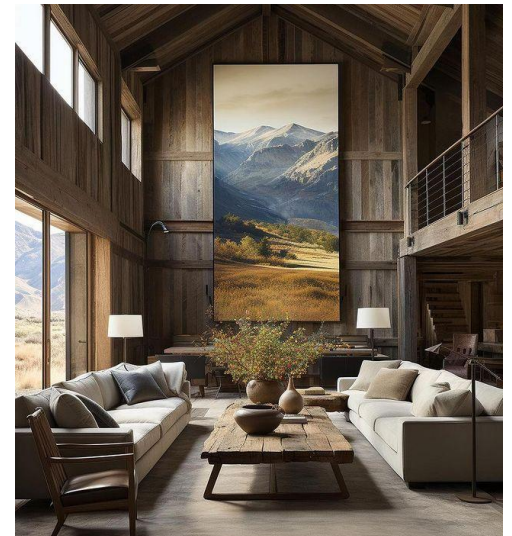




EXTERIOR MOOD BOARD



GREAT ROOM
MOOD BOARD



FIREPLACES



WINDOWS & BEAMS



STAIRS



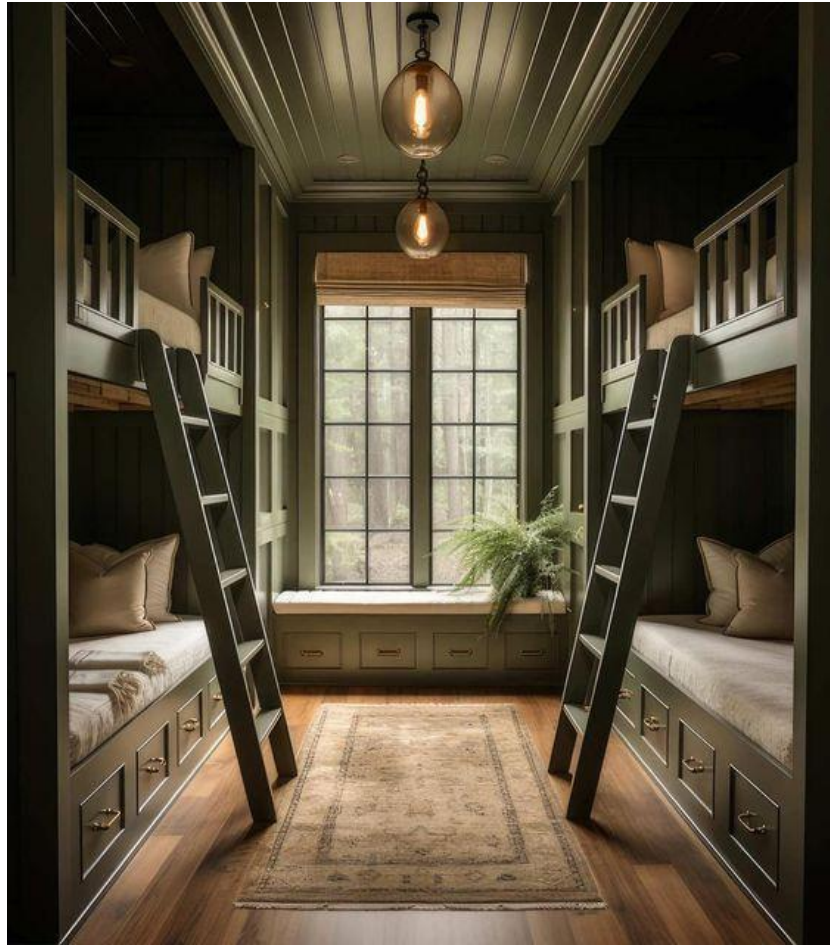
KITCHEN MOOD BOARD



NOOK



FLEX ROOM/BUNK ROOM



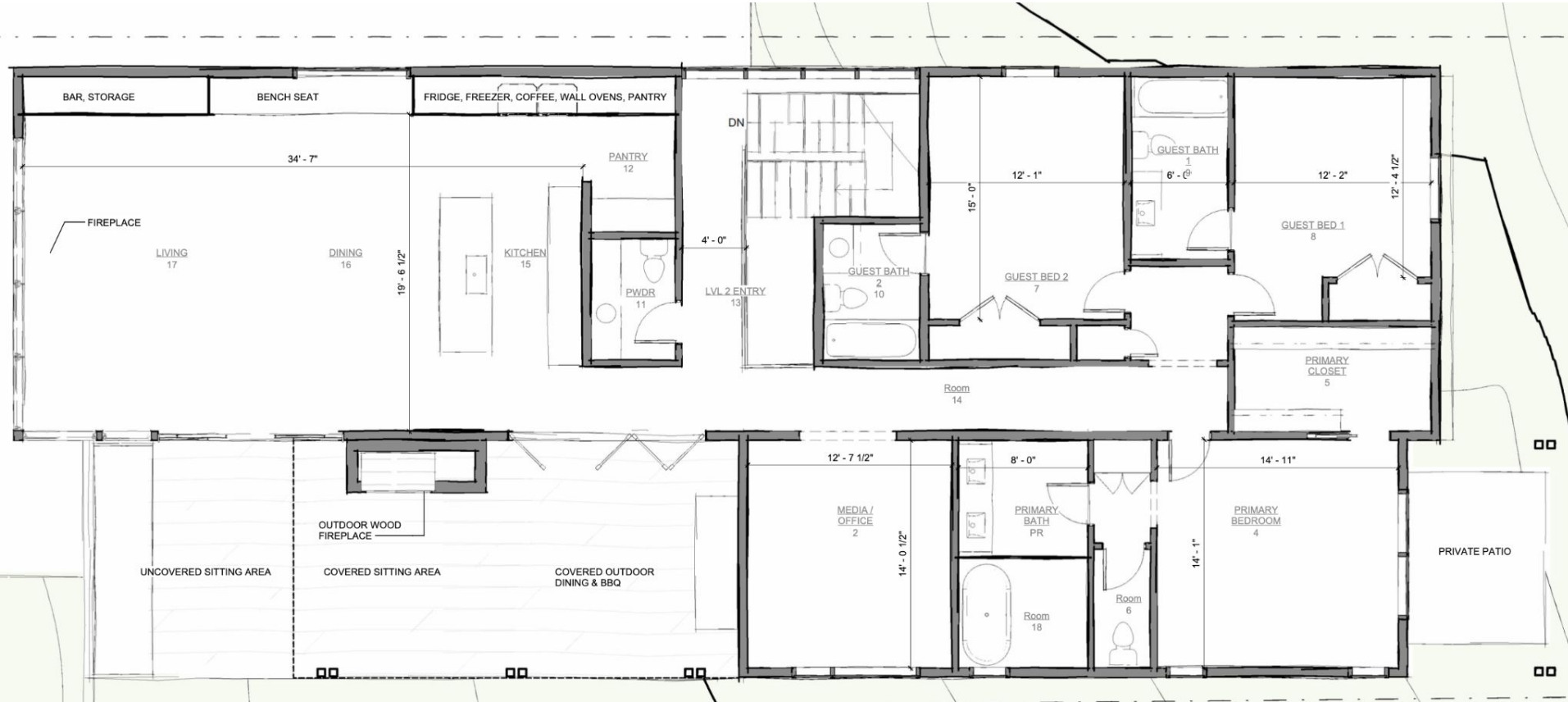
OUTDOOR



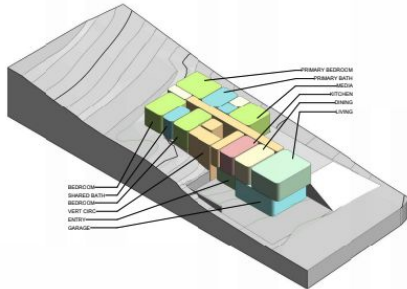
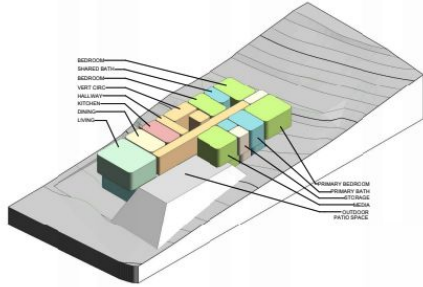
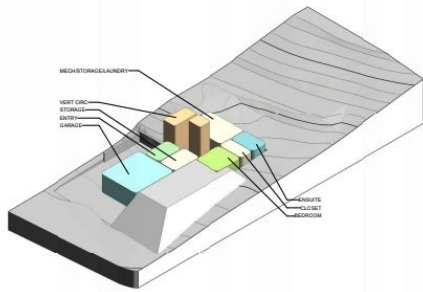
1ST FLOOR



2ND FLOOR



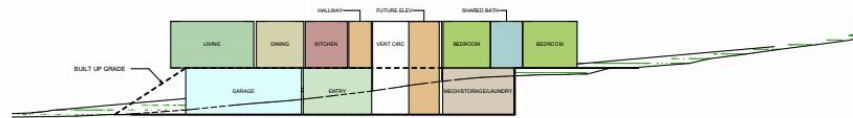
PROGRAM CONCEPTS



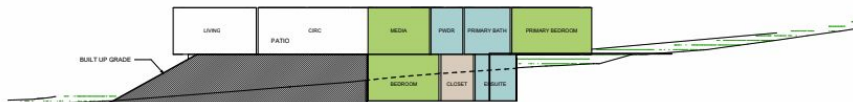
1 LEVEL 1 Option 4
302' x 10'



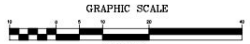
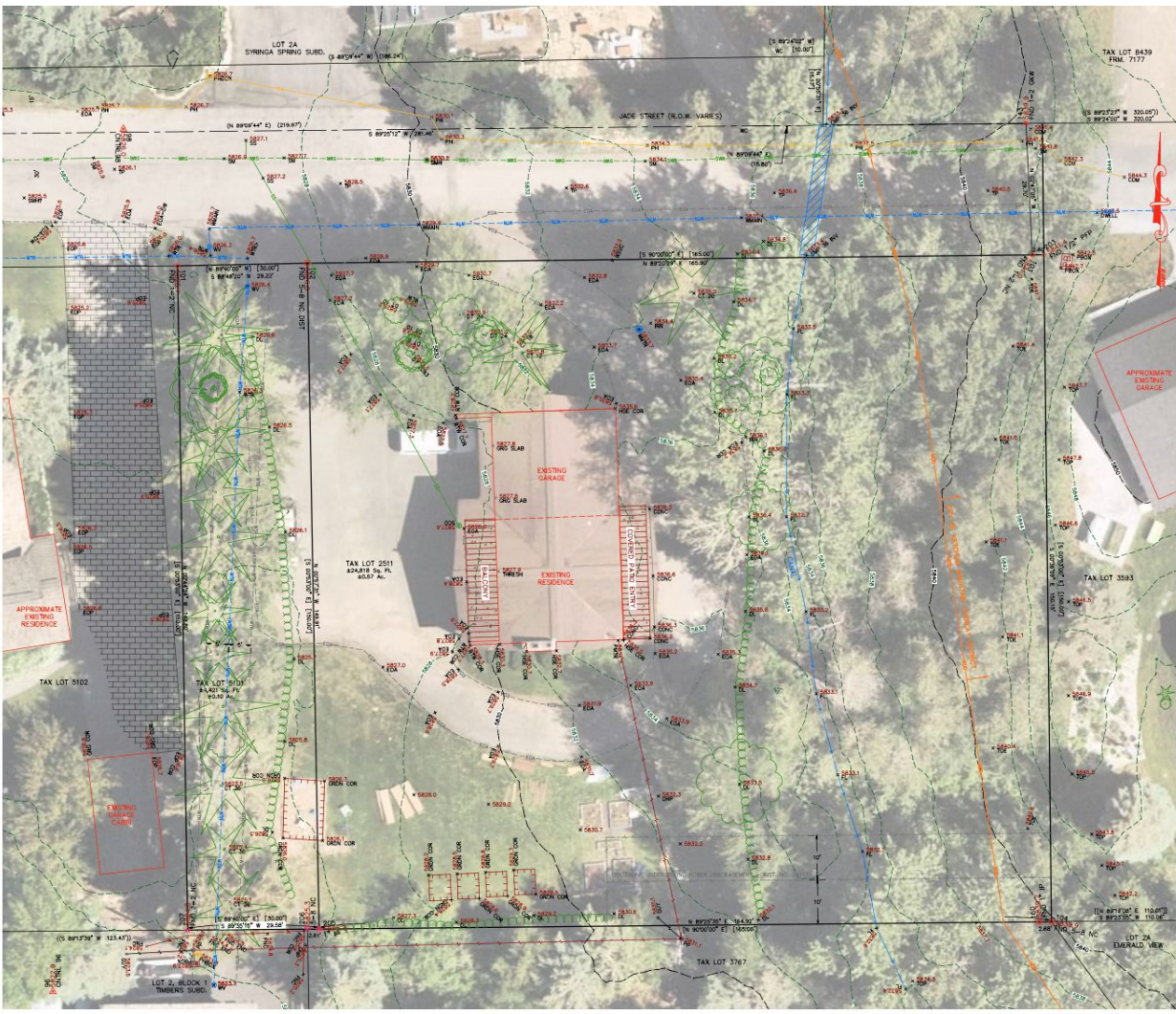
2 LEVEL 2 Option 4
302' x 10'



3 OPTION 4 SITE Section E-W
0' - 10'



4 OPTION 4 SITE Section E-W



- LEGEND**
- Subject Boundary
 - Contour Right-of-Way
 - Adjacent Lot Lines
 - Existing Building/Structure
 - Existing Deck/Covered Patio
 - EGA = Edge of Asphalt
 - CONC = Existing Concrete Pad
 - FL = Flow Line Canal
 - DL = Drip-line/Edge of Vegetation
 - FFC = Existing Fence
 - OHP = Overhead Power Line
 - GRDN = Existing Garden
 - CMP = Corrugated Metal Pipe/Culvert
 - 2' Contours, Blaine County GIS LIDAR
 - 10' Contours, Blaine County GIS LIDAR
 - SWER = Sewer Main
 - SWER = Sewer Service
 - WM = Water Main
 - 20' Underground Power Line Easement, Inst. No. 39733
 - 10' Waterline Easement, Inst. No. 158427
 - △ CNTRL = Survey Control
 - FND IP = Found Iron Pipe
 - FND 1/2" Rebar as Shown
 - FND 5/8" Rebar as Shown
 - WV = Water Valve
 - WMTK = Water Meter
 - FH = Fire Hydrant
 - DMELL = Dry Well
 - PWRK = Power Box
 - PWRK = Phone Box
 - PP = Power Pole
 - STN = Street Sign
 - CT = Concrete Tree
 - NC = No Cap
 - HSE COR = House Corner
 - RTW = Retaining Wall
 - () Record Bearing and Distance, Inst. No. 470534
 - [] Record Bearing and Distance, Blaine County Assessor Tax Lot Legal Descriptions
 - () Record Bearing and Distance, Inst. No. 448892
 - [] Record Bearing and Distance, Inst. No. 608012

- NOTES**
- Basis of Bearings is Grid North per Idaho State Plane Coordinate System, Central Zone, NAD83, (1982), at Grid in US Survey Feet. Ground Distances will be slightly longer. Vertical Datum is NAVD83.
 - Boundary information used or considered includes: Spring Springs Subdivision, Instrument Number 203230; Idaho Office Condominiums, Instrument Number 33371; Lot 24, Spring Springs Subdivision, Instrument Number 470534; The Trinity, Instrument Number 33243; Lot 14, Ivy Subdivision, Instrument Number 588846; Emerald View - Lots 1A & 2A; Instrument Number 608012; Easement of Service, Instrument Number 608012; Replat of Lot 2, Gem Street Subdivision, Instrument Number 63547; all Records of Blaine County, Idaho.
 - Please refer to the Past Notes, Easements, Reservations, Dedications, Conditions, Covenants, and Restrictions on the original plat, subsequent surveys, and other documents that may affect the Subject Property.
 - The easements shown herein are based on actual UHBY locations determined on the ground and not per the Record Easement Dimensions.
 - UHBY Locations shown are based on visual surface evidence, City Maps and Digline Locate point. Utilities should always be verified by Digline before any excavation.
 - Current Zoning for the Subject Property appears to be Unincorporated Residential (UR). Please refer to the City of Ketchum's Code of Ordinances for more information about this unique jurisdiction Building Setbacks.
 - Not all trees and vegetation are shown, some locations are approximate.
 - Aerial Imagery, if shown, is from Nearmap 2023.
 - This Survey was performed with snow on the ground. Not all surface features may have been visible. An updated Site Survey may be required in the Spring.

A SITE SURVEY SHOWING
 TAX LOTS 2511 & 5101
 WITHIN S.18, T.4N., R.18E., B.M. CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR: BILL KELLY

Alpine Enterprises Inc.
 Surveying, Mapping, Civil Engineering,
 and Notary Public
 400 East 1st Street, Suite 100
 Ketchum, Idaho 83701
 Phone: 208.724.1888
 Fax: 208.724.1889
 Email: info@alpineenterprises.com



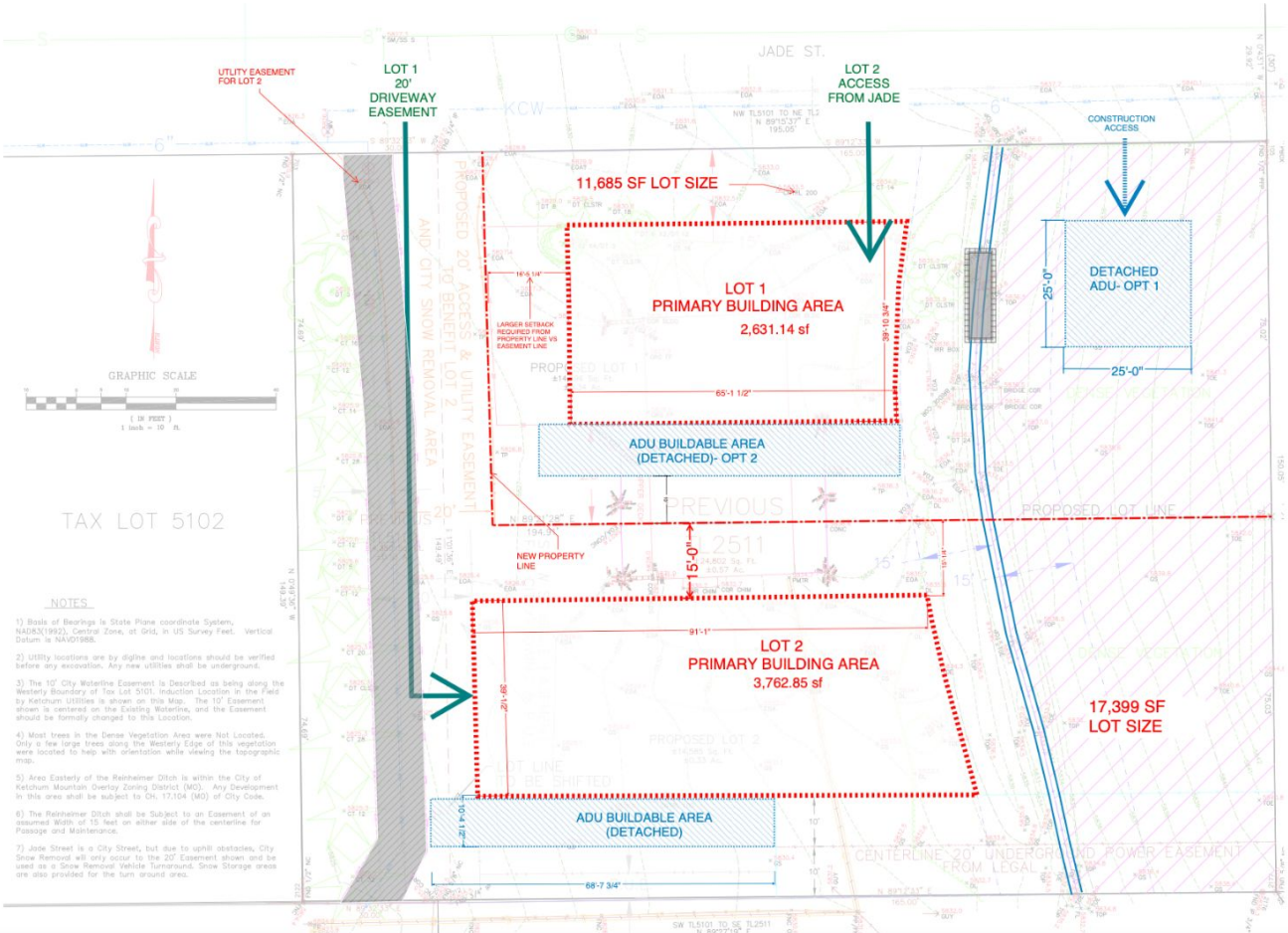
NO.	DATE	BY

3A

LOT 1 FLAG LOT-ACCESS ON WEST

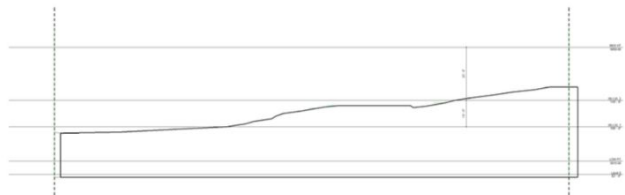
LOT 2 ACCESS FROM JADE ST

CONFIGURATION WILL REQUIRE A NEW LOT LINE ADJUSTMENT APPLICATION TO BE DESIGNED, FILED, AND APPROVED BY THE CITY
NEED TO CONFIRM THAT THE FLAG LOT CONFIGURATION WILL MEET THE MIN LOT WIDTH FOR THE UNDERLYING ZONING (86'0")

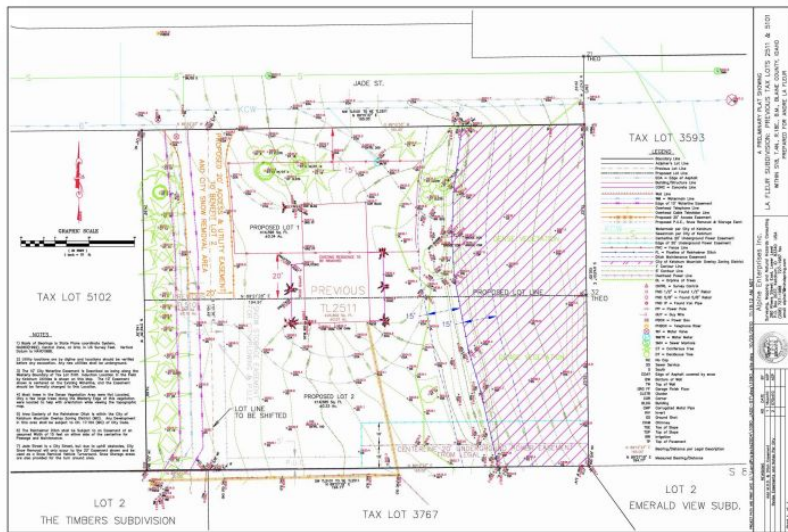
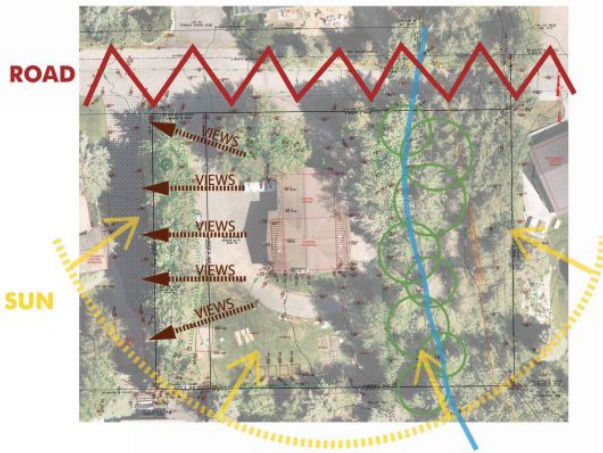
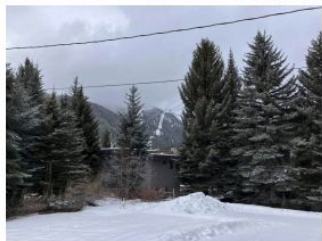
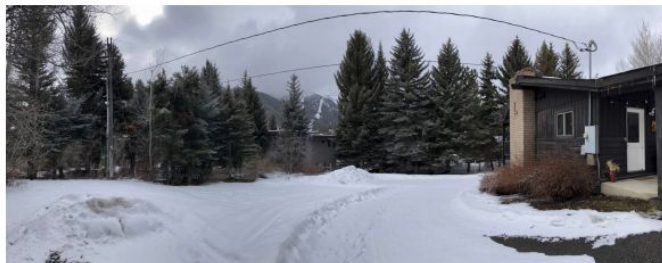


TAX LOT 5102

- NOTES:**
- 1) Basis of Bearings is State Plane coordinate System, NAD83(1983), Control Zone, at Grid, in US Survey Feet. Vertical Datum is NAVD83.
 - 2) Utility locations are by digits and locations should be verified before any excavation. Any new utilities shall be underground.
 - 3) The 10' City Waterline Easement is Described as being along the Western Boundary of Tax Lot 5101. Induction Location in the Field by Kelchum Utilities is shown on this Map. The 10' Easement shown is centered on the Existing Waterline, and the Easement should be formally changed to this Location.
 - 4) Most trees in the Dense Vegetation Area were Not Located. Only a few large trees along the Restory Edge of this vegetation were located to help with orientation while viewing the topographic map.
 - 5) Area Eastary of the Reinheimer Ditch is within the City of Kelchum Mountain Overlay Zoning District (MO). Any Development in this area shall be subject to CM 17.104 (MO) of City Code.
 - 6) The Reinheimer Ditch shall be Subject to an Easement of an assumed Width of 15 feet on either side of the centerline for Passage and Maintenance.
 - 7) Jade Street is a City Street, but due to uphill obstacles, City Snow Removal will only occur in the 20' Easement shown and be used as a Snow Removal Vehicle Turnaround. Snow Storage areas are also provided for the turn around area.



PROGRAM CONCEPTS



Architectural Schedule

Schematic Design: February 19th thru March 22nd. Submit 100% SD package for your review and approval

Design Development: March 29th thru May 24th. Submit 100% DD Package for review and approval. This package will serve as the submittal we will use for the City of Ketchum, depending on which route you go. Submitting a design review application to the city around May 31st and hope to be on July 23rd P&Z hearing date where will present to the city commission to get approval. The city usually needs 5-6 weeks for review of a Design Review Application before scheduling the presentation. (Calendar link: <https://www.ketchumidaho.org/calendar/month/2024-07>)

Construction Documents: June 21st thru August 16th. Submit 100% CD set for review and approval by you and then submit to the contractor for final pricing during the bidding and negotiation phase.

Bidding & Negotiation: August 23rd thru September 13th. This is the phase where the contractor is pricing the project and they will submit final pricing and schedule to you for review and approval before breaking ground.

Contract Admin: (Build) October 7th, for 16-18 months. If we can start earlier with construction based on the contractors schedule we will, but we are confident of hitting the 1st/2nd week of October for the start of construction if the schedule goes as per planned above.

KITCHEN

- 48" Wolfe Range with Black Knobs
- 48" Hood
- 30" Subzero Fridge Column
- 30" Subzero Freezer Column
- 24" Undercounter Wine Fridge (panel ready)
- 2 Dishwashers (panel ready)
- Microwave with Trim Kit

BAR

- 15" Clear Ice Machine
- 24" Beverage Center (panel ready)

LAUNDRY

- 2 Sets Washer/Dryer (stacking)
- 1 Set Washer/Dryer

OUTDOOR

- 36" Lynx BBQ
- 24" Outdoor Beverage Center

CONRAD BROTHERS

ELIAS BUILDERS

IDAHO BUILDERS

Reach out to guys at Rocky Mountain Hardware

COMPS



COMPS

[99 Blue Grouse Rd, Sun Valley](#)

[106 Saddle Rd, Ketchum](#)

[15 S Club View Dr, Blaine County](#)



COMPS

