



THE WORKROOM

JADE PROJECT

EXTERIOR MOOD BOARD

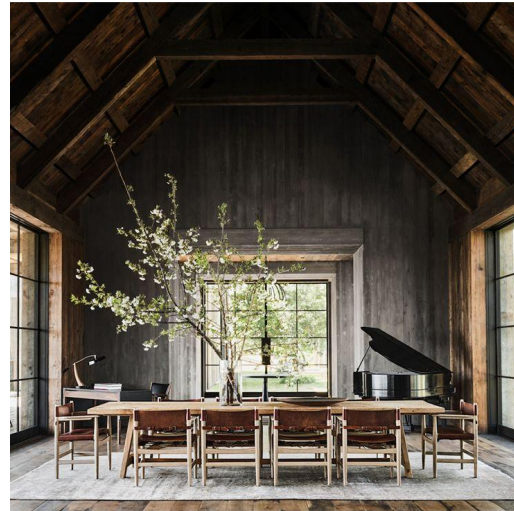




EXTERIOR MOOD BOARD



GREAT ROOM
MOOD BOARD



FIREPLACES





WINDOWS & BEAMS



STAIRS



KITCHEN MOOD BOARD

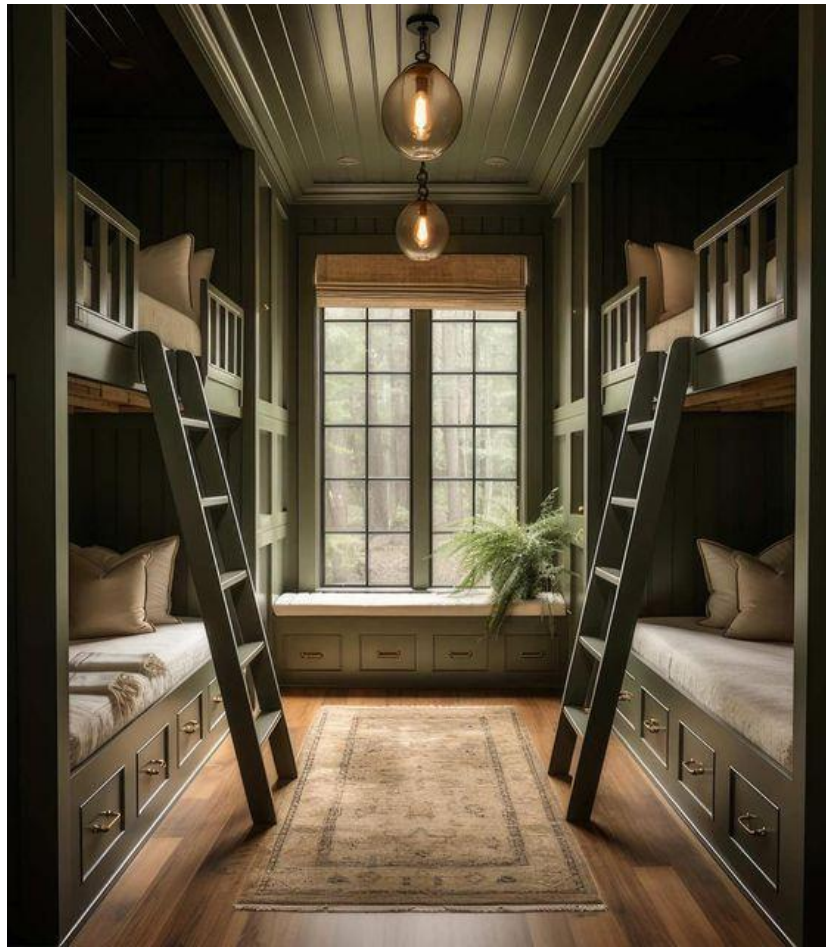


NOOK

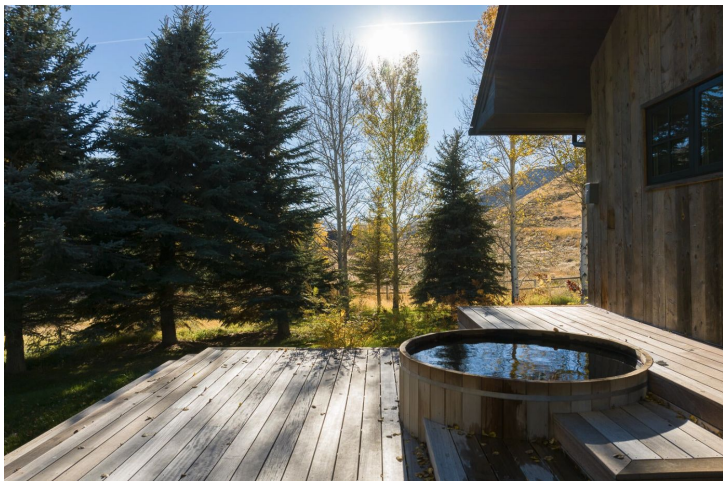




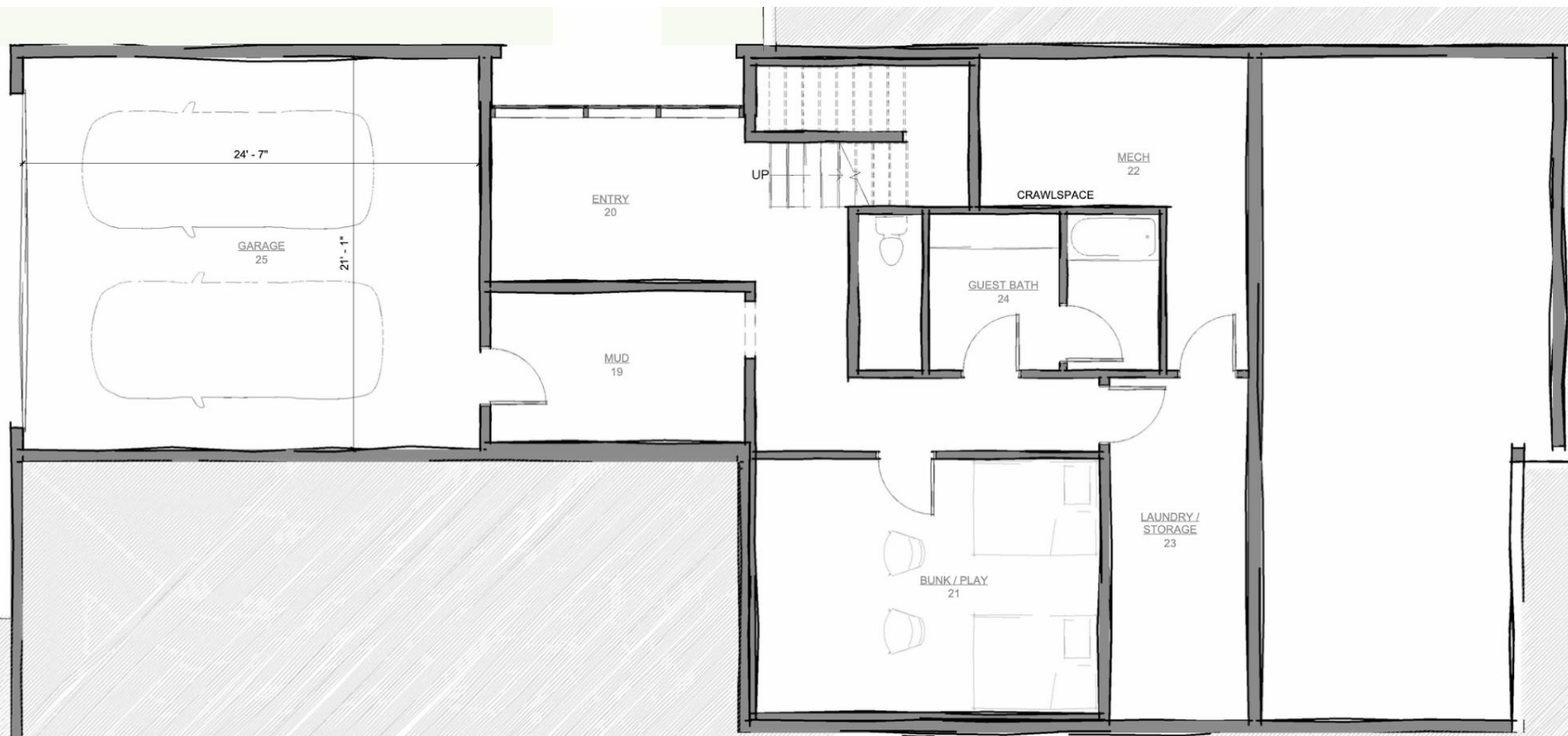
FLEX ROOM/BUNK ROOM



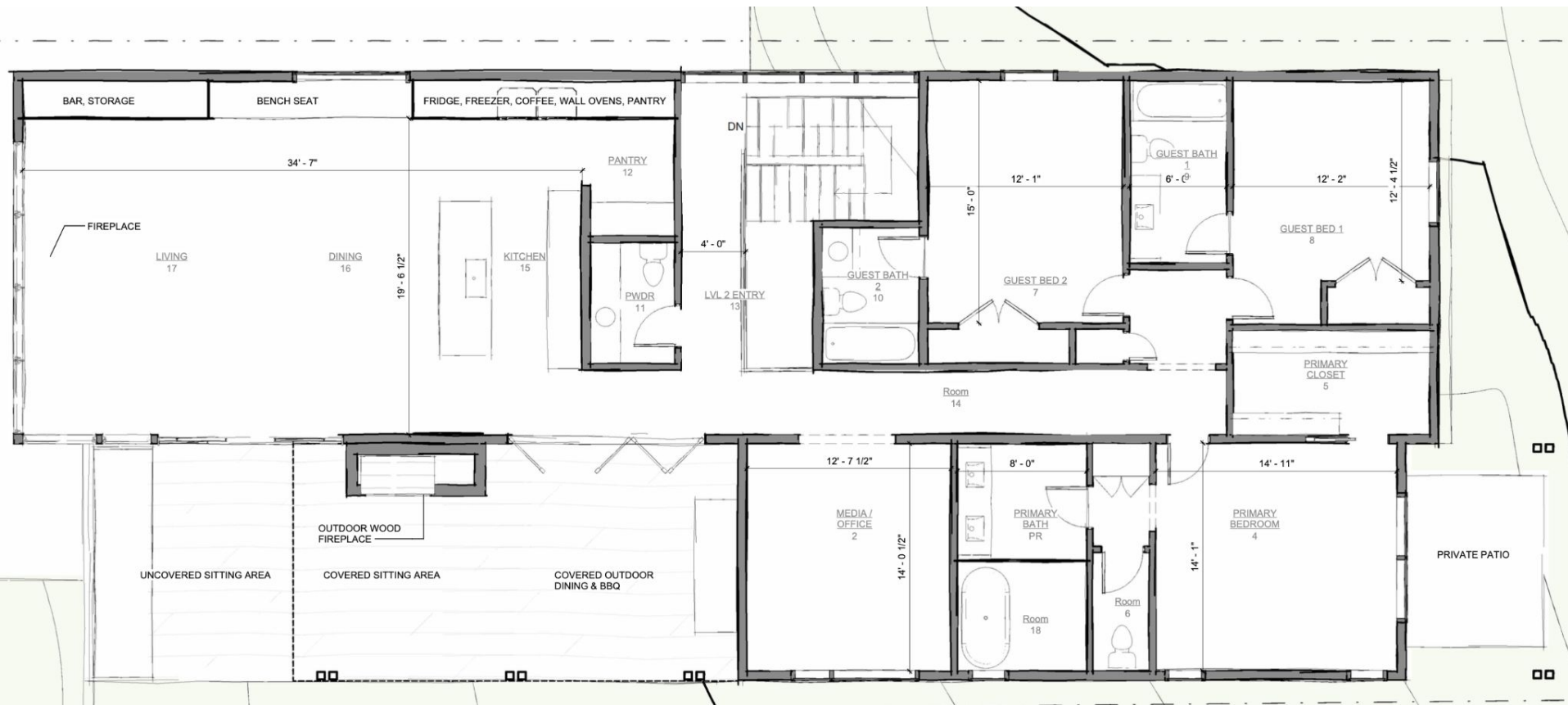
OUTDOOR



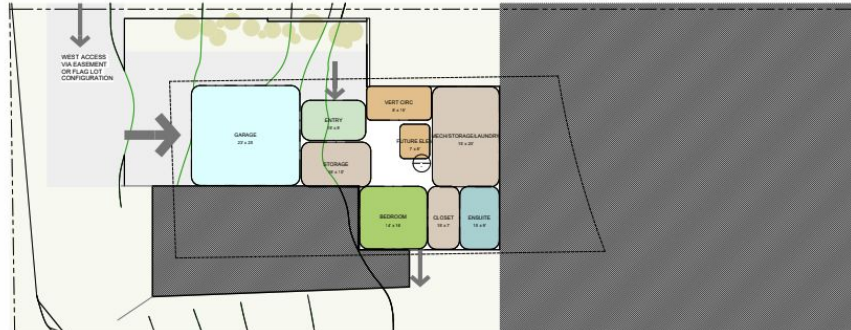
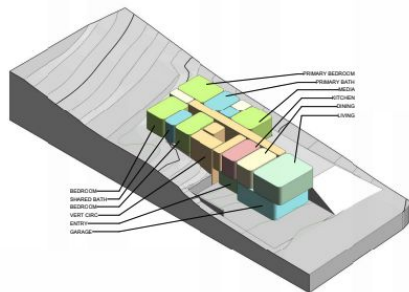
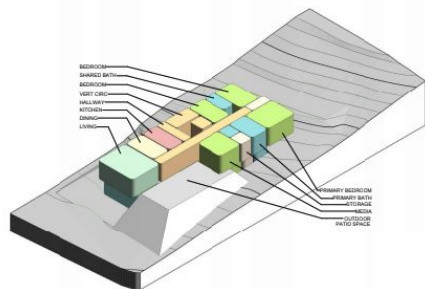
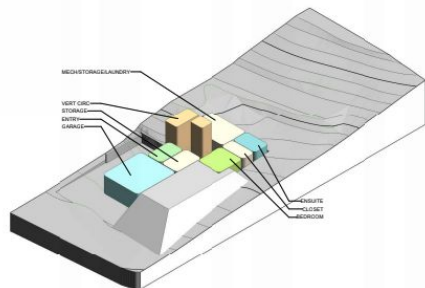
1ST FLOOR



2ND FLOOR



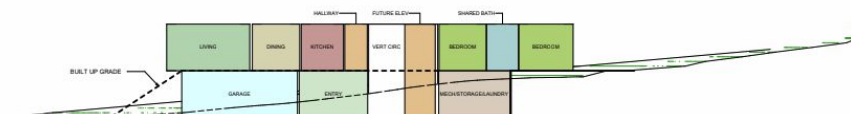
PROGRAM CONCEPTS



1 LEVEL 1 Option 4
33'2" x 12'



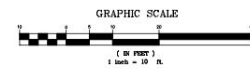
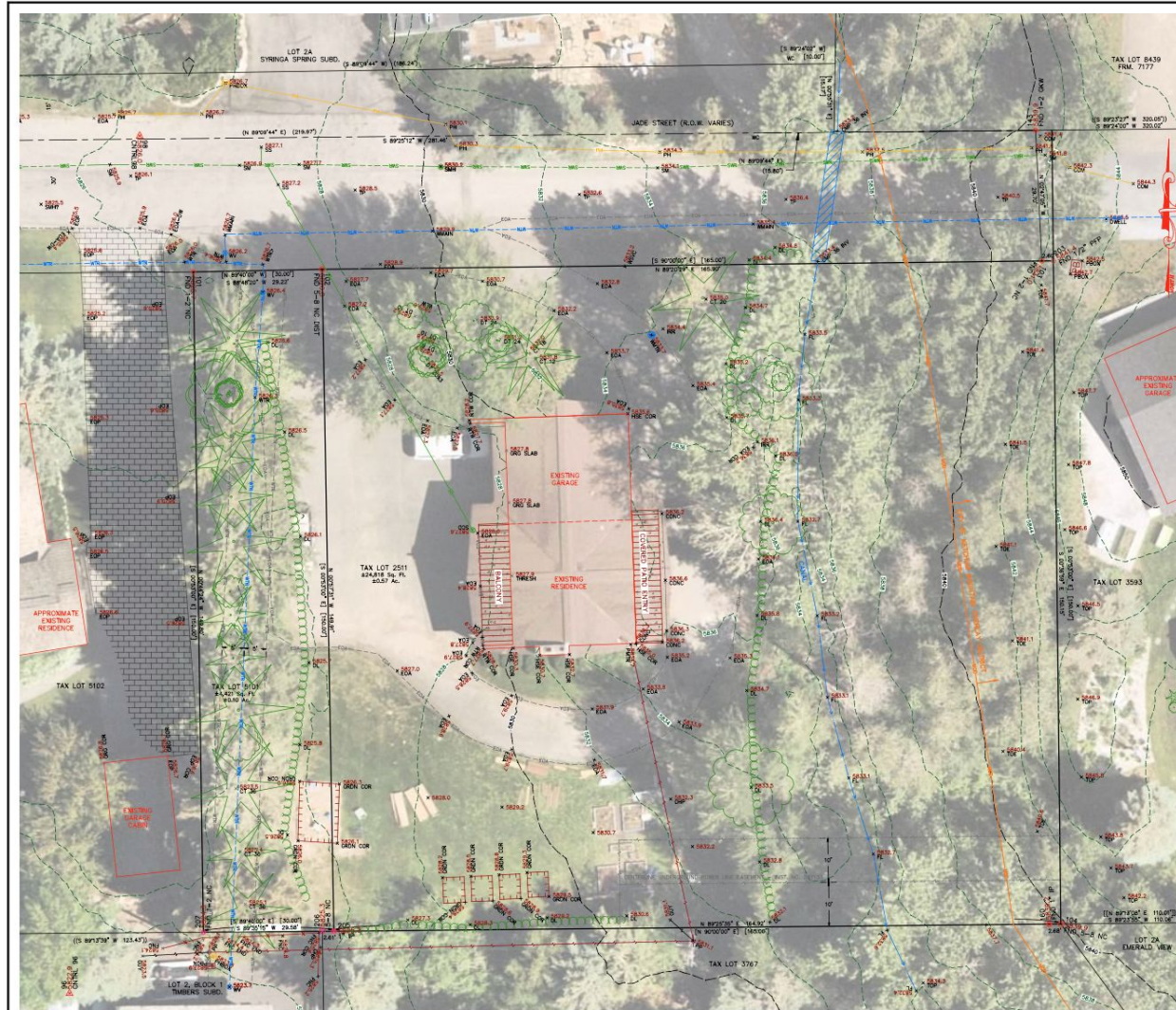
2 LEVEL 2 Option 4
33'2" x 12'



3 OPTION 4 SITE Section E-W 2
17' x 12'



4 OPTION 4 SITE Section E-W



- LEGEND**
- Subject Boundary
 - Contingent Right-of-Way
 - Adjacent Lot Lines
 - Existing Building/Structure
 - Existing Deck/Covered Patio
 - ESL = Edge of Asphalt
 - CONC = Existing Concrete Pad
 - FL = Flow Line Canal
 - DL = Driveline/Edge of Vegetation
 - FLC = Existing Fence
 - OHP = Overhead Power Line
 - GNON = Existing Garden
 - CMP = Corrugated Metal Pipe/Culvert
 - 2' Contours, Blaine County GIS LEAR
 - 10' Contours, Blaine County GIS LEAR
 - Sewer Main
 - Sewer Service
 - Water Main
 - 20' Underground Power Line Easement, Inst. No. 397133
 - 10' Waterline Easement, Inst. No. 188427
 - CDTRL = Survey Control
 - FOUND IR = Found Iron Pipe
 - FOUND 1/2" REBAR AS SHOWN
 - FOUND 5/8" REBAR AS SHOWN
 - WV = Water Valve
 - WMTR = Water Meter
 - FM = Fire Hydrant
 - DNELL = Dry Well
 - PRCN = Power Box
 - PHBOX = Phone Box
 - PP = Power Pole
 - SON = Street Sign
 - CCCT = Cornerstone Tree
 - NC = No Cap
 - HSE COR = House Corner
 - RTM = 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. 448092
 - Record Bearing and Distance, Inst. No. 608012

- NOTES**
- 1) Bounds of Bearings to Grid North per Idaho State Plane Coordinate System, Central Zone, NAD83, (1983), at Grid in U.S. Survey Feet. Ground Distances will be slightly longer. Vertical Datum is NAVD83.
 - 2) Boundary information used or considered includes:
 - Spring Springs Subdivision, Instrument Number 323721;
 - City Office Condominiums, Instrument Number 470534;
 - The Timbers, Instrument Number 53763;
 - Lot 14, Ivy Subdivision, Instrument Number 58846;
 - Emerald View - Lots 1A & 2A, Instrument Number 608012;
 - Record of Series, Instrument Number 608012;
 - Record of Lot 2, Gem Street Subdivision, Instrument Number 63427;
 - all Records of Blaine County, Idaho.
 - 3) Please refer to the Plat Notes, Easements, Reservations, Dedications, Conditions, Covenants, and Restrictions on the original plat, subsequent surveys, and other documents that may affect the Subject Property.
 - 4) The easements shown herein are based on actual utility locations determined on the ground and not per the Record Easement Diagrams.
 - 5) Utility Locations shown are based on visual surface evidence, City Maps and Digline Locant point. Utilities should always be verified by Digline before any excavation.
 - 6) Current Zoning for the Subject Property appears to be Limited Residential, (LR). Please refer to the City of Ketchum's Code of Ordinances for more information about this zone including Building Setbacks.
 - 7) Not all trees and vegetation are shown, some locations are approximate.
 - 8) Aerial Imagery, if shown, is from Nearporn 2023.
 - 9) 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.

PROJECT FILE AND PRINT DATE: U:\Carto\Projects\2025_K_TL\2511-5101_Vap\2025_K_TL\2511-5101_dre023.dwg 12/19/2023 11:55:29 AM MST

Alpine Enterprises Inc.
 Surveying, Mapping, Civil Engineering,
 and Professional Consulting
 600 East 2nd Street, Suite 100
 Ketchum, Idaho 83701
 Phone: 208-727-1888
 Email: info@alpineenterprises.com

TAX LOTS 2511 & 5101

A SITE SURVEY SHOWING

WITHIN S.18, T.4N, R.18E, B.M. CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PREPARED FOR: BILL KELLY

NO DATE BY

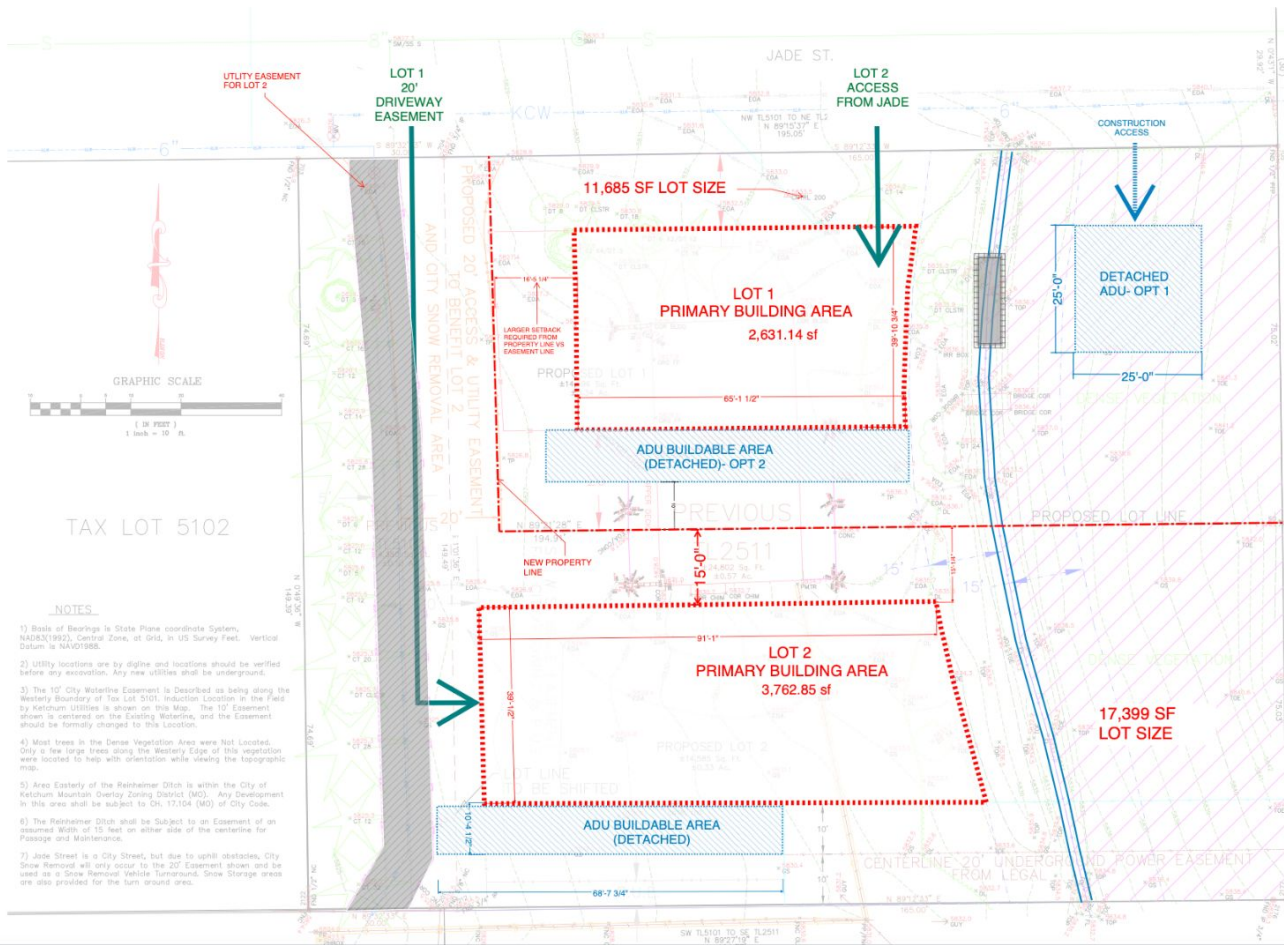
REVISED

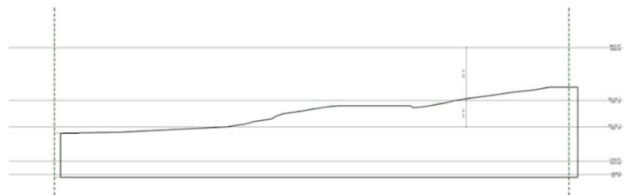
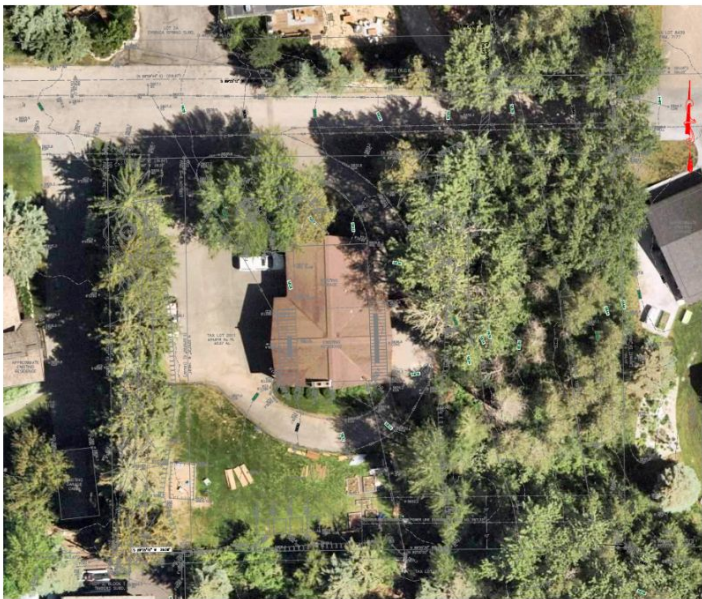
SHEET 1 OF 1

3A

LOT 1 FLAG LOT-
ACCESS ON WESTLOT 2 ACCESS
FROM JADE ST

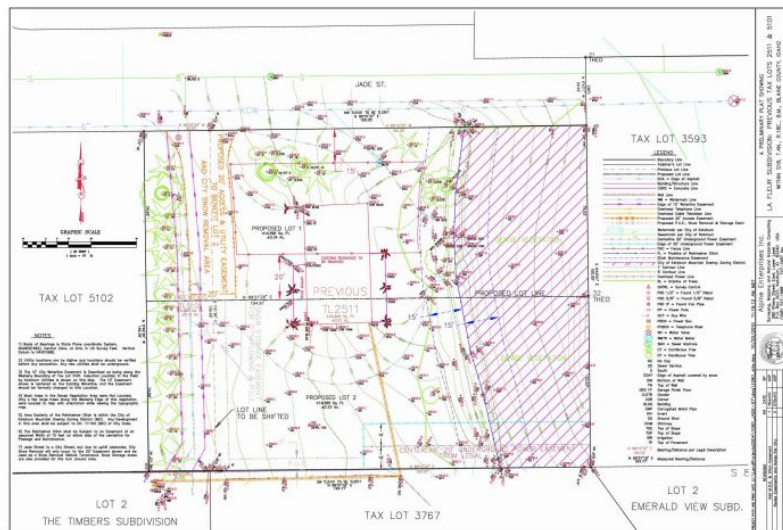
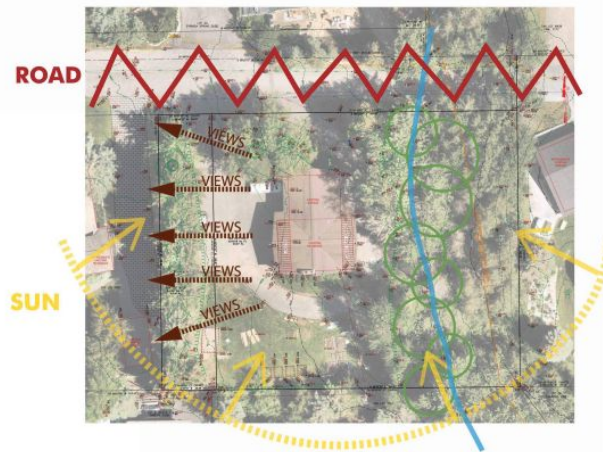
CONFIGURATION WILL REQUIRE A NEW LOT LINE ADJUSTMENT APPLICATION TO BE DESIGNED, FILED, AND APPROVED BY THE CITY
NEED TO CONFIRM THAT THE FLAG LOT CONFIGURATION WILL MEET THE MIN LOT WIDTH FOR THE UNDERLYING ZONING (80'-0")







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



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

[106 Saddle Rd, Ketchum](#)

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



COMPS



