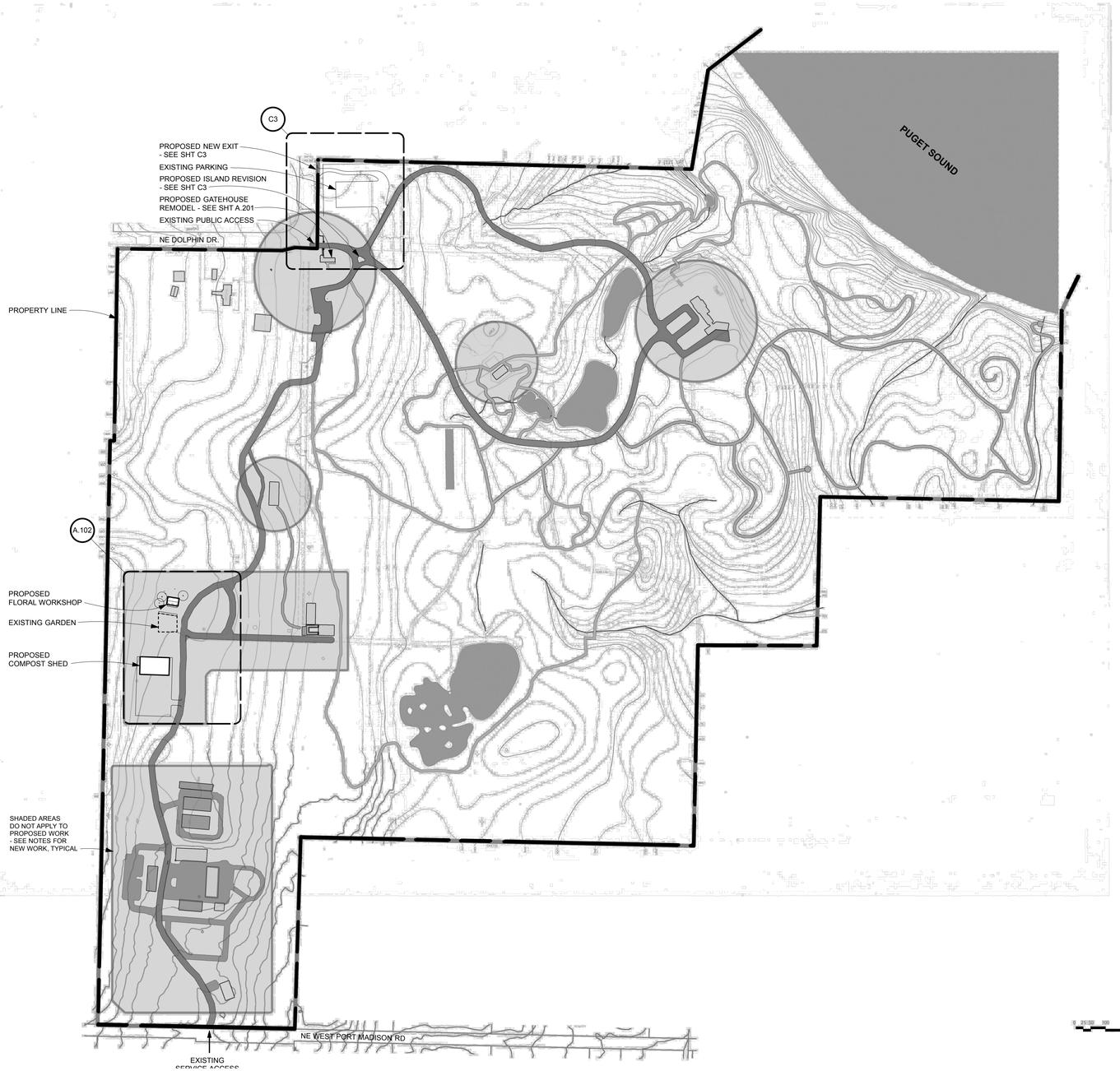


1 A.101 OVERALL SITE PLAN
1" = 200'



BLOEDEL RESERVE
7571 NE DOLPHIN DR.
BAINBRIDGE ISLAND, WA 98110

ZONING: R0.4, OSR 0.4
SHORELINE DESIGNATION: ISLAND CONSERVANCY

ZONING: R0.4, OSR 0.4
SHORELINE DESIGNATION: ISLAND CONSERVANCY

KITSAP COUNTY TAX ID NUMBERS:
4132-000-001-0002 (21.55 ACRES)
332602-1-001-2002 (69.95 ACRES)
282602-4-021-2009 (13.88 ACRES) - ENTRY
342602-2-013-2005 (4.29 ACRES)
332602-1-024-2005 (2.5 ACRES)
332602-1-014-2007 (2.5 ACRES)
332602-1-020-2009 (4.78 ACRES)
332602-1-021-2008 (5 ACRES)
332602-1-013-2008 (5 ACRES) - COMPOST SHED
332602-1-011-2000 (5 ACRES) - FLORAL WORKSHOP
332602-1-003-2000 (4.54 ACRES)

LOT AREA = 138.99 ACRES

LEGAL DESCRIPTION FOR PARCEL # 282602-4-021-2009
28262E
TH PTN OF GOVT LOT 6 IN SEC 28-26-2E & GOVT LOT 1 & TDLD IN SEC 27-26-2E
DAF BAT SE COR OF GOVT LOT 6 IN SEC 28 TH N1°2'20W 626.08FT TH S7°36'13W 332.69 FT
TH S89°9'40W 1270.09FT TH S0°54'50E 297FT TO SW COR OF SD LOT 6 TH N89°9'40 E 1320.73FT
TO POB EXC PTN IN RD PER VOL 686-57 (PAR 2) GOVT LOT 1 & TDLDS FRTG IN SEC 27 EXC FDT
BAAP ON W BDRY LN SD GOVT LOT 1 SD PT BEING 626.08FT N1°02' 20W FR COR COMN TO
SECS 27, 28, 33 & 34 SD TWP & RGE TH N47°21'50E 113.29FT TO MEA LN TH ALG SD MEA LN
N43°08'10W 127.14FT TH S2°12'17E 57.83FT TO MC COMN TO SECS 27 & 28 TH S1°02'20E 112.47FT
TO POB OF THIS EXC

LEGAL DESCRIPTION FOR PARCEL # 332602-1-013-2008
33262E
THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 33, TOWNSHIP 26 NORTH, RANGE 2 EAST, IN KITSAP COUNTY, WASHINGTON.

LEGAL DESCRIPTION FOR PARCEL # 332602-1-011-2000
33262E
SE1/4 NW1/4 NE1/4 EXC E1/2 THOF

PROJECT DESCRIPTION
CONSTRUCTION OF A NEW EXIT FROM EXISTING PARKING AREA.
REMODEL OF THE GATEHOUSE AND ISLAND REVISION.
CONSTRUCTION OF A NEW COMPOST SHED AND FLORAL WORKSHOP.

SHEET INDEX

A.101 OVERALL SITE PLAN
A.102 ENLARGED SITE PLAN - FLORAL WORKSHOP & COMPOST SHED
C3 ENLARGED SITE PLAN/GRADING PLAN - NEW EXIT & GATEHOUSE

A.201 GATEHOUSE - MAIN LEVEL PLAN
A.210 GATEHOUSE - ROOF PLAN & SHOP PLAN
A.301 GATEHOUSE - ELEVATIONS
A.401 FLORAL WORKSHOP PLAN & ELEVATIONS
- PRELIMINARY COMPOST SHED PLAN, ELEVATIONS & BLDG SECTION

L01 NEW EXIT - PLANT SCHEDULE & NOTES
L10 NEW EXIT - PLANTING PLAN

rho ARCHITECTS 1008 Western Avenue no. 215, Seattle, WA 98104

BLOEDEL RESERVE
BAINBRIDGE ISLAND, WA

Project Number
Phase: CUPA/SPRA
Date: 31 May 2017

OVERALL SITE PLAN

A.101



NOTE:
1. EXISTING TREES ARE APPROXIMATELY LOCATED, FIELD VERIFY TREES LOCATED NEAR PROPOSED BUILDINGS.
2. EXISTING TREES WITH 8" DIAMETER AND GREATER TO REMAIN.
3. VERIFY LOCATION OF STRUCTURES IN THE FIELD.

1 A.102 MEADOW SITE PLAN
1" = 20 ft

0 20 40 FT

N

rho ARCHITECTS 1008 Western Avenue no. 215, Seattle, WA 98104

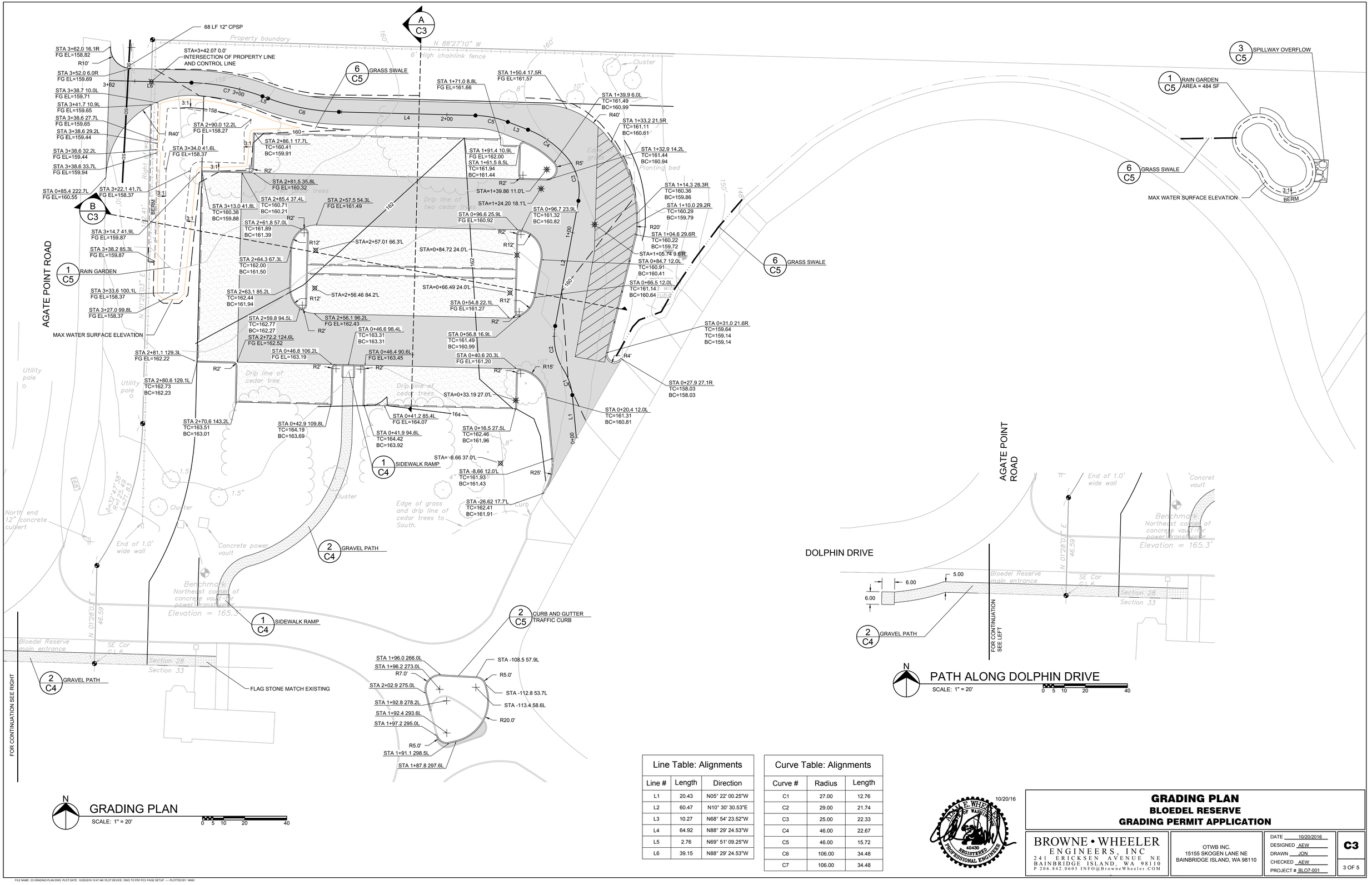
BLOEDEL RESERVE
BAINBRIDGE ISLAND, WA

Project Number

Phase	Date
CUP/ASPRA	31 May 2017

ENLARGED SITE PLAN - FLORAL WORKSHOP & COMPOST SHED

A.102



Line Table: Alignments		
Line #	Length	Direction
L1	20.43	N05° 22' 00.25"W
L2	60.47	N10° 30' 30.53"E
L3	10.27	N68° 54' 23.52"W
L4	64.92	N88° 29' 24.53"W
L5	2.76	N69° 51' 09.25"W
L6	39.15	N88° 29' 24.53"W

Curve Table: Alignments		
Curve #	Radius	Length
C1	27.00	12.76
C2	29.00	21.74
C3	25.00	22.33
C4	46.00	22.67
C5	46.00	15.72
C6	106.00	34.48
C7	106.00	34.48

10/20/16

ANDREW E. WHEELER
STATE OF WASHINGTON
40430
REGISTERED
PROFESSIONAL ENGINEER

GRADING PLAN
BLOEDEL RESERVE
GRADING PERMIT APPLICATION

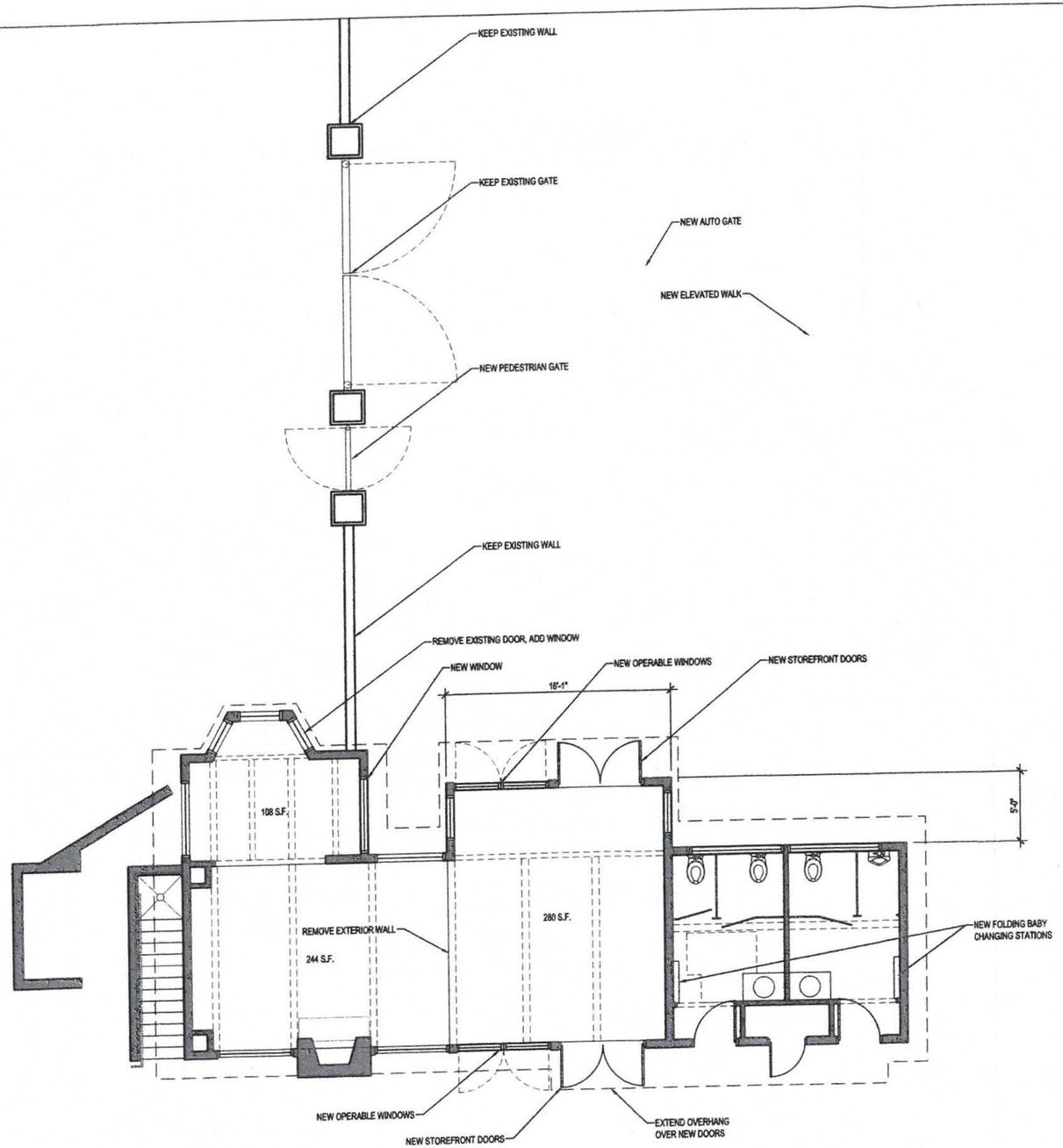
BROWNE • WHEELER
ENGINEERS, INC
241 ERICKSEN AVENUE NE
BAINBRIDGE ISLAND, WA 98110
P 206.842.0605 INFO@BrowneWheeler.COM

OTWB INC.
15155 SKOGEN LANE NE
BAINBRIDGE ISLAND, WA 98110

DATE 10/20/2016
DESIGNED AEW
DRAWN JON
CHECKED AEW
PROJECT # BLO7-001

C3

FILE NAME: C3 GRADING PLAN.DWG PLOT DATE: 10/25/2016 10:47 AM PLOT DEVICE: DWG TO PDF.PC3 PAGE SETUP: --- PLOTTED BY: NIKKI



1 MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"

NORTH

BLOEDEL RESERVE GATEHOUSE

JONES JONES
ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS

ARCHITECTS AND
LANDSCAPE ARCHITECTS, LTD.

105 SOUTH MAIN STREET
SUITE 300
SEATTLE, WASHINGTON
USA 98104

TEL 206.624.5702
FAX 206.624.5923

WWW.JONESANDJONES.COM

CONCEPT DRAWINGS

DATE: 11 November 2015

REVISIONS:

GATEHOUSE MAIN LEVEL PLAN

SCALE: 1/4" = 1'-0"

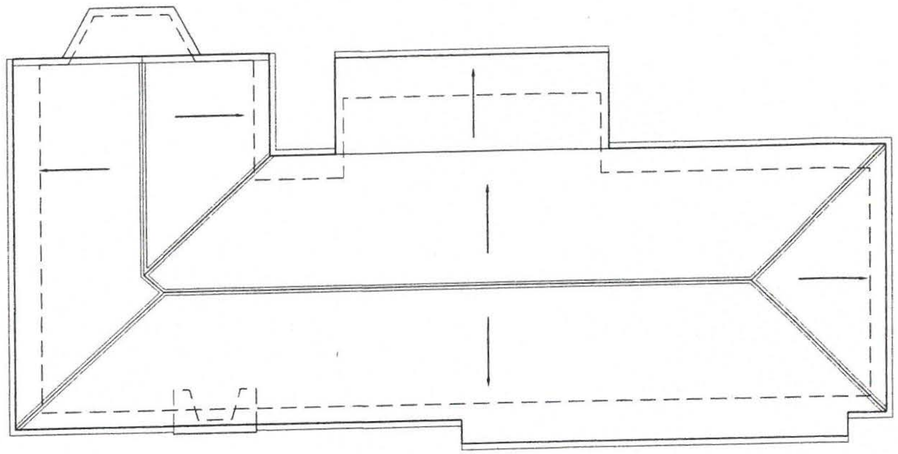
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DRAWN BY: JAL
CHECKED BY: JPJ
JOB NO.: 11095.104

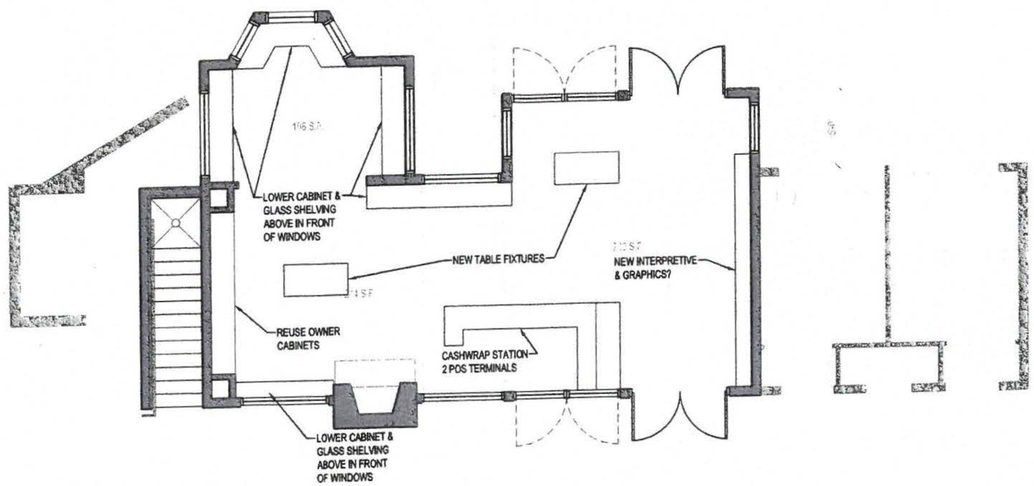
SHEET NO.: A.201

All drawings and material appearing herein are the original and unpublished work of the architect and may not be duplicated, used, or disclosed without the written consent of Jones & Jones.

J:\Bloedel Reserve Master Plan 11095\02-CAD\5-Arch\05_Sheets\A201.dwg, 11/11/2015 10:49 AM



1 ROOF PLAN
SCALE: 1/4" = 1'-0"



2 SHOP PLAN
SCALE: 1/4" = 1'-0"

NORTH

BLOEDEL RESERVE GATEHOUSE

JONES JONES
ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS

ARCHITECTS AND
LANDSCAPE ARCHITECTS, LTD.

105 SOUTH MAIN STREET
SUITE 300
SEATTLE, WASHINGTON
USA 98104

TEL 206.624.5702
FAX 206.624.5923

WWW.JONESANDJONES.COM

CONCEPT DRAWINGS

DATE: 11 November 2015

REVISIONS:

ROOF PLAN & SHOP PLAN

SCALE: 1/4" = 1'-0"

0 1' 2' 4' 8' 12' FEET

DRAWN BY: JAL
CHECKED BY: JPJ
JOB NO.: 11085.104

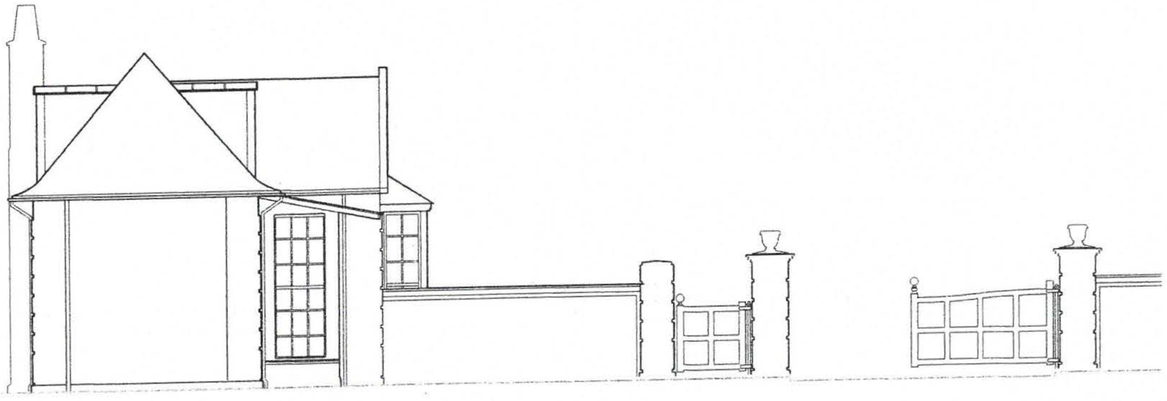
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1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

NORTH

BLOEDEL RESERVE GATEHOUSE

JONES JONES
ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS

ARCHITECTS AND
LANDSCAPE ARCHITECTS, LTD.

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SEATTLE, WASHINGTON
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TEL 206.624.5702
FAX 206.624.5823

WWW.JONESANDJONES.COM

CONCEPT DRAWINGS

DATE: 11 November 2015

REVISIONS:

GATEHOUSE ELEVATIONS

SCALE: 1/4" = 1'-0"

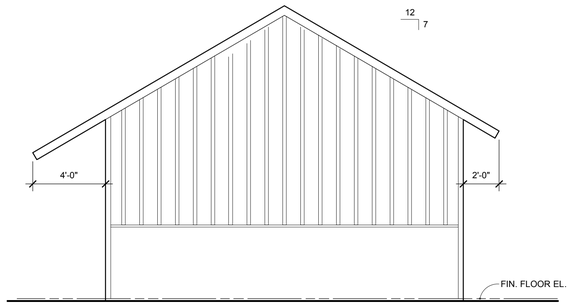
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DRAWN BY: JAL
CHECKED BY: JPJ
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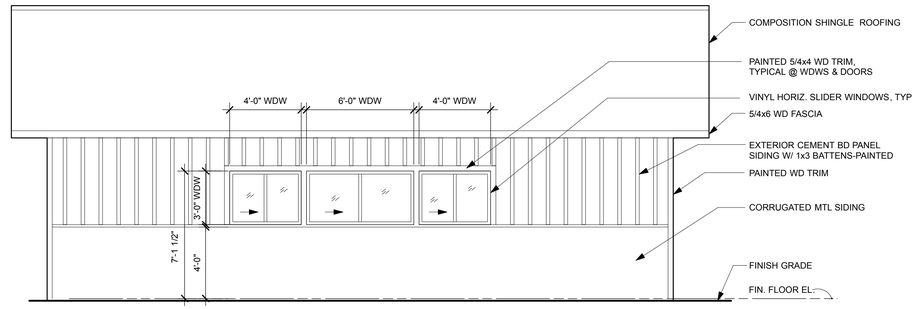
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All drawings and material appearing herein are the original and unpublished work of the architect and may not be duplicated, used, or disclosed without the written consent of Jones & Jones.

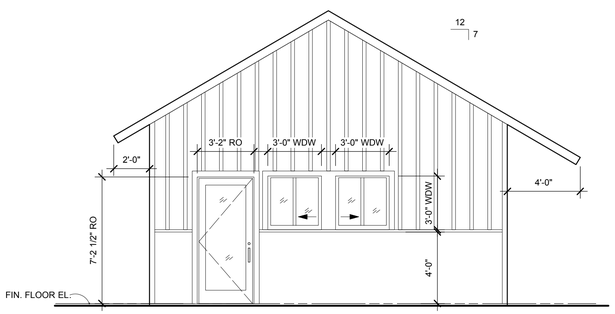
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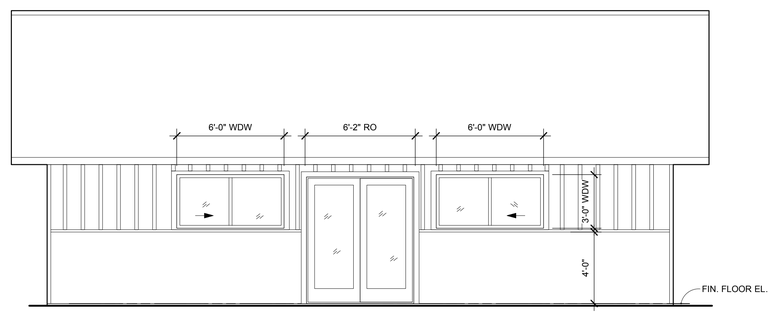
4 A401 EAST ELEVATION
1/4" = 1'-0"



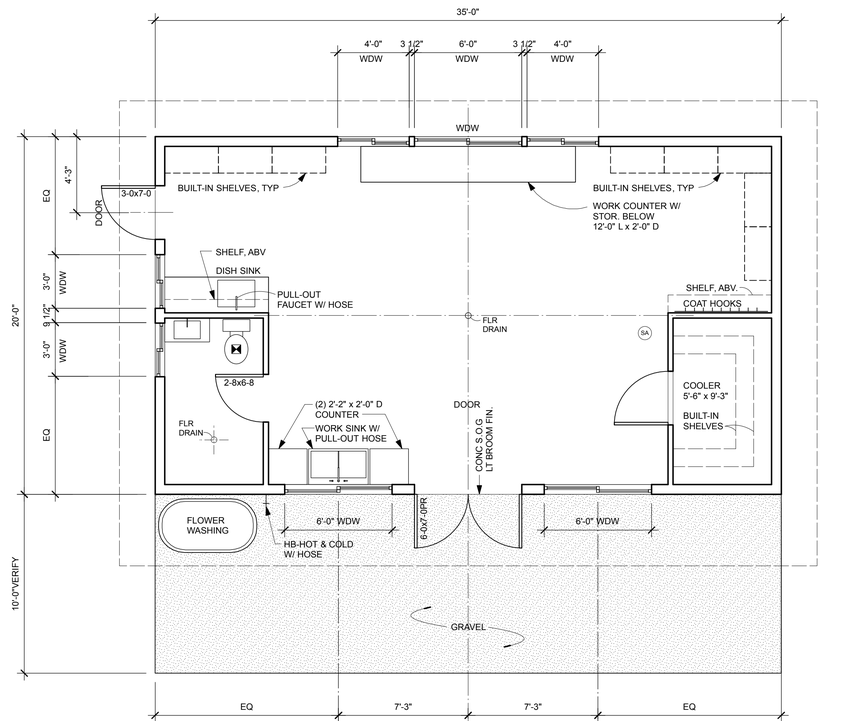
1 A401 NORTH ELEVATION
1/4" = 1'-0"



5 A401 WEST ELEVATION
1/4" = 1'-0"



2 A401 SOUTH ELEVATION
1/4" = 1'-0"



3 A401 FLOOR PLAN
1/4" = 1'-0"

N

0 2 4 ft

rho ARCHITECTS 1008 Western Avenue no. 215, Seattle, WA 98104

BLOEDEL RESERVE
BAINBRIDGE ISLAND, WA

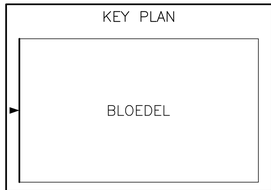
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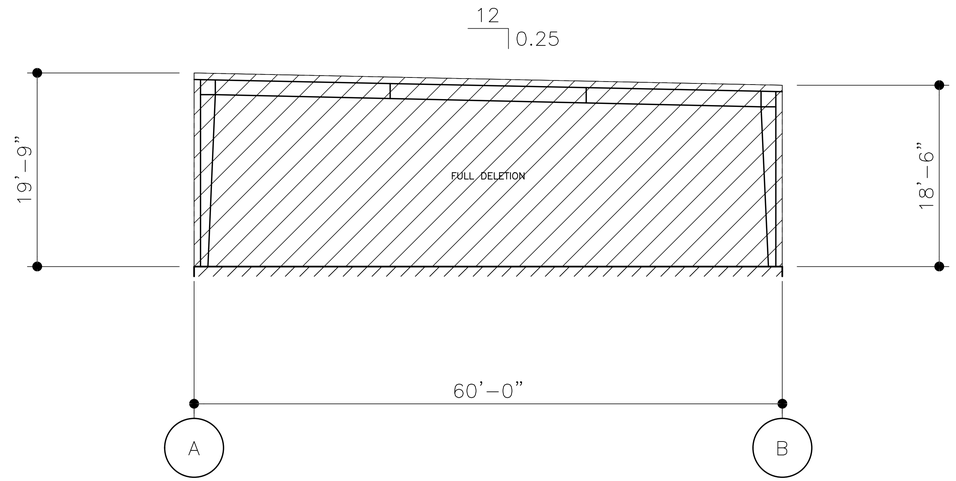
Phase: CUP/ASP/RA
Date: 31 May 2017

FLOOR PLAN AND ELEVATIONS

A.401

KEY PLAN





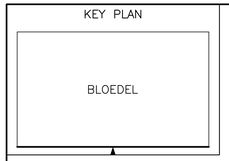
ELEVATION AT LINE 1

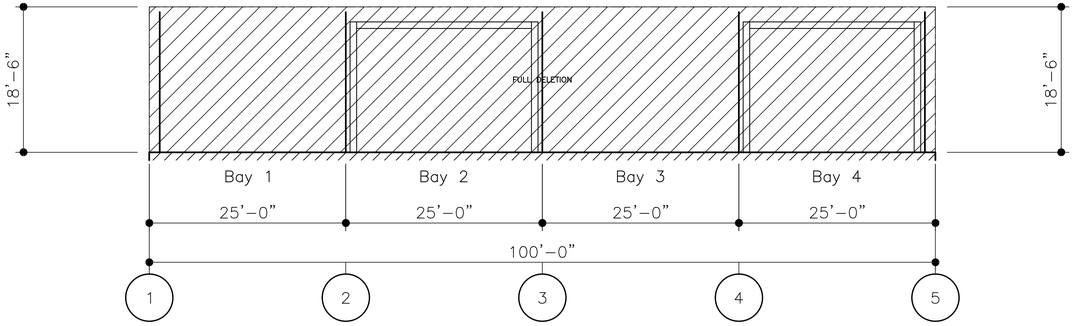
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QUOTE NUMBER: TBD

PROJECT NAME: BLOEDEL RESERVE
BAINBRIDGE ISLAND, WA
CUSTOMER NAME: CLEVELAND CONSTRUCTION INC.
KINGSTON, WA

KEY PLAN



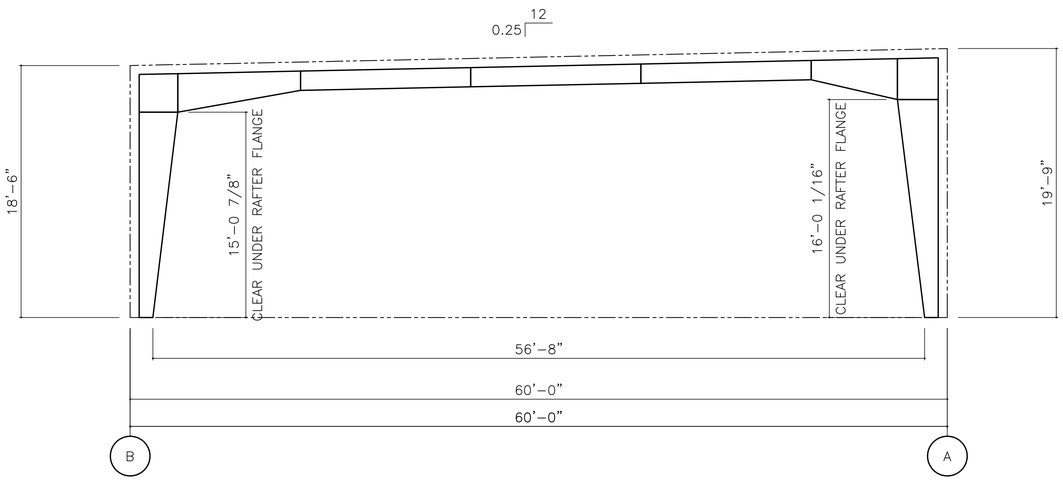


ELEVATION AT LINE B

DO NOT USE FOR FINAL CONSTRUCTION

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QUOTE NUMBER: TBD

PROJECT NAME: BLOEDEL RESERVE
BAINBRIDGE ISLAND, WA
CUSTOMER NAME: CLEVELAND CONSTRUCTION INC.
KINGSTON, WA



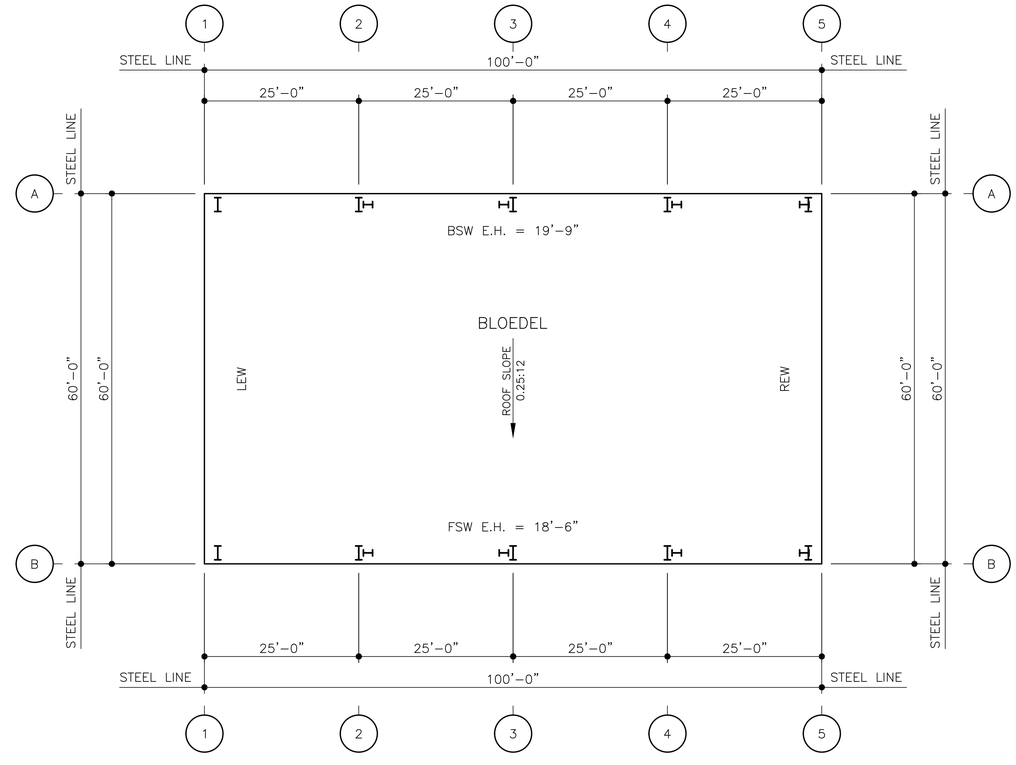
FRAME @ LINE(S) 2

*ALL CLEAR DIMENSIONS ARE SUBJECT TO CHANGE AT TIME OF FINAL DESIGN, UNLESS NOTED OTHERWISE IN THE SPECIAL USER NOTES SECTION.

DO NOT USE FOR FINAL CONSTRUCTION

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QUOTE NUMBER: TBD

PROJECT NAME: BLOEDEL RESERVE
BAINBRIDGE ISLAND, WA
CUSTOMER NAME: CLEVELAND CONSTRUCTION INC.
KINGSTON, WA



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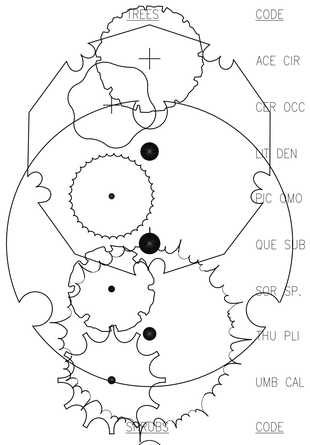
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10/25/2016 10:35 PM
SHEET NUMBER: FP1
QUOTE NUMBER: TBD

PROJECT NAME: BLOEDEL RESERVE
BAINBRIDGE ISLAND, WA
CUSTOMER NAME: CLEVELAND CONSTRUCTION INC.
KINGSTON, WA

BLOEDEL RESERVE - COMPOST SHED

PLAN/ PRELIMINARY ELEVATIONS/ BUILDING SECTION

PLANT SCHEDULE - CONTINUED ON L02



TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	ACE CIR	4	ACER CIRCINATUM	VINE MAPLE	B & B	2"CAL	
	CER OCC	7	CERCIS OCCIDENTALIS MULTI-STEM	WESTERN REDBUD	B & B	2"CAL	
	LIT DEN	3	LITHOCARPUS DENSIFLORUS	TANBARK OAK	B & B	3"CAL	
	PIC OMO	10	PICEA OMORIKA	SERBIAN SPRUCE	B & B		6' HT.
	QUE SUB	3	QUERCUS SUBER	CORK OAK	B & B	3"CAL	
	SOR SP.	3	SORBUS SP.	MOUNTAIN ASH	B & B	2"CAL	
	THU PLI	2	THUJA PLICATA	WESTERN RED CEDAR	NA	NA	6' HT.
	UMB CAL	2	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY LAUREL	15 GAL	1"CAL	

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	ARC JOH	26	ARCTOSTAPHYLOS X 'JOHN DOURLEY'	JOHN DOURLEY MANZANITA	5 GAL
	ARC SUN	44	ARCTOSTAPHYLOS X 'SUNSET'	SUNSET MANZANITA	5 GAL
	GAR JAM	30	GARRYA ELLIPTICA 'JAMES ROOF'	COAST SILK TASSEL	5 GAL
	GAU SHA	92	GAULTHERIA SHALLON	SALAL	3 GAL
	MAH AQU	15	MAHONIA AQUIFOLIUM	OREGON GRAPE	3 GAL
	POL MUN	120	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL
	VAC OVA	51	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	3 GAL
	VIB COM	115	VIBURNUM TRILOBUM 'COMPACTUM'	COMPACT CRANBERRY BUSH VIBURNUM	5 GAL

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	BAC MAG	55	BACCHARIS MAGELLANICA	CHRISTMAS BUSH	4"POT	36" o.c.
	MAH REP	621	MAHONIA REPENS	CREEPING MAHONIA	4"POT	36" o.c.
	SAX PRI	24	SAXIFRAGA UMBROSA 'PRIMULOIDES'	PRIMULOIDES SAXIFRAGE	4"POT	18" o.c.

PLANTING NOTES

1. REFER TO CIVIL DRAWINGS FOR GRADING, DRAINAGE AND SITE LAYOUT INFO.
2. SEE PLANT SCHEDULE FOR SPECIES, QUANTITIES, AND MINIMUM SPACING.
3. ALL CONSTRUCTION MATERIAL SHALL BE EXCLUDED FROM TOPSOIL.
4. ALL PLANTING AREAS TO HAVE A MINIMUM OF 12" DEPTH OF TOPSOIL.
5. LAYOUT FOR ALL PLANTING AREAS TO BE VERIFIED BY BLOEDEL RESERVE OWNER REPRESENTATIVE (ANDY NAVAGE).
6. OWNER PREPRESENTATIVE WILL SUPERVISE THE PLANTING PROCESS. MODIFICATIONS TO THE PLANTING PLAN MAY OCCUR BASED ON FIELD CONDITIONS AND THE AVAILABILITY OF PLANT MATERIAL.
7. PLANTINGS WILL BE B&B AND CONTAINERIZED NATIVE PLANT MATERIAL, AS APPROPRIATE AND SPECIFIED, FROM REGIONAL GENETIC STOCK. PLASTIC NURSERY IDENTIFICATION TAGS WILL BE ATTACHED TO THE STEM OF EACH WOODY PLANTING.
8. LOCAL NURSERY STOCK WILL BE USED TO ENSURE THAT THE MATERIAL HAS ACCLIMATED TO LOCAL CONDITIONS (REDUCING PLANTING STRESS) AND IS GENETICALLY COMPARABLE WITH PLANTS IN THE LOCAL AREA.
9. FINAL PLANT LISTS WILL BE CONTINGENT UPON PLANT AVAILABILITY. IF SELECTED SPECIES ARE UNAVAILABLE FROM LOCAL NURSERIES THEN UPON PRIOR APPROVAL OTHER GENUS OR SPECIES WITH SIMILAR HYDROLOGICAL REQUIREMENTS MAY BE SUBSTITUTED.
10. TREES WILL BE STAKED ONLY IF A PLANT CANNOT STAND ALONE IN A MODERATE WIND.
11. ALL LANDSCAPE BEDS WILL BE MULCHED WITH A MINIMUM OF 3 INCHES OF ORGANIC BARK MULCH TO DISCOURAGE WEED GROWTH, MINIMIZE SOIL EROSION, AND RETAIN MOISTURE. THE MULCH IS NOT TO MAKE CONTACT WITH THE PLANT STEM.
12. DO NOT DISTURB ANY TREES UNLESS MARKED FOR REMOVAL. PROVIDE PROTECTION OF TREES TO BE RETAINED.
13. REMOVE INVASIVE PLANT SPECIES, IF ANY, IN ALL PLANTING AREAS.

CALCULATIONS FOR BUFFER

NORTH FULL SCREEN BUFFER PLANTING:

NORTH SCREEN PERIMETER LENGTH: 195 LF
PERIMETER SF (25' DEPTH): 4,886 SF
MINIMUM EVERGREEN TREES REQUIRED IN BUFFER: 13 (70%)
MINIMUM DECIDUOUS TREES REQUIRED IN BUFFER: 6 (30%)
TOTAL TREES REQUIRED IN BUFFER: 19 (1 PER 250 SF)
MINIMUM EVERGREEN SHRUBS REQUIRED IN BUFFER: 68 (70%)
MINIMUM DECIDUOUS SHRUBS REQUIRED IN BUFFER: 29 (30%)
TOTAL SHRUBS REQUIRED IN BUFFER: 97 (1 PER 50 SF)

FISCHER·BOUMA PARTNERSHIP
Landscape Architecture + Community Planning
310 Madison Ave South, Suite A
Bainbridge Island, WA 98110
(206) 780.5651
www.fbpartnership.com

BLOEDEL RESERVE
7571 NE DOLPHIN ROAD
BAINBRIDGE ISLAND, WA

PROJECT: **BLOEDEL RESERVE NORTH PARKING LOT BAINBRIDGE ISLAND, WA**
PROJECT NUMBER: **2016-039**
SUBMITTAL: **PERMIT SUBMITTAL (AMENDED CUP)**
SUBMITTAL DATE: **5/22/2017**

REVISIONS:

NO.	DATE	DESCRIPTION

SEAL:

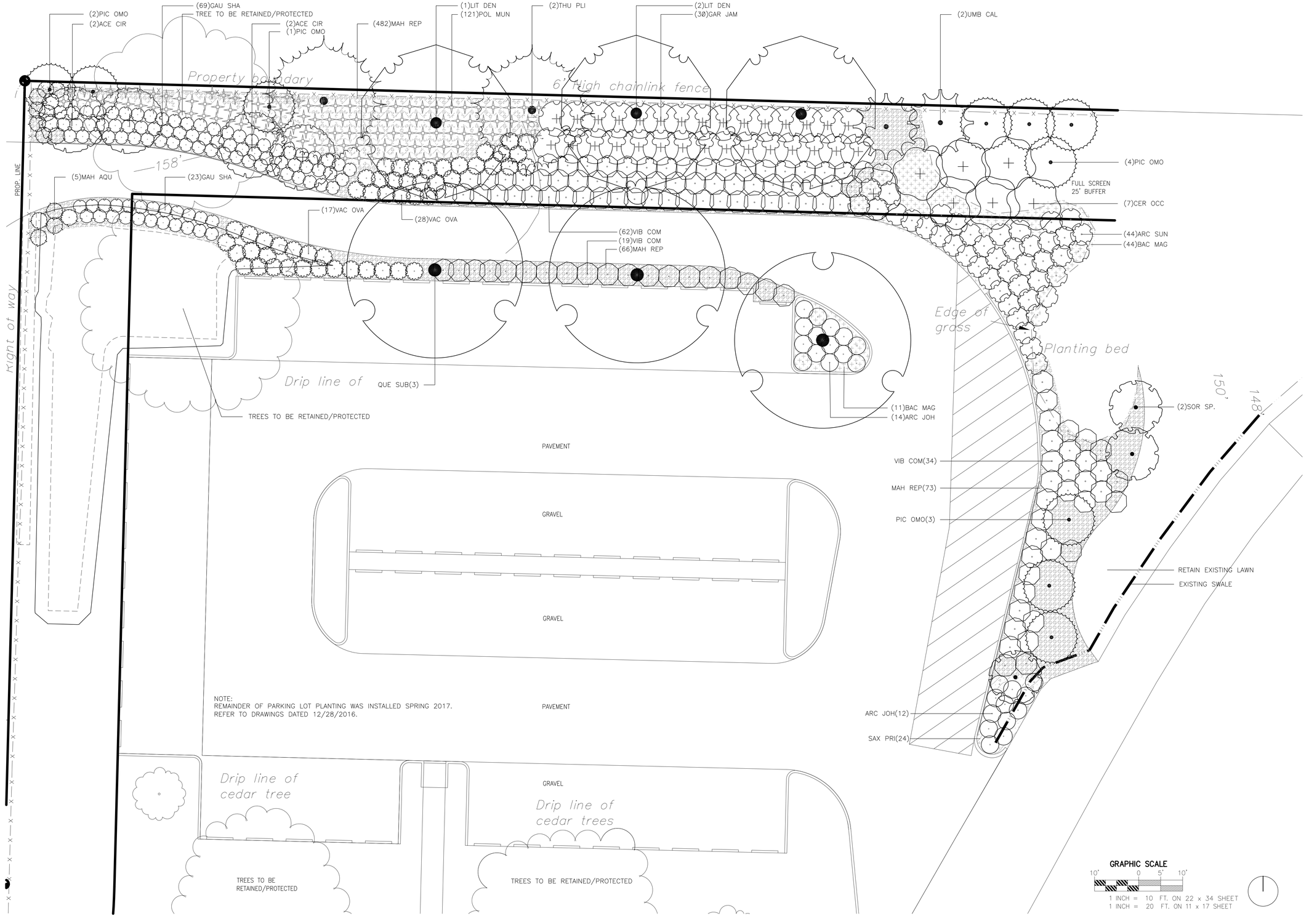
STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
JEFFREY K. BOUMA
CERTIFICATE No. 947

PRINCIPAL IN CHARGE:
DRAWN BY: JP DATE: 12/22/2016
REVIEWED BY: JB DATE: 12/27/2016

SHEET TITLE:
PLANT SCHEDULE & NOTES

SCALE: SEE SCALE BAR

SHEET NUMBER:
L01



NOTE:
REMAINDER OF PARKING LOT PLANTING WAS INSTALLED SPRING 2017.
REFER TO DRAWINGS DATED 12/28/2016.

GRAPHIC SCALE
10' 0 5' 10'
1 INCH = 10 FT. ON 22 x 34 SHEET
1 INCH = 20 FT. ON 11 x 17 SHEET

FISCHER·BOUMA PARTNERSHIP
Landscape Architecture + Community Planning
310 Madison Ave South, Suite A
Bainbridge Island, WA 98110
(206) 780.5651
www.fbpartnership.com

BLOEDEL RESERVE
7571 NE DOLPHIN ROAD
BAINBRIDGE ISLAND, WA

PROJECT: **BLOEDEL RESERVE NORTH PARKING LOT**
BAINBRIDGE ISLAND, WA

PROJECT NUMBER: **2016-039**

SUBMITTAL: **PERMIT SUBMITTAL (AMENDED CUP)**

SUBMITTAL DATE: **5/22/2017**

REVISIONS:

NO.	DATE	DESCRIPTION

SEAL:

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
JEFFREY K. BOUMA
CERTIFICATE No. 947

PRINCIPAL IN CHARGE:
DRAWN BY: JP DATE: 5/22/2017
REVIEWED BY: JB DATE: 5/22/2017

SHEET TITLE:
PLANTING PLAN

SCALE: SEE SCALE BAR

SHEET NUMBER:
L10