

# GWENDOLYN HOTEL

MCMINNVILLE, OR | LAND USE SUBMITTAL | 07.29.2022



Otak Architects, Inc.  
808 SW Third Avenue, Suite 800  
Portland, OR 97204  
main 503.287.6825  
www.otak.com

## PROJECT TEAM

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HD MCMINNVILLE  
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808 SW THIRD AVENUE, SUITE 800  
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CONTACTS: CASEY MCKENNA

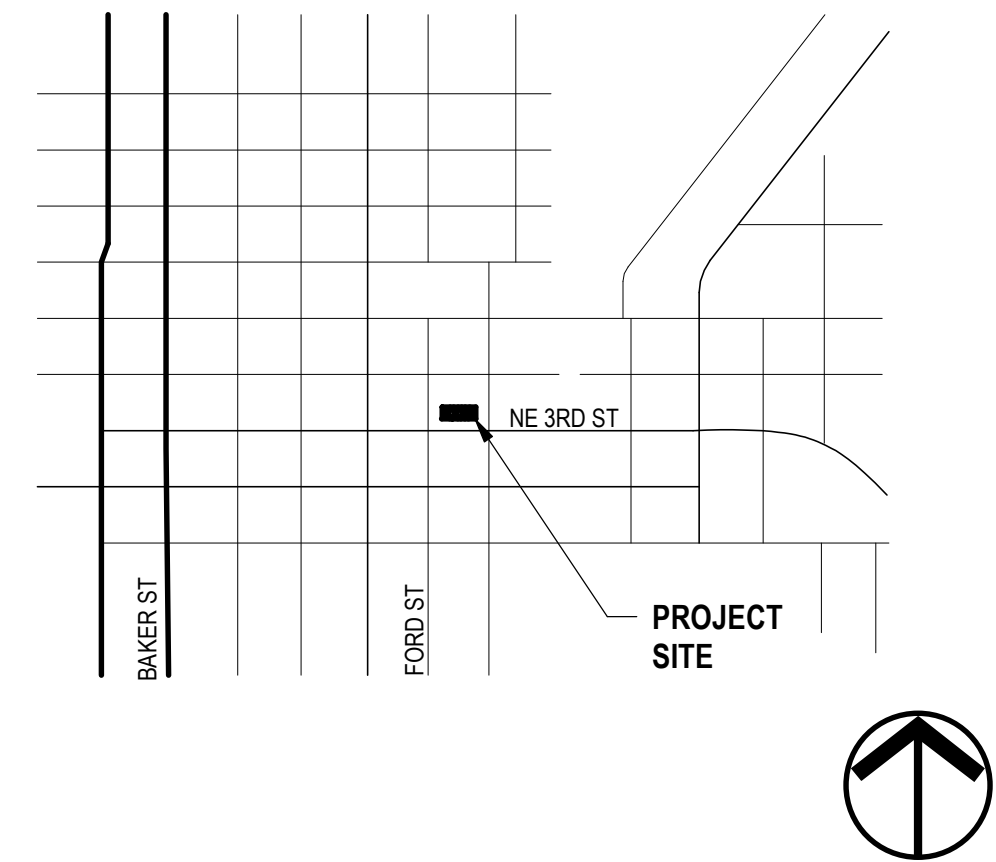
**CIVIL ENGINEER**  
HARPER HOUF PETERSON RIGHELLIS INC.  
202 SE SPOKANE STREET, SUITE 200  
PORTLAND, OREGON, 97202  
PHONE: (503) 221-1131  
CONTACT: ALEX SIMPSON, PE

**LANDSCAPE ARCHITECT**  
OTAK, INC.  
808 SW 3RD AVENUE, SUITE 800  
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PHONE: (503) 415-2325  
CONTACT: GABRIEL KRUSE, PLA

## SHEET INDEX

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## VICINITY MAP



STAMP

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**GWENDOLYN HOTEL**  
609 NE 3RD STREET, 611 NE 3RD STREET, 619 NE 3RD STREET  
MCMINNVILLE, OREGON 97128

COVER SHEET

TITLE

#	DATE	DESCRIPTION

REVISIONS

Author	Checker

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LAND USE STATUS

07/29/2022

DATE

19914

PROJECT NUMBER

**G0.00**

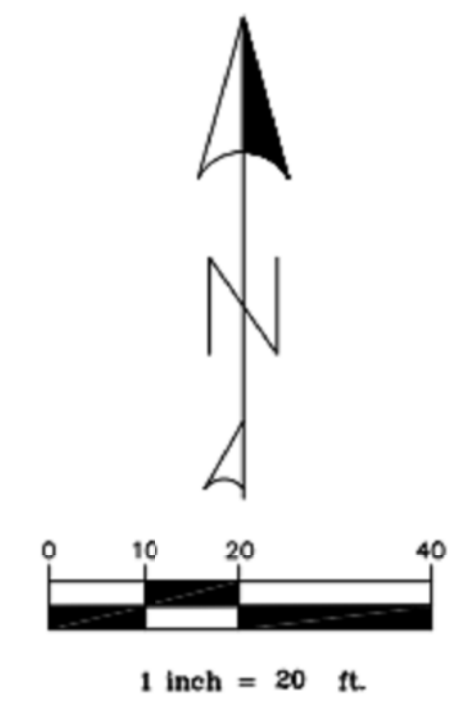
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If this drawing is not 24" x 36", it has been reduced/enlarged. Scale accordingly.

**TOPOGRAPHIC SURVEY**  
LOTS 5, 6, AND 7, BLOCK 7 "ROWLANDS"  
MCNINNVILLE, OREGON  
MAY 17, 2022

BASIS OF BEARING IS OREGON STATE PLANE  
(3601 OR N) NAD\_83 (2011)(EPOCH:2010.000)  
BY STATIC OBSERVATION ON APRIL 26, 2022  
POST PROCESSED THROUGH OPUS  
VERTICAL DATUM IS NAVD88 (GEOID18)



- EDGE OF PAVEMENT
- FENCE
- SANITARY SEWER LINE
- SANITARY MANHOLE
- STORM DRAIN LINE
- STORM MANHOLE
- CATCH BASIN
- WATER LINE
- VALVE
- WATER METER
- FIRE HYDRANT
- POWER POLE
- POWER LINE
- GAS LINE
- TELEPHONE / COMMUNICATION
- TELEPHONE MH
- CONCRETE
- SIGN
- FOUND MONUMENT AS NOTED
- SANITARY CLEAN OUT
- CLEAN OUT
- CONIFEROUS TREE
- DECIDUOUS TREE
- GAS METER



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*[Signature]*  
OREGON  
JULY 19, 1994  
FREDERIC C. FORD  
2665  
12-31-23  
RENEWAL DATE

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EXISTING SITE CONDITIONS

TITLE

# DATE DESCRIPTION

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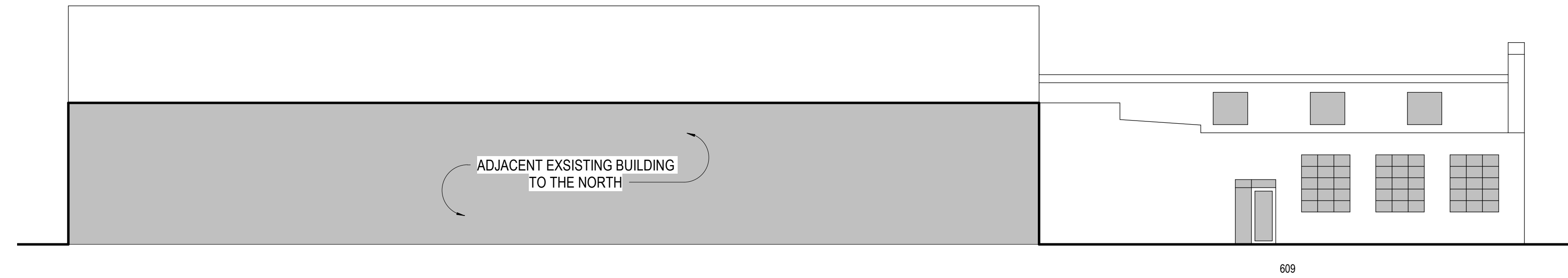
PROJECT NUMBER

**EX1.00**

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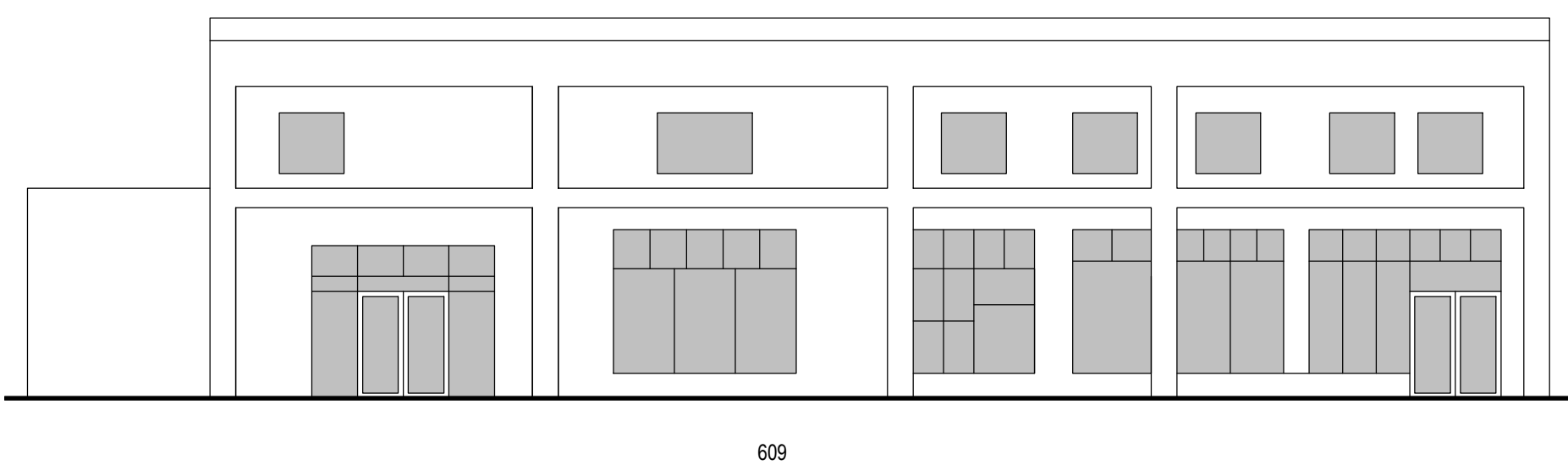


**Ford Engineering, Inc.**  
Civil Engineering & Land Surveying  
12205 Ioka Way NW Phone (360) 588-2124  
Silverdale, Washington 98383 Fax (503) 296-2374



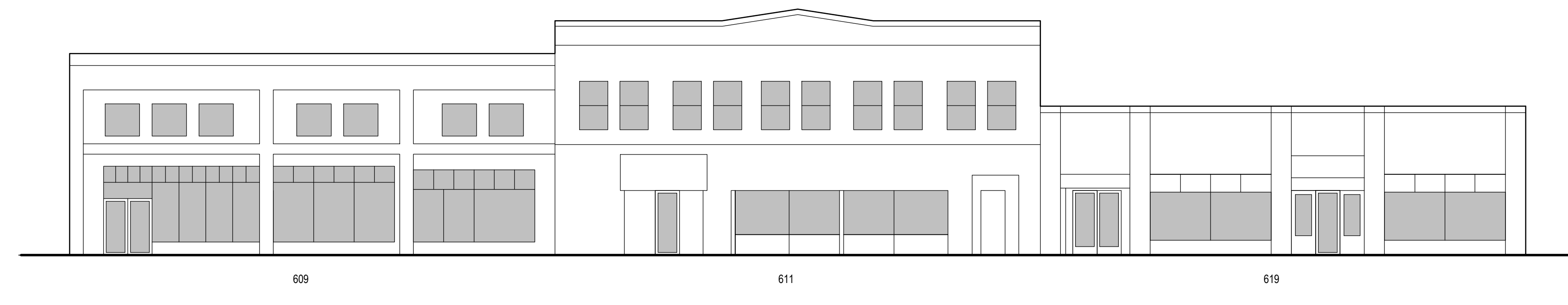
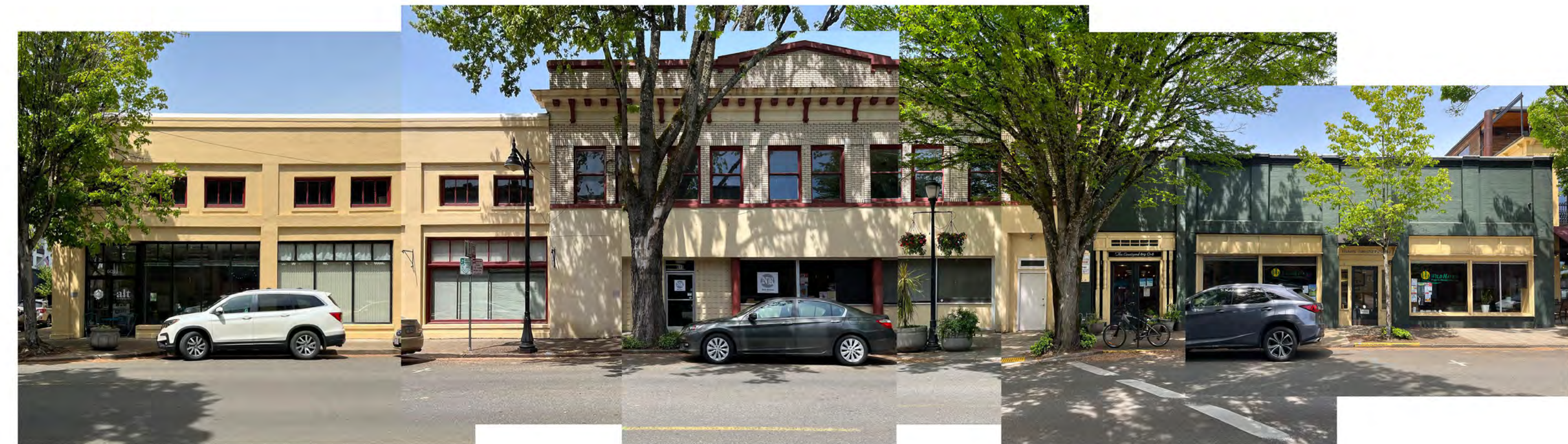
**EXISTING NORTH ELEVATION**

SCALE: 3/32" = 1'-0"



**EXISTING WEST ELEVATION**

SCALE: 3/32" = 1'-0"



**EXISTING SOUTH ELEVATION**

SCALE: 3/32" = 1'-0"

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EXISTING BUILDING ELEVATIONS

TITLE

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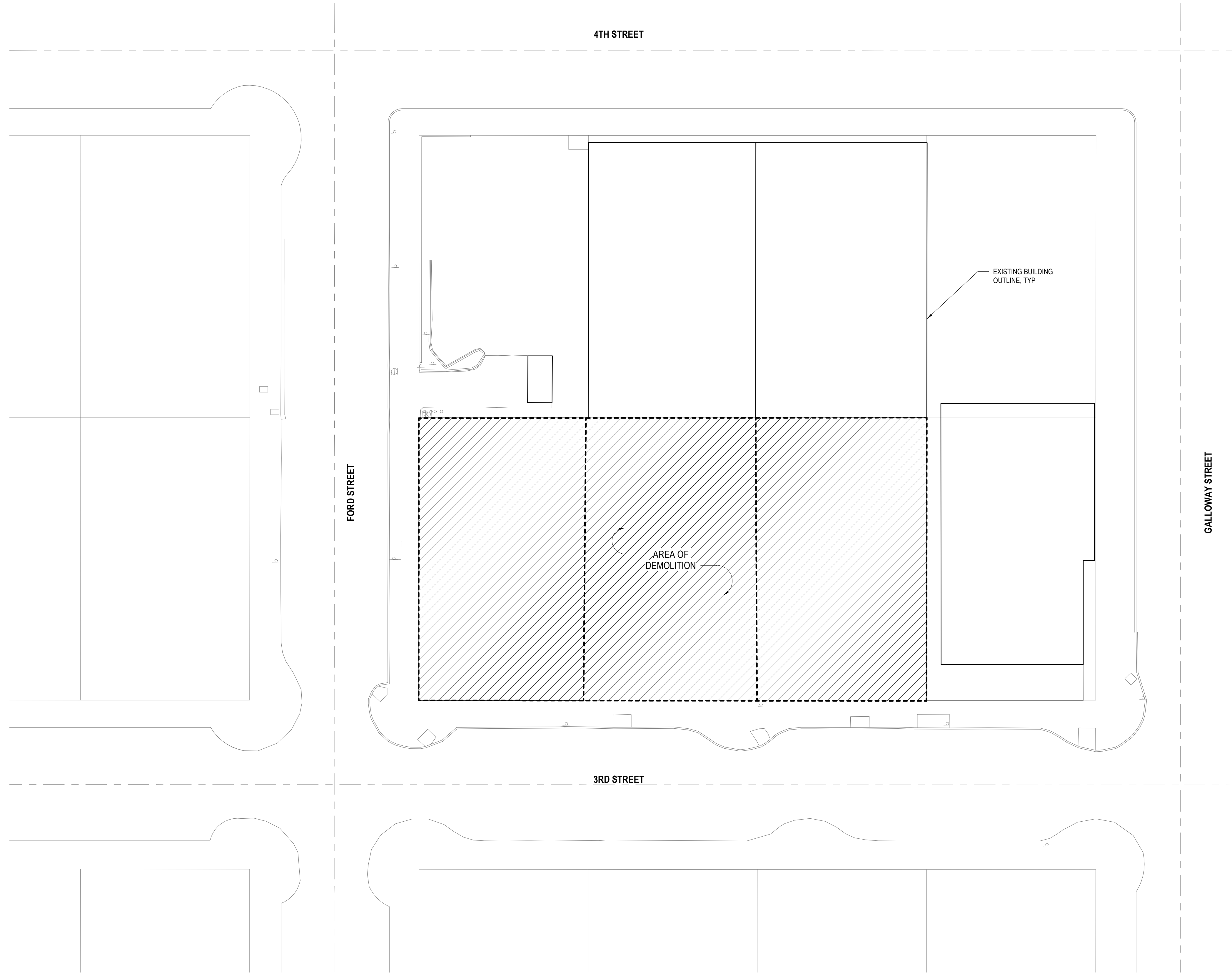
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**EX1.01**

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**1** DEMO SITE PLAN  
 SCALE: 1" = 20'-0"

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DEMO SITE PLAN

TITLE

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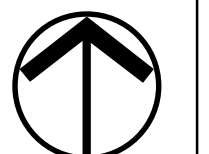
1914

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**D1.01**

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CONTEXT ELEVATIONS

TITLE

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LAND USE  
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**A0.01**

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MONOCHROMATIC BUILDING PALETTE WITH COLORFUL GROUND LEVEL TREATMENTS



GROUPED UPPER WINDOWS



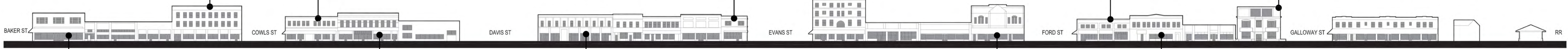
LIGHT COLORED BUILDING PALETTE WITH BOLD COLOR ACCENTS



STRONG DELINEATION OF BUILDING BASE



FABRIC AWNINGS WITH CONTRASTING COLOR



LIGHT COLORED BUILDING PALETTE ABOVE WITH COLORFUL STOREFRONT AT STREET LEVEL

UPPER LEVEL PILASTERS

3 STORY (45' HEIGHT) BUILDING WEST OF PROPERTY

DETAILED CORNICE LINES

**NORTH SIDE OF 3RD STREET**

TRADITIONAL WOOD STOREFRONT DETAILING AND TRANSOM



CONTRASTING COLOR AT HEADER AND SILL BRICK DETAILS



GROUPED CORNICE BRACKETS



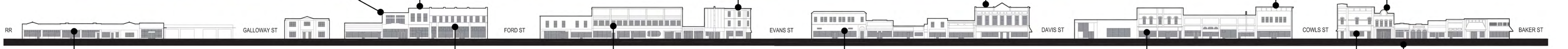
BRICK DETAILING AND RECESSES



BOLD CORNICE LINE



PLANTER BOXES AT UPPER WINDOWS



TRADITIONAL WOOD PILASTER DETAILING

2 STORY (35' HEIGHT) BUILDING SOUTH OF PROPERTY

USE OF COLOR TO DEFINE BUILDING BASE

DETAILS INCORPORATED INTO CORNICE CAP

USE OF BOLD COLOR AT PEDESTRIAN LEVEL

**SOUTH SIDE OF 3RD STREET**

Plot Date: 7/22/2022 10:38:43 AM

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**SITE PLAN**

TITLE

# DATE DESCRIPTION

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LAND USE

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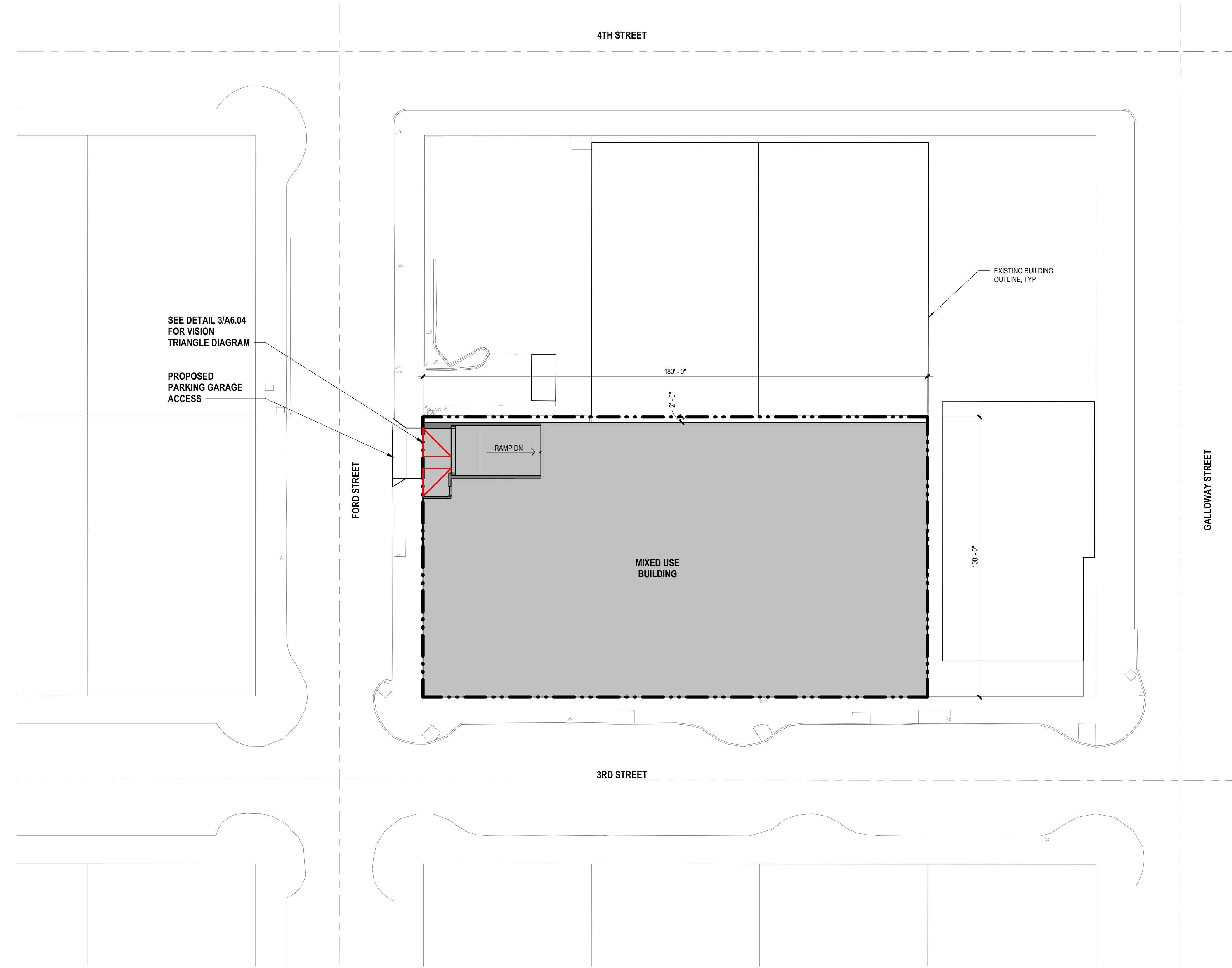
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SEE DETAIL 3/A6.04  
 FOR VISION  
 TRIANGLE DIAGRAM

PROPOSED  
 PARKING GARAGE  
 ACCESS

FORD STREET

4TH STREET

3RD STREET

GALLOWAY STREET

RAMP DN

MIXED USE  
 BUILDING

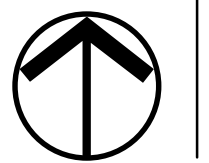
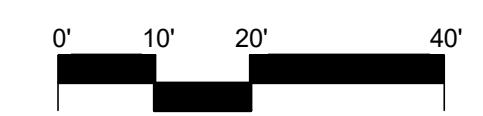
EXISTING BUILDING  
 OUTLINE, TYP.

180'-0"

2'-0"

100'-0"

**1** PROPOSED SITE PLAN  
 A1.01 SCALE: 1" = 20'-0"



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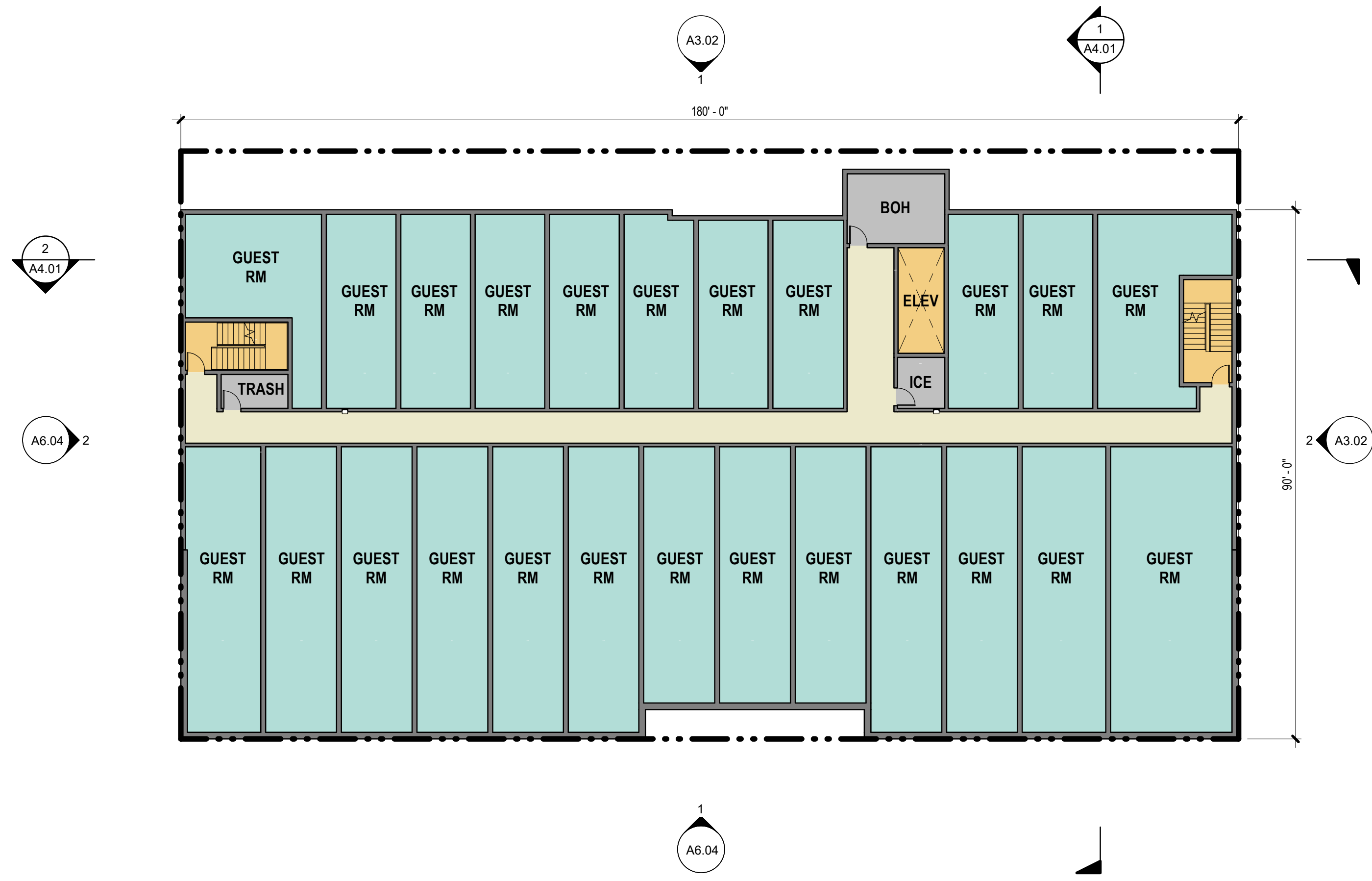
FLOOR PLANS

TITLE  
# DATE DESCRIPTION

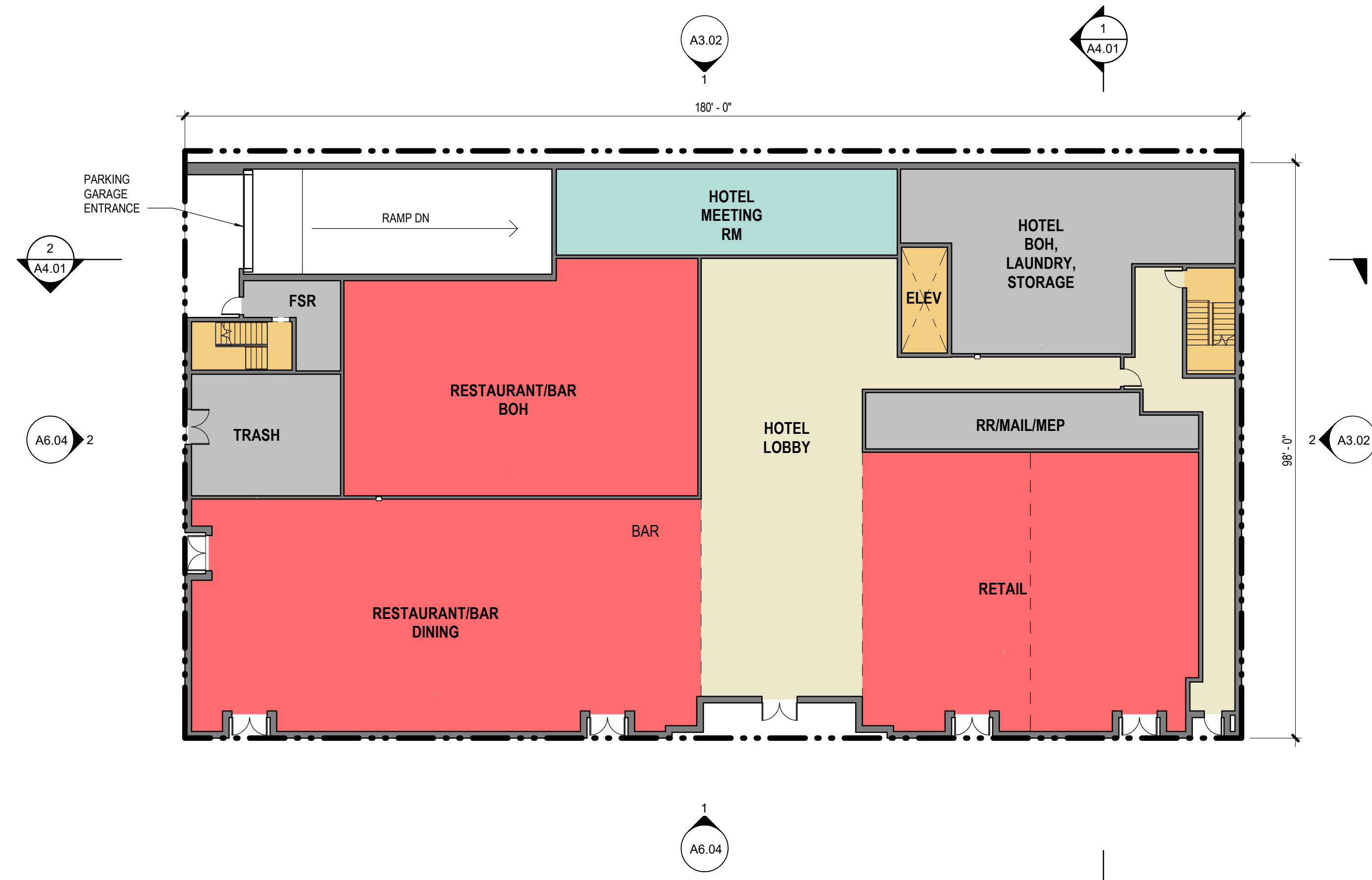
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**A2.01**

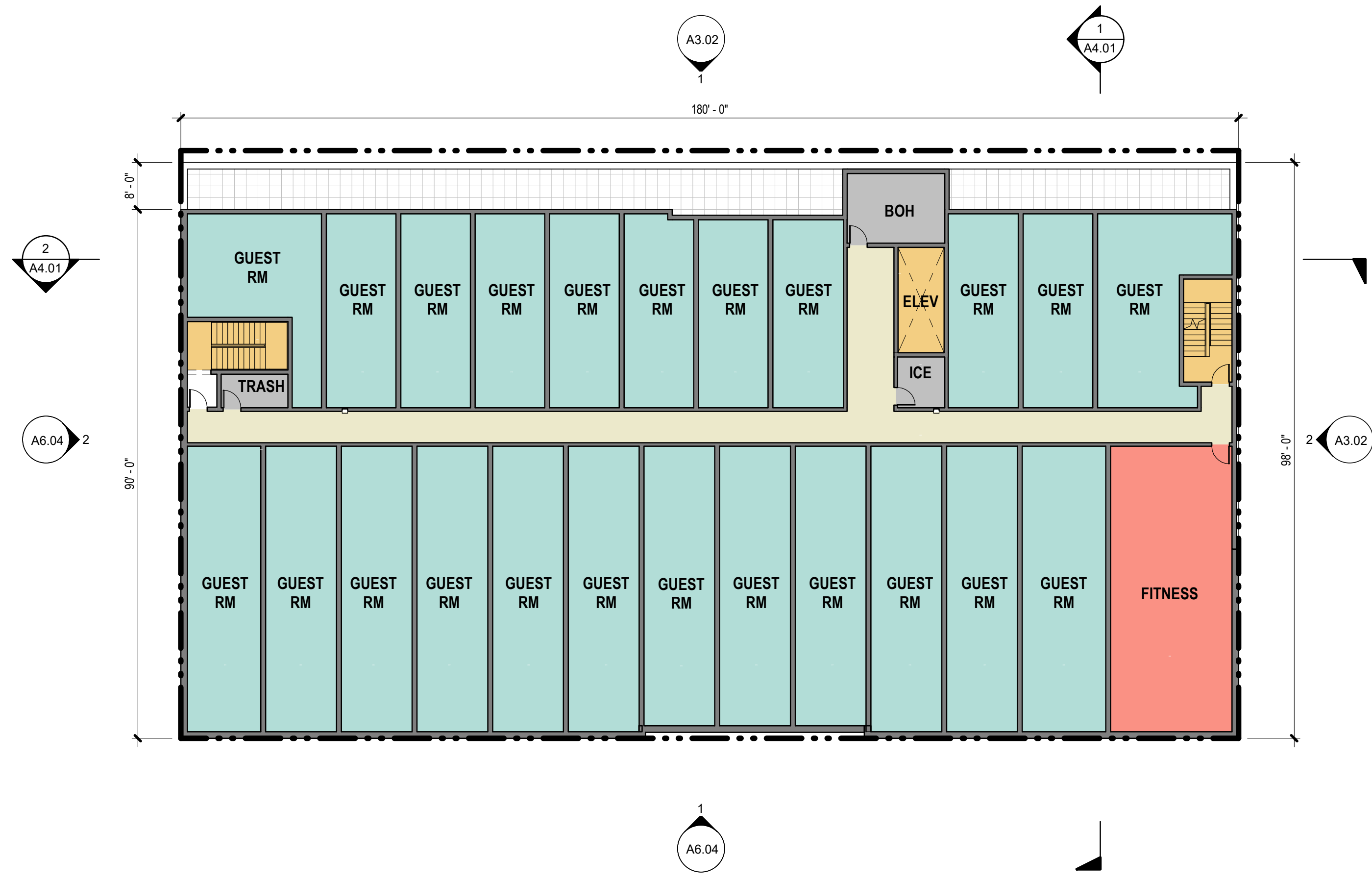
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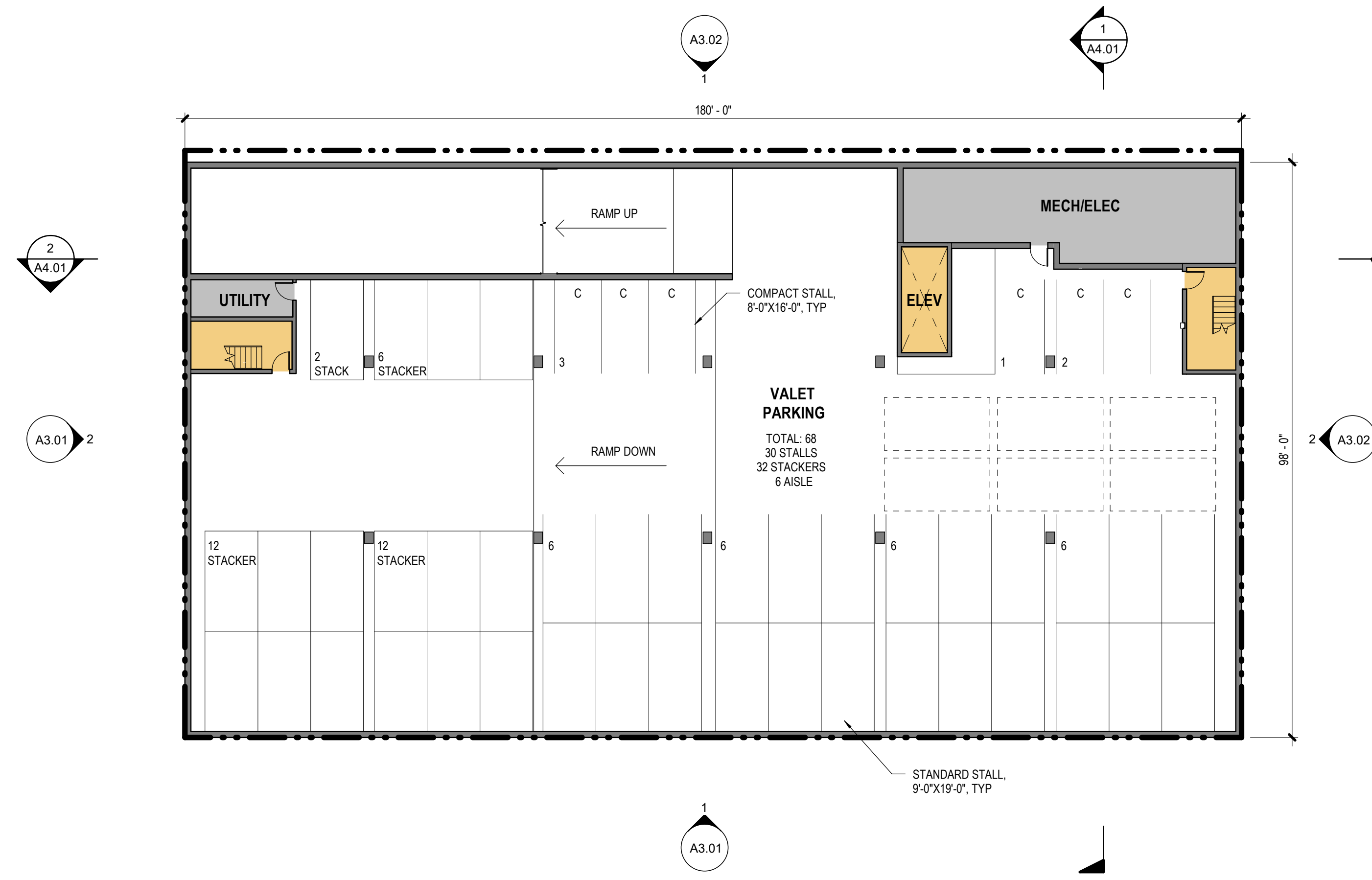
**4 LEVEL 03 - FLOOR PLAN**  
A2.01 SCALE: 1/16" = 1'-0"



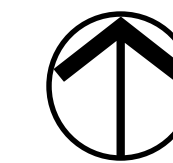
**1 LEVEL 01 - FLOOR PLAN**  
A2.01 SCALE: 1/16" = 1'-0"



**3 LEVEL 02 - FLOOR PLAN**  
A2.01 SCALE: 1/16" = 1'-0"



**2 LEVEL B1 - FLOOR PLAN**  
A2.01 SCALE: 1/16" = 1'-0"



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FLOOR PLANS

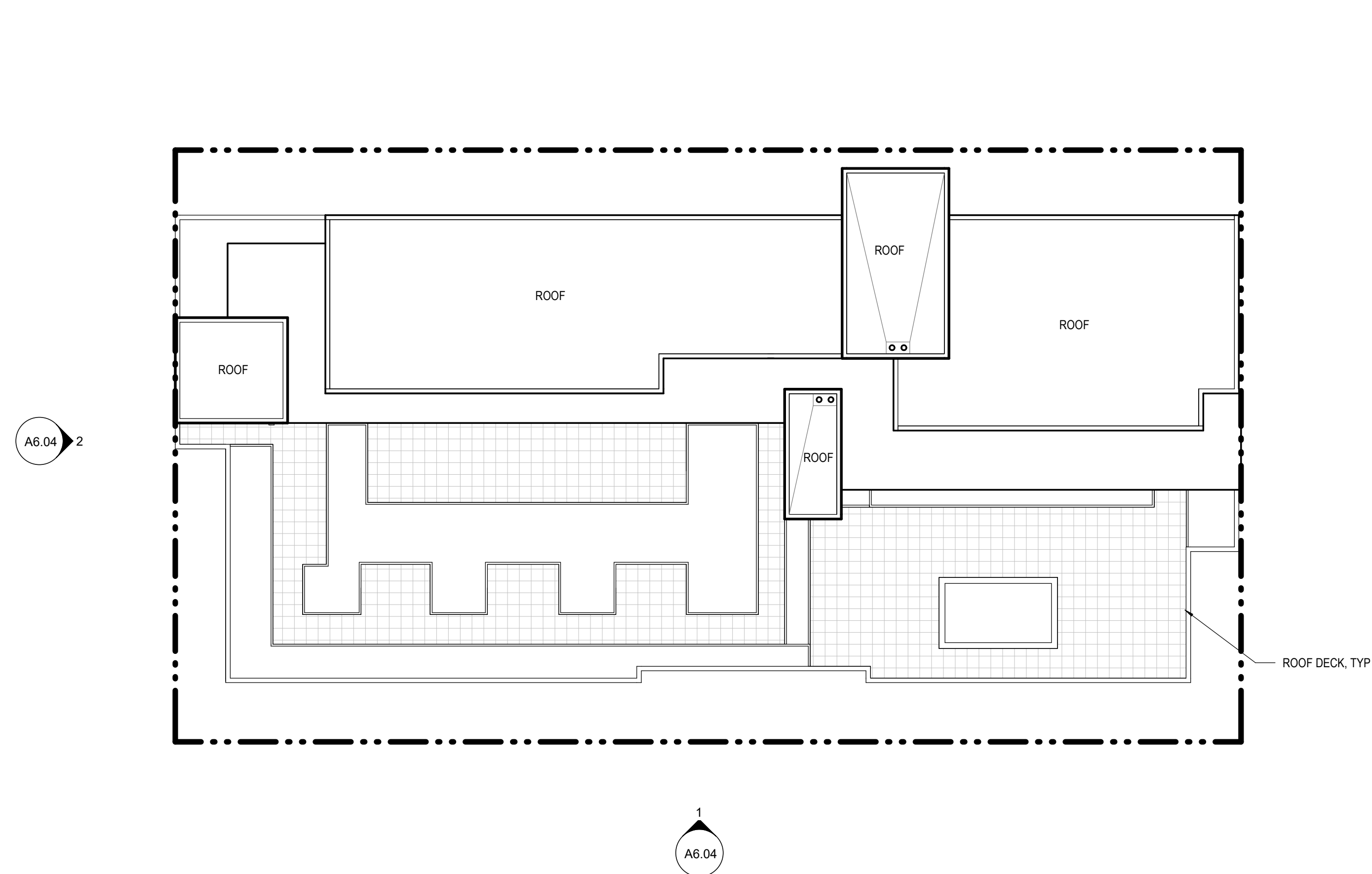
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REVISIONS

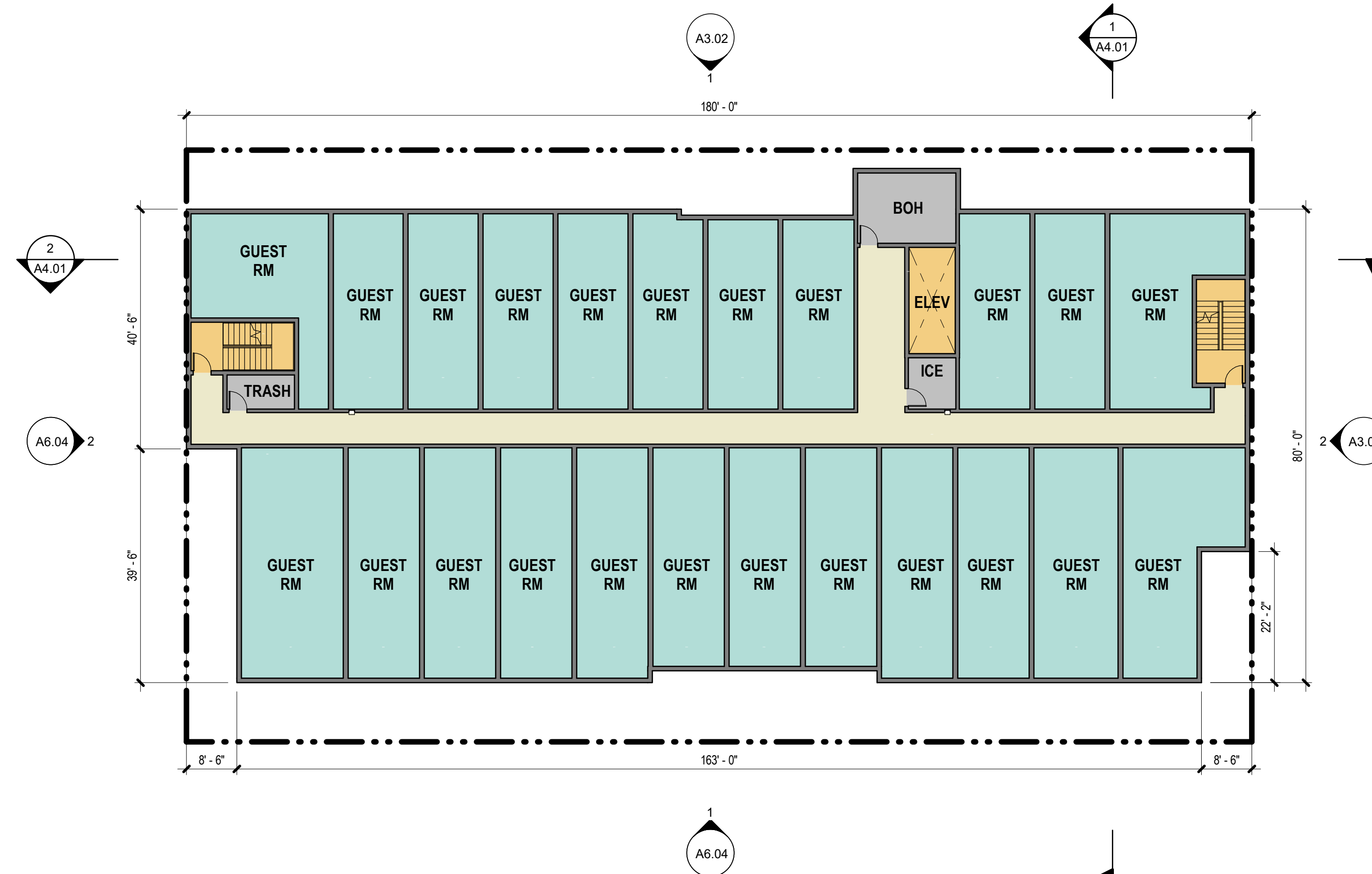
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**A2.02**

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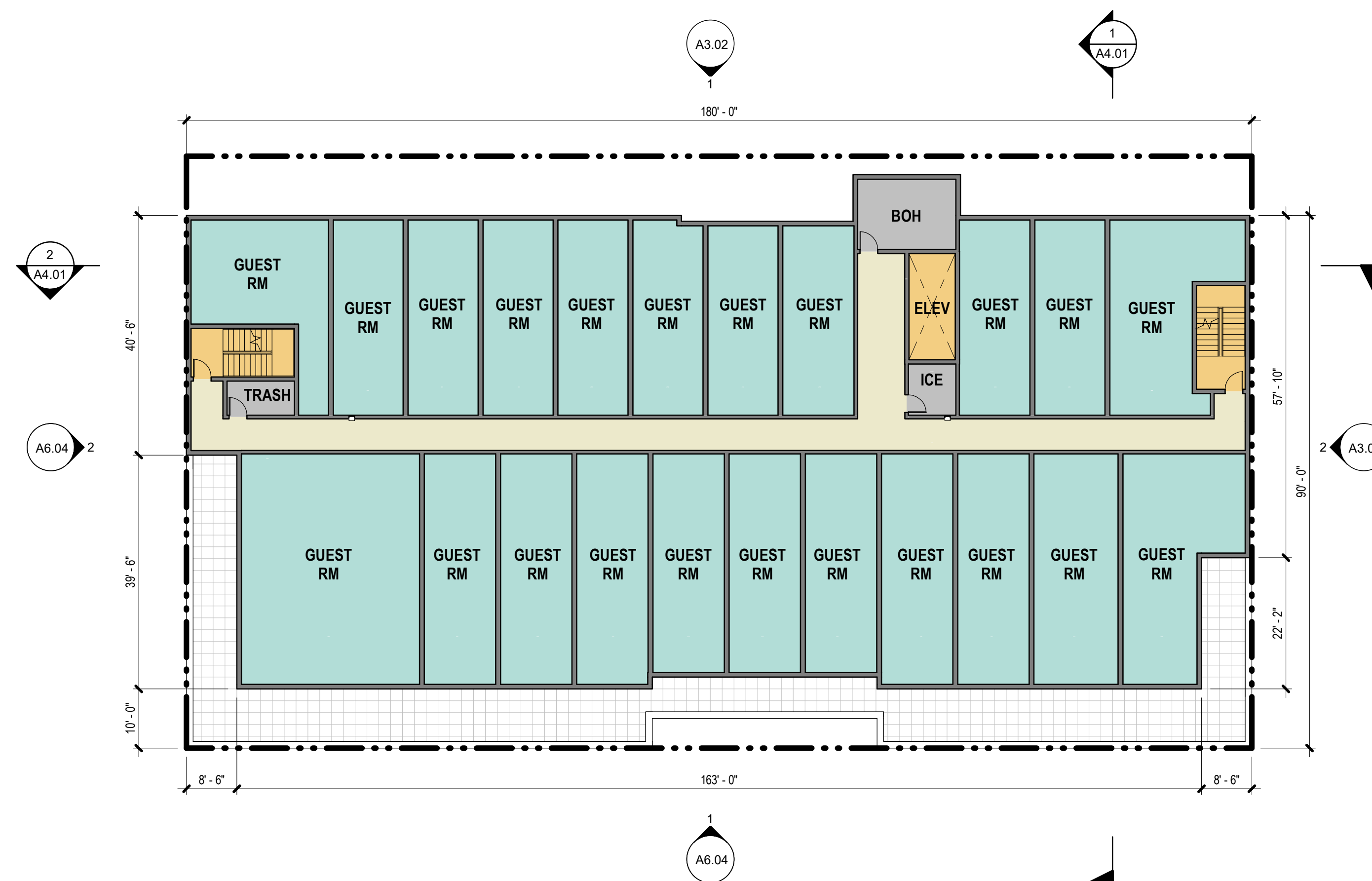
**2 ROOF PLAN**  
A2.02 SCALE: 1/16" = 1'-0"



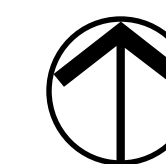
**3 LEVEL 05 - FLOOR PLAN**  
A2.02 SCALE: 1/16" = 1'-0"



**1 LEVEL 06/ROOF DECK - FLOOR PLAN**  
A2.02 SCALE: 1/16" = 1'-0"



**4 LEVEL 04 - FLOOR PLAN**  
A2.02 SCALE: 1/16" = 1'-0"





**MATERIAL LEGEND**

- BR-1 FACE BRICK - WIRECUT "WHITE"
- BR-2 FACE BRICK - GLAZED "WHITE"
- BR-3 FACE BRICK - "DARK GREY"
- C-1 PRECAST CONCRETE PANEL "LIGHT GREY"
- C-2 PRECAST CONCRETE PANEL "DARK GREY"
- PT-1 PAINTED COMPOSITE PANELING "RED"
- PT-2 PAINTED COMPOSITE PANELING "DARK GREY"
- PT-3 PAINTED COMPOSITE PANELING "GREY"
- ST-1 STUCCO - SMOOTH TEXTURE "LIGHT GREY"
- ST-2 STUCCO - SMOOTH TEXTURE "DARK GREY"



**2 WEST - ELEVATION**  
A3.01 SCALE: 3/32" = 1'-0"

STOREFRONT GLAZING PERCENTAGE  
BELOW TRANSOM LINE: 594 SF GLAZING / 834 SF WALL AREA = 70%  
BELOW HORIZONTAL TRIM BAND TO TRANSOM LINE: 164 SF GLAZING / 398 SF WALL AREA = 41.2%

**GWENDOLYN HOTEL**  
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EXTERIOR ELEVATIONS

TITLE		
#	DATE	DESCRIPTION
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**1 SOUTH - ELEVATION**  
A3.01 SCALE: 3/32" = 1'-0"

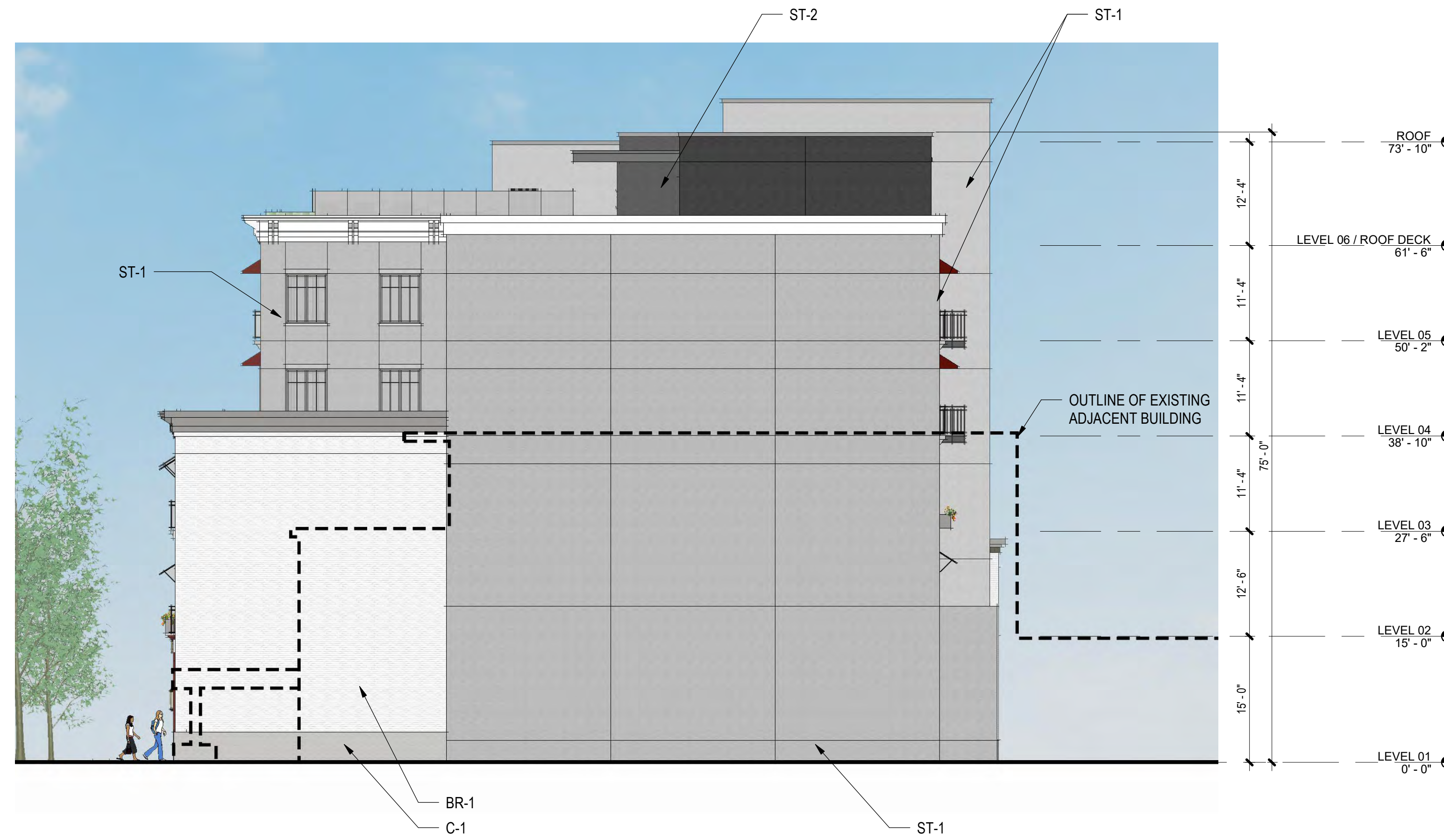
STOREFRONT GLAZING PERCENTAGE  
BELOW TRANSOM LINE: 1,072 SF GLAZING / 1,530 SF WALL AREA = 70.1%  
BELOW HORIZONTAL TRIM BAND TO TRANSOM LINE: 350 SF GLAZING / 840 SF WALL AREA = 41.7%

**MATERIAL LEGEND**

- BR-1 FACE BRICK - WIRECUT "WHITE"
- BR-2 FACE BRICK - GLAZED "WHITE"
- BR-3 FACE BRICK - "DARK GREY"
- C-1 PRECAST CONCRETE PANEL "LIGHT GREY"
- C-2 PRECAST CONCRETE PANEL "DARK GREY"
- PT-1 PAINTED COMPOSITE PANELING "RED"
- PT-2 PAINTED COMPOSITE PANELING "DARK GREY"
- PT-3 PAINTED COMPOSITE PANELING "GREY"
- ST-1 STUCCO - SMOOTH TEXTURE "LIGHT GREY"
- ST-2 STUCCO - SMOOTH TEXTURE "DARK GREY"

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**2 EAST - ELEVATION**  
A3.02 SCALE: 3/32" = 1'-0"



**1 NORTH - ELEVATION**  
A3.02 SCALE: 3/32" = 1'-0"

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**EXTERIOR ELEVATIONS**

TITLE

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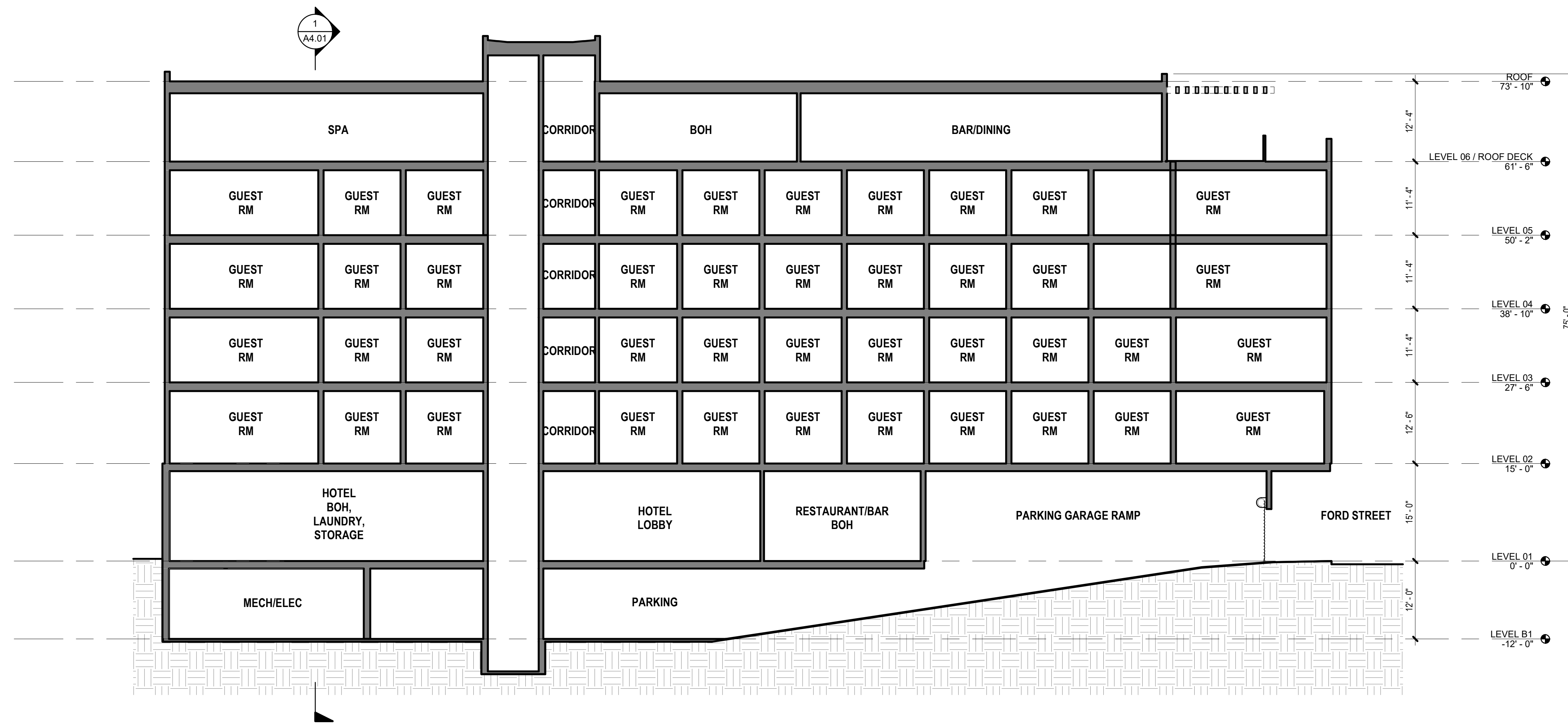
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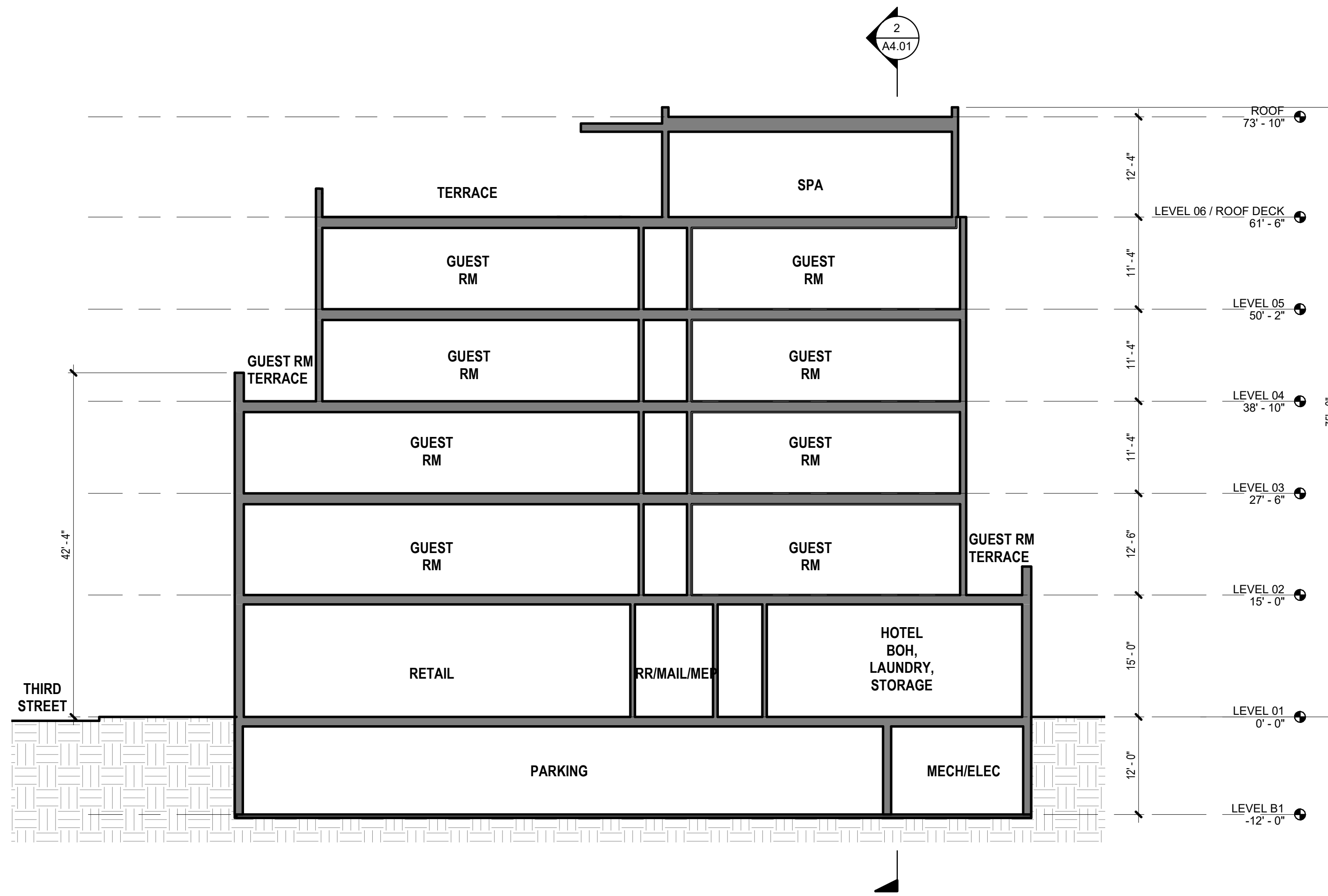
**A3.02**

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**2 EAST - WEST - SECTION**  
A4.01 SCALE: 3/32" = 1'-0"



**1 NORTH - SOUTH - SECTION**  
A4.01 SCALE: 3/32" = 1'-0"

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**BUILDING SECTIONS**

TITLE

# DATE DESCRIPTION

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BUILDING EXTERIORS

TITLE

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**ENLARGED PARTIAL ELEVATION - 3RD STREET**

SCALE: 3/16" = 1'-0"



**AXONOMETRIC - CORNER OF 3RD AND FORD**



**ELEVATION KEY PLAN**

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**BUILDING EXTERIORS**

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**ENLARGED PARTIAL ELEVATION - 3RD STREET**

SCALE: 3/16" = 1'-0"



**AXONOMETRIC - MID-BLOCK**



**ELEVATION KEY PLAN**





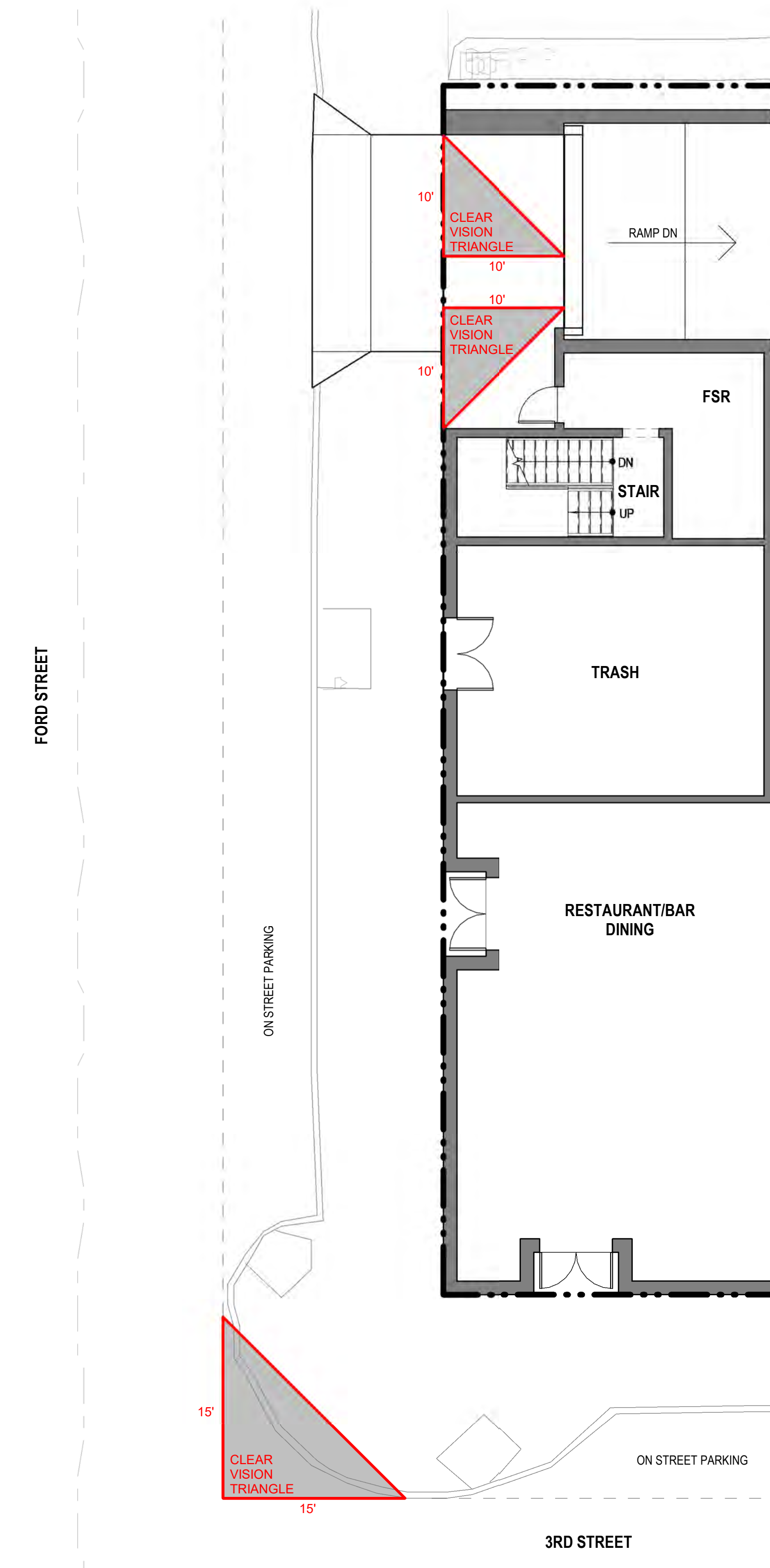
**SIGHT LINE FROM 3RD STREET SIDEWALK**

SCALE: 3/16" = 1'-0"



**SIGHT LINE FROM FORD STREET SIDEWALK**

SCALE: 3/16" = 1'-0"



**PROPOSED SITE PLAN - VISION TRIANGLE**

SCALE: 1/8" = 1'-0"

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SIGHT LINES

TITLE

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**MATERIALS BOARD**

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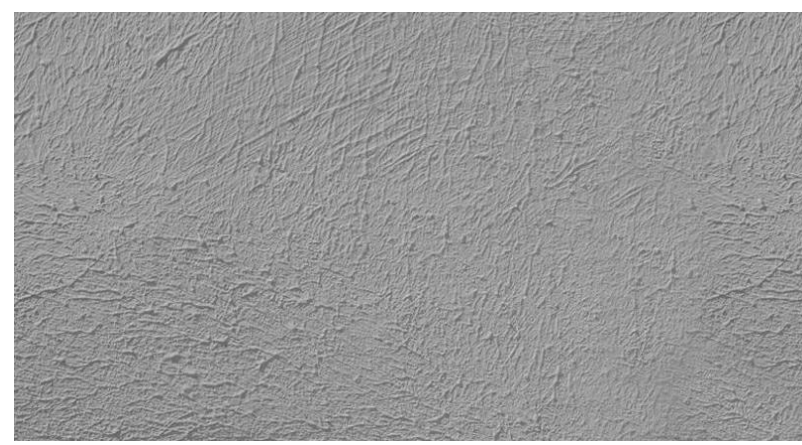
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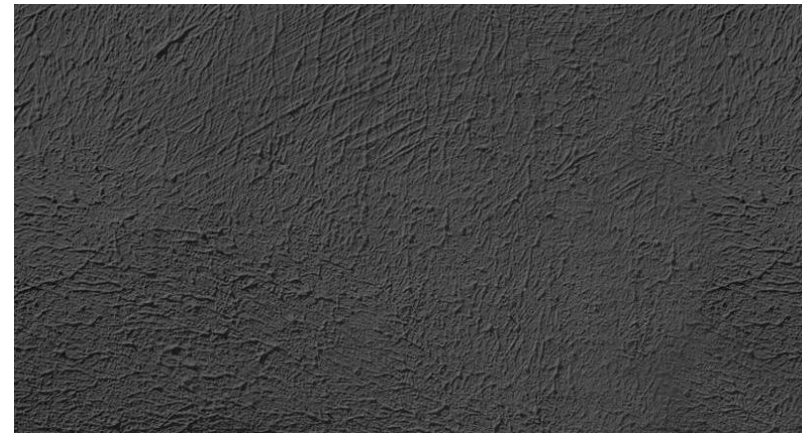
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ST-1  
STUCCO  
"LIGHT GREY"



ST-2  
STUCCO  
"DARK GREY"



PT-3  
PAINTED COMPOSITE PANELING  
"LIGHT GREY"



PT-2  
PAINTED COMPOSITE PANELING  
"DARK GREY"



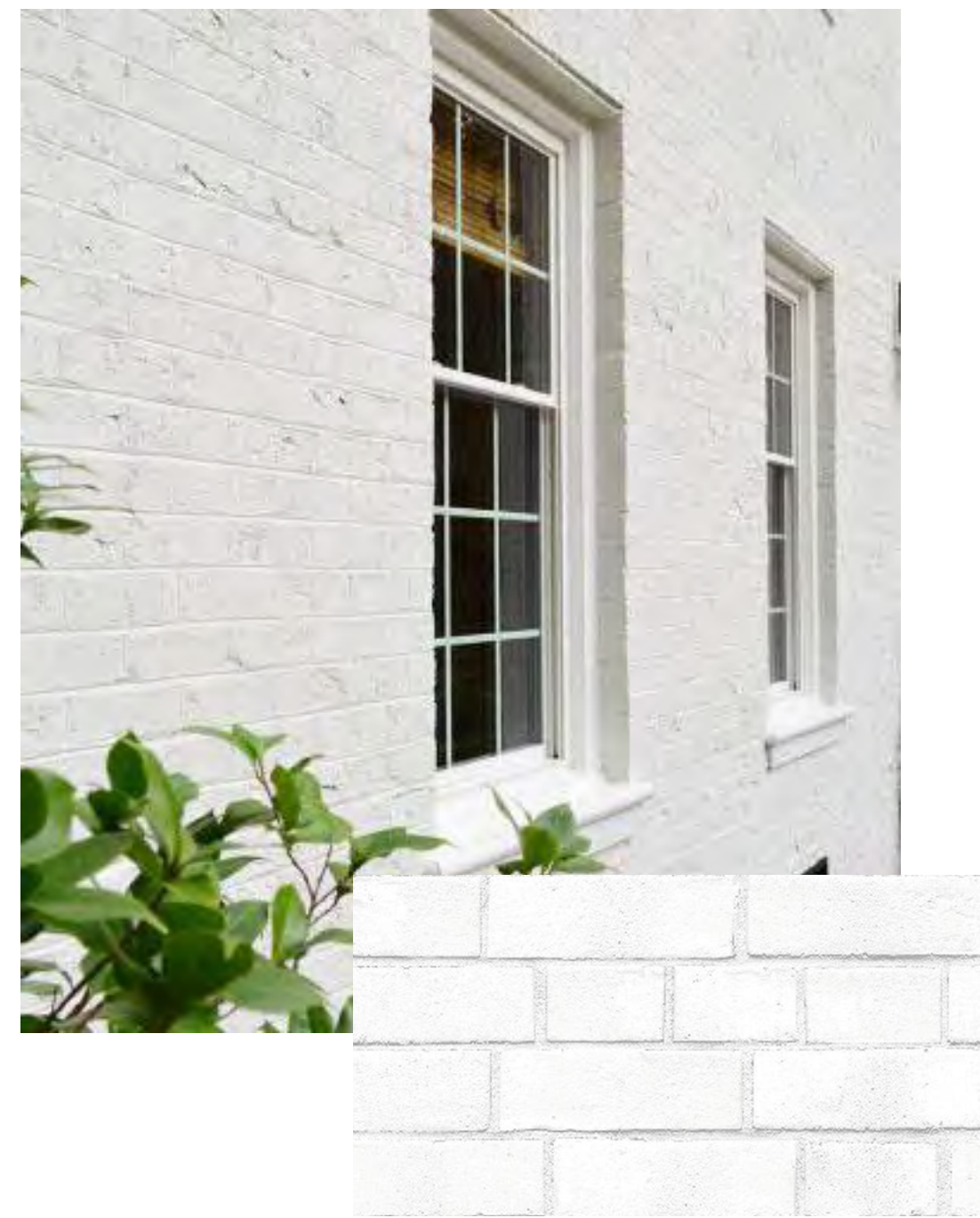
PT-1  
PAINTED COMPOSITE PANELING  
"RED"



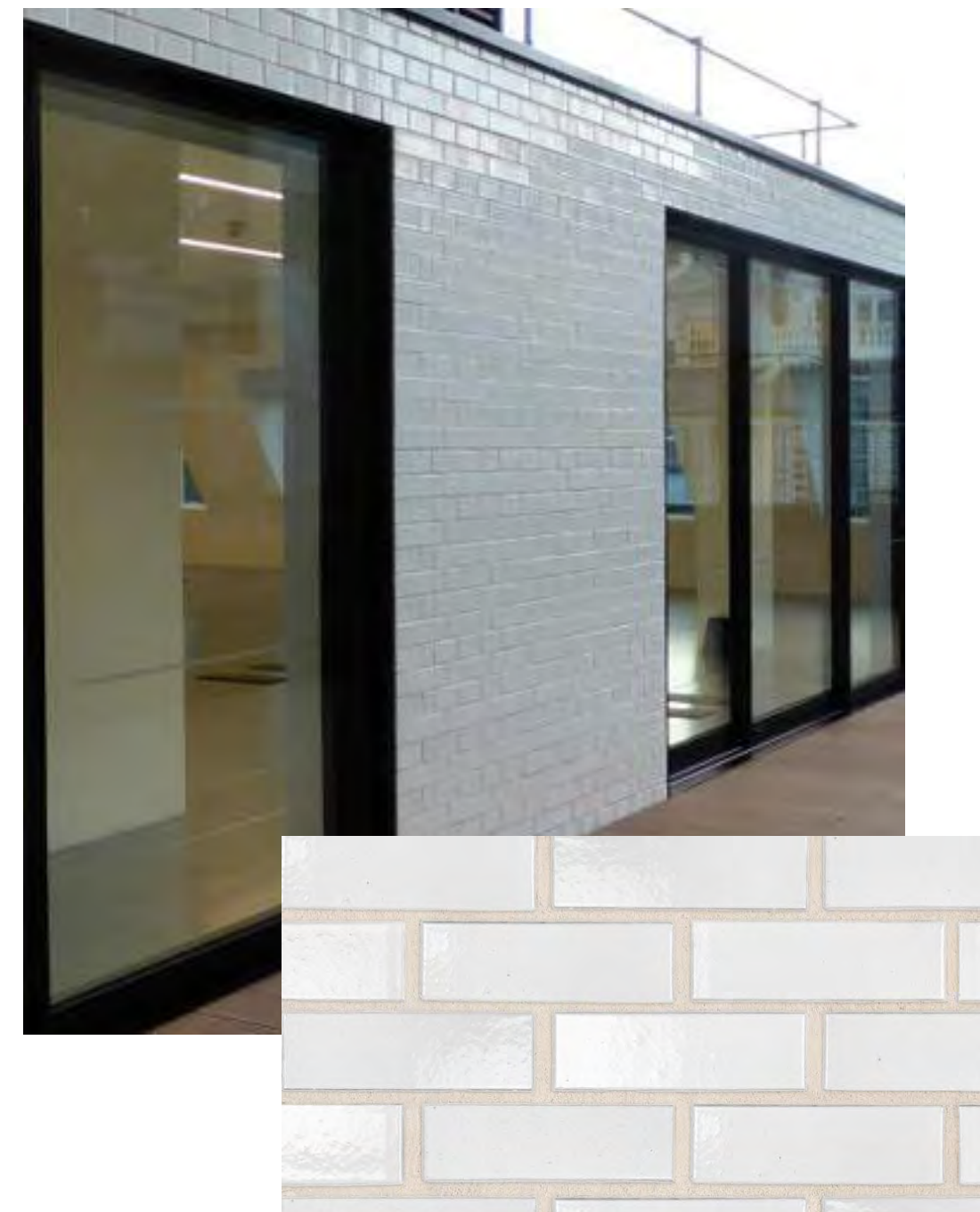
C-1  
PRECAST CONCRETE  
"LIGHT GREY"



C-2  
PRECAST CONCRETE  
"DARK GREY"



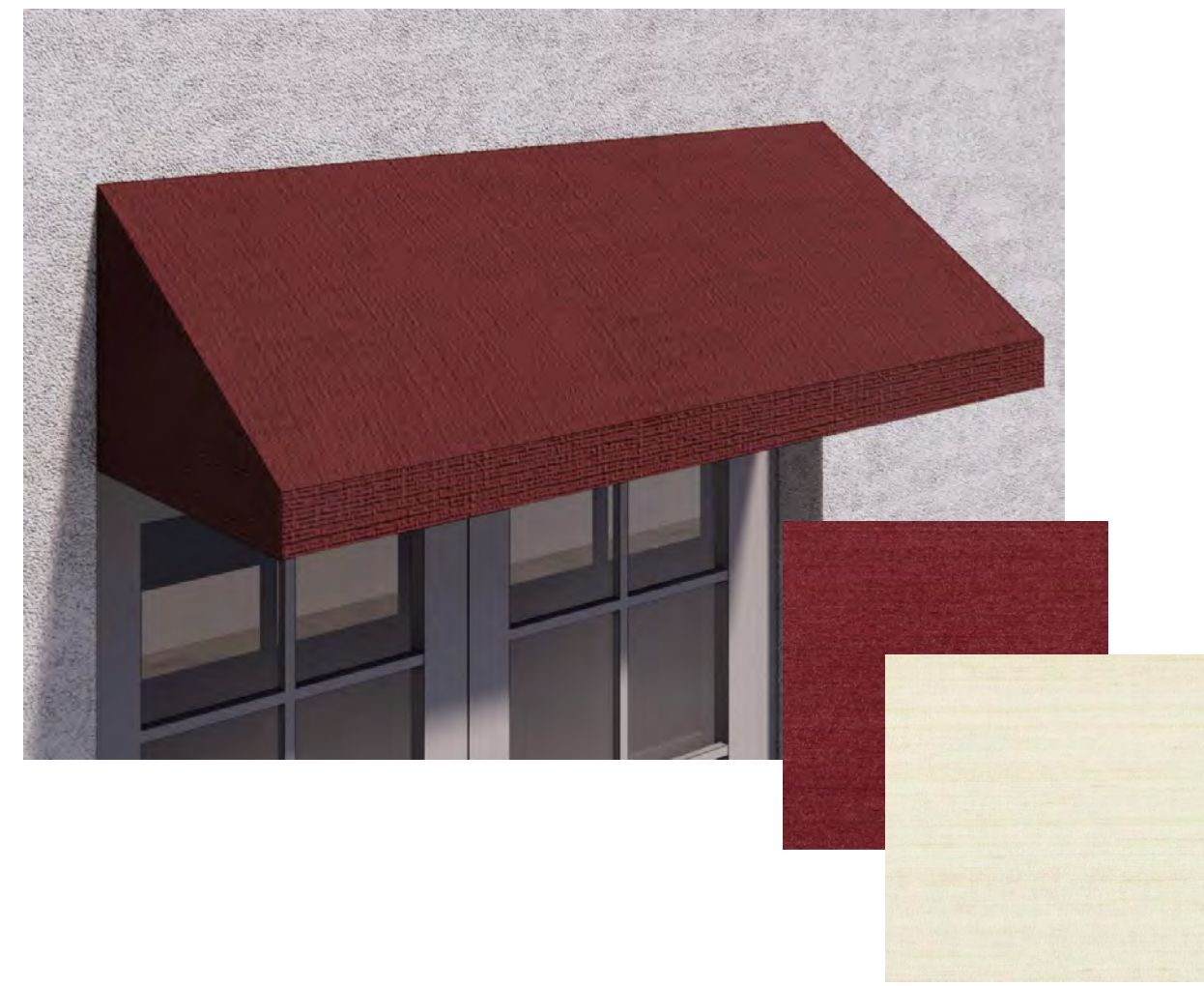
BR-1  
FACE BRICK - WIRECUT TEXTURE - "WHITE"



BR-2  
FACE BRICK - GLAZED "WHITE"



BR-3  
FACE BRICK - "DARK GREY"



FABRIC AWNING, STYLE 1



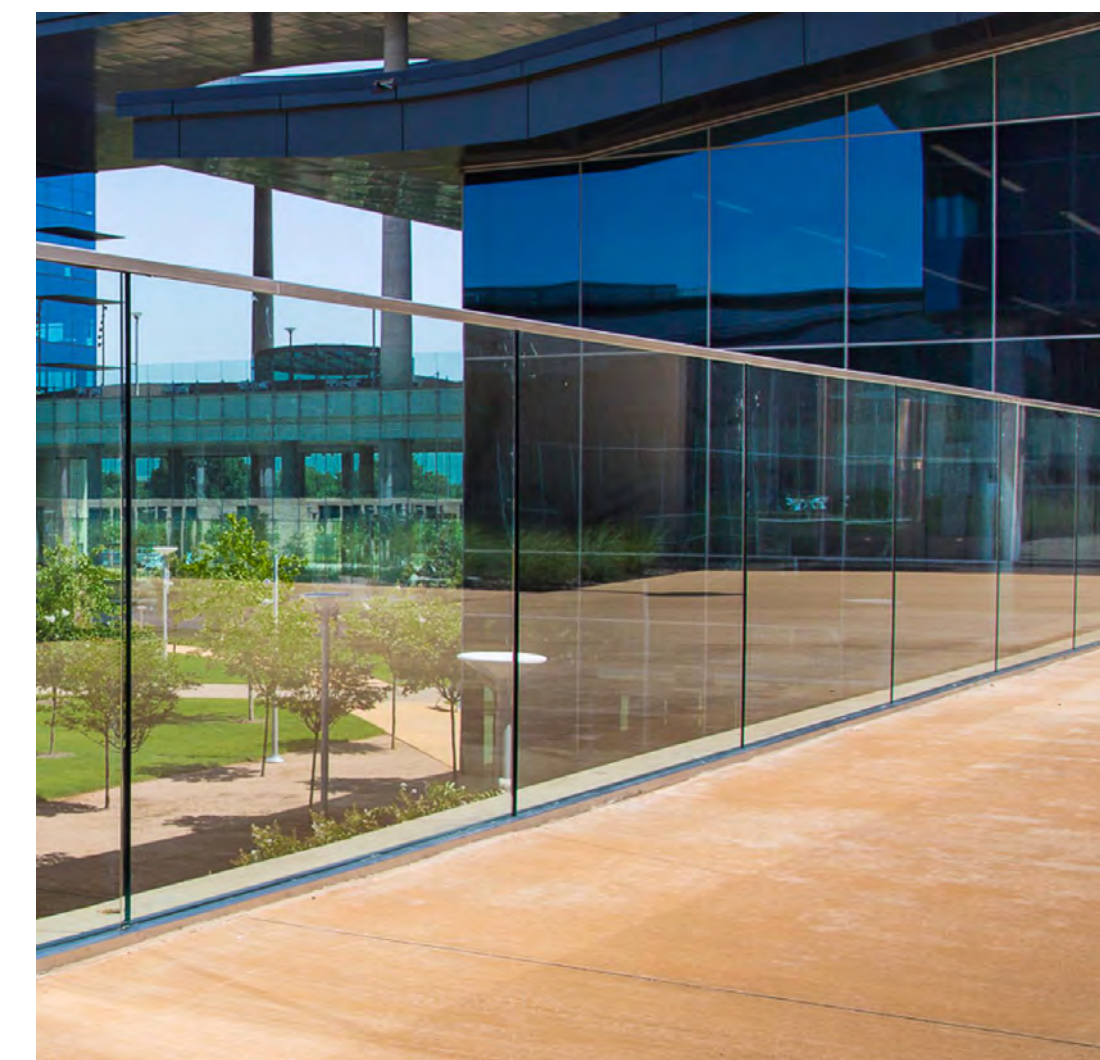
FABRIC AWNING, STYLE 2



JULIETTE BALCONY, STYLE 1  
PRECAST CONCRETE BASE  
RAILING FINISHES: "BLACK", "BRASS"



JULIETTE BALCONY, STYLE 2  
RAILING FINISHES: "BLACK", "BRASS"



GLASS GUARDRAIL





VIEW OF GWENDOLYN HOTEL FROM FORD ST AND 3RD STREET

STAMP

CONSULTANT

**GWENDOLYN HOTEL**  
 609 NE 3RD STREET, 611 NE 3RD STREET, 619 NE 3RD STREET  
 MCMINNVILLE, OREGON 97128

PERSPECTIVE - RENDERED

TITLE

#	DATE	DESCRIPTION

REVISIONS

Author	Checker

DRAWN BY	CHECK BY

LAND USE

STATUS

07/29/2022

DATE

19914

PROJECT NUMBER

**A7.01**

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CONSULTANT

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 MCMINNVILLE, OREGON 97128

PERSPECTIVES

TITLE

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PROJECT NUMBER

**A7.02**

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MID-BLOCK STREET PERSPECTIVE ALONG 3RD STREET



EAST END STREET PERSPECTIVE ALONG 3RD STREET



STREET PERSPECTIVE LOOKING SOUTH ON FORD STREET

STAMP

CONSULTANT

**GWENDOLYN HOTEL**  
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 MCMINNVILLE, OREGON 97128

PERSPECTIVES

TITLE

#	DATE	DESCRIPTION

REVISIONS

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 MCMINNVILLE, OREGON 97128

PERSPECTIVES

TITLE

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PROJECT NUMBER

**A7.04**

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STREET PERSPECTIVE ALONG FORD STREET



PERSPECTIVE AT CORNER OF 3RD AND FORD

STAMP

CONSULTANT

**GWENDOLYN HOTEL**  
609 NE 3RD STREET, 611 NE 3RD STREET, 619 NE 3RD STREET  
MCMINNVILLE, OREGON 97128

LANDSCAPE PLAN

TITLE

# DATE DESCRIPTION

REVISIONS

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LAND USE

STATUS

07/29/2022

DATE

19914

PROJECT NUMBER

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**LEGEND**



ROOF DECK PAVERS



POOL/SPA AREA



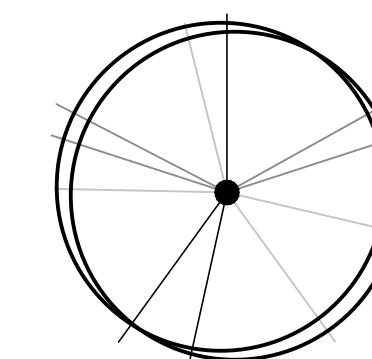
ROOF LANDSCAPE AREA  
(SEE PRELIMINARY PLANT LIST)



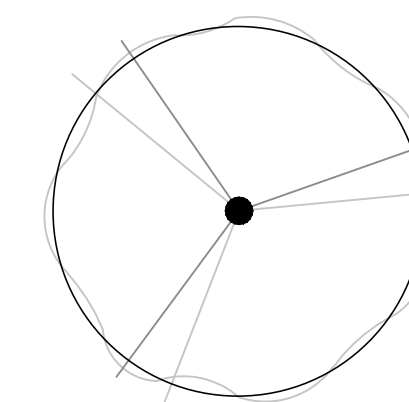
SITE GROUNDCOVER PLANTINGS  
(SEE PRELIMINARY PLANT LIST)

**PRELIMINARY STREET TREE LIST**

TREES QTY BOTANICAL / COMMON NAME CONT CAL



5 ACER GRISEUM 'JFS KW8AGRI' TM  
FIREBURST PAPERBARK MAPLE B&B 2"



1 ZELKOVA SERRATA 'JFS-KW1' TM  
CITY SPRITE ZELKOVA B&B 2"

**PRELIMINARY PLANT LIST**

**SHRUBS AND ACCENT PLANTS:**

DOUGLAS SPIREA  
SPIRAEA DOUGLASII

MOON BAY NANDINA  
NANDINA DOMESTICA 'MOON BAY'

SHRUBBY CINQUEFOIL  
POTENTILLA FRUTICOSA

CRETAN ROCK ROSE  
CISTUS CRETICUS

GOLDEN CURRANT  
RIBES AUREUM

FOUNTAIN GRASS  
PENNISETUM ALOPECUROIDES 'HAMELN'

'AUTUMN JOY' STONECROP  
SEDUM 'AUTUMN JOY'

BLUE OAT GRASS  
HELICTOTRICHON SEMPERVIRENS

MOONSHINE YARROW  
ACHILLEA MOONSHINE

ELIJAH BLUE FESCUE  
FESTUCA GLAUCA 'ELIJAH BLUE'

**GROUNDCOVER:**

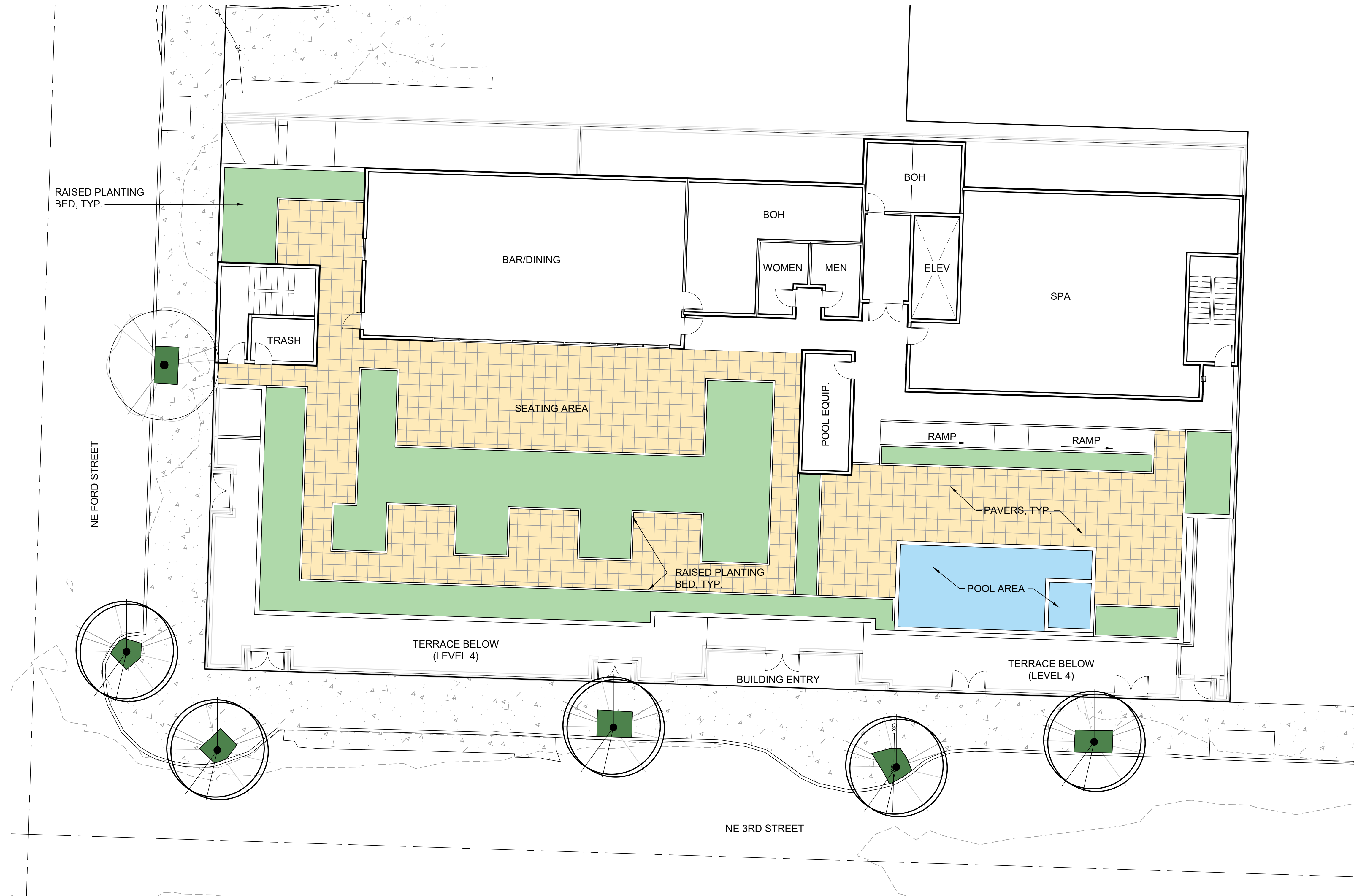
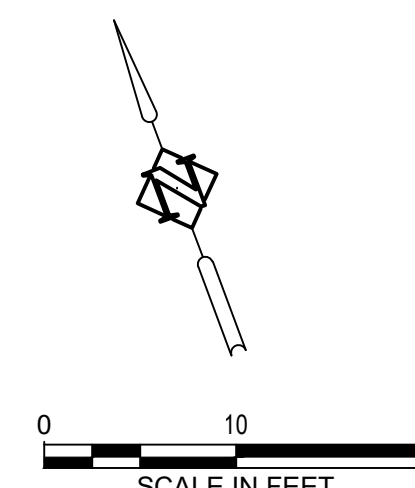
KINNIKINNICK  
ARCTOSTAPHYLOS UVA-URSI

ROCK COTONEASTER  
COTONEASTER HORIZONTALIS

**NOTES**

1) REMOVE AND REPLACE ALL EXISTING STREET TREES WITH SPECIES SPECIFIED THIS SHEET.

2) ROOF PLANTING TO BE SPECIFIED DURING DESIGN DEVELOPMENT PHASE.



Plot Date:

Revit File: