

# BAKER MIXED USE SISTERS OREGON

130 E CASCADE AVE, Sisters Oregon 97759



# BUILDING CONCEPT / SITE PLAN

## LEGAL

ADDRESS: 130 E CASCADE AVE, SISTERS OREGON 97759  
 TAX LOT: 151004CC04101  
 LOT AREA: 8,242 SF

## PARKING

MERCANTILE 2,582/400 = 7 STALLS REQUIRED  
 2 STUDIO APARTMENTS = 1 REQUIRED  
 (4) 2-BEDROOM APARTMENTS = 6 REQUIRED

TOTAL REQUIRED = 14 PARKING STALLS  
 TOTAL PROVIDED = 12  
 ON STREET: 2 EXISTING  
 OFF STREET: 10

2 IN LIEU OF

## BIKE PARKING

2 STALL BIKE PARKING AT FRONT ENTRY

## GROSS FLOOR AREA

FIRST FLOOR BUILDING = 4,000 SF  
 FIRST FLOOR COVERED PARKING = 1,300 SF

SECOND FLOOR BUILDING = 5,000 SF  
 SECOND FLOOR DECKS = 779 SF

THIRD FLOOR BUILDING = 3,885 SF  
 THIRD FLOOR DECKS = 1,000 SF

TOTAL ENCLOSED = 15,464 SF  
 TOTAL DECKS / PARKING = 3,000 SF

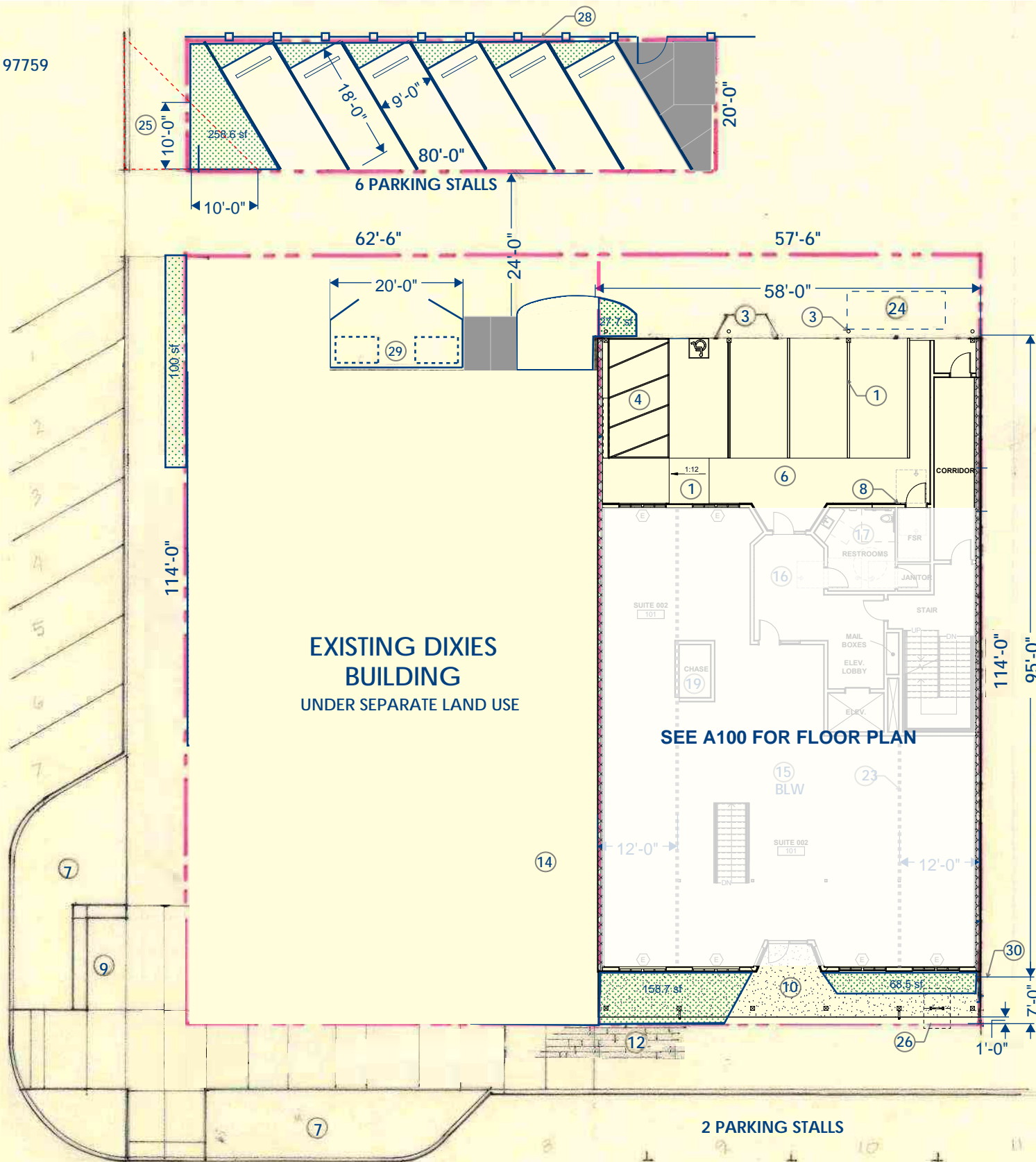
## SITE LANDSCAPING

130 E CASCADE  
 REQ'D LANDSCAPING: 825 SF  
 8,242 SF SITE (10%) = 825 SF (DC ZONE)

PROPOSED LANDSCAPING: 840 SF  
 SOUTH SIDE: 454 SF  
 (FRONT OF BUILDING COUNTS DOUBLE: (68.5+158.7) x 2)  
 NORTH SIDE: 286 SF  
 WEST SIDE: 100 SF

TRANSPARENCY CALCULATION:  
 TOTAL SF BETWEEN 3'-7' ABOVE FF: 244 SF  
 PERCENT OF GLAZING: 172 / 244 = 70%

NORTH ELM STREET

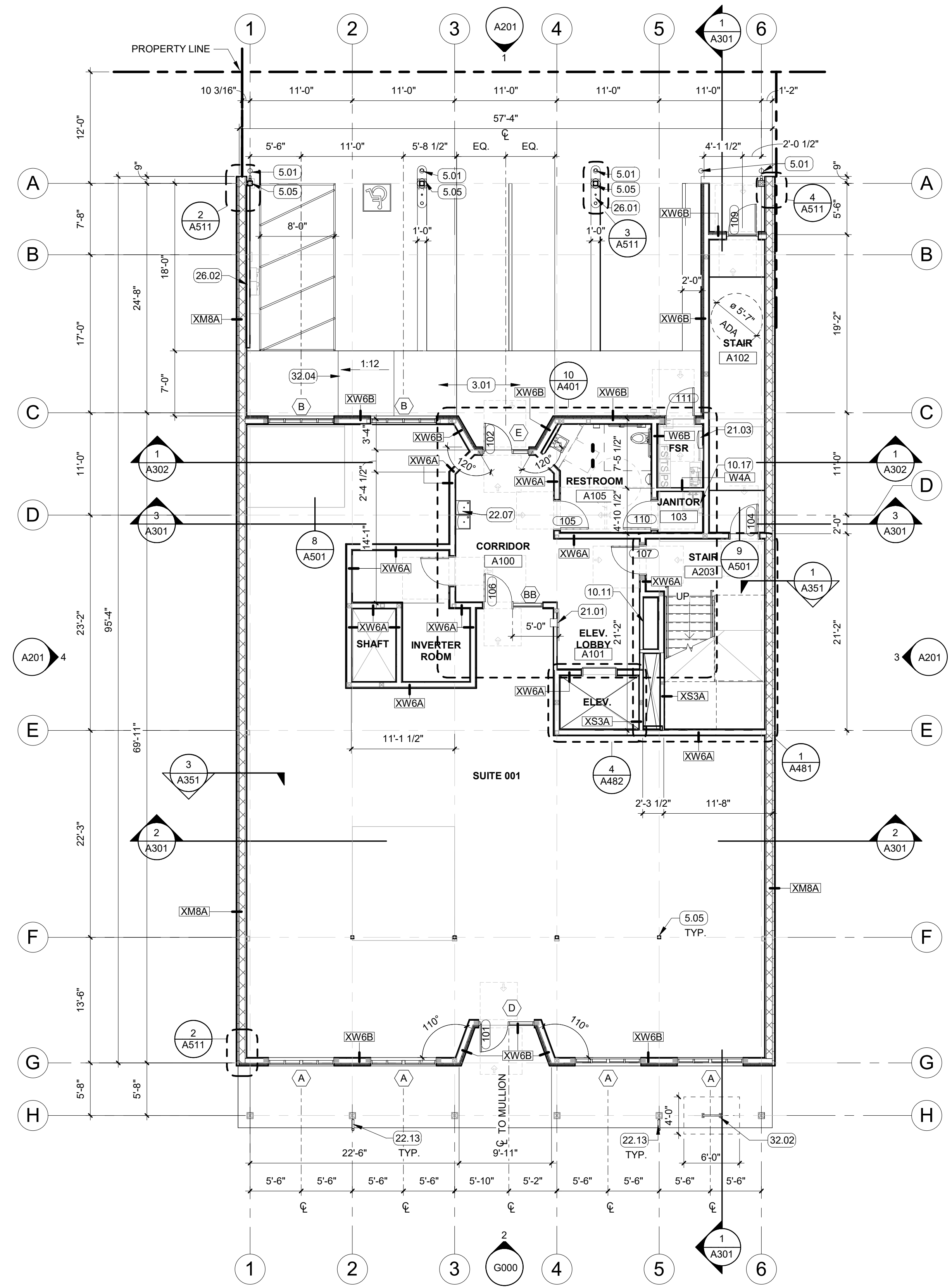


## LANDSCAPING

PLANT LIST FULL SUN:  
 CREAMY BUCKWHEAT  
 LOWLY PENSTAMON  
 SANDBERG'S BLUE GRASS  
 KINNICKINNICK  
 DAVIDSON PENSTAMON

PLANT LIST SHADE:  
 CREEPING MAHONIA  
 DAVIDSON PENSTAMON

1. 4" PAINT STRIPING
2. EXISTING SHARED TRASH & RECYCLING
3. STEEL BOLLARD WITH PLASTIC SLEEVE
4. ADA VAN PARKING STALL WITH SIGNAGE
5. CURB RAMP
6. CONCRETE WALK
7. EXISTING LANDSCAPING
8. FDC / WIV (FULLY SPRINKLERED BLDG)
9. EXISTING PEDESTRIAN AMENITY
10. PEDESTRIAN AMENITY
11. CONCRETE WALK
12. PAVER WALK TO MATCH EXISTING
13. EXISTING DIXIE'S BUILDING
14. ADDITION TO DIXIE'S: FINISHES TO MATCH EXISTING BUT ADD WOOD SLATS TO BRICK COLUMNS FOR MERCHANDISE DISPLAY
15. LEASE SPACE / APARTMENT STORAGE
16. CORRIDOR
17. RESTROOM
18. CUSTODIAL
19. CHASE
20. ELEVATOR
21. MAIL BOXES
22. STAIR
23. OUTLINE OF BASEMENT BELOW, FRAME OUT FOR FUTURE STAIR BETWEEN BASEMENT AND STREET LEVEL
24. BELOW GRADE PROPANE TANK SIZED FOR GAS APPLIANCES INCLUDING RANGES AND FIREPLACES
25. CLEAR VISION TRIANGLE
26. 2 BIKE PARKING RACK TO MATCH HITCHING POSTS AT ROW
27. ELECTRICAL METERS
28. EXISTING 6'-0" UNPAINTED PINE WOOD FENCE
29. 6'-0" TALL TRASH ENCLOSURE: 1x6 PAINTED WOOD TO MATCH DIXIES SIDING SECURED TO CONCEALED STEEL FRAME
30. FRONT SETBACK



**1 FLOOR PLAN - LEVEL 01**  
SCALE: 1/8" = 1'-0"

**KEYNOTES** #

- 3.01 CONCRETE WALK
- 5.01 BOLLARD WITH PLASTIC SLEEVE, TYP. OF 4
- 5.05 STEEL COLUMN, SEE STRUCTURAL
- 10.11 BUILT-IN MAIL BOXES, 8 LETTER SIZE COMPARTMENTS, 2 PACKAGE COMPARTMENTS, LOCKED, TO BE SELECTED BY OWNER
- 10.17 MOP SINK, SEE PLUMBING
- 21.01 FIRE EXTINGUISHER CABINET, FULLY RECESSED
- 21.03 FIRE ALARM PANEL
- 22.07 DRINKING FOUNTAIN
- 22.13 RAIN WATER LEADER, TYP
- 26.01 EV CHARGING STATION WITH TWO CONNECTIONS
- 26.02 ELECTRICAL METERS, SEE ELEC.
- 32.02 BICYCLE RACK, MATCHING CITY OF SISTERS STANDARD
- 32.04 1:12 ADA COMPLIANT RAMP, SEE CIVIL

**GENERAL NOTES**

- A. FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.
- B. CROSS REFERENCES SHOWN ON DRAWINGS DO NOT NECESSARILY INDICATE ALL LIKE CONDITIONS AND DO NOT LIMIT APPLICATION OF ANY DRAWING OR DETAIL. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT THE ARCHITECT PRIOR TO PROCEEDING WITH WORK. IF DESIGN INTENT REMAINS UNCLEAR THEN PROVIDE MOST EXPENSIVE OPTION IN BID.
- C. PROVIDE SOLID BLOCKING IN WALLS FOR ALL WALL HUNG EQUIPMENT. BLOCKING TO MEET OR EXCEED MANUFACTURER'S RECOMMENDATIONS. FASTEN EQUIPMENT TO WALLS PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE BLOCKING FOR, BUT NOT LIMITED TO THE FOLLOWING: MILLWORK, RAILING, FIRE EXTINGUISHER ACCESSORIES, WALL MOUNTED PLUMBING FIXTURES, SHELVING, ELECTRICAL EQUIPMENT, RESTROOM ACCESSORIES AND DISPLAY ITEMS.
- D. CAULK ALL COUNTERTOPS, BACKSPASHES AND CABINETS AT LOCATIONS WHERE THEY MEET WALLS. SEAL ALL CUT-OUTS IN COUNTERTOPS.
- E. ERECT DUST PROOF PARTITIONS AS REQUIRED BY OWNER TO PROTECT ADJACENT AREAS.
- F. SEAL AROUND ALL MECHANICAL AND ELECTRICAL EQUIPMENT PENETRATIONS AT WALLS. AT RATED WALLS USE A U.L. APPROVED FIRE-STOPPING MATERIAL.
- G. PROVIDE 4" DOOR JAMBS FROM FACE-OF-FINISH AT ADJACENT WALLS ON THE HINGE SIDE OR UNLESS OTHERWISE INDICATED.
- H. DIMENSIONS ARE TO GRID LINE OR FACE OF STRUCTURAL MEMBER UNLESS OTHERWISE NOTED. DOOR & WINDOW OPENING DIMENSIONS ARE TO ROUGH OPENING OR CENTERLINE OF OPENING. CONCRETE AND BRICK DIMENSIONS ARE GIVEN TO THE FACE OF CONCRETE OR MASONRY AND TO THE FACE OF ROUGH OPENINGS.
- I. PRIOR TO POURING CONCRETE SLABS PROVIDE SHOP DRAWING OF CONTROL AND EXPANSION JOINT LAYOUT FOLLOWING BEST PRACTICES.
- J. ALL CASEWORK TO BE DESIGN-BUILD, COORDINATE ALL CLEARANCES AND TRADES PRIOR TO ROUGH-IN.
- K. ALL RESIDENTIAL UNITS TO COMPLY WITH OREGON ACCESSIBILITY CODE 2017 CHAPTER 11.1104 FOR TYPE B UNITS. SEE SHEET G002 FOR ACCESSIBILITY CLEARANCES AND REQUIREMENTS.

**WALL TYPE LEGEND**

- PARTITION - NON RATED
- SMOKE RATED
- 1-HOUR FIRE RATED
- 2-HOUR FIRE RATED
- 3-HOUR FIRE RATED



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**PROJECT INFORMATION**

**BAKER MIXED USE**

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SISTERS OREGON 97759

**ISSUES**

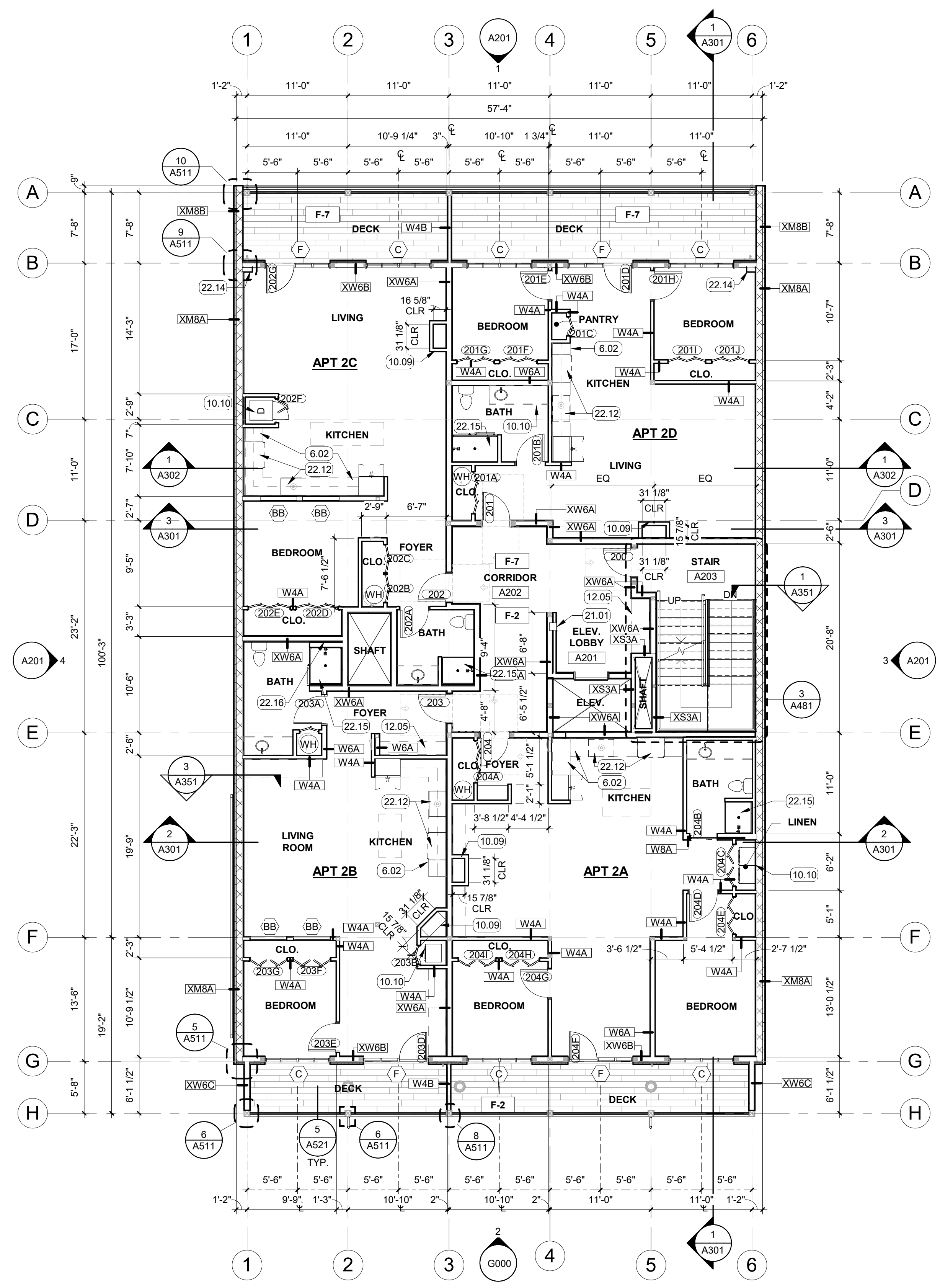
PHASE	100% CD's	
DATE	January 16th, 2024	
JOB NUMBER	21-053-OR	
MARK	DATE	DESCRIPTION

**SHEET NAME**

**FLOOR PLAN - LEVEL 01**

**SHEET NUMBER**

**A100**



### KEYNOTES #

- 6.02 CASEWORK, DESIGN-BUILD
- 10.09 ELECTRIC FAUX FIREPLACE FRAME CLEARANCES PER MANUFACTURER, TYP.
- 10.10 WASHER AND DRYER
- 12.05 BUILT-IN BENCH, DESIGN BUILD
- 21.01 FIRE EXTINGUISHER CABINET, FULLY RECESSED
- 22.12 SINK AND RANGE LOCATION TBD BY CLIENT, CONTRACTOR TO COORDINATE LOCATION WITH PLUMBING PRIOR TO ROUGH-IN
- 22.14 2x6 FURRING FOR HOSE BIB PIPING, FINISH WITH 5/8" GYP. BD, TYP.
- 22.15 ALL SHOWERS TO BE PRE-FAB PANS WITH TILE WALLS AND GLASS DOORS
- 22.16 RECESSED SHELVING IN SHOWER WALL

### GENERAL NOTES

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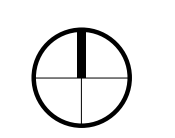
SHEET NAME

**FLOOR PLAN - LEVEL 02**

SHEET NUMBER

**A102**

**1 FLOOR PLAN - LEVEL 02**  
 SCALE: 1/8" = 1'-0"





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SHEET NAME

**FLOOR PLAN - LEVEL 03**

SHEET NUMBER

**A103**

**KEYNOTES #**

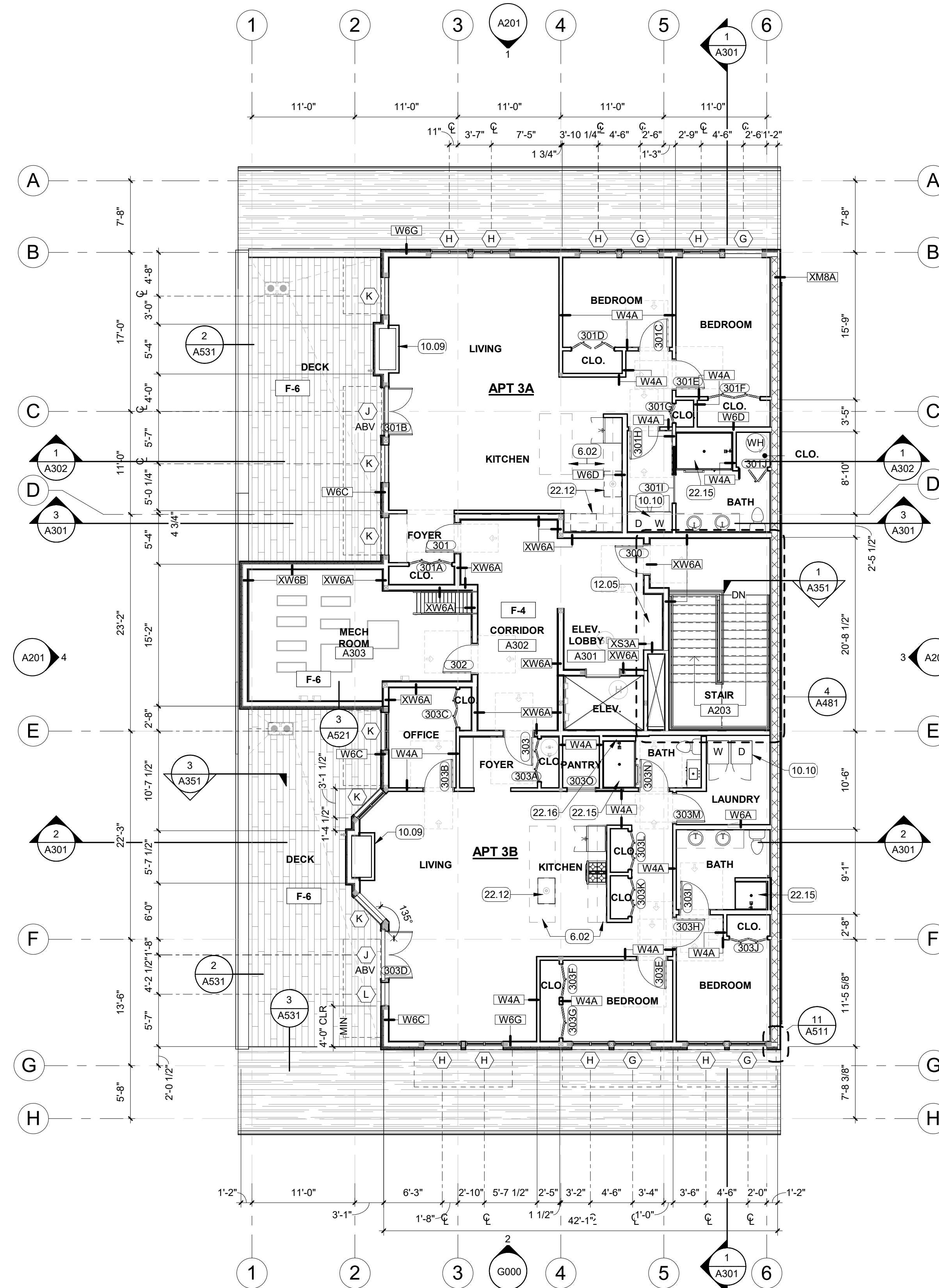
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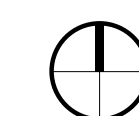
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**1 FLOOR PLAN - LEVEL 03**  
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## KEYNOTES

- 5.11 ARCHITECTURAL ALUMINUM AWNING
- 6.17 KITCHERS, SEE STRUCTURAL
- 6.18 GATE WITH LATCH, FINISH TO MATCH SIDING
- 7.08 GUTTERS
- 7.10 ROOF DRAINS
- 7.15 ASPHALT COMP SHINGLES
- 7.18 PRO 100 SNOW GUARDS SGPRO100ASS AT 24" O.C. ALONG EAVE
- 23.01 MECHANICAL ROOFTOP EQUIPMENT
- 23.04 EXHAUST AIR DUCT

## ROOF PLAN LEGEND

-  FLAT ROOF  
SINGLE-PLY MEMBRANE  
O/ PROTECTION BOARD  
O/ R-38 MIN. RIGID INSUL  
O/ VAPOR BARRIER  
O/ SHTG. SEE STRL  
O/ FRAMING, SEE STRL
-  SLOPED ROOF  
ASPHALT COMP SHINGLES  
O/ HIGH-TEMP UNDERLAYMENT  
O/ PLYWOOD  
O/ FRAMING

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## GENERAL NOTES

- A. COORDINATE INSTALLATION OF ROOFING WITH OTHER TRADES. REPORT ANY CONFLICTS WITH ITEMS INSTALLED BY OTHER TRADES TO ARCHITECT.
- B. ALL ROOF CURBS FOR NEW ROOFTOP EXHAUST FANS, HVAC UNITS AND CONDENSING UNITS SHALL HAVE CURB HEIGHTS THAT WILL ALLOW FOR A MINIMUM OF 8" BASE FLASHING HEIGHTS FOR THE ROOF SYSTEM.
- C. ALL PLUMBING VENTS SHALL EXTEND ABOVE THE FINISHED SURFACE OF THE ROOF SYSTEM AS REQUIRED TO PROVIDE FOR A MINIMUM OF 8" BASE FLASHING. PROVIDE FLASHINGS AROUND VENTS AND ROOF PENETRATIONS PER ROOFING MANUFACTURER RECOMMENDATIONS.
- D. PROVIDE 36" WIDE WALK PADS AROUND PERIMETER OF ALL MECHANICAL EQUIPMENT. PROVIDE 36" WIDE WALK PADS AROUND ALL ROOF HATCHES & 72"X72" PADS AT LADDERS.
- E. UNLESS NOTED OTHERWISE - PROVIDE FIRESTONE UNI-CLAD KYNAR 500/HYLAR 5000 PRE-FINISHED GALVALUME STEEL (24 GA) ARCHITECTURE SHEET AND COIL FOR ALL COPINGS, FLASHING & TRIM PIECES. SUBMIT STANDARD COLOR SELECTION TO ARCHITECT FOR APPROVAL. FIELD PAINT METAL ONLY AS REQUIRED OR NOTED. ALL CLEATS TO BE CONTINUOUS.
- F. ALL DOWNSPOUTS TO BE PRE-FINISHED SMACNA APPROVED RECTANGULAR ALUMINUM DOWNSPOUT SIZED FOR QUANTITY OF WATER FLOW. PROVIDE ALUMINUM ATTACHMENT CLIPS AT MAX 4' INTERVALS. UNO PROVIDE HEAT CABLE IN DOWNSPOUT AND EXTEND INTO GROUND. UNO SUBMIT STANDARD COLOR SELECTION TO ARCHITECT FOR APPROVAL. SEE EXTERIOR ELEVATIONS OR ROOF PLAN FOR LOCATIONS.
- G. PROVIDE PAINTED 4' TALL CAST ALUM. DOWNSPOUT BOOTS @ ALL DOWNSPOUTS. TIE INTO SUB-GRADE DRAINAGE, RE: CIVIL.
- H. TAPERED INSULATION TO BE 1/4" PER FOOT MIN SLOPE TO DRAIN. ROOF PLAN SHOWS TAPERED INSULATION FOR GRAPHIC REPRESENTATION ONLY. CONTRACTOR TO VERIFY INSULATION REQUIRED TO SLOPE PRIOR TO MEMBRANE INSULATION.
- I. PROVIDE TAPERED INSULATION CRICKETS 1/4" PER FOOT MIN SLOPE @ HIGH SIDE OF ALL MECHANICAL UNITS AND ROOF HATCHES, TO SHED WATER AROUND AND MAINTAIN POSITIVE ROOF DRAINAGE.
- J. VERIFY ELEVATION OF ROOF DRAIN RELATIVE TO OVERFLOW SCUPPER PRIOR TO INSTALLATION OF SCUPPER
- K. PROVIDE SELF-ADHERING VAPOR RETARDER BETWEEN DECK AND INSULATION, SEE DETAILS. UNO PROVIDE CARLISLE AIR & VAPOR BARRIER TR725. PROVIDE AIR TIGHT SEAL AROUND ALL DECK PENETRATIONS AND DECK PERIMETER PRIOR TO INSTALLING VAPOR BARRIER.
- L. ALL WOOD NAILER AND BLOCKING TO BE TREATED. SECURE NAILERS PER FM GLOBAL 1-49 PERIMETER FLASHING REQUIREMENTS.
- M. INSTALL MANUFACTURE'S RECOMMENDED PRESSURE-SENSITIVE RUSS STRIP ALONG ENTIRE ROOF PERIMETER AND AT PERIMETER OF ALL ROOF CURBS.
- N. WHEN APPLICABLE - UNLESS NOTED OTHERWISE, USE CDX PLYWOOD FOR EXTERIOR APPLICATIONS AND BCD PLYWOOD FOR INTERIOR APPLICATIONS.

ISSUES

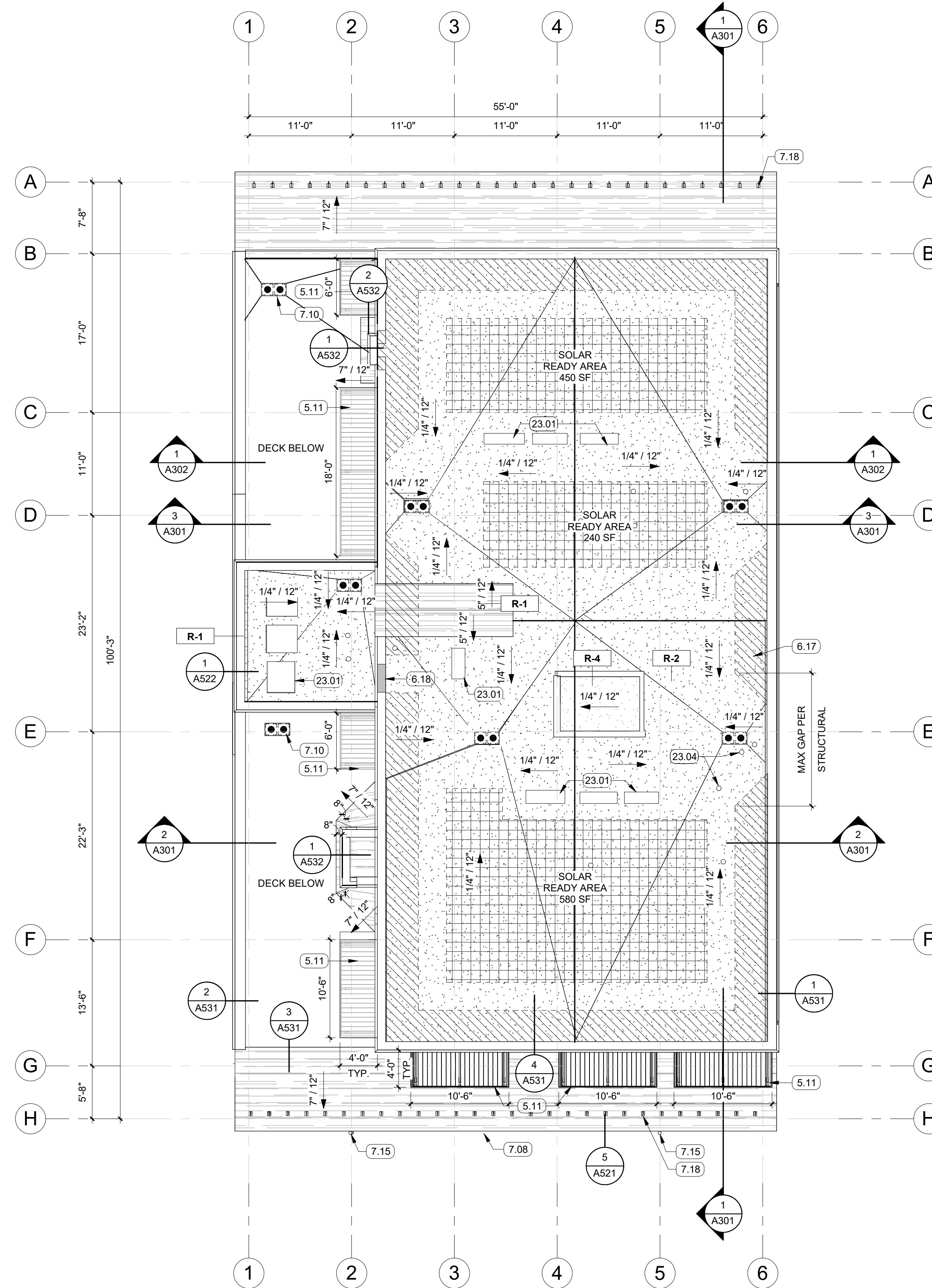
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ROOF PLAN

SHEET NUMBER

**A121**



**1** ROOF PLAN  
SCALE: 1/8" = 1'-0"

# EXTERIOR FINISH SCHEDULE

A. ALL EXTERIOR MATERIALS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO ORDERING. SUBMITTAL SHALL INCLUDE COLOR SAMPLES ON ACTUAL BUILDING MATERIAL. SEE SPECIFICATIONS.

B. WHERE OTHER MATERIALS ARE CALLED FOR IN DETAILS AND WILL BE EXPOSED IN FINISHED WORK, CONSULT ARCHITECT FOR COLOR PRIOR TO ORDERING.

FLAT ROOF	SINGLE PLY MEMBRANE, CARLISLE OR APPROVED, 60 MIL TPO, GRAY COLOR
SLOPED COMP. ROOFS	ASPHALT COMP SHINGLES, COLOR TBD
SLOPED STANDING SEAM ROOFS	ALUMINUM, COLOR TBD
PARAPET CAP FLASHING	GALVANIZED STEEL, FACTORY PRIMED, COLOR TBD
AWNING EDGE FLASHING	GALVANIZED STEEL, FACTORY PRIMED, COLOR TBD
EXPOSED GLU-LAM BEAMS	ARCH'L GRADE, RESAWN, SEMI-TRANSPARENT STAIN, COLOR TBD
STONE VENEER	TUFF STONE, TYPE N MORTAR, DRY STACK, PATTERN AND COLOR TBD
WOOD SIDING	THERMALLY MODIFIED WOOD, THERMORY
WALL FLASHING AT WOOD	GALVANIZED STEEL, FACTORY PRIME, COLOR TBD
WOOD TRIM	FINGER JOINTED CEDAR, SOLID BODY STAIN TBD
WINDOWS	ALUM. CLAD WOOD, DOUG FIR INTERIOR, FOREST GREEN ALUM. EXTERIOR, OIL RUBBER BRONZE HARDWARE, HIGH VISIBILITY SCREEN
ENTRANCE SYSTEM	ALUMINUM CLAD WOOD, DOUG FIR INTERIOR, FOREST GREEN ALUM. EXTERIOR, OIL RUBBER BRONZE HARDWARE
CMU	WILLAMETTE GRAYSTONE, NATURAL TEXTURE, NATURAL COLOR
METAL TRIM AT WALLS	GALVANIZED STEEL, FACTORY PRIME, COLOR TBD
PLYWOOD TRIM	3/4" ACX PLYWOOD, EASE EDGES, SAND SMOOTH, PAINT BRONZE COLOR TO BE SELECTED BY ARCH.
STEEL SHINGLE SIDING	CORTEN SHINGLE SIDING, PRE-OXIDIZE, SEAL TO PREVENT FURTHER OXIDIZATION

# KEYNOTES #

3.11	CONCRETE CURB
4.01	CONTROL JOINT
4.10	STONE VENEER WALL, SEE ASSEMBLIES SHEET.
5.01	BOLLARD WITH PLASTIC SLEEVE, TYP. OF 4
5.11	ARCHITECTURAL ALUMINUM AWNING
5.12	WROUGHT IRON RAILING
6.01	8X8 COLUMN, SEE STRUCTURAL
7.08	GUTTERS
7.09	RAIN WATER LEADER
7.12	FINGER JOINTED CEDAR VERTICAL CHANNEL SIDING OR THERMORY
7.13	FINGER JOINTED CEDAR HORIZONTAL SIDING
7.14	RAINWATER LEADER, TYP OF 2
7.15	ASHPALT COMP SHINGLES
7.17	ELEVATOR MECHANICAL CLEARANCE ROOF
7.18	PRO 100 SNOW GUARDS SGP100ASS AT 24" O.C. ALONG EAVE
8.06	WOOD CLAD WINDOWS
9.07	STUCCO MURAL SURFACE FRAMED IN CEDAR TRIM
21.02	KNOX BOX LOCATION
26.03	SURFACE MOUNTED LIGHT FIXTURE
32.02	BICYCLE RACK, MATCHING CITY OF SISTERS STANDARD

# MATERIAL LEGEND

	CORTEN STEEL SHINGLE
	ASPHALT COMP SHINGLE
	VERTICAL FINGER JOINTED CEDAR SIDING
	FINGER JOINTED CEDAR HORIZONTAL SIDING
	STONE VENEER
	GLASS

# GENERAL NOTES

- A. GENERAL NOTES APPLY TO ALL DRAWING SETS.
- B. FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS. NOTIFY ARCHITECT IMMEDIATELY IF ANY CONFLICTS OR DISCREPANCIES OCCUR BEFORE PROCEEDING WITH WORK.
- C. CROSS REFERENCES SHOWN ON DRAWINGS DO NOT NECESSARILY INDICATE ALL LIKE CONDITIONS AND DO NOT LIMIT APPLICATION OF ANY DRAWING OR DETAIL. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT THE ARCHITECT PRIOR TO PROCEEDING WITH WORK. IF DESIGN INTENT REMAINS UNCLEAR THEN PROVIDE MOST EXPENSIVE OPTION IN BID.
- D. DIMENSIONS ARE TO GRID LINE OR FACE OF STRUCTURAL MEMBER UNLESS OTHERWISE NOTED. DOOR & WINDOW OPENING DIMENSIONS ARE TO ROUGH OPENING OR CENTERLINE OF OPENING. CONCRETE AND BRICK DIMENSIONS ARE GIVEN TO THE FACE OF CONCRETE OR MASONRY AND TO THE FACE OF ROUGH OPENINGS.
- E. PROVIDE BLOCKING IN FURRED CONCEALED SPACE OF SIDING TO COMPLY WITH CODE.



1000 NW Wall St, Ste 205  
Bend, OR 97703  
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### STAMP

**NOT FOR CONSTRUCTION**

BIDDERS ARE INSTRUCTED TO CAREFULLY REVIEW THE CONSTRUCTION DOCUMENTS AND THE SITE CONDITIONS. INFORMATION REGARDING THE COMPLETE WORK OF SPECIFIC TRADES IS DISPERSED THROUGHOUT THE ENTIRE DOCUMENT SET AND CANNOT BE ACCURATELY DETERMINED BY REFERENCE TO OTHER THAN COMPLETE DOCUMENT SET.

### CONSULTANT

### PROJECT INFORMATION

### BAKER MIXED USE

130 E CASCADE AVENUE  
SISTERS OREGON 97759

### ISSUES

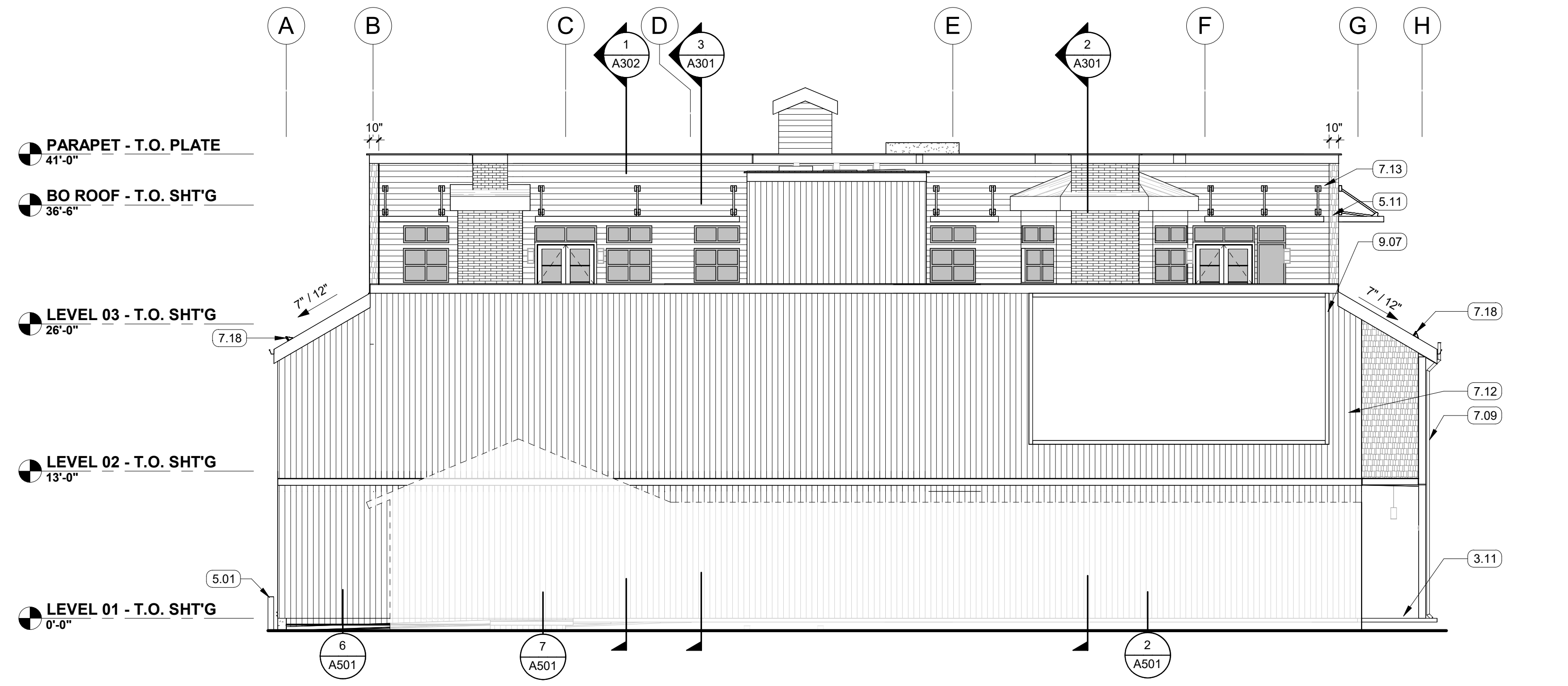
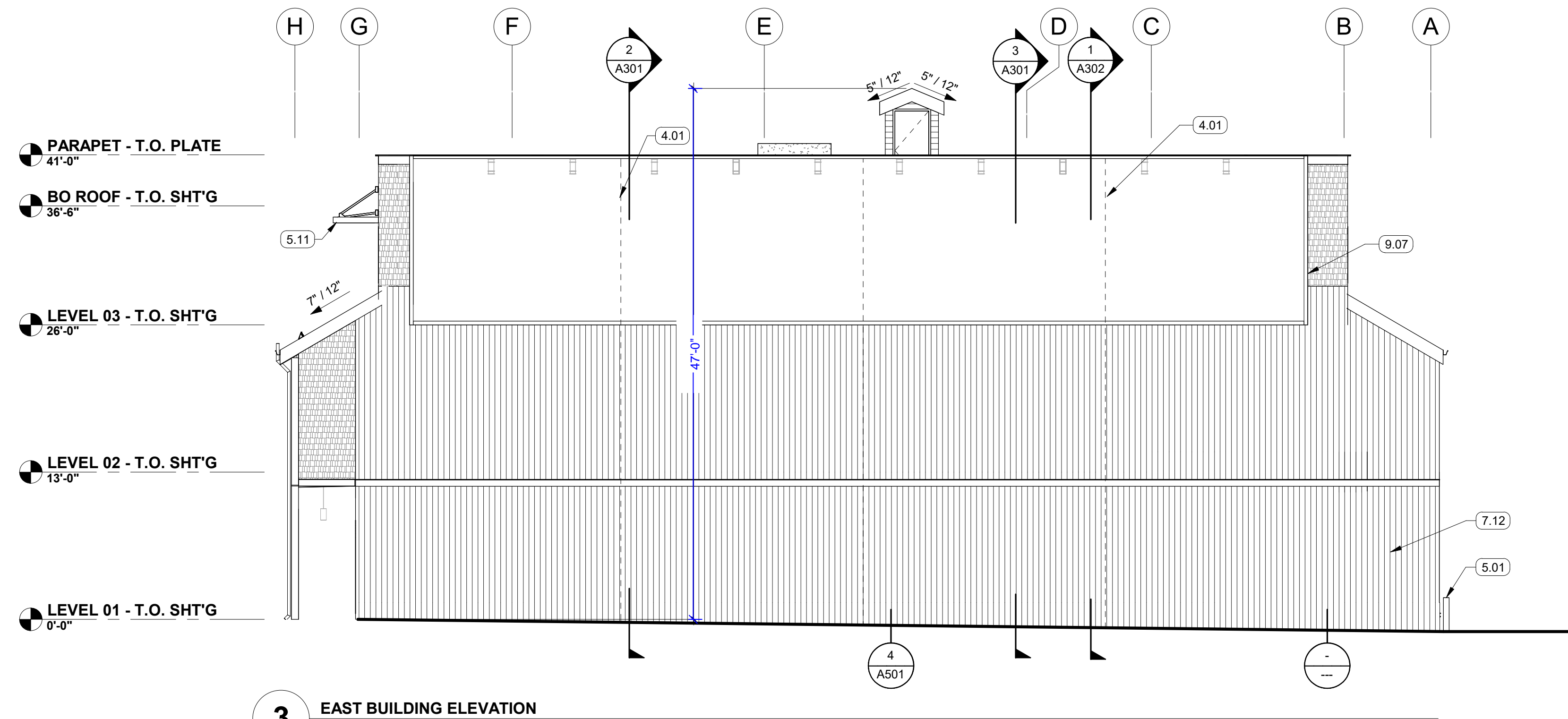
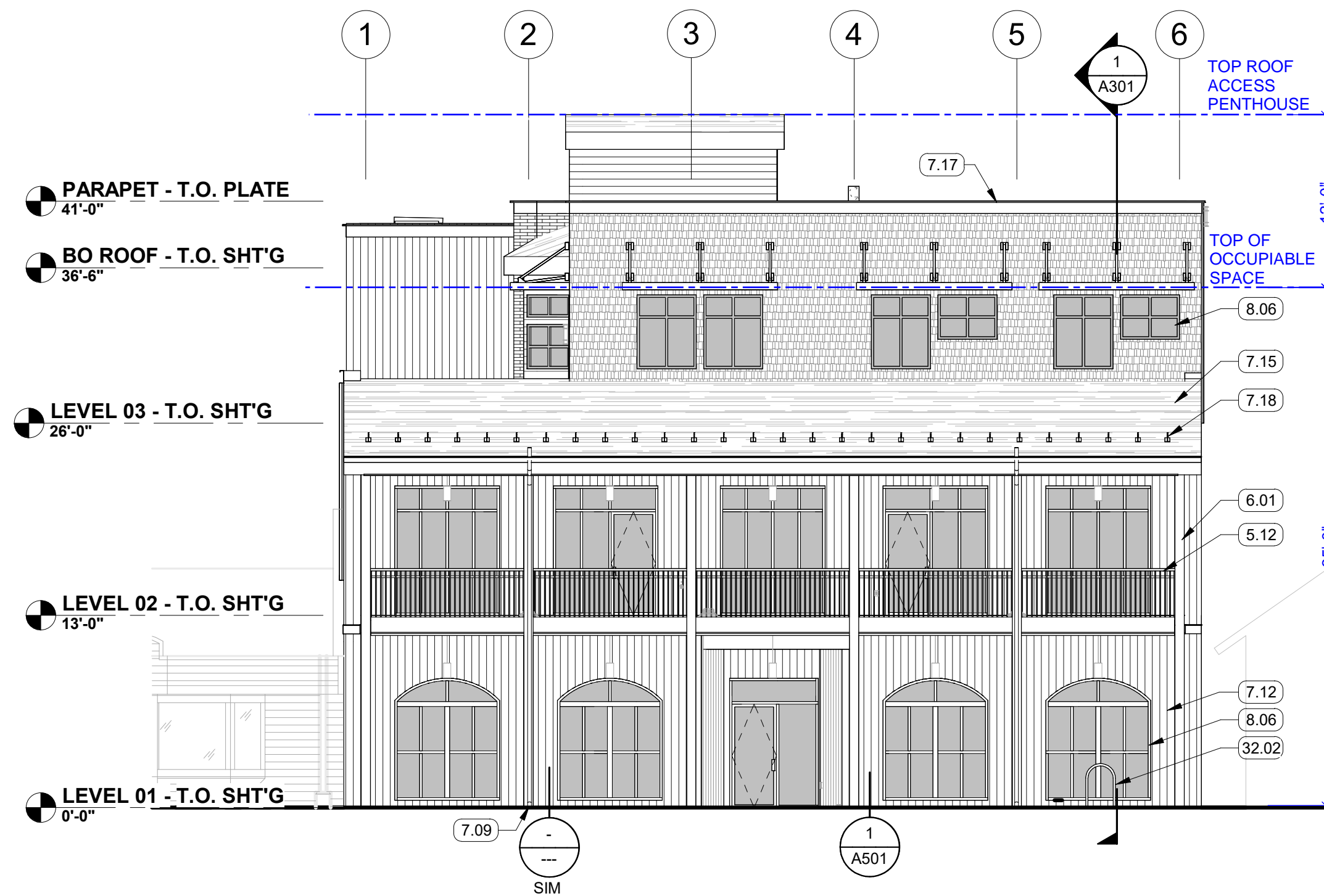
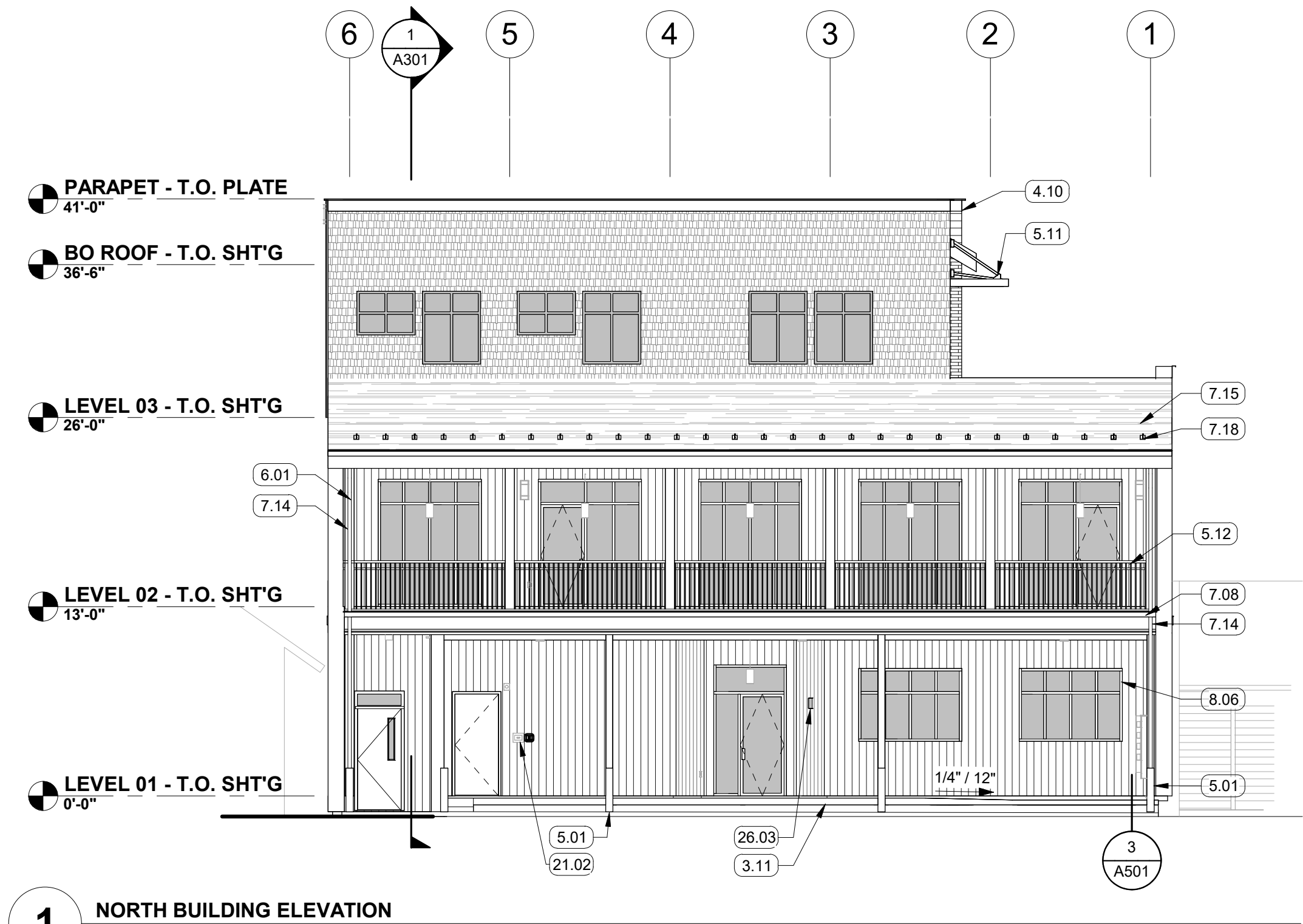
PHASE	100% CD'S	
DATE	January 16th, 2024	
JOB NUMBER	21-053-OR	
MARK	DATE	DESCRIPTION

### SHEET NAME

**EXTERIOR ELEVATIONS**

### SHEET NUMBER

**A201**



# BUILDING CONCEPT / IMAGERY







*The Oregonian*

## **1872 Jacob Kamm House**

The Jacob Kamm house was originally built in 1871-2 at what is now Southwest 14th Avenue and Main Street -- land now occupied by Lincoln High School. The mansion, designed in the Second Empire style by architect Justus F. Krumbien, was moved in 1951 to its current location at 1425 S.W. 20th in Goose Hollow. Notice the Italianate polygonal bays, elongated windows and French-style mansard roof and quoins imitating stuccoed stone walls. It was placed on the [National Register of Historic Places](#) in 1974.



## BENTON COUNTY COURTHOUSE - 120 NW 4th St, Corvallis, OR

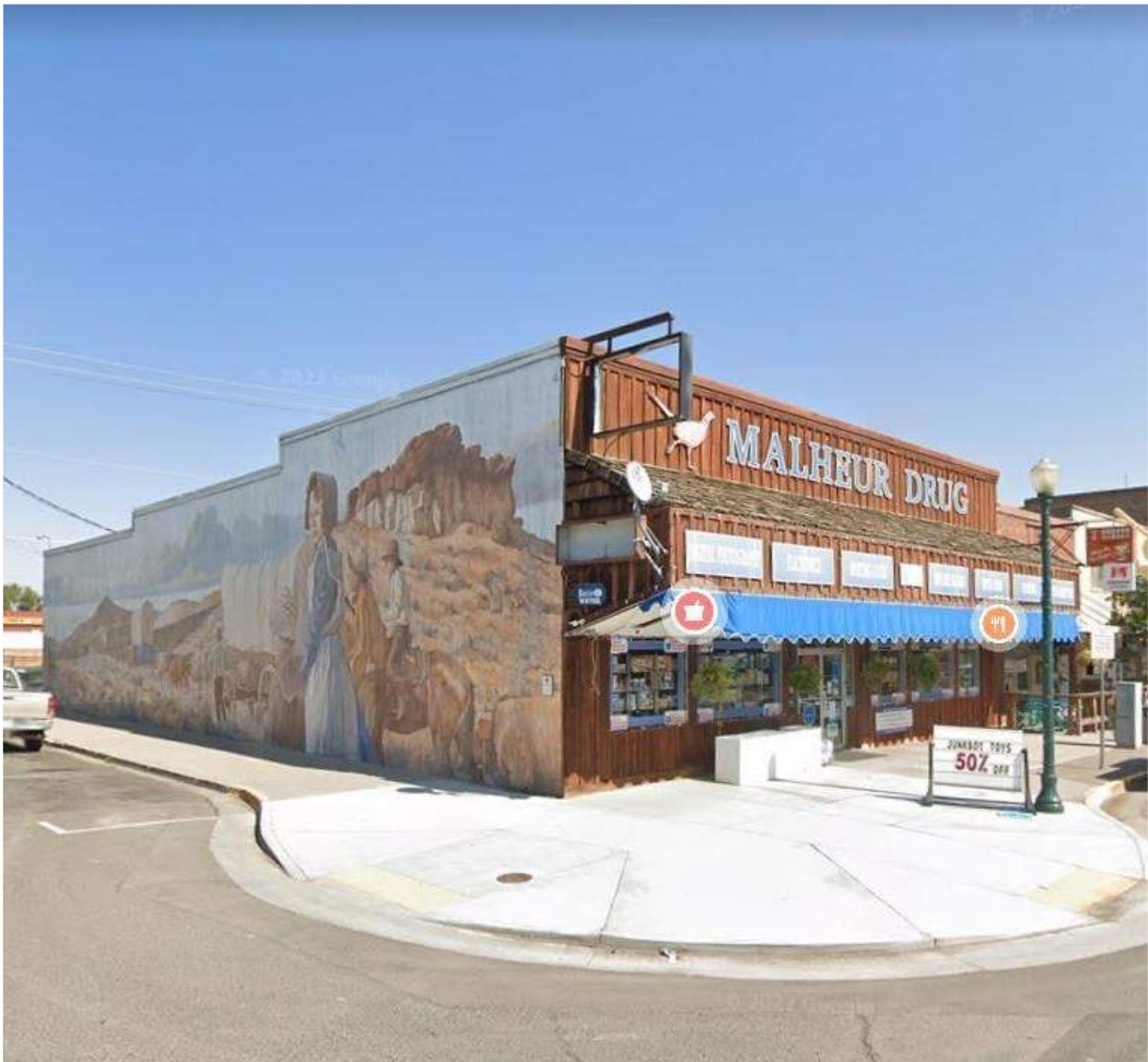
The first courthouse was constructed in 1855. It was replaced in 1888-1889 by the present one, which is the oldest active courthouse in the state. The first one cost \$6,200, part of which was withheld from the contractor because of poor workmanship. The present courthouse cost about \$70,000 and was financed by a two-mill levy. It was authorized in 1888, and constructed in 1888-1889. A new jail was built at the same time to the south of the courthouse. It cost an additional \$14,500. The original jail was succeeded by a single-story, tile-roofed structure on the north in 1929 and, more recently, by the single-story Corrections Wing of 1974-1976.



## HOPE BROTHERS BUILDING - 187 Main St S, Vale, OR 97918

CONSTRUCTED 1893: One of the oldest buildings in town, it was built in 1893, by M.G. and I.W. Hope for their general mercantile store, replacing a frame building, which burned. It also served for a time as the post office. The Hopes sold their store and it became the first home of the Vale Trading company.

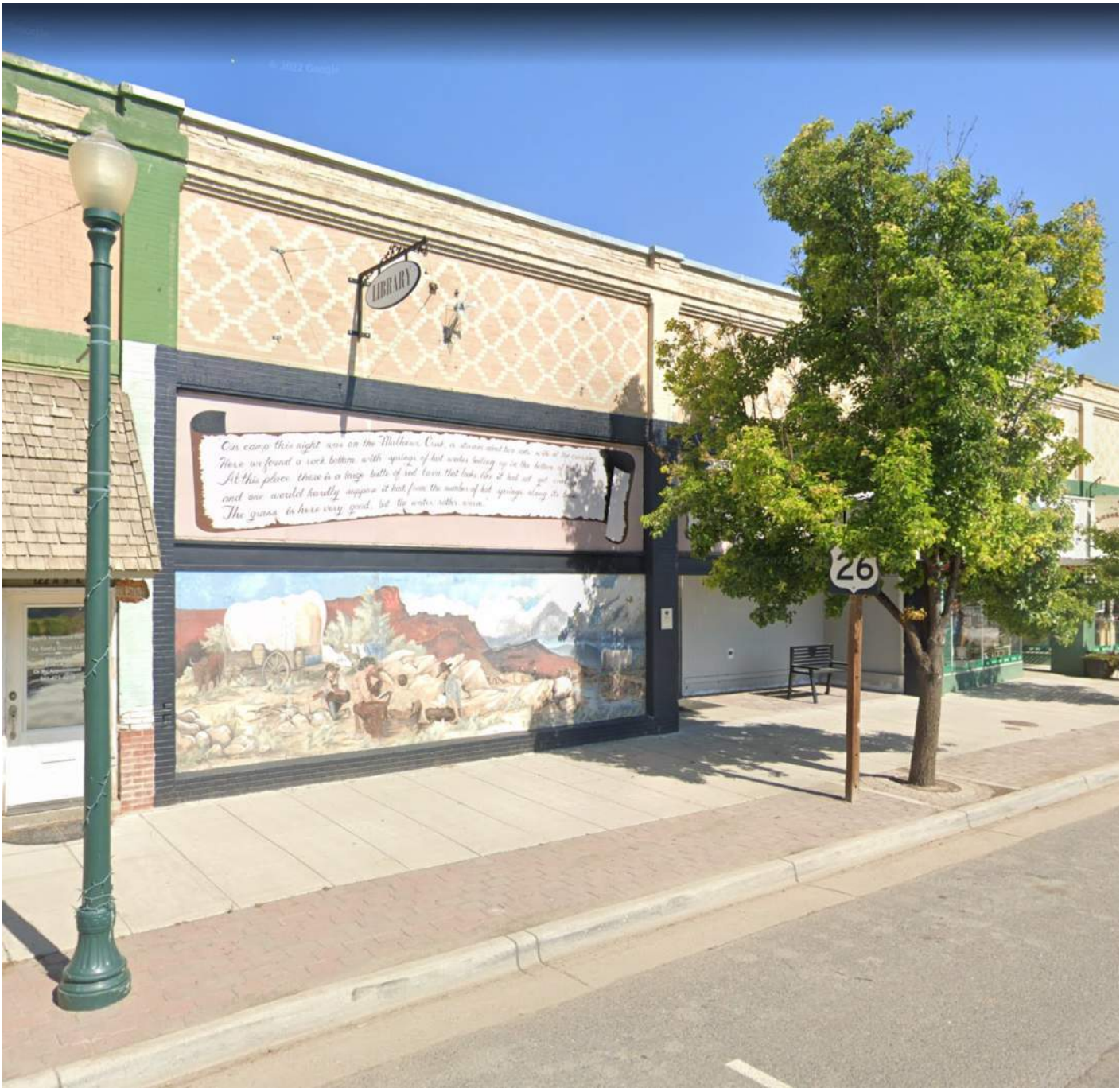
Remnants of aging stucco can be seen flaking off the stone walls. The more recent concrete addition was finished with stucco to match the existing conditions.



**MALHEUR DRUG - 198 A St W, Vale, OR 97918**

CONSTRUCTED 1906 - DESERT WESTERN THEME: This building was built as the headquarters for the Vale Forwarding Company in 1906, and for many years has been a drug store. It and the T. Nelson building are the only two buildings that have survived two major fires in this block

# STUCCO PRECIDENT BUILDINGS / IMAGRY



## Humphrey Building 1911 - 150 A St. E, Vale, OR 97918

One of the several constructed during 1911, it was the Vale Hardware Store and a saddlery occupied by Billy Rose. L. K. Bullock operated an early garage and once when it had a hardwood floor it was the town's roller rink.

**NOTE:**

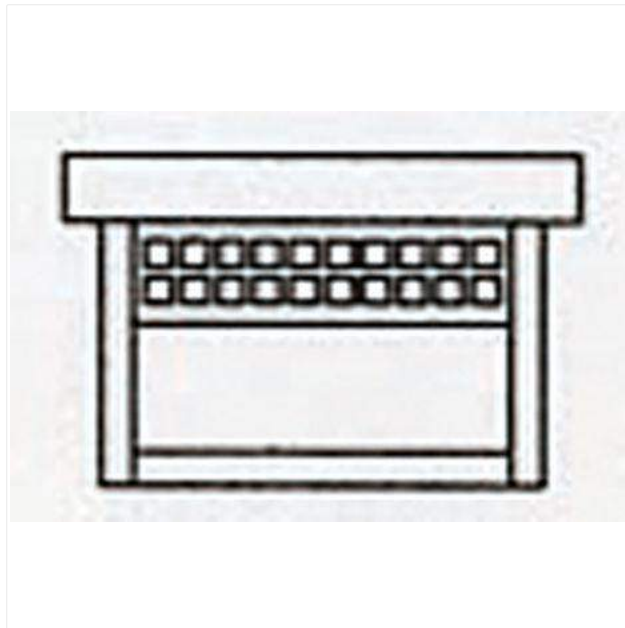
'BOARDWALK' LIGHTING' WILL BE IN ALCOVES BETWEEN STRUCTURE UNDER FRONT DECK AND WILL NOT PRODUCE EXCESSIVE GLARE ONTO STREET OR ADJACENT PROPERTIES.

GLAZING WILL COLOR LIGHT TO PRODUCE SOFT WARM TONES AND FIXTURE WILL DIRECT LIGHT DOWNWARD.

LIGHTBULBS WILL BE LED 60 WATT EQUIVELANT WITH 2700K COLOR.

(index.html) [Lighting \(lighting.html\)](#) [Flush Mount Lighting Fixtures \(flush-mount-lighting-fixtures.html\)](#)  
[Arroyo Craftsman Flush Mounts \(arroyo-craftsman-flush-mount-lighting.html\)](#) [GCM-8 Arroyo Craftsman 8" Glasgow Flush Ceiling Mount](#)

(index.html) [Shop by Brands \(five-rivers-lighting-by-vendor.html\)](#) [Arroyo Craftsman \(arroyo-craftsman.html\)](#)  
[Arroyo Craftsman Flush Mounts \(arroyo-craftsman-flush-mount-lighting.html\)](#) [GCM-8 Arroyo Craftsman 8" Glasgow Flush Ceiling Mount](#)



### GCM-8 Arroyo Craftsman 8" Glasgow Flush Ceiling Mount

The Arroyo Craftsman GCM-8 8 inch Glasgow flush ceiling mount, measures 8 3/8 inches wide by 6 1/4 inches tall. It is rated for a damp location. It has two 60 watt medium incandescent base sockets. The mounting base is 9 3/4 inch square. This item ships through UPS or FedEx. All ten metal finish options are available. All ten glass options are available as well as blue-white opalescent (BC), gold white iridescent-white opalescent(GWC), and red-white opalescent (REC) combinations.

~~\$561.00~~ **\$374.00**

Qty  - +

**FREE SHIPPING**  
UPS/FedEx orders over \$75

(fiverivers-shipping-policy.html)

- **Part Number** : GCM-8
- **Brand** : Arroyo Craftsman
- **Collection** : Glasgow
- **Category** : Flush Mounts and Semi-Flush Mounts
- **Specifications** : 6.25H X 8.38W Inches Mounting Base Is 9.75 Inches Square Two 60 Watt Medium Sockets Incandescent Light Suitable For Damp Location Shipped via UPS **Note:** When choosing glass, Amber Mica and Almond Mica are not recommended for outdoor use.
- **UPC** : '753174650655
- **Availability** : Usually ships in 8 to 12 weeks

The Arroyo Craftsman GCM-8 8 inch Glasgow flush ceiling mount, measures 8 3/8 inches wide by 6 1/4 inches tall. It is rated for a damp location. It has two 60 watt medium incandescent base sockets. The mounting base is 9 3/4 inch square. This item ships through UPS or FedEx. All ten metal finish options are available. All ten glass options are available as well as blue-white opalescent (BC), gold white iridescent-white opalescent(GWC), and red-white opalescent (REC) combinations.

# Five Rivers

[View Less Detail](#)

(index.html)

Click on Option Image to Select Your Options



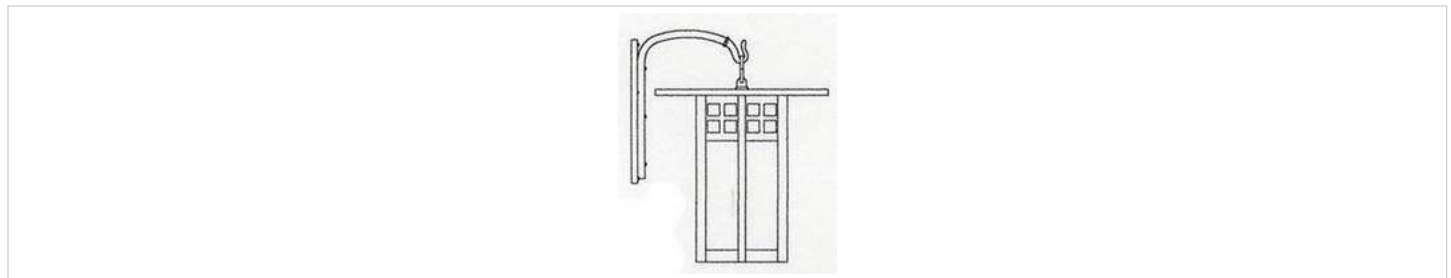
Select Finish ▾



Select Glass ▾



## Related Items



(arc-gb-18.html)

**GB-18 Arroyo Craftsman 18" Glasgow Wall Mount** (arc-gb-18.html)

**Glass:** AM - Almond Mica ▾

**Finish:** BK - Satin Black ▾

**FREE SHIPPING**

UPS/FedEx orders over \$75

(fiverivers-shipping-policy.html)

Price  
~~\$1,809.00~~

Add

Qty



# VCPG LED Parking Garage

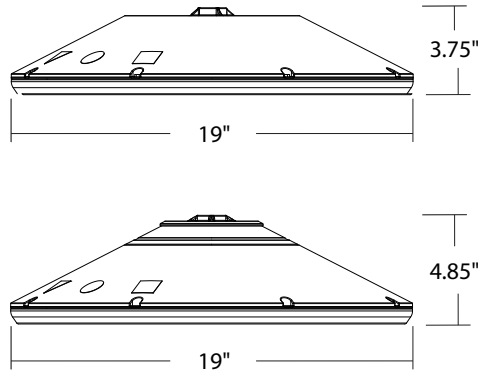


Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

## Specifications

- Diameter:** 19"
- Height:** 3.75"  
(4.85" with Up-Light)
- Weight** (max, with no options): 18 lbs



## Introduction

The all new VCPG LED (Visually Comfortable Parking Garage) luminaire is designed to bring glare control, optical performance and energy savings into one package. The recessed lens design of VCPG LED minimizes high angle glare, while its precision molded acrylic lens eliminates LED pixilation and delivers the required minimums, verticals and uniformity. The dedicated up-light module option reduces the contrast between the luminaire and the ceiling creating a more visually comfortable environment.

The VCPG LED delivers up to 87% in energy savings when replacing 175W metal halide luminaires. With over 100,000 hour life expectancy (12+ years of 24/7 continuous operation), the VCPG LED luminaire provides significant maintenance savings over traditional luminaires.

A+ Capable options indicated by this color background.

## Ordering Information

**EXAMPLE: VCPG LED V4 P4 40K 70CRI T5M MVOLT SRM DNAXD**

VCPG LED							
Series	LED Light Engines	Package	Color temperature	Color Rendering Index	Distribution	Voltage	Mounting
VCPG LED	V4 <sup>1</sup> 4 Light Engines	P1 <sup>1</sup>	30K 3000 K	70CRI	T5M Type V, medium	MVOLT 347 120	<b>Shipped included</b> PM Pendant mount standard (24-inch length supply leads) SRM Surface mount (24-inch length supply leads) ARM Arm mount (use RSXWBA accessory to mount to a wall)
		P2 <sup>1</sup>	35K 3500 K	80CRI	T5R <sup>2</sup> Type V, rectangular		
	V8 <sup>1</sup> 8 Light Engines	P3 <sup>1</sup>	40K 4000 K		T5W Type V, wide	480 208	<b>Shipped separately</b> YK Yoke/trunnion mount <sup>3</sup>
		P4 <sup>1</sup>	50K 5000 K		T5E Type V entry	240 277	
		P5 <sup>1</sup>			LANE <sup>2</sup> Drive lane	347 480	
		P6 <sup>1</sup>					
		P7 <sup>1</sup>					

Options	Finish <i>(required)</i>
<p><b>Shipped installed</b></p> <ul style="list-style-type: none"> <li>UPL1 Up-Light: 500 lumens</li> <li>UPL2 Up-Light: 700 lumens</li> <li>E8WC Emergency battery backup, Certified in CA Title 20 MAEDBS (8W, -20°C min)<sup>4,5,6</sup></li> <li>E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)<sup>4,5,6</sup></li> <li>HA High ambient (50°C, only P1-P4)</li> <li>SF Single fuse (120V, 277V, 347V)</li> <li>DF Double fuse (208V, 240V, 480V)</li> <li>SPD10KV 10KV Surge Pack</li> <li>LDS36 36in (3ft) lead length</li> <li>LDS72 72in (6ft) lead length</li> <li>LDS108 108in (9ft) lead length</li> <li>DMG External 0-10V leads (no controls)<sup>7</sup></li> <li>TP Tamper proof screws</li> </ul> <p><b>Shipped Separately</b></p> <ul style="list-style-type: none"> <li>WG Wire Guard</li> <li>BDS Bird Shroud</li> <li>HS House Side Shield</li> <li>BSW Bird Spikes</li> </ul>	<p><b>Standalone Sensors/Controls<sup>2</sup></b></p> <ul style="list-style-type: none"> <li>PIR Motion/ambient sensor for 8-15' mounting heights</li> <li>PIRH Motion/ambient sensor for 15-30' mounting heights</li> <li>PIR3FC3V Motion/ambient sensor for 8-15' mounting heights, pre programmed to 3fc and 35% light output</li> <li>PIRH3FC3V Motion/ambient sensor for 15-30' mounting heights, pre programmed to 3fc and 35% light output</li> </ul> <p><b>Networked Sensors/Controls<sup>2</sup></b></p> <ul style="list-style-type: none"> <li>NLTAIR2 PIR nLIGHT AIR Wireless enabled motion/ambient sensor for 8-15' mounting heights</li> <li>NLTAIR2 PIRH nLIGHT AIR Wireless enabled motion/ambient sensor for 15-30' mounting heights</li> <li>NLTAIR2 PIR924 nLIGHT AIR Wireless enabled, UL924 Listed motion/ambient sensor for 8-15' mounting heights<sup>8</sup></li> <li>NLTAIR2 PIRH924 nLIGHT AIR Wireless enabled, UL924 Listed motion/ambient sensor for 15-30' mounting heights<sup>8</sup></li> </ul>
	<ul style="list-style-type: none"> <li>DWHXD White</li> <li>DNAXD Natural aluminum</li> <li>DDBXD Dark bronze</li> <li>DBLXD Black</li> </ul> <p><b>Note: Product will be shipped in job packs of 18pcs per box. The remaining units will be shipped in unit packs.</b></p>



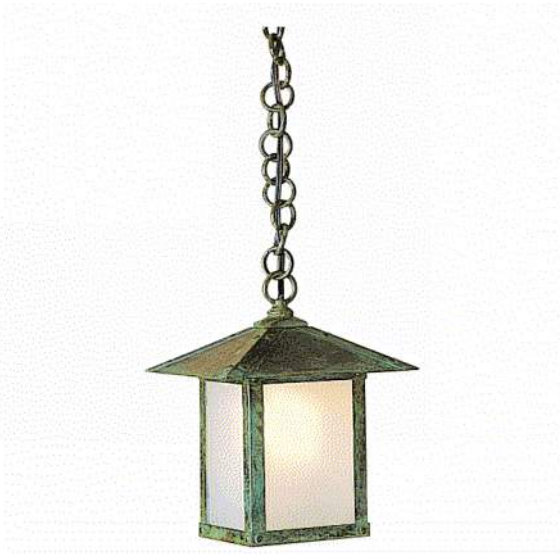


NOTE:  
'PENDANT' LIGHTING' PROPOSED AT SECOND FLOOR DECKS.

GLAZING WILL COLOR LIGHT TO PRODUCE SOFT WARM TONES AND WILL DIRECT LIGHT  
DOWNWARD

LIGHTBULBS WILL BE LED 60 WATT EQUIVELANT WITH 2700K COLOR

[Home](#) / [Lighting Manufacturers](#) / [Arroyo Craftsman](#) / [Arroyo Craftsman Pendants](#) / Arroyo Craftsman EH-7 Evergreen Craftsman Indoor/Outdoor Hanging Pendant Light - 7 inches wide



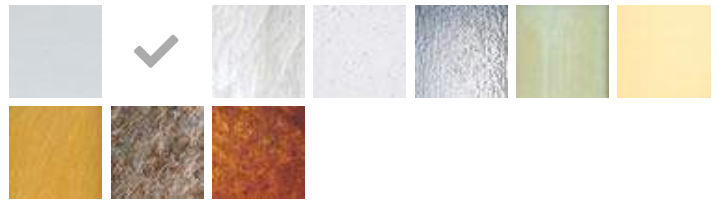
## Arroyo Craftsman EH-7 Evergreen Craftsman Indoor/Outdoor Hanging Pendant Light - 7 inches wide

by **Arroyo Craftsman** Item# ARR-EH-7

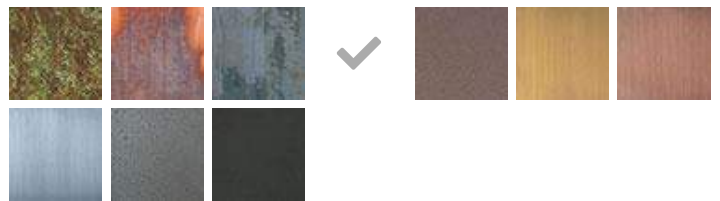
Overlay: T-Bar - T



Glass: Gold White Iridescent - GW



Finish: Bronze - BZ



Subtotal of selected item(s)

**\$392.40**

~~\$436.00~~ (You Save 10%)

**Availability:** Please allow 16 to 20 weeks for delivery; all Arroyo Craftsman fixtures are custom made in the USA and cannot be returned.



Qty: 1

 Add to Cart Like

**10% Off Entire Inventory! \*Limited Time Offer\***  
Prices Already Reduced



Fast,  
Free  
Shipping  
& Returns



We  
Pay  
Your  
Tax!  
No  
Sales  
Tax in  
any  
state.



NO  
RESTOCK  
FEE  
On Returns

## Product Specification

The Evergreen hanging pendant light brightens your entryway or patio with a craftsman lantern, fusing Swiss Chalet, English Tudor, and California Mission styles. Various metal finish, glass shade, and filigree/overlay options available to meet your decorating needs. More light fixtures available from the same family.

- 7" Width
- 9.5" Height
- 45.5" Hang from ceiling
- Uses (1) 100 watt incandescent bulbs, not included
- Antique Brass and Antique Copper finishes recommended for indoor use only
- **Please note:** Mica options are not recommended for outdoor use and should only be used with sixty watt maximum bulbs to prevent warping.
- A product of American Lighting Brands
- Made in the USA

