



DRAWING INDEX

PRESENTATION

- 001 COVER
- 002 NARRATIVE
- 003 SITE PLAN
- 004 FLOOR PLAN
- 005 ROOF PLAN
- 006 EXT. ELEVATIONS
- 007 EXT. ELEVATIONS
- 008 BUILDING SECTION



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SPRINGDALE STATION
31727 HISTORIC COLUMBIA
RIVER HWY

CONCEPT DOCUMENTS
10.08.2024

COVER

001

Exhibit A.5

PROJECT NARRATIVE

31727 HISTORIC COLUMBIA RIVER HIGHWAY
SPRINGDALE, OREGON

INTRODUCTION

This project is for a Fire Station addition to house existing vehicles for the all-volunteer Corbett Fire District (CFD). The structure will be at the east side of the existing and once completed will give the volunteer firefighters of the CFD a modern building built to current code, allowing the all-volunteer district to continue serving out their mission well into the future.

NEW BUILDING SITING + ORIENTATION

We are proposing a new 1,293 SF, one-story building on the east side of the existing building. Firefighting and volunteer firefighter vehicles will enter the site from the existing driveway to the south, off the Historic Columbia River Highway at the south property line. The new addition will be at the east side of the existing building and the new south facing facade of the existing building. There will be a new accessible parking stall located at the north side of the apron, south side of building, as well as new firefighter parking at the east side of the parcel, just east of the new building.

GRADING

The site slopes in the north-south direction (up to the north, down to the south). The portion of the slope where the building is sited is relatively flat- the new structure’s finished floor is intended to align with the existing building. There will be a new retaining wall tying in to the existing on the north side of the building that will run east and turn south to hold back several feet of slope. Some of the spoils from the excavation will likely be placed to the north side of the retaining wall, with some likely being hauled off site. The existing access path for the northerly portion of the site will remain at the east side of the parcel.

LANDSCAPING

The site has mostly hard existing surface driveway apron to the south and existing grass with some trees and other low vegetation to the north, the majority of which are existing to remain.

EXTERIOR MATERIALS

The building will be clad with board and batten siding. The roof will be standing seam metal panels. Both wall and roof will have a warm, dark color with a matte finish (warm dark gray). There are roof overhangs/structural eaves on all sides. The overhangs are intended to provide weather protection for the walls and windows while also providing shade. Exterior glazing will be low-e insulating, clear/clear

EXTERIOR LIGHTING

Exterior lighting will be kept to a minimum and be installed at new man doors and at the new overhead garage door for the vehicles. All exterior lighting will be shielded.



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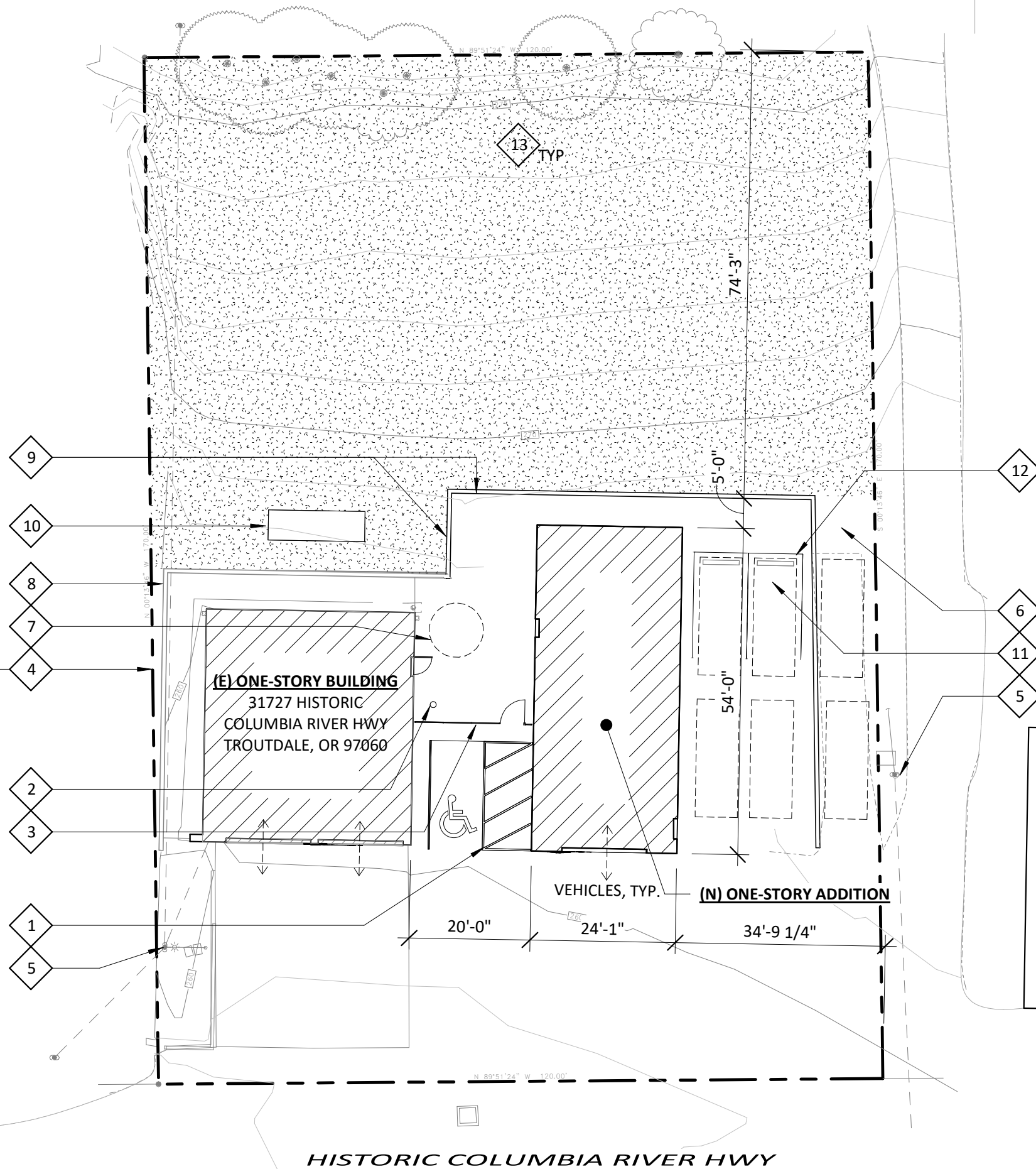
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NARRATIVE



(E) CONDITIONS MAP
N.T.S.



KEYNOTES

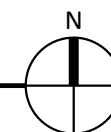
- 1 ADA STALL AND AISLE
- 2 (N) FLAG POLE
- 3 (N) PRIVACY FENCE + GATE
- 4 PROPERTY LINE, TYP.
- 5 (E) POWER POLE, TYP.
- 6 ACCESS TO NORTHERNLY PORTION OF PARCEL
- 7 (N) 1,500 G. HOLDING TANK
- 8 (E) RETAINING WALL
- 9 (N) RETAINING WALL
- 10 (N) GAS STORAGE TANK
- 11 FIREFIGHTER PARKING
- 12 STANDARD PARKING STALL, 9' X 18' MIN
- 13 MAINTAINED LANDSCAPING

LANDSCAPING

A MINIMUM OF 15% OF THE DEVELOPMENT AREA SHALL BE LANDSCAPED.
15% OF 20,400 SF = 3,060 SF
ACTUAL LANDSCAPED AREA = 9,262 SF = 45%

E WOODWARD RD

HISTORIC COLUMBIA RIVER HWY



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SITE PLAN



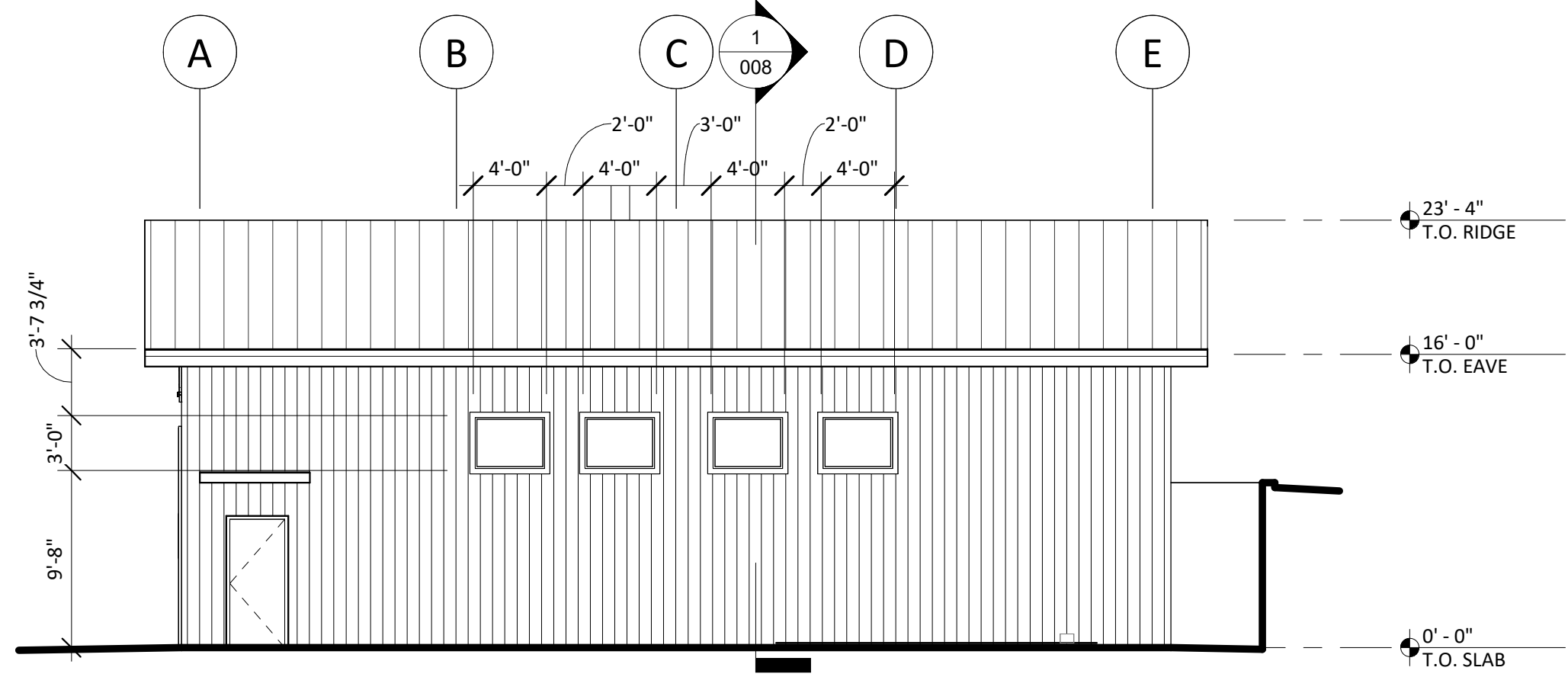
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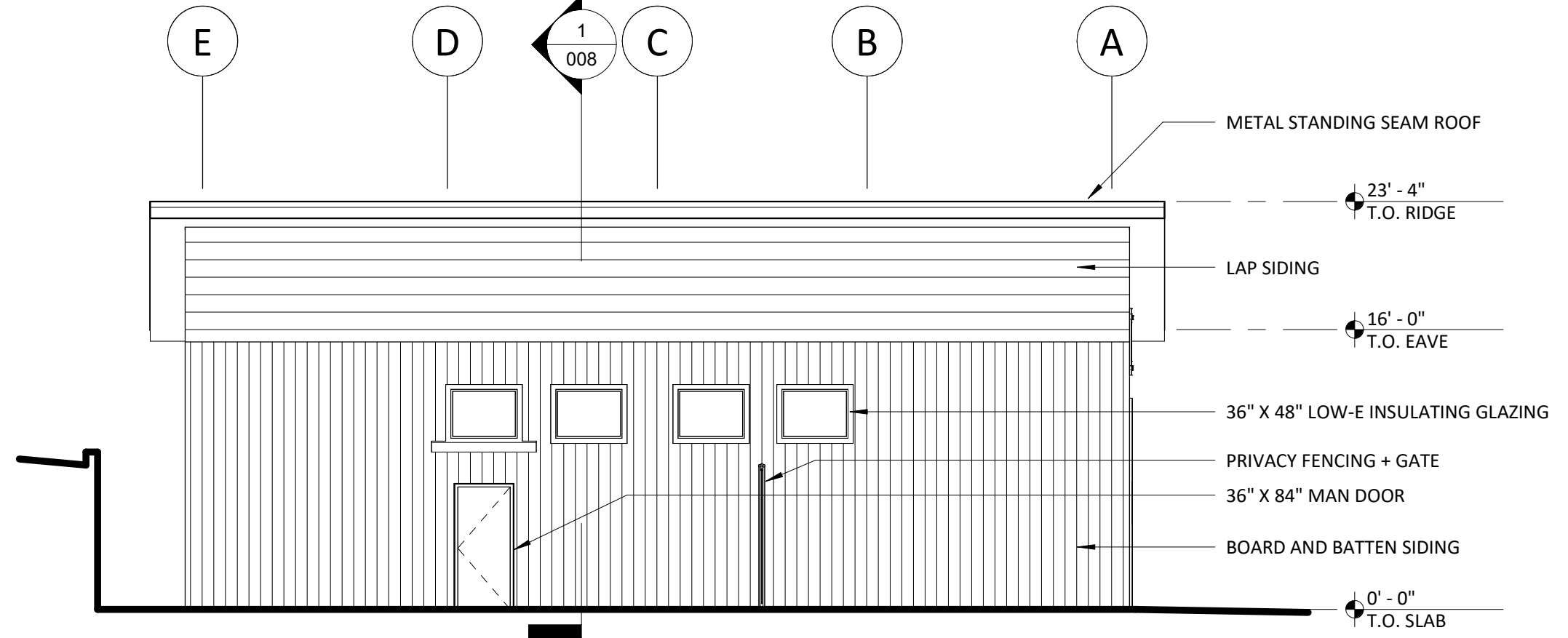
FLOOR PLAN



005



2 EAST ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"



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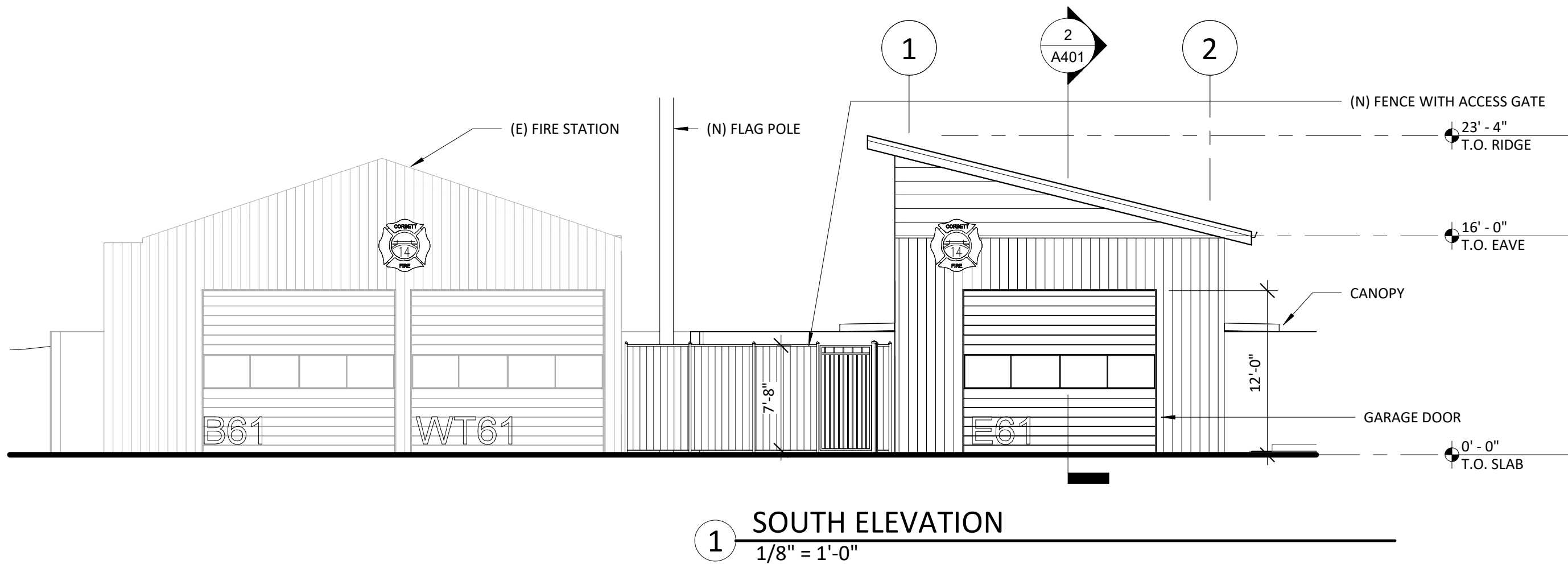
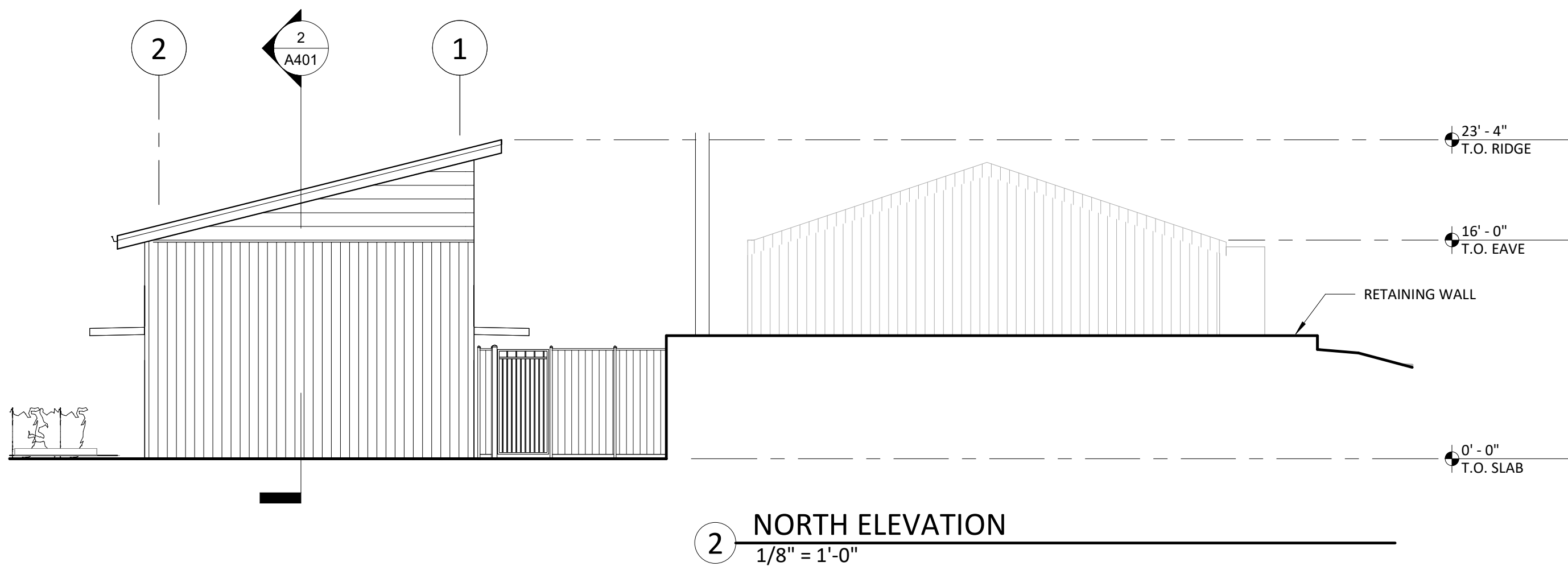
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EXT.
ELEVATIONS

006



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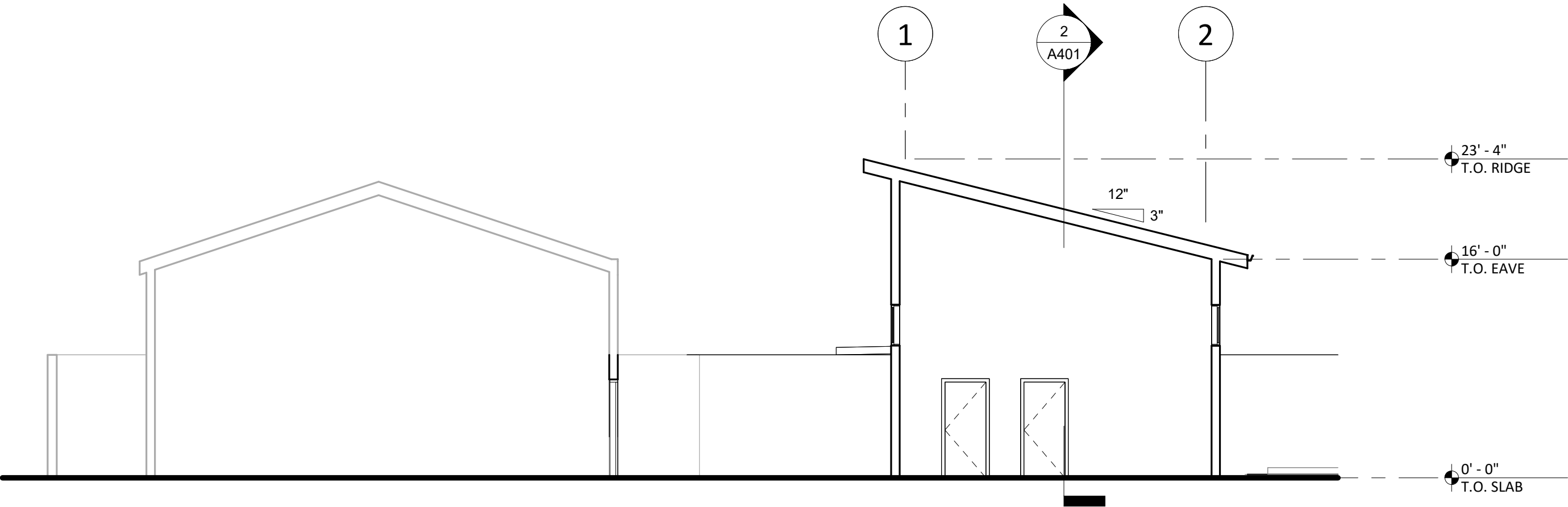
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1 BUILDING SECTION
1/8" = 1'-0"



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**BUILDING
SECTION**

008