

### **Proposed Duplex Construction at 704 SE Tampa Street for Design Review**

Borodin's Construction, LLC is planning to build a duplex for Wayne Burkland at his lot located at 704 SE Tampa Street in Camas Washington.

The total livable square footage of the building will be 2,780, which is 1,390 per unit, and 540 for garages, which is 270 per unit.

The building will be located on the lot with its front facing Tampa Street. To avoid the 'blank look' of the front of the building we added a continuous porch above the entrance and made sure that the bottom and top floors have its own character. Two floors will be separated by 1x12 belly bend and top floor will have paneled siding when first floor will have regular horizontal siding. Also, the bottom floor will be painted in a slightly darker color than the top. Same design will be applied to the side of the building facing the 7<sup>th</sup> street.

Also, the front and the side of the building facing 7<sup>th</sup> street will have a larger trim around windows to add to the design of these walls

Considering the fact that parking will be limited for this lot we moved the building as much as possible to the front (towards Tampa Street) to allow more space for parking by garages. It allowed us to have two parallel parking spaces by garages and leave enough space for residents to drive in and out of garages. Thus each household can have enough parking space to park 2 cars off the street (4 cars total for duplex)

We are planning to plant four trees (Decorative red maples) and two bushes along the 7<sup>th</sup> Street to avoid the blank look of the building and to make this lot more green looking (or in this case more red and green)