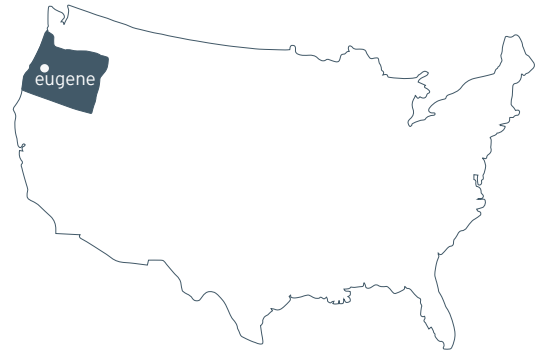


FAIRMOUNT SQUARE ROWHOUSES



Architect: Edward Waterbury AIA, LEED AP
Project Manager: Richard Shugar AIA, LEED AP
General Contractor: Rainbow Valley General Construction

Completed 2006
Eugene, Oregon
11529 sf new construction



The Site

The Fairmount Square Rowhouses were designed to be the first phase of a larger, medium-density residential development with a goal to create a multi-family infill project, while maintaining and respecting the character and scale of Eugene's historic Fairmount neighborhood. In order to accomplish this, a comprehensive photo study was undertaken of the surrounding neighborhood to determine the qualities of the structures.



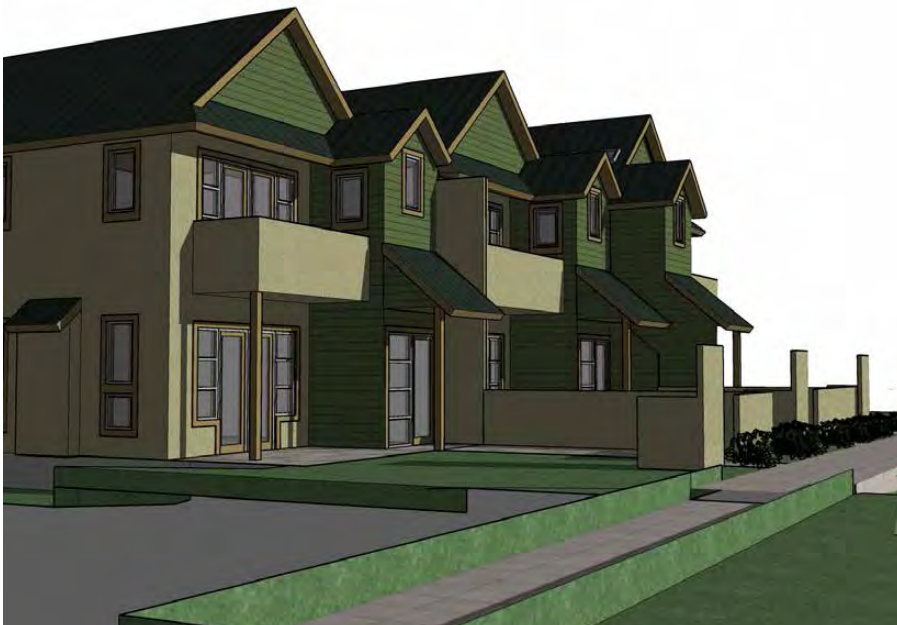


Concept Design

The lot sloped front to back towards the alley, and given the small size of the parcels, space was maximized by sharing walls and by moving the garages to the alley-side of the property. This move also created generous central outdoor spaces flanked by the houses and the garages.

In keeping with the neighborhood's aesthetic, a studio apartment containing a kitchenette and bathroom are located above each garage.

Sustainability was a central theme for the project. It was the first LEED certified multi-family project in Eugene, and was awarded LEED Homes Silver certification.





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58







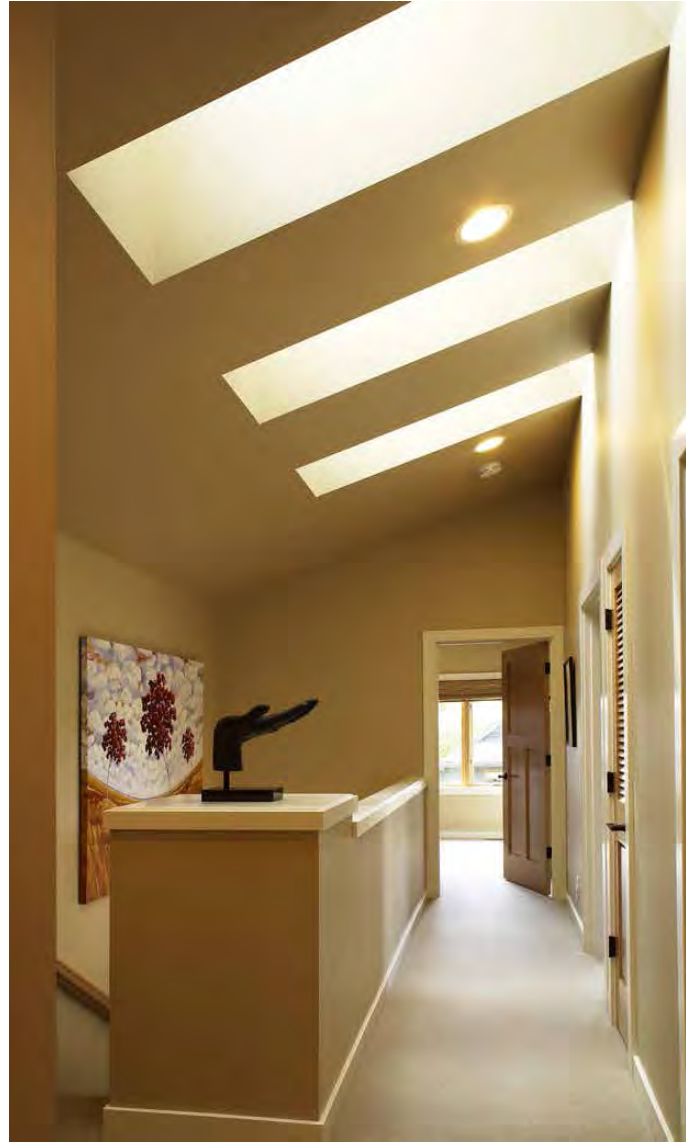


Living Spaces

The living areas are open to each other, visually sharing space. Carefully placed windows and glass-paned doors let in valuable light.

The project incorporates sustainable and recycled/recyclable materials, including bamboo and Marmoleum flooring and FSC (Forest Stewardship Council) certified cabinetry. High efficiency windows, a high efficiency furnace and more insulation than is required by code all contribute to the energy efficiency and thermal comfort of the homes.





Private Spaces

Upstairs, private spaces and generous storage create a clean, upscale aesthetic. Two bedrooms, skylights and a stone-tiled bathroom complete the second floor.





121 Lawrence Street
Eugene, OR 97401
541.342.5777

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