

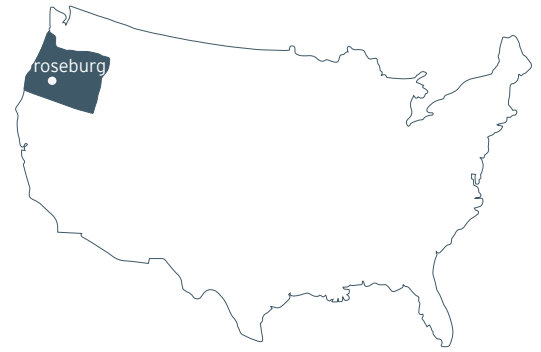
2fORMULA Modular Housing



Architect: Richard Shugar AIA, LEED AP

Why Build Modular?

- | MODERN DESIGNS = efficient layouts and lots of natural light
- | SHORTER CONSTRUCTION TIME = lower costs for both building and financing
- | LESS CONSTRUCTION WASTE = is good for the environment
- | INDEPENDENCE FROM WEATHER CONDITIONS = building indoors increases construction quality control
- | MODULES WORK FOR ALL SITES = you can have an architect - designed home for modular home pricing

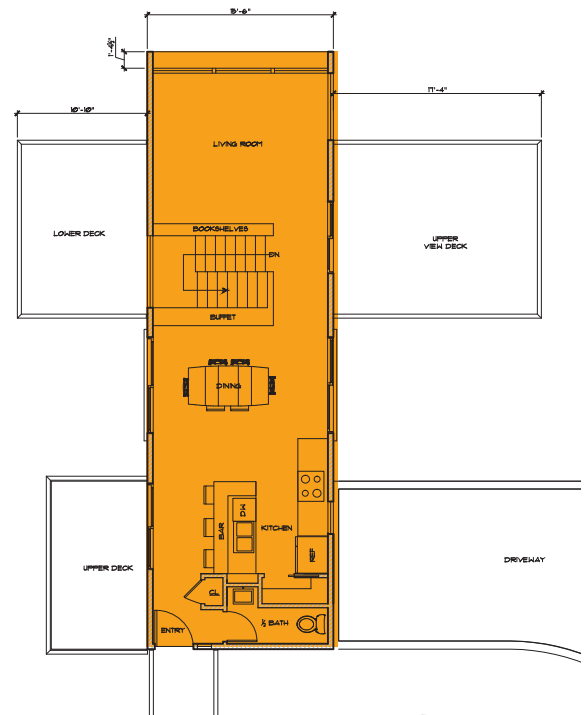


Floor Plans and Elevations

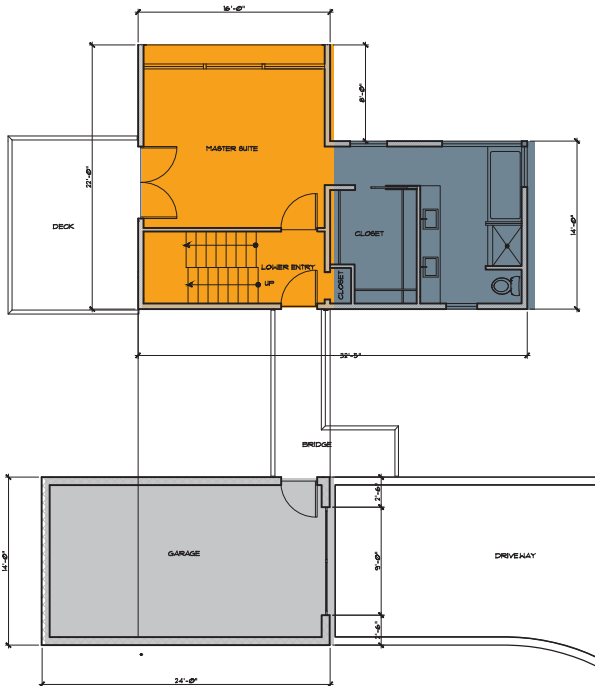
Site and foundation work need to be completed prior to delivery of the modules, which are designed to be trucked directly to the site from the manufacturing facility. Each floor arrives on flatbed trucks ready for assembly.

With careful phasing and delivery schedules, the home will rise quickly on the site.

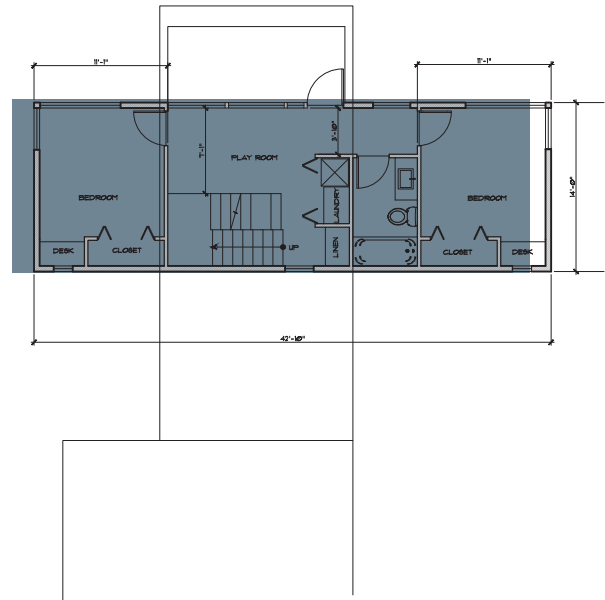
Modules can be designed to be assembled in various ways; stacked as shown in this example, or adjacent to each other if the building site is flat.



1 TOP FLOOR
1 Truck



2 MIDDLE FLOOR
2 Trucks



3 GROUND FLOOR
1 Truck







Finish Materials

High-quality finishes are specified for the project, while still taking the budget into account.







The Idea

This new home has 1900 square feet, with 3 bedrooms and 2.5 bathrooms. It features an open floor plan, vaulted 12' ceiling in living room, stainless steel appliances and a pantry. Because of the expanse of windows, there is always a lot of natural light. There are decks off both the living room and the dining room for ample outdoor living areas. The master bedroom has a walk-in closet, private deck and 9' ceilings. The lower bedroom level has a large playroom space between the bedrooms that could be used as a media room. The site is located in the Spencer Crest area of South Eugene.





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one people + **one** environment = **2fORM** Architecture