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**LEGACY**  
*HBA Tour of Homes*

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2008 EAST 43RD AVENUE

# WELCOME.

*Welcome to our 2014 Tour of Homes house, 'Legacy.' The home is our 9th open during the event.*

*The house is a mix of old and new, a merging of new design concepts with timeless classical architectural elements. It is a style we call 'Modage'—a blend of Modern & Vintage that pays tribute to the past and provides glimpses into the future of product offerings, interior concepts and home design.*

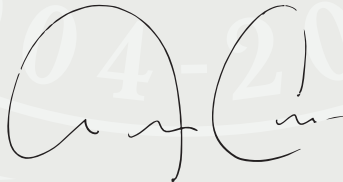
*The 4,125 sq. ft. home has many unique features; some designed and built for style & practical living while others that evolved because of the unique property it sits upon. But, the primary focus of this project was to create a flexible home that can age with multiple generations, a home that allows its residents the opportunity to go through life with the ability to shift use with needs. Whether it is a family who needs to take care of their aging parents or even house their college student, the independent lower floor allows them to use it in a variety of ways. The layout also allows for the owners to live on one level if need be, a rare opportunity in the hills of Eugene.*

*A 'Legacy' is something built over time, a reflection of your nature, your life's priorities and what you stand for, and as such there are many ties to the term represented in this year's home. Not only do we think of the spirit of the house plan design as an ode to the name, we also take the opportunity to thank the local talented craftsmen and tradesman who have worked on our homes and wish their own legacy to be a one of innovation and quality. And, this being our 10 year anniversary in business, we hope that this home is one of many that you will remember as part of ours.*

*It is our hope that we leave enough of an impression that you think of our firm for any upcoming projects you may have—remodel, interior design needs and/or new construction. Your support has been priceless to us over the last 10 years, and we can't thank you enough.*

*Enjoy the Tour!*

*All the best,*

A handwritten signature in black ink, appearing to read 'Dan Cooper', with a stylized flourish at the end.

DAN COOPER, CEO & FOUNDER



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PREMIER SPONSORS

**Buffelen**™

**COOPER** Lighting



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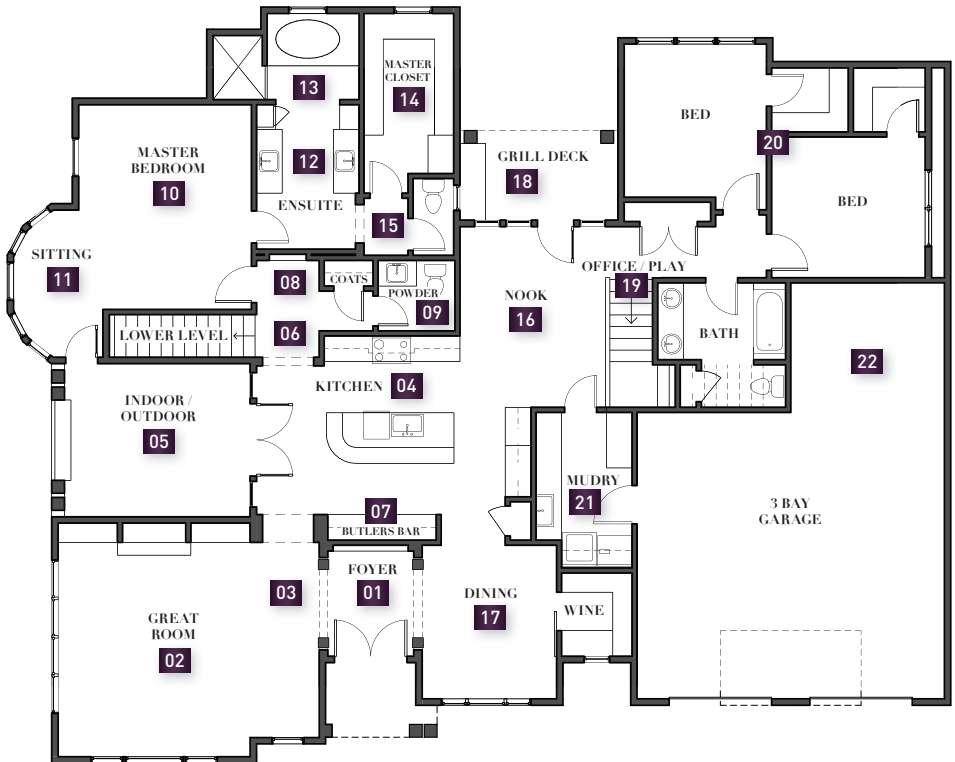
GENEROUS CONTRIBUTORS

- Velux Skylights
- James Hardie Siding by  
Stringfield Building Materials
- Napoleon Fireplaces by Sunset Heating & Air
- American Standard by Sunset Heating
- Crestron by Sunset Electric
- Brighter Homes Lighting
- Metrie.com
- Eugene Sand & Gravel
- Kentwood Flooring by  
New Dimension Hardwood Floors
- The Carpet Company
- Clopay Garage Doors by Lane County Glass
- Scapes Unlimited
- Ferguson Enterprises
- Archways & Ceilings
- Premium Woodworking
- Pella Windows & Doors
- Siuslaw Bank

# A LEGACY of Design

Design is the science of finding the best balance of elements to produce the best end result. In home design, we think of each element and how it effects the whole — including client-specific requests, optimization of views, natural light and facing. It takes into account privacy and the unique topography of the chosen property. It offers the best form, function and flow to create a distinctive home where all components are integrated and function seamlessly.

## FLOOR PLAN



## LEGACY *features*

- 01 Welcoming Entry Foyer with views
- 02 Living Area capture South/West sun and views
- 03 Natural pathway adds size to Great Room
- 04 Central Kitchen with direct connection to Indoor/  
Outdoor Room, Grilling Deck, and views
- 05 Year-round Indoor/Outdoor Entertaining Area with  
western exposure and sunset views
- 06 Kitchen/Outdoor has direct access to Basement
- 07 Butler Station with storage areas for Wine and Spirits  
as well as Stemware and China — central access from  
Outdoor & Dining Room
- 08 Transition Vestebule, decorative hallway endcap and  
direct access to Coat Closet
- 09 Powder - private, yet offers direct access to  
entertaining spaces
- 10 Master Bed is in most secluded area of the property,  
and takes advantage of western exposure for views
- 11 Retreat Space with abundant natural light, views, and  
direct access to Indoor/Outdoor Room
- 12 Ensuite: His & Hers Vanities, Linen, Sit-down Vanity
- 13 Bathing Zone: Tub with views, Shower, plus  
Storage for robes and towels
- 14 Galley Closet Provides Efficient Design
- 15 Dressing Vestebule with Full Length Mirror located  
between Closet/Vanities
- 16 Open Nook acts as casual eating table with views and  
central transition to Bedrooms/Bonus Room/Mudry/  
Grilling Deck
- 17 Space-efficient Dining/Wine Room open to Kitchen
- 18 Grill Deck provides on-grade access for pets in north-  
facing area of outdoor space
- 19 Future 5th Bedroom/Kids Play Room/Office offers  
direct access to Bathroom & Kids Bedrooms
- 20 Secondary Bedrooms away from central entertaining  
for noise considerations
- 21 Space-efficient Mudry with drop zone area and direct  
access to Kitchen/Garage
- 22 3rd Bay, ideal for Collector's Car or Shop

## Colors of LEGACY

### Exterior

Ellie Gray  
Sherwin Williams

### Exterior Trim

White Dove  
Benjamin Moore

### Interior

Barren Plain  
Benjamin Moore

### Interior Trim

Decorator White  
Benjamin Moore

### Dining Room

Light Pewter  
Benjamin Moore

### Great Room Accent

Nimbus Gray  
Benjamin Moore

### Nook Accent

Peppercorn  
Sherwin Williams

### Kids Bedroom Accent

Cooled Blue  
Sherwin Williams

### Kids Bathroom

Arctic Gray  
Benjamin Moore

### Powder Bathroom

Exclusive Plum  
Sherwin Williams

### Master Bedroom

Silver Chain  
Sherwin Williams

### Master Bathroom / Closet

Light Pewter  
Benjamin Moore

### Lower Level

Seattle Mist  
Benjamin Moore





## A LEGACY of Partnership

We thank these meticulous craftsmen & innovative tradesmen for their work on our 'Tour of Homes' House over the years.



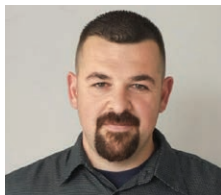
**BRUCE SHELLEY**  
TILE INSTALLER

**Tile Installation**  
2007-2009, 2011, 2013-2014  
(541) 870-7294



**CHET KOKKELER**  
SCAPES UNLIMITED

**Landscaping**  
2007, 2009, 2011, 2014  
(541) 687-0500



**CHRIS MEADOR**  
PREMIUM WOODWORKING

**Cabinetry**  
2013-2014  
(541) 895-8923



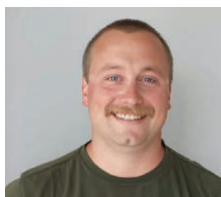
**BRAD ROGERS**  
SUNSET ELECTRIC

**Electrical/Media**  
2006-2009, 2011, 2013-2014  
(541) 741-3885



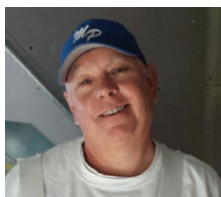
**BRIAN ROGERS**  
SUNSET HEATING & AIR

**HVAC**  
2006-2009, 2011, 2013-2014  
(541) 554-9331



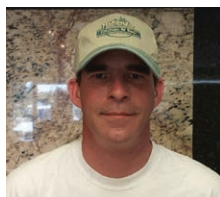
**JEREMY NORMAN**  
NORM'S PLUMBING

**Plumbing**  
2006-2009, 2014  
(541) 556-7455



**JACK MCLAUGHLIN**  
MCLAUGHLIN PLASTERING

**Plaster**  
2007-2009, 2011, 2013-2014  
(541) 689-9315



**AUSTIN SWARTOUT**  
MCKENZIE STONE & TILE

**Counters**  
2006-2009, 2011, 2013-2014  
(541) 342-8366



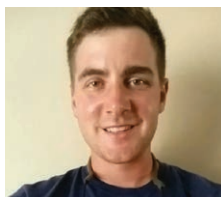
**MARK CHILDS**  
EVERGREEN PAINTING

**Painting**  
2009, 2011, 2013-2014  
(541) 683-4562



**CHARLES POWELL**  
CHARLES POWELL MASONRY

**Exterior Stone**  
2007, 2013-2014  
(541) 514-5919



**ZACK MCLAREN**  
LANE COUNTY GLASS

**Glass & Mirrors**  
2006-2009, 2011, 2013-2014  
(541) 342-7778



**'THE GUYS'**  
SHEA DALE  
JOHN MOORE  
JOHN WINNINGHAM

2005-2009, 2011, 2013, 2014

# A LEGACY of Quality and Innovation

THESE SPECIAL FEATURES SET THIS HOME APART FROM THE REST.



**NEW PRODUCT** Crestron House Automation Control Touch Panels, House Audio  
*Central Vac & Security Sunset Electric*



**NEW PRODUCT** Cooper Lighting H4 LED Recessed Lighting with Square Metal Trims  
*Sunset Electric*

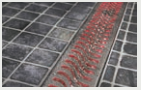
**NEW PRODUCT** American Standard 'Acculink' Touch Panel HVAC Control System – 4 Zones  
*Sunset Heating & Air*



8', 1 3/4" Solid MDF Doors  
Buffelen Doors  
*Western Pacific*

Navien Tankless Hot Water Supply with Recirculation  
*System Sunset Heating & Air*

**NEW PRODUCT** Ditra Floor Heat System, Master Bathroom  
*Bruce Shelley, Tile Installer*



Aco LED Linear Drain, Master Shower  
*Ferguson Enterprises*



Kohler Waterproof Speaker Tiles, Master Shower  
*Ferguson Enterprises*

Custom Millwork Profiles, Crown and Radius Trimwork  
*Metrie, Architectural Millwork*



DCS Professional Appliances including built-in Barbecue, Dishwasher Drawer and Separate Double Oven Built-in, Undercounter Fridge  
*Oldfield's*

Sub-Zero Fridge  
*Kellys Home Center*

**NEW PRODUCT** Fresh design concepts of Marble, Porcelain & Glass tile throughout home  
*Emsar Tile and Bruce Shelley, Tile Installer*

Built-in Cabinets including Dressing Vanity, Master Closet Dresser, Built-in Nook Seating, Mudroom Lockers, Basement Kitchenette, Basement Showcase, and Multiple Accessory Cabinets  
*Premium Woodworking*

Custom Designed Wine Room  
*Genuine Cellars and DC Fine Homes*

Custom-built Wall Paneling, Beam Detailing, and Barn Door System  
*DC Crew – DC Fine Homes*

James Hardie 'Artisan' Siding, a Double-Thick Profile  
*Stringfield Building Materials*



**NEW PRODUCT** Regency Horizon 42" outdoor fireplace  
*Sunset Heating & Air*

**NEW PRODUCT** Kentwood Engineered Wood Floors  
*New Dimension Hardwood Floors*



Foil and Embossed Wall Paper Treatments in Dining and Master Bedroom  
*Wallpaper Plus, Installer*

Metal Clad Wood Sliding French Door System in Kitchen  
*Pella Windows & Doors*

8' Leaded Glass Entry Door System  
*DC Fine Homes (Sourced)*

Custom Retaining Walls, Pavers and Custom Landscaping  
*Scapes Unlimited*

Fyipon Polyurethane Corbels for Exterior  
*Allied Building Products*

**NEW PRODUCT** Aria Prelude Tub, Free Standing  
*Consolidated Supply*

Upgraded Lighting Throughout  
*Brighter Homes Lighting, Jerry's, Various Suppliers*

Art Glass Lighting in Basement Living Room  
*Susie Zeitner of Z-Glass Art*



## LEGACY *facts*

CONSTRUCTION TIME.....	270	DAYS
CONCRETE IN FOUNDATION .....	77	YARDS
LOT SIZE .....	12,632	SQ FT
COVERED OUTDOOR AREAS.....	434	SQ FT
FUTURE BONUS ROOM .....	485	SQ FT
HEIGHT OF GREAT ROOM CEILING.....	15	FEET
WEIGHT OF FRONT DOOR UNIT .....	828	POUNDS
PAINT ENAMEL USED, INTERIOR.....	42	GALLONS
JOBSITE SNOW, DEC '13—FEB '14 .....	19	INCHES



2004-2014

### SERVICES

New Home Construction  
Remodel  
Home Design  
Interiors

### CONTACT

1369 West 6th Avenue  
Suite 220  
Eugene, OR 97402

**541.501.1504**  
www.dcdesign.com  
f /eugenehomes  
CCB# 196526