



The LV series has been thoughtfully designed to meet our firm's **design principles**, as well as provide you with many **options** so that you can easily customize your home. The LV series has been designed to the highest **specifications** to ensure your home will last for many years to come.

DESIGN PRINCIPLES

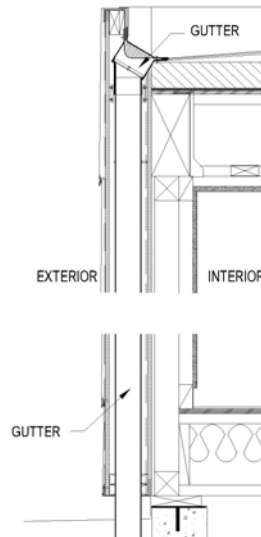
SIMPLE

Rocio Romero is committed to simplicity in design. We rigorously employ the principles of minimalism to produce comfortable spaces with balanced proportions, clean lines, and spaces that promote natural air and light. Through our commitment to simplicity in design we produce homes whose construction is straightforward and affordable.

Our firm is deeply rooted in the modern aesthetic. Our minimalistic tendencies and careful attention to detail ensure clean lines. This causes us to rethink traditional solutions so they work within our modern aesthetic. As an example, our external gutter is visually hidden by the faux wall panel to make it appear that there are no gutters on the home.



The detailing of our flat sheet metal hides the fasteners behind the material so your home has a clean silhouette.



Great space is about quality not quantity. We create comfortable spaces through careful proportioning of room dimensions and glazing ratios. Our designs maximize living space by minimizing the clutter of kitchens, bathrooms, and closets. By tucking these spaces in the back we attain more open space for your living, dining, and bedrooms.

QUALITY

We are committed to quality. We have designed our homes to meet the most stringent of engineering requirements thereby giving our homes the best structural performance. Our standard LV series has been designed to meet the most stringent earthquake regulations and meets seismic category E. Our new LV 150 complies with the most stringent hurricane regulations. It can withstand up to 150 mph windloads.

We utilize the very best materials for all of our prefabricated components. For example, we use premium Louisiana-Pacific trusses because of their strength. These trusses can span up to 24 feet thereby allowing us to create our large and expansive spaces. Also, the trusses strength allow for larger than normal holes to

be cut in the trusses enabling them to house ducts and utilities. Our kit wall panels use only the strongest commercially available American lumber: Southern yellow pine #1 grade. Finally, we use steel load bearing posts which allows us to span greater distances and are termite proof.

Prior to shipment, we inspect every prefabricated component to verify that it is built to our exacting specifications. We provide your contractor with a free help line to ensure timely answers to any questions that may arise during the building process.

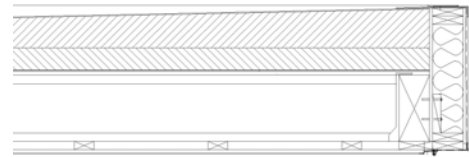
GREEN

Our designs are environmentally friendly. We embrace the beauty of the landscape by visually bringing the outdoors in. We respect our environment by using prefabricated systems that minimize consumed resources.

We design our homes to be energy efficient by creating deeper wall and roof cavities which allow us to over insulate and achieve remarkable R-values. The LV home has (2) 6" walls which, if batt insulation is installed, can achieve R-38. Most homes have R-14 to R-19 as their wall R-value, so we are more than double the typical R-value. If you were to use spray-in Icynene, you can achieve an even higher R-value.

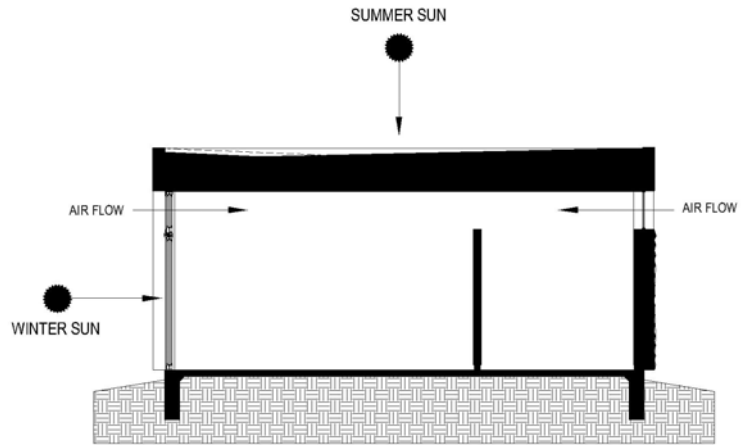


Wall Section



Roof Section

We have designed the roof to have an R-value of R-50. This is achieved by using rigid and tapered insulation. Most homes have R-19 through R-38 as their roof R-value. Since most heat gain and heat loss occurs through the roof, it is critical to design the roof with as much insulation possible. This insulation will block the strong summer sun which is at its highest position in the sky during the summer months. During the winter months, when the sun is at its lowest position, the roof insulation keeps the winter sun's heat inside your home. Our designs offer excellent lighting and ventilation making your home a healthy and comfortable environment.



We flat pack our products to minimize the space required for shipping thereby using less fuel and creating fewer truck emissions.

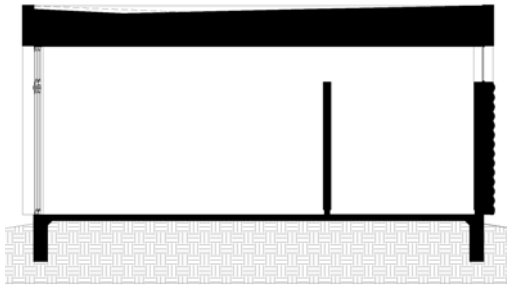
We work together with our customers to come up with creative green solutions. We have designed homes for clients that employ solar power so that they consume less grid energy. We also have designed green heating and cooling systems such as radiant heating and swamp coolers that offer cleaner air to the home environment as well as consume less energy.



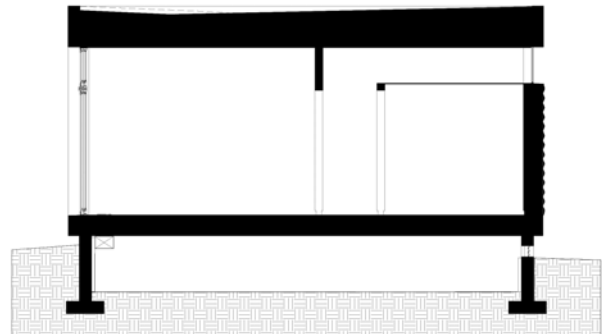
OPTIONS

Once you become an LV series home owner, there will be many options available. You will choose from the following: the foundation, exterior siding, interior layout, exterior structure and windows, and exterior stairs and decks.

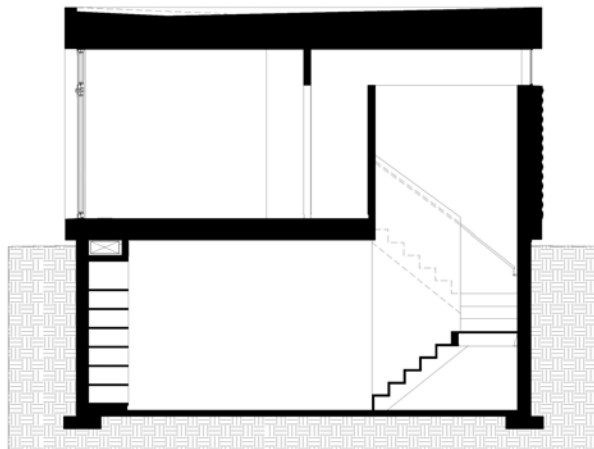
FOUNDATION: We have three standard types of foundation plans for you to choose from: crawlspace, basement, and/ or slab on grade. All three plans have been engineered to meet the structural requirements of the LV series kit home.



SLAB ON GRADE CROSS SECTION



CRAWLSPACE CROSS SECTION



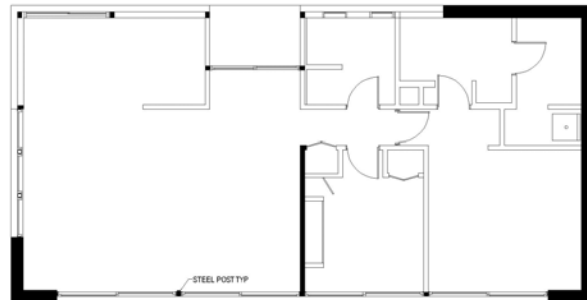
BASEMENT CROSS SECTION

EXTERIOR SIDING: The standard siding on the LV series home is silver metallic Kynar 500 coated galvanized steel or you can choose from the color options shown below. To learn more about kynar metals used in the LV series kit, go to www.unaclad.com. If you would like to use something other than the LV series Kynar siding, you can deduct the exterior siding from your kit package.

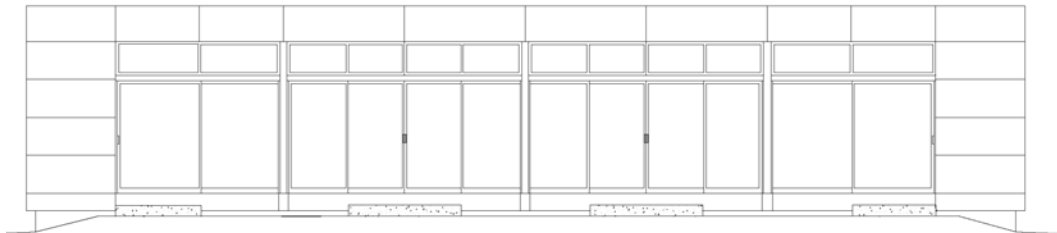
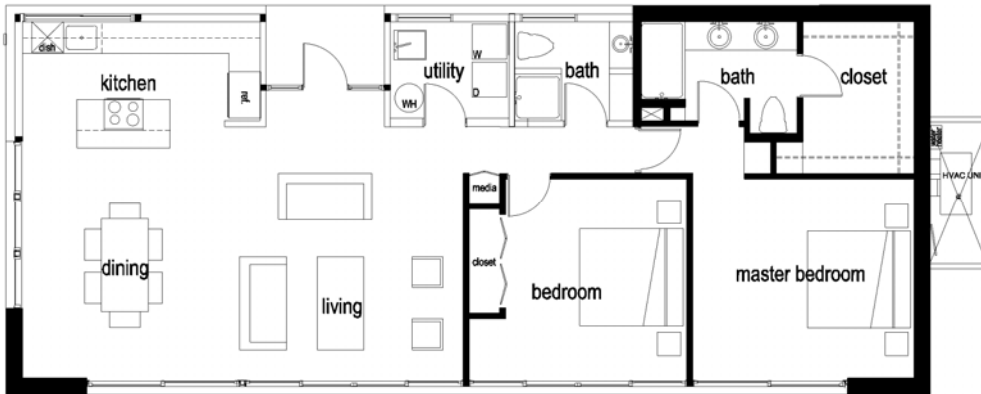


INTERIOR LAYOUT:

The standard LV series home plan comes with the interior layout as depicted in our brochure materials. However, the interior layout is flexible so you can reconfigure the interior. You do need to keep the one 12 foot structural wall. That which is shaded in black in the plan represents walls and steel posts that must remain for structural reasons. The other walls are not structural and can be reconfigured accordingly.



EXTERIOR STRUCTURE & WINDOWS: The standard LV series home plan comes with the post and window configuration as depicted in our brochure materials. However, we have designed the LV series to allow you flexibility with respect to the window and door placement. We use steel posts that allow you to reposition these posts up to 15 feet apart. This means you can reconfigure the size of your rooms as well as choose from different types of window configurations. While we can reposition exterior walls; we cannot omit walls as we must maintain the ratio of wall to window to comply with windload structural requirements. The custom LVL example below is an illustration of how you can customize the exterior of your LV series home.



EXTERIOR STAIRS/ DECKS: The standard LV series home plan comes with stairs. At an additional expense we can customize your exterior stairs and decks so that your home ideally integrates with your exterior landscape. Below is a custom LVM that illustrates an LV series home with a customized deck.



SPECIFICATIONS

STANDARD DIMENSIONS

All of the LV series kit homes have a standard width of 25'-1", but vary in size because of the difference in the length; the LVM (25'-1" length) is our smallest model and the LVL (59'-6" length) is our largest.

DESIGN LIVE LOADS Engineered to meet CBC (California Building Code) and IBC (International Building Code). For an additional fee, we can certify your home in all 50 states if your structural requirements do not exceed the specifications listed below.

STANDARD 2006 IBC/2007 CBC

SNOWLOAD: 20-50 psf	WINDLOAD 120 mph (exp. C)	SEISMIC: category E
LV150 (LV FOR HURRICANE AREAS): UPGRADED IRC		
SNOWLOAD: 20 psf	WINDLOAD 150 mph (exp. C)	

R-VALUES

ROOF (Rigid insulation)	R-50
WALLS (Batt insulation)	R-38 (2- 6" walls created by faux wall panel and exterior wall panel)
FLOOR (Batt insulation)	R-19 (Can be upgraded to R-39, as there is a 12" cavity)

*Note: Batt insulation can be substituted for higher-grade insulation to achieve higher R-values.

FOUNDATION SYSTEM *(NOT included in the kit home package)*

The LV series homes must be placed on a permanent foundation. There are three standard types of foundations for you to choose from: crawlspace, basement, and/or slab on grade. (However, the LVG must be placed slab on grade). All three have been engineered to meet the structural requirements of the LV series home. The crawlspace and basement can be made of a continuous concrete wall or of a concrete masonry (CMU) wall. All of the foundations have walls and/or footings along the perimeter of the building as well as the center of the building. See pg. 3 for images of our three standard foundation types.

STRUCTURAL SYSTEM *(Some items are included and others are NOT included in the kit home package, see below)*

Floor Framing (If applicable): I-joint trusses and blocking by Louisiana-Pacific. Floor diaphragm sheathed in 5/8" CDX Plywood *(NOT included in the kit home package)*.

Main Structure: Steel Post (4x4) and Beam (Glulam 5 1/2" x 11 7/8") construction. Open wall panels made of 2 x 6 SYP studs and OSB board. (Included in the kit home package).

Roof Framing: Louisiana-Pacific I-joint trusses. Roof diaphragm sheathed in 5/8" CDX Plywood (Included in the kit).

ROOFING SYSTEM *(NOT included in the kit home package)*

Customizable. As seen in the Perryville prototype: Firestone EPDM Roof System. The slope of the roof is built-up by Firestone Rigid Insulation Boards which are sold pre-tapered with a 1/4" slope. The roof also has a valley with a 1/2" slope that diverts the water into the two downspouts and is concealed behind the faux wall panels.

EXTERIOR FINISHES *(Included in the kit home package)*

Faux Wall Panels: These open wall panels are attached to the main structure of the home. Open Wall Panels are made of 2 x 6 SYP studs and OSB board.

Exterior Siding: Our standard package comes in the silver metallic Kynar 500 coated galvanized steel. You can also choose other colors; for more details see pg. 4.

WINDOWS *(NOT included in the kit home package)*

Customizable. As seen in the Perryville prototype: Residential aluminum fixed windows, sliding windows, sliding doors, and aluminum trim for window units.

INTERIOR FINISHES *(NOT included in the kit home package)*

Customizable. As seen in the Perryville prototype: Drywall painted white interior walls and ceiling, hardwood floors throughout, floor to ceiling tile in bathrooms, and stainless steel custom cabinetry.

ELECTRICAL /PLUMBING/ MECHANICAL (NOT included in the kit home package)

Per Your local code. Consult with your local contractor and/or building department

Electrical: Customizable. As seen in the Perryville prototype: Dimmable recessed downlights, built-in speaker/audio/video equipment with control room in media closet, burglar alarm, backup generator system, and 150' underground electric line hookup.

Mechanical: Customizable. Our standard drawing set has a HVAC heat pump system that is recessed inside a utility alcove that is outside of the foundation wall. It is sunken in so it is not a predominant exterior feature and is easily accessible to service and maintain.

Plumbing: Customizable. Our standard drawing set has the kitchen and bathrooms tucked in the back of the home which consolidates most of the plumbing lines. The bathrooms are vented traditionally and the kitchen sink has an island vent.

LV SERIES KIT HOME MATERIALS

The LV series kit home comes with plans, instructions, and a kit of parts for the exterior shell of the home. Upon making your initial deposit you will receive the plans and instructions. Once you have made your final payment, you will receive the kit of parts. Below is a detailed description of what is included in your kit.

PLANS AND INSTRUCTIONS:

Plans: These plans are a complete set that you can use to attain a building permit, construction bids, and can be used as construction documents. The drawings included are: Title sheet, general notes, foundation plan, floor framing plan, basement plan, construction plan, electrical and finish Plan, reflected ceiling plan, roof framing plan, roof plan, exterior elevations, cross section, longitudinal section, wall sections, details, interior elevations of bathrooms, window and door schedule, ramp & concrete steps, utility alcove drawings, cabinetry drawings, and structural plans.

Construction Binder: This binder contains instructions as well as information for your General Contractor to build your LV series home. Included within the binder are a: *construction manual, materials list, construction schedule, product specifications, and DVD.* The *construction manual* instructs your General Contractor how to build the kit home and consists of instructions and illustrations that outline all the steps required to properly build your home. The *materials list* is a list of all the materials for all the different construction phases. This list will come in handy for your General Contractor when ordering the materials for items that are not included in the kit. The *construction schedule* outlines the timeline of the construction of the LV with all of the different subcontractors. The *product specifications* contain technical data with respect to the materials and products used in the LV series. The product technical data includes the following: evaluation reports, product installation instructions and diagrams, product maintenance, and general product data. The *DVD* is a videotape of the construction of the LV home in Perryville, MO.

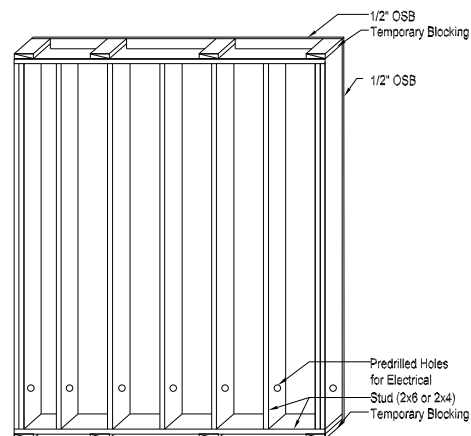
KIT OF PARTS: consists of 1) *Open wall panels* 2) *Materials* 3) *Exterior siding*

1) OPEN WALL PANELS: Wall panels and faux wall panels.

WALL PANELS are part of the structure. They define the exterior walls of your home, as well as one interior wall that is structural (it is the wall that separates the living room from the bedrooms). These wall panels are open wall panels and consist of either 2" x 6" or 2" x 4" framing with 1/2" OSB nailed to the studs. The studs have predrilled holes along the bottom so your electrician can easily wire throughout. The wall panels do not have predrilled holes for plumbing, insulation, interior finishes, and sill & top plates. The panels are installed and fastened using standard construction procedures. All wall panels are labeled and correspond to the Wall Panel Layout.

FAUX WALL PANELS are multi-purposed. The faux panels allow the LV to be more energy efficient as they permit substantially greater insulation than is normally found in a home.

If you add batt insulation to both the exterior panels and faux panels your wall R-value will be R-38. The faux wall panels are parapet walls that conceal the 1/4" roof slope created by tapered rigid insulation. Using this approach achieves an R-value of R-50. The two long faux wall panels on either side of the building house the downspouts and eliminate the use of exterior gutters. The upper faux panels act as an overhang



and eave, protecting your windows and doors from rain as well as providing some shade. The lower faux panels add depth and make the LV appear to float. You can place exterior lights underneath the top faux wall panels to allow you to see outdoors at night while ensuring your privacy. Faux wall panels are open wall panels; they are built and installed in the same manner as the structural wall panels. All Faux wall panels have prefabricated tapered top plates that have a slope that allows water to move away from your home.

2) MATERIALS: Post and Beam, Roof Structure, and Panel Materials

Post and Beam consists of 4" x 4" steel posts and glue lam beams; it is this structure that allows for the large window openings. The 4" x 4" steel posts are prefabricated posts with welded top and bottom plates. These plates have predrilled holes for connections to the foundation and to the roof beam. The glue lam beams are 5½" x 11⅞" and come in large 24' sections that can either be hoisted into place with a boom truck, or cut to size as indicated in the plans and hoisted into place manually.

Roof Structure consists of I-joists @ 24", I-joist hangers, and 4' x 8'-5/8" CDX PLYWOOD. Installation of the roof structure is similar to normal stick construction. The roof package does not include nails nor 2" x 4" strapping that goes beneath the I-joists.

Panel Materials consists of tapered plates and OSB. These materials are used for the installation of the faux panels. The prefabricated tapered boards are installed on the faux panels at the parapet wall (at roof), so that water runs off your roof. The tapered boards are also installed next to every window and slider door, so that water runs away from these openings. We pre-cut the OSB pieces so that they can easily be applied to the top of your faux wall panels. The OSB create certain depths on the elevation and they ensure that your Kynar exterior package has a solid backing. The panel materials do not include nails nor top and sill plates for the wall panels.

3) EXTERIOR SIDING

Our standard package comes in the silver metallic Kynar 500 coated galvanized steel. You can also choose other Kynar colors, for more details see pg. 4. All of the Kynar is included in the kit: the flashing, the flat panels, and the corrugated metal. However, no door & window pans, nails, bolts, rivets, screws, and silicone are included. All the Kynar Flat Panels have hems on the back which hook into cleats. The hem gives the flat panels more rigidity and gives the metal a cleaner look avoiding the use of rivets for fastening. Applying Kynar flat sheet metal is a craft; therefore we recommend you hire an architectural sheet metal company to install the Kynar flat sheet metal.

LV ADD-ON'S MATERIALS

LV add-on's are designed to enhance the LV series home and provide clients with additional lifestyle options. LV add-on's are custom connections between LV series units, therefore you will need to engage our design staff to integrate the add-on's to your LV series home. Below is a description of which add-on products are available and what is included.

PLANS AND INSTRUCTIONS FOR ADD-ON'S:

Plans: Initially, no construction documents are provided for these units, as add-on's rely on other LV series units for their structural integrity. Upon completion of your LV Series Custom Design, you will receive a complete construction document set.

Construction Binder: The add-on's share the same construction binder as your LV series home.

LV ADD-ON'S KIT OF PARTS: Varies for each add-on. See add-on list below.

LV2 Two Story: The LV2 is an additional story extension to an LV series homes. The kit materials included are exactly the same as an LV series home, see above.

LVC Courtyard: The LVC is a roof extension that connects to LV series homes; only roof materials and two powder coated steel posts are included with this add-on.

Post and Beam consists of 4" x 4" powder coated steel posts and glue lam beams.

Roof Structure consists of I-joists, I-joist hangers and 5/8" CDX PLYWOOD.

LVT Tower: The LVT is a tower extension that connects to LV series homes. The materials included are: wall panels, faux wall panels, beams, roofing material, and Kynar exterior siding.

Beams consists of two (2) rows of beams. The first row of beams is between the two stacked wall panels, and the second row of beams is for the roof structure (see LVT brochure for section).

Roof Structure consists of I-joists, I-joist hangers and 5/8" CDX PLYWOOD.

Wall Panel Materials consists of open wall panels (same type used for LV homes, see pg. 8).

Faux Wall Panel Materials consists of open wall panels (same type used for LV homes, see pg 8).

Kynar Exterior Siding consists of flat Kynar panels (same type used for LV homes, see pg. 8).

CUSTOM DESIGN AND ENGINEERING SERVICES

DESIGN SERVICES

We can provide a wide range of design services from straightforward customizations, such as reconfiguring your interior layout to more complex customizations, such as combining and stacking LV units. If you require custom design assistance, it will be charged as an additional expense. Pricing for customization will vary in accordance to the degree of customization you require. Fees are billed hourly (see below) or on a pre-bid basis.

STANDARD LV HOMES are pre-designed; upon purchasing you will receive a full construction document set that can be used to attain a building permit. Additional design services may be required if there are special requirements from your local building authorities and/or finance organizations. Also, if you are building in an area that requires certification by an engineer, additional services and fees will apply. Below is a description of the engineering services available.

CUSTOM LV HOMES are LV homes that are customized to meet personal and site needs, such as reconfiguring walls, adding rooms, adding LV units, and changing unit sizes. This adds more time and monies to the overall process, as we will need to discuss, design, draw construction documents and shop drawings, engineer, and re-price your LV Series Home.

ENGINEERING SERVICES

We can have a structural engineering firm who is licensed in all 50 states certify all your building plans including the foundation plan as long as our advertised structural requirements meet your local building requirements. Additionally, they can certify your home for energy codes throughout all 50 states.

DESIGN FEES

Our hourly rates are as follows:

Designer's consultation	\$ 240.00/ hr.
Project Management	\$ 120.00/ hr.
Drafting fees	\$ 75.00/ hr.
Clerical fees	\$ 30.00/hr.
Reimbursables	1.10 times the direct cost

*Our proposed fees for services include labor and normal expenses related to mailing and telecommunications.

*Reimbursable items include engineering services, reproductions, plotting, film processing, travel expenses, and postage in conjunction with the project. Reimbursables will be charged at 1.10 times the direct cost.

Preliminary Customization

Rocio Romero will prepare schematics drawings to make sure that your LV Series Home meets your needs and your location. These drawings will help facilitate design fee estimates, preliminary loan and appraisal processes, and ballpark bid estimates from contactors. A \$1,000 engagement deposit is required to engage us for this service.