



LV SERIES HOMES

BY ROCIO ROMERO

BUILD THE LV

INTRODUCTION

Welcome to Rocio Romero's "Build the LV" guide, a detailed document for those who have moved their dream of owning an LV one step closer to reality.

LV SERIES BUILD TASK LIST

This Task List contains all the steps one must take to become an LV Homeowner. The steps are organized in logical groups and in chronological order; however, exceptions exist, as there are overlapping activities. The "Action" column denotes who is responsible for completing the task: you the Client (CL), Rocio Romero (RR), General Contractor (GC), Lender (LE), Engineer (EN), or Building Department (BD). The "Refer To" column directs you to where you can find more details throughout this "Build Your LV" guide and on rociromero.com.

#	TASK	ACTION	REFER TO
Phase A: Determining if the LV is Right for You			
1	Website: Thoroughly review the LV Series at rociromero.com. If you like our homes and want to purchase one, continue with the steps below.	CL	Website
Phase B: Land			
1	You'll need to find land for your LV Home. We have created a list of things to keep in mind when looking.	CL, GC, & RR	Pg. 5
Phase C: Preliminary Schematics			
1	Custom Design Worksheet: When you have identified a viable piece of land and better understand your needs, you can start this worksheet.	CL	Pg. 7
2	Project Pages in Website: Many of our existing clients are inspired by the work of other projects; check out our projects and become inspired too!	CL	Website
3	Custom Design Precedents: Once you know which LV Series Home(s) you are building, look at our custom design precedents for ballpark design and kit costs.	CL	Pg. 17
4	Executing Preliminary Schematics: When you are ready to become a Preliminary Schematics Client, the next step is to execute the Preliminary Schematics Contract.	CL & RR	Pg. 34
5	Schematic Design: Upon receipt of your Preliminary Schematic Contract and clearance of the deposit, RR will begin the design work for your custom home.	CL & RR	n/a
Phase D: General Contractor Selection			
1	GC Research: You will need to research and interview GCs to build your home. We have included a list of questions and things to help with this process.	CL	Pg. 9
2	Ballpark Construction Estimate: Attain ballpark bids from GCs.	CL	Pg. 11
3	Codify Your Relationship: Once you have selected a GC, you'll need to enter into an agreement with one; we have included a few items and tips to keep in mind.	CL & GC	Pg. 10

Phase E: Financing			
1	Now that you have a better defined project, you can start looking at financing options.	CL & LE	Pg. 13
Phase F: Becoming an LV Series Client			
1	LV Series Contract: When you are ready, contact us so we can create your contract.	CL & RR	Pg. 36
2	Executing LV Series Contract: As soon as we receive your deposit and executed contract, an RR sales assistant will contact you confirming receipt. At that time, he/she will introduce you to your RR project manager and answer any questions you may have.	CL & RR	Pg. 36
3	LV Package: Once RR verifies transfer of funds, we will mail your LV package. Your LV Kit Home package includes Plans and a Construction Binder .	RR	Pg. 23 Pg. 26
4	Reviewing LV Package: Once you received your package, thoroughly review it and give the extra copy to your GC.	CL & GC	n/a
5	New Client Form: Your project manager will email you this form. Please fill out as much information as possible so we can be of better assistance to you.	CL & RR	n/a
Phase G: Design, Engineering, & Permitting			
1	Schematic Design: If not completed, go to Phase C and complete.	CL	Pg. 7
2	LV Series Plans: Review the Plans and see what you would like to update.	CL	Pg. 23
3	Design Development: Once you have approved the schematic design phase and reviewed our LV Series Plans, you and RR will define what additional drawings are required to complete your construction set and permit set.	CL & RR	Pg. 14
4	Research Permit Requirements: In order to obtain a building permit, someone on the build team will need to research and find out what is required.	CL, RR EN, & GC	Pg. 15
5	Delegating Permit Tasks: Once the building permit requirements are known, you can then delegate who is responsible for each drawing within the permit set.	CL	n/a
6	Certified Structural Sets: If your building department requires a certified engineer's stamp, RR will need to work with an engineer to finalize these drawings.	RR & EN	n/a
7	Non-Certified Structural Sets: If your building department does NOT require you to certify your structural set and we have made design changes that affect the structure of your LV Home, we will still need to work together with an engineer.	RR & EN	n/a
8	Release of Final Drawings: RR will release final drawings, once RR has verified receipt of full payment of all invoices provided to date.	RR	n/a
9	Obtain All Building Permits: Once all the drawings and documents have been prepared, then you or your GC will submit all documents to the building department.	CL & GC	n/a

10	Permit Review: The building department will review your permit set and notify you or your GC if any changes need to be made and/or if any further information is required.	BD	n/a
Phase H: Manufacturing & Shipping			
1	Timeline Notification: When you are ready, notify RR of your build timeline.	CL	n/a
2	Custom Shop Drawings: If yours is a custom design, we will need to update your Kit shop drawings. Please give RR as much notice possible to complete this task.	CL	Pg. 22
3	Kit Pricing: Depending on the degree of customization, your design changes can increase or decrease the final amount of monies due to RR.	RR	Pg. 16
4	Kit Delivery: You will need to define who is responsible for receiving your Kit. Typically, the GC is responsible for receiving and organizing the Kit delivery.	CL	Pg. 22
5	Shipping Agreement: If RR is shipping your home, call RR a week in advance, as it takes one week to process a shipping bid and thereby create a shipping agreement.	CL	Pg. 41
6	Initiating Kit Manufacturing: Once you are ready for your Kit, you will need to submit final Kit payment and execute a shipping or buyer pickup agreement at least 28 days prior to the date that you would like for your Kit to be shipped out of Perryville, MO.	CL	Pg. 22
7	Kit Manufacturing: Once we receive your final Kit payment and executed shipping or buyer pickup agreement, we will manufacture your LV Kit.	RR	Pg. 22
8	Buyer Pickup: If you are picking up your LV Home in Perryville, MO, you will execute a Buyer Pickup Agreement and make your final Kit payment.	CL	n/a
Phase J: Build Your LV Series Home			
1	Building Your Home: Your home construction starts and you can build your Kit!	CL & GC	Pg. 31
2	Document the Building of Your Home: Take as many pictures as possible of your home-building process! We would love to showcase your process in our testimonials, so the more pictures the better!	CL & GC	n/a
3	LV Kit Help Line: Part of our service to you is our LV Kit Help Line, where you can call and ask us construction-related questions.	RR & GC	n/a
4	Rocio Romero Builds (RRB): RRB can install your home's Kynar sheet metals. Once you have broken ground and can provide us with pictures and details of your project, we can provide you with a sheet metal installation cost estimation.	CL & GC	n/a

LAND SELECTION

The build process starts with the right piece of land. Below is a list of things to keep in mind when looking for land. Your General Contractor and Rocio Romero can help you confirm some items on this list, so you can ensure that the site works for your project.

Since ours is a Kit of Parts, you don't have any limitations when selecting your land that will impede the successful delivery of your Kit. However, some sites can present logistical issues and require more planning and coordination. For troubleshooting ideas, read the Shipping Process section on Pg. 23.

Determine if your land is buildable:

1. **Land Size:** You'll need to ensure that the LV Series Home fits on the land. You'll need to find out the size of the land as well as the set back regulations for it. Subtract the set backs from the size and ensure that the LV Home you want to buy fits on it.
2. **Building Codes:** You'll need to ensure that the LV Home is buildable on your land.

a. Structural Requirements: Our homes are designed and engineered to the highest standards. That said, you'll still need to find out whether our engineering specifications meet your local codes. Historically, we have been able to increase the structural requirements for clients who needed more stringent requirements.

b. Building Restrictions: Being in a coastal area, endangered species area, wetland, subdivision, and/or place with an Architectural Review Committee can limit and/or impede your ability to build or add significant time and cost to the permitting process. (If applicable, add this to your additional land costs, noted below.)

Determine if your land fits your budget:

1. **Land Price:** You'll need to factor the obvious costs, such as cost of land, land taxes, and closing costs, then factor additional costs to get your total land costs; see the list below.
2. **Utilities:** Some land has existing utilities, others do not. Find out whether your land has the following:
 - **Water:** Land next to city water is a plus, though connection fees may apply; consult with your local municipality. Land without city water will require that you build a well or have an alternate water source. Again, your General Contractor can help ascertain these costs and all other costs associated, such as water line to your home/landscape.
 - **Sewer/Septic:** Land next to a city sewer is a plus, though connection fees may apply; consult with your local municipality. Land without a city sewer will need to be hooked up to a septic system. Septic code varies throughout the country, as do septic types; ask your General Contractor to help you specify your septic system and septic lines.
 - **Electric:** Most land has access to electricity. Have your General Contractor find out if there is existing electrical and whether you can hook up to it. If not, find out the fee to set this up from your local electric company. Otherwise, you can make the LV even more green and be off grid. Since the LV is built like a normal stick-built home, it can have solar power and/or any type of green technology to assist in your home's energy needs. Keep in mind that the LV specifies underground electrical, which is more expensive than attaching directly to your home.
 - **Gas:** Find out whether you have access to a gas line. If so, find out the hook-up costs from your local gas utility. If you do not have access to a city gas line, you can easily install a propane tank. Many clients install these below ground, so they are not visible; others go all electric.

3. **Site work:** Some projects require site work prior to construction. Consider the following: Does the site require excavation or land movement? Tree and/or debris removal? Structure removal?
4. **Custom Foundations/Soils:** If your home requires a custom foundation due to your land, find out from your General Contractor what that foundation would be and the costs associated with it. For example, if you are in a flood plain you will need to put your home on pile-ons. Also, understand the soil condition of where you plan to build and find out if it requires special excavation and/or a special custom foundation. For example, land with stone has the disadvantage of more expensive excavation and poor soil has the disadvantage of potentially having a more expensive foundation system. It is a good idea to get a Soils Report early on to determine foundation costs. Below is a description of it:

SOILS REPORT

A Soils Engineer prepares the Soils Report, which will be used by the Structural Engineer to determine the type of foundation and footing needed for your home. A Soils Report contains information such as:

- Geology of subsurface soils (types, layers, thickness)
- Groundwater level and recommendations if groundwater is encountered
- Seismic considerations
- Foundations: recommended foundation type, maximum allowable soil-bearing pressure, minimum depth to underside of footing below final grade (frost protection) and minimum foundation width
- If drilled pier foundation is recommended: minimum pier diameter, required extension into competent soil, active equivalent fluid pressure, passive equivalent fluid pressure, skin friction
- Increase in the allowable bearing pressure for short term/transient loads (wind, seismic)
- Foundation perimeter drainage requirements

PRELIMINARY SCHEMATICS

We provide a wide array of custom design services. For an explanation of these, refer to our “Plan Your LV” brochure. Below is a worksheet designed to help you decide whether you need to customize your set and if so, to what degree.

CUSTOM DESIGN WORKSHEET FOR PRELIMINARY SCHEMATICS

Below are general questions framed so that you better understand what design opportunities are available to you. If you have additional items you’d like to introduce, please share these with us, so that we can better design your custom project.

PART 1: SITE PLAN: PLACEMENT, ORIENTATION, AND ENVIRONMENT OF YOUR HOME

Placing your home on your site is critical, as it will affect everything from your views to the energy efficiency of your home. Below is a list of questions to consider when siting your home:

- Where are the best views on the site?
- Where is the sun in relation to your home?
- What direction do the prevailing winds travel?
- What direction do most severe weather systems travel through the area?
- Are there important landscape features that you want to preserve or add?
- Do you want to have a garden or herb garden?
- Do you want to have a pool? Jacuzzi? Pond? Fountain? Barbecue area?
- Would you like to have a deck or patio? If so, how much space do you require for your outdoor activities (room for a table, grill, etc.)?
- How will you access the deck?
- Do you have neighbors? Where are their homes, parking, and outdoor area in relation to your property?
- Is there noise from a street, railroad line, or other adjacent properties that will impact how the bedrooms are oriented?
- How do you access the site from the street? Where will your driveway be located? How much space would you like to allot on-site for parking? Do you need an LVG Garage?

PART 2: DESIGNING YOUR CUSTOM HOME

Many of our clients choose to customize their LV Series Homes. Our customization services are designed to help you achieve the perfect LV Home to fit your lifestyle. If you are interested in customizing your home, the questions below will help you define what you would like to modify:

- Will your LV Series Home be a full-time residence or vacation home?
- What is your overall budget and what portion of that do you want to allocate to custom design?
- What size home does your realtor advise you to build (i.e., 3 bedroom, 2 bath and/or basement)?
- How much overall square footage do you need?
- Will you combine LV Series models?
- Would you like to add a studio or guest house (LVM) on the site?
- How many bedrooms do you need? Do you have children or do you need to plan for future bedrooms? Would you like to have a guest bedroom?
- What size do you want the bedrooms to be?
- Would you like an office/library?
- Do you require any other type of specialty space (home gym, music room, etc.)?
- Do you plan to do a lot of entertaining in your LV Home?
- Do you like to cook? Do you prefer an open kitchen or smaller, closed-off kitchen design?
- How much space do you want for your bathrooms?
- How much storage/closet space do you need? Walk-in closet? Media closet? Coat closet? Other closet?
- How much space do you need for laundry and utilities (HVAC, water heater, electrical panel, etc.)?
- Do your area, site, or soil require you to build on a specific type of foundation?

- If you are planning to build on a basement, how do you want to use that space? (E.g.: As storage/utility space, finished additional living space, or a mixture of both.) Does your site allow for a walk-out or daylight basement?
- How do you want to transition from one space to the next within your LV Home? Are pocket doors okay, if not do you want to change yours to standard hinged doors?
- We specify recessed curtain tracks in our sets—does this suit your needs? If you want a different type of curtain system, let us know so we can update that accordingly.
- Do you want exterior lighting for outdoor and/or landscape?
- Do you want to maximize wall space for artwork, flat screen TV, etc.?
- Would you like to modify your home to be more environmentally conscious? Are you interested in having your LV Home LEED certified?
- What have you liked most about the spaces you have lived in?
- What would you have changed about the spaces you have lived in?

GENERAL CONTRACTOR SELECTION

GENERAL CONTRACTOR NETWORK

We have built LV Homes across the country and internationally, so there is a good chance we can refer you to a General Contractor who has already built an LV. To find out about our General Contractor network, call us at 314.367.2500.

FINDING GOOD GENERAL CONTRACTORS IN YOUR AREA

Any good General Contractor can build an LV Kit Home. The LV Kit employs regular construction techniques and materials, therefore the process for the General Contractor is easy and straightforward. We are available for any construction-related questions throughout the entirety of the process. That said, below are tips in finding good General Contractors in your area:

- **Word of mouth:** Ask friends and family for people they recommend.
- **Local material suppliers:** For example, plumbing supply for plumbers, lumber yard for carpenters, etc.
- **Additional resources:** National Association of Home Builders (NAHB), Angie's List, and the Better Business Bureau (BBB)

GENERAL CONTRACTOR INTERVIEW

Here are a few questions to ask your General Contractor during your first interview. Also make sure to see the section below, "Evaluating General Contractors," for additional items to request.

- How many jobs of this type have you done in the last 20 years? Last 5 years?
- How many jobs do you typically run at one time? How many people work for you?
- Will you be on-site for every major step—inspections, start of new construction phase? If not, who will be? Tell me more about them? Can I meet them?
- Do you have subcontractors? Who are they and what do they do? How long have they worked for you?
- Who are your major suppliers? How long have you been dealing with them?
- What was the last major problem you had on a job and how did you resolve it?
- Are you familiar with the LV Home? (If not, see Pg. 10 for complete list of what he/she should review.)

EVALUATING GENERAL CONTRACTORS

Verify license, insurance, and bonding. Ask to see their proof of license, insurance, and bonding. Find out from a Building Code Official what licenses are required, so that you will know them when they are presented to you. Ascertain that the contractor carries liability insurance and workers' compensation insurance. In some areas, bonding is a requirement of doing business. A reputable general contractor will have no problem presenting the credentials of the subcontractors he or she plans to use.

Verify record. Check if any complaints have been made to the Building Code Inspector and/or Municipal Builder's Licensing Board.

Previous work: Ask to see a resume and portfolio of all their work. Ask for addresses of jobs so you can drive by and see them. Ask for client references so you can see their homes' interiors and talk to the clients about their experience. Is their craftsmanship good? Are their clients happy with their home and their overall experience with them?

Evaluate your overall communications: Once you have met a couple times with your General Contractor, evaluate how your overall communications with them have gone. Does the contractor answer questions directly? Return email and phone calls in a timely fashion? Appear interested in your project? Do you feel at ease? Follow your instincts. If you are uncomfortable in any way, there is probably a good reason.

BALLPARK BIDS:

Attain a ballpark bid from your General Contractor. He or she will need to review the following information below and fill out the Construction Cost Estimation Sheet on one of the following pages:

LVS INFORMATIONAL BROCHURE

Your GC will need to read the "Meet the LV" brochure to get a general overview.

LV SLIDESHOW

The best way to understand how an LV Home gets built is by viewing photos at rociromero.com.

"BUILD YOUR LV" BROCHURE

Your GC will need to thoroughly review this brochure, as it describes the details of what you'll get and the process of building your home.

LV SERIES PLAN

You will need to give your GC the LV Plans for the home you will be building. If you are a custom design client, we'll need to customize your Plans so that they can see the sq. ft. and overall dimensions.

LV SERIES PROJECTS

For specific examples of project costs, you can go to the "Projects" section of rociromero.com.

CONSTRUCTION COST ESTIMATION SHEET

Once your GC has all the information, he/she can start filling out the blanks of the Construction Cost Estimation Sheet below.

GENERAL CONTRACTOR CONTRACT

Once you have selected your General Contractor, you will need to contractually define your relationship with your GC. You can use standard building contracts available through NAHB or AIA (American Institute of Architects), and/or you can work together with your attorney to create a contract. Once you have a short list of general contractors or have selected one, make sure to consider the following when discussing and finalizing your contract:

Final Bid: Your contract should reference the GC's final bid. Make sure that your final bid references your construction document set, construction instructions, and Kit of Parts. If yours is a custom project, ensure that your bid references the correct set by mentioning its date.

Lien Releases: Make sure it spells out that you receive all lien releases from all subs and suppliers.

Dates: Make sure the contract has a start date and a completion date. If you should decide to add more work as construction gets under way, be prepared to adjust the costs and finish date. Amend your contract in writing.

Lawyer: Ensure your contract reflects your interests; hire a legal counsel to properly advise you.

LV Series Construction Cost Estimation Sheet

Below is a line-by-line item breakdown of the costs associated with building your LV Series Home. Not all items will apply, and you may also need additional items due to special site conditions and your personal taste.

CATEGORY	DESCRIPTION	AMOUNT
Professional Services	Kit Deposit (Partial Payment)	
	Architectural Design Fees	
	Engineering Fees	
	General Contractor Fees	
	Appraisal	
	Survey	
	Insurance	
	Permits	
	Clean-Up	
	Overhead	
	Dumpster	
	Misc.	
Site Preparation	Land Costs	
	Demo/Cleaning	
	Excavation	
	Grading/Backfill	
	Water/Well	
	Septic	
	Temporary Utilities	
	Elect., Tele., Cable Hookup	
	Water Hookup	
	Drain Tile	
	Driveway	
	Landscaping	
	Deck/Patio	
	Misc.	
House	Final Kit Payment (Remaining Balance)	
	Kit Framing Installation	
	Kit Siding Installation	

	Foundation	
	Roofing	
	Exterior/Gutters	
	Interior Framing	
	Windows/Doors	
	Electrical	
	Plumbing	
	HVAC	
	Insulation/Weatherproofing	
	Fireplace	
	Drywall	
	Flooring	
	Painting/Trim	
	Tile/Carpeting	
	Garage Door Openers	
	Millwork/Hardware	
	Carpentry	
	Cabinets	
	Countertops	
	Appliances	
	Glass/Mirror	
	Misc.	
Furnishings	Furniture	
	Media Entertainment	
	Window Treatments	
	Outdoor Furniture	
	Misc.	
	Total Cost:	

FINANCING

Since the LV Series Kit Home is a Kit of Parts and erected on-site as opposed to off-site (modular is erected off-site), this allows the home to qualify as 'new construction' and therefore your home can qualify for a traditional mortgage. Prior to attaining a traditional mortgage, you will need to get a construction loan and borrow money to build the home. Once your home has been built, you can then roll the construction loan into a traditional mortgage.

FINANCING TASK LIST

We have prepared the following list to keep in mind when securing financing:

1. PREPARE CONSTRUCTION COST ESTIMATE: In order to secure a construction loan, you will need a construction cost estimate. To attain a construction cost estimate, refer to Pg. 11.

2. LV SERIES INFORMATION: In order to secure a construction loan, you will need to get an appraisal, which means that you'll need to provide your lender with your LV Plans and general information. Our "Meet the LV" informational brochure is a great place to start. If you are a Preliminary Schematics client, share your plans with them. If there is a similar project in our online Projects page that best approximates what you are trying to achieve, share this with them as well.

3. THINGS TO KEEP IN MIND WHEN TALKING TO LENDERS:

- When talking to lenders, make sure that they know it is a construction loan, that you need land financing, and that they understand our homes (see task #2 above).
- Keep in mind that it is easier to deal with a direct lender, not a mortgage broker.
- Ask lenders if they offer the option to lock your interest rate at application. Also, ask if they allow you to roll your construction loan into a traditional mortgage. This type of financing is better, as it typically has only one set of closing costs (as opposed to two).
- Make sure to get pre-approved for a construction loan. This pre-approval will tell you what your monthly payments will be. The lender will need detailed information from you and your credit report in order to get precise underwriting findings in order to get your loan approval.

CUSTOM DESIGN PROJECTS

Once you have completed preliminary schematics, we can begin to develop your construction document set. Below is a Custom Design Worksheet to help you understand the degree of customization required for your construction documents.

CUSTOM DESIGN WORKSHEET FOR DESIGN DEVELOPMENT

PART 1: QUALIFYING LEVEL AND DEGREE OF CUSTOMIZATION

Everyone's degree of customization varies and depends on a) your custom needs and b) your permit set requirements. That said, if you are customizing the LV we will **need** to update the following critical drawings and coordinate them with a structural engineer:

UPDATING CRITICAL DRAWINGS:

A0.1 Title Sheet
A2.0 Foundation Plan
A2.1 Floor Framing Plan (if you are a crawlspace/basement client)
A2.2 Construction Plan
A2.5 Roof Beam Plan
A2.6 Roof Framing Plan
A2.7 Roof Plan
A3.1 – A3.3 Exterior Elevations
A4.0 – A4.2 Sections
A8.1 – A8.3 Window & Door Schedules
S2.0 Structural Foundation Plan
S2.1 Structural Floor Framing Plan (if you are a crawlspace/basement client)
S2.2 Structural Roof Plan
S3.1 – S3.5 Structural Details (additional detail pages may be required)
SHOP DRAWINGS Drawings used to manufacture your kit home.

UPDATING OTHER DRAWINGS:

Below is a list of all other drawings that may need to be customized. The list contains some of the reasons why these drawings would need to be customized.

A1.0 SITE PLAN: You may need to customize this drawing IF 1) a building department requires you to submit one 2) you have a complex or steep site 3) a walkout basement 4) exterior features on your site that are significant to the design of your home (ex. pool, landscape features, parking) 5) or outdoor space (e.g. deck or patio) that you would like to integrate with your site and your LV Home.

If you would like for us to assist you in locating your home on your property, you will need to provide us with a site survey (to scale and with dimensions) that includes the following information:

- Property lines
- Topography lines
- Easements/setback requirements
- Location of existing utilities, underground and overhead (if applicable)
- Location of existing structures (if applicable)
- Location of septic field (if applicable)
- Existing landscape features
- Location of streets
- Location of existing legal right-of-way

A2.3 ELECTRICAL AND FINISH PLAN: You may need to customize the electrical portion of the drawing if you customized your room layout, furniture layout, kitchen layout, and/or bathroom layout. If you have forced air and would like to customize your supply registers, we will need to update this drawing. If you would like to customize your fixtures, appliances, and finishes, you will need to either a) delete this portion and provide your GC with your list or b) have us update this schedule for you.

A2.4 REFLECTED CEILING PLAN: You may need to customize this drawing IF 1) you have customized the wall layout and would like to update the lighting accordingly 2) would like to customize your lighting and have different quantity of lighting, different type of lighting fixture, fans, media room location, speaker location, thermometer location, and/or move location of smoke detectors 3) have forced air and would like to customize your return register locations.

A2.4 INTERIOR ELEVATIONS: You may need to customize this drawing IF you would like us to design your custom bathroom and/or custom kitchen.

A4.3 – A4.5 WALL SECTIONS: You may need to customize these drawings IF you: 1) are adding a deck 2) are using custom siding material 3) your building codes require a fire-protective coating (e.g., stucco or gypsum board) on the exterior surface of the exterior walls

DETAIL DRAWINGS: You may need to customize these drawings IF you are 1) using new custom siding material 2) designing a new step, awning, or adding any new condition to the set.

FIREPLACE DRAWINGS: This is not part of the standard drawing set, but if you are adding a fireplace we will need to add this custom drawing.

DECK DRAWINGS: This is not part of the standard drawing set, but if you are adding a deck we will need to add this custom drawing.

OTHER DRAWINGS: Depending on the type of custom changes that you make, additional drawings may be required that are not part of our standard set. See Pg. 24 for a full list of drawings.

PART 2: PERMIT

Below is a list of questions to ask the building department to determine what specifically you will need to submit to obtain a Building Permit:

General Questions:

- Do you have a brochure, website, and any documents to help navigate the permit process?
- How long does it take to get a permit?
- If the permitting process is difficult, do you have a list of permit expeditors to assist you in this process?
- What specific drawings am I required to submit to obtain a permit?

Structural Questions:

- How many architectural and structural drawing sets are required?
- Is a specific drawing format (e.g., 11x17 – standard, or 22x34) required?
- Is an engineer's stamp required on the architectural and structural drawings?
- Do I need to submit engineering calculations for the project?
- If so, how many sets of calculations?
- If so, do the calculations need to be stamped by the engineer?

Energy Compliance Questions:

- Do I need to submit an Energy Compliance Report?
- If so, what type of report (e.g., ResCheck or Title24)?
- How many copies of the report must be submitted?
- Does the report need to be wet-stamped?
- Does the report also need to be included within my drawing set?

DESIGN CUSTOMIZATION AND ENGINEERING COSTS

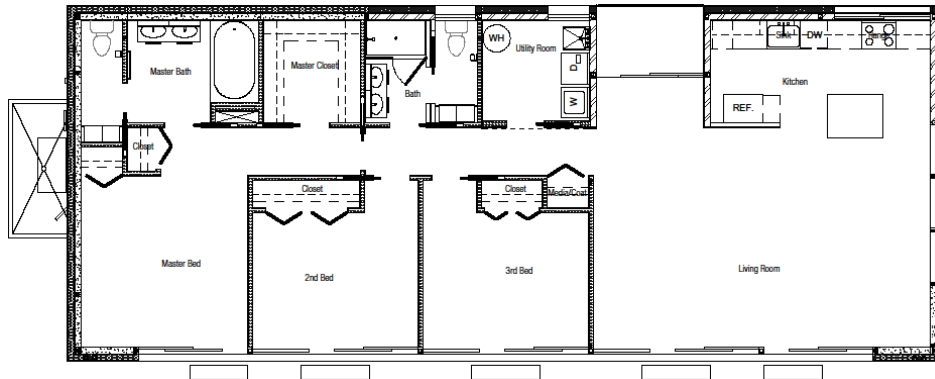
Given the uniqueness of each project and site, these costs vary. To give you a better understanding of this, we have developed five case study design projects for you to review and compare to the original design. We also have a list of all the different sheets in the construction documents and their cost to generate. The ones listed below are for individual LV/LVL models, so if you are combining units then multiply the number below by the models you plan on purchasing. If you are working on a smaller LVM/LVG/LVC/LVT model, divide that number by half.

KIT COSTS

These are usually the same cost as standard Kit costs, so long as you do not stretch or reduce the overall length of your LV/LVL. If you stretch it by the size of an LVM, it is safe to assume that the cost of this will be same as the LVM, minus the cost of the shared walls. Depending on the shared walls this deduction can range between \$250.00 to \$3,800.00. If you stretch it by the size of $\frac{1}{2}$ an LVM, you can divide the cost of the LVM model and then subtract the cost of the shared walls. If you reduce it, the same logic is applied.

CUSTOM DESIGN PRECEDENTS

CUSTOM DESIGN PRECEDENT #1: MIRRORING PROJECT



Design Task: Home is mirrored in the east-west direction

Time: 6 hrs. drafting time and 1 hr. project management time

Plan Updates:

A2.0 – A2.7: Update Notations, move viewports, update detail callouts

A3.1 – A3.3: Update Notations, move viewports, update detail callouts

A4.0 – A4.3: Update Level, move viewports and update detail callouts

A4.4 – A4.5: Update detail callouts, move viewports

A7.1 – A7.3: Update detail callouts, move viewports

A9.1 – A9.3: Update detail callouts, move viewports

S2.0 – S2.2: Update detail callouts, move viewports

Shop Drawing Updates:

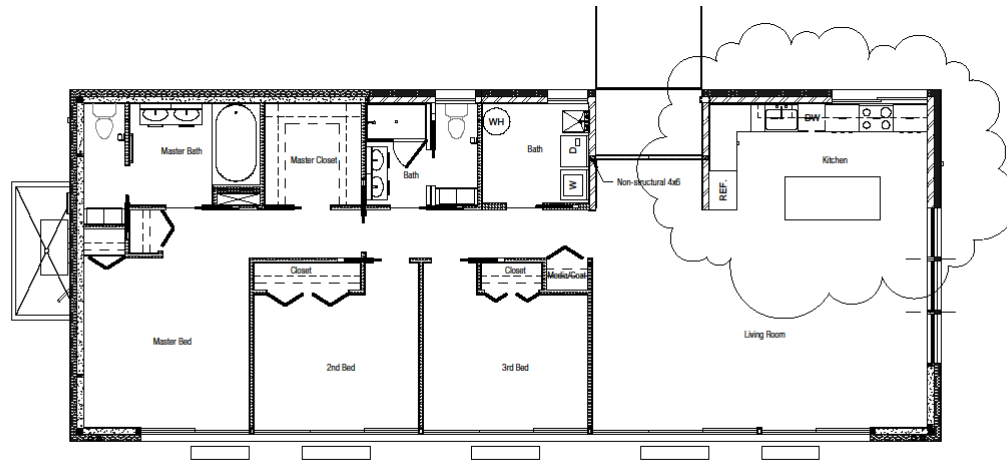
K1.2 – K1.3: Update detail callouts, move viewports

K2: Update detail callouts, move viewports

K3.1 – K3.4: Update detail callouts, move viewports

All wall panel and faux panel shop drawings have to be reviewed for proper annotation placement and dimensioning.

CUSTOM DESIGN PRECEDENT #2: KITCHEN UPDATE



Design Task: Create L shaped kitchen by removing a wall and relocating the refrigerator and pantry
Time: 6 hours drafting time and 1 hour of designer's consultation time

Plan Updates:

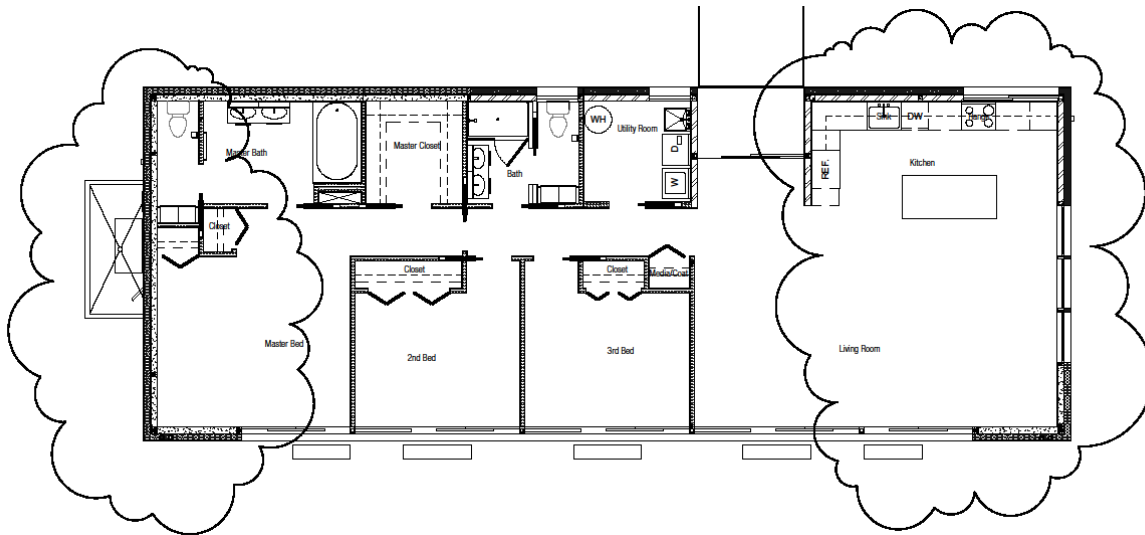
A2.1: Update kitchen layout

A2.3: Update electrical outlets to reflect new kitchen plan

A2.4: Update light switch placement due to removal of kitchen wall.

A7.1: Update kitchen plan, kitchen section, kitchen elevations, kitchen schedules

CUSTOM DESIGN PREC. #3: ENLARGEN HOME BY EXTENDING LENGTH OF HOME BY 4'-0"



Design Task: Extend east and west wall by 2' each side, making home 4'-0" longer.

Time: 15 hours drafting time, 5 hrs. project management, 3 hours of designer's consultation

Plotting: This design change will not fit on our standard 11x17 page, therefore we will have to plot the project out on 22 x 34. Therefore there will be additional charges for plotting and supplies.

Engineering: This customization will require us to work with an engineering firm. Updating the structure typically costs \$1,000. However, depending on the location of this project additional charges may apply.

Plan Updates:

A2.0: Update foundation walls to line up with wall panels above, move utility alcove, update dimensions.
A2.1: Update dimensions, update master bath and kitchen to reflect increase, update visible wall panels, update window and door package.

A2.3: Update outlets, HVAC supply and return locations, furniture layout

A2.4: Update lighting fixture locations, wiring, under cabinet lighting.

A2.5: Update beam locations and sizes, plywood sheathing, axonometric views at the corners

A2.6: Update beam locations, add additional I-Joists, update strapping and detail callouts

A2.7: Extend roof, move vent stack locations, update scupper details

A3.1– A3.2: Update Kynar and window locations/callouts

A4.0 – A4.2: Update insulation, detail callouts, ground lines, keynotes

A7.1: Update kitchen plan, kitchen section, kitchen elevations, and kitchen schedules

A8.1: Update schedules and legends

A9.1: Update utility alcove

S2.0: Update foundation wall locations, dimensions, detail callouts, vent locations, HVAC alcove

S2.1: Update foundation wall locations, add I-joists as needed, update detail callouts, I-joist blocking, shear wall and hold down locations, bottom plates for wall panels.

S2.2: Update shear walls, detail callout locations, dimension, required blocking locations, top plates, I-joists

Shop Drawing Updates:

K0.1 – K0.3: Update Kit lists

K1.1: Update Kynar schedule, flashing schedule, corrugated schedule

K1.2 – K1.4: Update Kynar callouts

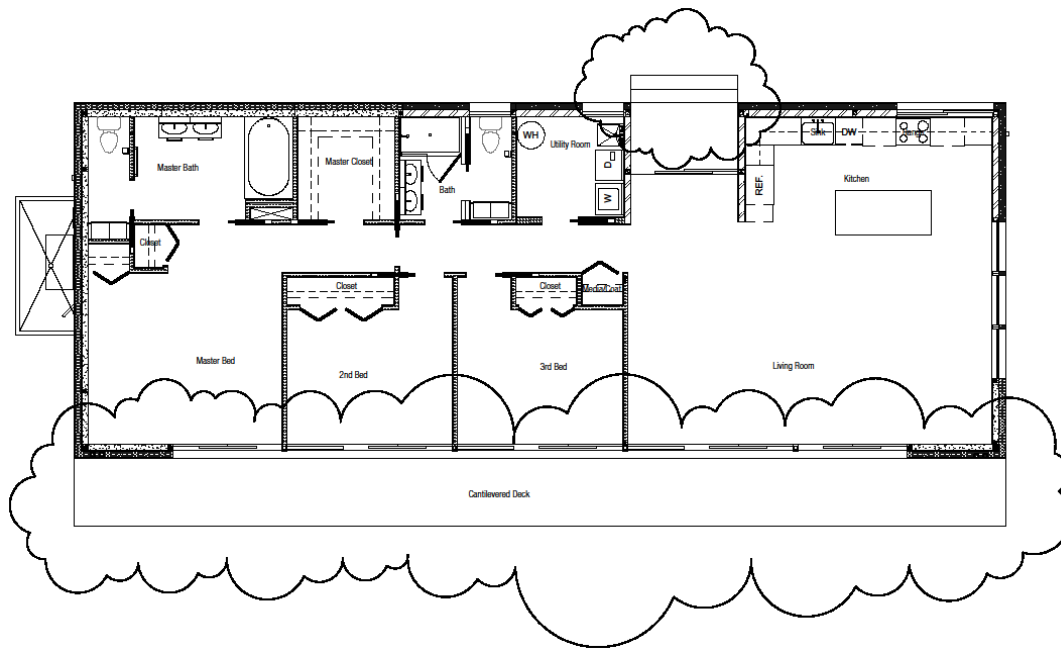
K1.5 – K1.8: Update schedules

K2: Update dimensions

K3.0: Update bundles

K3.1 – K3.4: Update wall panel sizes and locations. Update all wall panel and faux wall panel shop drawings.

CUSTOM DESIGN PRECEDENT #4: UPDATE ENTRY & DECK



Design Task: Eliminate the standard ramp and concrete steps and replace them with concrete steps and a cantilevered deck

Time: 11 hours drafting, 4 hours project management, and 3 hours of designer's consultation time

Engineering: We will have to involve our engineers to help engineer the steps and deck

Plan Updates:

A2.0: update foundation to show concrete steps

A2.1: Update plan to show concrete steps and cantilevered deck and railing

A3.1 – A3.3: Update bottom faux panels, add railings, detail callouts

A4.0 – A4.5: Update faux panels at back of home, add deck, and stairs at entry

A5.8: Update front entry threshold detail

A9.1 – A9.2: Eliminate these pages as they no longer apply

S2.0: Update foundation to include concrete steps

S2.1: Update floor joists to include cantilevered deck

S3.4: Create new deck details

Shop Drawing Updates:

Update shop drawings to eliminate some of the bottom Kynar flat panels and bottom faux panels

CUSTOM DESIGN PRECEDENT #5: ALTERNATIVE SIDING OPTION

Design Task: Eliminate the standard Kynar metal siding package and update with a wood tongue and groove siding

Time: 17 hours drafting, 3 hours project management, and 4 hours of designer's consultation time

Plan Updates:

A3.1-A3.3: Update siding

A4.0 – A4.5: Update siding

A5.1 – A5.8: Eliminate existing details and replace with a new sill, jamb, head, coping, base, and corner details

Shop Drawing Updates: Eliminate Kynar panels and flashing. Update wall panels to reflect necessary details for wood siding.

MANUFACTURING & SHIPPING

MANUFACTURING PROCESS

It takes us 28 days to fabricate your home. To initiate your order, you will need to make your final payment for the LV Series Home, pay any open invoices, and execute the Shipping Agreement.

Before we can begin your fabrication, you will need to supply RR with any new details and confirm the color of your exterior siding material. If yours is a custom LV Series design and deviates from our standard set, we will need to customize your Kit shop drawings before manufacturing your Kit. Please note, if you forget to notify RR, this will lengthen the amount of time required to fabricate your Kit. So if you are on the fast track, don't forget! Depending on the degree of customization, your changes can increase or decrease the final amount of money due to RR. Once we have updated your shop drawings, we will notify you of any price changes.

SHIPPING PROCESS

We normally arrange for all transportation of our models to help ensure that you receive your product in good order and on time. Your Rocio Romero Kit Home arrives on a 48-foot-long trailer. We provide you and your General Contractor with a 3-dimensional layout of all the bundles of your Kit Home on the flat bed. We also send you a list that contains all the components in the bundles, along with their dimensions and weights. This way, you and your contractor are able to pre-plan locations for placing the bundles of the Kit on the site, purchase the precise number and size of tarps as well as pallets, and secure the appropriate forklift to unload the bundles.

All freight charges are prepaid by us and provided as a separate charge on your invoice. By prepaying the freight charges, we take on the full responsibility for delivery of your model. We handle any settlement with the carrier in the event of any damages. You and/or your Contractor are responsible for unloading the kit. If you would like to handle the shipping yourself, that can be arranged as well. However, loading fees for your Kit onto your truck will apply.

With proper planning, truck access is normally not a problem. Potential access problems are roads that are too steep, sharp curves, muddy or soft ground, or insufficient room to turn around and get back out. If you have a short drive, the trucks can park on the road and your forklift could shuttle the bundles to the site. This works best if you have a front-end loader type forklift that moves fairly fast. You will also need 8' extensions for your forklift so you can handle the width of the bundles on the truck. Most likely you will need an all terrain-type forklift if you have to move the bundles on ground with dirt. If you cannot get close enough to your site to shuttle with a forklift (due to a long drive or an inadequate access road), you can unload at a different location and truck the packages into the site on a smaller stake body truck. It might be best to unload at a local lumber company that has a forklift available or use a truck with its own boom crane. Keep in mind that all of the packages are relatively small. On average, they are 10' long.

If access is questionable, it is wise to have a fall-back plan. Be prepared if you need to borrow a bulldozer from your excavator to smooth out a corner or give a trailer a little push. Have an alternative unloading site just in case. At your site, make sure you have enough level ground in order to properly store your materials.

LV SERIES KIT HOME PLANS

Below is a detailed description of each drawing included in the LV SERIES PLANS included in your Kit Home purchase:

A0.1 TITLE SHEET has an index of drawings, project information and contacts, drawing symbols, abbreviations, and a map.

A0.2-4 GENERAL NOTES has general notes and specifications.

A2.0B FOUNDATION PLAN has general notes and a dimensioned foundation plan. This plan also shows locations for water in and out hook-ups, underground utilities (such as electrical cable, phone, etc.), and utility alcove. It is drawn at $3/16"=1'-0"$ scale. There are structural detail, building section, and utility alcove call-out references.

A2.1 CONSTRUCTION PLAN has general notes, a wall legend, and a building plan. Specifically the plan calls out locations and types of walls, doors, windows, slider doors, plumbing fixtures, and utility alcove. It is drawn at $3/16"=1'-0"$ scale. There are section, wall section, detail, utility alcove, kitchen layout, and stair (if applicable) call-out references. If you are building on a basement, you'll also get a Basement Construction Plan (A2.2 B).

A2.3 ELECTRICAL AND FINISH PLAN has general notes, a finish schedule, an appliance schedule, a fixture schedule, an electrical legend, and a plan. This plan illustrates the electrical, furniture, HVAC supply, and finish layout of your home. It is drawn at $3/16"=1'-0"$ scale. There are interior elevation call-out references. If you are building on a basement, you'll also get a basement Electrical and Finish plan (A2.3 B).

A2.4 REFLECTED CEILING PLAN has mechanical and lighting notes, a light fixture schedule, a supply and return schedule, a media system and general notes, a lighting legend, and a mechanical legend. This plan shows the locations for the light fixtures, light switches, HVAC return, HVAC chase, recessed curtain track, and the finish and elevation of the ceiling. It is drawn at $3/16"=1'-0"$ scale. If you are building on a basement, you'll also get a basement Reflected Ceiling Plan (A2.4 B).

A2.4 REFLECTED CEILING PLAN has mechanical and lighting notes, a light fixture schedule, a supply and return schedule, a media system and general notes, a lighting legend, and a mechanical legend. This plan shows the locations for the light fixtures, light switches, HVAC return, HVAC chase, recessed curtain track, and the finish and elevation of the ceiling. It is drawn at $3/16"=1'-0"$ scale. If you are building on a basement, you'll also get a basement Reflected Ceiling Plan (A2.4 B).

A2.5 ROOF BEAM PLAN has general notes, a legend, and a plan. This plan shows the locations for all the beams, hardware connections, faux wall panels, and amount of OSB sheathing applied to faux wall panel. It is drawn at $3/16"=1'-0"$ scale. There are structural detail call-out references.

A2.5 ROOF FRAMING PLAN has a legend and plan. This plan shows the locations of the I-joists, strapping, blocking for recessed curtain track, steel post top plates, beams, and faux wall panels. It is drawn at $3/16"=1'-0"$ scale. There are structural detail call-out references.

A2.7 ROOF PLAN has general notes, scupper detail, and a plan. The drawing shows the location of parapet walls, scupper, valley, and vent stacks. It is drawn at $3/16"=1'-0"$ scale. There are detail and wall section call-out references

A3.1-3 ELEVATIONS have general notes, key notes, and elevation drawings. The elevation drawings denote the exterior finish type, exterior window and door type, and quantity of OSB applied to faux panel. They are drawn at $3/16"=1'-0"$ and $1/4"=1'-0"$ scale. There are detail call-out references for Kynar metal finish connections.

A4.0-2 SECTIONS have general notes, key notes, and section drawings. The section drawings illustrate the home's overall construction. They are drawn at $3/16"=1'-0"$ & $1/4"=1'-0"$ scale. There are wall section and detail call-out references.

A4.3-5 WALL SECTIONS have key notes and wall section drawings. The wall sections detail the structure, interior and exterior finishes of the walls. They are drawn at $1\ 1/2"=1'-0"$. There are detail call-out references.

A.5.1-8 DETAILS are detail drawings. They are detailed drawings that illustrate the exterior and interior finishes of the home; illustrating weather-proofing, Kynar finish, windows/slider doors, and interior finishes. They are drawn at $6"=1'-0"$.

A.6.01-4 EPDM ROOF DETAILS are detail drawings. They are detailed drawings that illustrate the EPDM roof, pipe boot, lap seams, corners at parapets, and scuppers. These are not drawn to scale.

A.7.1 KITCHEN CABINET has a kitchen plan, 3 kitchen cabinet elevations, a kitchen section, and a cabinet schedule for kitchen. These drawings denote the Ikea cabinet locations and interior finishes. They are drawn at $1/4"=1'-0"$ scale. The schedule is a complete list of all cabinets, cover panels for cabinets, hardware, toekicks, decor strips, and legs.

A.7.2-3 INTERIOR ELEVATIONS have elevations and a cabinet schedule for the bathrooms. These drawings denote the Ikea cabinet locations and the finishes. They are drawn at $1/4"=1'-0"$ scale. The schedule is a complete list of all cabinets, cover panels for cabinets, hardware, and toe kicks.

A.7.4 STAIR DETAIL (if applicable) has general notes, plan, section, and handrail detail. These drawings illustrate how the stairs are built. They are drawn at $3/8"=1'-0"$, $1/2"=1'-0"$, and $1"=1'-0"$ scale.

A.8.1 SLIDING DOOR AND WINDOW SCHEDULE has general notes, a legend, and schedules. These schedules denote the quantities, size, thickness, frame type, frame finish, security opening, glazing, glazing finish, and hardware.

A.8.1 DOOR SCHEDULE has general notes, legend, and schedules. These schedules denote type, quantities, size, thickness, frame type, frame finish, security opening, hardware, and comments.

A.9.1 RAMP (if applicable) has general notes, framing plan, plan, and section/elevation. These drawings illustrate the construction of the ramp used for crawlspace and basement homes. They are drawn at $3/8"=1'-0"$ and $3/4"=1'-0"$.

A.9.2 CONCRETE STEPS (if applicable) have a plan and section. These drawings detail how to build the steps used for crawlspace and basement homes. They are drawn at $1"=1'-0"$.

A.9.3 UTILITY ALCOVE has general notes, plan, section, and elevation. These drawings denote locations of utility alcove in relation to the exterior HVAC unit, exterior water heater (for warmer climates), drainage for utility alcove, and crawlspace door location for crawlspace foundations. The plan is drawn at $1/2"=1'-0"$, and the others are not drawn to scale.

S1.1-4 STRUCTURAL GENERAL NOTES have general notes, a shear wall schedule, a diaphragm schedule, shear wall & diaphragm notes, allowable on-center fastener spacing, and fastening schedules.

S2.0 FOUNDATION PLAN has general notes, a wall legend, and a plan. The plan denotes locations of foundation walls, footings, and hardware. It is drawn at $3/16"=1'-0"$ scale. There are structural detail call-out references.

S2.1 FLOOR FRAMING has general notes, a framing legend, and a plan. The plan denotes locations of I-joists, beams, steel posts, shear walls, and hold-downs. It is drawn at $3/16"=1'-0"$ scale. There are structural detail call-out references.

S2.2 ROOF FRAMING has general notes, a framing legend, and a plan. The plan denotes locations of I-joists, beams, steel posts, and shear wall type/length. It is drawn at $3/16"=1'-0"$ scale. There are structural detail call out references.

S3.1-6 STRUCTURAL DETAILS are detail drawings. They are detailed drawings that illustrate the structure of the home, illustrating all structural members and connections. They are drawn at $1"=1'-0"$ scale.

LV SERIES KIT HOME CONSTRUCTION BINDER

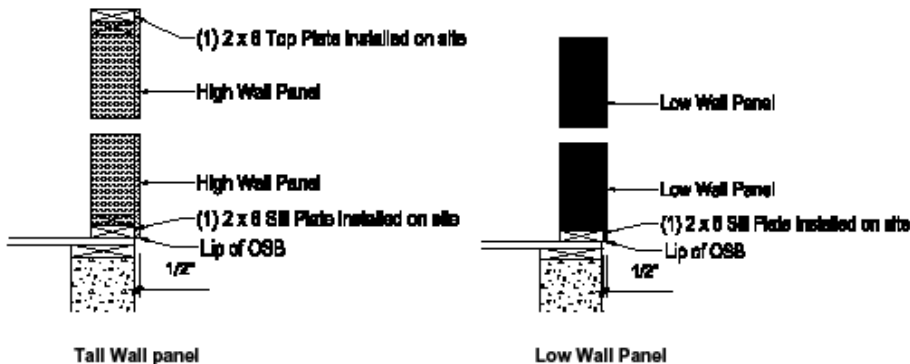
The LV Series Kit Home Construction Binder is included in your LVS Kit home purchase. It includes the following: Construction Manual, Materials List, Construction Schedule, and Product Specifications. The Construction Manual instructs your General Contractor how to build the Kit Home and consists of instructions and illustrations that outline all the steps required to properly build your home. Below is an excerpt from the manual:

3.2.2 Installation of Wall Panels

All wall panels are labeled and correspond to the Wall Panel Layout. The Wall Panel Layout is included within the Client package that you receive when your kit home is delivered to your site. You can build the wall panels in any order, so long as you install the wall panels as indicated on the layout. We do, however, recommend that you do it in numerical order as labeled, for example start with EP1 (Exterior Panel #1) and then move onto EP2 (Exterior Panel #2), as it will be less confusing.

Steps for installing Wall Panel:

- First install 2x6 sill plates between the posts. You will need to cut sill plates to allow clearance for the bolts of the thread rods of the posts. Apply a generous bead of glue to the top of the first floor deck and then place sill plate. Make sure that the sill plate sits flush with floor deck.
- When installing the sill plates make sure to stagger the sill plates, so that the end of the sill plate does not coincide with the end of the wall panel. You want the middle portion of the sill plate to coincide with the end/start of the wall panel; this way the sill plate and wall panel connection will be more structural. Refer to the Structural Set for nail sizes and spacing.
- Remove temporary blocking along the edge of the 1 1/2" lip of OSB of your wall panels. This blocking is for shipping purposes only, so that your OSB lip will not be damaged during shipping.



- Then install wall panels. To prevent air infiltration and to better secure your wall panels, apply a generous bead of glue to the top and side of the sill plate as well as the side of the previously installed wall panel and/or post. Since the wall panels have a 1 1/2" lip, your OSB will actually sit off the edge of your floor deck, by 1/2". This is what we want, as the OSB can be nailed and glued to your sill plate as well as posts, making these wall panels have better shear strength.
- Check for plumbness and levelness as you install each and every wall panel.
- Nail wall panel to sill plate and floor deck as well as to the other wall panels and posts. Refer to Structural set for different connections, nail sizes and spacing.
- Then install 2x6 top plates on top of all the tall shear wall panels. Stagger the top plates, so that the end of the top plate does not coincide with the end of the wall panel. You want the middle portion of the sill plate to coincide with the end/start of the wall panel, this way the top plate and wall panel connection will be more structural. Refer to Structural set for nail sizes and spacing.
- Note: the short 7' wall panels do not get a top plate installed on top.

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.

Below is an excerpt from the Materials List:

MATERIALS BELOW ARE <i>NOT</i> INCLUDED IN THE LVL KIT HOME			LV SERIES HOMES	
FOUNDATION			ROOFING AND ROOF MATERIALS	
CONCRETE & STRUCTURAL REBAR			MATERIALS LIST BELOW IS FOR GUIDANCE. FINAL MATERIALS LIST TO BE DETERMINED BY ROOFING CONTRACTOR	
- See structural set for specifications. Amount to be determined by concrete contractor.			ROOFING MATERIALS AS SEEN IN PERRYVILLE.	
HARDWARE THAT IS PLACED IN WET CONCRETE			RIGID INSULATION BOARD BY FIRESTONE SEE INSULATION BOARD DIAGRAM IN ROOFING APPENDIX FOR QUANTITY.	
QTY	TYPE MARK	DESCRIPTION	EPDM RUBBER BY FIRESTONE	
14	Simps. SSTB28L, Typ.	Simpson SSTB28L Anchor used with Simpson HDUB	EPDM RUBBER, 600 - 10' X 60' ROLLS (4) 10' X 60' EPDM ROLLS	
42	5/8" A.B.	5/8" Dia. x 14" Mudall Anchor Bolt & Nuts & Washers	ADHESIVE BONDING BY FIRESTONE ADHESIVE BONDING (5 GALLONS) (8) 5 GALLONS OF BONDING	
ALL QUANTITIES ABOVE ARE EXACT LINEAR SQFT. ADDITIONAL BOARDS MAY BE REQUIRED FOR COMPLETE ASSEMBLY			ADHESIVE SPlicing BY FIRESTONE ADHESIVE SPlicing (3 GALLONS) (2) 3 GALLONS OF SPlicing	
PVC MOLDS TO BE PLACED IN WET CONCRETE			QUICK PRIME PLUS BY FIRESTONE QUICK PRIME PLUS (1 GALLONS) (2) 1 GALLON OF QUICK PRIME	
- Cut PVC pipes as molds to be placed in wet concrete for utilities such as: For water in, Water out, Electrical, Cable, Vents for dryers, Vents for ranges, etc.			O.S. UNIVERSAL BOOT BY FIRESTONE (FOR VENT STACKS) (3) UNIVERSAL BOOT	
DRAINAGE AT FOOTING OF STEM WALL			O.S. CORNER FLASHING BY FIRESTONE (4) CORNER FLASHING	
- Contractor to determine sizing and amount of drains at footing required to properly drain house as mandated by soils analysis as well as local codes.			SEALANT LAP BY FIRESTONE (TUBES) (1) 3 TUBES	
FLOOR FRAMING - IF APPLICABLE			FLAT BAR TERMINATION OLYMPIC (10) BAR TERMINATION	
APPLY SILL SEAL BEFORE BUILDING FLOOR FRAMING			SCREWS, 5", OLYMPIC .1 M. OR AS REQ'D	
SILL SEAL - SEE QUANTITY OF SILL PLATES BELOW AND CALCULATE ACCORDINGLY			SCREWS, 7", OLYMPIC .2 M. OR AS REQ'D	
WOOD FOR FLOOR FRAMING			SCREWS, 9", OLYMPIC .1 M. OR AS REQ'D	
QTY	TYPE MARK	DESCRIPTION	FIRESTONE QUICK SEAM 9" FLASHING 170' QUICK SEAM FLASHING	
14	Sill Plate (3x10 Treated)	3x10 @ 12" SP #2, Treated	PLATES STEEL 3" OLYMPIC (1000/BOX) 4 BX. OR AS REQ'D	
51	CDX Ply	Floor Sheathing, 4' x 8' x 7/8" CDX Plywood T&G	DOWNSPOUT AS SEEN IN PERRYVILLE.	
4	I-Joist Blocking	Blocking, LPI 42 - 14" @ 24"	PORTALS PLUS SCUPPER DRAIN 2 (OR MORE IF REQUIRED)	
47	LPI 42, 14" @ 16" o.c.	Floor Joist (I-Joist Louisiana-Pacific LPI 42 - 14") @ 24"	RUBBER NO HUB CONNECTOR 2 (OR MORE IF REQUIRED)	
ALL QUANTITIES ABOVE ARE EXACT LINEAR SQFT. ADDITIONAL BOARDS MAY BE REQUIRED FOR COMPLETE ASSEMBLY			PVC, 4" DIAMETER @ 10' LENGTH 3 (OR MORE IF REQUIRED)	
HARDWARE			PVC 45° STREET ELBOW, 4" DIAMETER 2 (OR MORE IF REQUIRED)	
GENERAL HARDWARE			PVC, 4"x 4" DIAMETER COUPLER 2 (OR MORE IF REQUIRED)	
QTY	TYPE MARK	DESCRIPTION	PVC CLEANER, 8 OZ 1	
96	Simps. BA3.56/14, typ.	Simpson I-Joist Hanger (Floor)	PVC CEMENT, 8 OZ 1	
NOT ALL HARDWARE AND FASTENERS FOR STRUCTURE ARE MENTIONED ABOVE. SEE STRUCTURAL SET FOR QUANTITIES OF ALL NAILS AND MSG. CONNECTORS. REFER TO APPENDIX FOR NAILS,BOLTS,LAG OPTIONS ON SIMPSON CONNECTORS			AC GRANULAR ICE & WATERSEAL 1	
BASEMENT			PERFORATED HANGER IRON STRAPS 30, OR AS REQ'D	
STAIR WOOD AND HARDWARE SEE K.01 (IF APPLICABLE)			MISCELLANEOUS TOOLS	
BASEMENT INTERIOR WALL PANEL - IF APPLICABLE			ROLLERS, BRUSHES TO APPLY BONDING AND SPlicing	
QTY	TYPE MARK	DESCRIPTION	WOODEN ROLLER TO APPLY PRESSURE WHEN BONDING	
2	Simps. HDUB	Simpson HDUB Holdown	GLOVES	
6	5/8" Threaded Rod	5/8" Dia. Threaded Rod set in XP Adhesive for Basement Shear Wall		

**LV
SERIES
HOMES**

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L.V.L.
Owner

5/2/11

**NOT FOR
CONSTRUCTION**

**Materials List Not
Included in Kit**
Scale:
K0.2

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. Below and on the following page are excerpts for product installation instructions and diagrams:

Concrete Connectors & Anchors

SSTB® Anchor Bolts

The SSTB is designed for maximum performance as an anchor bolt for hollows and StrongWall® elements. Extensive SSTB testing has been done to determine the design load capacity at a common application, the garage stem wall. Design loads are based on a series of tests with a three-times reduction factor. SSTB14 is a 3/4" diameter anchor bolt designed and tested specifically for shallow foundation installations.

SPECIAL FEATURES: -Rotted threads for higher tensile capacity.
-Offset angle reduces side-busting, provides more concrete cover.
-Sharped embossment line aids installation.
-Competition results in minimum rear interference.

MATERIAL: ASTM A36

FINISH: None. May be ordered HDG, contact Simpson Strong-Tie.

INSTALLATION: SSTB is used for mono-rivet and two-pour installations.

- Nut and washers are not supplied with the SSTB; install standard nuts, couplers and/or washers as required; or HDG SSTB anchors, check the threads to use standard nuts or couplers or use overlapping products in accordance with ASTM A563 (Simpson/NU76-OS1/NU78-OS).

REINFORCED CONCRETE FOUNDATION

- Install SSTB before the concrete pour using AnchorMax® (see page 26).
- Install the SSTB per plan view detail shown on page 29. Install one #4 rebar 2" to 5" (may be foundation rebar rot post-tension cable) from the top of the foundation.
- The SSTB does not need to be tied to the rebar.
- Minimum concrete compression strength is 2500 psi. Unless noted otherwise, no special inspection is required for foundation concrete when the structural design is based on concrete no greater than 2500 psi (ACI Section 17.0.4.4).
- Unless otherwise noted, do NOT install where: (a) a horizontal cold joint exists within the embedment depth between the slab and foundation wall or footing; (b) existing protrusions are made in or under the face of the slab; (c) designed to resist the load imposed by the anchor; or (d) slabs are poured over concrete block foundation walls.

REINFORCED CONCRETE BLOCK

- Retain concrete pour, install obliquely at approx. 45° in this call per plan view detail shown on page 29.
- Horizontal #4 rebar, minimum 50" long, extend about the anchor bolt—approximately one rebar 12" from the top and two rebars approximately 20" from the bottom. Vertical #4 rebar (minimum 24" long) install with maximum 24" o.c. spacing.
- End all calls with maximum 2000 psi concrete. Vibrate the grout per BS1, Section 21.4.

CODES: See page 12 for Code Reference Key chart.

IDENTIFICATION: On the bolt head showing embossment angle and model.

See page 27 for additional installation details.

TYPICAL PLAN VIEWS OF REBAR INSTALLATION

SELECTION GUIDE (Per Anchor Bolt Diameter)

Model No.	2x, 2x, 2x-2" Sill Plate	2x, 2x, 2x-2" Sill Plate	Model No.	2x, 2x, 2x-2" Sill Plate	Allowable Tensile (lb.)	Concrete (psi)	1" CB (in.)
HDQ8, HDQ8A, LTT19, LTT20, LTT21	SSTB20	SSTB20	SSTB14	9%	16	11	3835 ¹
HT116	SSTB16	SSTB24	SSTB16	6%	17%	12%	4420
HDQ14, HDQ14A	SSTB20	SSTB24	SSTB20	6%	21%	12%	4600
HTT20, HDQ20, HDQ20A, HDQ20B, HDQ20C, HDQ20D, HDQ20E, HDQ20F, HDQ20G, HDQ20H, HDQ20I, HDQ20J, HDQ20K, HDQ20L, HDQ20M, HDQ20N, HDQ20O, HDQ20P, HDQ20Q, HDQ20R, HDQ20S, HDQ20T, HDQ20U, HDQ20V, HDQ20W, HDQ20X, HDQ20Y, HDQ20Z	SSTB24	SSTB24	SSTB24	6%	29%	12%	5175
HDQ18, HDQ18A, HDQ18B, HDQ18C, HDQ18D, HDQ18E, HDQ18F, HDQ18G, HDQ18H, HDQ18I, HDQ18J, HDQ18K, HDQ18L, HDQ18M, HDQ18N, HDQ18O, HDQ18P, HDQ18Q, HDQ18R, HDQ18S, HDQ18T, HDQ18U, HDQ18V, HDQ18W, HDQ18X, HDQ18Y, HDQ18Z	SSTB24	SSTB24	SSTB24	8%	29%	12%	10100
HDQ24, HDQ24A, HDQ24B, HDQ24C, HDQ24D, HDQ24E, HDQ24F, HDQ24G, HDQ24H, HDQ24I, HDQ24J, HDQ24K, HDQ24L, HDQ24M, HDQ24N, HDQ24O, HDQ24P, HDQ24Q, HDQ24R, HDQ24S, HDQ24T, HDQ24U, HDQ24V, HDQ24W, HDQ24X, HDQ24Y, HDQ24Z	SSTB24	SSTB24	SSTB24	8%	36%	12%	10100

1. Load may not be increased for short-term loading. Loads apply to earthquake.
2. Minimum anchor center-to-center spacing is 2x for anchors using in tension at 12" o.c.
3. The SSTB was tested in a stem wall with a minimum concrete strength of 2500 psi.
4. Use full tensile load when installed 30" from the end or installed in a corner condition. When used 30" from the end of a concrete foundation (see end and grade) allow load in 8045 lbs. for SSTB20, 9500 lbs. for SSTB24 and 98 lbs. and table load (other loads are not Code listed—contact Simpson Strong-Tie for test data).
5. HDQ and HT11 minimum end distance is 4x.
6. Order for SSTB models (see SSTB14) for longer thread length (16" - 5175, 36" - SSTB24 and SSTB28) on the same. Not available as SSTB14.
7. SSTB24 has 4" of thread and SSTB28 has 6". These two models are not in this table.
8. Minimum end distance required to achieve table loads is 6".
9. Allowable load for SSTB14 is 2000 lbs. when 1" - 3800 psi.
10. Minimum end distance required to achieve table loads is 6".
11. Testing in new ICC-ES acceptance criteria to be completed in 2008. Reference for later loads and information.

These products are available with additional corrosion protection. Additional products on this page may also be available with this option, check with Simpson Strong-Tie.

REINFORCED CONCRETE BLOCK

1. Load may not be increased for short-term loading. Loads apply to earthquake.
2. Minimum anchor center-to-center spacing is 2x for anchors using in tension at 12" o.c.
3. The SSTB was tested in a stem wall with a minimum concrete strength of 2500 psi.
4. Use full tensile load when installed 30" from the end or installed in a corner condition. When used 30" from the end of a concrete foundation (see end and grade) allow load in 8045 lbs. for SSTB20, 9500 lbs. for SSTB24 and 98 lbs. and table load (other loads are not Code listed—contact Simpson Strong-Tie for test data).
5. HDQ and HT11 minimum end distance is 4x.
6. Order for SSTB models (see SSTB14) for longer thread length (16" - 5175, 36" - SSTB24 and SSTB28) on the same. Not available as SSTB14.
7. SSTB24 has 4" of thread and SSTB28 has 6". These two models are not in this table.
8. Minimum end distance required to achieve table loads is 6".
9. Allowable load for SSTB14 is 2000 lbs. when 1" - 3800 psi.
10. Minimum end distance required to achieve table loads is 6".
11. Testing in new ICC-ES acceptance criteria to be completed in 2008. Reference for later loads and information.

Hollows & Tension Ties

HDQ8/HH/DQ Hollows

The HDQ8 series of hollows combines low deflection and high loads with ease of installation. The unique seat design of the HDQ8 greatly minimizes deflection under load. Both styles of hollow employ the Simpson Strong-Tie® Strong-Wall® screws (SDS) which install easily, reduce fastener slip and provide a greater net section area of the post when compared to bolts. They may be installed either flush or raised off the masonry without a reduction in load value.

SPECIAL FEATURES:

- Uses SDS screws which install easily, reduce fastener slip, and provide a greater net section area of the post compared to bolts.
- SDS screws are supplied with the hollows to ensure proper fasteners are used.
- No stud bolts to countersink at openings.

MATERIAL: HDQ8—7 gauge; HH/DQ—6 body; 7 gauge, washer, 1/2" plate

FINISH: HDQ8—Galvanized; HH/DQ—Simpson Strong-Tie® gray paint

INSTALLATION: Use all specified fasteners. See General Notes.

- For use in vertical and horizontal applications.
- No additional washer is required.
- To tie multiple 2x members together, the Designer must determine the fasteners required to join members to act as one unit without splitting the wood. See page 20 for SDS values.
- See SB and SSTB Anchor Bolts on page 27-29 for anchorage options.
- SDS screws install best with a low speed high torque drill with a 3/8" hex head driver.
- Refer to technical bulletin T-ANCHORSPEC for post-installed anchorage solutions (see page 196 for details).

HDQ8:

- 1/2" of adjustability perpendicular to the wall.
- See SSTB Anchor Bolts, page 28-29, for anchorage options.
- For 2x and 3x sill plates use SSTB models. The Designer may specify any alternate anchorage calculated to resist the tension load for a specific job. Anchorage length should take the bearing plate/washer height into account, to ensure adequate length of threads to engage the nut.

HH/DQ11/14:

- No additional washer is required.
- HH/DQ14 requires a heavy hex anchor nut (disregard with hollow).
- See SB Anchor Bolts, page 27, for anchorage options.

CODES: See page 12 for Code Reference Key Chart.

Vertical HDQ8 Installation

HH/DQ11 (HH/DQ14 similar)

Vertical HH/DQ11 Installation (HH/DQ14 similar)


Horizontal HDQ8 Installation

For hollows, per ASTM test standards, anchor bolt nut should be finger-tight plus 1/8" to 1/4" to turn with a hand wrench, with consideration given to possible future wood shrinkage. Care should be taken not to over-torque the nut. Impact wrenches should not be used.

Model No.	Dimensions (in.)					Fasteners		Minimum Wood Member Thickness ¹ (in.)	Allowable Tension Loads (lbs.)			Code Ref.	
	Ga	W	H	B	℄	Anchor Bolt Dia. (in.)	SDS Screws		DF/RF	SP/FP	Deflection at Allowable Load ² (in.)		
HDQ8-SDS3	7	2 1/4	14	2 1/4	1 1/4	2 1/4	3/8	20-SDS 1/2x2"	3	5715	4115	0.064	16, L24, F2
								20-SDS 1/2x2 1/2"	3 1/2	7830	5485	0.094	
HH/DQ11-SDS2.5	7	3	18 1/4	2 1/4	1 1/4	1 1/4	1	20-SDS 1/2x2"	4 1/2	9230	6645	0.095	
								24-SDS 1/2x2 1/2"	5 1/2	11810	8525	0.131	
HH/DQ14-SDS2.5	7	3	18 1/4	2 1/4	1 1/4	1 1/4	1	30-SDS 1/2x2 1/2"	7 1/4	13015 ³	9070 ³	0.107	
								5 1/2"	13710 ³	10465 ³	0.107		

1. Tension values are valid for hollows flush or raised off of all sills.
2. Deflection at Highest Allowable Tension Load includes fastener slip, hollow elongation, and anchor bolt elongation (i.e., 4%). Additional elongation of anchor bolts shall be accounted for by the Designer when hollows are raised higher than 0".
3. Tabular loads may be doubled when the HDQ8 is installed on opposite sides of the wood member provided either the post is large enough to prevent opposing hollow screw interference or the hollows are offset to alternate screw interference.
4. Note: HH/DQ14 allowable loads are based on a 2 1/2" wide post (8x6 min.). All other loads are based on 3" wide post minimum.
5. Requires heavy hex anchor nut to achieve tabulated loads (specified with hollow).
6. HH/DQ hollows installed horizontally can achieve compression loads with the addition of a standard nut on the underside of the load transfer plate. Refer to SSTB2201 for design values. Design of anchorage rods for the compression force shall be per the Designer.

Below are excerpts for product evaluation reports and general product data relating to structural performance tables:



ES REPORT™

ER-5263
Reissued June 1, 2001

ICBO Evaluation Service, Inc. • 5360 Workman Mill Road, Whittier, California 90601 • www.icboes.org

Filing Category: DESIGN—Wood (038)

ANTHONY POWER BEAMS
ANTHONY FOREST PRODUCTS COMPANY
 309 NORTH WASHINGTON
 EL DORADO, ARKANSAS 71730

1.0 SUBJECT
 Anthony Power Beams.

2.0 DESCRIPTION
2.1 General:
 Anthony Power Beams comply with the requirements noted in Section 2303, Item 2, of the 1997 *Uniform Building Code™* (UBC) and Section 2303.1.3 of the 2000 *International Building Code®* (IBC).
 Anthony Power Beams are glue-laminated timber members fabricated to combinations 28F-E 1, 28F-E 2, 30F-E 1 and 30F-E 2. The beams consist of southern pine lumber that is E-rated and/or visually graded before laminating into rectangular cross sections meeting industry standards for depth, width and appearance. Individual laminations are 2 inches (51 mm) or less in net thickness. Beams having widths of 3 1/2 and 5 1/2 inches (89 and 140 mm) are available with a maximum depth of 24 3/4 inches (620 mm). Seven-inch-wide (178 mm) beams have a maximum depth of 28 7/8 inches (733 mm).
 Quality control for lumber grading and beam fabrication is monitored by the American Institute of Timber Construction (AITC) (AA-670) in accordance with the approved quality control manual. Beams meet the requirements of ANS/AITC A190.1-92 and the additional requirements of evaluation report ER-5745 and AITC's quality control procedures applicable to these lay-up combinations.
2.2 Materials:
2.2.1 Adhesives: Face and end-joint bonding adhesives comply with ASTM D 2559 for exterior or wet use.
2.2.2 End Joints: End joints comply with ANS/AITC A190.1-92 and AITC quality control requirements.
2.2.3 Lumber: Grade requirements are set forth in Table 2 for lumber used in various laminations associated with combinations listed in this report. Grade specifications are included in the Standard Specifications for Structural Glue-laminated Timber of Softwood Species and the supplemental requirements of AITC for these layup combinations.
2.2.4 Layout: Manufacturing grade and layup requirements for the grade combination are noted in Table 2. Manufacturing details are provided by AITC and are included in the plant production procedures manual. Lamination grades and zones are as defined in the AITC Standard Specification for Structural Glue-laminated Timber of Softwood Species.
2.3 Design:
 Design values are noted in Table 1. The design and installation requirements for structural glued-laminated beams and connections must comply with the code.
2.4 Identification:
 Anthony Power Beams are identified by a stamp bearing the name of the Anthony Forest Products Company, the plant location, the lumber combination, the evaluation report number (ICBO ES ER-5263), and the logo of the quality control agency (American Institute of Timber Construction, or AITC). Additionally, the 28F-E 1 and 30F-E 1 unbalanced grades of beams are marked with a "TOP" stamp.

3.0 EVIDENCE SUBMITTED
 Reports of Inspection

4.0 FINDINGS
 That the Anthony Power Beams comply with the 2000 *International Building Code* (IBC) and the 1997 *Uniform Building Code* (UBC) in accordance with the approved quality control manual.

4.1 The beams were fabricated in accordance with the approved quality control manual.

4.2 The beams were fabricated in accordance with the approved quality control manual.

This report is in accordance with the 2000 *International Building Code* (IBC) and the 1997 *Uniform Building Code* (UBC).

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Anthony Power Beam® SCDF

Performance Comparison Tables 3000 F_b - 2.1 E - 290F_v

POWER BEAM® Comparisons						
Clear Span	Allowable PLF Load (L/L/T/L)	Beam Application	Anthony 30F Power Beams®	Multiple Lumber #1 Southern Pine ¹	Multiple Lumber #1 Douglas Fir Larch ²	Timbers #1 Douglas Fir ³
8'	600/900	Floor	3-1/2 x 7-1/4	3 ply - 2 x 12	3 ply - 2 x 12	6 x 12, 8 x 10
16'	450/650	Floor	3-1/2 x 11-1/4	6 ply - 2 x 12	4 ply - 2 x 12	8 x 14, 12 x 12
24'	170/230	Floor	3-1/2 x 14	6 ply - 2 x 12	7 ply - 2 x 12	8 x 14, 10 x 12
6'	4425/4625	Roof (1.15)	3-1/2 x 8-3/4	7 ply - 2 x 12	7 ply - 2 x 12	10 x 16, 12 x 14
16'	330/700	Roof (1.15)	3-1/2 x 11-7/8	6 ply - 2 x 12	7 ply - 2 x 12	8 x 14, 10 x 12
18'	480/640	Roof (1.15)	3-1/2 x 11-1/4	7 ply - 2 x 12	8 ply - 2 x 12	8 x 14, 12 x 12

Clear Span	Allowable PLF Load (L/L/T/L)	Beam Application	Anthony 30F Power Beams®	13L ⁴	Parallel ⁵	Steel ⁶
8'	600/900	Floor	3-1/2 x 7-1/4	2 ply - 1-3/4 x 7-1/4	3-1/2 x 7-1/4	W6 x 9, W8 x 10
16'	450/650	Floor	3-1/2 x 11-1/4	3 ply - 1-3/4 x 11-7/8	3-1/4 x 11-7/8	W10 x 12, W12 x 14
24'	170/230	Floor	3-1/2 x 14	2 ply - 1-3/4 x 16	3-1/2 x 16	W10 x 12, W12 x 14
6'	4425/4625	Roof (1.15)	3-1/2 x 8-3/4	2 ply - 1-3/4 x 9-1/2	3-1/4 x 9-1/2	W10 x 12, W8 x 15
16'	330/700	Roof (1.15)	3-1/2 x 11-7/8	2 ply - 1-3/4 x 14	3-1/2 x 14	W8 x 15, W12 x 14
18'	480/640	Roof (1.15)	3-1/2 x 11-1/4	3 ply - 1-3/4 x 11-7/8	3-1/4 x 11-7/8	W10x15, W12 x 14

Design values used for this table follow:
¹Southern Pine #1 from NDS Supplement Table 4B
²Douglas Fir Larch #1 from NDS Supplement Table 4A
³Douglas Fir Larch #1 from NDS Supplement Table 4D
⁴LVL Design Values: R=2925 psi, F_v=283 psi, MOE=2,000,000 psi
⁵Parallel Design Values: R=2900 psi, F_v=290 psi, MOE=2,000,000 psi. Parallel is a registered trademark of the LVL, a registered trademark.
⁶Steel Design Values are based on 36 ksi steel using the Seventh Edition of the Steel Construction Manual.

Power Beam Substitution for PSL or LVL

Design Span	9'-1/4"	9'-1/2"	Convert from PSL or LVL 3-1/2" by 11-1/4"	14"	16"	18"
Replace with 30F Power Beams 3-1/2" by						
4' to 30'	9'-1/4"	9'-1/2"	11-1/4"	11-7/8"	14"	16"

Design Span	9'-1/4"	9'-1/2"	Convert from PSL or LVL 3-1/4" by 11-7/8"	14"	16"	18"
Replace with 30F Power Beams 3-1/2" by						
4' to 30'	9'-1/4"	9'-1/2"	11-1/4"	11-7/8"	14"	16"

Notes:

- Comparisons are based on uniform loads and the most restrictive of simple span and two-span continuous using equal spans. Beams are assumed to be loaded on the top edge with continuous lateral support along top edge.
- Allowable design values used for comparisons are as follows:

	F _b (psi)	F _v (psi)	E (psi)
Power Beams®	3000	290	2.1 x 10 ⁶
PSL or LVL	2925	290	2.0 x 10 ⁶

- PSL and LVL refer to Parallel Strand Lumber and Laminated Veneer Lumber respectively.
- Substitution table should be used only for comparing structural capacity of 30F Power Beams with LVL or PSL. This table should not be used for span selection. See Allowable PLF or Size Selection Tables for appropriate design criteria and member size.

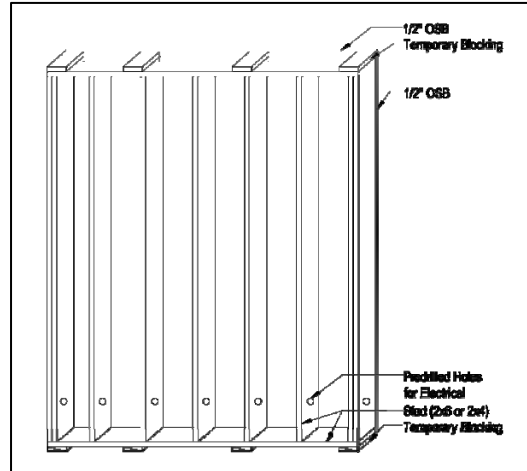
* Refer to page 15 for R and F_v adjustments.

LV SERIES KIT OF PARTS

The LVS Kit of Parts is included in your Kit Home purchase. The Kit of Parts consists of open wall panels, materials, and exterior siding.

OPEN WALL PANELS are comprised of 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 pre-drilled holes along the bottom so your electrician can easily wire throughout. The wall panels do not have pre-drilled holes for plumbing, insulation, interior finishes, and sill and 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.

MATERIALS are comprised of Steel Posts and Tapered Boards

Steel Posts are 4" x 4" prefabricated steel posts with welded top and bottom plates. These plates have pre-drilled holes for connections to the foundation and to the roof beam.

Tapered boards are prefabricated tapered posts with 1/2" slope. They 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

EXTERIOR SIDING includes all of the metallic Kynar 500 coated galvanized steel for the exterior finish of your home. You can choose from over 30 colors (see below). All of the Kynar is included in the Kit: the flashing, the flat panels, and the corrugated metal. However, not included are door and window pans, nails, bolts, rivets, screws, and silicone. 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.



CONTRACTS: SAMPLE CONTRACT FOR PRELIMINARY DESIGN

CONTRACT FOR PRELIMINARY DESIGN

THIS CONTRACT FOR PRELIMINARY DESIGN (this "Contract"), dated this ____ day of _____, 201____, is made by and between **ROCIO ROMERO, LLC**, a Missouri limited liability company (the "Company") and _____ (the "Client").

WHEREAS, Client desires to obtain from Company a preliminary design; and

NOW THEREFORE, in consideration of the premises and the mutual covenants contained herein, the parties agree as follows:

1. Services. Company shall design for Client one (1) basic floor plan for their project.
2. Fees.
 - a. Client shall pay to Company the fee of \$1,000.00 (the "Engagement Fee") upon execution of this Contract.
 - b. Fees for the preliminary design services shall be deducted from the Engagement Fee as Company performs the services, pursuant to the schedule in Section 2(c). Upon exhaustion of the Engagement Fee, Client shall pre-pay to Company an additional \$1,000.00 from which fees shall be deducted. Client shall further pre-pay \$1000.00 to Company each time the Client's balance reaches \$0.00. If Client fails to pre-pay as indicated above, Company will cease all preliminary design services and Company shall have no obligation to send to Client any work completed. Upon Company's completion of the preliminary design services, if there is still a balance in the Client's pre-paid account, such funds shall first be applied to any outstanding balance that Client may have with Company. If no other amounts are due to Company, Client shall receive the remaining balance.
 - c. Client shall be billed for Company's services under this Contract as follows:

CUSTOM DESIGN SERVICES	FEES
Designer's Consultation	\$240.00 per hour
Project Management	\$120.00 per hour
Drafting	\$75.00 per hour
Clerical/Administrative	\$30.00 per hour
Reimbursement	Cost plus 10%

-
-
-
- d. The fees stated above include labor and normal expenses related to mailing and telecommunications. Items for which Company shall require reimbursement from Client include

engineering services, reproductions, plotting, film processing, travel expenses, and postage. The fees stated above are subject to change at any time in Company's sole discretion.

3. Invoices. Company shall prepare and e-mail an itemized invoice to Client on a bi-monthly basis so to keep Client informed as to the work completed by Company and the balance in Client's account.
4. Additional Contract. Upon completion of the preliminary design, if Client would like to pursue this custom project, Client and Company shall enter into a Contract for Custom Design.
5. Purpose. Company and Client have entered into this Contract for the specific purpose of creating a preliminary design for Client's custom project. Client hereby specifically agrees that Client will use this preliminary design only to ascertain whether to retain Company for their custom design project and for no other purpose.
6. Parties' Addresses. Any shipments, mail, notices, or payments required hereunder shall be hand-delivered or sent by United States Mail as follows:

Client Mailing Address: _____

Seller Mailing Address: Rocio Romero, LLC
4579 Laclede Ave. #132
St. Louis, MO 63108

Seller Physical Address: Rocio Romero, LLC
PCR 810
Perryville, MO 63775

7. Termination. Either party has the right to terminate this Contract upon written notice to the other party. Client shall pay to Company all fees owed by Client. Company shall retain the Engagement Fee.
8. Assignment. Client may not assign its rights or delegate its performance under this Contract without the prior written consent of Company, and any attempted assignment or delegation without such consent shall be void.
9. Breach of Contract. In the event of any breach of this Contract by any party hereto, the non-breaching party shall have all remedies allowed by applicable law or in equity, including specific performance. In the event an action is brought by virtue of breach of the terms and provisions hereof, then the prevailing party in any such action shall be entitled to recover its reasonable costs and expenses incurred by virtue of such breach, including reasonable attorney fees, from the non-prevailing party.
10. Binding Effect. This Contract shall be binding upon and inure to the benefit of the parties to this agreement, their heirs, executors, administrators, successors, and assigns.
11. Severability. This Contract shall be performed and shall be enforceable to the full extent permitted by applicable law. The illegality, invalidity, waiver, or unenforceability of any paragraph, clause, or provision of this Contract shall not affect the legality, validity, applicability, or enforceability of any other paragraph, clause, or provision of this Contract or of the Contract itself, unless such illegality, invalidity, or unenforceability would defeat an essential business purpose of this Contract. Such

unenforceable provision shall be automatically amended so as to conform to the applicable laws while maintaining as closely as possible its initial purpose.

12. Entire Agreement. This Contract constitutes the entire agreement between the parties, and there are no representations, warranties, or conditions express or implied statutory or otherwise, other than those contained in this Contract. This Contract may not be modified or terminated orally, and no modification, termination, or attempted waiver shall be valid unless in writing signed by both parties.

13. Governing Law. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Missouri, and Perry County, Missouri shall be the exclusive venue of any dispute arising hereunder.

IN WITNESS WHEREOF, the parties have executed this Contract for Preliminary Design as of the day and year first above written.

COMPANY

ROCIO ROMERO, LLC

a Missouri limited liability company

By: _____

Name: Rocio Romero

Title: Principal

CLIENT:

Print Name: _____

CONTRACTS: SAMPLE CONTRACT FOR SALE OF LV SERIES KIT HOME

CONTRACT FOR SALE OF LV SERIES KIT HOME

THIS CONTRACT FOR SALE OF GOODS (this "Contract"), dated this ____ day of _____, 201____, is made by and between **ROCIO ROMERO, LLC**, a Missouri limited liability company (the "Seller") and _____ (the "Buyer").

WHEREAS, Seller designs, manufactures, builds, ships, and sells its LV series kit homes; and

WHEREAS, Buyer desires to purchase from Seller, and Seller desires to sell to Buyer, a LV series kit home as specifically set forth herein; and

NOW THEREFORE, in consideration of the premises and the mutual covenants contained herein, the parties agree as follows:

1. Sale of Goods. Seller shall sell, transfer, and deliver to Buyer the LV Series Kit Home specified in this Contract, with such materials, supplies, plans, and instructions as specifically set forth in the attached Exhibit A (the "LV Series Kit Home").

2. Consideration and Purchase Price.

(a) Buyer shall pay to Seller the total purchase price for the LV Series Kit Home (the "Total Purchase Price"). The total purchase price for the LV Series Kit Home is specifically set forth on Exhibit A.

(b) Upon execution of this Contract, Buyer shall pay to Seller a non-refundable deposit. The non-refundable deposit for the LV Series Kit Home is specifically set forth on Exhibit A (the "Deposit"). The Deposit is non-refundable to Buyer under any circumstances.

(c) Buyer shall have ninety (90) days from execution of this Contract to pay the remaining balance owed to Seller (the "Remaining Balance"). The Remaining Balance shall be the Total Purchase Price minus the Deposit plus applicable sales or use tax, which is more specifically set forth on Exhibit A. If Buyer lives outside of the State of Missouri, Buyer shall be solely responsible for paying the use tax in Buyer's home state. After the expiration of ninety (90) days, Seller shall have the right to increase or decrease the Total Purchase Price due to actual or pending changes in costs of construction material incurred by Seller as a part of Seller's performance under this Contract.

(d) Without exception, the Remaining Balance shall be paid in full by Buyer to Seller at least thirty (30) business days prior to Buyer's desired date of shipping or pick-up.

(e) The Total Purchase Price does not include shipping charges and loading fees. If Buyer picks up LV Series Kit Home from Seller, then loading fees will apply. If Seller ships the LV Series Kit Home to Buyer's address, then the Buyer and Seller shall enter into a Shipping Agreement, attached as Exhibit B, (the "Shipping Agreement") upon receipt of the Total Purchase Price in full.

(f) All payments shall be made to Seller at the mailing address listed in Section

3. Custom Design Services. Following the execution of this Contract by both parties, if Buyer requests specific custom design services for the LV Series Kit Home, Buyer and Seller shall enter into a Contract for Custom Design Services, attached as Exhibit C. Buyer shall pay Seller any and all additional fees for any such custom design services, in addition to all fees due under Section 2. Once

custom design and engineering services are completed, Seller may have to modify the materials, supplies, plans, and instructions as set forth in Exhibit A.

4. Delivery as Receipt. The LV Series Kit Home shall be deemed received by Buyer either (i) when Buyer obtains the LV Series Kit Home from Seller's location at PCR 810, Perryville, Missouri 63775; or (ii) when the LV Series Kit Home is delivered to Buyer's address as set forth in the Shipping Agreement. Upon delivery to Buyer's address, Buyer is solely responsible for unloading the LV Series Kit Home from Seller's truck with Buyer's equipment and in a timely manner as further set forth in the Shipping Agreement.

5. Risk of Loss. Title shall remain with Seller until delivery of the LV Series Kit Home to Buyer. The risk of loss from any casualty to the LV Series Kit Home shall be the responsibility of Seller or Seller's transportation provider until the LV Series Kit Home has been delivered to Buyer. The risk of loss shall be the responsibility of Buyer upon Buyer's receipt and unloading of the LV Series Kit Home. If the LV Series Kit Home is damaged during unloading by Buyer or Buyer's hired contractor, Buyer shall bear the cost of the damage.

6. Right of Inspection. Buyer shall have the right to inspect the LV Series Kit Home upon receipt. Buyer must give written notice to Seller within sixty (60) days of receipt of any problems, claims, or damages due to the condition, quality, or grade of the delivered goods, and Buyer must specify the basis of the claim in detail. The failure of Buyer to comply with these conditions shall constitute irrevocable acceptance by Buyer of the LV Series Kit Home.

7. Seller's Instructions and Plans. Buyer acknowledges that Seller is providing documents to assist Buyer with necessary pre-construction preparations. Buyer specifically acknowledges that the documents provided by Seller are to be used only for construction of one (1) LV Series Kit Home using the kit of parts supplied by Seller. Use of any or all of the documents, instructions, and/or plans provided by Seller for any reason other than the construction of the one (1) LV Series Kit Home provided by Seller is strictly prohibited. Buyer further agrees that it shall not reproduce, sell, transfer, exchange, publish, or cause to be published or posted in any public or private forum or print or electronic media, any of the documents, plans, instructions, or aides provided by Seller.

8. National Building Code Standards. Seller warrants that the structural design of the LV Series Kit Home complies with or exceeds National Building Code Standards. It is the responsibility of Buyer to ensure that all mechanical and electrical installations and glass installations meet or exceed National Building Code Standards and all applicable state and local codes, restrictions, and laws governing its erection in the location chosen by the Buyer. Seller is not responsible for any inability of Buyer to build the LV Series Kit Home in Buyer's desired location.

9. Good Title and No Encumbrances. Seller warrants that the title conveyed shall be good and its transfer is rightful. Seller warrants that at the time of signing this Contract and at the time of delivery to Buyer, the LV Series Kit Home is free from any security interest or other lien or encumbrance, and Seller neither knows nor has reason to know of the existence of any outstanding title or claim of title hostile to the rights of Seller.

10. Warranty. Seller warrants that the LV Series Kit Home shall meet the specifications described in this Contract, and the LV Series Kit Home shall be free from defects in materials and workmanship, and that the materials included shall conform to the requirements of the order that has been agreed upon by the parties. THERE ARE NO OTHER WARRANTIES, EXPRESS OR IMPLIED, EITHER OF MERCHANTABILITY OR OF FITNESS FOR A PARTICULAR PURPOSE.

11. Parties' Addresses. Any shipments, mail, notices, or payments required hereunder shall be hand-delivered or sent by United States Mail as follows:

Buyer Mailing Address: _____

Buyer LV Series _____
Kit Home Address _____

Seller Mailing Address: Rocio Romero, LLC
4579 Laclede Ave. #132
St. Louis, MO 63108

Seller Physical Address: Rocio Romero, LLC
PCR 810
Perryville, MO 63775

12. Failure to Perform. Seller shall be excused for any delay or failure to perform due to fire, act of God, or similar catastrophe, strike, or labor trouble affecting Seller or Seller's suppliers or subcontractors, or any other cause beyond Seller's control.

13. Termination.

(a) Either party has the right to terminate this Contract upon written notice to the other party. If Buyer terminates this Contract after Buyer has paid the Deposit, Seller shall retain the full amount of the Deposit. If Seller terminates this Contract after Buyer has paid the Deposit, the Total Purchase Price, and/or the shipping charges, Seller shall refund the Remaining Balance and/or shipping charges to Buyer.

(b) In the event that Buyer executes this Contract and pays the Deposit to Seller, but Buyer does not pay the Total Purchase Price in full within three (3) years of the Contract execution date, then this Contract shall be terminated and Seller shall have no further obligation to Buyer under this Contract.

14. Assignment. Buyer may not assign its rights or delegate its performance under this Contract without the prior written consent of Seller, and any attempted assignment or delegation without such consent shall be void.

15. Breach of Contract. In the event of any breach of this Contract by any party hereto, the non-breaching party shall have all remedies allowed by applicable law or in equity, including specific performance. In the event an action is brought by virtue of breach of the terms and provisions hereof, then the prevailing party in any such action shall be entitled to recover its reasonable costs and expenses incurred by virtue of such breach, including reasonable attorney fees, from the non-prevailing party.

16. Binding Effect. This Contract shall be binding upon and inure to the benefit of the parties to this agreement, their heirs, executors, administrators, successors, and assigns.

17. Severability. This Contract shall be performed and shall be enforceable to the full extent permitted by applicable law. The illegality, invalidity, waiver, or unenforceability of any paragraph, clause, or provision of this Contract shall not affect the legality, validity, applicability, or enforceability of any other paragraph, clause, or provision of this Contract or of the Contract itself, unless such illegality, invalidity, or unenforceability would defeat an essential business purpose of this Contract. Such unenforceable

provision shall be automatically amended so as to conform to the applicable laws while maintaining as closely as possible its initial purpose.

18. Entire Agreement. This Contract constitutes the entire agreement between the parties, and there are no representations, warranties, or conditions express or implied statutory or otherwise, other than those contained in this Contract. This Contract may not be modified or terminated orally, and no modification, termination, or attempted waiver shall be valid unless in writing signed by both parties.

19. Governing Law. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Missouri, and Perry County, Missouri shall be the exclusive venue of any dispute arising hereunder.

IN WITNESS WHEREOF, the parties have executed this Contract as of the day and year first above written.

SELLER:

ROCIO ROMERO, LLC
a Missouri limited liability company

By: _____
Name: Rocio Romero
Title: Principal

BUYER:

Print Name: _____

EXHIBIT A

****Seller shall have the right to substitute any or all of the following materials in the LV Series Kit Home with other materials that Seller deems to be equivalent.****

1. The LV Series Kit Home
 - a. Description of LV type and quantities being purchased.
 - b. Description of drawings, supplies, and instructions for each LV Series Kit Home.
 - c. Description of materials for each LV Series Kit Home.

2. Total Purchase Price:

3. Deposit:

4. Missouri Sales Tax (if applicable):

5. Remaining Balance:

EXHIBIT B

SHIPPING AGREEMENT

THIS SHIPPING AGREEMENT (this "Agreement"), dated this _____ day of _____, 201____, is made by and between **ROCIO ROMERO, LLC**, a Missouri limited liability company (the "Seller") and _____ (the "Buyer").

WHEREAS, Seller has sold to Buyer, and Buyer has purchased from Seller, the LV Series Kit Home as specifically set forth in the Contract for Sale of Goods executed by and between the parties, for which Buyer has paid the Total Purchase Price to Seller; and

WHEREAS, Seller shall ship the LV Series Kit Home to Buyer pursuant to the following agreement.

NOW THEREFORE, in consideration of the premises and the mutual covenants contained herein, the parties agree as follows:

1. Shipment Departure and Arrival. Seller shall ship to Buyer the LV Series Kit Home to the address specified in #2 below. The shipment departure date will be on: _____, 20____: at ____time. The shipment arrival date will be on: _____, 20____: at ____time.

2. Buyer's Shipping Address. Seller shall ship the LV Series Kit Home to Buyer's following address:

3. Shipping Contact.

a. Buyer directs Seller to coordinate the LV Series Kit Home shipment with the following shipping contact person: _____

b. If the shipping contact person is not the Buyer, then the address and telephone number for the shipping contact is as follows:

4. Buyer's Responsibility to Unload Kit. Buyer is solely responsible for unloading the LV Series Kit Home upon its delivery by the shipper. If Buyer has designated a shipping contact person, Buyer is solely responsible for ensuring that such person is prepared to unload the LV Series Kit Home immediately upon delivery. Seller is NOT responsible for unloading LV Series Kit Home, nor is Seller responsible for making any arrangements for equipment required to unload the LV Series Kit Home. Buyer shall read, and shall instruct all necessary persons to read, Chapter 2 of the LV Series construction instructions prior to shipment to prepare for receipt of the LV Series Kit Home. If Buyer delays in unloading the LV Series Kit Home, Buyer shall be fully responsible for all charges and fees listed below.

5. Two Hours for Unloading. Buyer shall have two (2) hours to unload the LV Series Kit Home. The two (2) hours allotted time for unloading will commence upon arrival of the truck to the site. If unloading takes longer than (2) two hours to complete, Buyer shall be fully responsible for the additional shipping charges specified below.

6. Contents Upon Arrival. Seller has accounted for all LV Series Kit Home contents prior to shipment; therefore, Seller is NOT responsible to account for LV Series Kit Home contents at time of delivery to Buyer's site.

7. Cost of Diesel. Upon execution of this Agreement, the price of diesel is \$_____. Two days prior to shipment, if the price of diesel has increased, Seller will notify Buyer of the increase and shall charge Buyer accordingly.

8. Fees.

a. Upon execution of this Agreement, Buyer shall pay to Seller the cost of shipping in full in the amount of \$_____, and Buyer shall pay to Seller an additional security deposit of \$500.00. If Buyer meets all terms of this Agreement and Seller does not incur additional expenses, then the \$500.00 deposit shall be returned to Buyer. If Buyer causes unnecessary delays or expenses, including, but not limited to, the items listed below, then Seller shall deduct such fees from the \$500.00. If such fees exceed the \$500.00 deposit, then Buyer shall be responsible for all additional expenses of Seller as well as all of Seller's attorney's fees required for collecting all payments due from Buyer.

b. In the event that Buyer is not prepared for unloading the LV Series Kit Home upon delivery by Seller, then Seller will charge Buyer \$75.00 per hour in waiting fees. If Seller has to spend the night due to Buyer delays, there will be an additional \$400.00 charge for every 24 hours Seller must wait to make delivery in addition to the \$75.00 per hour wait fees.

c. In the event that Buyer requests Seller to reschedule the shipping date after execution of this Agreement, Buyer shall pay Seller an administrative fee of \$250.00. If the rescheduled shipping date is seven (7) or more business days beyond the original shipping date, Buyer shall pay Seller a \$200.00 storage fee. Buyer shall pay an additional storage fee of \$200.00 for every additional thirty (30) day period that Seller must store the LV Series Kit Home for Buyer.

d. In the event that Buyer fails to accept the shipment, Seller shall have the right to enforce specific performance, or in the alternative, Buyer will be liable to Seller for all charges relating to return shipment of the LV Series Kit Home to Seller.

e. In the event that Buyer requests Seller to reschedule the shipping date after the shipment departure date specified in article one above, then, Seller shall deliver the goods to the closest local lumberyard that meets our shipping carrier's truck regulations. It is the Buyer's responsibility to pay all applicable storage fees, reloading fees, shipping fees, and any cost associated with final shipment to Buyer's home site.

9. Contract for Sale. All terms and provisions of the Contract for Sale of LV Series Kit Home between the parties are hereby incorporated in this Agreement and are in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Shipping Agreement as of the day and year first above written.

SELLER:

ROCIO ROMERO, LLC

a Missouri limited liability company

By: _____

Name: Rocio Romero

Title: Principal

BUYER:

Print Name: _____

EXHIBIT C

CONTRACT FOR CUSTOM DESIGN SERVICES

THIS CONTRACT FOR CUSTOM DESIGN SERVICES, dated this ____ day of _____, 201____, is made by and between **ROCIO ROMERO, LLC**, a Missouri limited liability company (the "Seller") and _____ (the "Buyer").

WHEREAS, Seller and Buyer have entered into a Contract for Sale of Goods for the sale and purchase of an LV Series Kit Home; and

WHEREAS, Buyer has requested custom design services with respect to the LV Series Kit Home pursuant to the following agreement.

NOW THEREFORE, in consideration of the premises and the mutual covenants contained herein, the parties agree as follows:

1. Seller shall perform the following custom design services ("Custom Design Services") with respect to Buyer's LV Series Kit Home: _____

2. Fees.
a. Client shall pay to Company the non-refundable fee of \$1,000.00 (the "Engagement Fee") upon execution of this Contract.

b. Fees for the Custom Design Services shall be deducted from the Engagement Fee as Company performs the services, pursuant to the schedule in Section 2(c). Upon exhaustion of the Engagement Fee, Client shall pre-pay to Company an additional \$1,000.00 from which fees shall be deducted. Client shall further pre-pay \$1000.00 to Company each time the Client's balance reaches \$0.00. If Client fails to pre-pay as indicated above, Company will cease all Custom Design Services and Company shall have no obligation to send to Client any work completed. Upon Company's completion of the Custom Design Services, if there is still a balance in the Client's pre-paid account, such funds shall first be applied to any outstanding balance that Client may have with Company. If no other amounts are due to Company, Client shall receive the remaining balance.

c. Client shall be billed for Company's services under this contract as follows:

CUSTOM DESIGN SERVICES	FEES
Designer's Consultation	\$240.00 per hour
Project Management	\$120.00 per hour
Drafting	\$75.00 per hour
Clerical/Administrative	\$30.00 per hour
Reimbursement	Cost plus 10%

d. The fees stated above include labor and normal expenses related to mailing and telecommunications. Items for which Company shall require reimbursement from Client include engineering services, reproductions, plotting, film processing, travel expenses, and postage. The fees stated above are subject to change at any time in Company's sole discretion.

3. Seller shall prepare and e-mail an itemized invoice to Buyer every fifteen (15) days. Buyer shall pay each invoice immediately upon receipt. If Buyer fails to pay any invoice promptly, Seller shall cease any and all Custom Design Services in progress upon the fifteenth (15th) day following the date that Seller e-mailed the invoice to Buyer, and Seller shall have no obligation to send to Buyer any work completed.

4. Balances are considered past due on the sixteenth (16th) day following the date that Seller emails the invoice to Buyer. Seller shall apply a 1.5% late charge per month on past-due balances.

5. All terms and provisions of the Contract for Sale of LV Series Kit Home between the parties are hereby incorporated in this Contract for Custom Design Services and are in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Contract for Custom Design Services as of the day and year first above written.

SELLER:

ROCIO ROMERO, LLC

a Missouri limited liability company

By: _____

Name: Rocio Romero

Title: Principal

BUYER:

Print Name: _____
