

MEET THE LV

LV SERIES HOMES

BY ROCIO ROMERO

The LV Series is an acclaimed line of modern homes designed and manufactured by Rocio Romero, LLC. Each of the four LV models has been thoughtfully designed to enhance a modern lifestyle and connect its owners to the outdoors. Our kit homes are affordable, easily built, and highly customizable.

From our headquarters in Missouri, we craft a prefabricated Kit of Parts that makes up the exterior shell of the LV Home, then deliver this Kit anywhere a new owner requests. The LV Home employs traditional construction materials and techniques, so any general contractor can build one.

DESIGN PRINCIPLES

Rocio Romero is committed to producing simple, modern, green designs.

SIMPLE

- We rigorously employ the principles of minimalism.
- Our designs maximize living space.
- LV Homes provide well-lit, clutter-free environments.
- We believe great space is about quality, not quantity.

MODERN

- We utilize cutting-edge techniques and materials.
- Our homes are contemporary—yet comfortable.
- The LV celebrates glass, steel, and light.

GREEN

- We use prefabricated systems that minimize construction waste.
- Our designs are environmentally friendly.
- We embrace the beauty of the outdoors.
- We flat pack the shipment of our homes.
- Our homes are energy efficient.
- We can integrate all green materials and products in our homes.



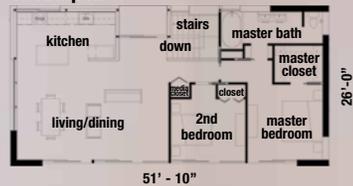
LV SERIES MODELS

Rocio Romero's LV Series includes the LV, LVL, LVM, and LVG, as well as exclusive add-on modules. The add-ons are custom connections between LV Series models and include the LVC (courtyard), the LVT (tower), and the LV2 (two story). All LV models have a standard width of 26'-0", but vary in length.

Rocio built the first LV in 1999 in Laguna Verde, Chile, as a vacation home for her parents. Since then, 163 LV models in 29 states and three countries have been purchased.

LV:

1344 sq. ft.



LVL:

1669 sq. ft.



LVM150:

693 sq. ft.



LVM:

693 sq. ft.



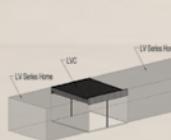
LVG:

693 sq. ft.



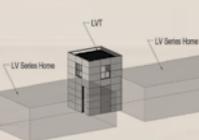
LVC:

676 sq. ft.



LVT:

218 sq. ft.



LV2:

sq. ft. varies



DESIGN OPTIONS

As an LV Series homeowner, you will make design selections in four key areas: Foundation, Exterior Siding, Optional Upgrades, and Custom Design Solutions.

FOUNDATION. There are three standard types of LV foundation plans: crawlspace, basement, and slab on grade. All have been pre-engineered for the standard LV Series Kit Home.

EXTERIOR SIDING. The exterior siding of the LV Series comes in 30 different colors of Kynar 500 coated galvanized steel. If you would like to use something other than the Kynar siding, you can omit the exterior siding from your Kit package.

OPTIONAL UPGRADES. We have designed the LV Series to be easily structurally upgraded. Colder-climate owners, for example, have increased their LV's snow load from 20 psf to 50 psf, while owners in hurricane-prone areas have increased their LV's wind load from 120 mph to 150 mph.

CUSTOM DESIGN SOLUTIONS. Rocio Romero, LLC provides a wide range of custom design services, from reconfiguring interior layouts to combining and stacking LV models to create a larger home or compound.

CONSTRUCTION PROCESS

The LV Series exterior shell kit package includes the following: post and beam, exterior wall panels, faux wall panels, roof framing, select connectors, and siding material. Any good general contractor can build an LV Series Home. Our Kit makes the process of building easy, and we are available for construction-related questions throughout the entirety of the process. All contractors are supplied with a free LV Kit Help Line.

On average, the LV Series Home costs owners \$120-\$195 per sq. ft. to build. This includes all the construction costs associated with the LV Home. Specifically it includes the LV Kit, Kit shipping, Kit assembly, foundation, windows, roof, and all the interior finish costs. This average does not include costs outside of the LV Home build, such as the cost of land, landscaping, or infrastructure (wells, driveways, septic, landscaping, etc).

LV SERIES KIT HOME MATERIALS

The LV Series Kit Home comes with Plans, a Construction Binder, and a Kit of Parts for the exterior shell of the home. Upon making your initial deposit, you will receive the Plans and Construction Binder. Once you have made your final payment, you will receive the Kit of Parts.

The Kit of Parts is an exterior package that translates the signature design components of the LV Series Homes. It includes the Open Wall Panels, Materials, and the Exterior Siding. Ubiquitous materials that do not translate the design and are more affordably purchased locally, such as windows and a roof, are not included.

The Plans are a complete set that you can use to attain a building permit and construction bids; these Plans can also be used as construction documents. The Construction Binder contains construction instructions, a list of materials, a construction schedule, and product specifications.



ABOUT ROCIO ROMERO

Rocio Romero is a celebrated Chilean-American architectural designer who is active in residential home design and construction in the U.S., Chile, Canada, and France. In addition to her LV Series, Romero's design work includes commercial interiors, custom residential homes, furniture, and a gallery. Her work has been on display in national and international museums and exhibitions, including the Walker Art Center, MOCA, Vancouver Art Gallery, and the Triennale di Milano. Romero has served as a judge for many architecture and design competitions, including the 99K House, Living Box, and *Architecture Magazine's* Home of the Year Award.

PRAISE FOR THE LV

Since its debut in 2002, the LV has been featured in a number of architecture and prefab books, including *Dwell* magazine's "100 Houses We Love." Architecture critics, writers, and LV owners have been generous in sharing their admiration for the LV:

"Sleek...Romero's house is a bargain...The LV is an exceptionally beautiful house... Romero's designs stand out for their clarity, simplicity, and grace." — Paul Goldberger, *The New Yorker*

"Even as competitors and imitators spring up, Rocio is the one who really took on the problem of prefabricating a simple, attractive, low-cost modern house and solved it." — Karrie Jacobs, *The Perfect \$100,000 House*

"A growing line of modern prefab dwellings that combine precision and mass production in a sophisticated yet breezy and livable form." — Donovan Finn, *Dwell*

"Almost without fail the people who come to visit us are just wowed." — LVL owners in Washington State

"We love how it looks at night from the outside, how energy efficient it is, and the light!" — LV owner in Virginia

"Working with Rocio and her team made this undertaking very manageable and a pleasant experience that I would definitely do again." — LVL owner in Maine

"The home was completed in 5 months, on time, and under budget. We cannot endorse Rocio and her LV series more strongly. Exceptional product supported by a professional team. We LOVE our home." — LVL and LVM owners in British Columbia

Thank you for your interest in Rocio Romero's LV Series Homes. As you start your journey toward owning your own LV, we encourage you to take advantage of additional free resources available at rocioromero.com, including our "Plan The LV" catalog, our "Build The LV" guide, and real-world advice from owners who have built their own customized LVs throughout the country.



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