

# Rocio Romero - LV Series Homes



## PROJECT DATA

**DESCRIPTION:** The moniker LV is derived from the first incarnation of the prefab unit the architect completed for her parents in Laguna Verde, Chile. The LV series prefab homes are sold in kit form that include plans, instructions, and the structural parts for the exterior shell of the home. They are designed to be built individually and/or combined to create a larger home or compound.

**TYPE:** Prefab Single-Family dwelling combining precision construction and mass production

**ARCHITECT:** Rocio Romero, LLC, St. Louis, MO

### UNIT BREAKDOWN:

Basic Living Kits		1st level	Basement option	Kit Cost \$
LVM (mini)	1 Bed, 1 Bath	625 sq. ft.	N/A	24,950
LV	2 Bed, 2 Bath	1190 sq. ft.	1150 sq. ft.	36,870
LVL (long)	3 Bed, 2 Bath	1453 sq. ft.	1400 sq. ft.	42,950
<b>Add-ons</b>				
LVC (courtyard) - creates outdoor living area				5,990
LVT (tower) - creates a taller entry, approx. 218 sq. ft.				19,790
LVG (garage) - approx. 625 sq. ft.				20,570
LV2 (two story) - allows ability to stack LV series units				Same as kit

LV Add-ons are custom connections between LV series units requiring additional engagement of the design staff for integration.

## HOME QUALITIES

These homes are designed according to principles of minimalism to produce comfortable spaces with balanced proportions and simplicity to keep construction straightforward and affordable. With square footage driving the cost of projects, careful consideration for the quality of spaces is essential. These designs create comfortable spaces through careful proportioning of room dimensions and glazing ratios. Living spaces are maximized by tucking the clutter of kitchens, bathrooms, and closets in the back.

Many feel modern architecture is better suited to benefit from prefabrication, with clean lines featured and open floor plans. Often there is concern for a loss of home individuality with prefab, and especially modern designs. Romero resolves this by structuring her designs toward simplicity while offering the homeowner numerous options.

## MATERIALS + ASSEMBLIES

The LV series prefab homes are sold in kit form and include plans, instructions, and the structural parts for the exterior shell of the home. The plans are a complete set that can be used to attain a building permit, construction bids, and used as construction documents. The kit of parts consists of open wall panels, materials, and exterior siding. The wall panels are either 2"x6" or 2"x4" framing with 1/2" OSB nailed to the studs and predrilled holes for wiring. Major structure consists of 4"x4" steel posts with pre-drilled welded top and bottom plates for connections to the foundation and glue lam roof beams. The exterior siding is Kynar 500 coated galvanized steel, with an array of color options.

This process makes building the kit home easy for qualified general contractors. Prior to delivery, the chosen foundation (crawl space, basement, and/or slab on grade) must be complete, as well as installation of floor framing and decking.

## SUSTAINABILITY

Prefabricated homes have a distinct sustainable advantage over conventional construction in that the factory built environment reduces waste and minimizes consumed resources while eliminating the effect of weather on conventional construction progress. Flat packing the products after assembly minimizes the space required for shipping thereby using less fuel and creating fewer truck emissions. Romero's designs also intentionally target more long term building performance sustainability. Wall and roof cavities are made deeper to achieve R-values double the norm. The designs embrace the beauty of the landscape by visually bringing the outdoors in.

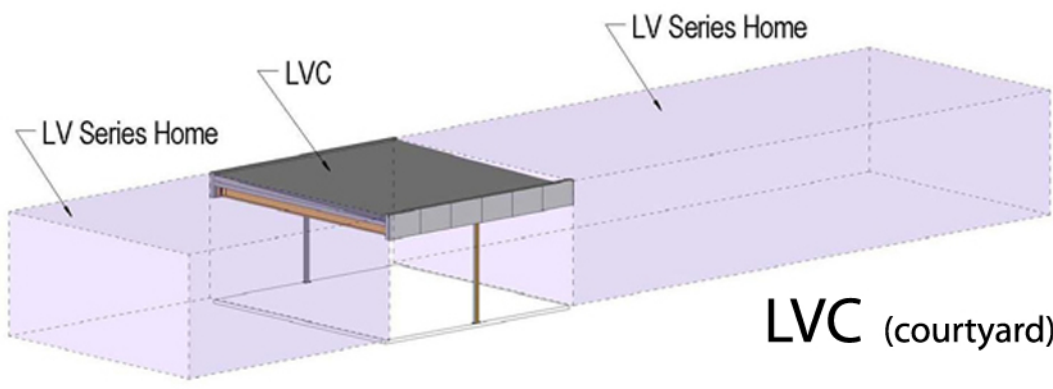
The initial design process involves working with the client and the potential site to arrive at the desired orientation to maximize the advantages of the site conditions. The designs then strive to embrace the beauty of the landscape by visually bringing the outdoors in, with lighting and ventilation configurations that make for a comfortable environment.

### IMAGES:

- 1 <http://moderndallas.wordpress.com/2010/02/28/revolutionizing-modern-lifestyles-rocio-romero/>
- 2 all images of plans, section, and diagrams courtesy <http://www.rocioloromero.com/>
- 3 <http://lovethattoo.blogspot.com/2010/07/rocio-romero-kit-house.html>



LVM (mini)



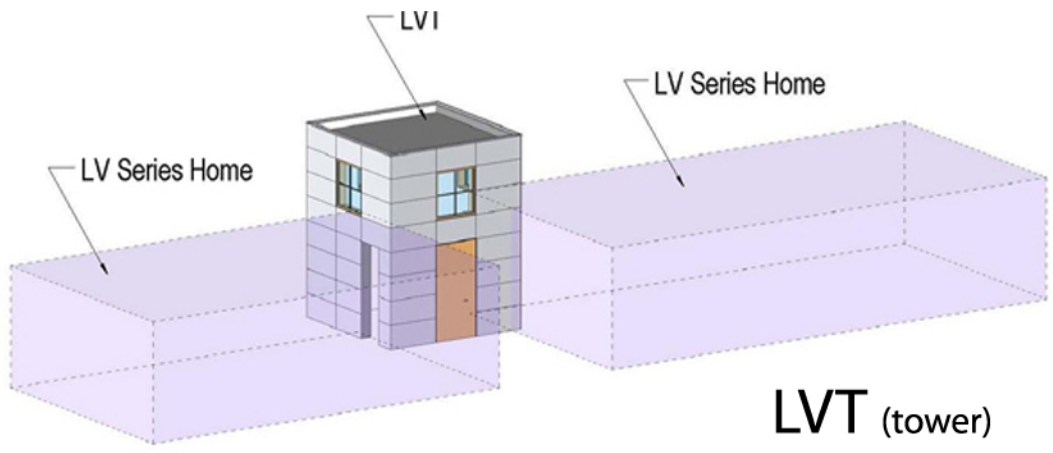
LVC (courtyard)



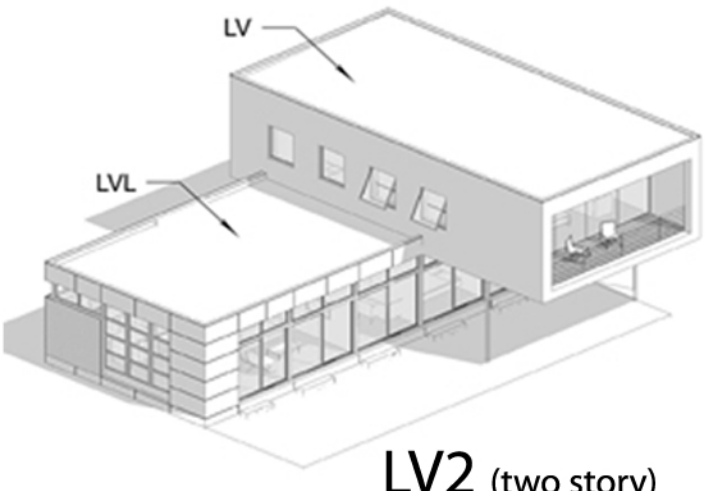
LVG (garage)



LV



LVT (tower)

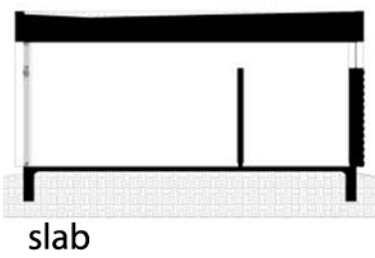


LV2 (two story)

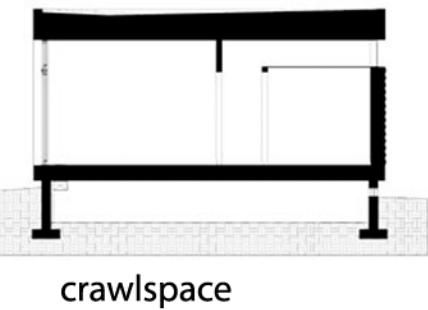
### Custom Design Engaging Add-ons



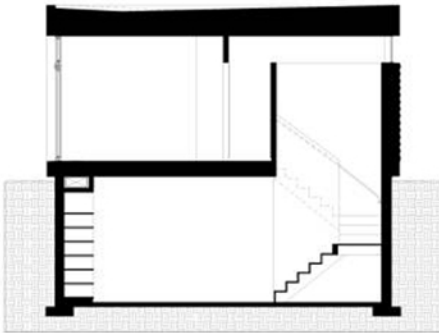
LVL (long)



slab



crawlspace



basement

### Sectional Options

2



3