



★ PANELIZED SHELL KIT

BIRCH

3 Bed · 2 Bath · 2-Car Garage · 1,284 sqft

SHELL KIT FROM

\$102,595

Per unit · shipping, engineering & assembly separate

PANELIZED SHELL ONLY

1,284
LIVABLE SQFT

528
GARAGE SQFT

3 · 2
BEDS · BATHS

Nationwide
SHIPPING AVAILABLE

The Home

WHY BIRCH

Modern ranch with attached garage on one level.

Birch leans modern farmhouse — white siding paired with warm cedar accent and a dark standing-seam metal roof, finished with decorative truss gables at the entry. 1,284 sqft of single-level open-plan living: an open kitchen-living-dining anchored by a center island with optional fireplace, master suite tucked behind a private hallway, and a flexible third bedroom that doubles as a home office. The attached 528 sqft two-car garage opens directly to the kitchen. Right-sized for empty-nesters, growing families, and rural infill.

PERSPECTIVES & ELEVATIONS

White siding + cedar accent · decorative truss gables · standing-seam metal roof



FRONT LEFT



FRONT RIGHT



BACK LEFT



BACK RIGHT

PLEASE NOTE Renderings depict optional finish levels. Zip Kit provides the structural shell only — finishes shown are not included in the kit price.

1,284

LIVABLE SQFT

528

GARAGE SQFT

3 · 2

BEDS · BATHS

Nationwide

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WOOD OR STEEL

Zip Kit builds in panelized wood and in Zip Kit Steel light-gauge framing. Which suits your site depends on span, fire and seismic requirements, and local code. **Ask your sales rep for the wood vs steel sheet.**

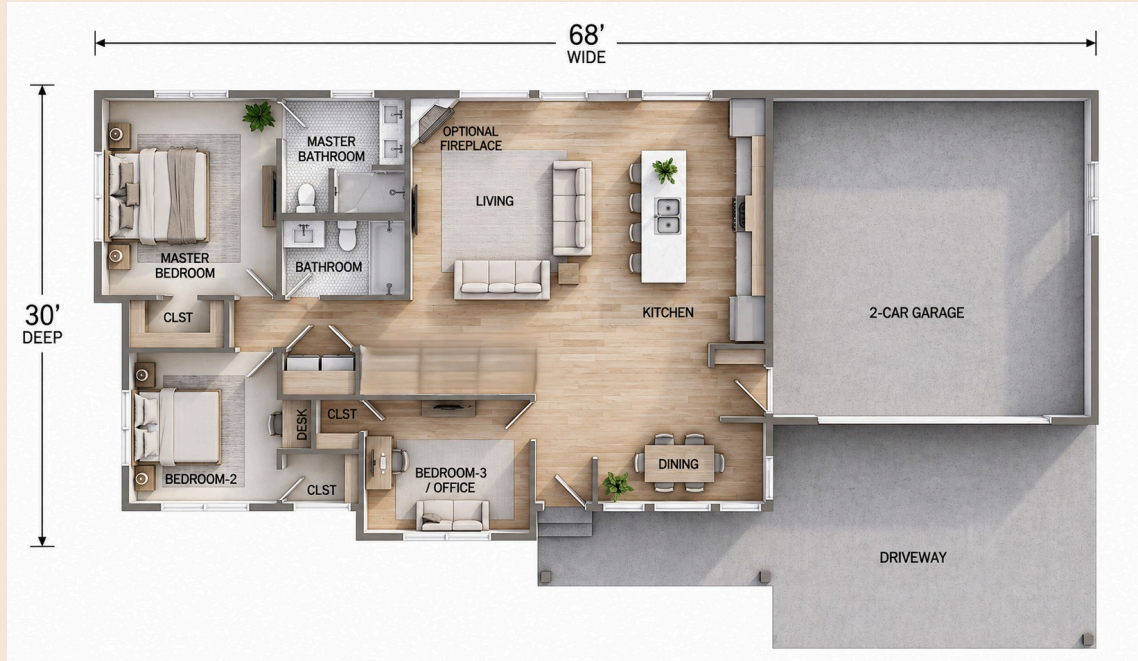
Floor Plan

Single-level open-plan layout on a 68' × 30' main with attached 30' × 22' 2-car garage. Open kitchen-living-dining anchored by a center island with optional fireplace; master suite separated from secondary bedrooms; third bedroom doubles as a home office.

MAIN LEVEL FLOOR PLAN

3 Bed · 2 Bath · 2-Car Garage · 68' × 30' main

Single-level open-plan layout. Master suite on the left wing with private bath and walk-in closet. Bedroom 2 and Bedroom 3 / Office share a second full bath. Open kitchen-living-dining flows to the attached 2-car garage. Optional fireplace at the living room.



THIS IS WHAT YOU GET

The panelized shell as delivered and set



Walls framed and standing, ZIP System sheathing taped and sealed, roof on and dried in. This is the point your kit reaches — everything past it is yours to finish or ours to quote separately.

Windows and doors shown are an optional add-on — supplied and installed with the kit, priced separately.

PRICING JOURNEY

Phased pricing · design contracted separately · steps 2–5 under one build contract

1	2	3	4	5
DESIGN	ENGINEERING	SHELL KIT	FREIGHT	UPGRADES
from \$2,500	\$6,750	\$102,595	Quoted	optional
Layout & concept development	Full submittal package	Panelized shell package	Nationwide shipping	Snow load · windows · assembly

LINE-ITEM PRICING

Discounts available on multiple units

Panelized Shell Kit	\$102,595
Pre-framed walls, trusses, ZIP System sheathing, roof dry-in materials	
Architectural design (early concept development — starting at)	\$2,500
Full submittal engineering package	\$6,750
Added cost — 35 to 100 PSF snow load	+ \$9,680
Added cost — up to 250 PSF snow load	+ \$18,363
Freight — nationwide shipping from Cedar City, UT	Quoted per project
On-site assembly — panel set, framing & roof dry-in labor (optional)	Quoted per project

WHAT'S IN THE KIT

PANELIZED SHELL PACKAGE

- Pre-framed exterior wall panels
- Pre-framed interior wall panels
- ZIP System sheathing + tape — integrated weather barrier
- Pre-framed stairs & structural components
- Pre-cut structural beams and posts
- Roof panels or engineered trusses
- Lumber to finish trusses & roofing (sheathing, blocking, subfascia)
- Synthetic roof underlayment

OPTIONAL — ON-SITE ASSEMBLY

Panel set, framing completion and roof dry-in labor are available as a separately quoted service, independent of the kit purchase. Scope, availability and pricing vary by location.

ENGINEERING PACKAGE

- Detailed floor plans**

Designed by builders to reduce waste and simplify the construction process.
- Structural engineering**

Engineered for your specific location — snow loads, seismic zone, frost depth, wind.
- Res-check energy submittal**

Energy compliance documentation as required by your local building department.
- Site plan**

Specific to your lot. Geotechnical and soils engineering not included.

FREIGHT — QUOTED PER PROJECT

Freight is quoted per project from Cedar City rather than charged at a flat per-mile rate. Cost depends on destination, route, and how many loads the kit requires. Your sales rep can provide a delivered number alongside your quote.

WINDOWS & DOORS UPGRADES

Quoted per project · standard entry doors included

1 VINYL · SINGLE FINISH Cascade WinPro Vinyl Clay or White Low-maintenance vinyl with energy-efficient dual-pane glass. All-clay or all-white. Quoted	2 VINYL · TWO-TONE Cascade WinPro Vinyl Black Ext / White Int Same durable vinyl in a two-tone finish for modern exterior contrast. Quoted	3 PREMIUM VINYL Amsco Studios Step-up series Refined profiles and enhanced thermal performance over standard vinyl. Quoted	4 FIBREX COMPOSITE Andersen 100 Series Composite upgrade 2× stronger and 12× thicker finish than painted vinyl. White interior at reduced cost. Quoted
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Window packages are quoted with the project — shipping, handling and installation vary by destination. Upgrades to size, style, color, brand, or configuration will result in additional charges. All customizations must be approved before engineering begins.