

★ PANELIZED SHELL KIT

CLYDE

2 Bed · 1.5 Bath · Two-Story · 1,198 sqft

SHELL KIT FROM

\$82,260

Per unit · shipping, engineering & assembly separate

PANELIZED SHELL ONLY

1,198
LIVABLE SQFT

2 · 1.5
BEDS · BATHS

2 Stories
MAIN + UPPER

Nationwide
SHIPPING AVAILABLE

The Home

WHY CLYDE

Two-story cottage craftsman with a covered front porch.

Clyde leans cottage / craftsman — board-and-batten siding, white trim, and a covered front porch wrap give it New England character. Two-story design at 1,198 sqft on a tight 28'-11" × 30'-11" footprint, sized for narrow lots, infill sites, and townhome-style developments. Main level holds the open kitchen-living-dining anchored by a center island and a side patio; upstairs holds two bedrooms, a full bath with double vanity, dedicated laundry, and mechanical. Multiple finish options available.

PERSPECTIVES & ELEVATIONS

Architectural elevations · all four sides shown · alternate color schemes available



FRONT RIGHT



FRONT LEFT



BACK RIGHT



BACK LEFT

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

1,198

LIVABLE SQFT

2 · 1.5

BEDS · BATHS

2 Stories

MAIN + UPPER

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SHIPPING AVAILABLE

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 Plans

Two-story craftsman cottage on a 28'-11" × 30'-11" footprint. Main level holds the open kitchen-living-dining with a powder room, walk-in closet, and side patio; upper level holds two bedrooms, a full bath with double vanity, laundry, and mechanical. No garage.

FLOOR PLANS · MAIN + UPPER

2 Bed · 1.5 Bath · 28'-11" × 30'-11"

Main level: open living-dining-kitchen + powder room + walk-in closet + side patio + covered front porch + entry. Upper level: two bedrooms with walk-in closet, full bathroom with double vanity, laundry, mechanical, and upper patio.

MAIN LEVEL

Living · kitchen · dining · powder · patio

UPPER LEVEL

Two bedrooms · full bath · laundry



THIS IS WHAT YOU GET

The panelized shell as delivered and set



★ PANELIZED SHELL · DRIED IN

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	\$8,175	\$82,260	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	\$82,260
Pre-framed walls, trusses, ZIP System sheathing, roof dry-in materials	
Architectural design (early concept development — starting at)	\$2,500
Full submittal engineering package	\$8,175
Added cost — 35 to 100 PSF snow load	+ \$7,985
Added cost — up to 250 PSF snow load	+ \$16,050
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	2 VINYL · TWO-TONE	3 PREMIUM VINYL	4 FIBREX COMPOSITE
Cascade WinPro Vinyl	Cascade WinPro Vinyl	Amsco Studios	Andersen 100 Series
Clay or White	Black Ext / White Int	Step-up series	Composite upgrade
Low-maintenance vinyl with energy-efficient dual-pane glass. All-clay or all-white.	Same durable vinyl in a two-tone finish for modern exterior contrast.	Refined profiles and enhanced thermal performance over standard vinyl.	2× stronger and 12× thicker finish than painted vinyl. White interior at reduced cost.
Quoted	Quoted	Quoted	Quoted

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.