



★ PANELIZED SHELL KIT

HAYDEN

3 Bed · 2 Bath · Two-Story · Attached ADU Casita

SHELL KIT FROM

\$127,435

Per unit · shipping, engineering & assembly separate

PANELIZED SHELL ONLY

1,383
MAIN SQFT

576
ADU SQFT

413
GARAGE SQFT

Nationwide
SHIPPING AVAILABLE

The Home

WHY HAYDEN

Two-story modern with a built-in ADU casita.

Hayden is the only plan in the lineup that carries a second dwelling inside the same shell kit. 1,959 sqft total — a 1,383 sqft main home plus a fully self-contained 576 sqft ADU casita with its own kitchen, living, nook, bedroom, bath, and separate entry. The 413 sqft 2-car garage anchors the main level alongside a third bedroom, full bath, laundry, and storage; upstairs holds two bedrooms with walk-in closets, two full baths, and an open kitchen-living-nook with pantry. Run the casita as a rental, a multi-generational suite, or a private guest space without a second build, a second foundation, or a second permit set.

ALL PERSPECTIVES

Cedar siding + dark vertical metal + stucco accent · shed roof silhouette · alternate schemes available



1
FRONT CORNER



2
REAR CORNER



3
LEFT SIDE



4
RIGHT SIDE

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

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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 Plans

Two-story modern on a 44' × 33' footprint. Main level holds the ADU casita suite, a third bedroom and full bath, laundry, storage, and the 2-car garage. Upper level holds two bedrooms with walk-in closets, two full baths, and the open kitchen-living-nook with pantry.

FLOOR PLANS · MAIN + UPPER

3 Bed · 2 Bath · 44' × 33' · 2-Car Garage · ADU Casita

Main level: Casita Suite (bedroom + bath + kitchen + living + nook) + Bedroom 3 + Bath 3 + laundry + storage + covered entry + covered patio + 2-car garage. Upper level: Bedroom 1 + Bedroom 2 + two full baths + two walk-in closets + open living room + nook + kitchen + pantry.

MAIN LEVEL

Casita suite · bedroom 3 · laundry · garage

UPPER LEVEL

Two bedrooms · two baths · great 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	\$11,645	\$127,435	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	\$127,435
Pre-framed walls, trusses, ZIP System sheathing, roof dry-in materials	
Architectural design (early concept development — starting at)	\$2,500
Full submittal engineering package	\$11,645
Added cost — 35 to 100 PSF snow load	+ \$12,215
Added cost — up to 250 PSF snow load	+ \$24,428
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.