



★ PANELIZED SHELL KIT

KODA

2 Bed · 2.5 Bath · Two-Story · Living Above the Garage

SHELL KIT FROM

\$131,475

Per unit · shipping, engineering & assembly separate

PANELIZED SHELL ONLY

1,864
LIVABLE SQFT

1,616
GARAGE SQFT

2 · 2.5
BEDS · BATHS

Nationwide
SHIPPING AVAILABLE

WHY KODA

Two-story modern with living above a 1,616 sqft garage.

Koda flips a typical garage-and-house layout upside-down: a 1,616 sqft heated garage and shop level on the ground floor, and 1,864 sqft of full-time living quarters upstairs. Warm cedar siding paired with dark vertical metal and a low shed-roof silhouette. Upstairs holds the master suite, a second bedroom, an open kitchen-dining-living anchored by a center island, laundry, linen, and a covered upper deck off the great room. The lower level takes an RV bay, a 2-car garage, a bonus bay, and a mudroom entry. Built for shop owners, RV owners, hobbyists, and view-driven sloped lots.

PERSPECTIVES & ELEVATIONS

Cedar siding + dark vertical metal · shed roof silhouette · covered upper deck



FRONT



BACK



RIGHT



LEFT

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

1,864

LIVABLE SQFT

1,616

GARAGE SQFT

2 · 2.5

BEDS · BATHS

Nationwide

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

Upper-level living quarters above a 1,616 sqft heated garage and shop level. 2 Bed · 2.5 Bath · 1,864 sqft · 48' wide. Master suite, second bedroom, two baths, open kitchen-dining-living, laundry, linen, stairs down, and a covered upper deck. Lower level holds the RV bay, 2-car garage, bonus bay, and mudroom.

FLOOR PLANS · UPPER + LOWER

2 Bed · 2.5 Bath · 1,864 sqft · 48' wide · RV + 2-Car Lower

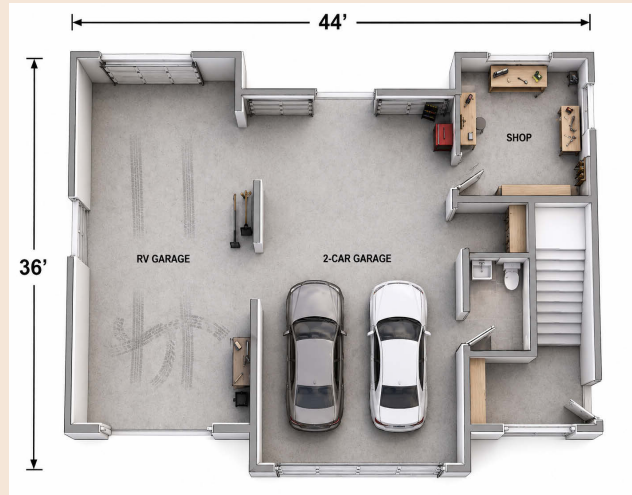
Open-plan living above the garage. Master suite (Bedroom 1) on the right wing with private bath. Bedroom 2 and Bath 2 on the upper left. Open kitchen-dining-living anchored by a center island, with laundry and linen tucked behind. Stairs descend to the garage level; the covered upper deck opens off the great room. Lower level: RV bay 16'x32', 2-car garage 17'-6"x31'-1", bonus bay, and mudroom.

UPPER LEVEL

Living quarters · 1,864 sqft

LOWER LEVEL

RV + 2-car · bonus bay · mudroom



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 & Scope

PRICING JOURNEY

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

1	2	3	4	5
DESIGN from \$2,500	ENGINEERING \$11,670	SHELL KIT \$131,475	FREIGHT Quoted	UPGRADES 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 Pre-framed walls, trusses, ZIP System sheathing, roof dry-in materials	\$131,475
Architectural design (early concept development — starting at)	\$2,500
Full submittal engineering package	\$11,670
Added cost — 35 to 100 PSF snow load	+ \$12,750
Added cost — up to 250 PSF snow load	+ \$25,965
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
--	---	---	---

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.