



★ PANELIZED SHELL KIT

MESA

2 Bed · 3 Bath · Garage · Studio + Flex Space · 1,823 sqft

SHELL KIT FROM

\$127,435

Per unit · shipping, engineering & assembly separate

PANELIZED SHELL ONLY

924
MAIN SQFT

415
STUDIO SQFT

484
FLEX SQFT

Nationwide
SHIPPING AVAILABLE

The Home

WHY MESA

Your residence above — rental income or bonus space below.

Mesa stacks a 924 sqft main residence over a lower level you can use two ways. Upstairs holds the master suite, second bedroom, two baths, full kitchen, living/dining, and an 8' deep deck. Downstairs, Studio 1 is a fully self-contained 415 sqft unit — bedroom, bathroom, kitchen, dining, and living with its own entry — and the adjoining 484 sqft space is yours to decide: finish it as a game room, home gym, or shop off the garage, or build it out as a second independent rental. Same panelized shell either way. Built for owner-occupants who want income from day one, multi-generational households, or anyone who just wants the bonus space.

ALL PERSPECTIVES

Cedar + dark cladding · single-slope shed roof · all four sides shown



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.

924

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STUDIO SQFT

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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-level plan on a 40' × 42' footprint. The lower level holds Studio 1 (bedroom, bathroom, kitchen, living), a 484 sqft flex space shown as a game room, and the 2-car garage. Upper level holds the 924 sqft main residence with master, second bedroom, two baths, kitchen, living/dining, plus an 8' deck and covered porch.

FLOOR PLANS · LOWER + UPPER

Main residence + Studio 1 + Flex Space · 2-Car Garage · 40' × 42'

Lower level: Studio 1 (bedroom, bathroom, kitchen, dining, living, own entry), a 484 sqft flex space shown here as a game room, the 2-car garage, and the stair up. Upper level: master bedroom, Bedroom 2, two bathrooms, kitchen, living, dining, stair, closets, 8' rear deck, and covered porch.

LOWER LEVEL

Studio 1 · flex space · garage

UPPER LEVEL

924 sqft main residence · 8' deck



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 from \$2,500	ENGINEERING \$11,645	SHELL KIT \$127,435	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	\$127,435
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.