



★ PANELIZED SHELL KIT

# MESA

2 Bed · 3 Bath · Garage · ADU 1 Bed/1 Bath · Studio · 1,823 sqft

SHELL KIT FROM  
**\$127,435**  
Per unit · shipping & engineering separate  
**PANELIZED SHELL ONLY**

**924**

MAIN SQFT

**415**

ADU SQFT

**484**

STUDIO SQFT

**9 States**

UT · ID · CO · WY · MT · AZ · NV · OR · WA

# Overview

Two-story modern desert home with a unique three-unit footprint at 1,823 sqft total. Main level holds an attached 2-car garage plus the Skyline ADU (1 bed / 1 bath, full kitchen, dining, living) and a Bedroom Studio (1 bed / 1 bath, kitchenette) — two completely independent rental units side-by-side. The 924 sqft main residence sits upstairs with master bedroom, second bedroom, two bathrooms, kitchen, living/dining, and an 8' deep deck plus rear deck and covered porch.



## WHY MESA

### Three units, one shell — your residence above, two rentals below.

Mesa is the only plan in the lineup engineered as a three-unit stack. The 924 sqft main residence lives upstairs with master suite, second bedroom, full kitchen, and an 8' deck. Downstairs, two completely independent units share the footprint — the 415 sqft Skyline ADU and the 484 sqft Bedroom Studio — alongside a 2-car garage. Built for owner-occupants who want rental income from day one or multi-generational households.

9

APPROVED STATES

3

INDEPENDENT UNITS

1,823

TOTAL SQFT

8'

UPPER DECK DEPTH



#### DESERT MODERN

Cedar + dark cladding · single-slope shed roof · desert-modern aesthetic.



#### RENTAL INCOME

Two independent units · own kitchens, baths, and entries · rent both or one.



#### MULTI-GEN READY

Owner unit upstairs + ADU + Studio below · separate entries for privacy.

# Floor Plans & Elevations

Three-unit footprint: main level holds the Skyline ADU (1 bed / 1 bath, full kitchen) + Bedroom Studio (1 bed / 1 bath, kitchenette) + 2-Car Garage. Upper level holds the 924 sqft main residence with master, second bedroom, two baths, kitchen, living/dining, plus 8' deck and covered porch.

## FLOOR PLANS · MAIN + UPPER

Main residence + ADU + Studio · 2-Car Garage · 1,823 sqft total

Main level: Skyline ADU (Bedroom + Bathroom + Kitchen + Dining + Living + 2 Closets) + Bedroom Studio (Bedroom + Bathroom + Kitchen + Closet) + 2-Car Garage + Driveway. Upper level: Master Bedroom + Bedroom 2 + 2 Bathrooms + Kitchen + Living + Dining + Stair + Closet + 8' Rear Deck (12'-3" x 10'-0") + Covered Porch (28'-0" x 6'-0").

### MAIN LEVEL



### UPPER LEVEL



## PERSPECTIVES & ELEVATIONS

Cedar + dark cladding · single-slope shed roof · desert-modern aesthetic



① FRONT LEFT



② FRONT RIGHT



③ BACK LEFT



④ BACK RIGHT

## PRICING JOURNEY

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

1

### DESIGN

from \$2,500

Layout & concept development

2

### ENGINEERING

\$11,645

Full submittal package

3

### SHELL KIT

\$127,435

Panelized + dry-in labor

4

### SHIPPING

\$16 /mi

From Cedar City, UT

5

### UPGRADES

optional

Snow load · windows

## LINE-ITEM PRICING

Discounts available on multiple units

### Panelized Shell Kit

Pre-framed walls, trusses, ZIP System sheathing, roofing dry-in

**\$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
Shipping from Cedar City, UT (500+ mi incurs additional fees)	\$16 / mile

## WHAT'S IN THE KIT

### PANELIZED SHELL + DRY-IN LABOR

- 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, sub-fascia)
- Synthetic roof underlayment
- All labor to set panels & complete framing / roofing dry-in

## 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.

## WINDOWS & DOORS UPGRADES

All options include shipping, handling & installation · standard entry doors included

### Cascade WinPro Vinyl — Clay or White

Durable low-maintenance vinyl with energy-efficient dual-pane glass. Choose all-clay or all-white finish.

**\$12,300**

### Cascade WinPro Vinyl — Black Ext / White Int

Same durable vinyl in two-tone finish — added cost for modern exterior contrast.

**\$17,835**

### Amsco Studios

Premium vinyl step-up with refined profiles and enhanced thermal performance.

**\$21,075**

### Andersen 100 Series Upgrade

Fibrex composite — 2x stronger, 12x thicker finish than painted vinyl. *White interior: ~\$30,539 (4.5% less).*

**\$31,978**

Upgrades to size, style, color, brand, or configuration will result in additional charges. All customizations must be approved before engineering begins.