

# Installed Pricing.

Because all Creative Living Designs, LLC/HIAB material packages and installations may be customized we encourage purchasers to contact us at either 888.342.9070 toll free or email [cbharmon@houseinabox.com](mailto:cbharmon@houseinabox.com). Please leave us a detailed message and a phone number and we will respond to your inquiry.

# Process To Pricing

Creative Living Designs, LLC, lays out the steps necessary to build any of our cottages and act as your own Owner Builder/General Contractor. The steps to build remain the same for installed, material package, or plan only purchases. Website pricing is based on "What's Included " specifications and installation for the Charleston-Myrtle Beach, SC, market. It may be used as a guideline for other areas around the country.

## PHASE 1: Feasibility, Due Diligence, Engineering

*This Phase covers raw lot location through Building Permit Application.*

### **STEP 1: Purchase study plans for review --\$50**

- a. Study Plan Set includes all unit dimensions, floor plan layout, cross sections and elevations
- b. Study Plan Purchaser will receive CLD Service Agreement for review. Signed Service Agreement is required to initiate purchase and/or installation of Shell Materials Package. Shell Installation is only available at this time in the Charleston and Myrtle Beach area of South Carolina. Shell Materials Packages are available across the United States in all areas served.
- c. Study Plan Purchaser's contact information will be forwarded to an assigned material supplier for your area, contact Matt Harmon at [mdharmon@houseinabox.com](mailto:mdharmon@houseinabox.com), or phone at [888.342.9079](tel:888.342.9079). Our Sales Representative will meet with purchaser to review all interior and exterior finish materials options to be included in the final shell package.

- d. Finalize Due Diligence-- In areas where installation is not available, purchaser will complete research and engineering as needed to begin project. For installation areas, CLD Land Planner's Fee - **\$300** determines requirements of local jurisdiction, restrictive covenants, property set backs and other restrictions in order to assure feasibility of project.

If Owner/Builder already has some or all of required due diligence / feasibility work completed, fees for land planning will be adjusted accordingly.

[View Research Proposal](#)

[View Building Permit Application Assistance Proposal](#)

- e. Based on Building Site Location, the Owner/Builder must purchase a full set of Architectural and structural construction plans in order to obtain a building permit and begin construction. The price of Full Plan Sets is **\$500**.

**STEP 2:** Purchase full set of architectural/structural construction plans required to obtain building permit and install shell package-- **\$500**

- a. Complete Due Diligence and Engineering in order to apply for Building Permit
- b. Land Plan Design (See Land Planner Step 1 (d) above)  
[View Plan Modification Proposal](#)  
<http://www.frankmanipole.com> | [fmanipole@gmail.com](mailto:fmanipole@gmail.com)
- c. Soils Engineering – Coastal Engineering and Testing, Robert Susko  
[View Sample PO](#)  
<http://www.coastalengineering.net> | [rsusko@coastalengineering.net](mailto:rsusko@coastalengineering.net)
- d. Structural Engineering to make plans permit ready for O/B specific building site - **\$600-\$800**

Chris Sabourin, P.E. | Associate Principal  
**Lou Pontigo & Associates, Inc.**

420 Osceola Avenue | Jax Beach, FL 32250  
904-242-0908 | [www.lp-a.com](http://www.lp-a.com)

- e. Preparation of Building Permit Application by Land Planner – TBD
- f. Designer/Draftsman plan modifications are incorporated into construction plans prior to submission for Building Permit - **\$300-\$400**  
<http://www.frankmanipole.com> | [fmanipole@gmail.com](mailto:fmanipole@gmail.com)
- g. Sign Purchase Order for Shell Materials (Service Agreement)
- h. Deposit Web Maintenance Fee and Construction Management Consulting Fee (See Service Agreement.)
- i. In Shell Installation Area, where Construction Management services are available, subcontractor and supplier purchase orders will be assembled and presented for approval and signature.
- j. Optional Fly Around / Unit Combinations for HOA submittals and approval of project.  
**[View Rendering Proposal](#)**  
<http://www.frankmanipole.com> | [fmanipole@gmail.com](mailto:fmanipole@gmail.com)
- k. Building Permit / HOA approval may require a civil engineer for site and grading plan.

## **PHASE 2: Turnkey Shell Construction**

*This Phase begins with the building permit application submission and approval through Close In Inspection.*

**STEP 3:** Land development, utilities and foundation

**STEP 4:** Shell installation based on purchase orders below:

- a. Framing Materials a-d supplied by local supplier
- b. Windows— **[View Product](#)**
- c. Exterior doors— **[View Product](#)**

- d. Siding— [View Product](#)
- e. Roof—Eagle Metal [Visit Website](#)
- f. Exterior Paint [Painting Contractor](#) | [Sherwin Williams Paint](#)
- g. Mechanicals- hvac, electrical and plumbing rough in
- h. Insulation, [Visit Website](#)
- i. Fireplace – mantels and hearth [Lahazza Website](#) | [View Proposal](#)
- j. Garage Doors [Visit Website](#)
- k. Landscaping – [Hardscape](#) (courtyards, pavers, etc) and soft scape ( plantings and trees)
- l. Close In Inspection complete

### **PHASE 3: Interior finishes, Suppliers, Contractors, Other Services**

*Phase III includes interior close in through Certificate of Occupancy. Owner/Builder may elect to use the services of CLD and CLD Construction Manager to complete unit or complete themselves or with other management or suppliers. The Steps and Process will be the same in either case.*

Creative Living Designs has design 4 distinctive themes that can be referenced during this phase of your project. These themes are simply suggestions of materials that you can reference at leisure.

[Beach Theme](#) | [Traditional Theme](#) | [Contemporary Theme](#) | [Mountain Theme](#)

#### **STEP 5: Interior Trim Selections**

- Wood Interior, Wood Paneling
- Base, Window, Crown/Chair Rail Moldings

#### **STEP 6: Drywall or Other Wall Material**

**STEP 7:** Interior Custom Tile for Kitchens, Floors, Bathrooms and Shower Stalls

[Lahazza Website](#), Joe Ferreira ([joe@lahazza.com](mailto:joe@lahazza.com))

**STEP 8:** Interior Custom Paint

[Painting Contractor](#) | [Sherwin Williams Paint](#)

**STEP 9:** Kitchen and Vanity Cabinets/Tops

[Carolina Kitchens](#), Emily Stallings ([elorrance@carolinakitchens.net](mailto:elorrance@carolinakitchens.net))

**STEP 10:** Custom Exterior Lighting

**STEP 11:** Plumbing Fixtures

[Ferguson](#), Austin Eargle ([austin.eargle@ferguson.com](mailto:austin.eargle@ferguson.com))

**STEP 12:** Electrical Fixtures

[Ferguson](#), Austin Eargle ([austin.eargle@ferguson.com](mailto:austin.eargle@ferguson.com))

**STEP 13:** Appliances

[Ferguson](#), Austin Eargle ([austin.eargle@ferguson.com](mailto:austin.eargle@ferguson.com))

**STEP 14:** Flooring

**STEP 15:** Miscellaneous, Mirrors, Locksets/Hardware

Other services are available at provider cost only with no other fees applicable.



**STEP 16:** Plan Designer

<http://www.frankmanipole.com> | [fmanipole@gmail.com](mailto:fmanipole@gmail.com)

**STEP 17:** Land Planner

<http://www.frankmanipole.com> | [fmanipole@gmail.com](mailto:fmanipole@gmail.com)

**STEP 18:** General Contractor SC, NC

<http://www.prostylerc.com> | [bmanipole@prostylerc.com](mailto:bmanipole@prostylerc.com)

**STEP 19:** Soils Engineering

<http://www.coastalengineering.net> |  
[rsusko@coastalengineering.net](mailto:rsusko@coastalengineering.net)

**STEP 20:** Interior Designer

**STEP 21:** Landscape Architect