



Thank you for the opportunity to design in regard to the two-story apartment units. Southern Home and Design is committed to delivering professional, prompt and accurate plans with the client's needs always being of primary importance.

(15) Two-story townhome apartment units

To: Innova Land & Development Planning, Inc.
Silver Springs Shore unit 7
Marion County, FL

Date of Proposal: Tuesday, June 2, 2025

It is our intent to provide a complete set of Construction Documents for you to obtain a Building Permit in Marion County, FL. Due to varying factors in the design process, please note that fees may be subject to change based upon your needs or demands such as changes after initial design or changes in construction types after initial design. The proposal price takes into account the apartment units design will be based on the plans reviewed at the initial meeting on Monday, June 2, 2025. We will provide structural details via consultation with a licensed registered engineer and assure full code compliance to the current building codes.

Phase I Preliminary Design Phase

This phase of the work will include early design solutions that will be further defined by your input and interaction during our meeting. There will be meetings to discuss the requirements of the project and to provide, review, modify and approve floor plans. The drawings will be as a result of your needs with regards to aesthetic preferences, scope, size, scale and code research. There will be ample opportunities to suggest changes or modifications to the plans that will be incorporated into the drawings. This phase of work will be used to continue to the next phase of work.

Initial drawings: (Bid set) unlimited revisions

1. Cover sheet
2. First & second floor plans
3. Roof plan
4. Elevations
5. Electrical plan

Phase II Construction Document Phase

This work shall be a continuation of the preliminary and the design development drawings and will generally describe and depict the design intent via plans and specifications for the construction of the project and shall be the basis of construction for the general contractor and to secure the building department permit for construction. Designer will work directly with contractor on weekly basis during construction documents phase and during construction.

1. Cover Sheet
2. Foundation plan
3. Masonry wall details
4. First floor plan
5. Second floor plan
6. Floor framing plan
7. Wall framing details

8. Wall section & details
9. Elevations
10. Roof framing plan (Roof truss company to be determined by owner)
11. Roof framing details
11. Electrical plan
12. Site plan by civil engineer

Phase III Final engineer review

Mark Keels P.E.