DHM Melvin Engineering

ADDENDUM NO. 1

DATE: ***May 13, 2026***

TO: ***All Bidders***

FROM: David *H. Melvin, P.E*.

PROJECT NAME: ***Marianna Iralena Hotel***

PROJECT NUMBER: FLORIDA *COMMERCE: CDBG-DR M0047*
DHM PROJECT NUMBER: MAR22HR

BID DATE: Tuesday*, May 26, 2026, by 2:00 PM CT (no change)*

Please note the following clarifications, corrections, or supplemental information in regard to the above project:

1. This Addendum is posted on the OneDrive link under Addendum & RFIs > Addendum #1. The OneDrive link is the original link containing the Plans & Specifications. If you do not have the link, please request the link from martivickery@melvineng.com.
2. RFI are listed on the OneDrive link and are constantly updated.
3. A revised Bid Tabulation Detail sheet C-410 Page 2 of 6 is attached and shall be used with the bid submittal.
4. A Conflict of Interest form was missing from the specs and is attached.
5. The asbestos and lead paint report is attached for reference. All asbestos has been removed. Lead paint does remain in the building and the contractor shall mitigate lead paint issues in accordance with local, state and federal requirements.
6. Attached are Donofro Addendum 1 items.
7. Attached are revised plan sheets A-0.1, A-1.1, A-1.2, A-1.4, A-2.0, A-3.0 and A-8.0.

Bid Tabulation Detail - Addendum #1

Item No.	Description	Total Price
1.	General Requirements, Overhead & Profit	$
2.	Performance and Payment Bonds	$
3.	Building Permit Allowance	$ 15,000.00
4.	Demolition	$
5.	Concrete/Masonry	$
6.	Structural/Metals	$
7.	Wood/Carpentry	$
8.	Thermal/Moisture Protection/Roofing	$
9.	Openings Doors/Windows	$
10.	Finishes/Flooring	$
11.	Specialties	$
12.	Mechanical	$
13.	Plumbing	$
14.	Fire Protection	$
15.	Electrical & Low Voltage	$
16.	Allowances as indicated on Plans excluding finish allowances on Sht. A-2 Addendum #1	$ 354,430.00
17.	Contingency Allowance	$ 90,000.00
18.	**Total Bid Price (Items 1 to 17)**	**$**

Total Bid Price shall include Allowances and Contigency. Allowance amount is for direct costs only, including material, direct labor, and subcontractor cost. Contractor overhead, profit, bonds, insurance, and other general conditions costs associated with the allowance work shall be included in the base bid or general requirments and shall not be added to the allowance amount.

CONFLICT OF INTEREST DISCLOSURE FORM

For purposes of determining any possible conflict of interest, all firms, must disclose if any _____ Commissioner(s), employee(s), elected officials(s), or any of its agencies is also an owner, corporate officer, agency, employee, etc., of their firm.

Indicate either "yes" (a county employee, elected official, or agency is also associated with your firm), or "no". If yes, give person(s) name(s) and position(s) with your firm.

YES_____ NO_____

NAME(S)	**POSITION(S)**
_____	_____
_____	_____
_____	_____
_____	_____

Name of Firm: _____

Authorized Signature: _____

Printed Name: _____

Title: _____

Date: _____

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Donofro Architects
2910 Caledonia Street
Marianna, FL 32447

May 4, 2020
File No.: P19-0221

Attention: **Mr. Paul Donofro, Jr. AIA**

Subject: **Lead-Based Paint Survey of the Marianna Office Supply Building**
4423 Constitution Lane, Marianna, Florida

Dear Mr. Donofro:

As requested, **Southern Earth Sciences, Inc.** has completed a lead-based paint survey of the former Marianna Office Supply building located at 4423 Constitution Lane. We understand that the building is scheduled for renovations. This report will provide the results of our investigation.

1.0 INTRODUCTION

On April 24, 2020, a lead-based paint inspector with our firm performed a lead-based paint survey of the building. The interior and exterior painted building components were tested. Several interior and exterior components were detected above the federal standard of 1.0 mg/cm^2. Portions of the interior and exterior painted building components were observed to be intact and in good condition, while others were not intact and in poor condition.

2.0 DEFINITIONS

Demolition: the removal of load-bearing walls or structural components.

EPA – Environmental Protection Agency.

Renovation: the removal of any other building components other than load-bearing walls or structural components.

Lead-Based Paint (LBP): paint and other coating materials that contain >1.0 mg/cm^2 by XRF or >0.5% lead by weight by laboratory analysis; usually analyzed by Atomic Absorption Spectroscopy (AAS) analysis.

3.0 PHYSICAL SURVEY

Exterior building components that will likely be replaced during renovation activities were sampled from both the front and rear of the Units listed below.

UNIT A – West End
Basement – the floor was concrete. The walls were plaster. The ceiling was wood.
Ground floor – The walls were plaster. A mural was painted on the north and east walls of the unit. The floor was plywood sub-floor over vinyl floor tile. The ceiling was wood with remnants of 1'x2' stapled on ceiling tiles.
2nd Floor – The floor was wood. The walls were plaster. The ceiling was wood. There was no access into the attic space.

UNIT B – Center
Basement – the floor was concrete. The walls were plaster and wood. The ceiling was wood.
Ground floor – the floor was carpeting over vinyl floor tile in most of the unit. Press-on vinyl floor tile was in the southern portion of the unit in the office area. The walls were plaster with drywall construction office spaces and a hallway. The ceiling was interlocking stapled on 1'x2' ceiling tiles with suspended ceiling tiles (fiberglass) located in the north section of the store.
2nd Floor – The floor was wood with remnants of vinyl floor sheeting. The walls were plaster. The ceiling was wood. There was no insulation observed in the attic space. **Note: based upon floor plans provided during the survey, Unit B & Unit C were surveyed together as one unit. The attached Sample Location Plan will detail approximate locations of positive LBP readings.**

UNIT C – East End
Basement – the floor was concrete with carpet over concrete in the workshop area. The ceiling was wood. The walls were wood. Vinyl floor sheeting from the 2nd floor was located in the elevator equipment area/pit in the southeast corner of the unit.
Ground floor – the floor was carpeting over a wood sub-floor over felt. The ceiling was interlocking stapled on 1'x2' ceiling tiles with suspended ceiling tiles (fiberglass) located in the north section of the store. The walls were wood paneling over plaster in most of the area. A storage room across from the stairs to the 2nd floor had drywall walls.
2nd floor – the floor was wood with remnants of vinyl floor sheeting. The walls were plaster. The ceiling was wood. There was no insulation observed in the attic space.

4.0 SUMMARY OF FINDINGS

According to the EPA, Lead-Based Paint (LBP) is paint and other coating materials that contain >1.0 mg/cm^2 by XRF or >0.5% lead by weight by laboratory analysis; usually analyzed by Atomic Absorption Spectroscopy (AAS) analysis.

4.1 LEAD-BASED PAINT

In each room or area, at least one each of all painted, shellacked or stained building components was tested using a portable X-Ray Fluorescence (XRF) Analyzer. **Note:** A figure (floor plan) is attached denoting room designations.

Exterior:

Front – Unit B:
Samples 10 & 11: Lead was detected in the exterior white paint on the upper transom windows located between the 1st and 2nd Floor above the federal standard of 1.0 mg/cm^2. The paint on the windows was not intact and was in damaged condition.

Sample 12: Lead was detected in the exterior white paint on the metal column located on the front of the building above the federal standard of 1.0 mg/cm^2. The paint on the metal column was not intact and was in damaged condition.

Front – Unit C:
Sample 13: Lead was detected in the exterior orange paint on the display windows located on the 1st Floor above the federal standard of 1.0 mg/cm^2. The paint on the windows was intact and was in good condition.

Samples 18 & 20: Lead was detected in the exterior white paint on the upper transom windows located between the 1st and 2nd Floor above the federal standard of 1.0 mg/cm^2. The paint on the windows was not intact and was in damaged condition.

UNIT C:

1st Floor:
Samples 24 & 27: Lead was detected in the white paint on the front display windows above the federal standard of 1.0 mg/cm^2. The paint was intact and in good condition.

Sample 26: Lead was detected in the white paint on the northwest corner wall by the front display windows above the federal standard of 1.0 mg/cm^2. The paint was intact and in good condition.

Sample 29: Lead was detected in the white paint on the wood ceiling above the federal standard of 1.0 mg/cm^2. The paint on the ceiling was not intact and was in damaged condition.

Sample 30: Lead was detected in the green paint on the east wall (located behind wood wall paneling) above the federal standard of 1.0 mg/cm^2. The paint was intact and in good condition.

Sample 72: Lead was detected in the grey paint (behind wood paneling) on the east wall of room BC-J above the federal standard of 1.0 mg/cm^2. The paint was not intact and was in damaged condition.

Sample 74: Lead was detected in the green paint on the west wall of room BC-K (divider wall between BC-K and BC-L) above the federal standard of 1.0 mg/cm^2. The paint was intact and in good condition.

Samples 78 & 82: Lead was detected in the white paint on the west walls of rooms BC-K and BC-L above the federal standard of 1.0 mg/cm^2. The paint was intact and in good condition.

Sample 94: Lead was detected in the white paint on the west wall of the stairwell leading up to the second floor between Units B and C above the federal standard of 1.0 mg/cm^2. The paint was intact and in good condition.

Basement:
Sample 138: Lead was detected in the white paint of the east wall of room BC-R above the federal standard of 1.0 mg/cm^2. The paint was intact and in good condition.

UNIT B:

1st Floor:
Sample 22: Lead was detected in the white paint on the front display window above the federal standard of 1.0 mg/cm^2. The paint was intact and in good condition.

Sample 29: Lead was detected in the white paint on the wood ceiling above the federal standard of 1.0 mg/cm^2. The paint on the ceiling was not intact and was in damaged condition.

Sample 31: Lead was detected in the white paint on the west wall separating Unit B from Unit A above the federal standard of 1.0 mg/cm^2. The paint was intact and in good condition.

Sample 38: Lead was detected in the white paint on the east wall in the hallway BC-B above the federal standard of 1.0 mg/cm^2. The paint was intact and in good condition.

Sample 59 & 60: Lead was detected in the white paint on the west and east walls of room BC-G above the federal standard of 1.0 mg/cm^2. The paint was intact and in good condition.

Sample 66: Lead was detected in the white paint on the east wall of room BC-H above the federal standard of 1.0 mg/cm^2. The paint was intact and in good condition.

Sample 70: Lead was detected in the white paint on the south wall of room BC-I above the federal standard of 1.0 mg/cm^2. The paint was not intact and was in damaged condition.

Basement:
Sample 120: Lead was detected in the white paint of the west wall (southwest corner) of room BC-P above the federal standard of 1.0 mg/cm^2. The paint was intact and in good condition.

Sample 129: Lead was detected in the white paint of the west wall of room BC-Q above the federal standard of 1.0 mg/cm^2. The paint was intact and in good condition.

UNIT A:

1st Floor:
Sample 154: Lead was detected in the grey and tan paint on the east wall (divider wall between A-A and stairwell leading up/downstairs) of room A-A above the federal standard of 1.0 mg/cm^2. The paint was intact and in good condition.

Sample 161: Lead was detected in the white paint on the ceiling in room A-A above the federal standard of 1.0 mg/cm^2. The paint was not intact and was in damaged condition. The white paint was only located on half of the ceiling with the other half being not painted.

Sample 171: Lead was detected in the red and white paint on the stair treads of the stairwell to the 2nd Floor of Unit A above the federal standard of 1.0 mg/cm^2. The paint was not intact and was in damaged condition.

Samples 172, 173 & 174: Lead was detected in the white paint on the stair tread risers, east wall and hand railing of the stairwell to the 2nd Floor of Unit A above the federal standard of 1.0 mg/cm^2. The paint was not intact and was in damaged condition.

2nd Floor:
Samples 175 & 183: Lead was detected in the yellow paint on the floor of room A-C above the federal standard of 1.0 mg/cm^2. The paint was not intact and was in damaged condition.

Samples 178, 179 & 186: Lead was detected in the white paint of the east, north and south walls of room A-C above the federal standard of 1.0 mg/cm^2. The paint was not intact and was in damaged condition.

Sample 189: Lead was detected in the white paint on the bathroom door leading into room A-D above the federal standard of 1.0 mg/cm^2. The paint was intact and in good condition.

Sample 195: Lead was detected in the beige paint on the ceiling of room A-C above the federal standard of 1.0 mg/cm^2. The paint was not intact and was in damaged condition.

Sample 196: Lead was detected in the white paint on the ceiling of room A-C above the federal standard of 1.0 mg/cm^2. The paint was not intact and was in damaged condition.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Intact and good condition paint containing lead above the federal standard of 1.0mg/cm^2 was found in Samples 13, 22, 24, 26, 27, 30, 31, 38, 59, 60, 66, 74, 78, 82, 94, 120, 129, 138, 154 and 190. The paint on these surfaces **cannot** be sanded prior to application of new paint.

Non-intact and damaged paint containing lead above the federal standard of 1.0 mg/cm^2 was found in Samples 10, 11, 12, 18, 20, 29, 70, 72, 161, 171, 172, 173, 174, 175, 178, 179, 183, 186, 195 & 196. Paint on and peeling from these surfaces are a potential hazard during renovation activities. This paint must be controlled in accordance with either 40 CFR 745 or 24 CFR Part 35 and any renovation and disposal activities must comply with 29 CFR 1926.62.

Contractors working with surfaces painted with lead-based paint in structures constructed prior to 1978 must be EPA certified under the 40 CFR Part 745 Lead: Renovation, Repair and Painting Program. The work must be performed using lead safe work practices and cleanup. Dust and debris must be confined, and work practices must minimize spreading the dust into other areas of the structure.

6.0 GENERAL COMMENTS

This pre-renovation survey has been performed to identify lead-based paint in the existing building and is not intended as abatement specifications and drawings.

Comments and observations given above reflect an opinion as to the various materials and conditions visually observed during the inspections and should not be construed as a representation or warranty expressed or implied, as to scope, thoroughness or accuracy of the inspection.

A conscious effort is made to identify all painted building components. There is a possibility that conditions or materials may exist which could not be identified during our survey due to physical inaccessibility and the use of nondestructive sampling methods.

Conclusions and recommendations given in this report are based upon our interpretation of current regulatory standards. Changes in regulatory standards may require changes in our conclusions and recommendations.

We appreciate the opportunity to be of service to you on this project. Should you have any questions or require additional information, please contact our office.

Sincerely,
SOUTHERN EARTH SCIENCES, INC.

Caleb Sims
Project Manager
Lead Inspector No. FL-I-I154748-1

Mark E. Wilson, P.E.
Asbestos Consultant No. AX 85
State of Florida

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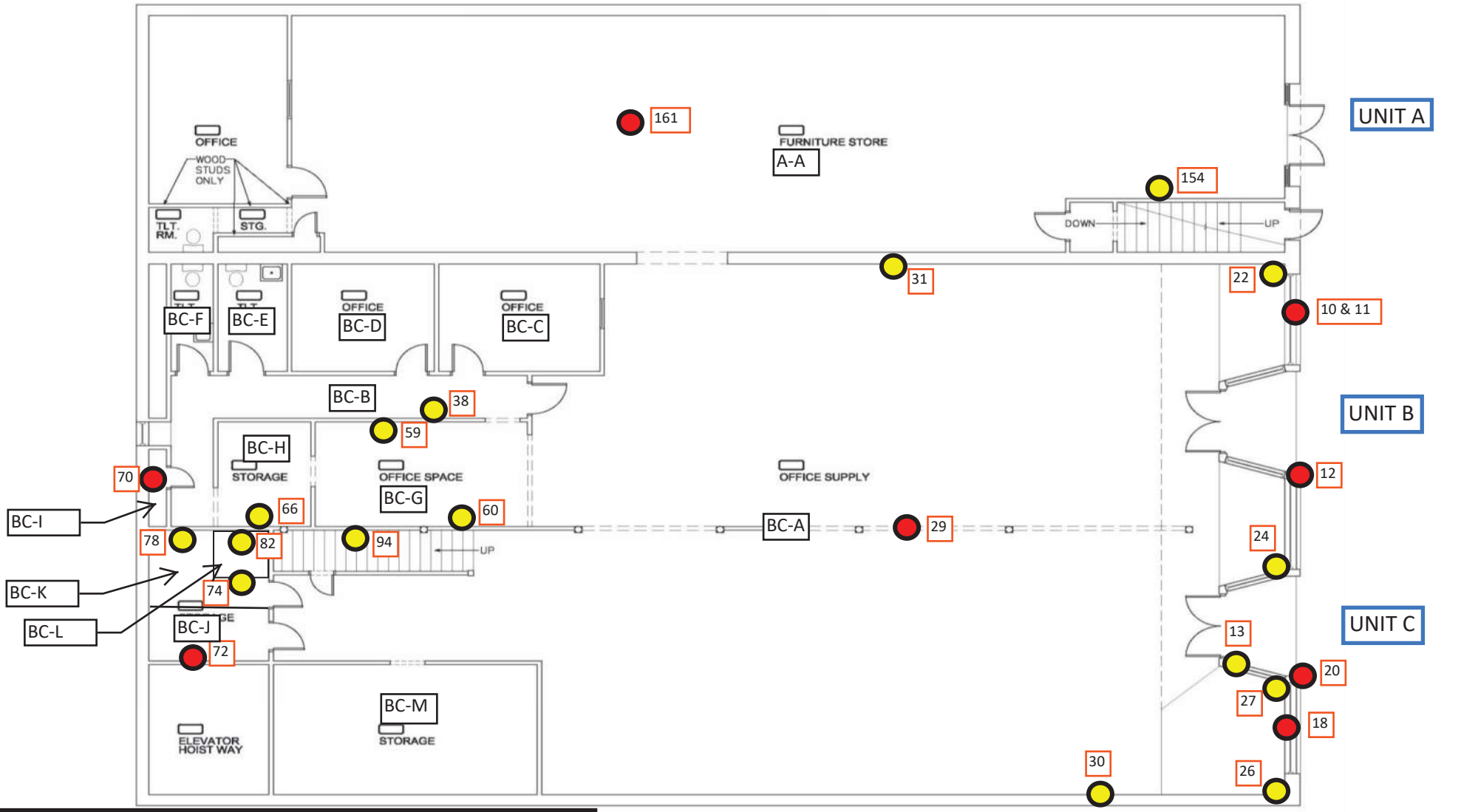

LEGEND

- LBP: Not Intact
- LBP: Intact

Base map provided by ***Donofro Architects***

Scale: Not To Scale	
Date Drawn: May 1, 2020	
Drawn By: C. Sims	
Checked By: M. Wilson	

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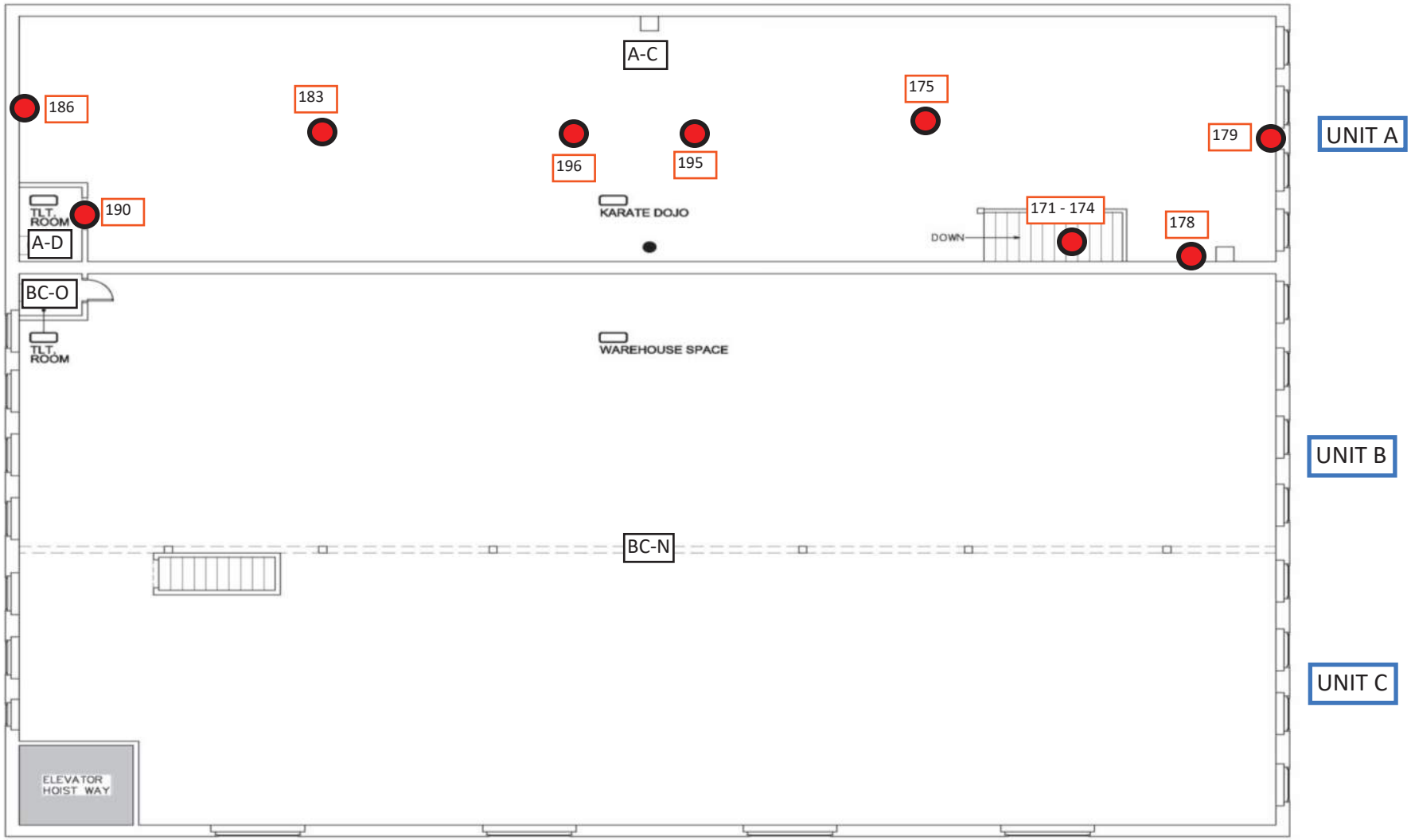
Sample Location Plan

1st Floor – Marianna Office Supply

4423 Constitution Lane, Marianna, FL

SESI Project No. P20-0221



LEGEND

- LBP: Not Intact
- LBP: Intact

Base map provided by ***Donofro Architects***

Scale: Not To Scale	
Date Drawn: May 1, 2020	
Drawn By: C. Sims	
Checked By: M. Wilson	

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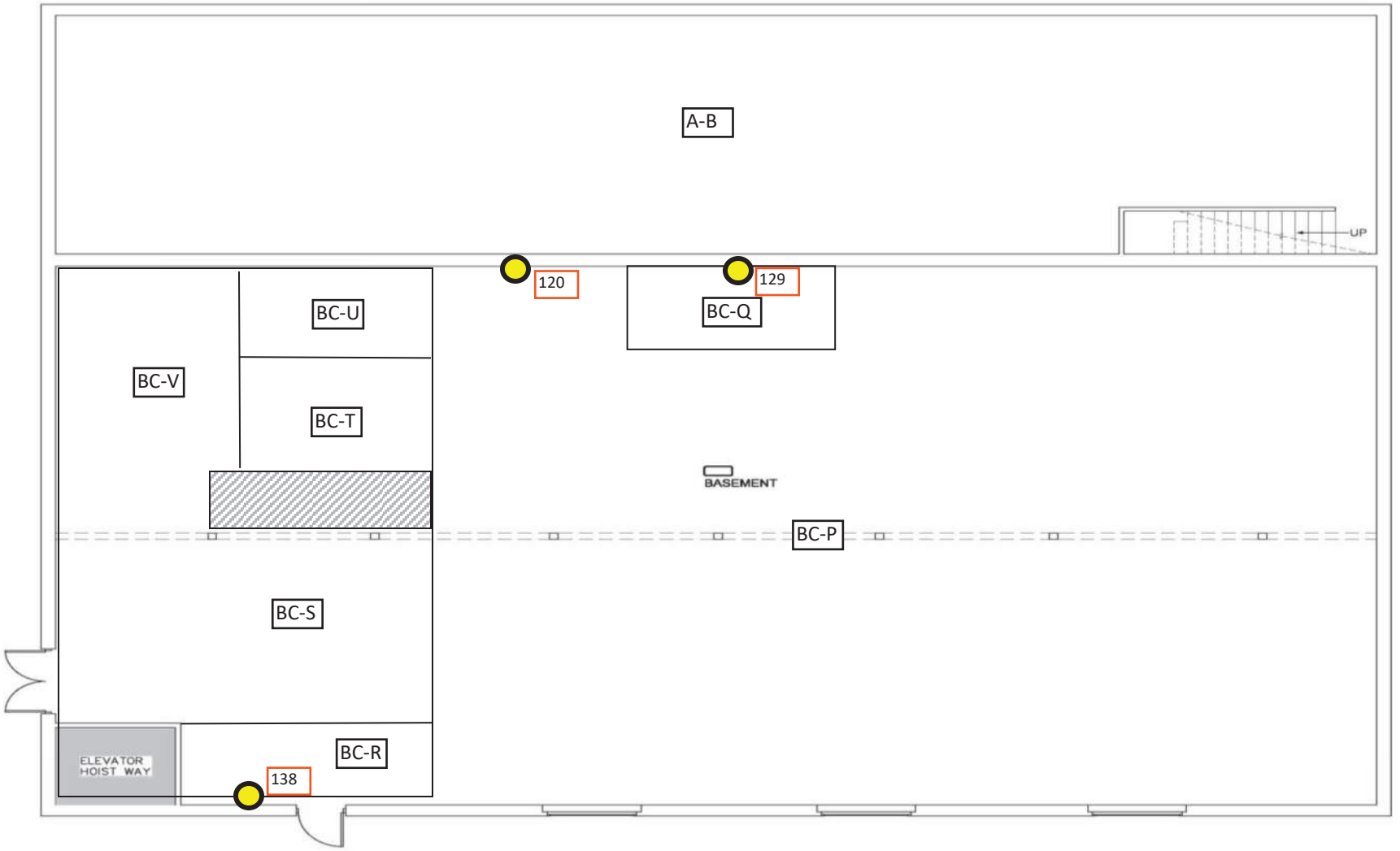
Sample Location Plan

2nd Floor – Marianna Office Supply

4423 Constitution Lane, Marianna, FL

SESI Project No. P20-0221



LEGEND

- LBP: Not Intact
- LBP: Intact

Base map provided by ***Donofro Architects***

Scale: Not To Scale	
Date Drawn: May 1, 2020	
Drawn By: C. Sims	
Checked By: M. Wilson	

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Sample Location Plan

Basement – Marianna Office Supply

4423 Constitution Lane, Marianna, FL

SESI Project No. P20-0221

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Project No.: P20-0221	Page 1 of 7
Site Address: MARIANNA OFFICE SUPPLY – 4423 CONSTITUTION LANE	Date: 4.22.2020
Inspector Comments: NITON XLp 300 SN#101337	Inspector: C. SIMS

Sample No.	Room ID	Component	Substrate	XRF Reading	Classification	Comments
1	CAL			1.2	P	CALIBRATION
2	CAL			1.1	P	CALIBRATION
3	CAL			1.0	P	CALIBRATION
4	EXT-FA	W	P	0.01	N	
5		DF	W	0.4	N	
6	EXT-FB	WF	W	0.4	N	
7		SL	W	0.5	N	
8		CL	M	0.18	N	
9		C	W	0.0	N	
10		WF	M	3.1	P, NI	Upper transom window – white paint
11		SL	M	3.4	P, NI	Upper transom window – white paint
12		CL	M	4.1	P, NI	Exterior metal column – white paint
13	EXT-FC	WF	W	1.8	P, I	Window frame – orange paint
14		SL	W	0.02	N	
15		CL	M	0.5	N	
16		W	P	0.01	N	
17		C	W	0.0	N	
18		WF	W	4.9	P, NI	Upper transom window – white paint
19		SL	W	0.06	N	
20		CL	M	3.6	P, NI	Upper transom window – white paint
21	BC-A	W	W	0.0	N	
22		WF	W	4.5	P, I	Front display window – white paint
23		SL	W	0.0	N	
24		WF	W	8.6	P, I	Front display window – white paint
25		W	W	0.0	N	
26		W	P	4.1	P, I	NW corner by window – white paint
27		WF	W	7.1	P, I	Front display window – white paint
28		SL	W	0.03	N	
29		C	W	6.7	P, NI	Wood ceiling – white paint
30		W	P	2.6	P, I	Wall behind paneling – green paint

NOTES:

- XRF Readings: Measured in milligrams per square centimeter (mg/cm^2)
- Component: W=Wall, C=Ceiling, D=Door, DF=Door Frame, DJ=Door Jam, SL = Sill, SA = Sash, APR = Apron, WF = Window Frame, WL = Well, S = Shelf, CB = Cabinet, FL = Floor, BB = Baseboard, CL = Column
- Substrate: B = Brick, C = Concrete, D = Drywall, M = Metal, P = Plaster, W = Wood, V = Vinyl, CR = Ceramic
- Classification: N = Negative, P = Positive, I = Intact, NI = Non-Intact

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Site Address: MARIANNA OFFICE SUPPLY – 4423 CONSTITUTION LANE Date: 4.22.2020

Inspector Comments: NITON XLp 300 SN#101337 Inspector: C. SIMS

Sample No.	Room ID	Component	Substrate	XRF Reading	Classification	Comments
31	BC-A	W	P	2.1	P, I	Plaster wall – white paint
32		PIPE	M	0.9	N	
33		W	D	0.0	N	
34		WF	W	0.0	N	
35	BC-B	D	W	0.04	N	
36		DF	W	0.02	N	
37		DJ	W	0.06	N	
38		W	D	2.4	P, I	Hallway east wall – white paint
39		W	D	0.0	N	
40		W	D	0.0	N	
41	BC-C	D	W	0.02	N	
42		DF	W	0.03	N	
43		DJ	W	0.01	N	
44		W	W	0.0	N	
45	BC-D	D	W	0.02	N	
46		DF	W	0.01	N	
47		DJ	W	0.03	N	
48		W	W	0.0	N	
49	BC-E	D	W	0.0	N	
50		DF	W	0.0	N	
51		DJ	W	0.0	N	
52		W	D	0.0	N	
53	BC-F	D	W	0.0	N	
54		DF	W	0.0	N	
55		DJ	W	0.0	N	
56		W	D	0.0	N	
57	BC-G	DF	W	0.6	N	
58		DJ	W	0.01	N	
59		W	D	1.5	P, I	West wall – white paint
60		W	D	1.4	P, I	East wall – white paint

NOTES:

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- Component: W=Wall, C=Ceiling, D=Door, DF=Door Frame, DJ=Door Jam, SL = Sill, SA = Sash, APR = Apron, WF = Window Frame, WL = Well, S = Shelf, CB = Cabinet, FL = Floor, BB = Baseboard, CL = Column
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Sample No.	Room ID	Component	Substrate	XRF Reading	Classification	Comments
61	BC-H	D	W	0.01	N	
62		DF	W	0.01	N	
63		DJ	W	0.0	N	
64		W	D	0.0	N	
65		W	D	0.6	N	
66		W	D	2.0	P, I	East wall – white paint
67	BC-I	D	W	0.01	N	
68		DF	W	0.0	N	
69		DJ	W	0.0	N	
70		W	P	3.3	P, NI	South wall – white paint
71	BC-J	W	C	0.1	N	
72		W	W	2.4	P, NI	East wall behind paneling – grey paint
73	BC-K	W	D	0.0	N	
74		W	W	5.7	P, I	West wall separating BC-L – green paint
75		WF	W	0.0	N	
76		CHIMNEY	B	0.01	N	
77		W	C	0.05	N	
78		W	W	1.8	P, I	West wall – white paint
79	BC-L	D	W	0.01	N	
80		DF	W	0.0	N	
81		DJ	W	0.0	N	
82		W	W	2.2	P, I	West wall – white paint
83		PIPE	M	0.0	N	
84	BC-M	DF	W	0.03	N	
85		DJ	W	0.01	N	
86		W	D	0.0	N	
87		W	D	0.0	N	
88		D	W	0.07	N	
89		DF	W	0.13	N	
90		W	P	0.0	N	

NOTES:

- XRF Readings: Measured in milligrams per square centimeter (mg/cm^2)
- Component: W=Wall, C=Ceiling, D=Door, DF=Door Frame, DJ=Door Jam, SL = Sill, SA = Sash, APR = Apron, WF = Window Frame, WL = Well, S = Shelf, CB = Cabinet, FL = Floor, BB = Baseboard, CL = Column
- Substrate: B = Brick, C = Concrete, D = Drywall, M = Metal, P = Plaster, W = Wood, V = Vinyl, CR = Ceramic
- Classification: N = Negative, P = Positive, I = Intact, NI = Non-Intact

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Site Address: MARIANNA OFFICE SUPPLY – 4423 CONSTITUTION LANE Date: 4.22.2020

Inspector Comments: NITON XLp 300 SN#101337 Inspector: C. SIMS

Sample No.	Room ID	Component	Substrate	XRF Reading	Classification	Comments
91	BC STAIR	TREAD	W	0.24	N	To 2nd Floor
92		RISER	W	0.6	N	
93		RAIL	W	0.5	N	
94		W	W	1.7	P, I	West wall – white paint
95	BC-N	CL	W	0.07	N	
96		CL	W	0.01	N	
97		PIPE	M	0.03	N	
98		W	C	0.01	N	
99		W	C	0.19	N	
100		W	C	0.0	N	
101		C	W	0.24	N	
102		W	C	0.0	N	
103		W	C	0.14	N	
104		W	D	-0.1	N	
105		D	W	0.03	N	
106	BC-O	D	W	0.01	N	
107		DF	W	0.3	N	
108		DJ	W	0.01	N	
109		W	W	0.01	N	
110	BC STAIR	TREAD	W	0.0	N	To Basement
111		RISER	W	0.1	N	
112		RAIL	W	0.0	N	
113		W	D	0.0	N	
114		C	W	0.0	N	
115	BC-P	FL	C	0.07	N	
116		CL	C	0.03	N	
117		BEAM	W	0.0	N	
118		C	W	0.0	N	
119		PIPE	M	0.02	N	
120		W	C	1.6	P, I	West wall – SW corner – white paint

NOTES:

- XRF Readings: Measured in milligrams per square centimeter (mg/cm^2)
- Component: W=Wall, C=Ceiling, D=Door, DF=Door Frame, DJ=Door Jam, SL = Sill, SA = Sash, APR = Apron, WF = Window Frame, WL = Well, S = Shelf, CB = Cabinet, FL = Floor, BB = Baseboard, CL = Column
- Substrate: B = Brick, C = Concrete, D = Drywall, M = Metal, P = Plaster, W = Wood, V = Vinyl, CR = Ceramic
- Classification: N = Negative, P = Positive, I = Intact, NI = Non-Intact

SOUTHERN EARTH SCIENCES
Geotechnical | Environmental | Materials Testing

PANAMA CITY OFFICE
7500 McElvey Road, Ste. A
Panama City Beach, FL 32408

Tel: (850) 769-4773
Fax: (850) 872-9967
www.soearth.com

Site Address: MARIANNA OFFICE SUPPLY – 4423 CONSTITUTION LANE Date: 4.22.2020
Inspector Comments: NITON XLp 300 SN#101337 Inspector: C. SIMS

Sample No.	Room ID	Component	Substrate	XRF Reading	Classification	Comments
121	BC-P	CL	W	0.0	N	
122		W	W	0.0	N	
123		W	C	0.05	N	
124		W	C	0.0	N	
125	BC-Q	D	W	0.0	N	
126		DF	W	0.0	N	
127		DJ	W	0.0	N	
128		W	W	0.0	N	
129		W	C	1.5	P, I	West wall – white paint
130		C	W	0.0	N	
131		PIPE	M	0.1	N	
132	BC-R	D	M	0.0	N	
133		DF	M	0.0	N	
134		DJ	M	0.0	N	
135		DF	W	0.1	N	
136		DJ	W	0.0	N	
137		W	BLOCK	0.0	N	
138		W	C	1.9	P, I	East wall – white paint
139		W	W	0.0	N	
140	BC-S	D	W	0.0	N	
141		DF	W	0.0	N	
142		DJ	W	0.0	N	
143		W	W	0.0	N	
144		D	M	0.0	N	
145		W	BLOCK	0.0	N	
146		W	C	0.2	N	
147	BC-V	W	W	0.11	N	
148	CAL	---	---	1.2	P	CALIBRATION
149	CAL	---	---	1.0	P	CALIBRATION
150	CAL	---	---	0.9	P	CALIBRATION

NOTES:

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- Component: W=Wall, C=Ceiling, D=Door, DF=Door Frame, DJ=Door Jam, SL = Sill, SA = Sash, APR = Apron, WF = Window Frame, WL = Well, S = Shelf, CB = Cabinet, FL = Floor, BB = Baseboard, CL = Column
- Substrate: B = Brick, C = Concrete, D = Drywall, M = Metal, P = Plaster, W = Wood, V = Vinyl, CR = Ceramic
- Classification: N = Negative, P = Positive, I = Intact, NI = Non-Intact

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Sample No.	Room ID	Component	Substrate	XRF Reading	Classification	Comments
151	CAL	---	---	0.9	P	CALIBRATION
152	CAL	---	---	1.0	P	CALIBRATION
153	CAL	---	---	1.0	P	CALIBRATION
154	A-A	W	W	1.7	P, I	East stairwell wall – grey & tan paint
155		W	BLOCK	0.13	N	
156		W	P	0.5	N	
157		W	C	0.7	N	
158		W	C	0.13	N	
159		W	W	0.0	N	
160		C	W	0.17	N	
161		C	W	2.0	P, NI	Ceiling from middle to south – white paint
162	A-B	W	BLOCK	0.0	N	
163		W	C	0.0	N	
164		D	M	0.0	N	
165		DF	M	0.0	N	
166		DJ	M	0.0	N	
167		CL	W	0.0	N	
168		W	C	0.0	N	
169		W	C	0.01	N	
170		PIPE	M	0.0	N	
171	A STAIRS	TREAD	W	2.0	P, NI	Upstairs stair treads – red & white paint
172		RISER	W	1.5	P, NI	Upstairs tread risers – white paint
173		W	W	3.6	P, NI	Upstairs east wall – white paint
174		RAIL	W	1.7	P, NI	Upstairs hand railing – white paint
175	A-C	FL	W	1.6	P, NI	Wood floor – yellow paint
176		FL	W	0.09	N	
177		FL	W	0.07	N	
178		W	P	3.2	P, NI	East wall – NE corner – white paint
179		W	P	4.3	P, NI	North wall – white paint
180		W	P	0.23	N	

NOTES:

- XRF Readings: Measured in milligrams per square centimeter (mg/cm^2)
- Component: W=Wall, C=Ceiling, D=Door, DF=Door Frame, DJ=Door Jam, SL = Sill, SA = Sash, APR = Apron, WF = Window Frame, WL = Well, S = Shelf, CB = Cabinet, FL = Floor, BB = Baseboard, CL = Column
- Substrate: B = Brick, C = Concrete, D = Drywall, M = Metal, P = Plaster, W = Wood, V = Vinyl, CR = Ceramic
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Site Address: MARIANNA OFFICE SUPPLY – 4423 CONSTITUTION LANE Date: 4.22.2020

Inspector Comments: NITON XLp 300 SN#101337 Inspector: C. SIMS

Sample No.	Room ID	Component	Substrate	XRF Reading	Classification	Comments
181	A-C	W	P	0.23	N	
182		W	P	0.07	N	
183		FL	W	1.4	P, NI	Wood floor – yellow paint
184		W	P	0.10	N	
185		W	P	0.14	N	
186		W	P	1.9	P, NI	South wall – white paint
187		W	W	0.0	N	
188	A-D	W	W	0.7	N	
189		W	P	0.0	N	
190		D	W	5.4	P, I	Bathroom door – white paint
191		DF	W	0.4	N	
192		DJ	W	0.17	N	
193		FL	W	0.1	N	
194	A-C	PIPE	M	0.8	N	
195		C	W	2.4	P, NI	Wood ceiling – beige paint
196		C	W	3.2	P, NI	Wood ceiling – white paint
197	EXT-RC	W	C	0.01	N	
198		W	BLOCK	0.01	N	
199		WF	BLOCK	0.02	N	
200		SL	BLOCK	0.02	N	
201	CAL	---	---	1.1	P	CALIBRATION
202	CAL	---	---	0.9	P	CALIBRATION
203	CAL	---	---	0.9	P	CALIBRATION
204	---	---	---	---	---	---
205	---	---	---	---	---	---
206	---	---	---	---	---	---
207	---	---	---	---	---	---
208	---	---	---	---	---	---
209	---	---	---	---	---	---
210	---	---	---	---	---	---

NOTES:

- XRF Readings: Measured in milligrams per square centimeter (mg/cm^2)
- Component: W=Wall, C=Ceiling, D=Door, DF=Door Frame, DJ=Door Jam, SL = Sill, SA = Sash, APR = Apron, WF = Window Frame, WL = Well, S = Shelf, CB = Cabinet, FL = Floor, BB = Baseboard, CL = Column
- Substrate: B = Brick, C = Concrete, D = Drywall, M = Metal, P = Plaster, W = Wood, V = Vinyl, CR = Ceramic
- Classification: N = Negative, P = Positive, I = Intact, NI = Non-Intact

Performance Characteristic Sheet

EFFECTIVE DATE: **September 24, 2004** **EDITION NO.: 1**

MANUFACTURER AND MODEL:

Make: *Niton LLC*
Tested Model: *XLp 300*
Source: ^{109}Cd
Note: This PCS is also applicable to the equivalent model variations indicated below, for the Lead-in-Paint K+L variable reading time mode, in the XLi and XLp series:

XLi 300A, XLi 301A, XLi 302A and XLi 303A.
XLp 300A, XLp 301A, XLp 302A and XLp 303A.
XLi 700A, XLi 701A, XLi 702A and XLi 703A.
XLp 700A, XLp 701A, XLp 702A, and XLp 703A.

Note: The XLi and XLp versions refer to the shape of the handle part of the instrument. The differences in the model numbers reflect other modes available, in addition to Lead-in-Paint modes. The manufacturer states that specifications for these instruments are identical for the source, detector, and detector electronics relative to the Lead-in-Paint mode.

FIELD OPERATION GUIDANCE

OPERATING PARAMETERS:

Lead-in-Paint K+L variable reading time mode.

XRF CALIBRATION CHECK LIMITS:

0.8 to 1.2 mg/cm^2 (inclusive)

The calibration of the XRF instrument should be checked using the paint film nearest 1.0 mg/cm^2 in the NIST Standard Reference Material (SRM) used (e.g., for NIST SRM 2579, use the 1.02 mg/cm^2 film).

If readings are outside the acceptable calibration check range, follow the manufacturer's instructions to bring the instruments into control before XRF testing proceeds.

SUBSTRATE CORRECTION:

For XRF results using Lead-in-Paint K+L variable reading time mode, substrate correction is not needed for:

Brick, Concrete, Drywall, Metal, Plaster, and Wood

INCONCLUSIVE RANGE OR THRESHOLD:

K+L MODE READING DESCRIPTION	SUBSTRATE	THRESHOLD (mg/cm^2)
Results not corrected for substrate bias on any substrate	Brick	1.0
	Concrete	1.0
	Drywall	1.0
	Metal	1.0
	Plaster	1.0
	Wood	1.0

BACKGROUND INFORMATION

EVALUATION DATA SOURCE AND DATE:

This sheet is supplemental information to be used in conjunction with Chapter 7 of the HUD *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing* ("HUD Guidelines"). Performance parameters shown on this sheet are calculated from the EPA/HUD evaluation using archived building components. Testing was conducted in August 2004 on 133 testing combinations. The instruments that were used to perform the testing had new sources; one instrument's was installed in November 2003 with 40 mCi initial strength, and the other's was installed June 2004 with 40 mCi initial strength.

OPERATING PARAMETERS:

Performance parameters shown in this sheet are applicable only when properly operating the instrument using the manufacturer's instructions and procedures described in Chapter 7 of the HUD Guidelines.

SUBSTRATE CORRECTION VALUE COMPUTATION:

Substrate correction is not needed for brick, concrete, drywall, metal, plaster or wood when using Lead-in-Paint K+L variable reading time mode, the normal operating mode for these instruments. If substrate correction is desired, refer to Chapter 7 of the HUD Guidelines for guidance on correcting XRF results for substrate bias.

EVALUATING THE QUALITY OF XRF TESTING:

Randomly select ten testing combinations for retesting from each house or from two randomly selected units in multifamily housing. Use the K+L variable time mode readings.

Conduct XRF retesting at the ten testing combinations selected for retesting.

Determine if the XRF testing in the units or house passed or failed the test by applying the steps below.

Compute the Retest Tolerance Limit by the following steps:

Determine XRF results for the original and retest XRF readings. Do not correct the original or retest results for substrate bias. In single-family housing a result is defined as the average of three readings. In multifamily housing, a result is a single reading. Therefore, there will be ten original and ten retest XRF results for each house or for the two selected units.

Calculate the average of the original XRF result and retest XRF result for each testing combination.

Square the average for each testing combination.

Add the ten squared averages together. Call this quantity C.

Multiply the number C by 0.0072. Call this quantity D.

Add the number 0.032 to D. Call this quantity E.

Take the square root of E. Call this quantity F.

Multiply F by 1.645. The result is the Retest Tolerance Limit.

Compute the average of all ten original XRF results.

Compute the average of all ten re-test XRF results.

Find the absolute difference of the two averages.

If the difference is less than the Retest Tolerance Limit, the inspection has passed the retest. If the difference of the overall averages equals or exceeds the Retest Tolerance Limit, this procedure should be repeated with ten new testing combinations. If the difference of the overall averages is equal to or greater than the Retest Tolerance Limit a second time, then the inspection should be considered deficient.

Use of this procedure is estimated to produce a spurious result approximately 1% of the time. That is, results of this procedure will call for further examination when no examination is warranted in approximately 1 out of 100 dwelling units tested.

TESTING TIMES:

For the Lead-in-Paint K+L variable reading time mode, the instrument continues to read until it is moved away from the testing surface, terminated by the user, or the instrument software indicates the reading is complete. The following table provides testing time information for this testing mode. The times have been adjusted for source decay, normalized to the initial source strengths as noted above. Source strength and type of substrate will affect actual testing times. At the time of testing, the instruments had source strengths of 26.6 and 36.6 mCi.

Testing Times Using K+L Reading Mode (Seconds)						
	All Data			Median for laboratory-measured lead levels (mg/cm^2)		
Substrate	25^{th} Percentile	Median	75^{th} Percentile	Pb < 0.25	0.25 ≤ Pb<1.0	1.0 ≤ Pb
Wood Drywall	4	11	19	11	15	11
Metal	4	12	18	9	12	14
Brick Concrete Plaster	8	16	22	15	18	16

CLASSIFICATION RESULTS:

XRF results are classified as positive if they are greater than or equal to the threshold, and negative if they are less than the threshold.

DOCUMENTATION:

A document titled *Methodology for XRF Performance Characteristic Sheets* provides an explanation of the statistical methodology used to construct the data in the sheets, and provides empirical results from using the recommended inconclusive ranges or thresholds for specific XRF instruments. For a copy of this document call the National Lead Information Center Clearinghouse at 1-800-424-LEAD.

This XRF Performance Characteristic Sheet was developed by the Midwest Research Institute (MRI) and QuanTech, Inc., under a contract between MRI and the XRF manufacturer. HUD has determined that the information provided here is acceptable when used as guidance in conjunction with Chapter 7, Lead-Based Paint Inspection, of HUD's *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*.

United States Environmental Protection Agency

This is to certify that

Southern Earth Science Inc.

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226

In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and Territories

This certification is valid from the date of issuance and expires August 09, 2022

LBP-15608-2

Certification #

July 22, 2019

Issued On

Michelle Price, Chief

Lead, Heavy Metals, and Inorganics Branch

United States Environmental Protection Agency

This is to certify that

Andrew C Sims

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226 as:

Inspector

In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and Territories

This certification is valid from the date of issuance and expires June 26, 2021

LBP-I-I154748-1

Certification #

June 06, 2018

Issued On

Adrienne Priselac, Manager, Toxics Office

Land Division

SOUTHERN EARTH SCIENCES
Geotechnical | Environmental | Materials Testing

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ALL ASBESTOS MATERIALS HAVE BEEN REMOVED FROM THE BUILDING AS OF 12.21.2025

Donofro Architects
2910 Caledonia Street
Marianna, FL 32447

May 4, 2020
File No.: P20-0221

Attention: **Mr. Paul Donofro, Jr. AIA**

Subject: **Asbestos Survey of the Marianna Office Supply Building, 4423 Constitution Lane, Marianna, Florida**

Dear Mr. Donofro:

As requested, **Southern Earth Sciences, Inc.** has completed an asbestos survey of the building located at 4423 Constitution Lane in Marianna, Florida. The survey of the building did not include the roofing. We understand that the building is scheduled for renovations. This report will provide the results of our investigation.

1.0 INTRODUCTION

On April 24, 2020, asbestos surveyors with our firm obtained a total of thirty-four (34) bulk samples of suspect asbestos-containing building materials for analysis. Fifty-four (54) samples were analyzed due to multiple layers within the samples. The samples consisted of window glazing, ceiling tiles, vinyl floor tile, floor tile mastic, drywall, drywall joint compound, vinyl floor sheeting, baseboard, baseboard mastic, fiberboard, plaster, and felt paper. The bulk samples were sent to Eurofin-CEI, a NVLAP accredited analytical laboratory in Cary, NC. Bulk samples were analyzed by Polarized Light Microscopy (PLM), E.P.A. Method 600/R-93/116. Test results are attached.

2.0 DEFINITIONS

Asbestos Containing Materials (ACM): Building materials used for construction of a structure that are known or are suspect for containing asbestos.

Asbestos: Asbestos is the asbestiform varieties of chrysotile, crocidolite, amosite, anthophylite, tremolite, and actinolite.

Asbestos Inspection: An evaluation performed by a trained and E.P.A. certified inspector to determine the presence or absence of Asbestos-containing materials. Asbestos inspectors engage in the survey and assessment of ACBM.

Category I non-friable ACM: asbestos-containing packings, gaskets, resilient floor covering and asphalt roofing products.

Category II non-friable ACM: any material, excluding Category I ACM, that when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure.

Demolition: the removal of load-bearing walls or structural components.

EPA – Environmental Protection Agency.

Regulated Asbestos Containing Material (RACM): (a) Friable asbestos materials, (b) Category I non-friable ACM that has become friable, (c) Category I non-friable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading, or, (d) Category II non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition or renovation operations regulated by NESHAPS.

Renovation: the removal of any other building components other than load-bearing walls or structural components.

3.0 PHYSICAL SURVEY

It appears that the "building" is actually two (2) buildings. According to the information from the Jackson County Property Appraiser's office the buildings were constructed in 1920. The buildings originally contained 3 storefronts. Unit A (west side), Unit B (center) and Unit C (east side). Units B and C were used as the Marianna Office Supply. Both buildings are 3 story masonry block and brick buildings with slab on grade foundations. The roofing was built up roofing. Piping in the building was bare metal.

Unit A – West End
Basement – the floor was concrete. The walls were plaster. The ceiling was wood.
Ground floor – The walls were plaster. A mural was painted on the north and east walls of the unit. The floor was plywood sub-floor over vinyl floor tile. The ceiling was wood with remnants of 1'x2' stapled on ceiling tiles.
2nd Floor – The floor was wood. The walls were plaster. The ceiling was wood. There was no access into the attic space.

Unit B – Center
Basement – the floor was concrete. The walls were plaster and wood. The ceiling was wood.
Ground floor – the floor was carpeting over vinyl floor tile in most of the unit. Press-on vinyl floor tile was in the southern portion of the unit in the office area. The walls were plaster with drywall construction office spaces and a hallway. The ceiling was interlocking stapled on 1'x2' ceiling tiles with suspended ceiling tiles (fiberglass) located in the north section of the store.
2nd Floor – The floor was wood with remnants of vinyl floor sheeting. The walls were plaster. The ceiling was wood. There was no insulation observed in the attic space.

Unit C – East End
Basement – the floor was concrete with carpet over concrete in the workshop area. The ceiling was wood. The walls were wood. Vinyl floor sheeting from the 2nd floor was located in the elevator equipment area/pit in the southeast corner of the unit.
Ground floor – the floor was carpeting over a wood sub-floor over felt. The ceiling was interlocking stapled on 1'x2' ceiling tiles with suspended ceiling tiles (fiberglass) located in the north section of the store. The walls were wood paneling over plaster in most of the area. A storage room across from the stairs to the 2nd floor had drywall walls.
2nd floor – the floor was wood with remnants of vinyl floor sheeting. The walls were plaster. The ceiling was wood. There was no insulation observed in the attic space.

4.0 SUMMARY OF FINDINGS

The E.P.A. definition for an asbestos-containing material is a building material that contains more than 1 percent asbestos when analyzed by PLM and is placed into two categories: friable and non-friable. Friable ACM is a material that can be easily pulverized with hand pressure as opposed to non-friable ACM.

4.1 FRIABLE ACM

There were no friable asbestos containing materials identified in the building.

4.2 NON-FRIABLE ACM

Unit A – the north, east and west plaster walls on the first floor has a layer of "mud" that contained 2% Chrysotile asbestos. The plaster from the 2nd floor did not contain asbestos.

The black/brown vinyl floor tile located under the sub-floor (and at the entrance to the basement) contains 10% Chrysotile asbestos. The mastic under the floor tile did not contain asbestos. There is approximately 3700 square feet of floor tile in the unit. The mastic located at the entrance to the basement contains 5% Chrysotile asbestos. This was located on top of the floor tile. There was approximately 25 square feet of mastic.

Unit B – the white vinyl floor tile located under the carpeting contained 2% Chrysotile asbestos and the mastic contained 5% Chrysotile asbestos. There was approximately 3725 square feet of floor tile and mastic in the unit.

The drywall joint compound located in the office area contained 2% Chrysotile asbestos. We did not quantify the amount of drywall in the unit.

Unit C - There were no non-friable asbestos containing materials identified in the unit.

4.3 OTHER HAZARDOUS MATERIALS

*Mercury-containing fluorescent lamps and thermostats/switches were present in all units. We should note that most of the lighting fixtures appeared to be the older type and may contain older fluorescent lamps.

*Potential Polychlorinated Biphenyls (PCB) containing electric fluids in light ballasts in all units. Most of the light fixtures located in the units appeared to be the older type. Ballasts associated with the fluorescent lights may contain PCBs.

An elevator was located in "Unit C" in the southeast corner of the building. Vinyl floor sheeting debris from the 2nd floor (non-asbestos) was in the elevator pit and we could not determine if there were oils associated with the equipment.

*Chlorofluorocarbons (CFCs) in air conditioning units may be present in heating and air conditioning equipment and the refrigerator in the basement of unit C.

5.0 CONCLUSIONS AND RECOMMENDATIONS

ASBESTOS

In accordance with the National Emission Standards for Hazardous Air Pollutants (NESHAPS), 40 CFR Part 61, Subpart M, Regulated Asbestos Containing Materials (RACM) are required to be removed prior to renovations that would disturb asbestos containing materials and prior to demolition.

It is our understanding that the building is scheduled for renovations and some of the walls are scheduled for removal or refinishing. The drywall in the office area in unit B cannot be sanded due to asbestos containing drywall joint compound. If drywall walls are to be removed, then the removal must be performed by a Florida Licensed asbestos abatement contractor. The plaster walls on the ground floor in Unit A cannot be sanded. Removal of the plaster from the ground floor in unit A must be performed by a Florida licensed Asbestos Abatement Contractor.

Unit A - the asbestos containing floor tile is located under the wood sub-floor. New flooring materials may be installed over the sub-floor. However, if the sub-floor and the floor tile below are going to be removed, the removal must be performed by a Florida licensed asbestos abatement contractor.

Unit B – the asbestos containing vinyl floor tile is located under carpeting on the ground floor of this unit. The carpeting and floor tile should be removed by a Florida licensed Asbestos Abatement Contractor. The carpeting is adhered well and was difficult to pull up.

Removal of asbestos containing materials must be performed by an Asbestos Abatement Contractor licensed by the State of Florida, with certified personnel. ACM abatement must comply with the State of Florida Department of Business and Professional Regulation, Chapter 469, licensing and training; Chapter 62-701.520, Waste Disposal Rules; Chapter 62-257, DEP 1999, Asbestos Program and OSHA 29 CFR 1926.1100 (Construction Industry Standard).

NESHAPS requires a 10-working day notification to the Florida Department of Environmental Protection (FDEP) Division of Air Management prior to the start date of an asbestos abatement or demolition project.

6.0 GENERAL COMMENTS

This pre-renovation survey has been performed to identify asbestos containing materials in the existing building and is not intended as abatement specifications and drawings.

Comments and observations given above reflect an opinion as to the various materials and conditions visually observed during the inspections and should not be construed as a representation or warranty expressed or implied, as to scope, thoroughness or accuracy of the inspection.

A conscious effort is made to identify all suspect materials. There is a possibility that conditions or materials may exist which could not be identified during our survey due to physical inaccessibility and the use of nondestructive sampling methods. Materials that typically do not contain asbestos have not been sampled. These materials include but are not limited to rubber, fiberglass, etc.

Conclusions and recommendations given in this report are based upon our interpretation of current regulatory standards. Changes in regulatory standards may require changes in our conclusions and recommendations.

We appreciate the opportunity to be of service to you on this project. Should you have any questions or require additional information, please contact our office.

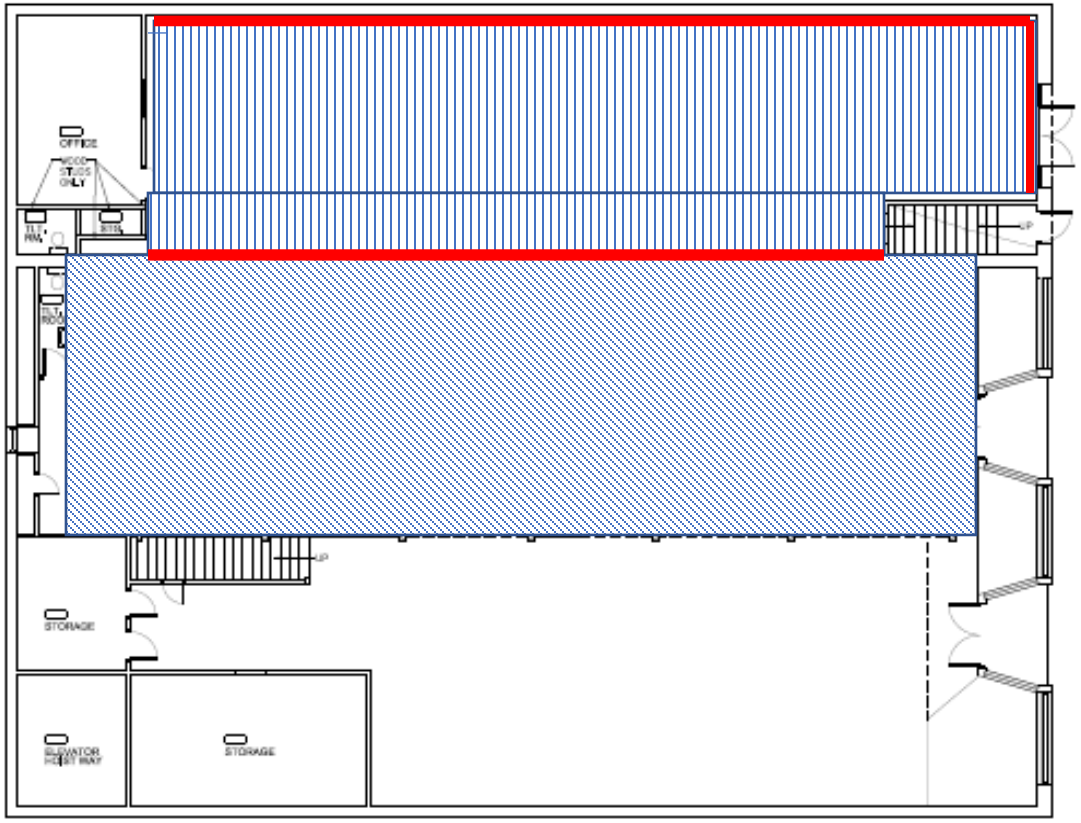
Sincerely,
SOUTHERN EARTH SCIENCES, INC.

Tammie Barry
Asbestos Inspector

Mark E. Wilson, P.E.
Asbestos Consultant No. AX 85
State of Florida

SES SOUTHERN EARTH SCIENCES

ASBESTOS CONTAINING MATERIAL LOCATION PLAN



ALL ASBESTOS MATERIALS HAVE BEEN REMOVED FROM THE BUILDING

FIRST FLOOR PLAN
1/8" = 1'-0"

Asbestos Containing floor tile & Mastic (under carpet)

Asbestos Containing Plaster

Asbestos Containing floor tile & mastic (under sub-floor)

Asbestos Waste Shipment Record Form

§ 61.149 40 CFR Ch. 1 (7-1-00 Edition)

Generator

1. Work site name and mailing address	Owner's name	Owner's telephone number
4423 Constitution Lane Marianna FL 32446	City of Marianna Tim Whalen	
2. Operator's name and address: Band of Brothers Group, LLC P.O. Box 424 Panama City, FL 32402		Operator's telephone number 850-814-8096
3. Waste disposal site (WDS) name, mailing address, and physical site location: Waste Pro 11901 Sunbelt Drive Panama City Beach FL 32413		WDS phone number 850-271-1112
4. Name and address of responsible agency: DEP		
5. Description of materials	6. Containers No. Type	7. Total Quantity
Friable		14 m^3 (yd^3) yds
Non-Friable	Water & Bagged	

8. Special handling instructions and additional information
Keep Wet

9. OPERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and government regulations.

Printed/typed name and title	Signature	Month Day Year
Jimmy Livingston, Supervisor Address and telephone no. P.O. Box 424 Panama City, FL 32402		11/19/2025

Transporter

10. Transporter 1 (Acknowledgement of receipt of materials)
Band of Brothers Group, LLC

Printed/typed name and title	Signature	Month Day Year
X Charles Montgomery Address and telephone no. P.O. Box 424 Panama City, FL 32402	X	11/21/25

11. Transporter 2 (Acknowledgement of receipt of materials)

Printed/typed name and title Address and telephone no.	Signature	Month Day Year

Disposal site

12. Discrepancy indication space

13. Waste disposal site owner or operator:
Certification of receipt of asbestos materials covered by this manifest except as noted in item 12. Waste Pro 11901 Sunblet Drive Panama City Beach, FL 32413

Printed/typed name & title	Signature	Month Day Year
Lisa R Cohee Scale House Operator		11-21-25

(Continued)

Asbestos Waste Shipment Record Form

§ 61.149 — 40 CFR Ch. 1 (7-1-00 Edition)

Generator

1. Work site name and mailing address	Owner's name	Owner's telephone number
4423 Constitution Lane Marianna FL 32446	City of Marianna Tim Wheeler	
2. Operator's name and address: Band of Brothers Group, LLC P.O. Box 424 Panama City, FL 32402		Operator's telephone number 850-814-8096
3. Waste disposal site (WDS) name, mailing address, and physical site location: Waste Pro 11901 Sunbelt Drive Panama City Beach FL 32413		WDS phone number 850-271-1112
4. Name and address of responsible agency: DEP		
5. Description of materials	6. Containers No. Type	7. Total Quantity m^3 (yd^3)
Friable		
Non-Friable	Water & Bagged	15 yds
8. Special handling instructions and additional information: Keep Wet		
9. OPERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and government regulations.		
Printed/typed name and title: Jimmy Livingston, Supervisor Address and telephone no.: P.O. Box 424 Panama City, FL 32402	Signature	Month Day Year: 11/19/2025

Transporter

10. Transporter 1 (Acknowledgement of receipt of materials): Band of Brothers Group, LLC		
Printed/typed name and title: Charlie Montgomery Address and telephone no.: P.O. Box 424 Panama City, FL 32402	Signature	Month Day Year: 12-1-25
11. Transporter 2 (Acknowledgement of receipt of materials)		
Printed/typed name and title Address and telephone no.	Signature	Month Day Year

Disposal site

12. Discrepancy indication space		
13. Waste disposal site owner or operator: Certification of receipt of asbestos materials covered by this manifest except as noted in item 12. Waste Pro 11901 Sunblet Drive Panama City Beach, FL 32413		
Printed/typed name & title: Lisa R Cohee Scale House Operator	Signature: Lisa R Cohee	Month Day Year: 12-01-25

(Continued)

NEW BOUTIQUE HOTEL IRALENA
ARCHITECTURAL ADDENDUM ONE
May 5, 2026

Item 1: 5-04-2026	**Refer to sheet A-0.1, Project Allowance** **ADD:** Glass shower enclosure: $1,500.00 per unit or $22,500.00 total (material and installation to be included, turnkey) See revised Sheet A-0.1 included with this addendum.
Item 2: 5-04-2026	**Refer to Sheet A-1.1 and A-1.2, Construction Notes** **ADD the following on Sheet A-1.2 Construction Note 9 and Sheet A-1.2 Construction Note 8 to Read:** At each guest room shower provide and install new shower pan equal to Swan Swanstone Shower Pan Model SF-03600MD or SS-3660 60”x36”x3” black, alcove single threshold with integral tile flange, center drain with champagne bronze filter, see plumbing plans. See revised sheets A-1.1 and A-1.2 included with this addendum.
Item 3: 5-04-2026	**Refer to Sheet A-1.4, Ground Floor Wainscot Location Plan, Room 112 Corridor and Room 113 Dining Room** **ADD** Wainscot installation designation symbol at interior walls as indicated on revised sheet A-1.4 included with this addendum.
Item 4: 5-04-2026	**Refer to Architectural Sheets A- 2.0 and A -2.1** **ADD add the following Note**. EXISTING INTERIOR BRICK SURFACES - All existing interior brick surfaces to remain and to remain exposed and shall receive a minimum two coat application of clear, matte, water based polyurethane sealer. Application of the sealer to achieve a natural, matte finish and to exhibit no visible sheen nor yellowing. Contractor to apply product to a 3' x 3' (minimum) test area for owner review and approval prior to full application. All surfaces to receive sealer application shall be clean, dry and free of dust, loose mortar, and efflorescence prior to sealer application. See revised sheet A-2.0 and A-2.1 included with this addendum.
Item 5: 5-04-2026	**Refer to Shet A-3.0** **ADD the following note:** The entirety of the existing building exterior to be painted including but not limited to the existing face brick veneer, the cement stucco, concrete window headers, and C.I. pilasters using KEIM Paints. For painting the existing brick veneer and stucco surfaces use a minimum of two coats of KEIM Granital Exterior Mineral Potassium Silicate Paint at an application rate of 250 to 300 sf per gallon. Prior to paint application, existing surfaces to be repainted shall be thoroughly cleaned, dry and prepared as per KEIM Paint Manufacturer’s recommendation. See revised sheet A-3.0 included with this addendum.

NEW BOUTIQUE HOTEL IRALENA
ARCHITECTURAL ADDENDUM ONE
May 5, 2026

Item 6: 5-04-2026	**Drawings, Sheet A-8.0 See revised sheet A 8.0 included with this addendum that includes typical window head and sill details 5A - A-8.0 and 5B - A-8.0**

PROJECT ALLOWANCES (ALL ALLOWANCES ARE MATERIAL COST ONLY UNLESS DESIGNATED AS DESIGN-BUILD/TURN-KEY)

BAR MILLWORK – (INCLUDES COUNTER TOP, BAR FACE, BACK BAR, SHELVING) – $ 100,000.00 (DESIGN-BUILD ALLOWANCE/TURN KEY)

GUEST ROOM BATHROOM VANITY – (COUNTER TOP, CABINET & FAUCET) – $ 34,850.00

STAIRCASE MILLWORK – (RAILINGS, TREADS, RISERS, SPINDLES, ORNAMENTAL WOOD) – $ 150,000.00 (DESIGN-BUILD ALLOWANCE/TURN-KEY)

FINISH ALLOWANCES – (WALL COVERING, FLOORING) * SEE SHEET A-2.0 & TABLE BELOW

GUEST ROOM APPLIANCES
* TOP FREEZER REFRIGERATOR – $ 1,000.00/ROOM – $ 17,000.00
* INDUCTION HEAT COOK TOP – $ 500.00/ROOM – $ 8,500.00
* BUILT-IN MICRO WAVE – $ 700.00/ROOM – $ 11,900.00

CUSTOM DOOR & HARDWARE 113A– $ 2,800.00

PUBLIC REST ROOMS 108A & 108B – (VANITY, CABINET, COUNTERTOP, FAUCET) – $ 1,140.00/ROOM – $ 2,280.00

BASEMENT TOILET ROOMS – (INTEGRATED COUNTER SINK & FAUCET) – $ 800.00/ROOM – $1600.00

HOTEL GUEST ROOM BATHROOM – $ 1,500.00/UNIT OR $ 25,500.00 TOTAL (MATERIAL & INSTALLATION INCLUDED IN ALLOWANCE), TURN KEY. 1
GLASS SHOWER ENCLOSURES

FINISH ALLOWANCES * MATERIAL ALLOWANCE ONLY

MATERIAL	LOCATION	UNIT COST ALLOWANCE	REMARKS
CERAMIC FLOOR TILE	GUEST BATHROOMS	$15.00/SF	INDICATED ALLOWANCE COST IS FOR MATERIAL PURCHASE ONLY & DOES NOT INCLUDE INSTALLATION/LABOR COST. INSTALLATION OF FINISHES TO BE INCLUDED AS PART OF BASE BID SEPARATE FROM ALLOWANCE.
CERAMIC FLOOR TILE	MEN'S RESTROOM 108A & WOMEN'S RESTROOM 108B	$15.00/SF	INDICATED ALLOWANCE COST IS FOR MATERIAL PURCHASE ONLY & DOES NOT INCLUDE INSTALLATION/LABOR COST. INSTALLATION OF FINISHES TO BE INCLUDED AS PART OF BASE BID SEPARATE FROM ALLOWANCE.
6" X 6" QUARRY FLOOR TILE	KITCHEN, BAR AREA, & LAUNDRY	$12.00/SF	ABRASIVE FLOOR TILE W/ EPOXY GROUT/NO EXCEPTIONS. INDICATED ALLOWANCE COST IS FOR MATERIAL PURCHASE ONLY & DOES NOT INCLUDE INSTALLATION/LABOR COST. INSTALLATION OF FINISHES TO BE INCLUDED AS PART OF BASE BID SEPARATE FROM ALLOWANCE.
CERAMIC WALL TILE	GUEST BATHROOM SHOWERS	$17.00/SF	PROVIDE SHOWER PAN. PROVIDE SCHLUTER KERDI WATERPROOFING MEMBRANE SYSTEM ON 3 CERAMIC TILE WALLS. INDICATED ALLOWANCE COST IS FOR MATERIAL PURCHASE ONLY & DOES NOT INCLUDE INSTALLATION/LABOR COST. INSTALLATION OF FINISHES TO BE INCLUDED AS PART OF BASE BID SEPARATE FROM ALLOWANCE.
CERAMIC WALL TILE KITCHENETTE BACKSPLASH	GUEST ROOM KITCHENETTES 24" ABOVE COUNTERTOP	$15.00/SF	STANDARD SANDED GROUT. INDICATED ALLOWANCE COST IS FOR MATERIAL PURCHASE ONLY & DOES NOT INCLUDE INSTALLATION/LABOR COST. INSTALLATION OF FINISHES TO BE INCLUDED AS PART OF BASE BID SEPARATE FROM ALLOWANCE.
CERAMIC WALL TILE	MEN'S RESTROOM 108A & WOMEN'S RESTROOM 108B	$15.00/SF	SEE DETAILS THIS SHEET FOR SCHLUTER TRIM. INDICATED ALLOWANCE COST IS FOR MATERIAL PURCHASE ONLY & DOES NOT INCLUDE INSTALLATION/LABOR COST. INSTALLATION OF FINISHES TO BE INCLUDED AS PART OF BASE BID SEPARATE FROM ALLOWANCE.
VINYL WALL COVERING (WALL PAPER)		$22.00/SF	AS SELECTED BY OWNER. INDICATED ALLOWANCE COST IS FOR MATERIAL PURCHASE ONLY & DOES NOT INCLUDE INSTALLATION/LABOR COST. INSTALLATION OF FINISHES TO BE INCLUDED AS PART OF BASE BID SEPARATE FROM ALLOWANCE.
SUSPENDED DECORATIVE METAL CEILING TILE	DINING 113	$12.00/SF	ALLOWANCE DOES NOT INCLUDE COST OF 2' X 2' SUSPENDED METAL GRID, INSTALLATION OF 2' X 2' SUSPENDED METAL GRID, OR COST OF INSTALLING METAL CEILING TILE IN GRID.

WINDOW SPECIFICATION

DESCRIPTION – FACTORY ASSEMBLED, SINGLE-HUNG, ALUMINUM-CLAD WOOD WINDOW W/DIVIDED LIGHT FIXED UPPER SASH AND A NON-DIVIDED LIGHT PLATE SASH OPERABLE LOWER SASH

EXTERIOR CLADDING – EXTRUDED ALUMINUM WITH HIGH PERFORMANCE FLUOROPOLYMER FINISH MEETING AAMA 2605 REQUIRED MINIMUM THICKNESS 0.050 INCHES / 1.27MM

INTERIOR FINISH – UNFINISHED PAINT GRADE HILN DRIED SOLID WOOD

WOOD SPECIES – PINE

GLASS – NON IMPACT, FULLY TEMPERED, INSULATED, LOW-E @ BOTH OPERABLE AND FIXED SASH
* THERMAL TRANSMISSION COEFFICIENT (U-FACTOR) – NFCR 100
* SOLAR HEAT GAIN COEFFICIENT (SHGC) – NFCR 200
* VISIBLE LIGHT TRANSMISSION (VLT) – NFCR 200

SIZE/CONFIGURATION – AS INDICATED IN ARCHITECTURAL PLANS

INSTALLATION FLANGE – EXTRUDED ALUMINUM

HARDWARE – SELF LATCHING, DIE CAST ZINC

JAMB LINER – CONCEALED RIGID VINYL

WINDOW OPENING CONTROL DEVICE – RESTRICT OPERATION TO MAX 4"

NEW HARDWOOD FLOORING SPECIFICATION

WHERE NOTED ON
ROOM FINISH SCHEDULE AS NEW HARDWOOD FLOORING; HARDWOOD FLOORING TO BE NO.1 COMMON GRADE 5" X 3/4" THICK PLAIN SAWN TONGUE & GROOVE (T&G) FINISHED AT SITE W/ S.W. WOOD CLASSICS WOOD OIL STAIN 3216 WITH 3 COATS OF BONA TRAFFIC H.D. COMMERCIAL SATIN SHEEN WATER BORNE POLYURETHANE AS TOP COAT.

RECLAIMED/REFINISHED WOOD FLOORING SPECIFICATION

WHERE NOTED ON
ROOM FINISH SCHEDULE AS RECLAIMED/REFINISHED WOOD FLOORING; SALVAGE AND RETAIN EXISTING 5" SYP (SOUTHERN YELLOW PINE) TONGUE & GROOVE 3/4" THICK WOOD FLOORING. INFILL AREAS AS REQUIRED FOR COMPLETE INSTALLATION THROUGHOUT ROOM OR SPACE WITH NEW SOUTHERN YELLOW PINE 1 X 6 T&G SELECT GRADE KILN DRIED WITH GRAIN MATCH TO EXISTING. SITE SAND & FINISH WITH SHERWIN WILLIAMS WOOD CLASSICS OIL STAIN SW 3216 W/ 3 COATS OF BONA TRAFFIC H.D. COMMERCIAL SATIN SHEEN WATERBORNE POLYURETHANE AS TOP COAT.

INTERIOR WOOD DOOR SPECIFICATION

DESCRIPTION – SOLID LUMBER STAVED CORE DOORS 1-3/4" THICK & WIDTH & HEIGHT AS PER SCHEDULE

FACE VENEER SHALL BE MAHOGANY GROUND FLOOR & SECOND FLOOR WOOD DOORS
FACE VENEER SHALL BE BIRCH PREMIUM GRADE BASEMENT LEVEL WOOD DOORS

TOP & BOTTOM EDGES TO BE MIN. 2" HARDWOOD
SIDE EDGES TO BE MIN. 1-3/4" HARDWOOD

DOORS SHALL MEET COMMERCIAL STANDARD CS171-58 INCLUDING ALL AMENDMENTS

GUARANTEE – LIFE OF INSTALLATION

HARDWARE ALLOWANCE – 1,000.00/DOOR

NEW CEILING WOOD

ANY EXISTING WOOD CEILINGS THAT ARE REMOVED DUE TO DETERIORATION OR AS REQUIRED FOR INSTALLATION OF ANY NEW STRUCTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING COMPONENTS IN AREAS THAT ARE DESIGNATED AS NEW OR REFINISHED WOOD CEILING REPLACED W/ 1 X 6 NOMINAL (3/4" X 5-1/2" ACTUAL) TONGUE & GROOVE PREMIUM PINE V JOINT PROFILE BEAD BOARD

1
MAY 5TH, 2026
ADDENDUM #1

BID DOCUMENTS
DONOFRO ARCHITECTS
NOT FOR CONSTRUCTION

STATE OF FLORIDA
PAUL A DONOFRO JR
00011148
REGISTERED ARCHITECT

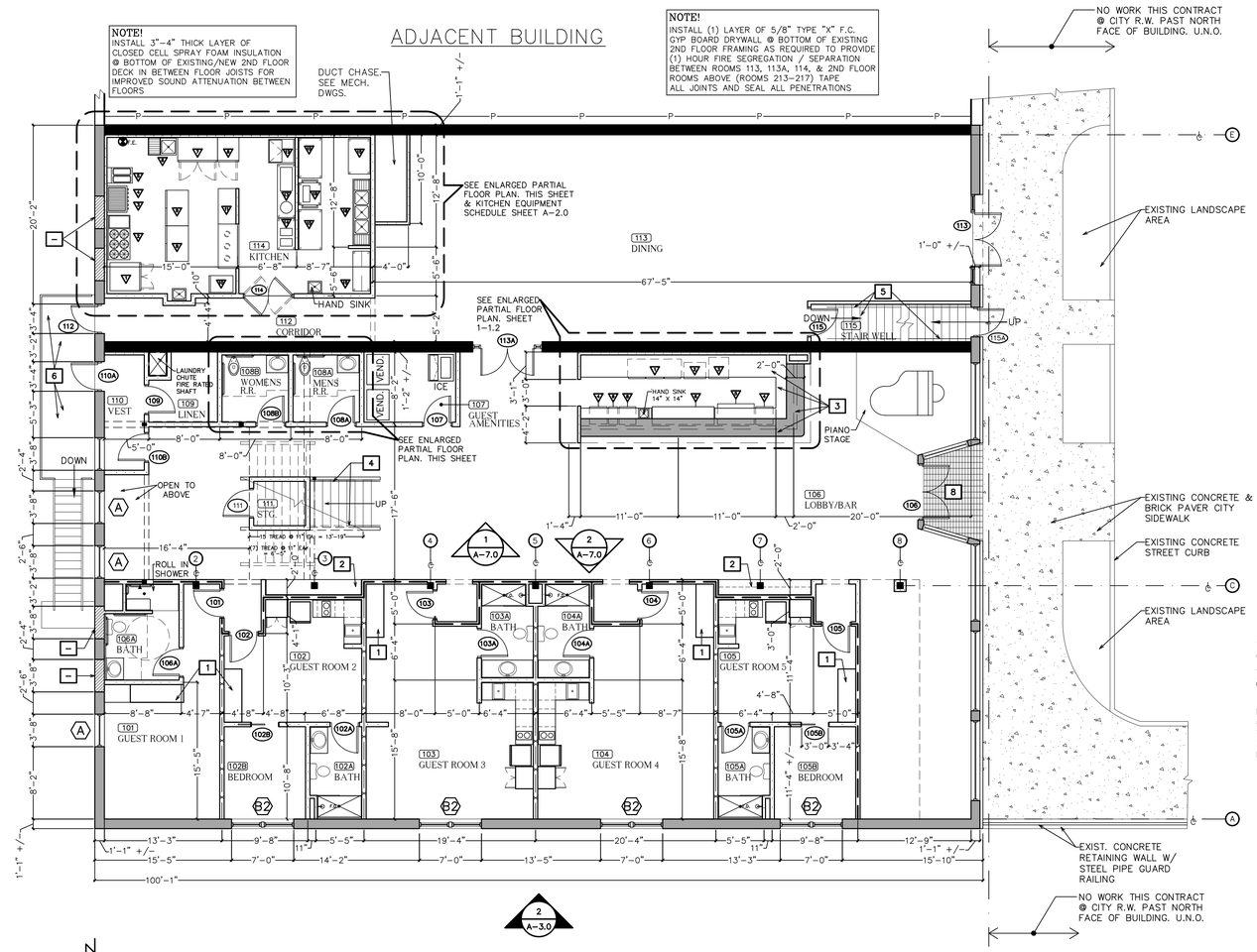
DONOFRO ARCHITECTS
2910 CALEDONIA ST.
MARIANNA, FL 32446
OFFICE: (850) 482-5261
P.O. BOX 861
MARIANNA, FL 32447
FAX: (850) 482-8609

SHEET TITLE: PROJECT ALLOWANCES * SPECIFICATIONS

ADAPTIVE RE-USE PROJECT
NEW BOUTIQUE HOTEL IRALENA
FOR
THE CITY OF MARIANNA
4423 CONSTITUTION LN. MARIANNA, FLORIDA

JOB NUMBER: M-2025-11
DATE: APR. 24, 2026
DRAWN BY: C.L.D.
CHECKED BY: P.A.D., JR.

SHEET No.
A-0.1



GROUND FLOOR PLAN

1/8" = 1'-0"

7,266 S.F.

FLOOR PLAN LEGEND

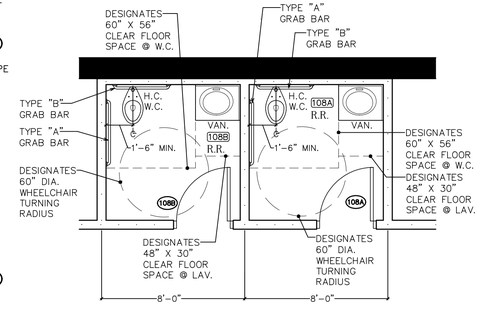
- ROOM FINISH SCHEDULE REFERENCE SYMBOL
- WINDOW SCHEDULE REFERENCE SYMBOL
- DOOR SCHEDULE REFERENCE SYMBOL
- GENERAL CONSTRUCTION NOTE REF. SYMBOL
- F.E. WALL MTD. 10 LB. CAPACITY FIRE EXTINGUISHER
- W.H. WALL HYDRANT. SEE PLUMBING DWGS.
- NEW (1)HR. RATED 3.5" C.F.S. STUD FRAMED SOUND WALL W/ SOUND BATT INSULATION
- NEW 1/2 HOUR RATED 3.5" C.F.S. STUD FRAMED SOUND WALL W/ SOUND BATT INSULATION
- NEW NON RATED 3.5" C.F.S. INTERIOR WALL CONSTRUCTION.
- EXISTING EXTERIOR WALL CONSTRUCTION TO REMAIN
- EXISTING EXTERIOR WALL CONSTRUCTION TO REMAIN
- EXISTING PARTY WALL CONSTRUCTION TO REMAIN
- EXTERIOR ELEVATION REFERENCE SYMBOL
- INTERIOR ELEVATION REFERENCE SYMBOL
- KITCHEN EQUIPMENT SCHEDULE REF. SYMBOL
- COLUMN LINE REFERENCE SYMBOL

WALL LEGEND

SYMBOL	DETAIL	DESCRIPTION	ASSEMBLY CONSTRUCTION
		INTERIOR (1) HOUR RATED 4-3/4" THICK STUD WALL	(1) LAYER OF 5/8" TYPE "X" GYP. BOARD DRYWALL EA. SIDE OF 3.5" X 20GA. C.F.S. STUD @ 16" O.C. W/ 3-1/2" BATT SOUND ATTENUATION BLANKETS IN BETWEEN STUDS
		INTERIOR (1/2) HOUR RATED 7-1/4" THICK FRAMED SOUND WALL	(1) LAYER OF 5/8" GYP. BOARD EA. SIDE OF 3.5" X 20GA. STAGGERED C.F.S. STUDS @ 16" O.C. IN 6" C.F.S. TRACKS W/ 3-1/2" FIBERGLASS BATT SOUND ATTENUATION BLANKETS CONTINUOUS AROUND STAGGERED STUDS
		INTERIOR NON RATED 4-3/4" STUD FRAMED WALL	(1) LAYER OF 5/8" GYP. BOARD DRYWALL EA. SIDE OF 3-1/2" X 20GA. C.F.S. STUDS @ 16" O.C. W/ 3-1/2" FIBERGLASS SOUND BLANKETS IN BETWEEN STUDS
		STUD FRAMED CHASE WALL CONSTRUCTION ADJACENT EXISTING INTERIOR OR EXTERIOR MASONRY WALL	(1) LAYER OF 5/8" GYP. BOARD DRYWALL @ EXPOSED SIDE OF 3-1/2" X 20GA. C.F.S. STUD FRAMING @ 16" O.C.
		1-1/2" DEEP FURRING OVER EXISTING WALL	(1) LAYER OF 5/8" GYP. BOARD DRYWALL @ EXPOSED SIDE OF 1.5" DEEP VERT. STEEL HAT CHANNEL FURRING STRIPS OVER EXISTING INTERIOR OR EXTERIOR MASONRY WALL CONSTRUCTION

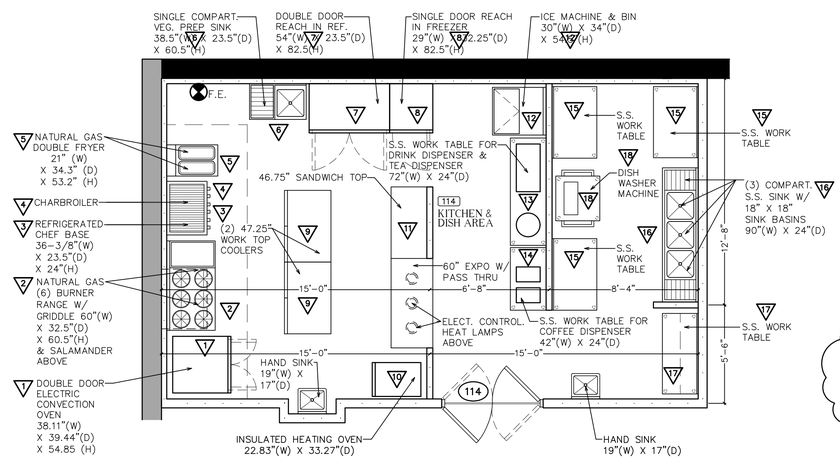
CONSTRUCTION NOTES

1. CONSTRUCT & INSTALL NEW STAINED WOOD 72" WIDE X 24" DEEP X 84" TALL MILLWORK LUGGAGE CLOSET AS PER DETAILS ON SHEET A-1.3
1A. CONSTRUCT & INSTALL NEW STAINED WOOD 48" WIDE X 24" DEEP X 84" TALL MILLWORK LUGGAGE CLOSET AS PER DETAILS ON SHEET A-1.3
2. CONSTRUCT & INSTALL NEW STAINED WOOD BASE CABINETS & FLOATING SHELVES @ ALCOVE AS SHOWN ON INTERIOR ELEVATIONS & DETAIL ON SHEET A-1.3
3. SEE ALLOWANCE ON SHEET A-0.1 TO BE INCLUDED IN BID PRICE FOR CONSTRUCTION & INSTALLATION OF BAR, BACK BAR, BAR FACE, & COUNTER TOP AS SHOWN
4. SEE ALLOWANCE ON SHEET A-0.1 FOR CONSTRUCTION OF GROUND STAIRCASE INCLUDING TO BE INCLUDED IN BID PRICE INCLUDING STAIRS, LANDING, HANDRAIL, GUARDRAIL, & FINISHES.
5. EXISTING STAIRS TO BASEMENT TO BE REPAIRED AS REQUIRED. INSTALL NEW WALL MTD. STAINED 1-1/2" DIAMETER WOOD HANDRAIL @ EA. SIDE OF STAIR @ 33" TO 36" ABOVE LEADING EDGE OF STAIR NOSING
6. CONSTRUCT NEW POWDER COATED STEEL EXIT LANDING & EXIT STAIRS AS SHOWN & DETAILED ON SHEET A-7.0
7. THE GENERAL CONTRACTOR IS TO PROVIDE / CONSTRUCT WOOD ACCESS PANELS @ THE EXTERIOR SIDE OF EA. HOTEL GUEST BATHROOM AS REQUIRED TO PROVIDE ACCESS TO H.V.A.C. AIR HANDLING UNITS LOCATED IN SPACE ABOVE BATHROOM CEILINGS. G.C. TO COORDINATE EXACT SIZE & LOCATION OF ACCESS PANELS W/ MECH. CONTRACTOR AS REQUIRED FOR NORMAL MAINTENANCE OF THE UNITS, & AS REQUIRED TO REMOVE THE UNIT SHOULD REPLACEMENT BE REQUIRED.
8. CONSTRUCT NEW 4" THICK DEPRESSED CONCRETE APRON @ EXISTING ENTRANCE ALCOVE. DEPRESS SLAB AS REQUIRED FOR NEW SOLID BRICK PAVERS. BRICK PAVERS AS SELECTED BY OWNER
9. AT EACH GUEST ROOM BATHROOM SHOWER PROVIDE & INSTALL NEW SHOWER PAN EQUAL TO SWAN-SWANSTONE SHOWER PAN MODEL # SF03660MD OR SS-3660; 60"X36"X3" BLACK, ALCOVE, SINGLE THRESHOLD W/ INTEGRAL TILE FLANGE, & CENTER DRAIN W/ CHAMPAGNE BRONZE FILTER.



ENLARGED PARTIAL FLOOR PLAN

1/4" = 1'-0"



ENLARGED PARTIAL FLOOR PLAN

1/4" = 1'-0"

NOTE!
SEE EQUIPMENT SCHEDULE ON SHEET A-2.1. ALL KITCHEN EQUIPMENT TO BE PURCHASED & DELIVERED TO THE JOB SITE BY THE OWNER (N.I.C.). THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL UTILITIES AS SHOWN ON MECH., ELECT., & PLUMBING DWGS. & FOR INSTALLING THE OWNER FURNISHED EQUIP. & MAKING FINAL CONNECTIONS TO UTILITIES

1 MAY 5TH, 2026 ADDENDUM #1

BID DOCUMENTS
DONOFRO ARCHITECTS
NOT FOR CONSTRUCTION

STATE OF FLORIDA * PAUL A. DONOFRO JR. * REGISTERED ARCHITECT * 00011148

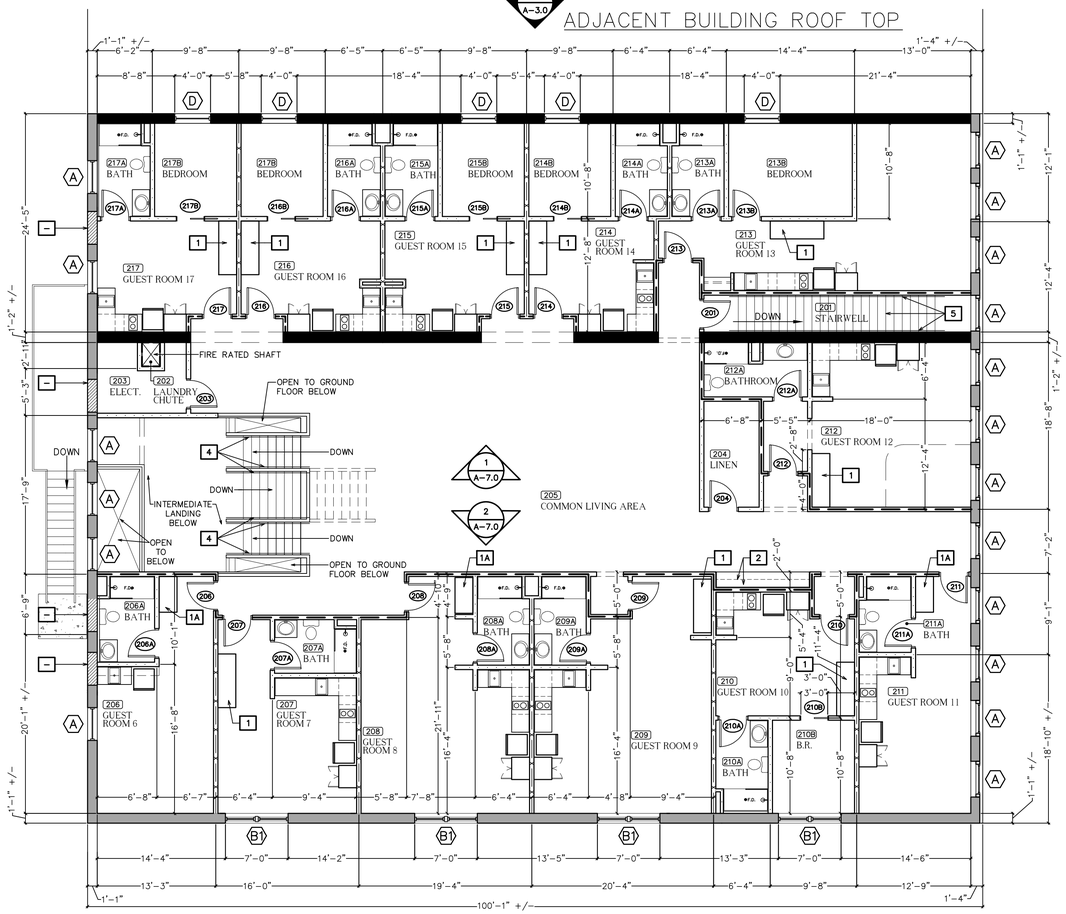
DONOFRO ARCHITECTS
2910 CALEDONIA ST. P.O. BOX 861
MARIANNA, FL 32446 MARIANNA, FL 32447
OFFICE: (850) 482-5261 FAX: (850) 482-8609

SHEET | MAIN FLOOR PLAN * LEGEND * ENLARGED
TITLE: | PARTIAL FLOOR PLANS

ADAPTIVE RE-USE PROJECT
NEW BOUTIQUE HOTEL IRALENA
FOR: THE CITY OF MARIANNA
4423 CONSTITUTION LN. MARIANNA, FLORIDA

JOB NUMBER: M-2025-11
DATE: APR. 24, 2026
DRAWN BY: C.L.D.
CHECKED BY: P.A.D., JR.

SHEET No.
A-1.1



SECOND FLOOR PLAN

1/8" = 1'-0"

6,774 S.F.

FLOOR PLAN LEGEND

- ROOM FINISH SCHEDULE REFERENCE SYMBOL
- WINDOW SCHEDULE REFERENCE SYMBOL
- DOOR SCHEDULE REFERENCE SYMBOL
- GENERAL CONSTRUCTION NOTE REF. SYMBOL
- F.E. WALL MTD. 10 LB. CAPACITY FIRE EXTINGUISHER
- W.H. WALL HYDRANT. SEE PLUMBING DWGS.
- NEW (1)HR. RATED 3.5" C.F.S. STUD FRAMED SOUND WALL W/ SOUND BATT INSULATION
- NEW 1/2 HOUR RATED 3.5" C.F.S. STUD FRAMED SOUND WALL W/ SOUND BATT INSULATION
- NEW NON RATED 3.5" C.F.S. INTERIOR WALL CONSTRUCTION.
- EXISTING EXTERIOR WALL CONSTRUCTION TO REMAIN
- EXISTING EXTERIOR WALL CONSTRUCTION TO REMAIN
- EXTERIOR ELEVATION REFERENCE SYMBOL
- INTERIOR ELEVATION REFERENCE SYMBOL
- KITCHEN EQUIPMENT SCHEDULE REF. SYMBOL
- COLUMN LINE REFERENCE SYMBOL

WALL LEGEND

SYMBOL	DETAIL	DESCRIPTION	ASSEMBLY CONSTRUCTION
		INTERIOR (1) HOUR RATED 4-3/4" THICK STUD WALL	(1) LAYER OF 5/8" TYPE "X" GYP. BOARD DRYWALL EA. SIDE OF 3.5" X 20GA. C.F.S. STUD @ 16" O.C. W/ 3-1/2" BATT SOUND ATTENUATION BLANKETS IN BETWEEN STUDS
		INTERIOR (1/2) HOUR RATED 7-1/4" THICK FRAMED SOUND WALL	(1) LAYER OF 5/8" GYP. BOARD EA. SIDE OF 3.5" X 20GA. STAGGERED C.F.S. STUDS @ 16" O.C. IN 6" C.F.S. TRACKS W/ 3-1/2" FIBERGLASS BATT SOUND ATTENUATION BLANKETS CONTINUOUS AROUND STAGGERED STUDS
		INTERIOR NON RATED 4-3/4" STUD FRAMED WALL	(1) LAYER OF 5/8" GYP. BOARD DRYWALL EA. SIDE OF 3-1/2" X 20GA. C.F.S. STUDS @ 16" O.C. W/ 3-1/2" FIBERGLASS SOUND BLANKETS IN BETWEEN STUDS
		STUD FRAMED CHASE WALL CONSTRUCTION ADJACENT EXISTING INTERIOR OR EXTERIOR MASONRY WALL	(1) LAYER OF 5/8" GYP. BOARD DRYWALL @ EXPOSED SIDE OF 3-1/2" X 20GA. C.F.S. STUD FRAMING @ 16" O.C.
		1-1/2" DEEP FURRING OVER EXISTING WALL	(1) LAYER OF 5/8" GYP. BOARD DRYWALL @ EXPOSED SIDE OF 1.5" DEEP VERT. STEEL HAT CHANNEL FURRING STRIPS OVER EXISTING INTERIOR OR EXTERIOR MASONRY WALL CONSTRUCTION

CONSTRUCTION NOTES

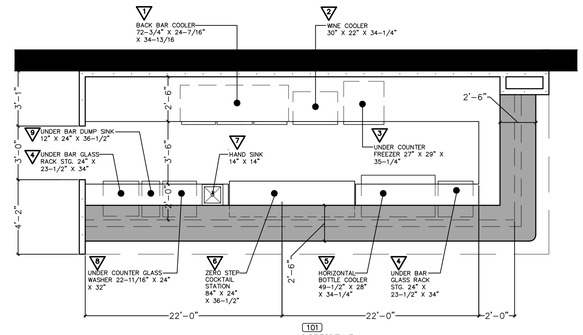
1. CONSTRUCT & INSTALL NEW STAINED WOOD 72" WIDE X 24" DEEP X 84" TALL MILLWORK LUGGAGE CLOSET AS PER DETAILS ON SHEET A-1.3
1A. CONSTRUCT & INSTALL NEW STAINED WOOD 48" WIDE X 24" DEEP X 84" TALL MILLWORK LUGGAGE CLOSET AS PER DETAILS ON SHEET A-1.3
2. CONSTRUCT & INSTALL NEW STAINED WOOD BASE CABINETS & FLOATING SHELVES @ ALCOVE AS SHOWN ON INTERIOR ELEVATIONS & DETAIL ON SHEET A-1.3
3.
4. SEE ALLOWANCE ON SHEET A-0.1 FOR CONSTRUCTION OF GROUND STAIRCASE INCLUDING TO BE INCLUDED IN BID PRICE INCLUDING STAIRS, LANDING, HANDRAIL, GUARDRAIL, & FINISHES.
5. EXISTING STAIRS TO EXTERIOR EXIT DOOR 115A @ CONSTITUTION LANE TO BE REPAIRED AS REQUIRED. PROVIDE & INSTALL NEW WALL MTD. STAINED WOOD HANDRAIL @ EA. SIDE OF STAIR 33" TO 36" ABOVE LEADING EDGE OF STAIR NOSING.
6. CONSTRUCT NEW POWDER COATED STEEL EXIT LANDING & EXIT STAIRS AS SHOWN & DETAILED ON SHEET A-7.0
7. THE GENERAL CONTRACTOR IS TO PROVIDE / CONSTRUCT WOOD ACCESS PANELS @ THE EXTERIOR SIDE OF EA. HOTEL GUEST BATHROOM AS REQUIRED TO PROVIDE ACCESS TO H.V.A.C. AIR HANDLING UNITS LOCATED IN SPACE ABOVE BATHROOM CEILINGS. G.C. TO COORDINATE EXACT SIZE & LOCATION OF ACCESS PANELS W/ MECH. CONTRACTOR AS REQUIRED FOR NORMAL MAINTENANCE OF THE UNITS, & AS REQUIRED TO REMOVE THE UNIT SHOULD REPLACEMENT BE REQUIRED.
8. AT EACH GUEST ROOM BATHROOM SHOWER PROVIDE & INSTALL NEW SHOWER PAN EQUAL TO SWAN-SWANSTONE SHOWER PAN MODEL # SF03660MD OR SS-3660; 60"X36"X3" BLACK, ALCOVE, SINGLE THRESHOLD W/ INTEGRAL TILE FLANGE, & CENTER DRAIN W/ CHAMPAGNE BRONZE FILTER. (1)

BAR EQUIPMENT SCHEDULE - OWNER FURNISHED

ITEM	DESCRIPTION	SIZE	MANUFACTURER	MODEL #	QUANTITY	ELECTRICAL	NOTES
1	UNDER COUNTER BACK BAR COOLER	72-3/4"W X 24-7/16"D X 34-13/16"H	AVANTCO	UBB-72-GT-GS	1	115V NEMA5-15P	(3) DOOR GLASS SWING, S.S. INTERIOR GALV. TOP, L.E.D. LIGHTING, 21.6 CU. FT. CAPACITY
2	UNDER COUNTER WINE COOLER	30"W X 22-3/4"D X 34-1/4"H	AVA-VALLEY	WBRC-32-D2	1	115V	S.S. GRILLS, S.S. HANDLES, AUTO DEFROST
3	UNDER COUNTER FREEZER	27"W X 29-1/2"D X 35-1/4"H	AVANTCO	AU-27F-HC	1	115V 1/3 H.P. NEMA 5-15P	S.S. EXTERIOR REQUIRES 3" CLEARANCE @ ALL SIDES
4	UNDER BAR GLASS RACK STORAGE	24"W X 23-1/2"D X 34"H	KROWN	18GSB1	1	N.A.	OPEN FRONT CABINET W/ SIDES FOR GLASS RACKS, S.S. TOP, FRONT, & SIDES
5	HORIZONTAL BOTTLE COOLER	49-1/2"W X 28"D X 34-1/4"H	AVANTCO	HBB-50-HC	1	115V 1/4 H.P. NEMA 5-15P	FLOOR STANDING TOP LOAD UNIT
6	ZERO STEP COCKTAIL STATION	84"W X 24"D X 36-1/2"H	KROWN	KR24-MX84	1	N.A. (PLUMBING REQUIRED)	30" ICE BIN, DUMP SINK, GLASS RINSER, DIPPER WELL, W/ FAUCET
7	HAND WASH SINK	19"W X 17"D	SEE PLUMBING	SEE PLUMBING	1	N.A. (PLUMBING REQUIRED)	SEE PLUMBING DWGS. AND SPECS.
8	UNDER COUNTER GLASS WASHER	22-11/16"W X 24"D X 32-5/16"H	HOBART CUL-1		1	120V/60/1-PH 17.5	(24) RACKS/HR-(2) MINUTE CYCLE, SVC DIAGNOSTICS
9	UNDER BAR DUMP SINK	12"W X 24"D X 36-1/2"H	KROWN	KR24-1205	1	N.A.	10" X 14" X 7" PERFORATED BASKET, SPLASH MT. ROYAL SERIES FAUCET S.S. LEGS W/ ADJUSTABLE BULLET FEET

NOTE!

ALL BAR EQUIPMENT TO BE PURCHASED & DELIVERED TO THE JOB SITE BY THE OWNER (N.I.C.). THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL UTILITIES AS SHOWN ON MECHANICAL, ELECTRICAL, & PLUMBING DRAWINGS & FOR INSTALLING OWNER FURNISHED BAR EQUIPMENT & MAKING FINAL CONNECTIONS TO UTILITIES



ENLARGED PARTIAL FLOOR PLAN - MAIN LEVEL BAR

1/4" = 1'-0"

1 MAY 5TH, 2026 ADDENDUM #1

BID DOCUMENTS
DONOFRO ARCHITECTS
NOT FOR CONSTRUCTION

STATE OF FLORIDA
PAUL A DONOFRO JR.
00011148
REGISTERED ARCHITECT

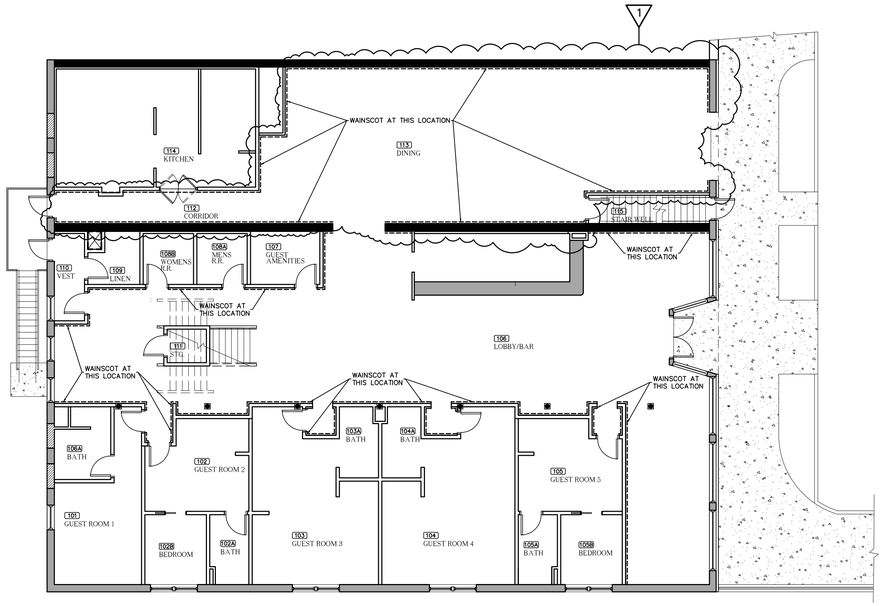
DONOFRO ARCHITECTS
2910 CALEDONIA ST.
MARIANNA, FL 32446
OFFICE: (850) 482-5261
P.O. BOX 861
MARIANNA, FL 32447
FAX: (850) 482-8609

SHEET TITLE: SECOND FLOOR PLAN * LEGEND * ENLARGED PARTIAL FLOOR PLAN * BAR EQUIP. SCHED.

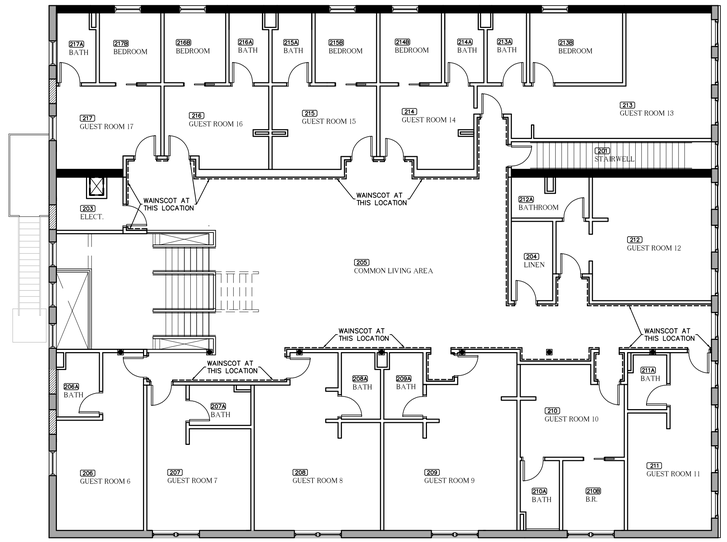
ADAPTIVE RE-USE PROJECT
NEW BOUTIQUE HOTEL IRALENA
FOR: THE CITY OF MARIANNA
4423 CONSTITUTION LN. MARIANNA, FLORIDA

JOB NUMBER: M-2025-11
DATE: APR. 24, 2026
DRAWN BY: C.L.D.
CHECKED BY: P.A.D., JR.

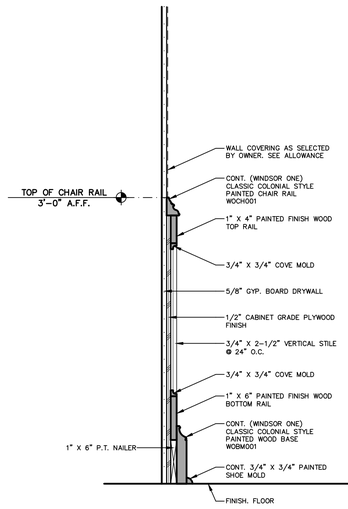
SHEET No.
A-1.2



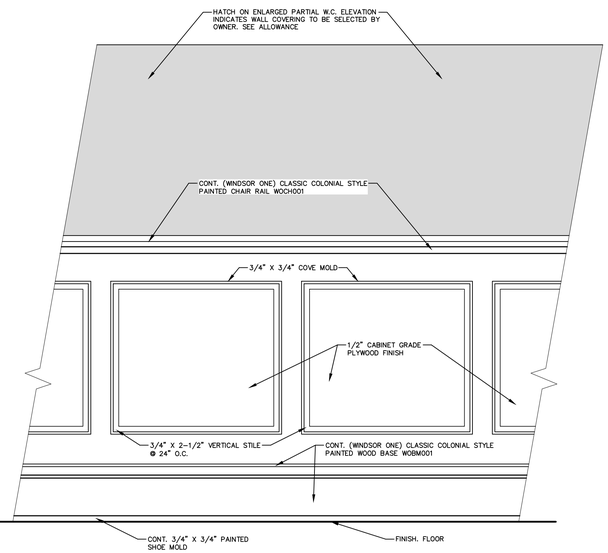
GROUND FLOOR
WAINSCOT LOCATION
3/32" = 1'-0"



SECOND FLOOR
WAINSCOT LOCATION
3/32" = 1'-0"



1 A-1.4 WAINSCOT DETAIL
1-1/2"= 1'-0"



2 A-1.4 ENLARGED PARTIAL WAINSCOT ELEVATION
1-1/2"= 1'-0"

1
MAY 5TH, 2026
ADDENDUM #1

BID DOCUMENTS
DONOFRO ARCHITECTS
NOT FOR CONSTRUCTION

STATE OF FLORIDA
PAUL A DONOFRO JR
00011148
REGISTERED ARCHITECT

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MARIANNA, FL 32447
FAX: (850) 482-8609

SHEET | WAINSCOT LOCATION * WAINSCOT DETAIL *
TITLE: ENLARGED PARTIAL WAINSCOT ELEVATION

ADAPTIVE RE-USE PROJECT
NEW BOUTIQUE HOTEL IRALENA
FOR: THE CITY OF MARIANNA
4423 CONSTITUTION LN. MARIANNA, FLORIDA

JOB NUMBER: M-2025-11
DATE: APR. 24, 2026
DRAWN BY: C.L.D.
CHECKED BY: P.A.D., JR.

SHEET No.
A-1.4

NOTE:

NEW HARDWOOD FLOORING

WHERE NOTED ON
ROOM FINISH SCHEDULE AS NEW HARDWOOD FLOORING; HARDWOOD FLOORING TO BE NO.1 COMMON GRADE 5" X 3/4" THICK PLAIN SAWN TONGUE & GROOVE (T&G) FINISHED AT SITE W/ S.W. WOOD CLASSICS WOOD OIL STAIN 3216 WITH 3 COATS OF BONA TRAFFIC H.D. COMMERCIAL SATIN SHEEN WATER BORNE POLYURETHANE AS TOP COAT.

RECLAIMED/REFINISHED WOOD FLOORING

WHERE NOTED ON
ROOM FINISH SCHEDULE AS RECLAIMED/REFINISHED WOOD FLOORING; SALVAGE AND RETAIN EXISTING 5" SYP (SOUTHERN YELLOW PINE) TONGUE & GROOVE 3/4" THICK WOOD FLOORING. INFILL AREAS AS REQUIRED FOR COMPLETE INSTALLATION THROUGHOUT ROOM OR SPACE WITH NEW SOUTHERN YELLOW PINE 1 X 6 T&G SELECT GRADE KILN DRIED WITH GRAIN MATCH TO EXISTING. SITE SAND & FINISH WITH SHERWIN WILLIAMS WOOD CLASSICS OIL STAIN SW 3216 W/ 3 COATS OF BONA TRAFFIC H.D. COMMERCIAL SATIN SHEEN WATERBORNE POLYURETHANE AS TOP COAT.

NEW CEILING WOOD

ANY EXISTING WOOD CEILINGS THAT ARE REMOVED DUE TO DETERIORATION OR AS REQUIRED FOR INSTALLATION OF ANY NEW STRUCTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING COMPONENTS IN AREAS THAT ARE DESIGNATED AS NEW OR REFINISHED WOOD CEILING ARE TO BE REPLACED W/ 1 X 6 NOMINAL (3/4" X 5-1/2" ACTUAL) TONGUE & GROOVE PREMIUM PINE V JOINT PROFILE BEAD BOARD

INTERIOR BRICK SURFACE

1

ALL EXISTING BRICK SURFACES ARE TO REMAIN & ARE TO REMAIN EXPOSED & SHALL RECEIVE MIN. OF TWO COATS OF CLEAR, MATTE, WATER BASED POLYURETHANE SEALER. APPLICATION OF THE PRODUCT SHALL ACHIEVE A NATURAL MATTE FINISH W/ NO VISIBLE SHEEN OR YELLOWING. THE CONTRACTOR SHALL APPLY SEALER A 3' X 3' (MIN.) TEST AREA FOR OWNER REVIEW & APPROVAL. ALL BRICK SURFACES SCHEDULED TO RECEIVE APPLICATION OF SEALER SHALL BE FREE OF DUST, LOOSE MORTAR, & EFFLORESCENCE, & DRY PRIOR TO APPLICATION.

ROOM FINISH SCHEDULE – BASEMENT

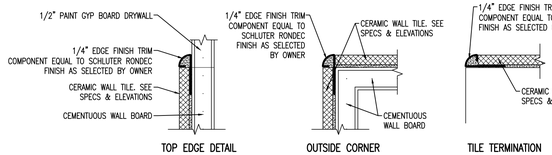
ROOM NUMBER	ROOM NAME	FLOORING: L.V.T. / L.V.P.	FLOORING: CERAMIC TILE	FLOORING: QUARRY TILE	FLOORING: NEW HARDWOOD FLOORING	FLOORING: PAINTED CONC.	FLOORING: NONE	BASE: WOOD PAINTED	BASE: CERAMIC TILE	BASE: QUARRY TILE	BASE: RUBBER	BASE: NONE	WALLS: PAINTED GYP. BOARD	WALLS: EPOXY PAINTED GYPSUM BOARD	WALLS: CERAMIC TILE	WALLS: REPAINT EXISTING	WALLS: NONE	CEILING: PAINTED GYP. BOARD	CEILING: SUSPENDED VINYL GYP. BOARD TILE	CEILING: PAINTED GYP. BOARD	CEILING: REFINISHED/NEW WOOD	CEILING: NONE	CHAIR RAIL	CROWN MOLDING 1	CROWN MOLDING 2	CEILING HEIGHT	REMARKS	ROOM NUMBER
001	FUTURE HOTEL AMENITY PROG.						●					●					●					●						001
002	VESTIBULE					●			●					●					●									002
003	WOMENS RESTROOM		●						●						●				●									003
004	MENS RESTROOM		●						●						●				●									004
005	LAUNDRY & UTILITY			●						●				●		●						●						005
006	UTILITY					●						●		●		●						●						006
007	MECHANICAL						●					●		●								●						007
008	MECHANICAL						●					●		●								●						008
009	FUTURE POTENTIAL OCCUPIED						●					●		●								●						009

ROOM FINISH SCHEDULE – GROUND FLOOR

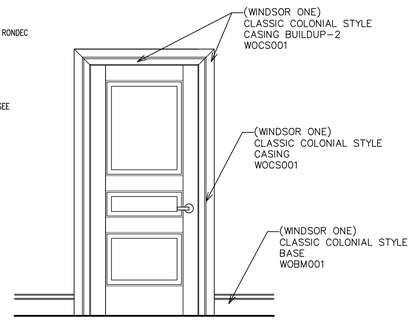
ROOM NUMBER	ROOM NAME	FLOORING: L.V.T. / L.V.P.	FLOORING: CERAMIC TILE	FLOORING: QUARRY TILE	FLOORING: NEW HARDWOOD FLOORING	FLOORING: NONE	BASE: WOOD PAINTED	BASE: CERAMIC TILE	BASE: QUARRY TILE	BASE: RUBBER	BASE: NONE	WALLS: PAINTED GYP. BOARD	WALLS: EPOXY PAINTED GYPSUM BOARD	WALLS: CERAMIC TILE	WALLS: REPAINT EXISTING	WALLS: VINYL WALL COVERING	WALLS: EXISTING TO REMAIN	WALLS: NONE	CEILING: PAINTED GYP. BOARD	CEILING: SUSPENDED VINYL GYP. BOARD TILE	CEILING: PAINTED GYP. BOARD	CEILING: REFINISHED/NEW WOOD	CEILING: SUSPENDED 2'X2' DECORATIVE MTL. TILE	CEILING: NONE	CHAIR RAIL	CROWN MOLDING 1	CROWN MOLDING 2	WAINSCOT	CEILING HEIGHT	REMARKS	ROOM NUMBER
101	GUEST ROOM 1				●		●									●	●		●			●			●	●				101
101A	BATHROOM		●					●						●					●						●					101A
102	GUEST ROOM 2				●		●									●			●			●			●	●				102
102A	BATHROOM		●					●						●					●						●					102A
102B	BEDROOM				●		●									●	●		●			●			●					102B
103	GUEST ROOM 3				●		●									●	●		●			●			●	●				103
103A	BATHROOM		●					●						●					●						●					103A
104	GUEST ROOM 4				●		●									●	●		●			●			●	●				104
104A	BATHROOM		●					●						●					●						●					104A
105	GUEST ROOM 5				●		●									●			●			●			●	●				105
105A	BATHROOM		●					●						●					●						●					105A
105B	BEDROOM				●		●									●	●					●			●					105B
106	LOBBY / BAR			●					●				●						●			●			●	●	●	●		106
107	GUEST AMENITIES			●					●				●						●											107
108A	MENS RESTROOM		●						●						●				●						●					108A
108B	WOMENS RESTROOM		●						●						●				●						●					108B
109	LINEN			●						●			●						●											109
110	VESTIBULE				●				●				●						●						●					110
111	STORAGE					●					●		●						●											111
112	CORRIDOR				●			●					●			●		●													112
113	DINING				●			●									●	●					●			●					113
114	KITCHEN			●						●				●							●									114
115	STAIR WELL				●			●					●						●											115

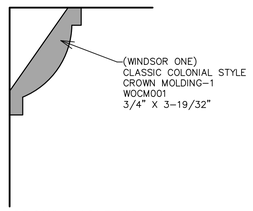
FINISH ALLOWANCES

MATERIAL	LOCATION	UNIT COST ALLOWANCE	REMARKS
CERAMIC FLOOR TILE	GUEST BATHROOMS	$15.00/SF	
CERAMIC FLOOR TILE	MEN'S RESTROOM 108A & WOMEN'S RESTROOM 108B	$15.00/SF	
6" X 6" QUARRY FLOOR TILE	KITCHEN, BAR AREA, & LAUNDRY	$12.00/SF	ABRASIVE FLOOR TILE W/ EXPOXY GROUT / NO EXCEPTIONS
CERAMIC WALL TILE	GUEST BATHROOM SHOWERS	$17.00/SF	PROVIDE SHOWER PAN. PROVIDE SCHLUTER KERDI WATERPROOFING MEMBRANE SYSTEM ON 3 C.T. WALLS
CERAMIC WALL TILE KITCHENETTE BACKSPLASH	GUEST ROOM KITCHENETTES 24" ABOVE COUNTERTOP	$15.00/SF	STANDARD SANDED GROUT
CERAMIC WALL TILE	MEN'S RESTROOM 108A & WOMEN'S RESTROOM 108B	$15.00/SF	SEE DETAILS THIS SHEET FOR SCHLUTER TRIM
VINYL WALL COVERING (WALL PAPER)		$22.00/SF	AS SELECTED BY OWNER
SUSPENDED DECORATIVE METAL CEILING TILE	DINING 113		

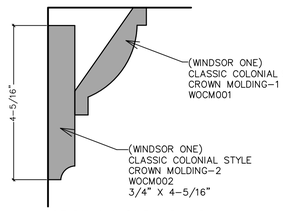


CERAMIC WALL TILE DETAIL
NOT TO SCALE





CROWN MOLDING 1
NOT TO SCALE



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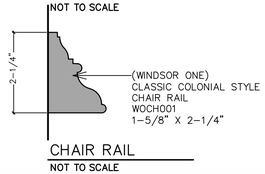
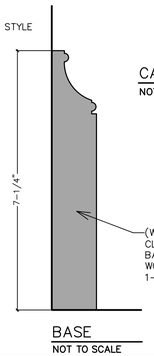


CHAIR RAIL
NOT TO SCALE



BASE
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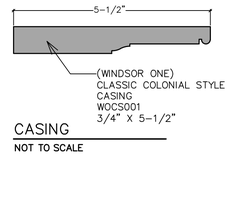

CASING
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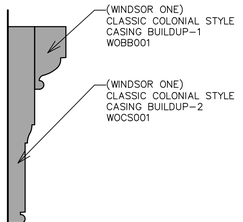


CASING BUILDUP
NOT TO SCALE

1
MAY 5TH, 2026
ADDENDUM #1

BID DOCUMENTS
DONOFRO ARCHITECTS
NOT FOR CONSTRUCTION

STATE OF FLORIDA
PAUL A DONOFRO JR
00011148
REGISTERED ARCHITECT

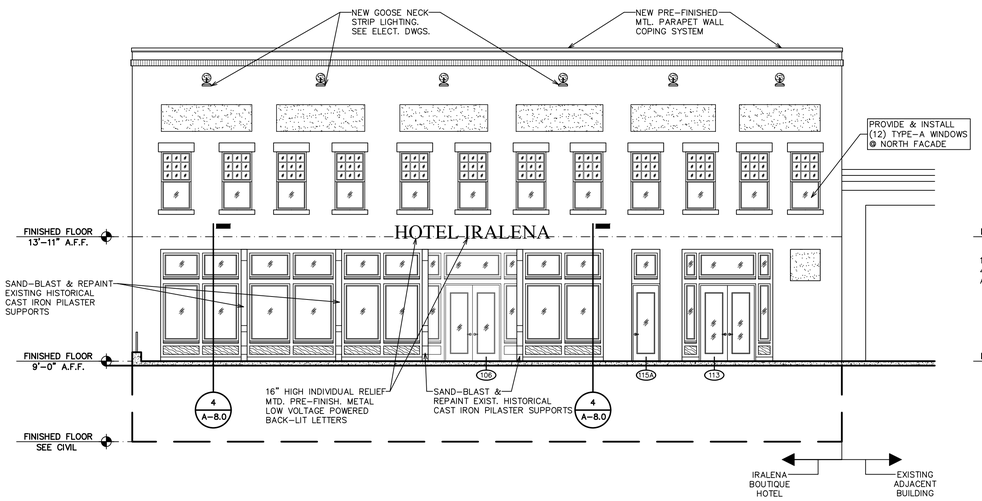
DONOFRO ARCHITECTS
2910 CALEDONIA ST.
MARIANNA, FL 32446
OFFICE: (850) 482-5261
P.O. BOX 861
MARIANNA, FL 32447
FAX: (850) 482-8609

SHEET TITLE: ROOM FINISH SCHEDULES * MOLDING TYPES
CERAMIC WALL DETAIL * FINISH ALLOWANCES

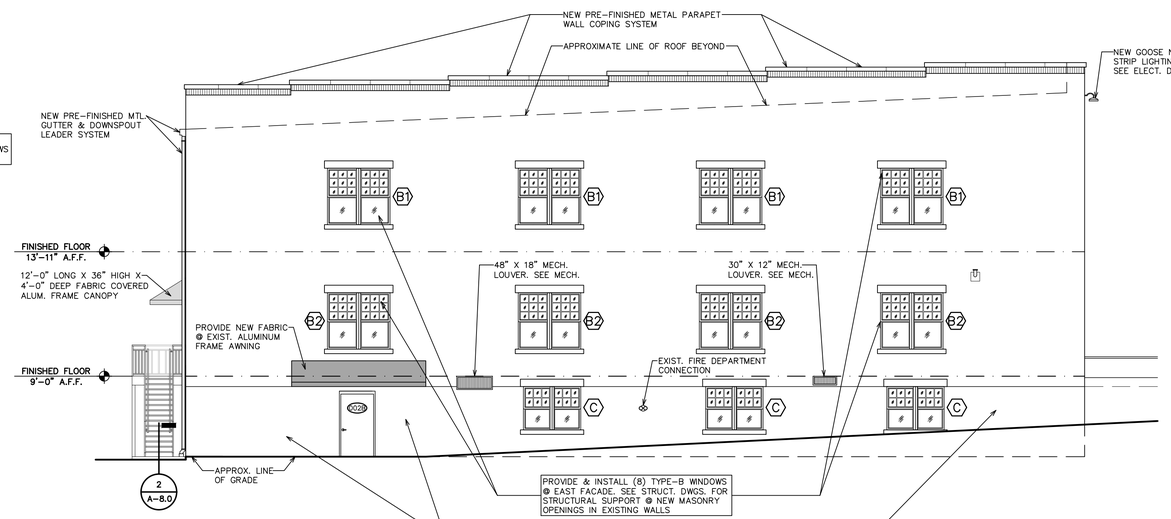
ADAPTIVE RE-USE PROJECT
NEW BOUTIQUE HOTEL IRALENA
FOR: THE CITY OF MARIANNA
4423 CONSTITUTION LN. MARIANNA, FLORIDA

JOB NUMBER: M-2025-11
DATE: APR. 24, 2026
DRAWN BY: C.L.D.
CHECKED BY: P.A.D., JR.

SHEET No.
A-2.0



1 A-3.0 NORTH ELEVATION 1/8" = 1'-0"



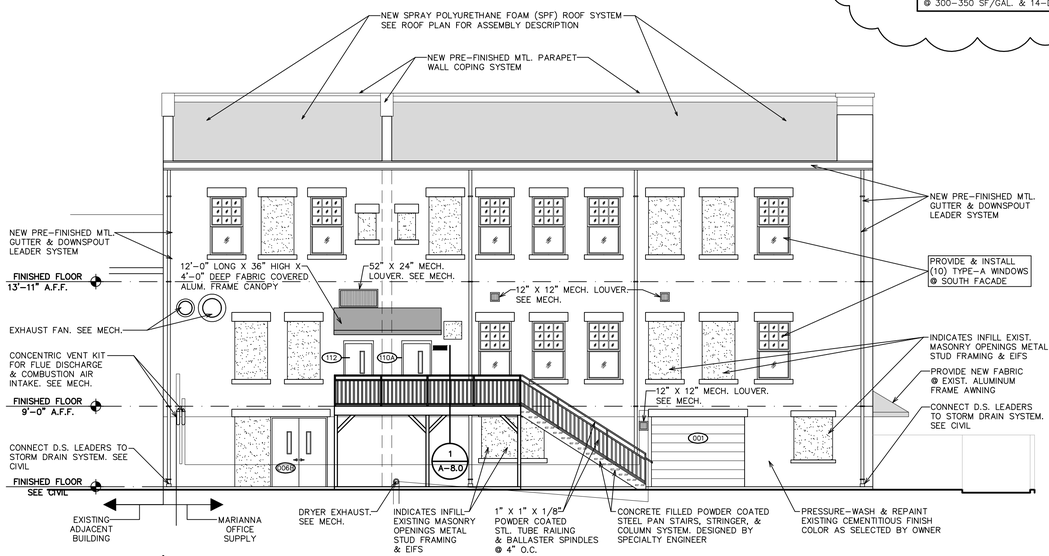
2 A-3.0 EAST ELEVATION 1/8" = 1'-0"

NOTE!

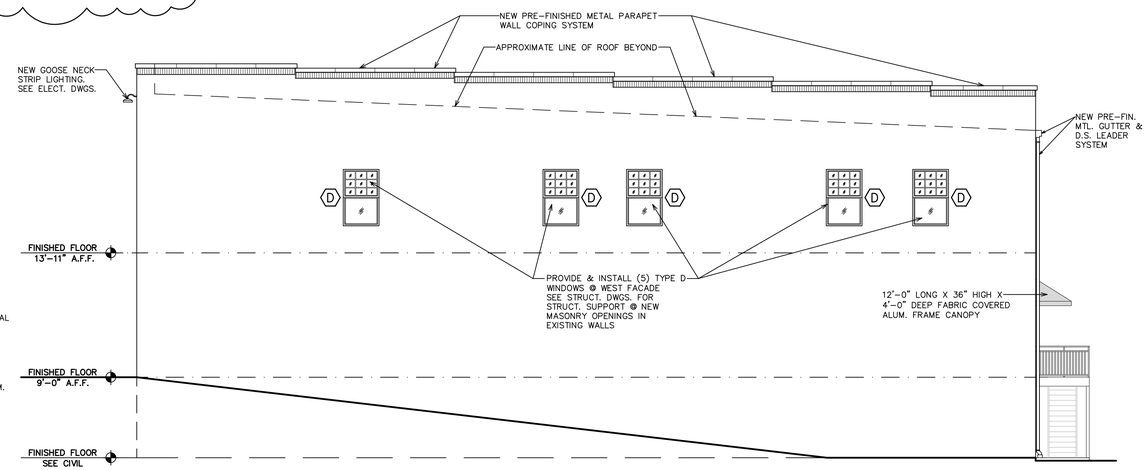
THE ENTIRETY OF THE EXISTING BUILDING EXTERIOR TO BE PAINTED, INCLUDING, BUT NOT LIMITED TO, THE EXISTING BRICK VENEER, THE CEMENTUOUS STUCCO, CONCRETE, WINDOW HEADERS, & CAST IRON PILASTERS USING KEIM PAINTS. FOR PAINTING THE EXIST. FACE BRICK VENEER & STUCCO SURFACES USE A (MINIMUN) OF (2) COATS OF KEIM GRANITOL EXTERIOR MINERAL POTASSIUM SILICATE PAINT @ AN APPLICATION RATE OF 250 TO 300 SF PER GALLON. PRIOR TO PAINT APPLICATION, EXISTING SURFACES SHALL BE THOROUGHLY CLEANED, DRIED, & PREPARED AS PER. KEIM PAINT MANUFACTURERS SPECIFIC REQUIREMENTS & APPLICATION OF PAINT SHALL ADHERE TO MANUFACTURERS RECOMMENDATIONS.

1

Specific Weight	Approximate 1.45 G/Cm^2
pH Value @ 20°C	11
Wind-Driven Rain ASTM E 514	Passes-No Water Leaked Through
Water Vapor Permeability ASTM E 96	80-85 Perms
Accelerated Weathering Test ASTM G 154	Passes No Change After 2016 Hours
Mildew Resistance ASTM D3273/D3274	Passes
Glass At 85°	0.5 Mineral Dead Flat
Flashpoint	Non-Flammable
Color Stability Color Code acc. To BFS Tech. No.26	A1 Best In Class Rating No Color Change After 4 Years
VOC	0 G/Liter
ALL TEST RESULTS PERFORMED ON (2) COATS GRANITAL APPLIED @ 300-350 SF/GAL. & 14-DAY CURE @ 77° F & 50% R.H.	



3 A-3.0 SOUTH ELEVATION 1/8" = 1'-0"



4 A-3.0 WEST ELEVATION 1/8" = 1'-0"

1 MAY 5TH, 2026 ADDENDUM #1

BID DOCUMENTS
DONOFRO ARCHITECTS
NOT FOR CONSTRUCTION

STATE OF FLORIDA
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SHEET TITLE: EXTERIOR ELEVATIONS

ADAPTIVE RE-USE PROJECT
NEW BOUTIQUE HOTEL IRALENA
FOR: THE CITY OF MARIANNA
4423 CONSTITUTION LN. MARIANNA, FLORIDA

JOB NUMBER: M-2025-11
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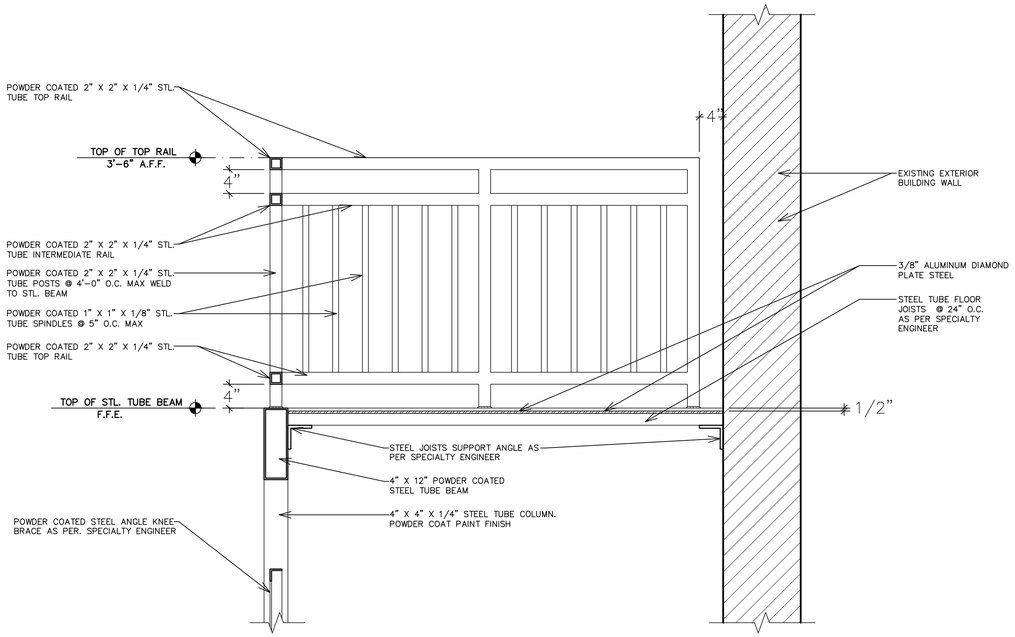
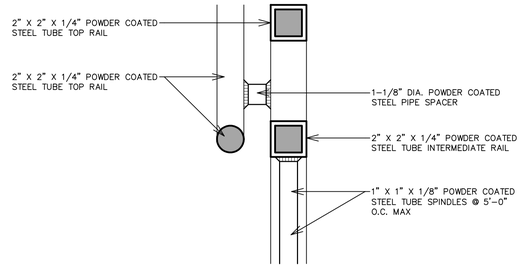
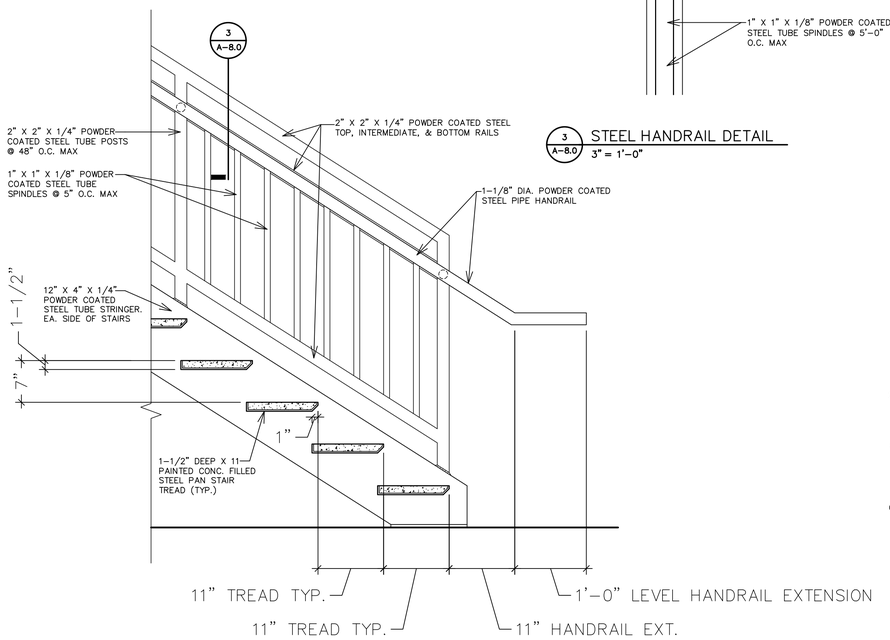
SHEET No.
A-3.0



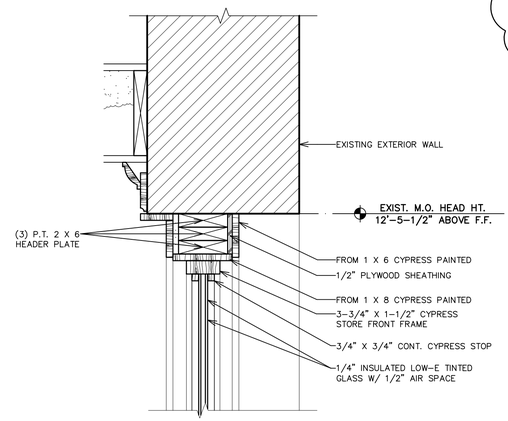
1 A-8.0 STAIR LANDING DETAIL
1" = 1'-0"



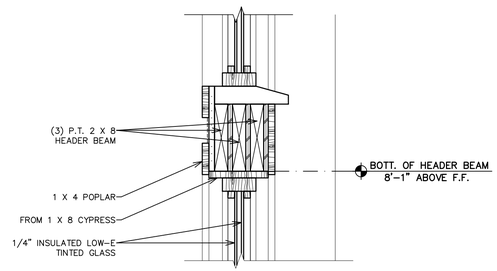
3 A-8.0 STEEL HANDRAIL DETAIL
3" = 1'-0"



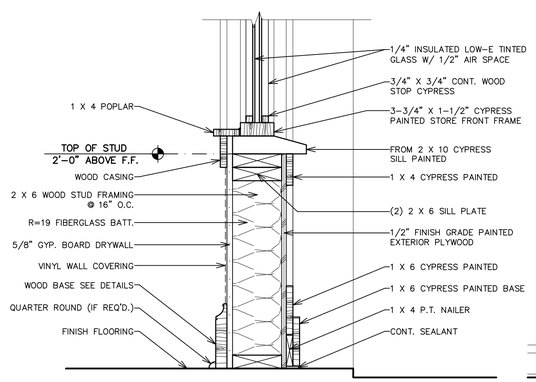
2 A-8.0 STEEL STAIR DETAIL
1" = 1'-0"



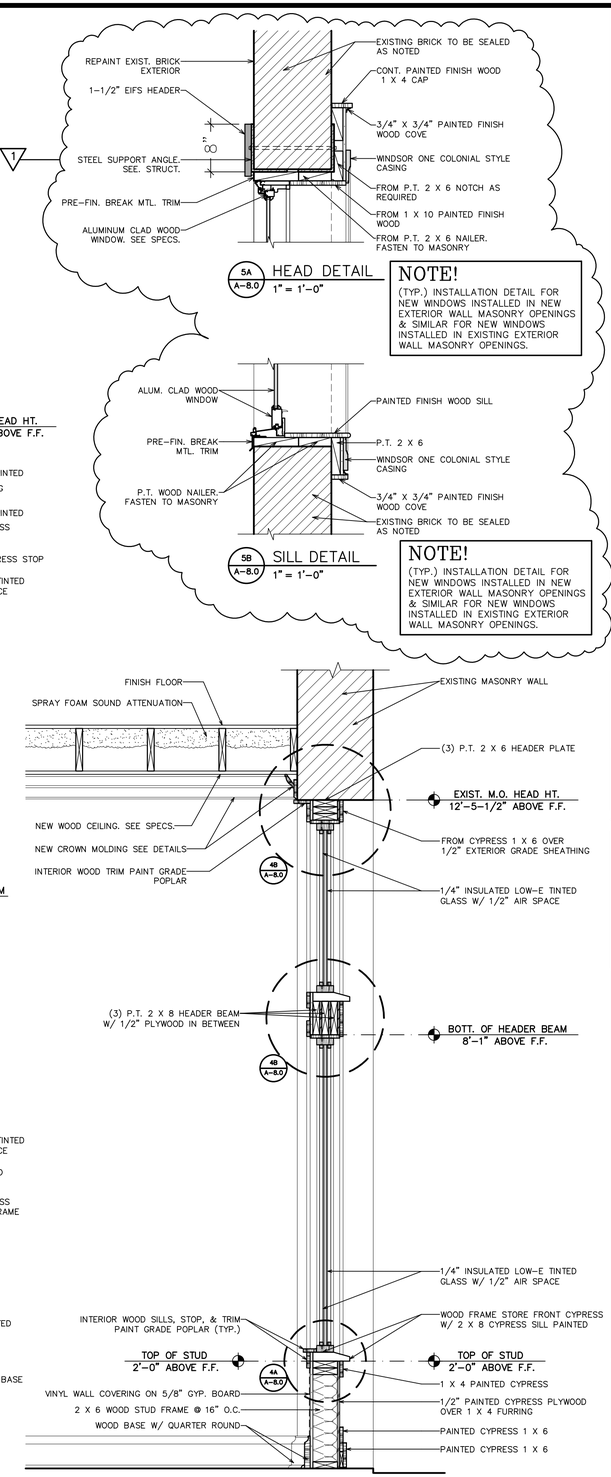
4C A-8.0 HEAD DETAIL
1-1/2"= 1'-0"



4B A-8.0 INTERMEDIATE HORIZONTAL MULLION DETAIL
1-1/2"= 1'-0"



4A A-8.0 STEEL HANDRAIL DETAIL
1-1/2"= 1'-0"



4 A-8.0 PARTIAL WALL SECTION
3/4" = 1'-0"

1 MAY 5TH, 2026 ADDENDUM #1

BID DOCUMENTS
DONOFRO ARCHITECTS
NOT FOR CONSTRUCTION

STATE OF FLORIDA · PAUL A DONOFRO JR. · 00011148 · REGISTERED ARCHITECT

DONOFRO ARCHITECTS
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OFFICE: (850) 482-5261

SHEET TITLE: SECTIONS & DETAILS

ADAPTIVE RE-USE PROJECT
NEW BOUTIQUE HOTEL IRALENA
FOR THE CITY OF MARIANNA
4423 CONSTITUTION LN. MARIANNA, FLORIDA

JOB NUMBER: M-2025-11
DATE: APR. 24, 2026
DRAWN BY: C.L.D.
CHECKED BY: P.A.D., JR.

SHEET No.
A-8.0