

## ADDENDUM NO. 2

**DATE:** *May 20, 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)*

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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 #2. 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](mailto:martivickery@melvineng.com).
2. RFIs are listed on the OneDrive link and are constantly updated. Please review all questions and answers posted on the site.
3. A revised Bid Tabulation Detail sheet C-410 Page 2 of 6 is attached and shall be used with the bid submittal.
4. Attached are Donofro Addendum 2 items.
5. Attached are revised plan sheets A-0.1, A-2.1, A-2.2 and A-4.0.

**Bid Tabulation Detail - Addendum #2 - 5.20.2026**

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 #2	\$ 389,430.00
17.	Contingency Allowance	\$ 90,000.00
18.	<b>Total Bid Price (Items 1 to 17)</b>	<b>\$</b>

Total Bid Price shall include Allowances and Contingency. 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 requirements and shall not be added to the allowance amount.



**NEW BOUTIQUE HOTEL IRALENA  
ARCHITECTURAL ADDENDUM TWO  
May 19, 2026**

<b>Item 9:</b> 5-19-2026	<b>Refer to Drawings Sheet A-4.0 Roof Plan</b>  See revised sheet A-4.0 included with this addendum for <b>added</b> roof hatch specifications.
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**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 & FRAME 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.  
**GLASS SHOWER ENCLOSURES**

**INTERIOR & EXTERIOR DOOR HARDWARE** - FOR ALL (72) DOORS PROVIDE TOTAL LUMP SUM ALLOWANCE OF \$ 35,000.00 INCLUDING WI-FI ENABLE LOCKSETS

**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/SY	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

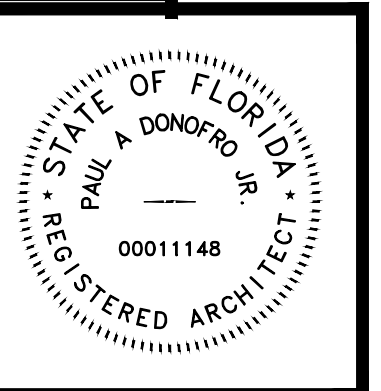
DOORS SHALL MEET COMMERCIAL STANDARD CS171-58 INCLUDING ALL AMENDMENTS

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



THIS DRAWING IS A DESIGN OR ARCHITECTURAL DRAWING FOR THE PROJECT DESCRIBED HEREON. NO OTHER USE OF THIS DRAWING IS PERMITTED. ANY REUSE OR REPRODUCTION IS SUBJECT TO LEGAL ACTION.  
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2910 CALEDONIA ST.  
MARIANNA, FL 32446  
OFFICE: (850) 482-5261  
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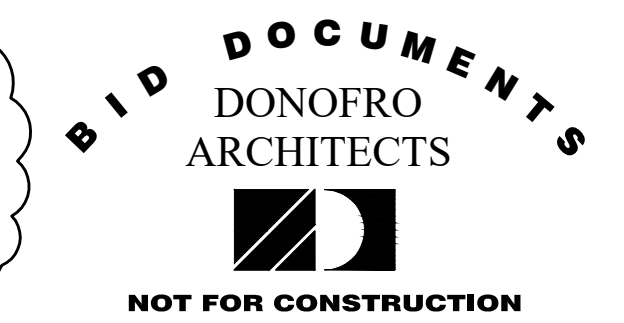
SHEET PROJECT ALLOWANCES \* SPECIFICATIONS  
ADAPTIVE RE-USE PROJECT  
**NEW BOUTIQUE HOTEL IRALENA**  
FOR  
THE CITY OF MARIANNA  
4423 CONSTITUTION LN, MARIANNA, FLORIDA

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**

1  
MAY 5TH, 2026  
ADDENDUM #1

2  
MAY 19TH, 2026  
ADDENDUM #2



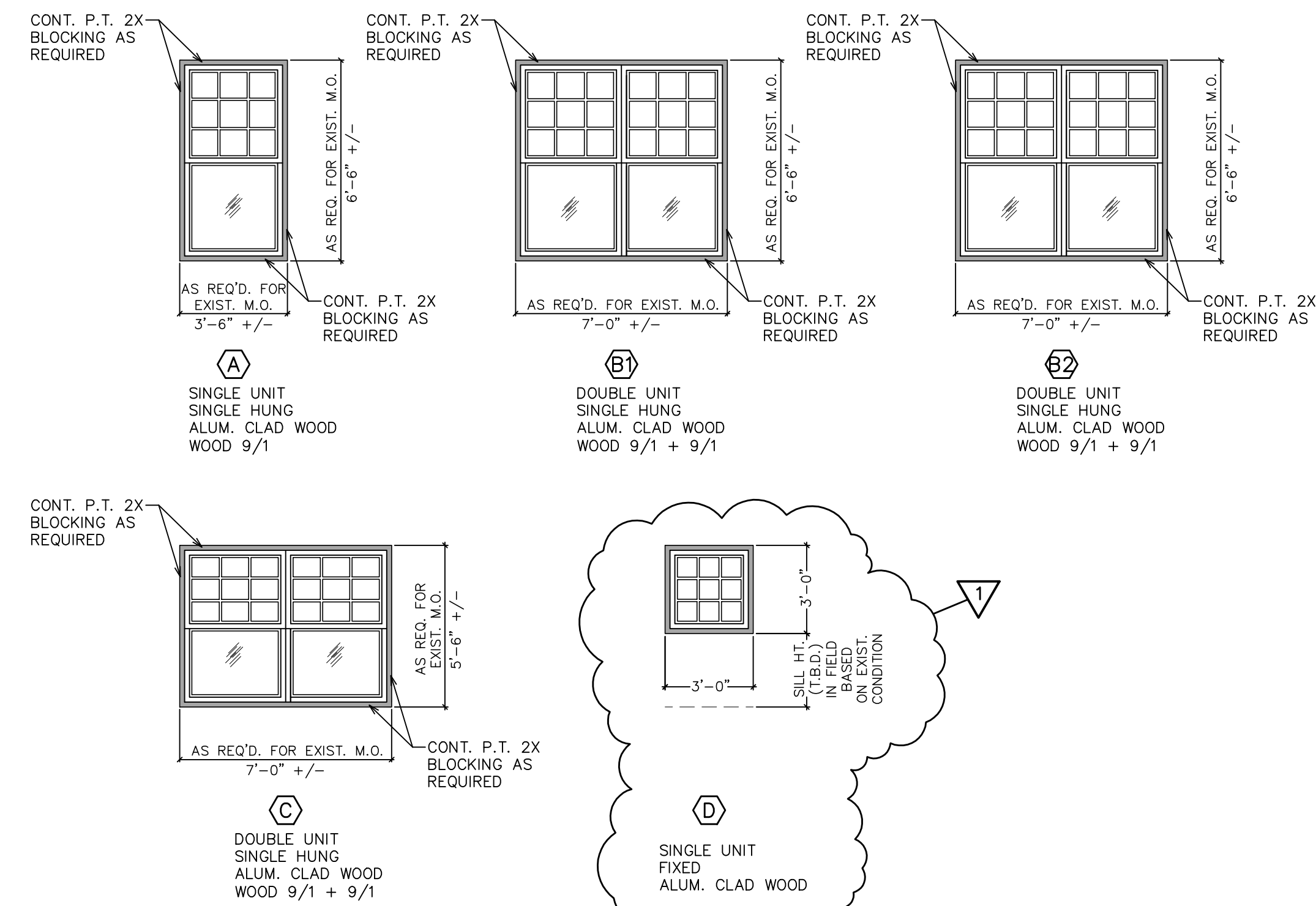
**NOTE:**

**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.



**WINDOW TYPES**  
1/4" = 1'-0"

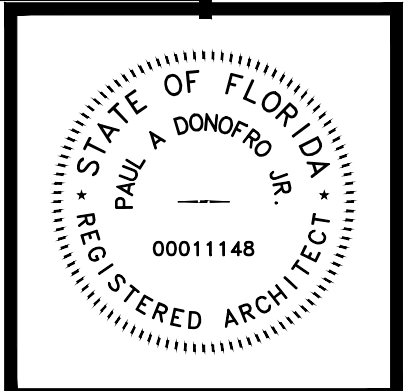
ROOM NUMBER	ROOM NAME	FLOORING		BASE		WALLS		CEILING		CEILING HEIGHT	REMARKS	ROOM NUMBER
		L.V.P. / L.V.P.	CERAMIC TILE / QUARRY TILE / NEW HARDWOOD FLOORING / NONE	WOOD PAINTED / CERAMIC TILE / QUARRY TILE / RUBBER / NONE	PAINTED GYP. BOARD / REPOINT PAINTED GYP. BOARD / CERAMIC TILE / REPAINT EXISTING / W/VT. COVERING / W/VT. LABEL	PAINTED GYP. BOARD / SUSPENDED VINYL / GYP. BOARD / GYP. BOARD / REFINISHED/NEW WOOD	CHAIR RAIL / CROWN MOLDING 1 / CROWN MOLDING 2 / WAINSCOT					
201	STAIR WELL											201
202	LAUNDRY CHUTE											202
203	ELECTRICAL									9'-0"	PROVIDE 2 X 6 CEILING JOISTS @ 16" O.C.	203
204	LINEN									9'-0"	PROVIDE 2 X 6 CEILING JOISTS @ 16" O.C.	204
205	COMMON LIVING AREA										ALL NEW GYP. WALL BOARD TO BE COVERED W/ VINYL WALL COVERING WALL PAPER	205
206	GUEST ROOM 6										ALL NEW GYP. WALL BOARD TO BE COVERED W/ VINYL WALL COVERING WALL PAPER	206
206A	BATHROOM									9'-0"	PROVIDE 2 X 6 CEILING JOISTS @ 16" O.C.	206A
207	GUEST ROOM 7										ALL NEW GYP. WALL BOARD TO BE COVERED W/ VINYL WALL COVERING WALL PAPER	207
207A	BATHROOM									9'-0"	PROVIDE 2 X 6 CEILING JOISTS @ 16" O.C.	207A
208	GUEST ROOM 8										ALL NEW GYP. WALL BOARD TO BE COVERED W/ VINYL WALL COVERING WALL PAPER	208
208A	BATHROOM									9'-0"	PROVIDE 2 X 6 CEILING JOISTS @ 16" O.C.	208A
209	GUEST ROOM 9										ALL NEW GYP. WALL BOARD TO BE COVERED W/ VINYL WALL COVERING WALL PAPER	209
209A	BATHROOM									9'-0"	PROVIDE 2 X 6 CEILING JOISTS @ 16" O.C.	209A
210	GUEST ROOM 10										ALL NEW GYP. WALL BOARD TO BE COVERED W/ VINYL WALL COVERING WALL PAPER	210
210A	BATHROOM									9'-0"	PROVIDE 2 X 6 CEILING JOISTS @ 16" O.C.	210A
210B	BEDROOM										ALL NEW GYP. WALL BOARD TO BE COVERED W/ VINYL WALL COVERING WALL PAPER	210B
211	GUEST ROOM 11										ALL NEW GYP. WALL BOARD TO BE COVERED W/ VINYL WALL COVERING WALL PAPER	211
211A	BATHROOM									9'-0"	PROVIDE 2 X 6 CEILING JOISTS @ 16" O.C.	211A
212	GUEST ROOM 12										ALL NEW GYP. WALL BOARD TO BE COVERED W/ VINYL WALL COVERING WALL PAPER	212
212A	BATHROOM									9'-0"	PROVIDE 2 X 6 CEILING JOISTS @ 16" O.C.	212A
213	GUEST ROOM 13										ALL NEW GYP. WALL BOARD TO BE COVERED W/ VINYL WALL COVERING WALL PAPER	213
213A	BATHROOM									9'-0"	PROVIDE 2 X 6 CEILING JOISTS @ 16" O.C.	213A
213B	BEDROOM										ALL NEW GYP. WALL BOARD TO BE COVERED W/ VINYL WALL COVERING WALL PAPER	213B
214	GUEST ROOM 14										ALL NEW GYP. WALL BOARD TO BE COVERED W/ VINYL WALL COVERING WALL PAPER	214
214A	BATHROOM									9'-0"	PROVIDE 2 X 6 CEILING JOISTS @ 16" O.C.	214A
214B	BEDROOM										ALL NEW GYP. WALL BOARD TO BE COVERED W/ VINYL WALL COVERING WALL PAPER	214B
215	GUEST ROOM 15										ALL NEW GYP. WALL BOARD TO BE COVERED W/ VINYL WALL COVERING WALL PAPER	215
215A	BATHROOM									9'-0"	PROVIDE 2 X 6 CEILING JOISTS @ 16" O.C.	215A
215B	BEDROOM										ALL NEW GYP. WALL BOARD TO BE COVERED W/ VINYL WALL COVERING WALL PAPER	215B
216	GUEST ROOM 16										ALL NEW GYP. WALL BOARD TO BE COVERED W/ VINYL WALL COVERING WALL PAPER	216
216A	BATHROOM									9'-0"	PROVIDE 2 X 6 CEILING JOISTS @ 16" O.C.	216A
216B	BEDROOM										ALL NEW GYP. WALL BOARD TO BE COVERED W/ VINYL WALL COVERING WALL PAPER	216B
217	GUEST ROOM 17										ALL NEW GYP. WALL BOARD TO BE COVERED W/ VINYL WALL COVERING WALL PAPER	217
217A	BATHROOM									9'-0"	PROVIDE 2 X 6 CEILING JOISTS @ 16" O.C.	217A
217B	BEDROOM										ALL NEW GYP. WALL BOARD TO BE COVERED W/ VINYL WALL COVERING WALL PAPER	217B

KITCHEN EQUIPMENT SCHEDULE – OWNER FURNISHED					
MARK	DESCRIPTION	SIZE	MANUFACTURER	MODEL #	NOTE'S
▽	2-DOOR FULL SIZE ELECTRIC CONVECTION OVEN	38.11"(W) X 39.44"(D) X 54.85"(H)	MOTAK	-	
▽	COMMERCIAL GAS RANGE 6 BURNER & 1 GRIDDLE	60"(W) X 32.5"(D) X 60.5"(H)	MOTAK	MR-10-G24C	REAR GAS CONNECTION
▽	2 DRAWER W/ REFRIGERATED BASE	36-3/8"(W) X 32-1/8"(D) X 24"(H)	ADVANTCO	36CBRRBNL	
▽	GAS RADIANT CHARBROILER	-	ADVANTCO	-	
▽	FLOOR MODEL DOUBLE BIN GAS FRYER	21"(W) X 34.3"(D) X 53.2"(H)	MOTAK	MGF5	
▽	SINGLE COMPARTMENT VEGETABLE PREP. SINK	38.5"(W) X 23.5"(D) X 44.75"(H)	REGENCY	SIC181814	16GA. STAINLESS STEEL
▽	2-SECTION REACH IN REFRIGERATOR	54"(W) X 32.25"(D) X 82.5"(H)	MOTAK	MSD-2DR-BAL-X	S.S. EXT. W/ SELF CLOSING DOORS
▽	1-SECTION REACH IN REFRIGERATOR	29"(W) X 32.25"(D) X 82.5"(H)	MOTAK	MSD-1DR-BAL-X	S.S. EXT. W/ SELF CLOSING DOORS
▽	2-SECTION WORK TOP REFRIGERATOR	47.25"(W) X 29.5"(D) X 32.27"(H)	MOTAK	MUR-48-X	6063 ALUMINUM
▽	INSULATED HEATED PROOFING OVEN	22-11/16"(W) X 32.27"(D) X 67.64"(H)	MOTAK	MHP-F-1-S	W/ 11.5" REMOVABLE CUTTING BOARD
▽	2-DOOR REFRIGERATED SANDWICH PREP. TABLE	46.75"(W) X 31"(D) X 42-3/8"(H)	ADVANTCO	APT-48-HC	
▽	ICE CUBE MACHINE & BIN	30"(W) X 34"(D) X 54.5"(H)	MANITOWOC	IPO3000A00	
▽	S.S. WORK TABLE	72"(W) X 24"(D) X -(H)	REGENCY		
▽	S.S. WORK TABLE	42"(W) X 24"(D) X -(H)	REGENCY		
▽	S.S. WORK TABLE	48"(W) X 30"(D) X -(H)	REGENCY	600T3048G	
▽	3 COMPARTMENT S.S. SINK W/ 18" X 18" SINK BASINS	-	-	-	
▽	S.S. WORK TABLE	54"(W) X 24"(D) X -(H)	REGENCY		
▽	DISHWASHER	28.5"(W) X 55.81"(D) X 62.94"(H)	HOBART	CDL-1 (1228273)	DOOR TYPE

**NOTE!**  
ALL KITCHEN EQUIPMENT TO BE PURCHASED & DELIVERED TO THE JOB SITE BY THE OWNER. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL UTILITIES AS SHOWN ON MECHANICAL, ELECTRICAL, & PLUMBING DRAWINGS & FOR INSTALLING & MAKING CONNECTION TO UTILITIES

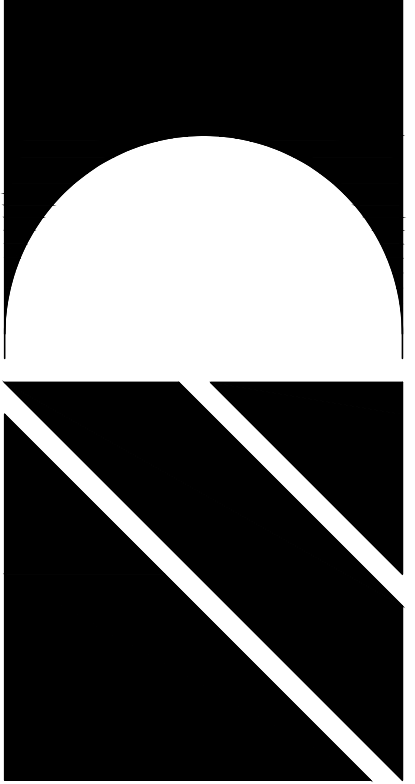
MAY 19TH, 2026  
ADDENDUM #2

**BID DOCUMENTS**  
DONOFRO ARCHITECTS  
NOT FOR CONSTRUCTION



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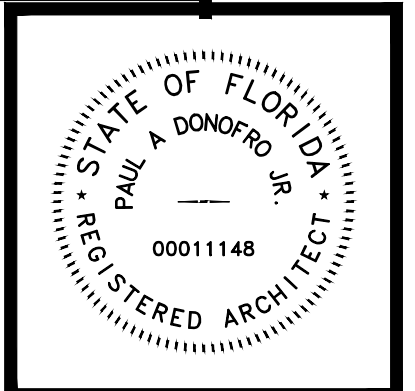
**DONOFRO ARCHITECTS**  
P.O. BOX 861  
MARIANNA, FL 32447  
OFFICE: (850) 482-5261  
FAX: (850) 482-8609



SHEET ROOM FINISH SCHEDULES \* KITCHEN EQUIPMENT SCHEDULE \* FINISH ALLOWANCES \* MDW TYPES  
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-2.1**



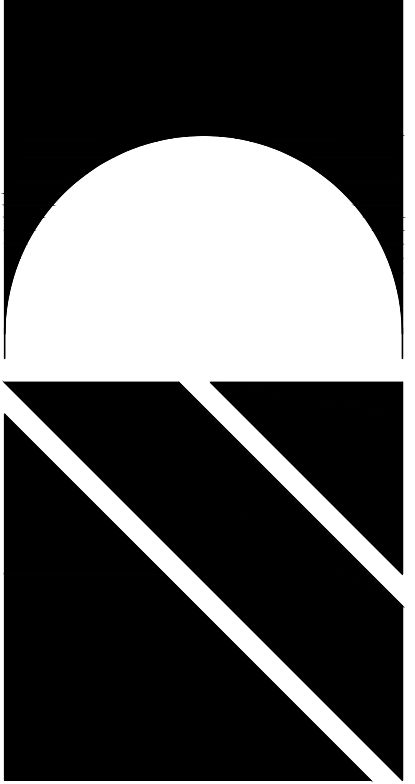
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DONOFRO ARCHITECTS

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SHEET DOOR SCHEDULE \* DOOR & DOOR FRAME TYPES  
ADAPTIVE RE-USE PROJECT  
**NEW BOUTIQUE HOTEL IRALENA**  
FOR THE CITY OF MARIANNA  
4433 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-2.2**

MAY 19TH, 2026  
ADDENDUM #2

**BID DOCUMENTS**  
DONOFRO ARCHITECTS  
NOT FOR CONSTRUCTION

### DOOR SCHEDULE - BASEMENT

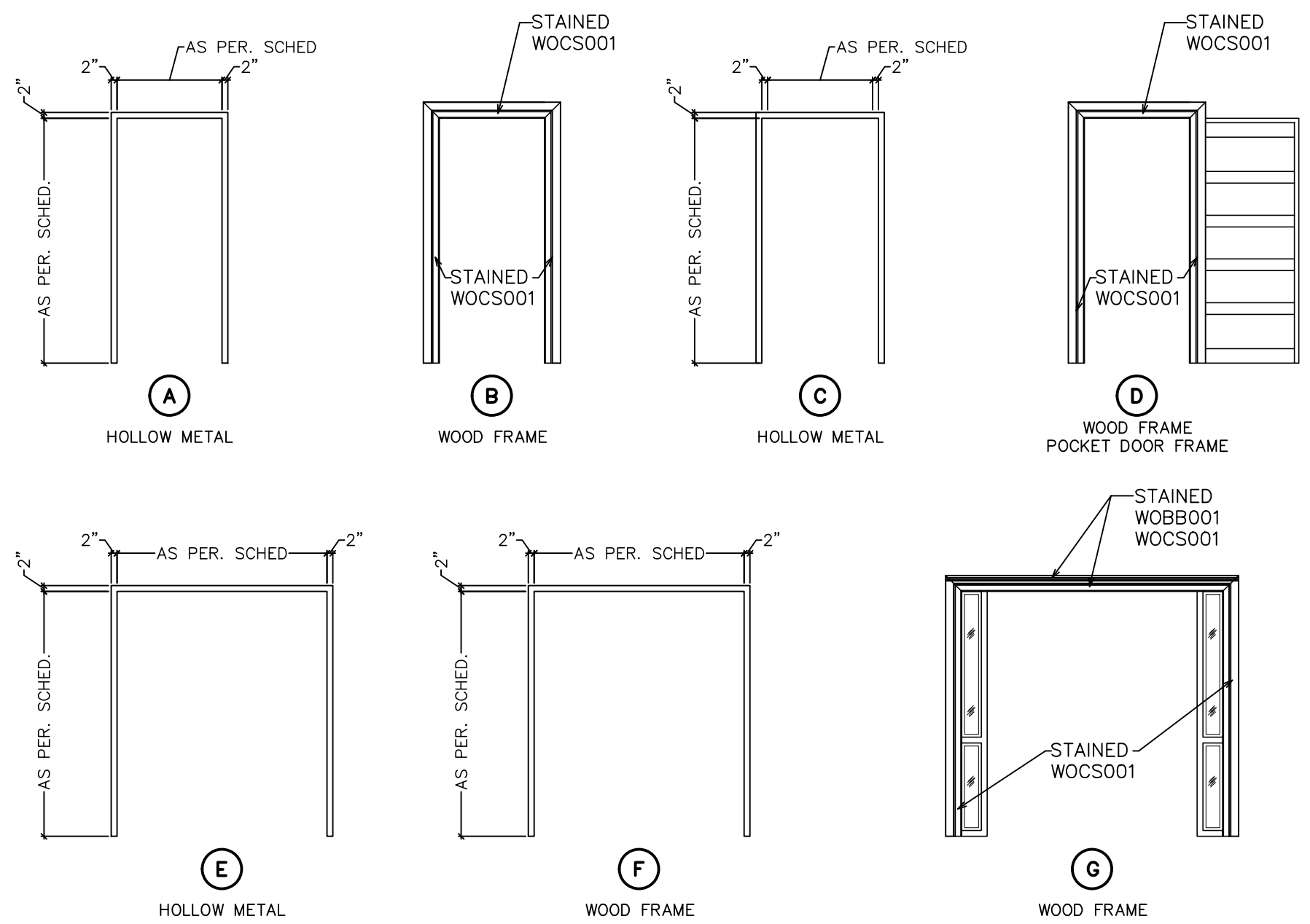
DOOR NUMBER	DOOR SIZE			DOOR DESCRIPTION	DOOR TYPE	FRAME DESCRIPTION	FRAME TYPE	HARDWARE			REMARKS	SIGNAGE		DOOR NUMBER
	WIDTH	HEIGHT	THICKNESS					SET. NUMBER	CLOSER	WEATHERSTRIPPING		PUSH	PULL	
001	10'-5"	7'-10"	1-3/4"	STEEL ROLL UP DOOR	F									001
002A	3'-0"	7'-0"	1-3/4"	SOLID CORE WOOD FLUSH PANEL	E	HOLLOW METAL	A					RESTROOM		002A
002B	3'-4"	7'-0"	1-3/4"	HOLLOW METAL FLUSH PANEL	E	HOLLOW METAL	C					RESTROOM		002B
003	3'-0"	7'-0"	1-3/4"	SOLID CORE WOOD FLUSH PANEL	B	HOLLOW METAL	A					WOMENS R.R. H/C ACCESS SYMBOL		003
004	3'-0"	7'-0"	1-3/4"	SOLID CORE WOOD FLUSH PANEL	B	HOLLOW METAL	A					MENS R.R. H/C ACCESS SYMBOL		004
005	3'-0"	7'-0"	1-3/4"	HOLLOW METAL FLUSH PANEL	E	HOLLOW METAL	F					PAIR OF DOORS		005
006A	5'-4"	7'-10"	1-3/4"	STEEL ROLL UP DOOR	F							CONTRACTOR TO VERIFY SIZE		006A
006B	3'-0"	T.B.D.	1-3/4"	HOLLOW METAL FLUSH PANEL	E	HOLLOW METAL	A					CUSTOM HEIGHT DOOR & FRAME		006B
006C	3'-0"	7'-0"	1-3/4"	HOLLOW METAL FLUSH PANEL	E	HOLLOW METAL	A					PAIR OF DOORS		006C
007	3'-0"	7'-0"	1-3/4"	HOLLOW METAL FLUSH PANEL	E	HOLLOW METAL	E					PAIR OF DOORS		007
008	3'-0"	7'-0"	1-3/4"	HOLLOW METAL FLUSH PANEL	B	HOLLOW METAL	E					PAIR OF DOORS		008
009	3'-0"	7'-0"	1-3/4"	HOLLOW METAL FLUSH PANEL	B	HOLLOW METAL	E					PAIR OF DOORS		009

### DOOR SCHEDULE - GROUND FLOOR

101	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	A	STAINED WOOD	B				(45) MIN. RATED DOOR	ROOM 101		101
101A	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	A	STAINED WOOD	B				(45) MIN. RATED DOOR	ROOM 101		101A
102	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	A	STAINED WOOD	B				(45) MIN. RATED DOOR	ROOM 102		102
102A	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	A	STAINED WOOD	B				(45) MIN. RATED DOOR	ROOM 102		102A
102B	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	D	STAINED WOOD	D				POCKET DOOR			102B
103	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	A	STAINED WOOD	B				(45) MIN. RATED DOOR	ROOM 103		103
103A	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	A	STAINED WOOD	B				(45) MIN. RATED DOOR	ROOM 103		103A
104	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	A	STAINED WOOD	B				(45) MIN. RATED DOOR	ROOM 104		104
104A	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	A	STAINED WOOD	B				(45) MIN. RATED DOOR	ROOM 104		104A
105	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	A	STAINED WOOD	B				(45) MIN. RATED DOOR	ROOM 105		105
105A	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	A	STAINED WOOD	B				(45) MIN. RATED DOOR	ROOM 105		105A
105B	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	D	STAINED WOOD	D				POCKET DOOR			105B
106	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD GLASS PANEL	C	STAINED WOOD	F				PAIR OF DOORS			106
107	3'-0"	7'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	A	STAINED WOOD	B					VENDING		107
108A	3'-0"	7'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	A	STAINED WOOD	B					MENS R.R. H/C ACCESS SYMBOL		108A
108B	3'-0"	7'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	A	STAINED WOOD	B					WOMENS R.R. H/C ACCESS SYMBOL		108B
109	3'-0"	7'-0"	1-3/4"	SOLID CORE WOOD FLUSH PANEL	B	HOLLOW METAL	B					LINEN		109
110A	3'-0"	7'-0"	1-3/4"	HOLLOW METAL FLUSH PANEL	E	HOLLOW METAL	A							110A
110B	3'-0"	7'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	A	STAINED WOOD	B							110B
111	3'-0"	7'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	A	STAINED WOOD	B						STORAGE	111
112	3'-0"	7'-0"	1-3/4"	HOLLOW METAL FLUSH PANEL	E	HOLLOW METAL	A							112
113	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD GLASS PANEL	C	STAINED WOOD	-					PAIR OF DOORS		113
113A	3'-0"	7'-0"	1-3/4"	SOLID CORE WOOD GLASS PANEL	C	STAINED WOOD	G					PAIR OF DOORS		113A
114	2'-8"	7'-0"	1-3/4"	SOLID CORE WOOD FLUSH PANEL	E	HOLLOW METAL	E					PAIR OF DOORS		114
115	3'-0"	7'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	A	STAINED WOOD	B							115
115A	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD GLASS PANEL	C	STAINED WOOD	B							115A

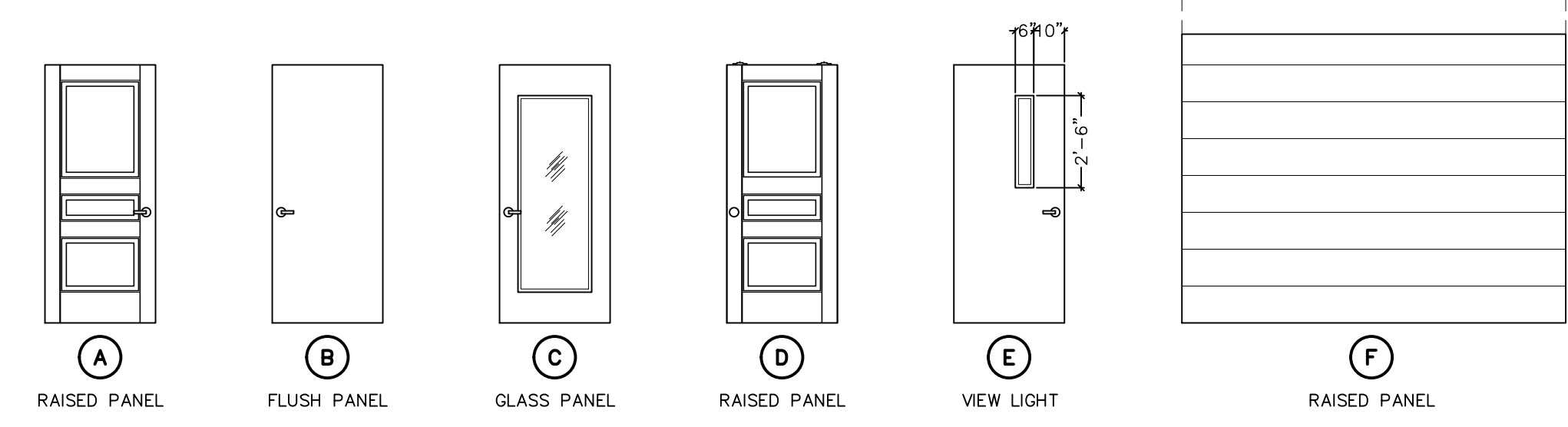
### DOOR SCHEDULE - SECOND FLOOR

201	3'-0"	7'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	A	STAINED WOOD	B				(45) MIN. RATED DOOR			201
202	NO DOOR FOR THIS NUMBER				NO DOOR FOR THIS NUMBER				NO DOOR FOR THIS NUMBER				202	
203	3'-0"	7'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	A	STAINED WOOD	B							203
204	3'-0"	7'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	A	STAINED WOOD	B							204
205	NO DOOR FOR THIS NUMBER				NO DOOR FOR THIS NUMBER				NO DOOR FOR THIS NUMBER				205	
206	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	A	STAINED WOOD	B				(45) MIN. RATED DOOR	ROOM 206		206
206A	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	A	STAINED WOOD	B				(45) MIN. RATED DOOR	ROOM 206		206A
207	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	A	STAINED WOOD	B				(45) MIN. RATED DOOR	ROOM 207		207
207A	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	A	STAINED WOOD	B				(45) MIN. RATED DOOR	ROOM 207		207A
208	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	A	STAINED WOOD	B				(45) MIN. RATED DOOR	ROOM 208		208
208A	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	A	STAINED WOOD	B				(45) MIN. RATED DOOR	ROOM 208		208A
209	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	A	STAINED WOOD	B				(45) MIN. RATED DOOR	ROOM 209		209
209A	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	A	STAINED WOOD	B				(45) MIN. RATED DOOR	ROOM 209		209A
210	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	A	STAINED WOOD	B				(45) MIN. RATED DOOR	ROOM 210		210
210A	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	A	STAINED WOOD	B				(45) MIN. RATED DOOR	ROOM 210		210A
210B	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	D	STAINED WOOD	D				POCKET DOOR			210B
211	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	A	STAINED WOOD	B				(45) MIN. RATED DOOR	ROOM 211		211
211A	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	A	STAINED WOOD	B				(45) MIN. RATED DOOR	ROOM 211		211A
212	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	A	STAINED WOOD	B				(45) MIN. RATED DOOR	ROOM 212		212
212A	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	A	STAINED WOOD	B				(45) MIN. RATED DOOR	ROOM 212		212A
213	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	A	STAINED WOOD	B				(45) MIN. RATED DOOR	ROOM 213		213
213A	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	A	STAINED WOOD	B				(45) MIN. RATED DOOR	ROOM 213		213A
213B	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	B	STAINED WOOD	B				(45) MIN. RATED DOOR	ROOM 213		213B
214	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	A	STAINED WOOD	B				(45) MIN. RATED DOOR	ROOM 214		214
214A	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	A	STAINED WOOD	B				(45) MIN. RATED DOOR	ROOM 214		214A
214B	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	D	STAINED WOOD	D				POCKET DOOR			214B
215	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	A	STAINED WOOD	B				(45) MIN. RATED DOOR	ROOM 215		215
215A	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	A	STAINED WOOD	B				(45) MIN. RATED DOOR	ROOM 215		215A
215B	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	D	STAINED WOOD	D				POCKET DOOR			215B
216	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	A	STAINED WOOD	B				(45) MIN. RATED DOOR	ROOM 216		216
216A	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	A	STAINED WOOD	B				(45) MIN. RATED DOOR	ROOM 216		216A
216B	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	D	STAINED WOOD	D				POCKET DOOR			216B
217	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	A	STAINED WOOD	B				(45) MIN. RATED DOOR	ROOM 217		217
217A	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	A	STAINED WOOD	B				(45) MIN. RATED DOOR	ROOM 217		217A
217B	3'-0"	8'-0"	1-3/4"	SOLID CORE WOOD RAISED PANEL	D	STAINED WOOD	D				POCKET DOOR			217B



**DOOR FRAME TYPES**

1/4" = 1'-0"



**DOOR TYPES**

1/4" = 1'-0"

**NOTE!**  
ALL DOORS THAT ARE LOCATED WITHIN A (1) HOUR RATED FIRE WALL ARE TO HAVE A FIRE RATING OF (45) MINUTES. SEE REVISED DOOR SCHEDULE REMARKS FOR DOOR NUMBERS & FLOOR PLAN FOR DOOR LOCATIONS

**INTERIOR WOOD DOOR SPECIFICATION**

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

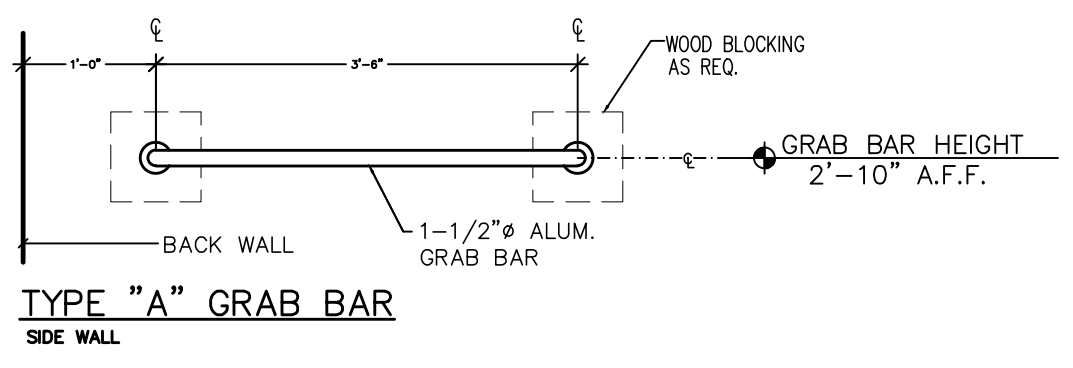
FACE VENEER SHALL BE MAHOGANY GROUND FLOOR & SECOND FLOOR WOOD DOORS  
FACE VENEER SHALL BE BIRCH PREMIUM GRADE BASE LEVEL WOOD DOORS

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

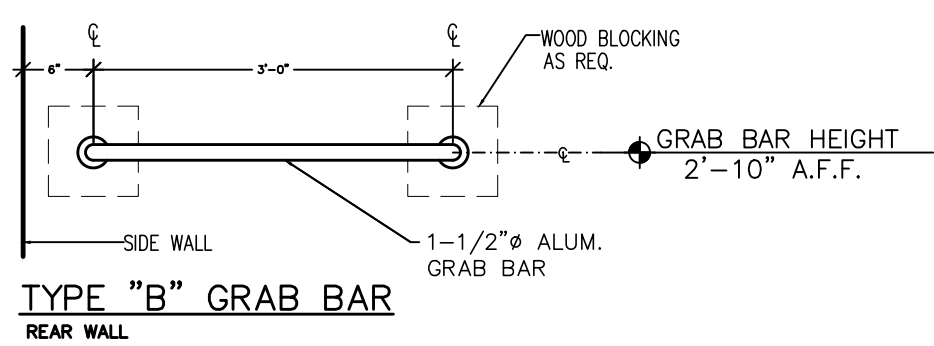
DOORS SHALL MEET COMMERCIAL STANDARD CS171-58 INCLUDING ALL AMENDMENTS

GUARANTEE - LIFE OF INSTALLATION

HARDWARE ALLOWANCE \_\_\_\_\_



TYPE "A" GRAB BAR  
SIDE WALL

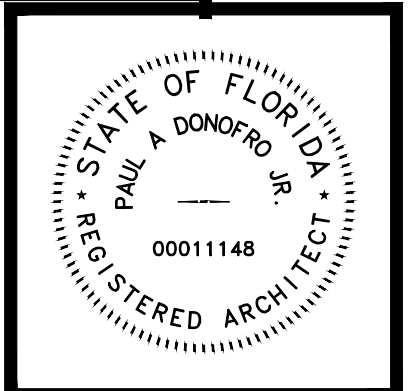


TYPE "B" GRAB BAR  
REAR WALL

**GRAB BAR SCHEDULE**

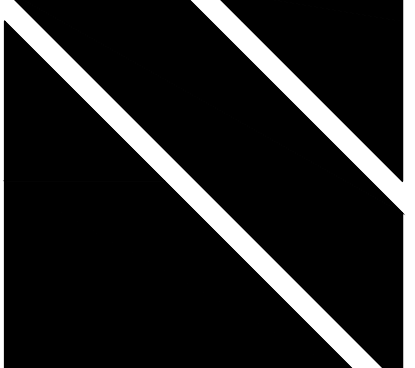
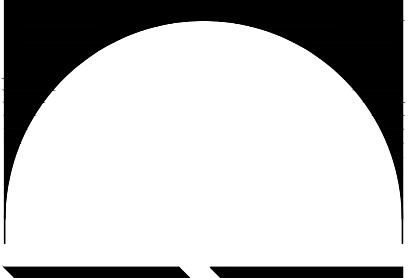
NO SCALE

NOTE:  
PROVIDE WOOD BLOCKING AS REQ.



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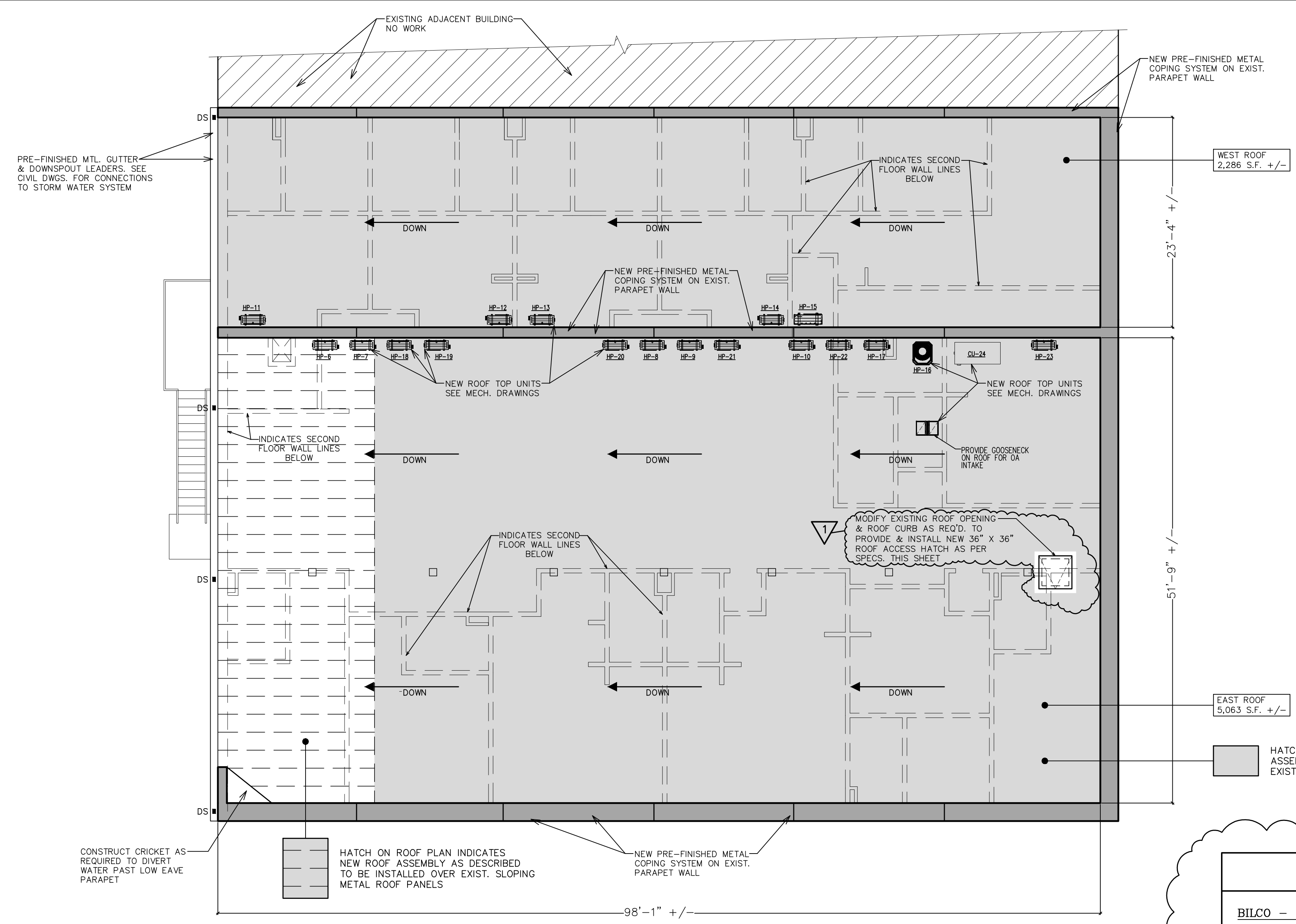
**DONOFRO ARCHITECTS**  
P.O. BOX 861  
MARIANNA, FL 32447  
OFFICE: (850) 482-5261  
FAX: (850) 482-8609



SHEET DEMOLITION ROOF PLAN \* ROOF PLAN \* NOTES  
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-4.0**



### ROOF ASSEMBLY DESCRIPTION

**CLEANING** - CLEAN ENTIRE ROOF OF ALL TRASH & DEBRIS.  
**ROOF ASSEMBLY** - INSTALL NEW ROOF ASSEMBLY OVER EXISTING T.P.O. MEMBRANE & METAL ROOF PANELS CONSISTING OF 3" THICK LAYER OF SPRAY POLYURETHANE FOAM ROOF SYSTEM OVER MECH. ATTACHED LAYER OF RIGID POLYISOCYANURATE (POLYISO) INSULATION BOARD MECH. ATTACHED THROUGH EXISTING ROOF TO EXISTING ROOF DECK.  
**ROOF ASSEMBLY (R-VALUE)** = 30.9  
2" POLYISOCYANURATE @ 5.7/INCH = 11.4  
3" SPRAY POLYURETHANE FOAM @ 6.5/INCH = 19.5  
**MECHANICAL ATTACHMENT** - LAYOUT, SPACING, & TYPE OF MECH. FASTENERS TO BE DETERMINED BY ROOFER AS REQ. TO MEET & ADHERE TO SPECIFIED BASIC WIND SPEED & UPLIFT PRESSURES & AS REQ. TO PROVIDE WARRANTY.  
**THREE STEP SPRAY POLYURETHANE FOAM ROOF SYSTEM**  
(1) POLYURETHANE FOAM - APPLICATION OF 3" THICK POLYURETHANE FOAM (3.0 DENSITY) OVER ROOF INCLUDING SURFACE, PREPARATION, FOAM INSTALLATION, & POST-APPLICATION INSPECTION.  
(2) BASE COAT APPLICATION - APPLICATION OF BASE COAT ROOF COATING OVER ENTIRETY OF POLYURETHANE FOAM.  
(3) TOP COAT APPLICATION - APPLICATION OF PREMIUM WHITE TOP COAT REFLECTIVE & DURABLE FINISH COAT OVER ENTIRETY OF BASE COAT.  
**OVER SPRAY PROTECTION** - (ROOFING CONTRACTOR) TO BE RESPONSIBLE FOR PROVIDING OVER SPRAY PROTECTION DURING S.P.F. APPLICATION TO PRECLUDE OVER SPRAY DAMAGES TO ADJACENT BUILDINGS, VEHICLES, OR PERSONS.  
**CONTRACTOR** - TO PROVIDE A (2) YEAR WORKMANSHIP WARRANTY & A (10) YEAR N.D.L. WATER TIGHT WARRANTY PROTECTING BUILDING & CONTENTS FROM DAMAGES AS A RESULT OF WATER INTRUSIONS, OR DEFECTS.

### ROOF DESIGN CRITERIA

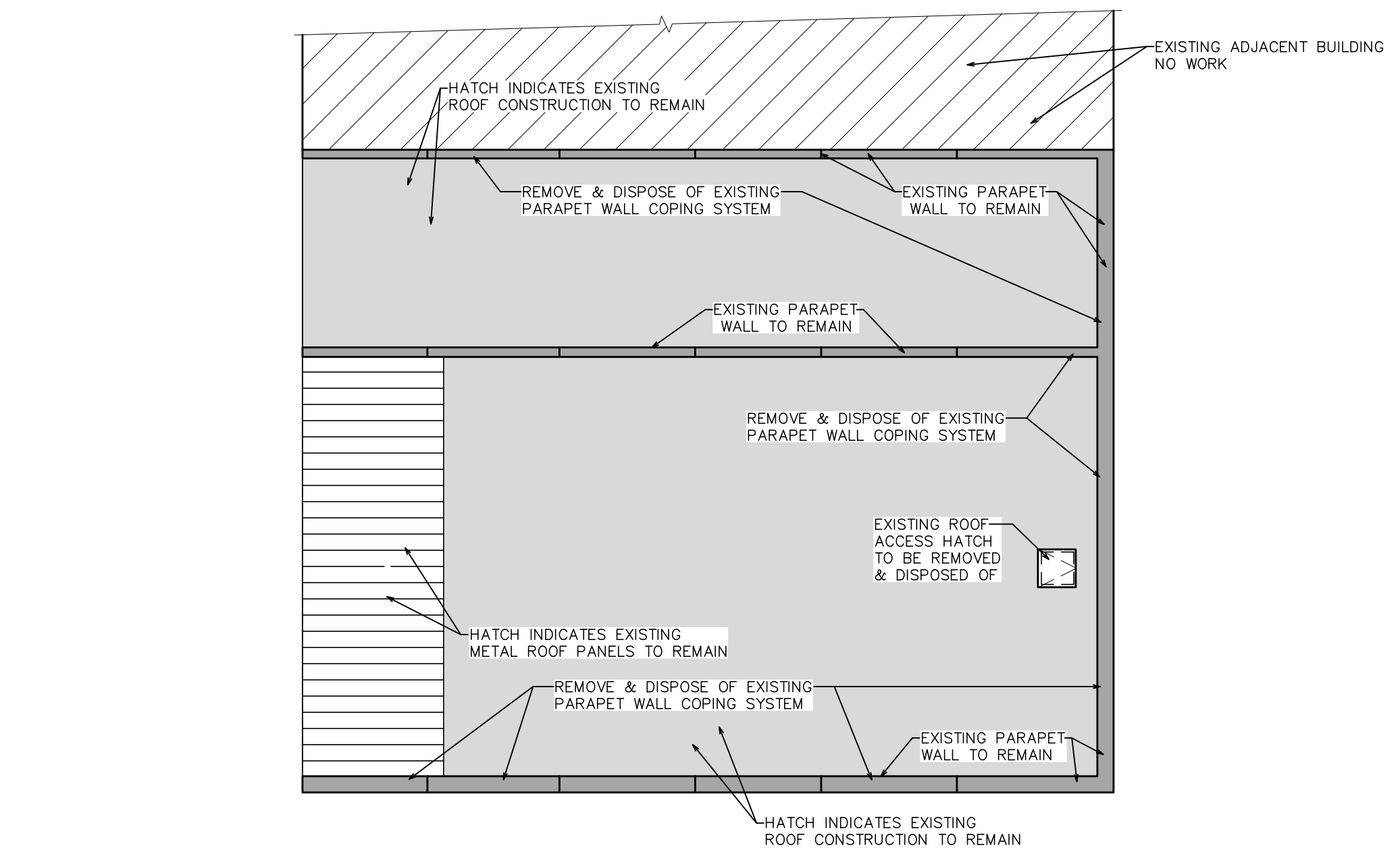
**ROOF LIVE LOAD** - (20 P.S.F.)  
**BASIC WIND SPEED** - (130 M.P.H.)  
**BUILDING RISK CATEGORY** - III (3)  
**EXPOSURE CATEGORY** - (C)  
**INTERNAL PRESSURE COEFFICIENT** -

HATCH ON ROOF PLAN INDICATES NEW ROOF ASSEMBLY AS DESCRIBED TO BE INSTALLED OVER EXISTING SLOPING T.P.O. MEMBRANE SYSTEM

### ROOF HATCH SPECIFICATIONS

**BILCO** - TYPE "E" ROOF HATCH LADDER ACCESS  
**MODEL** # 36" X 36"  
**MATERIAL** - ALUMINUM; COVER & FRAME (11)GA. ALUM.  
**COVER** - BRAKEFORMED H.M. DESIGN W/ 1" CONCEALED FIBERGLASS INSULATION FULLY WELDED CORNERS & INTERNALLY REINFORCED FOR 40 P.S.F. (LIVE LOAD)  
**CURB** - 12" HEIGHT W/ INTEGRAL CAP FLASHING, 1" FIBERBOARD INSULATION W/ FULLY WELDED CORNERS & MOUNTING FLANGE (3.5") W/ 7/16" HOLES FOR ATTACHMENT TO DECK  
**GASKET** - EXTRUDED E.P.D.M. RUBBER PERMANENTLY ADHERED TO COVER  
**HINGES** - HEAVY DUTY PINTLE HINGES W/ TYPE 316 STAINLESS STEEL HINGE PINS  
**LATCH** - SLAM LATCH W/ INTERIOR & EXTERIOR TURN HANDLES & PADLOCK HASP  
**LIFT ASSISTANCE** - COMPRESSION SPRING OPERATORS ENCLOSED IN TELESCOPIC TUBES W/ AUTOMATIC HOLD OPEN ARMS  
**FINISH** - ALUMINUM MILL FINISH  
**HARDWARE** - 316 STAINLESS STEEL HINGES. ALL OTHER HARDWARE ZINC PLATED CHROMATE SEALER

**ROOF PLAN**  
1/8" = 1'-0"



**EXISTING ROOF PLAN**  
1/16" = 1'-0"

MAY 19TH, 2026  
ADDENDUM #2

