

Audi Fort Myers Image Upgrade

0050 Daniels Interstate Court Fort Myers, Florida 33913

Bid / Permit Set

August 6, 2025

GENERAL NOTES

1. Contractor shall visit job site to be familiar with existing conditions, bid shall reflect accurately all requirements to execute work relating to his trade in a first quality workmanlike manner. The contractor shall verify all conditions, dimensions and N.G.A.D. floor plan elevations at the job site prior to commencing the work. The contractor shall report all discrepancies between the drawings and the existing conditions to the designer prior to commencing the work.
2. Contractor shall guarantee all labor and materials for a period of 1 year recorded from the date of substantial completion.
3. All equipment, hardware and other items shall be supplied as specified, unless changes are reviewed and accepted by both Owner and Architect.
4. Any substitutions shall be reviewed, submitted and accepted in writing by Owner and Architect. Prior to commencing work, any additional costs incurred by the Contractor due to his failure to obtain required acceptance shall not be remedied by the Owner or affect the contract price.
5. Items requiring submission of product cuts and/or samples shall be submitted two (2) weeks prior to construction and affected by such items to allow sufficient time for acceptance by Owner and Interior Designer. Any costs incurred by the Contractor's failure to obtain acceptance shall not affect the contract price or be remedied by the Owner.
6. All materials stored on site shall be stacked neatly on skids, platforms or blocking "high and dry" protected as recommended by the manufacturer from potential damage and deterioration caused by the elements.
7. All debris and spoils resulting from Contractor's work are to be removed from the job site or placed in a receptacle provided by general practice (dumpster) or as requested by the general contractor or Owner.
8. It will be the responsibility of the Contractor to keep the site clean and free of debris. He shall make his subcontractors clean up their debris and protect materials.
9. The Contractor shall verify all dimensions and angles before proceeding with any work. Variations in the field conditions relative to the Construction Documents shall be immediately reported to the Interior Designer. Work shall not commence until clarifications are obtained.
10. The Contractors shall notify utility companies prior to excavating for utilities and shall be responsible for locating all underground obstructions prior to excavation. The Contractor shall notify the Owner and Architect of conditions.
11. All work shall conform to the applicable codes of Lee County and the State of Florida at the time of permit and construction.
12. All dimensions are finish dimensions unless otherwise noted. Site conditions in conflict with the expressed dimensions and side alignments herein represented by the contract documents, shall be brought to the attention of the Interior Designer for consideration and new alignments may be established only with the supervised approval and acceptance of the Interior Designer.
13. All work shall be erected plumb, level and true in accordance with details. No detail drawings. Large scale details govern.
14. Provide all necessary blocking to insure proper attachment of wall board, cabinetry, baseboard, trim, fascia, etc.
15. All door locks, catches, bumpers, cabinet pulls, mail boxes, and bathroom accessories are to be supplied by the Interior Designer and by the Owner. (See finish, plumbing, and door hardware schedules).
16. Set and secure all cabinetry slumber and square, countersink all fasteners, counter tops to be glued and screwed securely in place and adjust all doors for proper alignment.
17. Pack and seal all cracks around windows, doors and other penetrations with insulation. Fill all voids, seal all joints.
18. All penetrations through noted fire barriers, walls, etc. shall be sealed by approved fire barrier sealant, caulk or tapes as specified.
19. Use Type "W" water resistant gypsum board in all damp locations.
20. Prior to painting, all surfaces to be sanded smooth, all nails set and puttied.
21. Contractor to conform to all applicable codes regarding proper anchoring of trusses.
22. General Contractor shall insure cooperation between subcontractors and assist in coordination of their work so that finished architectural features are not adversely affected by the locations or quality of exposed construction and materials, mechanical, electrical, plumbing, drywall, ladders and plumbing. Such equipment shall be located as discreetly as possible away from primary entrances or main facades. All work shall remain concealed wherever applicable.
23. Removal of plantings adjacent or affected by construction shall be done with care to avoid adversely affecting other vegetation. Contractor shall protect other nearby vegetation from blows, falling materials or tamping where possible.
24. Where new roofing materials, membranes and roof decks are exposed to wear and possible damage during construction the Contractor shall provide protection, additional waterproofing, flashing, caulkng or covering to avoid present or future water infiltration. All penetrations shall be properly and completely sealed. Debris and loose materials shall be regularly eliminated from any roof or decking installation.
25. **Payments to the Contractor:**
Releases of Lien or Partial Releases to the amounts paid to subcontractor as well as the G.C.'s releases shall accompany each Certificate for Payment according to current Lien Law Regulations.
26. The Contractor's Certificate of Insurance shall be prepared for the Owner's records and delivered to the Interior Designer prior to construction.
27. General Contractor and subcontractors shall inspect their work prior to and related to the installation of their work for true, plumb, level and square. Commencement of a Contractor's work shall constitute acceptance of prior conditions and the Contractor/Subcontractor shall become responsible for leaving the work, true level and plumb.
28. Contractor shall protect existing irrigation system from trucks and material as much as possible. Fence off front yard where possible.
29. See site survey for all existing building and site elevations.
30. Contractor shall be responsible for clearly identifying and securing areas where subcontractors may not enter.
31. All framing lumber shall be free of significant defects and shall be of acceptable grade, checked for moisture content and free of loose knots, decay streaks, rot, splits, pitch pockets, warps, twists or bends.
32. Temporary bracing during construction shall be secure and meet all applicable safety standards.
33. Contractor shall submit a minimum of three(3) copies of each shop drawing submittal, one being a reproducible if applicable. Shop drawings shall be submitted for but not limited to the following:
Roof trusses, windows, doors, hardware, concrete mix, mortar, roof tiles, paint, cabinetry, carpet, vct, suspended ceiling, plumbing fixtures, light fixtures, and toilet accessories.
34. The Contractor shall ensure that all areas not within the scope of the project will be protected from debris and damage. If areas outside of the area of work become damage as a result of work done by the Contractor, the Contractor shall repair or replace these areas to the original appearance and quality as directed and approved by the Interior Designer and Owner.
35. The Contractor is to contact the local Fire Marshal and verify a copy of chapter 16, "Safeguards During Building Construction, Alterations, and Demolition Operations". Contractor to provide a letter from the Fire Marshal verifying compliance to the Building Officials.

CODE & BUILDING DATA

GOVERNING CODES:

ee County Land Development Code

DA - 2023 Florida Accessibility Code, 8th Edition

UILDING - 2023 Florida Building Code, 8th Edition

LECTRICAL - 2020 National Electrical Code

RE - 8th Edition Florida Fire Prevention Code

NPFA 1, Fire Code, Florida Edition

NPFA 101, Life Safety Code, Florida Edition

UEL/GAS - 2023 Florida Fuel/Gas Code, 8th Edition

LUMBING - 2023 Florida Plumbing Code, 8th Edition

ECANICAL - 2023 Florida Mechanical Code, 8th Edition

TRUCTURAL - 2023 Florida Building Code, 8th Edition

LEGAL DESCRIPTION:

75 Commerce Center PB 82 Pages 76-78 Tract 7 and
tract 8 075 Commerce Center Replat as Described in Inst
20100002198211 TR 8-1

OLO ID: 10621970

TRAP: 22-45-25-L3-0008.0010

CODE / BUILDING DATA:

1. CODE ABSTRACT:

A. ZONING:

MPD

B. FLOOR AREAS:

SHOWROOM/ADMIN/SERVICE DRIVE 15,120 S.F.

PART STORAGE 4,247 S.F.

SERVICE SHOP 13,382 S.F.

2nd FLOOR ADMIN.

4,292 S.F.

TOTAL 37,401 S.F.

C. FLOOD ZONE:

X' ZONE

D. OCCUPANCY CLASSIFICATIONS:

(FBC SECTION 303) B, BUSINESS
(FBC SECTION 303) S1, STORAGE

E. CONSTRUCTION TYPE :

(FBC SECTION 602.3) TYPE II B

F. FIRE PROTECTION TYPE: SPRINKLED / UNPROTECTED

G. CLARIFICATION OF REHABILITATION:

(FBC) LEVEL 2
(FFPC 101: 43.2.2.1.3) MODIFICATIONS

2. EXITING AND EGGS:

A. OCCUPANTS (FBC TABLE 1004.5 & FFPC 101:7.3.1.2)

1st SHOWROOM/SALES = 1/30 GROSS S.F. (15,120 s.f.) 504

PARTS STORAGE = 1/200 GROSS S.F. (4,247 s.f.) 21

SERVICE SHOP = 1/100 GROSS S.F. (13,382 s.f.) 134

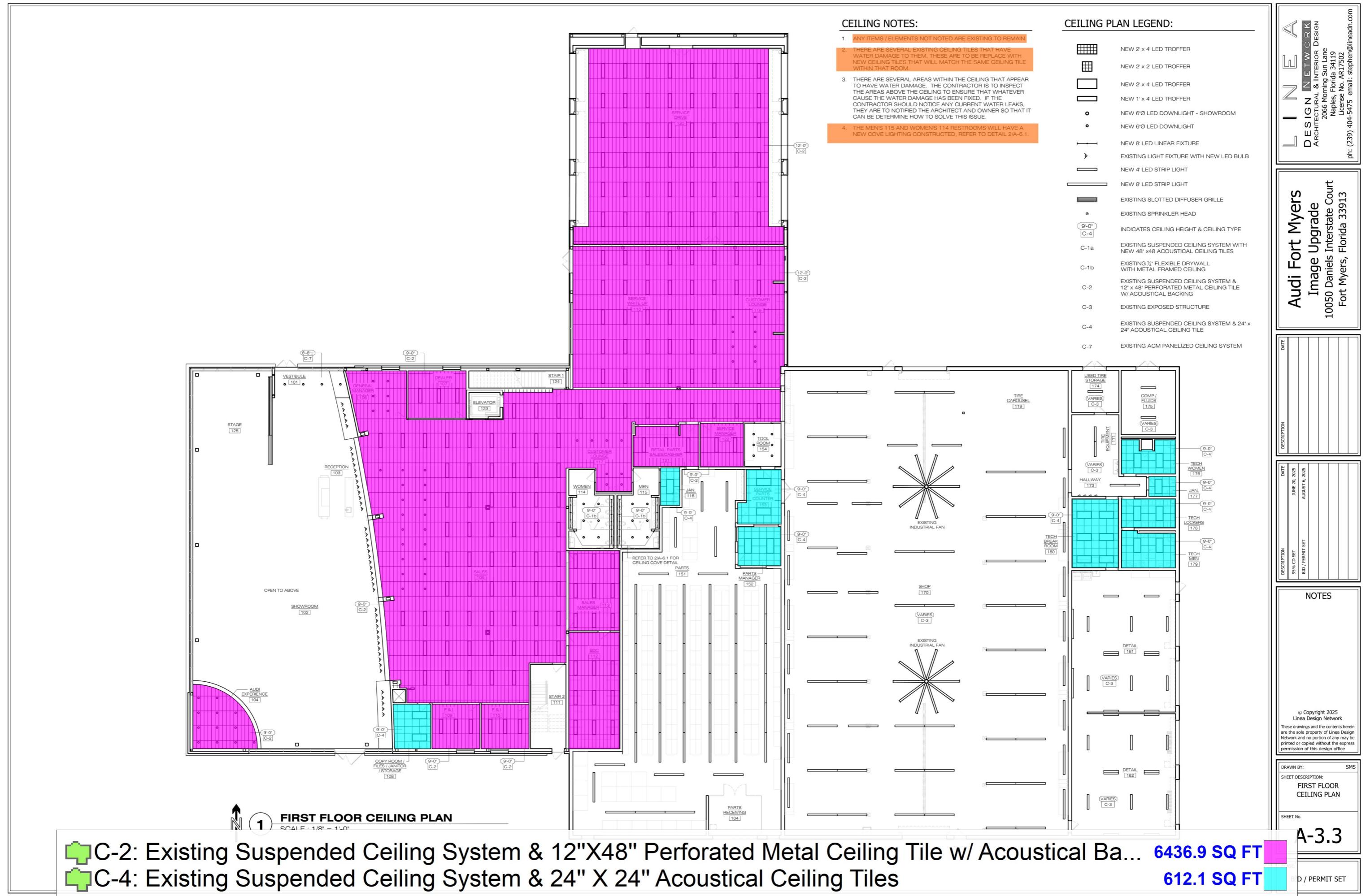
2nd SHOWROOM/SALES = 1/30 GROSS S.F. (4,292 s.f.) 143

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PLUMBING	
P-0.01	PLUMBING SPECS, NOTES & DETAILS
P-1.01	1st FLOOR PLUMBING PLAN

ABBREVIATIONS												PROJECT TEAM			
AB	ANCHOR BOLT	d	PENNY (NAIL)	GWB	GYPSUM WALL BOARD	No.	NUMBER	SS	SERVICE SINK	Architect	Linea Design Network				
A/C	AIR CONDITIONING	DBL	DOUBLE	GYP	GYPSUM	NOM	NOMINAL	S/S	STAINLESS STEEL						
AC	ACOUSTIC	DEG	DEGREE			NTS	NOT TO SCALE	ST	STREET						
ADJ	ADJUSTABLE	DEF	DRENAGE FOUNTAIN	HB	HOSE BIBB			STA	STATION						
AFF	ABOVE THE FLOOR	DIA	DIA	HC	HOLLOW CORE	OBS	OBSCURE	STD	STANDARD						
AL	ALUMINUM	DIFF	DIFFUSER	HDBD	HARDBOARD	OC	ON CENTER	STL	STEEL						
ALT	ALTERNATE	DIM	DIMENSION	HDR	HEADER	OD	OUTSIDE DIAMETER	STOR	STORAGE						
APPROX	APPROXIMATE	DIL	DEAD LOAD	HDWD	HARDWOOD	OH	OVER HEAD	STRU	STRUCTURAL/STRUCTURE						
ARCH	ARCHITECTURAL	DIN	DOWN	HDWR	HARDWARE	OPP	OPPOSITE	SUSP	SUSPENDED						
ASPH	ASPHALT	DR	DOOR	HIM	HOLLOW METAL										
ASSY	ASSEMBLY	DS	DOWN SPOUT	HORIZ	HORIZONTAL	P LAM	PLASTIC LAMINATE								
AUTO	AUTOMATIC	DTL	DETAIL	HGT	HEIGHT	PERF	PERFORATED	T/	TOP OF						
AVG	AVERAGE	DW	DISHWASHER	HVAC	HEATING, VENTILATING & AIR CONDITIONING	P GL	PLATE GLASS	T&B	TOP AND BOTTOM						
B/	BOTTOM OF	E	EAST	HYD	HYDRANT	PLMB	PLUMBING	T&G	TONGUE AND GROVE						
BAL	BALANCE	EA	EACH			PLYWD	PLYWOOD	TB	TAKEBOARD						
BD	BOARD	EB	EXPANSION BOLT	ID	INSIDE DIAMETER	POL	POLISHED	TC	TOP OF CONCRETE						
BIT	BITUMINOUS	EJ	EXPANSION JOINT	IN	INCHES	PRE	PREFABRICATED	TEMP	TEMPERATURE						
BLDG	BUILDING	ELEV	ELEVATION	INSUL	INSULATION	PRV	POWER ROOF VENTILATOR	TS	TOP OF STEEL						
BLKG	BLOCKING	ELECT	ELECTRIC	INT	INTERIOR	PSF	POUNDS PER SQUARE FOOT	THK	THICK/THICKNESS						
BM	BEAM	ENCL	ENCLOSURE	JT	JOINT	PSI	POUNDS PER SQUARE INCH	Typ.	Typical						
BOT	BOTTOM	ENTR	ENTRANCE	KIT	KITCHEN	PVC	POLYVINYL CHLORIDE	UNFIN	UNFINISHED						
BSMT	BASEMENT	EQ	EQUAL			PVMT	PAVEMENT	UR	URINAL						
BTW	BETWEEN	EQPT	EQUIPMENT	LAM	LAMINATED										
CAB	CABINET	EXP	EXPANSION	LAV	LAVATORY	QT	QUARRY TILE	V	VENT, VOLT						
CAP	CAPACITY	(EX)	EXISTING	LL	LIVE LOAD	R	RISER	VCT	VINYL COMPOSITION TILE						
CB	CATCH BASIN	EXT	EXTERIOR	LLH	LONG LEG HORIZONTAL	RAD	REINFORCING/REINFORCEMENT	VNT	VENTILATION						
CEM	CEMENT			LLV	LONG LEG VERTICAL	RD	ROOF DRAIN	VRT/VERT	VERTICAL						
CER	CERAMIC	FD	FLOOR DRAIN	MATT	Maintenance	REF	REFERENCE	W	WEST						
CFM	CUBIC FEET PER MINUTE	FE	FIRE EXTINGUISHER	MATL	MATERIAL	REFR	REFRIGERATOR	W/	WITH						
CI	CAST IRON	FEC	FIRE EXTINGUISHER CABINET	MISC	MISCELLANEOUS	REINF		W/O	WITHOUT						
CI	CONSTRUCTION JOINT	FH	FIRE HYDRANT	MAX	MAXIMUM	REQ	REQUIRED	W/WF	WELDED WIRE FABRIC						
CL	CENTERLINE	FHC	FIRE HOSE CABINET	MECH	MECHANICAL										
CLG	CEILING	FHMS	FLAT HEAD MACHINE SCREW	MEMB	MEMBRANE	RM	ROOM	WC	WATER CLOSET						
CLG	CLOSET	FHWS	FLAT HEAD WOOD SCREW	MEZZ	MEZZANINE	RO	ROUGH OPENING	WD	WOOD						
CLR	CLEAR	FIN	FINISH	MFR	MANUFACTURER			WGL	WIRE GLASS						
CMU	CONCRETE MASONRY UNIT	FLOOR	FLOOR	MIN	MINIMUM			WM	WIRE MESH						
COL	COLUMN	FND	FOUNDATION	MISC	MISCELLANEOUS	SC	SOLID CORE	WP	WEATHERPROOF						
CONC	CONCRETE	FPHB	FROST PROOF HOSE BIBB	MO	MASONRY OPENING	SCHED	SCHEDULE	WWF							
CONF	CONFERENCE	FLSG	FLASHING	MSNR	MASONRY	SECT	SECTION								
CONN	CONNECTION	FT	FOOT/FEET	MTG	Mounting	SHT	SHEET								
CONSTR	CONSTRUCTION	FTG	FOOTING	MTL	METAL	SH	SHOWER	YD	YARD						
CONT	CONTINUOUS			MUL	MULLION	SIM	SIMILAR								
CONTR	CONTRACTOR	GA	GAGE			SPEC	SPECIFICATION								
CT	CERAMIC TILE	GALV	GALVANIZED	(N)	NEW										
CTSK	COUNTERSINK	GL	GLASS	N	NORTH	SQ	SQUARE								
		GR	GRADE	NIC	NOT IN CONTRACT	S.F./SQ FT	SQUARE FOOT								
		GR BM	GRADE BEAM	No.	NUMBER										

		TOTAL 802	
		B. INTERIOR FINISHES (FBC TABLE 803.11)	
		BUSINESS	EXIT PASSAGE WAYS - CLASS B' CORRIDORS - CLASS C' ENCLOSED SPACES - CLASS C'
<u>ELEVATION</u>	ELEVATION No. SHEET No.		
<u>BUILDING SECTION</u>	SECTION No. SHEET No.		<u>DOOR NUMBER</u> ROOM No. DOOR No.
<u>WALL SECTION</u>	SECTION No. SHEET No.		<u>PARTITION INDICATION</u>
<u>DETAIL INDICATION</u>	DETAIL No. SHEET No.		<u>WINDOW INDICATION</u>
			<u>ELEVATION MARK</u> FIRST FLOOR EL. = 100'-0"
			<u>REVISION INDICATION</u>

SCOPE OF WORK



ALL EXISTING CEILING TILE WITHIN
THE SHOWROOM ARE TO BE
REPLACE WITH NEW CEILING TILES.

BOTTOM OF TRACK LOCATED 12'-0"
ABOVE FINISHED FLOOR

EXISTING SUPPLY & RETURN
GRILLE IS TO REMAIN AND HAVE
NEW CEILING CUT AROUND IT,
TYPICAL. ALL EXISTING GRILLES
ARE TO REMOVED, CLEANED AND
REINSTALLED.

EXISTING SPRINKLER HEADS TO
REMAIN IN ITS LOCATION WITH
NEW HOLE CUT INTO NEW CEILING
TILES, TYPICAL

20'-0"
C-1a



1

SECOND FLOOR CEILING PLAN

SCALE : 1/8" = 1'-0"

CEILING PLAN NOTES:

- C-1a: Existing Suspended Ceiling System w/ New 48"X48" Acoustical Ceiling Tiles
- C-2: Existing Suspended Ceiling System & 12"X48" Perforated Metal Ceiling Tile w/ Acousti...
- C-4: Existing Suspended Ceiling System & 24" X 24" Acoustical Ceiling Tiles

5471.6 SQ FT

1005.5 SQ FT

1887.6 SQ FT

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Audi Fort Myers
Image Upgrade
10050 Daniels Interstate Court
Fort Myers, Florida 33913

DATE
DESCRIPTION

DATE	JUNE 20, 2025
DESCRIPTION	95% CD SET
BID / PERMIT SET	AUGUST 6, 2025

NOTES
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DRAWN BY: SMS
SHEET DESCRIPTION: SECOND FLOOR CEILING PLAN

SHEET No. A-3.4

PHASE: BID / PERMIT SET