

Audi Fort Myers Image Upgrade

10050 Daniels Interstate Court Fort Myers, Florida 33913

Bid / Permit Set August 6, 2025

GENERAL NOTES

- 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 slab elevation 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.
- Contractor shall guarantee all labor and materials for a period of 1 year recorded from the date of substantial completion.
- All equipment, hardware and other items shall be supplied as specified, unless changes are reviewed and accepted by both Owner and Architect.
- Any substitutions shall be reviewed, submitted and accepted in writing by Owner and Architect. Prior to commencing installation, 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.
- Items requiring submission of product cuts and/or samples shall be submitted two (2) weeks prior to commencing work 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- All work shall conform to the applicable codes of Lee County and the State of Florida at the time of permit and construction.
- 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.
- All work shall be erected plumb, level and true in accordance with details. Do not scale drawings. Large scale details govern.
- Provide all necessary blocking to insure proper attachment of wall board, cabinetry, baseboard, trim, fascia, etc.
- All door locksets, catches, bumpers, cabinets pulls, mail boxes, and bathroom accessories are to be specified by the Interior Designer and by the Owner. (See finish, plumbing, and door hardware schedules).
- Set and secure all cabinetry plumb and square, countersink all fasteners, counter tops to be glued and screwed securely in place and adjust all doors for proper alignment.
- Pack and seal all cracks around windows, doors and other penetrations with insulation. Fill all voids, seal all joints.
- All penetrations through noted fire barriers, walls, etc. shall be sealed by approved fire barrier sealant, caulk or tapes as specified.
- Use Type "W" water resistant gypsum board in all damp locations.
- Prior to painting, all surfaces to be sanded smooth, all nails set and puttied.
- Contractor to conform to all applicable codes regarding proper anchoring of trusses.
- 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 workmanship and materials, mechanical equipment, electrical panels, boards 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.
- 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 tampering where possible.
- 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, caulking 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.
- 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.
- The Contractor's Certificate of Insurance shall be prepared for the Owner's records and delivered to the Interior Designer prior to construction.
- General Contractor and subcontractors shall inspect all work prior to and related to the installation of their own work for true, plumb, level standards. 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.
- Contractor shall protect existing irrigation system from trucks and material as much as possible. Fence off front yard where possible.
- See site survey for all existing building and site elevations.
- Contractor shall be responsible for clearly identifying and securing areas where subcontractors may not enter.
- All framing lumber shall be free of significant defects and shall be of acceptable grade, checked for moisture, connect and free of loose knots, decay streaks, rot, splits, pitch pockets, warps, twists or bends.
- Temporary bracing during construction shall be secure and meet all applicable safety standards.
- Contractor shall submit a minimum of three(3) copies of each shop drawing, submittal, one being a reproducible were 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.
- 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 their original appearance and quality or as directed and approved by the Interior Designer and Owner.
- The Contractor is to contact the local Fire Marshal and review NFPA 1, 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.

* NOTES AS APPLICABLE TO PROJECT

ABBREVIATIONS

AB	ANCHOR BOLT	d	PENNY (NAIL)	GWB	GYPSUM WALL BOARD	No.	NUMBER	SS	SERVICE SINK
A/C	AIR CONDITIONING	DBL	DOUBLE	GYP	GYPSUM	NOM	NOMINAL	S/S	STAINLESS STEEL
AC	ACQUISIT	DEG	DEGREE	HC	HOSE BIBB	NTS	NOT TO SCALE	STA	STREET
ADJ	ADJUSTABLE	DF	DRINKING FOUNTAIN	HDBD	HOLLOW CORE	OBS	OBSURE	STD	STANDARD
AFF	ABOVE FINISH FLOOR	DIA	DIAMETER	HDR	HEADER	OC	ON CENTER	STL	STEEL
AL	ALUMINUM	DIFF	DIFFUSER	HDWD	HARDWOOD	OH	OVER HEAD	STOR	STORAGE
ALT	ALTERNATE	DIM	DIMENSION	HDWR	HARDWARE	OPP	OPPOSITE	STR	STRUCTURAL/STRUCTURE
APPROX	APPROXIMATE	DL	DEAD LOAD	HORIZ	HORIZONTAL	P LAM	PLASTIC LAMINATE	SUSP	SUSPENDED
ARCH	ARCHITECTURAL	DN	DOWN	PERF	PERFORATED	T/	TOP	T/	TOP OF
ASPH	ASPHALT	DR	DOOR	PL GL	PLATE GLASS	T&B	TOP AND BOTTOM	T&B	TONGUE AND GROVE
ASSY	ASSEMBLY	DS	DOWN SPOUT	PLMB	PLUMBING	TC	TOP OF CONCRETE	TEMP	TEMPERATURE
AUTO	AUTOMATIC	DTL	DETAIL	HGT	HEIGHT	TS	TOP OF STEEL	THK	THICK/THICKNESS
AVG	AVERAGE	DW	DISHWASHER	HVAC	HEATING, VENTILATING & AIR CONDITIONING	TYP.	TYPICAL	UNFIN	UNFINISHED
				HYD	HYDRANT	UR	URINAL		
B/	BOTTOM OF	E	EAST	ID	INSIDE DIAMETER	V	VENT, VOLT	VCT	VINYL COMPOSITION TILE
BAL	BALANCE	EA	EACH	IN	INCHES	VENT	VENTILATION	VRT/VERT	VERTICAL
BD	BOARD	EB	EXPANSION BOLT	INSUL	INSULATION	W	WEST	W/	WITH
BIT	BITUMINOUS	EJ	EXPANSION JOINT	INT	INTERIOR	W/O	WITHOUT	WC	WATER CLOSET
BLDG	BUILDING	EL/ELEV	ELEVATION	JT	JOINT	WD	WOOD	WGL	WIRE GLASS
BLKG	BLOCKING	ELECT	ELECTRIC	LAM	LAMINATED	WV	WIRE MESH	WM	WIRE MESH
BM	BEAM	ENCL	ENCLOSURE	LAV	LAVATORY	WWF	WEATHERPROOF	WWE	WELDED WIRE FABRIC
BOT	BOTTOM	ENTR	ENTRANCE	LL	LINE LOAD	QT	QUARRY TILE		
BSEMT	BASEMENT	EQ	EQUIPMENT	LLV	LONG LEG HORIZONTAL	R	RISER		
BTW	BETWEEN	EQT	EQUIPMENT	LLV	LONG LEG VERTICAL	RAD	REINFORCING/REINFORCEMENT		
		EWC	ELECTRIC WATER COOLER	LMT	MAINTENANCE	REF	REFERENCE		
CAB	CABINET	EXP	EXPANSION	MATL	MATERIAL	REFR	REFRIGERATOR		
CAP	CAPACITY	EXT	EXTERIOR	MAX	MAXIMUM	REIN	REQUIRED		
CB	CATCH BASIN	FD	FLOOR DRAIN	MCH	MECHANICAL	RM	ROOM		
CFM	CUBIC FEET PER MINUTE	FEC	FIRE EXTINGUISHER	MEMB	MEMBRANE	RO	ROUGH OPENING		
CI	CAST IRON	FH	FIRE HYDRANT	MEZZ	MEZZANINE	S	SOUTH		
CL	CONSTRUCTION JOINT	FL	FIRE HOSE CABINET	MISC	MISCELLANEOUS	SC	SOLID CORE		
CLG	CENTERLINE	FMS	FLAT HEAD MACHINE SCREW	MOBY	MASONRY OPENING	SCHD	SCHEDULE		
CLO	CLOSET	FTG	FOOT/FEET	MTG	MOUNTING	SECT	SECTION		
CLR	CLEAR	FTG	FOOTING	MTL	METAL	SHT	SHEET		
CMU	CONCRETE MASONRY UNIT	GA	GAGE	MUL	MULLION	SIM	SIMILAR		
COL	COLUMN	GALV	GALVANIZED			SPEC	SPECIFICATION		
CONC	CONCRETE	N	NEW			SQ	SQUARE		
CONF	CONFERENCE	GR	GRADE			SQ	SQUARE		
CONN	CONNECTION	GR BM	GRADE BEAM						
CONSTR	CONSTRUCTION								
CONT	CONTINUOUS								
CONTR	CONTRACTOR								
CT	CERAMIC TILE								
CTSK	COUNTERSINK								

PROJECT TEAM

Architect Linea Design Network 2066 Morning Sun Lane Naples, Florida 34110 (239) 404-5475 lineadn.com	Electrical Engineer Westside Engineers 200 Galleria Parkway Suite 1150 Atlanta, Georgia 30339 (404) 965-1287 westside-engineering.com	Plumbing Engineer Westside Engineers 200 Galleria Parkway Suite 1150 Atlanta, Georgia 30339 (404) 965-1287 westside-engineering.com	Management Company Automotive Management Services, Inc. 505 S. Flager Drive Suite 1400 West Palm Beach, Florida 33401 (561) 655-8900 amsi-facilities.com
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CODE & BUILDING DATA

GOVERNING CODES:

Lee County Land Development Code
ADA - 2023 Florida Accessibility Code, 8th Edition
BUILDING - 2023 Florida Building Code, 8th Edition
ELECTRICAL - 2020 National Electrical Code
FIRE - 8th Edition Florida Fire Prevention Code
NFPA 1, Fire Code, Florida Edition
FUEL/GAS - 2023 Florida Fuel/Gas Code, 8th Edition
PLUMBING - 2023 Florida Plumbing Code, 8th Edition
MECHANICAL - 2023 Florida Mechanical Code, 8th Edition
STRUCTURAL - 2023 Florida Building Code, 8th Edition

LEGAL DESCRIPTION:

D75 Commerce Center PB 82 Pages 76-78 Tract 7 and Tract 8 D75 Commerce Center Replat as Described in Inst #20100002198211 TR 8-1

FOLIO ID: 10621970

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

E. CONSTRUCTION TYPE:
(FBC SECTION 602.3) TYPE II B

F. FIRE PROTECTION TYPE: SPRINKLED / UNPROTECTED

G. CLARIFICATION OF REHABILITATION:
(FBC)
(FFPC 101: 43.2.2.1.3) LEVEL 2
MODIFICATIONS

2. EXITING AND EGRESS:

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
TOTAL	802

B. INTERIOR FINISHES (FBC TABLE 803.1.1)
BUSINESS EXIT PASSAGE WAYS - CLASS 'B'
CORRIDORS - CLASS 'C'
ENCLOSED SPACES - CLASS 'C'

DRAWING INDEX

T-1.1 TITLE SHEET

ARCHITECTURE

A-2.1	1st FLOOR DEMOLITION PLAN
A-2.2	2nd FLOOR DEMOLITION PLAN
A-3.1	1st FLOOR PLAN
A-3.2	2nd FLOOR PLAN
A-3.3	1st FLOOR CEILING PLAN
A-3.4	2nd FLOOR CEILING PLAN
A-4.1	1st FLOOR FURNITURE PLAN
A-4.2	2nd FLOOR FURNITURE PLAN
A-5.1	ENLARGE PLAN & ELEVATIONS
A-6.1	RESTROOM SCHEDULE & DETAILS
A-7.1	SCHEDULES

ELECTRICAL

E-0.00	ELECTRICAL SPECS & NOTES
E-0.01	PANEL SCHEDULES
E-0.02	PANEL SCHEDULES
E-1.01	SHOWROOM POWER PLAN & DETAILS
E-1.02	SERVICE DRIVE & LOUNGE POWER PLAN
E-2.01	SHOWROOM LIGHTING PLAN
E-2.02	SERVICE DRIVE & LOUNGE LIGHTING PLAN
E-2.03	SECOND FLOOR LIGHTING PLAN
E-2.04	SHOP LIGHTING PLAN

PLUMBING

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

SCOPE OF WORK

THIS PROJECT'S SCOPE IS TO REPLACE ALL OF THE INTERIOR LIGHT FIXTURES WITH NEW LED LIGHT FIXTURES. THERE WILL ALSO BE NEW FLOORING THROUGHOUT A MAJORITY OF THE FACILITY. THE PUBLIC RESTROOM ON THE FIRST FLOOR WILL HAVE SOME RENOVATIONS TO THEM. THERE WILL BE NEW OFFICE FURNITURE THROUGHOUT THE FACILITY.

THERE IS INTENDED TO BE NO WORK TO THE EXISTING FIRE SPRINKLER SYSTEM. IF THERE NEEDS TO BE WORK TO THE FIRE SPRINKLER THEN THESE DESIGN AND DOCUMENTS WILL BE SUBMITTED UNDER A SEPARATE PERMIT WITH DOCUMENTS PREPARE BY A LICENSE CONTRACTOR.

THERE IS TO BE NO WORK TO THE EXISTING FIRE ALARM SYSTEM.

LINEA
DESIGN NETWORK
ARCHITECTURAL & INTERIOR DESIGN
2066 Morning Sun Lane
Naples, Florida 34119
License No. AR17502
ph: (239) 404-5475 email: stephen@lineadn.com

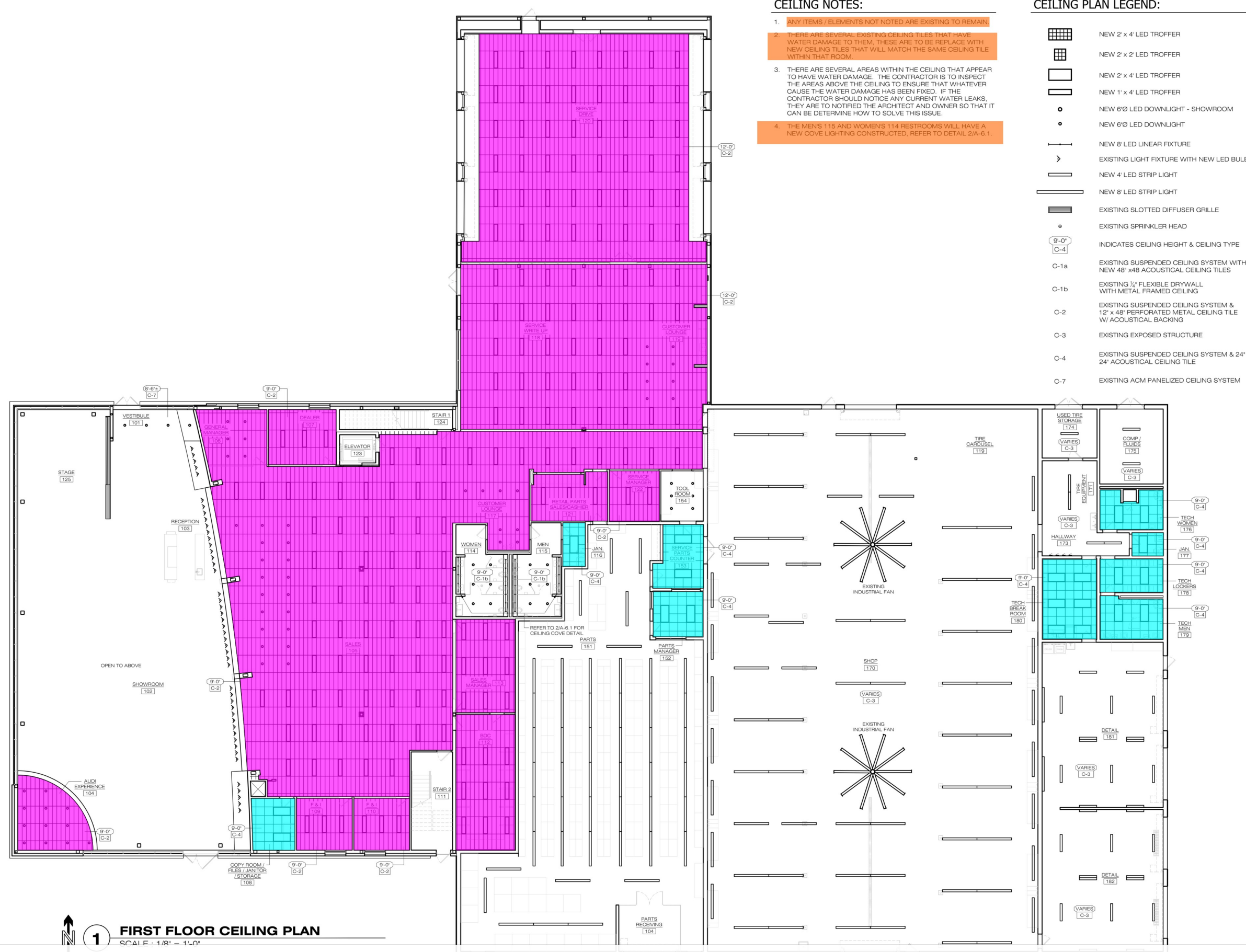
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Fort Myers, Florida 33913

DATE					
DESCRIPTION					

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

NOTES

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SHEET DESCRIPTION: TITLE SHEET SHEET No. T-1.1 PHASE: BID / PERMIT SET	



CEILING NOTES:

1. ANY ITEMS / ELEMENTS NOT NOTED ARE EXISTING TO REMAIN.
2. THERE ARE SEVERAL EXISTING CEILING TILES THAT HAVE WATER DAMAGE TO THEM, THESE ARE TO BE REPLACE WITH NEW CEILING TILES THAT WILL MATCH THE SAME CEILING TILE WITHIN THAT ROOM.
3. THERE ARE SEVERAL AREAS WITHIN THE CEILING THAT APPEAR TO HAVE WATER DAMAGE. THE CONTRACTOR IS TO INSPECT THE AREAS ABOVE THE CEILING TO ENSURE THAT WHATEVER CAUSE THE WATER DAMAGE HAS BEEN FIXED. IF THE CONTRACTOR SHOULD NOTICE ANY CURRENT WATER LEAKS, THEY ARE TO NOTIFIED THE ARCHITECT AND OWNER SO THAT IT CAN BE DETERMINE HOW TO SOLVE THIS ISSUE.
4. THE MEN'S 115 AND WOMEN'S 114 RESTROOMS WILL HAVE A NEW COVE LIGHTING CONSTRUCTED, REFER TO DETAIL 2/A-6.1.

CEILING PLAN LEGEND:

- NEW 2' x 4' LED TROFFER
- NEW 2' x 2' LED TROFFER
- NEW 2' x 4' LED TROFFER
- NEW 1' x 4' LED TROFFER
- NEW 6" LED DOWNLIGHT - SHOWROOM
- NEW 6" LED DOWNLIGHT
- NEW 8' LED LINEAR FIXTURE
- EXISTING LIGHT FIXTURE WITH NEW LED BULB
- NEW 4' LED STRIP LIGHT
- NEW 8' LED STRIP LIGHT
- EXISTING SLOTTED DIFFUSER GRILLE
- EXISTING SPRINKLER HEAD
- INDICATES CEILING HEIGHT & CEILING TYPE
- C-1a EXISTING SUSPENDED CEILING SYSTEM WITH NEW 48" x48 ACOUSTICAL CEILING TILES
- C-1b EXISTING 1/2" FLEXIBLE DRYWALL WITH METAL FRAMED CEILING
- C-2 EXISTING SUSPENDED CEILING SYSTEM & 12" x 48" PERFORATED METAL CEILING TILE W/ ACOUSTICAL BACKING
- C-3 EXISTING EXPOSED STRUCTURE
- C-4 EXISTING SUSPENDED CEILING SYSTEM & 24" x 24" ACOUSTICAL CEILING TILE
- C-7 EXISTING ACM PANELIZED CEILING SYSTEM

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

C-2: Existing Suspended Ceiling System & 12"X48" Perforated Metal Ceiling Tile w/ Acoustical Ba... 6436.9 SQ FT
C-4: Existing Suspended Ceiling System & 24" X 24" Acoustical Ceiling Tiles 612.1 SQ FT

LINEA DESIGN NETWORK
ARCHITECTURAL & INTERIOR DESIGN
2066 Morning Sun Lane
Naples, Florida 34119
License No. AR17502
ph: (239) 404-5475 email: stephen@lineadn.com

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SHEET DESCRIPTION:
FIRST FLOOR
CEILING PLAN
SHEET No.

A-3.3
BID / PERMIT SET

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

9'-0" C-1b

OPEN TO BELOW

9'-0" C-4

9'-0" C-4

ELEV. EQUIP. 205

9'-0" C-4

9'-0" C-4

STOR. 212

9'-0" C-4

MECH. 214

9'-0" C-1b

OPEN TO BELOW

9'-0" C-4

9'-0" C-4

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



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 **5471.6 SQ FT**
- C-2: Existing Suspended Ceiling System & 12"X48" Perforated Metal Ceiling Tile w/ Acousti... **1005.5 SQ FT**
- C-4: Existing Suspended Ceiling System & 24" X 24" Acoustical Ceiling Tiles **1887.6 SQ FT**

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DESIGN NETWORK

ARCHITECTURAL & INTERIOR DESIGN

2066 Morning Sun Lane
Naples, Florida 34119
License No. AR17502
ph: (239) 404-5475 email: stephen@lineadn.com

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SHEET DESCRIPTION:
SECOND FLOOR
CEILING PLAN

SHEET No.
A-3.4

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