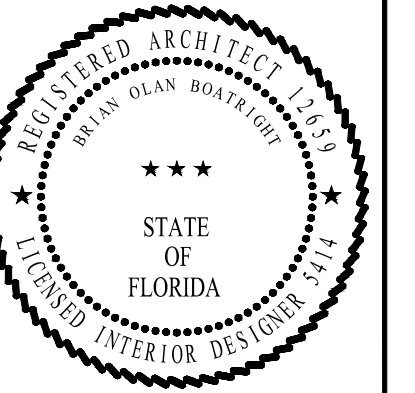


NEW BUILDING FOR JP AUTO-TECH

407 COLLEGE DR, MIDDLEBURG, FL 32068



FLORIDA BUILDING CODE SUMMARY

FLORIDA BUILDING CODES 2017 (6th Ed)

FBC, BUILDING (NEW CONSTRUCTION)

CHAPTER 3 - OCCUPANCY CLASSIFICATION
 306.3 CLASSIFICATION S (STORAGE, REPAIR GARAGE)
 311.2 MODERATE HAZARD STORAGE S-1

CHAPTER 4 - SPECIAL DETAILED REQUIREMENTS

406.8 REPAIR GARAGES

CHAPTER 5 - BUILDING HEIGHT AND AREA

T504.3 ALLOWABLE BUILDING HEIGHT: S, NS = 55 FT
 T504.4 ALLOWABLE NUMBER OF STORIES: S-1, NS = 2 STORIES
 T506.2 ALLOWABLE BUILDING AREA:
 GROUP S-1
 ALLOWABLE SF 17,500
 PROVIDED SF 3,200

CHAPTER 6 - TYPE OF CONSTRUCTION

T601 CONSTRUCTION TYPE II-B (NONCOMBUSTIBLE, NOT SPRINKLERED)
 T602 RATING OF EXTERIOR WALLS 1 HR (5 < X < 10, II-B, S-1 OCC)

CHAPTER 7 - FIRE RESISTANT RATED CONSTRUCTION

706 FIRE WALLS NONE REQUIRED
 707 FIRE BARRIERS NONE REQUIRED
 708 FIRE PARTITIONS NONE REQUIRED
 709 SMOKE BARRIERS NONE REQUIRED
 710 SMOKE PARTITIONS NONE REQUIRED
 711 FLOOR & ROOF ASSEMBLIES NONE REQUIRED
 712 VERTICAL OPENINGS NOT APPLICABLE
 713 SHAFT ENCLOSURES NOT APPLICABLE
 714 PENETRATIONS NOT APPLICABLE
 715 JOINT SYSTEMS NOT APPLICABLE
 716 OPENING PROTECTIVES NOT APPLICABLE
 717 DUCTS & AIR XFER OPENINGS NOT APPLICABLE
 718 CONCEALED SPACES NOT APPLICABLE

CHAPTER 8 - INTERIOR FINISHES

T803.11 INTERIOR EXIT PASSAGEWAYS CLASS A MIN
 CORRIDORS CLASS A MIN
 ROOMS CLASS C MIN

CHAPTER 9 - FIRE PROTECTION SYSTEMS

903.2.9.1 REPAIR GARAGES SPRINKLER NOT REQUIRED
 (1 STORY, < 12,000 SF, NO BASEMENT, FIRE AREA < 5,000 SF)

CHAPTER 10 - MEANS OF EGRESS

T1004.1.2 OCCUPANT LOAD
 BUSINESS OCCUPANCY 349 SF / 100 SF = 4 OCCUPANTS
 STORAGE OCCUPANCY 2,851 SF / 300 SF = 10 OCCUPANTS
 3,200 SF 15 OCCUPANTS

1005.1 EGRESS WIDTH 0.02"/OCC (SEE 1017.2, MIN. WIDTH TO BE 36")
 T1006.2.1 NUMBER OF EXITS 1 ALLOWED (< 49 OCCUPANTS)
 COMMON TRAVEL DISTANCE 75 FT MAX (OL > 30)
 T1006.3.2(2) ACCESS TO ONE EXIT ALLOWED BUT 2 PROVIDED, OCC LOAD DOES NOT EXCEED 49
 1008.1 EGRESS ILLUMINATION PROVIDED
 1010.1.9.3 PANIC HARDWARE NOT REQUIRED (GROUP S, < 300 OCC, NO SPACE > 49 OCC)
 1011 STAIRWAYS NOT APPLICABLE
 1012 RAMPS NOT APPLICABLE
 1013 EXIT SIGNS PROVIDED
 1016.2.2 EGRESS THRU INTERV. SPACES ALLOWED
 T1017.2 EXIT TRAVEL DISTANCE 200 FT MAX
 1020.1 CORRIDOR RATING NOT REQUIRED (PER EXCEPT 2, SEE 1006.2, GROUP B)
 T1020.2 MIN CORRIDOR WIDTH 36 INCHES (OCCUP LOAD < 50)
 1020.4 DEAD END CORRIDORS NONE (20 FT MAX)
 1024 LUMINOUS PATHWAY NOT REQUIRED
 1028 ASSEMBLY EGRESS NOT REQUIRED (NO ASSEMBLY SPACES)
 1029 EMERGENCY ESCAPE NOT APPLICABLE

CHAPTER 11 - ACCESSIBILITY

SEE THE ACCESSIBILITY CODE SUMMARY BELOW

CHAPTER 12 - INTERIOR ENVIRONMENT

VENTILATION: MECHANICAL
 ATTIC NONE

CHAPTER 16 - STRUCTURAL

SEE WIND DESIGN DATA ON THIS SHEET

ACCESSIBILITY CODE SUMMARY

FLORIDA ACCESSIBILITY CODE 2017 (6th Ed)

CHAPTER 2 - SCOPING REQUIREMENTS

201.1 VERTICAL ACCESSIBILITY N/A
 203.9 EMPLOYEE WORK AREAS ACCESS FOR APPROACH, ENTRY & EXIT
 206 ACCESSIBLE ROUTES AN ACCESSIBLE ROUTE IS PROVIDED
 207 ACCESSIBLE EGRESS ACCESSIBLE EGRESS IS PROVIDED
 208 ACCESSIBLE PARKING PROVIDED
 209 PASSENGER LOADING N/A
 210 STAIRWAYS N/A
 211 DRINKING FOUNTAINS HILO PROVIDED
 212 KITCHENS AND SINKS ACCESSIBLE
 213.2 TOILET AND BATHING ROOMS ACCESSIBLE RESTROOMS PROVIDED
 216 SIGNS SIGNS SHALL BE PROVIDED WHERE REQD
 217 TELEPHONES N/A
 226.1 WORK SURFACES 36" MAX HT, SIDE APPROACH PROVIDED

CHAPTER 3 - BUILDING BLOCKS

303 CHANGES IN LEVEL ACCESSIBLE ROUTE MEETS CODE

CHAPTER 4 - ACCESSIBLE ROUTES

404 DOORS ALL ON ACCESSIBLE ROUTE MEET CODE

CHAPTER 7 - COMMUNICATION ELEMENTS AND FEATURES

703 SIGNS WHERE REQUIRED, SIGNS SHALL COMPLY

FLORIDA BUILDING CODE, PLUMBING

FLORIDA PLUMBING CODE 2017 (6th Ed)

CHAPTER 4 - FIXTURES, FAUCETS AND FIXTURE FITTINGS

403.1 MIN NO. OF FIXTURES - STORAGE S-1 OCCUPANCY

	OCCUP	TOILETS
BUILDING	15	1

403.1.e SERVICE SINK NOT REQUIRED (< 16 OCCUPANTS)
 403.2 SEPARATE FACILITIES NOT REQUIRED (EXCEPTION 2, < 16 OCCUPANTS)
 403.4.1 DIRECTIONAL SIGNAGE REQUIRED AT ENTRY
 410.2 SMALL OCCUPANCIES DRINK FOUNT NOT REQUIRED (< 16 OCCUPANTS)

FLORIDA FIRE PREVENTION CODE SUMMARY

FLORIDA FIRE PREVENTION CODE, 2017 (6th EDITION)

"1." SIGNIFIES NFPA 1 & "101." SIGNIFIES NFPA 101, AS AMENDED BY FLORIDA

1:CHAPTER 6 - CLASSIFICATION OF OCCUPANCY (NOTE: 101, CHAPTER 6 IDENTICAL AS BELOW)
 6.1.10 CLASSIF. OF OCCUPANCY REPAIR GARAGE

1:CHAPTER 30 - REPAIR GARAGES

30.2 REPAIR GARAGE OCCUPANCIES

101:CHAPTER 7 - MEANS OF EGRESS

T7.3.1.2 SEE BUILDING CODE SUMMARY - CHAPTER 10
 7.3.4.1(2) MIN. EXIT WIDTH 36"
 7.8.1.2 EXIT ILLUMINATION REQUIRED DURING TIMES OF OCCUP.

101:CHAPTER 40 - INDUSTRIAL OCCUPANCIES

40.1.2.2 SPECIAL-PURPOSE INDUSTR
 40.1.5 CLASS OF HAZARD ORDINARY AND LOW
 40.1.6 MIN. CONSTR. REQMTS NO SPECIAL REQUIREMENTS
 40.1.7 OCCUPANT LOAD SEE T7.3.1.2 ABOVE
 40.2.4.1 NUMBER OF EXITS 2 MINIMUM (PROVIDED)
 40.2.5.2 DEAD END CORRIDORS NONE
 40.2.6 TRAVEL DISTANCE 300 FT MAX
 40.2.8 ILLUMINATION OF EGRESS PROVIDED
 40.2.9 EMERGENCY LIGHTING PROVIDED
 40.2.10 EXIT MARKINGS PROVIDED
 40.3.3.2.1 INT. WALL & CLG FINISH CLASS A, B OR C
 40.3.4 FIRE ALARM NOT REQUIRED (< 100 OCCUPANTS)
 40.3.5 EXTINGUISHMENT PORTABLE EXTINGUISHERS PROVIDED

NFPA 10 - STANDARDS FOR PORTABLE FIRE EXTINGUISHERS

CHAPTER 5 - DISTRIBUTION OF FIRE EXTINGUISHERS

TS.2.1 CLASS A HAZARDS ORDINARY (MODERATE)
 MIN RATED SINGLE EXTING 2-A
 MIN FLR AREA/UNIT A 1,500 SF (2-A = 3,000 SF)
 MAX FLR AREA FOR EXTING 11,250 SF
 MAX TRAVEL DIST TO EXTING 75 FT
 TS.3.1 CLASS B HAZARDS ORDINARY (MODERATE)
 MIN EXIT RATING MAX TRAVEL DISTANCE TO EXTINGUISHER
 10-B 30 FT
 20-B 50 FT
 5.5 CLASS C HAZARDS LOCATE BASED ON CLASS A OR CLASS B
 5.6.2 CLASS D HAZARDS NOT MORE THAN 75 FT TRAVEL DISTANCE
 5.7.2 CLASS K HAZARDS NOT MORE THAN 30 FT TRAVEL DISTANCE

BASIC PROJECT INFORMATION

PROJECT DESCRIPTION NEW PRE-ENG, PRE-FAB METAL BUILDING
 PROPERTY OWNER HIPOLITO COVARRUBIAS & JOSE TAVERAS
 2816 EAGLE HAVEN DR
 GREEN COVE SPRINGS, FL 32043
 STREET ADDRESS 407 COLLEGE DR, MIDDLEBURG, FL 32068
 PARCEL/RE NUMBER 35-04-25-008219-000-00
 ZONING DESIGNATION BB-3
 SETBACKS: FRONT = 25' (95' FROM CENTER OF R.O.W.)
 SIDE = 0' NON-COMBUST, 15' COMBUST, 25' ABUTTING RESIDENTIAL
 REAR = 20', 25' ABUTTING RESIDENTIAL
 MAXIMUM HEIGHT 55 FT (WITHIN 150' - 300' OF RES)
 LOT AREA 20,629 SF (0.505 AC)
 MAX. LOT COVERAGE 40% COMM / 50% INDUSTR
 BUILDING AREA 3,200 GSF
 LOT COVERAGE 3,200 / 20,629 = 16%
 PARKING SPACES REQUIRED = 2 + 4 PER BAY = 2 + (4 * 3) = 14
 PROVIDED = 15 SPACES
 ADA PARKING SPACES REQUIRED = 1/25 SPACES
 PROVIDED = 1

WIND DESIGN DATA (PER FBC)

BUILDING CODE FLORIDA BLDG CODE, 2017 (6th Ed)
 BASIC WIND SPEED (3-sec gust) 125 mph
 BUILDING IMPORTANCE CATEGORY II
 WIND IMPORTANCE FACTOR 1.0
 WIND EXPOSURE B
 INTERNAL PRESSURE COEFFICIENT ± 0.18 (ENCLOSED)

LEGAL DESCRIPTION

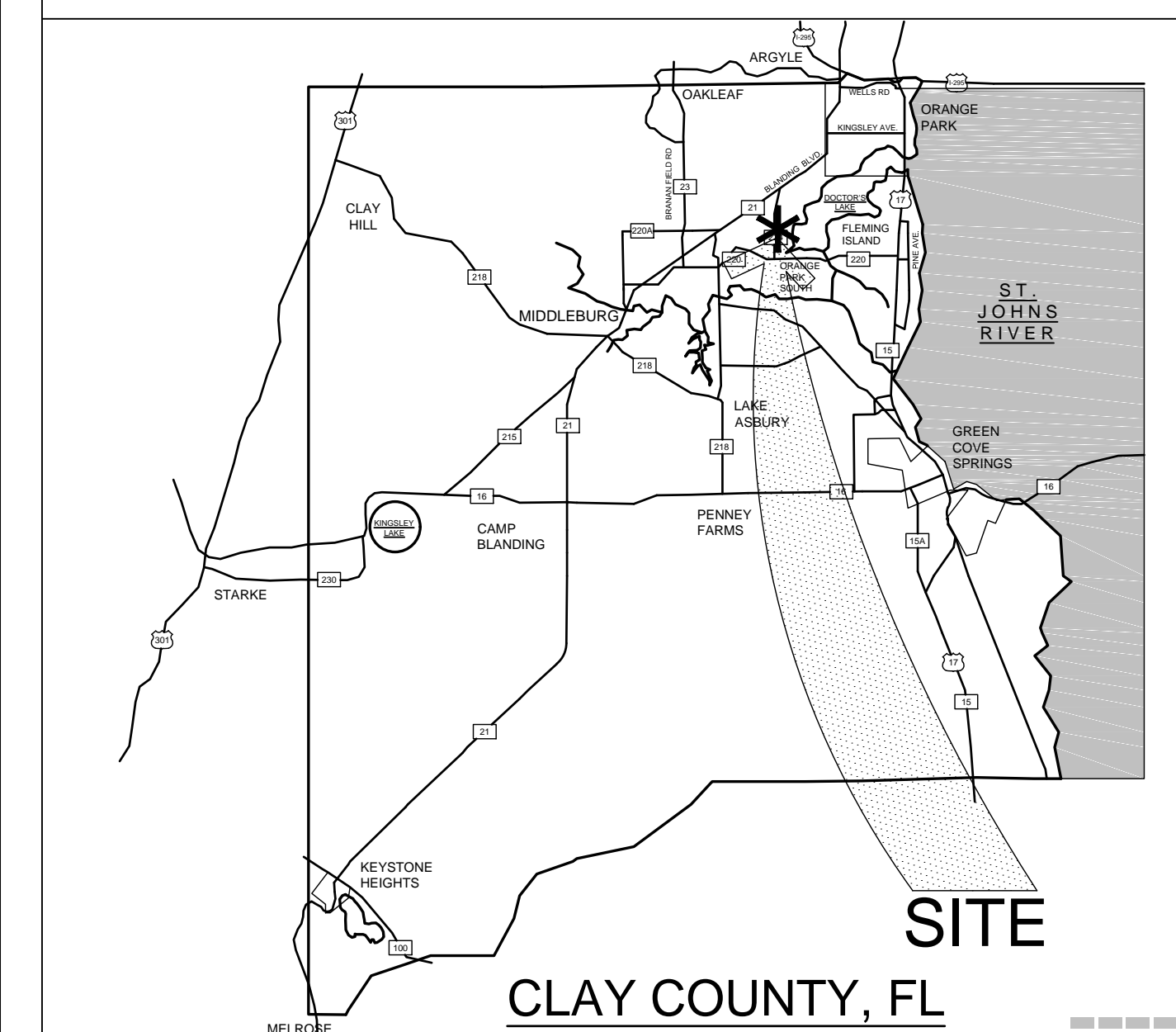
THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF CLAY AND STATE OF FLORIDA, KNOWN AND DESCRIBED AS:

A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 25 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE NORTH 89 DEGREES 00 MINUTES EAST, 19.9 FEET TO THE EAST RIGHT OF WAY LINE OF STATE ROAD NUMBER 224; THENCE NORTH 01 DEGREES 09 MINUTES WEST ALONG SAID RIGHT OF WAY LINE 981.15 FEET TO A POINT FOR THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 00 MINUTES EAST, 200 FEET; THENCE NORTH 01 DEGREES 09 MINUTES WEST, 103 FEET; THENCE SOUTH 89 DEGREES 05 MINUTES WEST, 200 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF STATE ROAD NUMBER 224; THENCE SOUTH 01 DEGREES 09 MINUTES EAST ALONG SAID RIGHT OF WAY LINE, 103 FEET TO THE POINT OF BEGINNING.

INDEX OF DRAWINGS

A0.1	COVER & CODE SUMMARY
A0.1	LIFE SAFETY PLAN
A1.1	ARCHITECTURAL SITE PLAN
A2.1	FLOOR PLAN
A3.1	EXTERIOR ELEVATIONS
A4.1	SECTIONS
A7.1	SCHEDULES & INTERIOR ELEVATIONS
A8.1	REFLECTED CEILING PLAN
A10.1	GENERAL NOTES
E1.1	ELECTRICAL POWER PLANS
E2.1	ELECTRICAL LIGHTING PLAN

VICINITY MAP

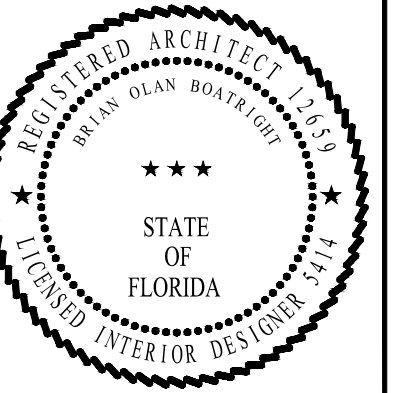


NEW BUILDING FOR
JP AUTO-TECH
407 COLLEGE DR, MIDDLEBURG, FL 32068

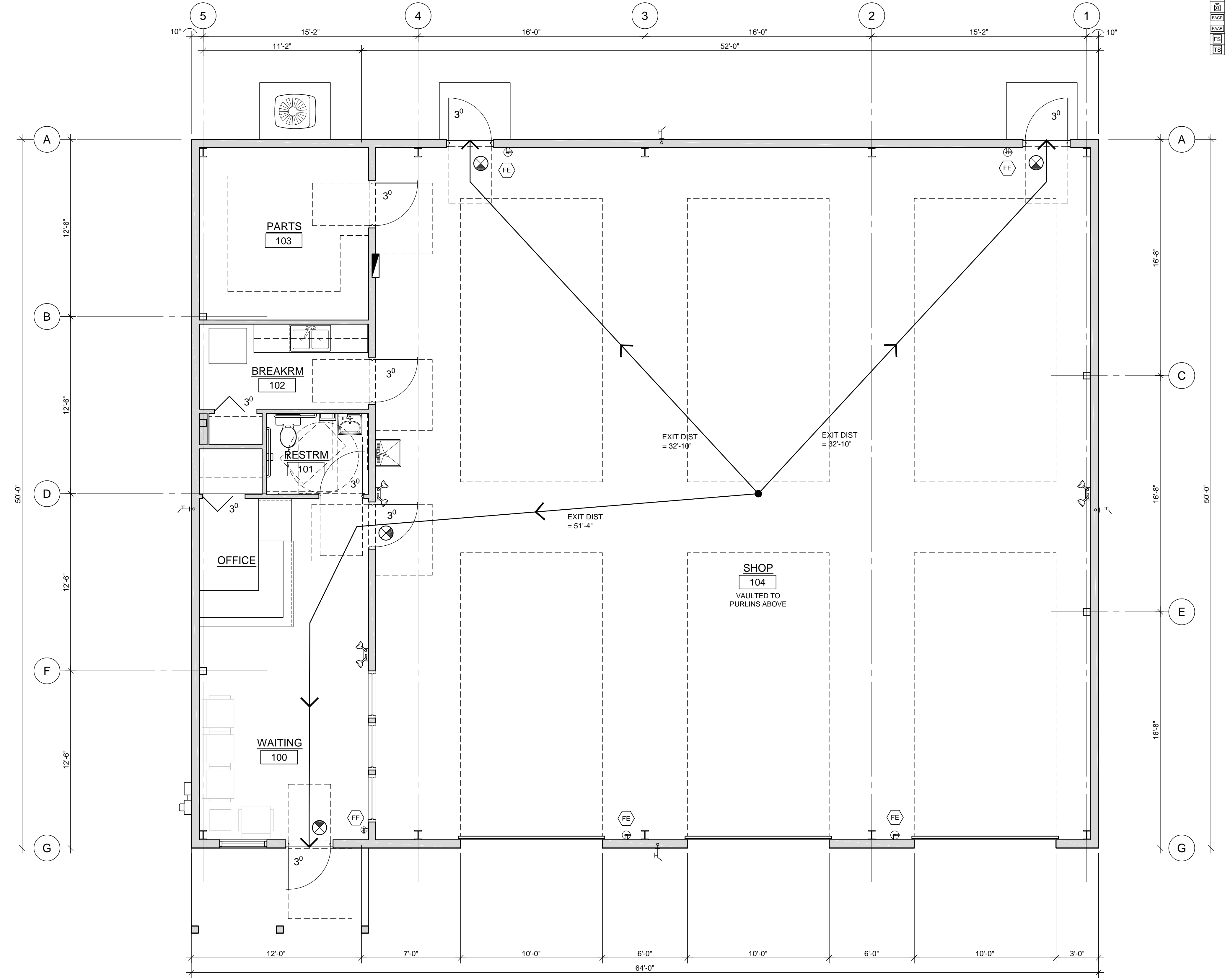
REVISIONS		
NO	DATE	COMMENT

JOB NO. 181600
 DATE 11-01-18
 DRAWN BY BOB
 CHECKED BY BOB

A0.1



SYMBOLS	
	1-HR RATED WALL
	LONGEST EXIT PATH
	FIRE EXTINGUISHER
	FE-1 5-lb. (3A-40BC)
	FE-2 10-lb. (4A-80BC)
	FE-3 20-lb. (20A-120BC)
	FE-4 15-lb. (CLASS K)
	COMBINATION EXIT SIGN AND EMERGENCY LIGHTING
	EMERGENCY LIGHT
	SMOKE DETECTOR
	HEAT DETECTOR
	FIRE PULL
	HORN/VOICE EVACUATION
	STROBE
	STROBE/HORN, VOICE EVACUATION
	FIRE ALARM CONTROL PANEL
	FIRE ALARM ANNUNCIATOR PANEL
	FIRE SUPPRESSION FLOW SWITCH
	FIRE SUPPRESSION TAMPER SWITCH



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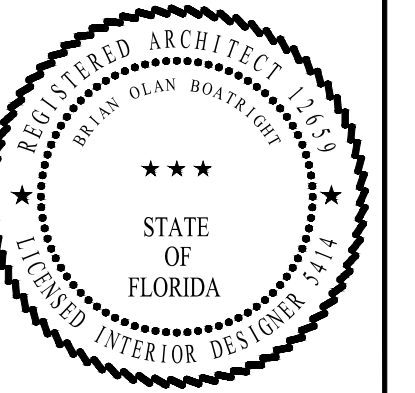
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NO.	DATE	COMMENT

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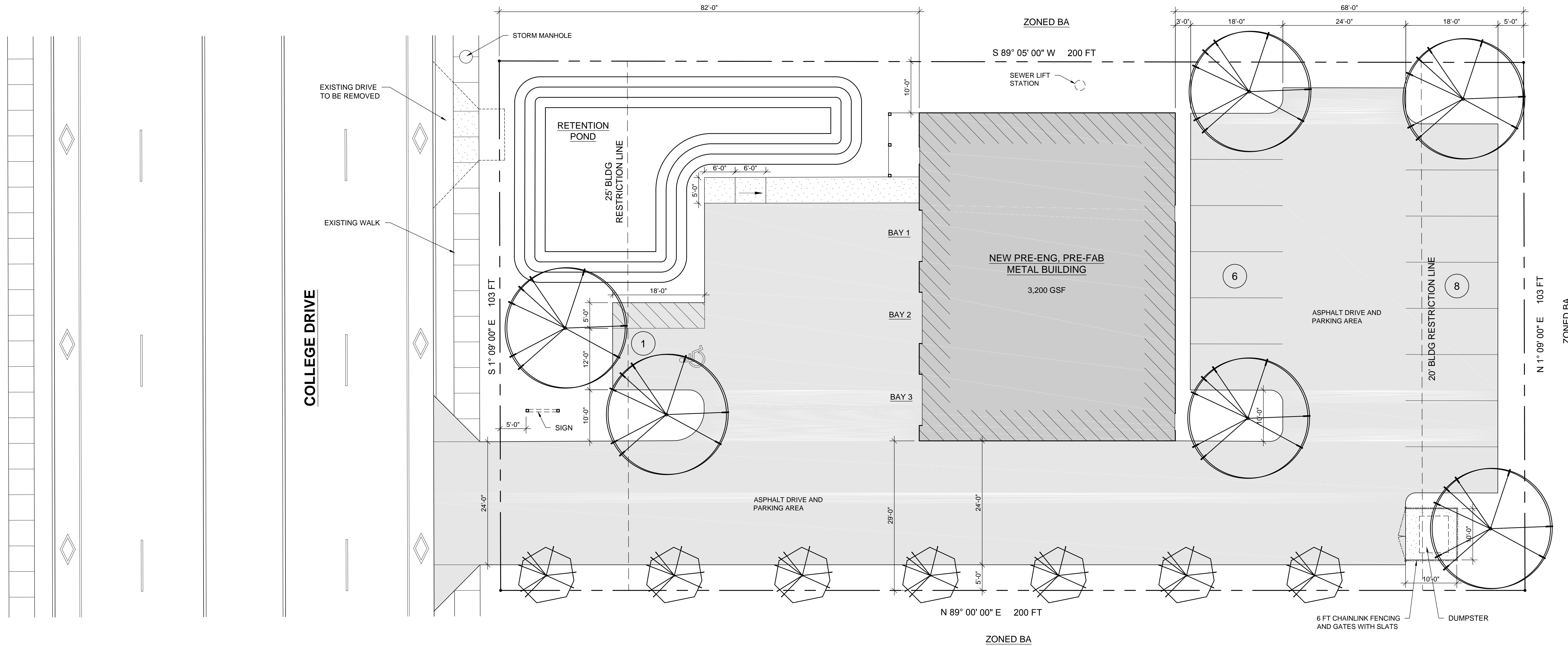
1 LIFE SAFETY PLAN
 1/4" = 1'-0"

THIS DRAWING IS INTENDED TO BE PRINTED AT 24" X 36"

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PARKING REQUIREMENT:
 2 SPACES + 4 SPACES PER SERVICE BAY
 2 SPACES + (4 SPACES * 3 BAYS) = 2 + 12 = 14 SPACES MINIMUM
15 SPACES PROVIDED



NEW BUILDING FOR
JP AUTO-TECH
 407 COLLEGE DR, MIDDLEBURG, FL 32068

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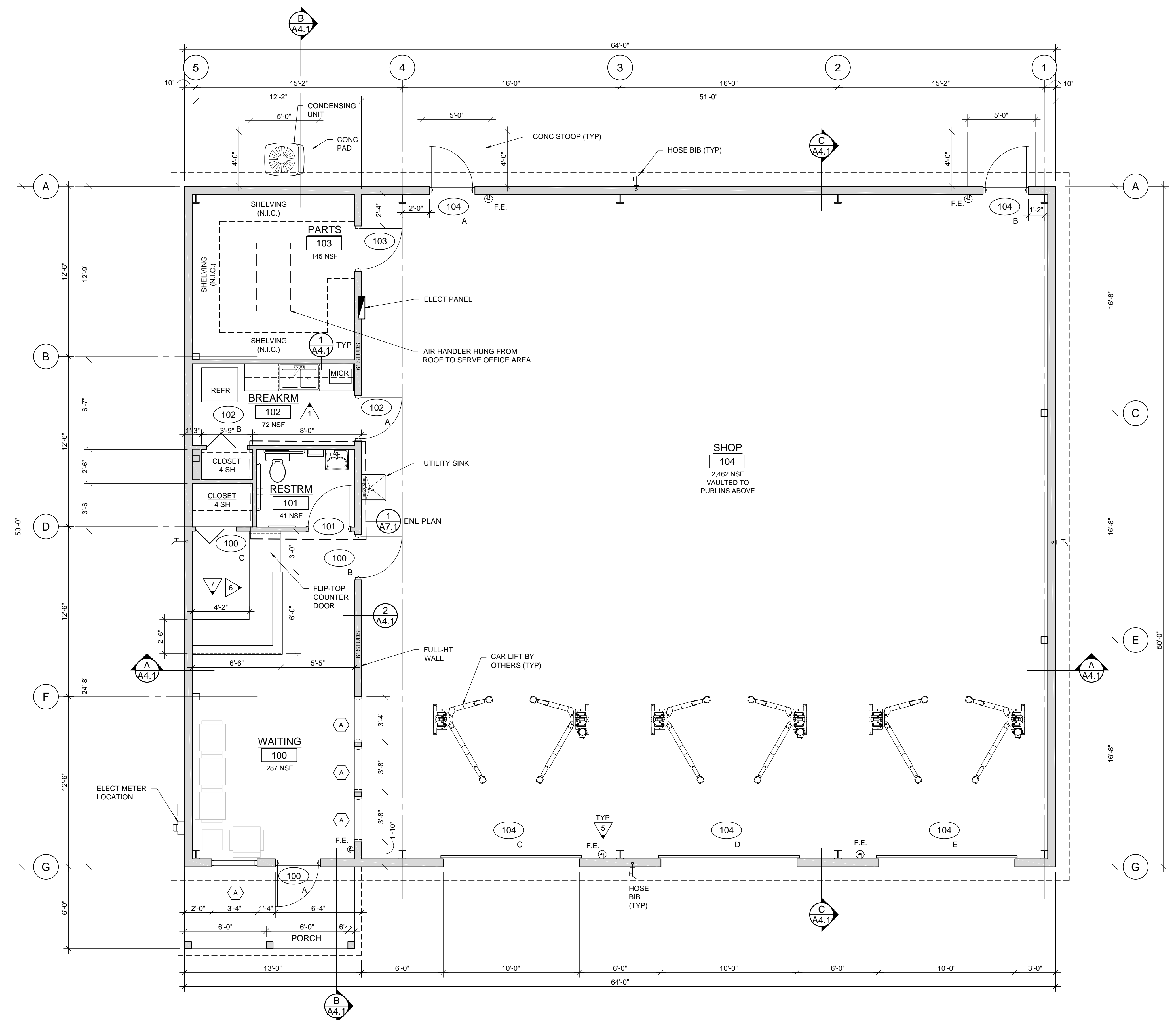
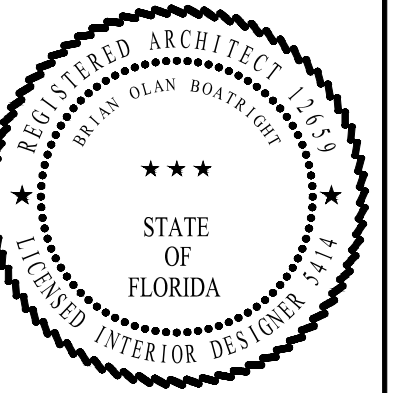
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 DATE 11-01-18
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1 ARCHITECTURAL SITE PLAN
 1" = 10'-0"

SITE PLAN BASED ON SURVEY PROVIDED BY _____ DATED _____ AND
 CERTIFIED TO JP AUTO-TECH, INC.
 JOB NO. _____
 REFER TO CIVIL ENGINEERING PLANS BY
 ALLYN C. TIDBALL, P.E.

THIS DRAWING IS INTENDED TO BE PRINTED AT 11" X 17"

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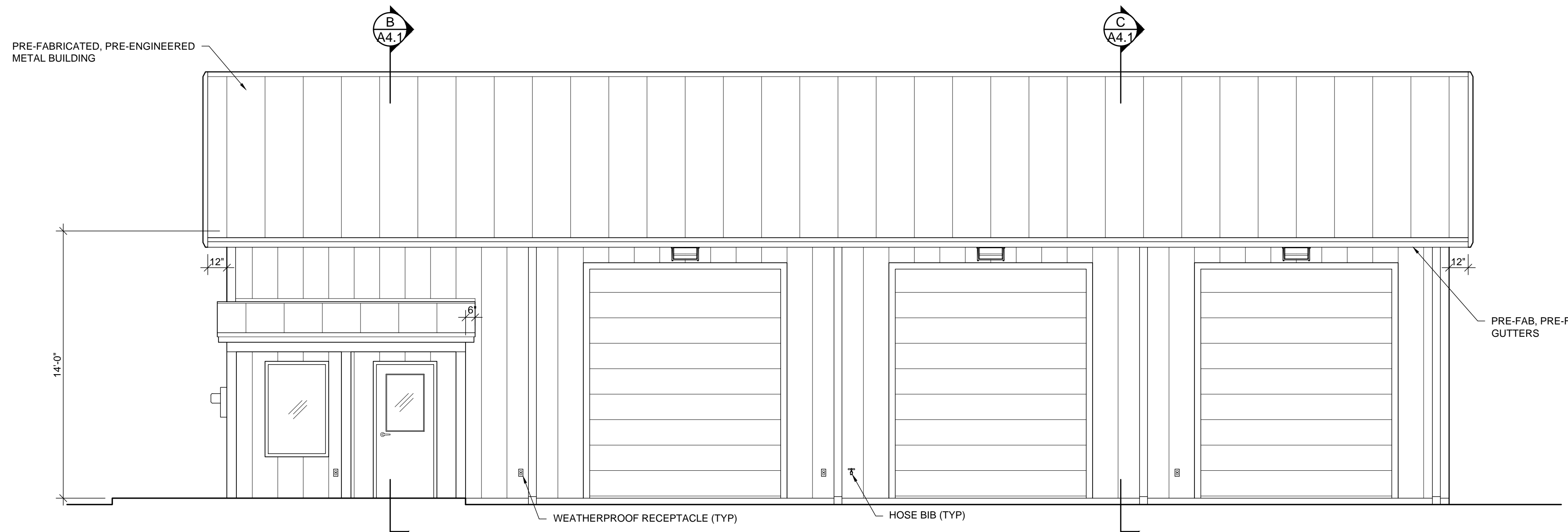
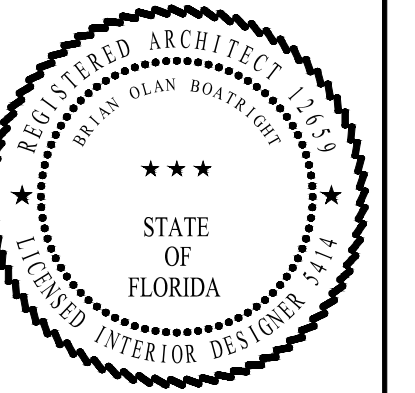
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 DATE 11-01-18
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 CHECKED BY BOB

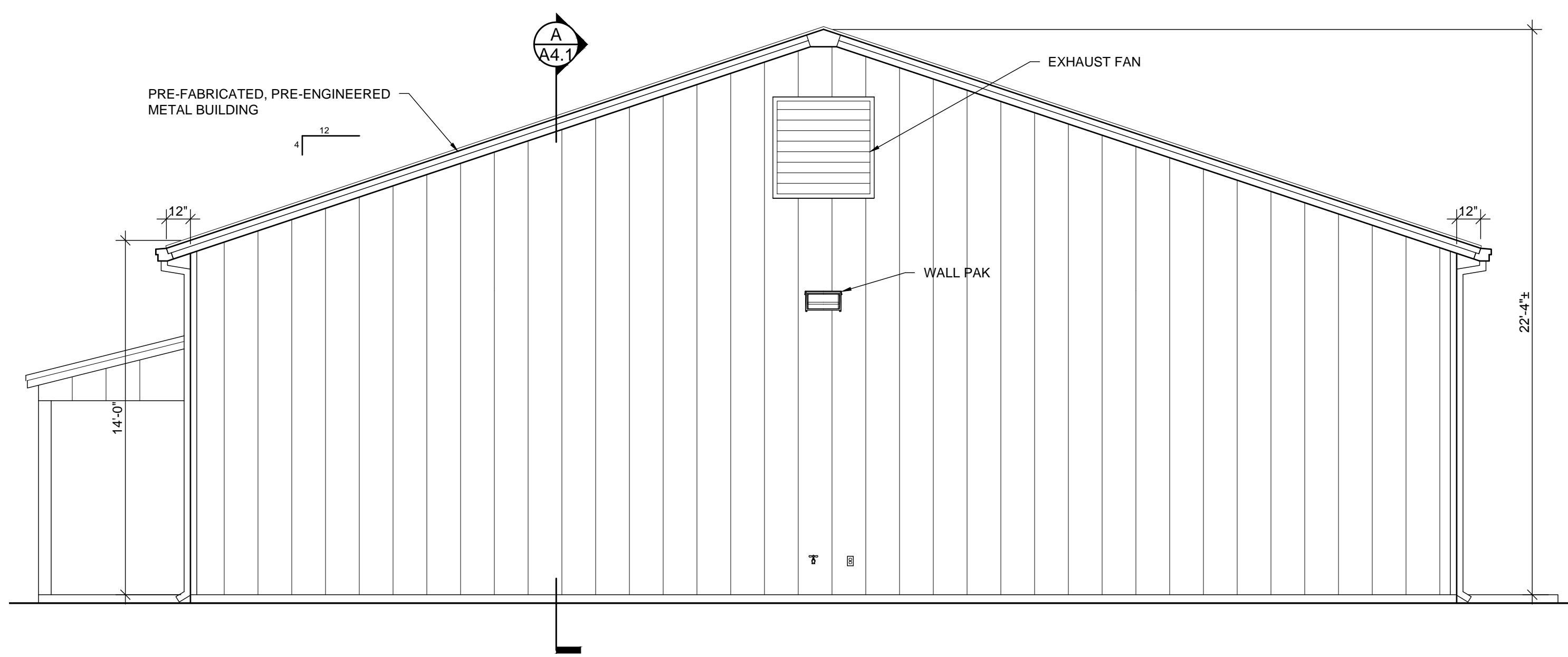
A2.1

1 FLOOR PLAN 3,200 GSF
 1/4" = 1'-0"

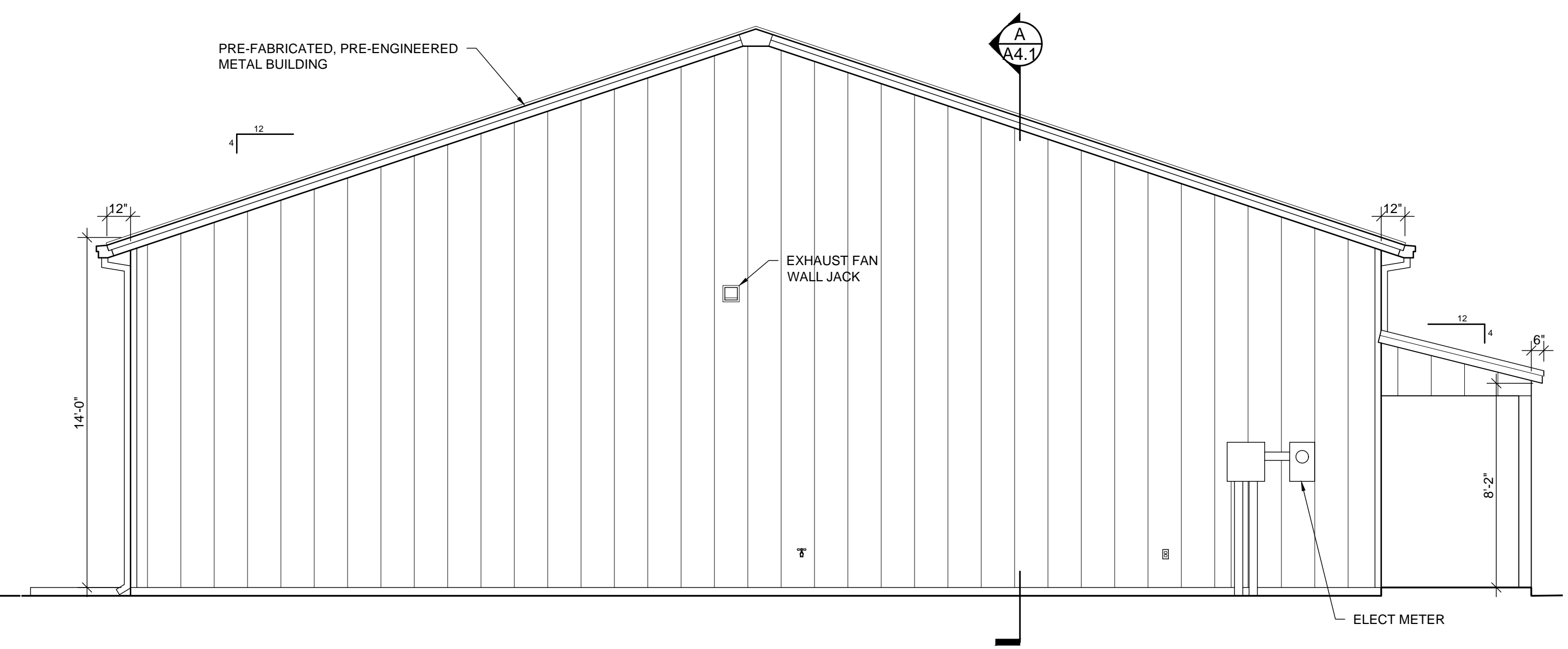
THIS DRAWING IS INTENDED TO BE PRINTED AT 1/4" = 1'-0"



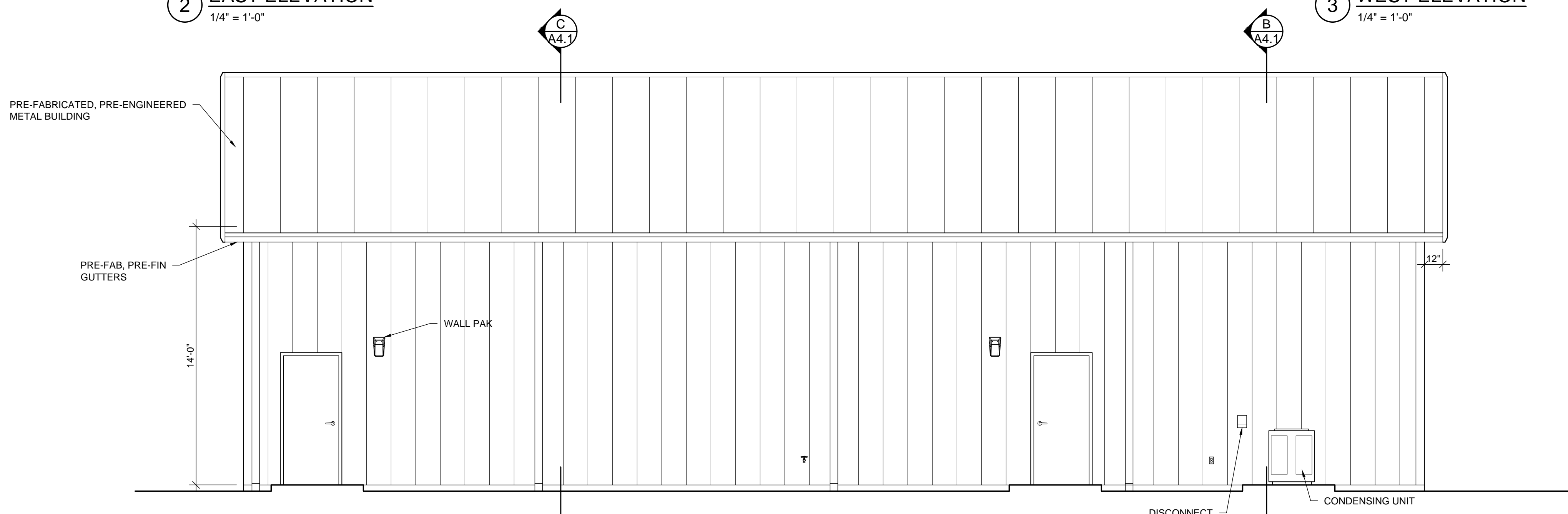
1 SOUTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"



3 WEST ELEVATION
1/4" = 1'-0"

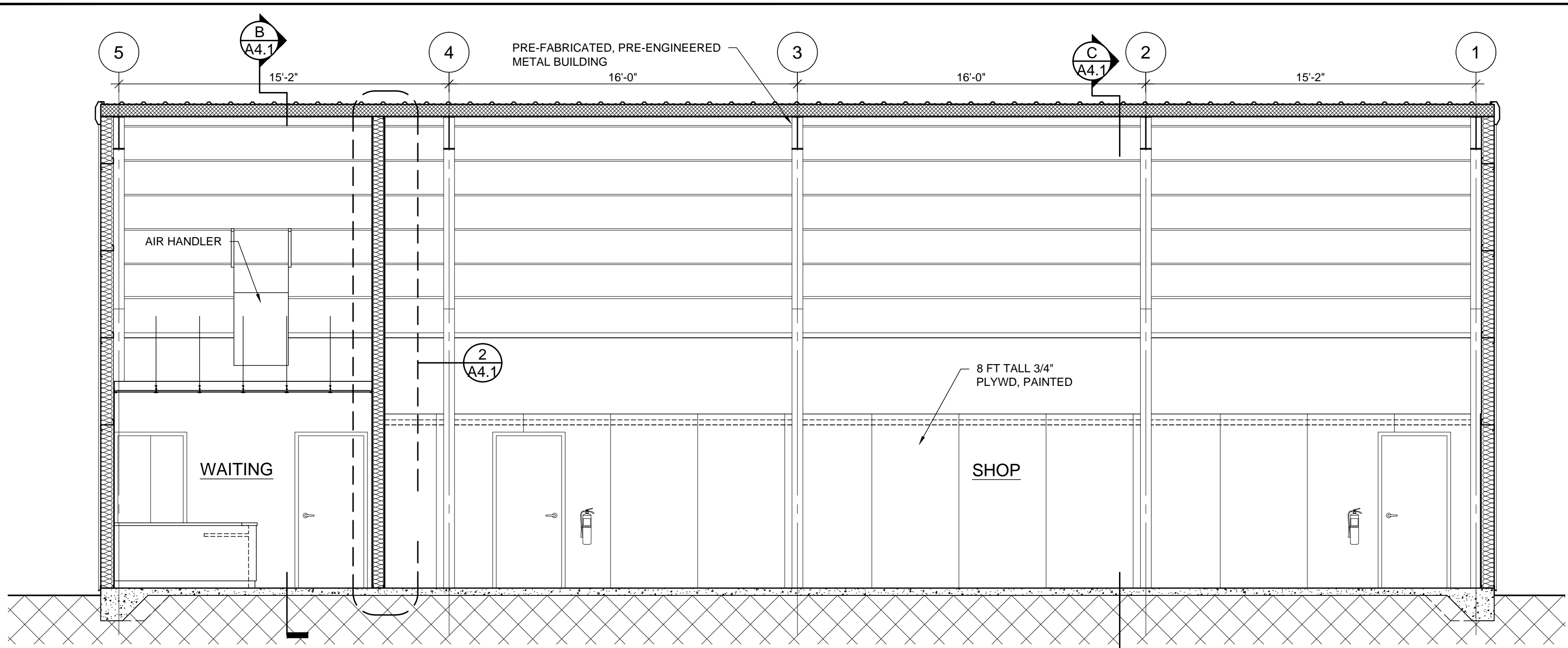
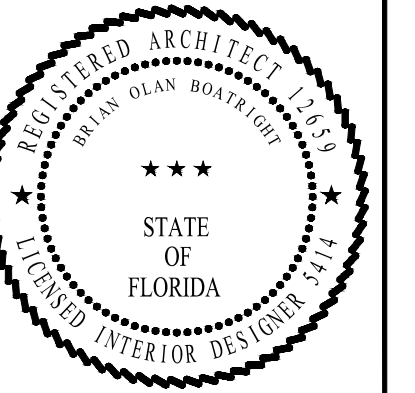


4 NORTH ELEVATION
1/4" = 1'-0"

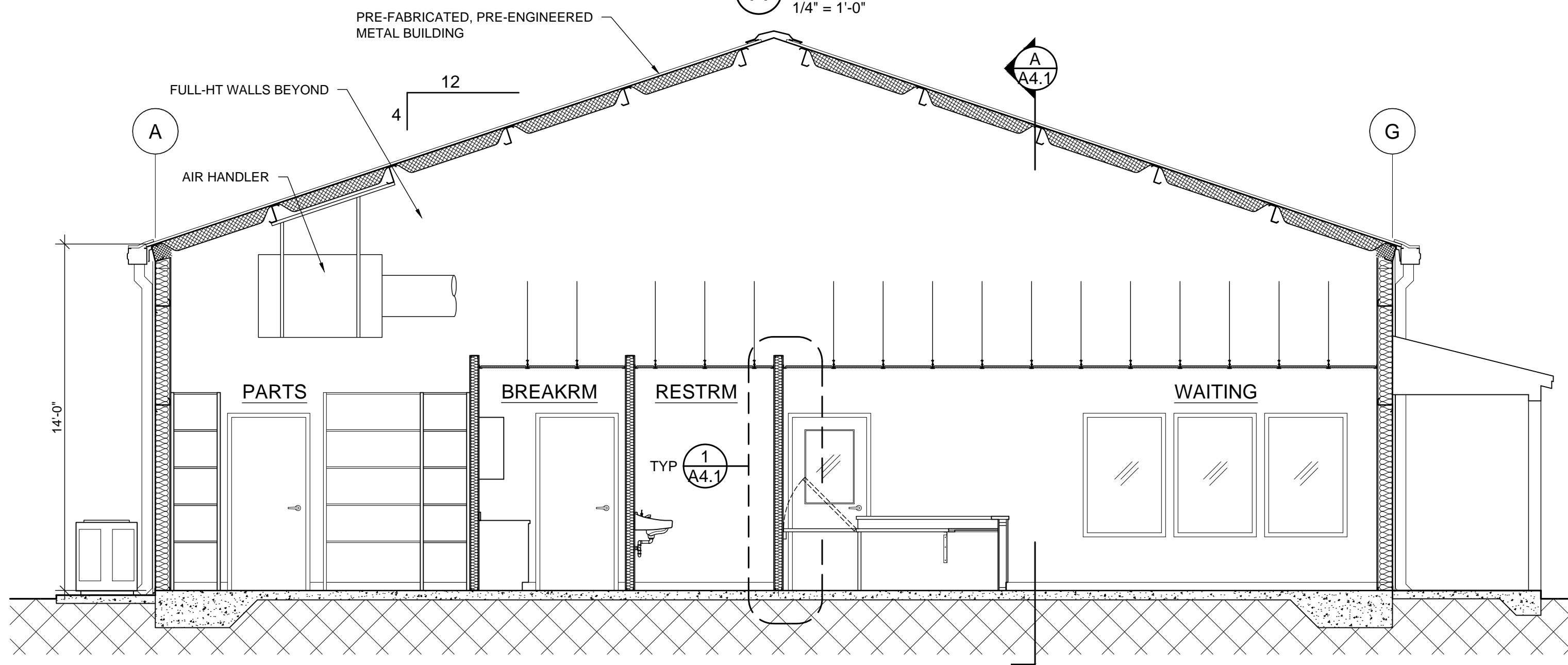
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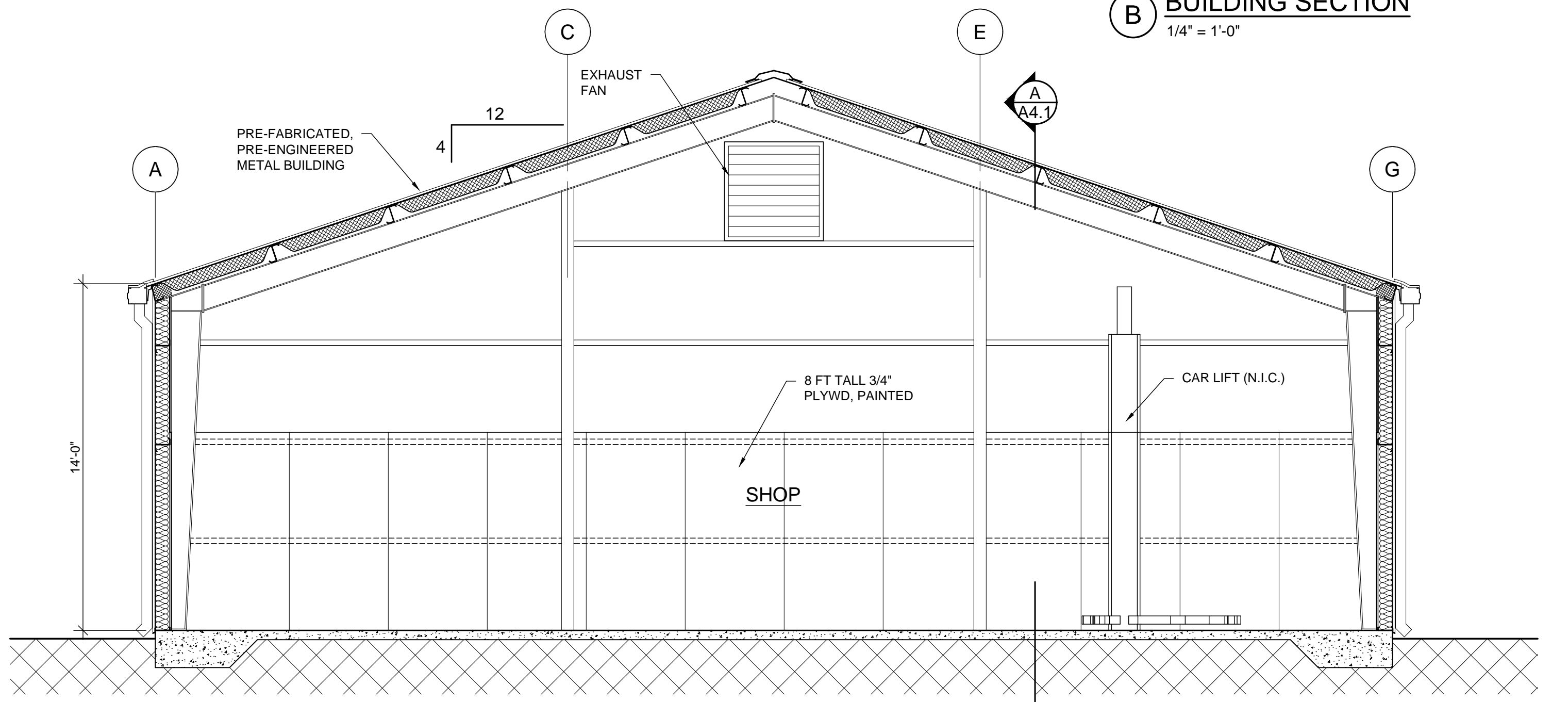
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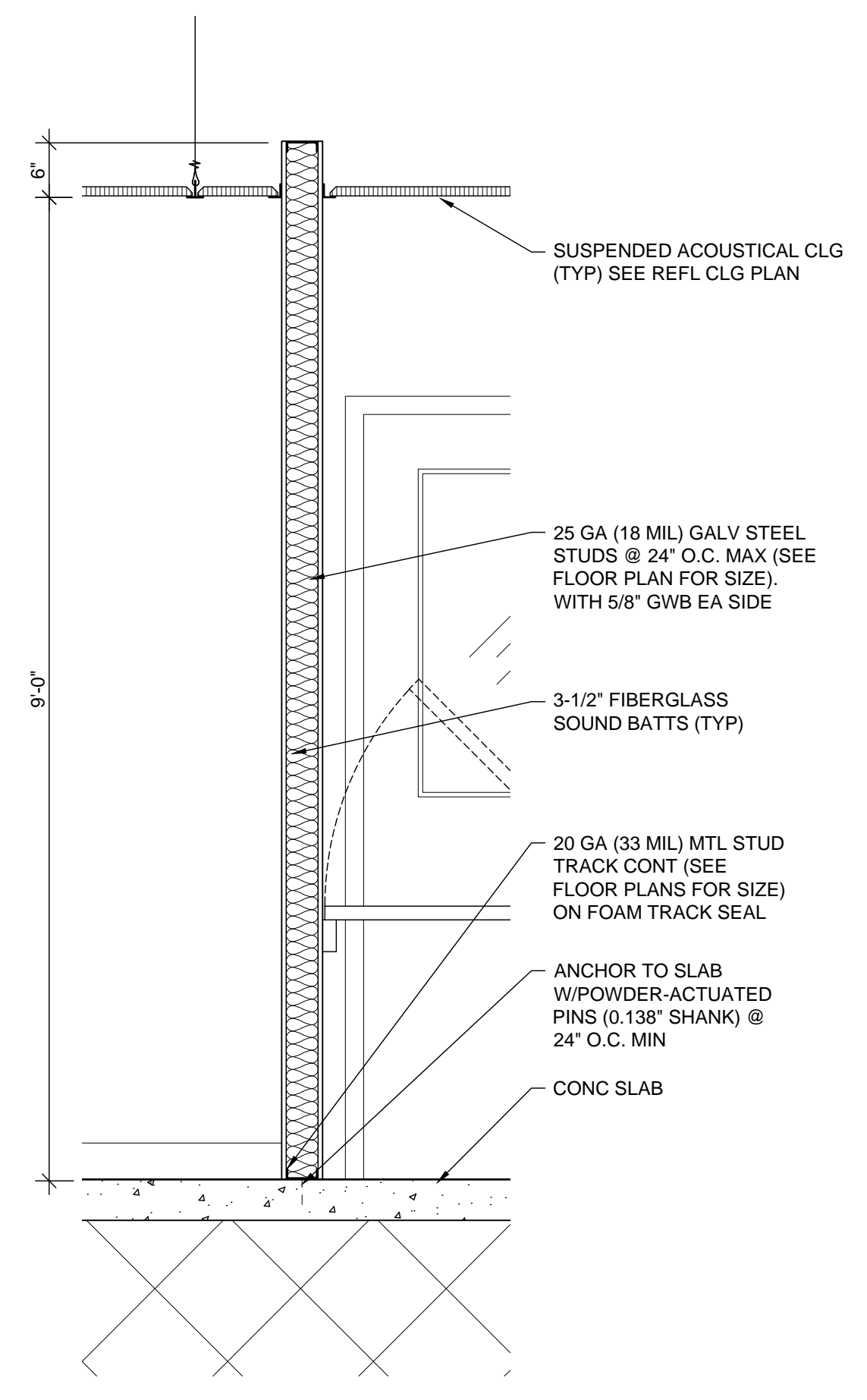
(A) BUILDING SECTION
1/4" = 1'-0"



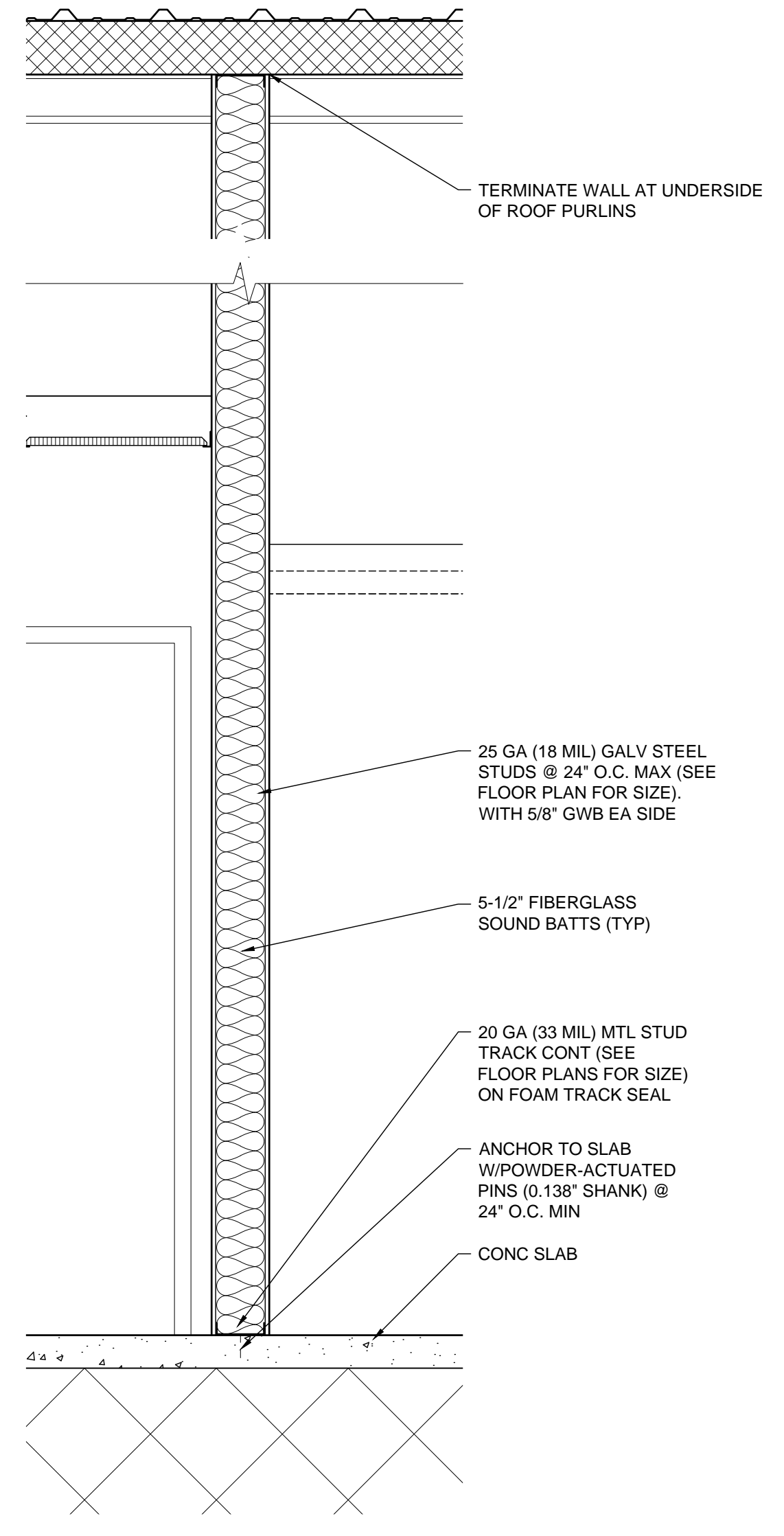
(B) BUILDING SECTION
1/4" = 1'-0"



(C) BUILDING SECTION
1/4" = 1'-0"



(1) WALL SECTION
3/4" = 1'-0"



(2) WALL SECTION
3/4" = 1'-0"

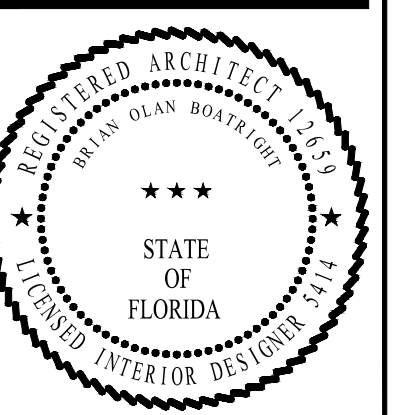
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A4.1

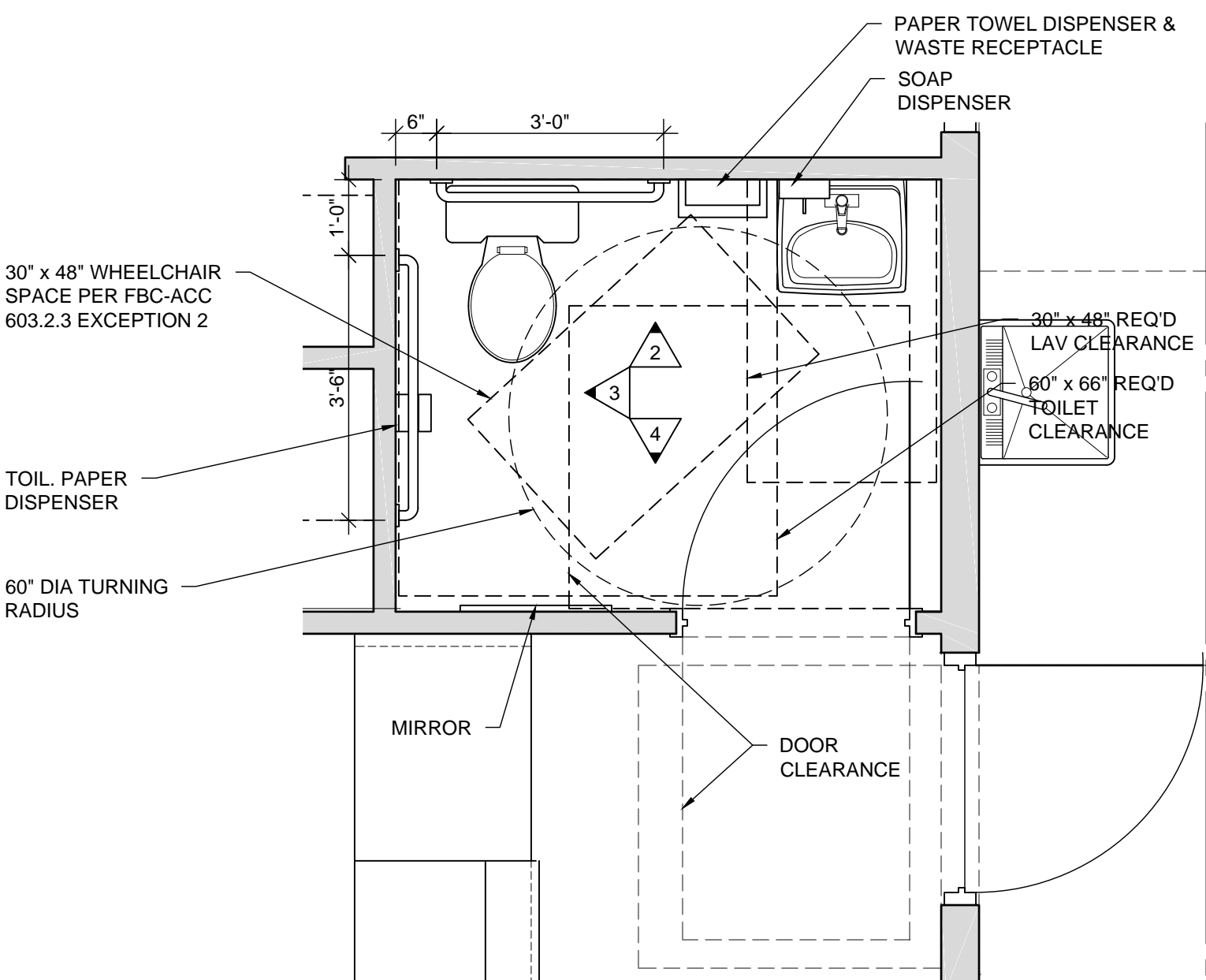
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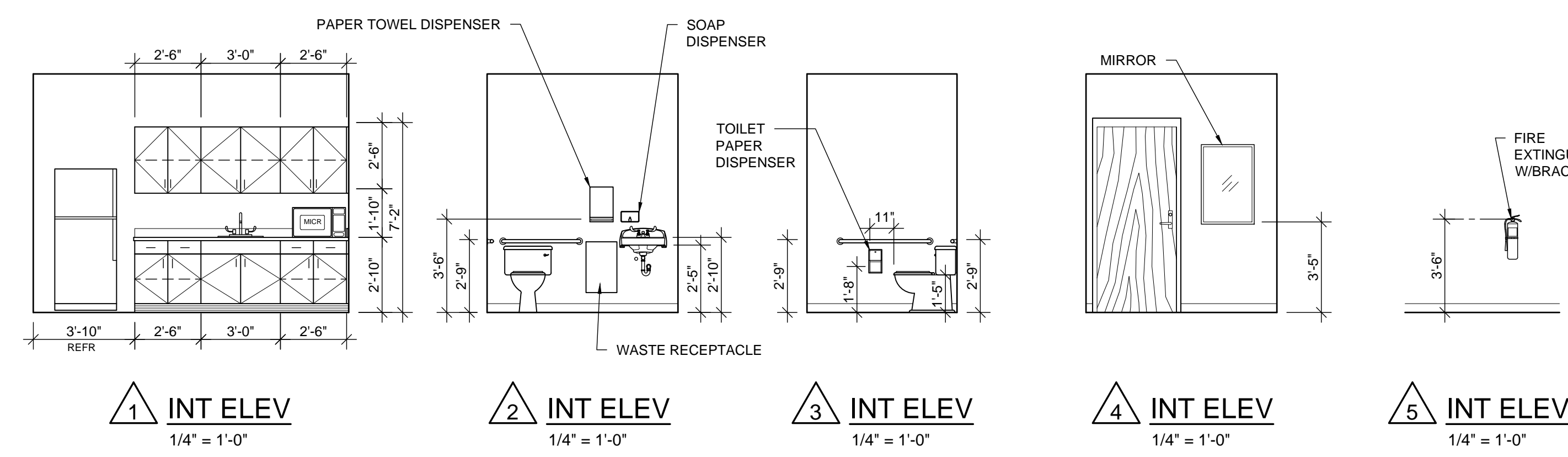
FINISH SCHEDULE

NO	ROOM NAME	FLOOR				BASE		WALLS					CEILING		CLG HT	NOTES
		EPOXY	VCT			RUBBER		GWB	M.R. GWB	8' PLYWD	PAINT	ACOUST TILE	OPEN			
100	WAITING		•			•									9'-0"	
101	RESTROOM		•			•									9'-0"	
102	BREAKROOM		•			•									9'-0"	
103	PARTS	•				•									OPEN	
104	SHOP	•				•									OPEN	

GENERAL NOTES:
 1. ALL CLOSETS TO RECEIVE GWB CLGS, SMOOTH, PAINTED



1 ENLARGED TOILET PLAN
 1/2" = 1'-0"

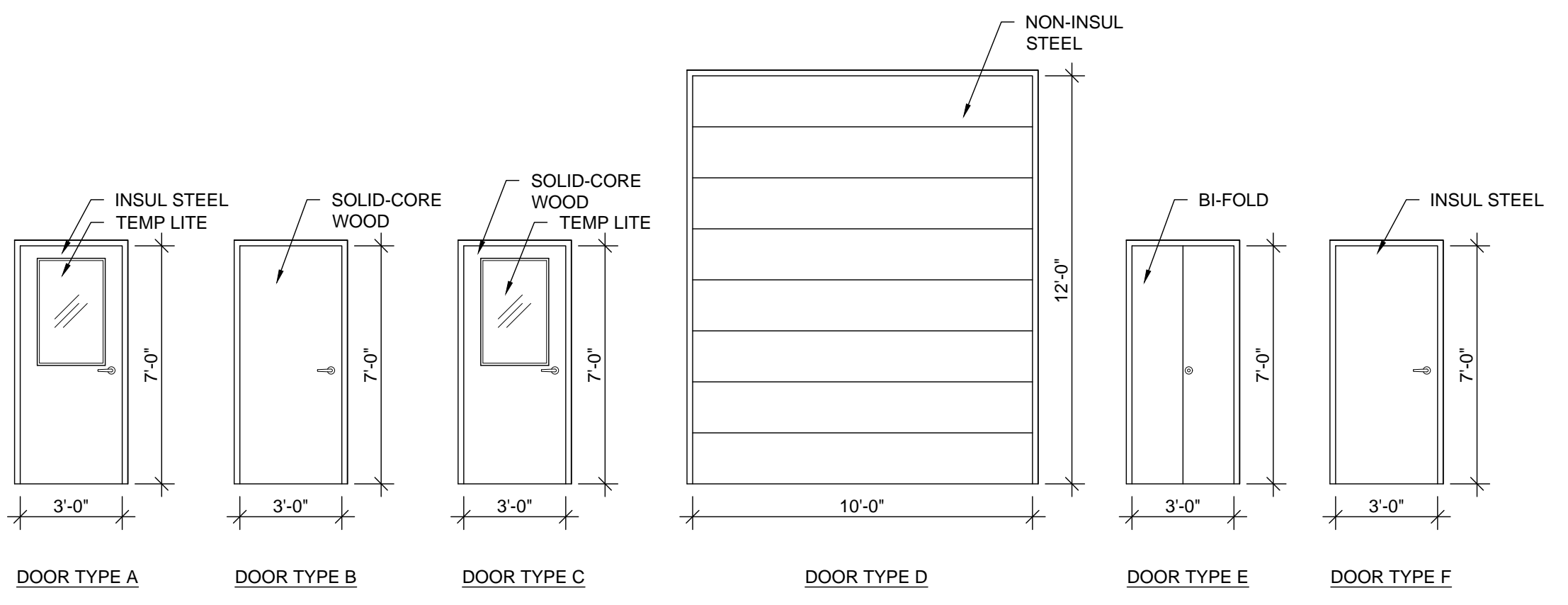


DOOR SCHEDULE

NO	ROOM	SIZE W x H	THK	FRAME			DOOR			EXT	LOCKS	LITES	NOTES
				TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH				
100A	WAITING	3 ⁰ x 7 ⁰	1 3/4	HM	STEEL	PAINT	A	STEEL	PAINT	Y	Y	TEMP	
100B	OFFICE	3 ⁰ x 7 ⁰	1 3/4	HM	STEEL	PAINT	C	SC WD	PAINT		Y	TEMP	
100C	CLOSET	3 ⁰ x 6 ⁰	1 3/8	WD	WOOD	PAINT	E	HC WD	PAINT				
101	RESTROOM	3 ⁰ x 7 ⁰	1 3/4	HM	WOOD	STAIN	B	SC WD	PAINT		Y		
102A	BREAK ROOM	3 ⁰ x 7 ⁰	1 3/4	HM	WOOD	STAIN	B	SC WD	PAINT		Y		
102B	CLOSET	3 ⁰ x 6 ⁰	1 3/8	WD	WOOD	PAINT	E	HC WD	PAINT				
103	PARTS	3 ⁰ x 7 ⁰	1 3/4	HM	WOOD	STAIN	B	SC WD	PAINT		Y		
104A	SHOP	4 ⁰ x 7 ⁰	1 3/4	HM	STEEL	PAINT	F	STEEL	PAINT	Y	Y		
104B	SHOP	3 ⁰ x 7 ⁰	1 3/4	HM	STEEL	PAINT	F	STEEL	PAINT	Y	Y		
104C	SHOP	10 ⁰ x 10 ⁰	1 3/4	-	STEEL	PAINT	D	STEEL	PAINT	Y	Y		
104D	SHOP	10 ⁰ x 10 ⁰	1 3/4	-	STEEL	PAINT	D	STEEL	PAINT	Y	Y		
104E	SHOP	10 ⁰ x 12 ⁰	1 3/4	-	STEEL	PAINT	D	STEEL	PAINT	Y	Y		

GENERAL NOTES:
 1. ALL WOOD DOORS TO BE SOLID CORE, TYPE & FINISH PER OWNER

ABBREVIATIONS:
 FG FIBERGLASS/INSUL
 GWB GYPSUM WALLBOARD
 HM HOLLOW METAL
 OH OVERHEAD ROLL-UP
 SC SOLID-CORE (WOOD)
 SF STOREFRONT/ALUM
 TEMP TEMPERED GLASS
 WD SOLID-CORE WD



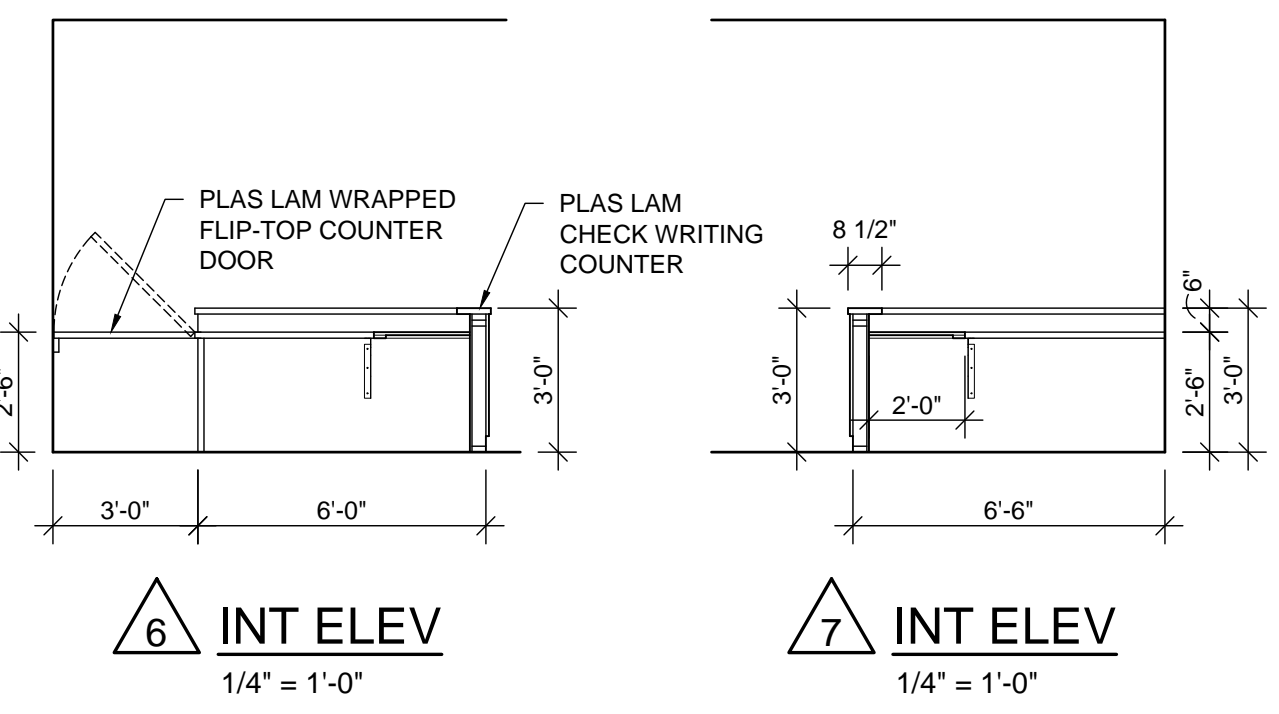
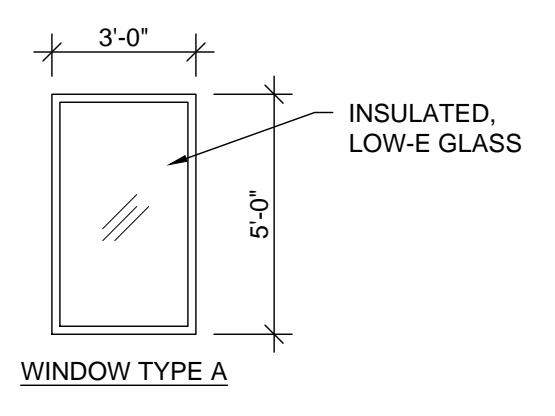
GENERAL DOOR & WINDOW NOTES:
 1. ALL WINDOWS SHALL MEET AAMA 101.
 2. ALL DOOR GLASS TO BE TEMPERED.
 3. ALL DOOR HARDWARE TO A.D.A. COMPLIANT WITH LEVER HANDLES (EXCEPT BI-FOLDS)
 4. SEE PLANS FOR QUANTITIES.
 5. FIELD VERIFY ALL SIZES BEFORE ORDERING. SIZES ON THE PLANS ARE NOMINAL AND INTENDED TO CONVEY DESIGN INTENT. VERIFY SIZES WITH MANUF. AND FIELD CONDITIONS AND PROVIDE REQUIRED ROUGH OPENING TO ENSURE PROPER INSTALLATION.
 6. PROVIDE WEATHERSTRIPPING & DOOR SWEEPS TO ALL EXTERIOR DOORS.
 7. PROVIDE NON-EXPANDING SEALANT AT ALL DOORS, WINDOWS AND ROOF PENETRATIONS.
 8. FLASH ALL WINDOWS PER AAMA 2400, AND PROVIDE SILL PANS PER ASTM E2112.

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE ROUGH OPENING SIZES AND NOT INCLUDING SHIM SPACE

WINDOW SCHEDULE

MARK	ROUGH OPENING W x H	LITES	TYPE	EGRESS CAPABLE REQD	FRAME		GLAZING	HEAD MOUNTING HEIGHT*	NOTES
					MATERIAL	FINISH			
A	3 ⁰ x 5 ⁰	1	HM	NO	STEEL	PAINT	1/2" INSUL	7'-0"	

GENERAL NOTES:
 1. ALL DIMENSIONS ARE ROUGH OPENINGS. DEDUCT FOR SHIM SPACE AS NEEDED.
 * HEAD HEIGHT BASED ON MAIN FLOOR ELEV OF 0'-0"



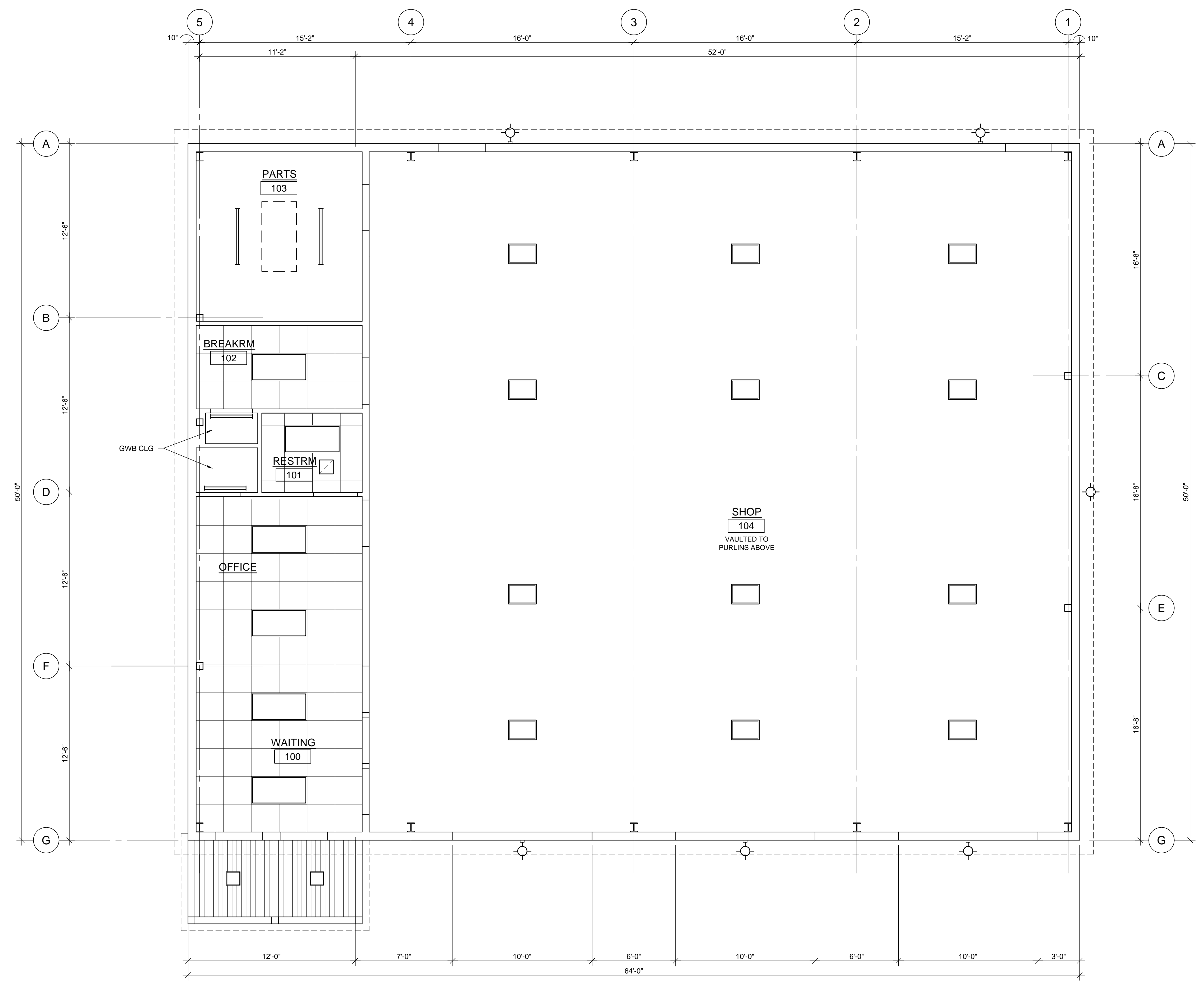
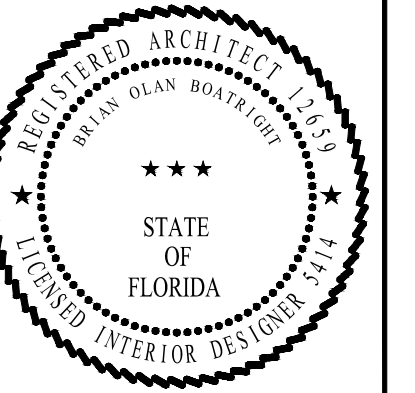
NEW BUILDING FOR
JP AUTO-TECH
 407 COLLEGE DR, MIDDLEBURG, FL 32068

REVISIONS

NO	DATE	COMMENT

JOB NO. 181600
 DATE 11-01-18
 DRAWN BY BOB
 CHECKED BY BOB

A7.1



1 REFLECTED CEILING PLAN
 1/4" = 1'-0"

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GENERAL NOTES AND INSTRUCTIONS

- THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY BE REPRODUCED ONLY WITH THE WRITTEN PERMISSION OF THE ARCHITECT. AUTHORIZED REPRODUCTIONS MUST BEAR THE NAME OF THE ARCHITECT. THESE DRAWINGS ARE FULLY PROTECTED BY FEDERAL AND STATE COPYRIGHT LAWS. ANY INFRINGEMENT WILL BE VIGOROUSLY PROSECUTED.
- DRAWINGS AND NOTES ARE NOT EXHAUSTIVE AND ALL WORK SHALL ADHERE TO THE APPLICABLE CODES AND STANDARDS WHETHER OR NOT IT IS SHOWN ON THE DRAWINGS. THE CONTRACT DOCUMENTS HAVE BEEN PREPARED WITH DUE CARE AND DILIGENCE, HOWEVER THE ARCHITECT CANNOT GUARANTEE PERFECTION. FAILURE TO NOTIFY THE ARCHITECT OF DISCREPANCIES AND CHANGES WITHOUT THE WRITTEN CONSENT OF THE DESIGN TEAM RELIEVES THE ARCHITECT OF THE RESPONSIBILITY FOR ALL CONSEQUENCES ARISING FROM SUCH CHANGES OR DISCREPANCIES. MINOR DETAILS OR MEANS AND METHODS NOT USUALLY SHOWN OR SPECIFIED BUT REQUIRED FOR PROPER COMPLETION OF THE WORK ARE INCORPORATED INTO THE CONTRACT DOCUMENTS AS IF THEY WERE SHOWN.
- THE ARCHITECT SHALL NOT BE RESPONSIBLE WHERE CONSTRUCTION DEVIATES FROM THESE DRAWINGS OR FROM WRITTEN RECOMMENDATIONS. CHANGES TO THE PLANS BY THE OWNER AND/OR CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES. THE OWNER AND/OR CONTRACTOR SHALL HOLD THE ARCHITECT HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING, BUT NOT LIMITED TO, ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTOR. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, FOR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE ARCHITECT SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, DISPOSAL OR EXPOSURE OF PEOPLE TO HAZARDOUS MATERIALS IN ANY FORM INCLUDING, BUT NOT LIMITED TO, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES. NO ASBESTOS CONTAINING PRODUCTS ARE TO BE INSTALLED IN THE PROJECT.
- THE CONTRACTOR SHALL SECURE AND PAY FOR ALL GOVERNMENTAL PERMITS, FEES, LICENSES, AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK. CONTRACTOR IS ALSO RESPONSIBLE FOR ARRANGING ALL OTHER WORK REQUIRED TO MAKE THE BUILDING OCCUPIABLE, OPERATIVE, AND IN AGREEMENT WITH THE DESIGN INTENT DOCUMENTED IN THE DRAWINGS AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF SUBCONTRACTORS, INSPECTIONS, TRADES AND THE MAINTENANCE OF THE PROJECT SCHEDULE.
- NOTIFY THE ARCHITECT IF THE PROPOSED USE IS NOT IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS AND PROVIDE THE ARCHITECT WITH ANY NECESSARY DOCUMENTATION INCLUDING ZONING, SETBACKS, ENVIRONMENTAL REGULATIONS, OR ANY SIMILAR CONSTRAINTS WHICH MAY AFFECT THE PROJECT. HOWEVER, IN NO CASE SHALL ANY PART OF THE DWELLING OR ANY OTHER STRUCTURE BE LOCATION WITHIN 3'-0" OF A PROPERTY LINE WITHOUT APPROVAL OF THE ARCHITECT.
- INCLUDED ENGINEERS' DRAWINGS TAKE PRECEDENCE OVER ARCHITECTURAL IN REGARD TO CIVIL, STRUCTURAL, MECHANICAL, AND ELECTRICAL ENGINEERING CONTENT. HOWEVER CONFLICTS ARE TO BE RESOLVED BY THE ARCHITECT AFTER WRITTEN NOTIFICATION BY THE CONTRACTOR AND IN CONSIDERATION OF THE RELEVANT ARCHITECTURAL DETAILS.
- WHEN NOT PROVIDED IN THE CONTRACT DOCUMENTS, THE DESIGN OF HEATING, VENTILATION AND AIR CONDITIONING, PLUMBING, GAS AND ELECTRICAL SYSTEMS ARE TO BE PROVIDED BY THE CONTRACTOR, INCLUDING THE PREPARATION OF REQUIRED DRAWINGS AND COORDINATION WITH THE ARCHITECTURAL DRAWINGS. THE ARCHITECTURAL DRAWINGS SHOW THE GENERAL ARRANGEMENT, EXTENT AND INTENT OF THE WORK.
- INSTALL ALL WORK PLUMB, TRUE, LEVEL AND WITH GOOD WORKMANSHIP. THE ARCHITECT RESERVES THE RIGHT TO REJECT INFERIOR WORK. INFERIOR WORK SHALL BE REPLACED AS DIRECTED WITHOUT ADDITIONAL COST TO THE OWNER.
- INSTALL ALL MATERIALS, PRODUCTS AND EQUIPMENT TO THE MANUFACTURERS' INSTRUCTIONS, RECOMMENDATIONS AND THE STANDARD OF RECOGNIZED AGENCIES AND ASSOCIATIONS. PROVIDE ADEQUATE BLOCKING/SUPPORT FOR ALL EQUIPMENT, CABINETS, ETC. PROVIDE ALL ANCHORS, FASTENERS AND ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION. ALLOW FOR THERMAL EXPANSION, CONTRACTION AND BUILDING MOVEMENT. SEPARATE INCOMPATIBLE MATERIALS WITH SUITABLE MATERIALS OR SPACING. PREVENT CATHODIC CORROSION. PROTECT BETWEEN MATERIALS/STRUCTURE AS INDICATED AND AS REQUIRED BY THE MANUFACTURER OR RECOGNIZED INDUSTRY STANDARDS. INSTALL PRODUCTS UNDER APPROPRIATE ENVIRONMENTAL CONDITIONS (AIR TEMPERATURE, SURFACE TEMPERATURE, RELATIVE HUMIDITY, ETC.) TO ENSURE QUALITY AND DURABILITY. MAINTAIN PROPER PROTECTION DURING DRYING/CURING.
- WHERE SIZE, CAPACITY, MODEL, STYLE OR OTHER PERTINENT INFORMATION IS NOT SHOWN, FURNISH WORK IN THE FASHION THAT WILL MEET APPLICABLE CODES AND RESULT IN AN OPERABLE BUILDING MEETING THE DESIGN INTENT AND OBTAIN THE ARCHITECT'S WRITTEN APPROVAL PRIOR TO PROCEEDING. WHERE THE COMPLETE SIZES OR DIMENSIONS OF MEMBERS, CONNECTIONS OR FASTENERS OF ANY ITEM ARE NOT INDICATED, DESIGN THE ITEM TO PRODUCE THE STRENGTH APPROPRIATE TO THE USE INTENDED.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND CONDITIONS RELIED UPON FOR THE INSTALLATION OF SHOP-FABRICATED OR OTHER FIELD-INSTALLED MATERIALS.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A CONSTRUCTION WASTE RECYCLING PROGRAM FOR WOOD, METALS AND CARDBOARD IN ADDITION TO REMOVING ALL RUBBISH AND DEBRIS AND KEEPING A CLEAN SITE. THE CONTRACTOR IS RESPONSIBLE FOR A THOROUGH AND PROFESSIONAL CLEANING PRIOR TO OWNER OCCUPANCY AND COORDINATION OF A FINAL PUNCH LIST PROCESS.
- THE CONTRACTOR SHALL PROVIDE THE OWNER WITH FULL WARRANTY INFORMATION ON ALL PRODUCTS AND EQUIPMENT, AS WELL AS MAINTENANCE AND OPERATION MANUALS INCLUDING MANUFACTURERS' INSTRUCTIONS AND OTHER RELEVANT MATERIAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND CONTINUOUS MAINTENANCE OF ALL WORK FROM DAMAGE AND SHALL PROTECT THE OWNER'S PROPERTY FROM DAMAGE OR LOSS BY DUST, DIRT, WATER, THEFT, FIRE OR ANY OTHER PHYSICAL DAMAGE IN CONNECTION WITH THE CONSTRUCTION CONTRACT.
- DIMENSIONS SHALL GOVERN. DO NOT SCALE DRAWINGS. ALL DIMENSIONS SHALL BE VERIFIED ON THE SITE BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS BEFORE PROCEEDING WITH THE PORTION OF THE WORK IN QUESTION. CONTRACTOR SHALL HAVE ALL DIMENSIONS FIELD VERIFIED PRIOR TO ORDERING MATERIALS.
- CHECK DETAILS FOR APPROPRIATE LOCATION OF ALL ITEMS NOT DIMENSIONED ON THE DRAWINGS. ALL DOORS ARE LOCATED BY THE FLOOR PLAN DIMENSIONS AND/OR JAMB DETAIL RELATIVE TO THE ADJACENT WALLS AND PARTITIONS. DOORS AND CASED OPENINGS WITHOUT DIMENSIONS ARE TO BE 4" FROM THE FACE OF THE ADJACENT WALL OR CENTERED BETWEEN THE WALLS, UNLESS NOTED OTHERWISE.
- UNLESS NOTED OTHERWISE, ALL WALLS AND PARTITIONS ARE DIMENSIONED TO THE FACE OF THE STUD OR FACE OF THE BLOCK. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE. WHERE SPECIFIC DIMENSIONS, DETAILS AND DESIGN INTENT CANNOT BE DETERMINED, NOTIFY THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH ANY WORK IN QUESTION.
- FOR STRUCTURAL WORK THE CONTRACTOR SHALL REVIEW ALL STRUCTURAL DIMENSIONS AND STRUCTURAL MEMBER SIZES PRIOR TO THE CONSTRUCTION.

CONTRACTOR SHALL INFORM ARCHITECT OF ANY DISCREPANCIES IN THE DOCUMENTS OR IN CONFLICT WITH THE CODES. CONTRACTOR INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE OWNER, ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. PROVIDE ADEQUATE TIME (10 WORKING DAYS MINIMUM) TO REVIEW PROPOSED CHANGES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND: METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK. ALL STRUCTURAL SYSTEMS SUCH AS WOOD PRESSED-PLATE TRUSSES WHICH HAVE COMPONENTS TO BE FIELD-DIRECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH THE SUPPLIER'S PRINTED INSTRUCTIONS. CONTRACTOR TO COORDINATE STRUCTURAL FRAMING WITH ELECTRICAL, PLUMBING AND MECHANICAL WORK. CONTRACTOR IS RESPONSIBLE FOR THE PROPER OPERATION OF ALL SYSTEMS AND THE COORDINATION OF ALL SYSTEMS AND TRADES. CONTRACTOR TO NOTIFY ARCHITECT AND ENGINEER FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.

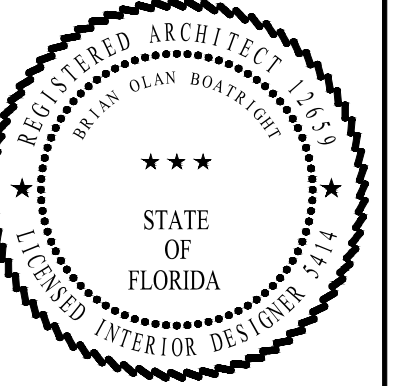
- ALL WINDOW AND DOOR SIZES AND DIMENSIONS ARE NOMINAL AND THE CONTRACTOR OR SUBCONTRACTOR/INSTALLER IS CHARGED WITH PROVIDING THE CORRECT ROUGH OPENING AS REQUIRED FOR THE CORRECT INSTALLATION OF THE PRODUCT.
- THROUGHOUT THE PLANS ARE ABBREVIATIONS WHICH ARE IN COMMON USE. THE ARCHITECT WILL DEFINE THE INTENT OF ANY IN QUESTION.
- TYPICAL WALL SECTIONS, FINISHES AND DETAILS ARE NOT DUPLICATED EVERYWHERE THEY OCCUR ON PLANS, ELEVATIONS, AND SECTIONS. REFER TO DETAILED DRAWINGS. CONTRACTOR TO PROVIDE AS IF DRAWN IN FULL. REPETITIVE FEATURES NOT INDICATED IN THE DRAWINGS EVERY PLACE THAT THEY OCCUR SHALL BE PROVIDED AS IF DRAWN IN FULL. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED FOR THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE DETAILED.
- THE CONTRACTOR AND SUBCONTRACTORS SHALL CONSULT THE COMPLETE SET OF PLANS FOR COORDINATION OF WORK. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL.
- EACH SUBCONTRACTOR SHALL VISIT THE SITE AND BECOME KNOWLEDGEABLE OF CONDITIONS THEREIN. EACH TRADE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL THEIR REQUIREMENTS IN THE PROJECT AND SHALL NOTIFY THE ARCHITECT AND OWNER OF ANY CONDITIONS REQUIRING INFORMATION BEFORE PROCEEDING WITH THEIR WORK. THE SUBCONTRACTORS SHALL PROTECT ALL EXISTING SITE ELEMENTS FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS AND REPAIR OR REPLACE ELEMENTS DAMAGED DURING THE PROJECT.
- UNLESS NOTED OTHERWISE, ALL FASTENERS AND FASTENING DEVICES ARE TO BE CONCEALED IN ALL FINISHED SPACES. FASTENER SIZE AND SPACING SHALL BE IN ACCORDANCE WITH THE STRUCTURAL DRAWINGS AND FBC TABLE 2304.9.1. ALL FASTENERS FOR PRESERVATIVE-TREATED WOOD SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER IN ACCORDANCE WITH FRC R317.3.
- ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER BY GASKETS OR COATINGS OR BOTH TO AVOID GALVANIC CORROSION ACTION.
- ALL WOOD EXPOSED TO THE WEATHER SUCH AS DECKS, RAILINGS, JOISTS, BEAMS AND POSTS SHALL BE PRESSURE-TREATED. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED.
- EXPOSED SEALANTS SHALL BE CONSTRUCTED WITH A BOND BREAKER OR BACKER ROD. UNLESS NOTED OTHERWISE ALL EXTERIOR JOINTS SHALL BE SEALED WITH DOW CORNING 795 SILICONE SEALANT. HIDDEN SEALANT JOINTS NOT EXPOSED TO THE EXTERIOR SHALL BE BUTYL SEALANT.
- PROVIDE BLOCKING AT ALL EXTERIOR WALL PENETRATIONS (HOSE BIBS, ELECTRICAL RECEPTACLES, FIXTURES, ETC.). PROVIDE A HEAD FLASHING OVER THE BLOCKING AT PENETRATIONS OVER 9" IN LENGTH.
- PROVIDE BLOCKING FOR ALL CASEWORK, TOILET ACCESSORIES AND OTHER ELEMENTS MOUNTED TO OR BRACED AGAINST THE WALLS PRIOR TO INSTALLING WALL BOARD.

THIS DRAWING IS INTENDED TO BE PRINTED AT 24" X 36"

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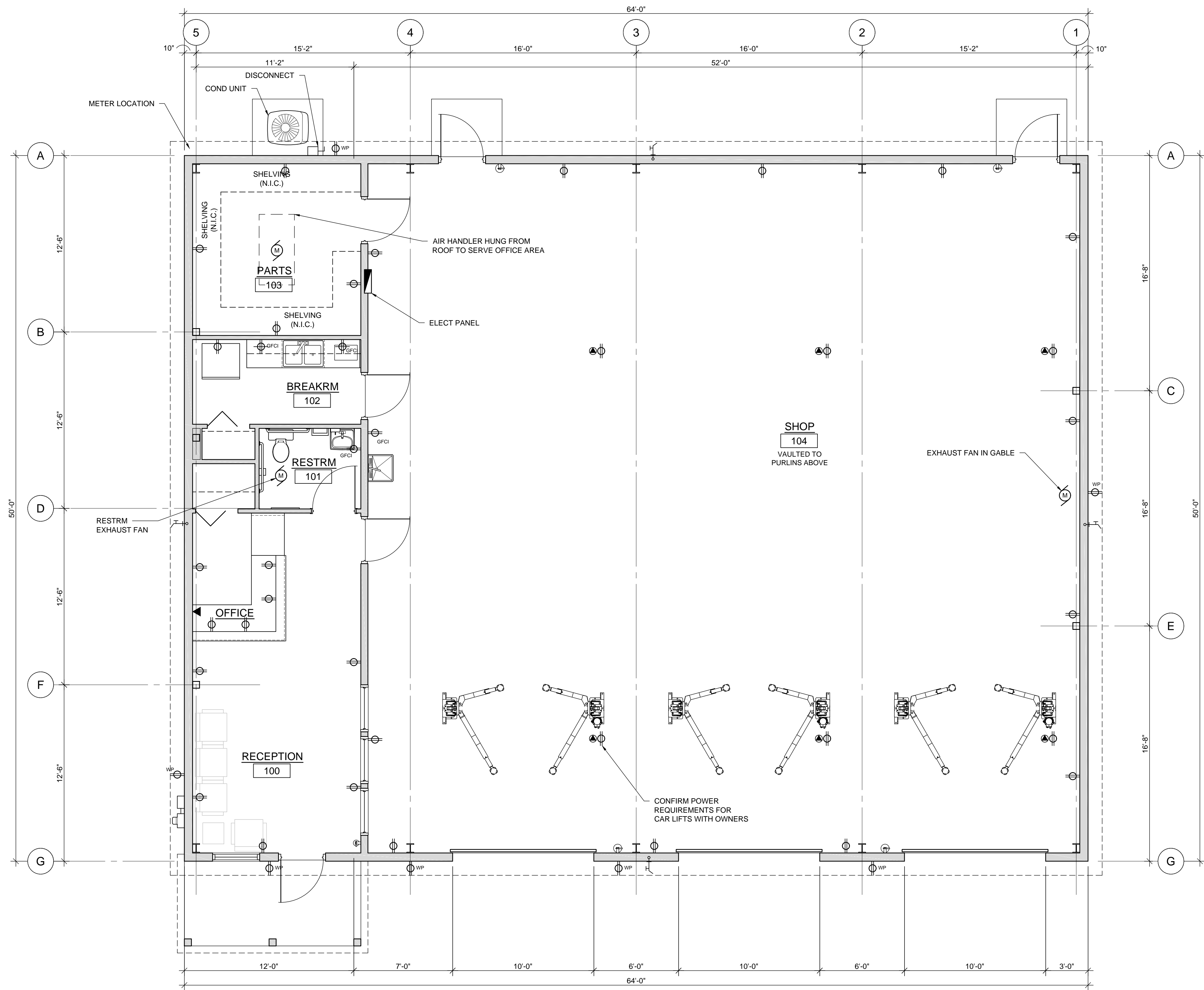
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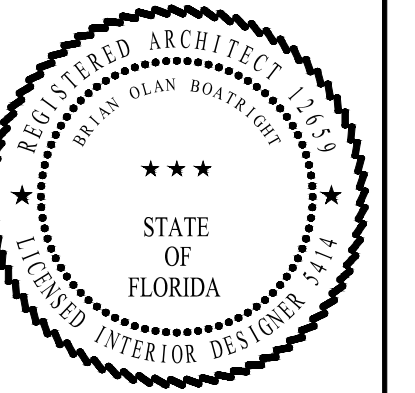
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ELECTRICAL LEGEND

- SURFACE MTD. OR LAY-IN W/DIFFUSER FLUOR. FIXTURE
- EXPOSED TUBE FLUOR. FIXTURE
- INCANDESCENT FIXTURE (CEILING MOUNTED)
- WALL MOUNTED FIXTURE
- RECESSED CAN LIGHT
- SINGLE POLE SWITCH RATED 120/277
- THREE POLE SWITCH
- DIMMER SWITCH
- DUPLEX WALL RECEPTACLE
- DUPLEX WALL RECEPTACLE - ABOVE COUNTER
- QUAD RECEPTACLE
- DUPLEX FLOOR OR CEILING RECEPTACLE
- DUPLEX RECEPTACLE - CORD REEL
- SPECIAL RECEPTACLE 220
- TELEPHONE OUTLET
- DATA OUTLET
- EMERGENCY LIGHT W/ BATTERY
- EXIT LIGHT [SHADING REPRESENTS LIT FACE
ARROWS REPRESENT CHEVRONS
- WP WEATHERPROOF AND GFI
- DISCONNECT SWITCH
- TELEPHONE BACKBOARD
- ELECTRICAL PANEL
- EXHAUST FAN
- EWC ELECTRICAL WATER COOLER
- GFI GROUND FAULT CIRCUIT INTERRUPT
- M MOTOR
- MR MOISTURE RESISTANT



1 ELECTRICAL POWER PLAN
1/4" = 1'-0"



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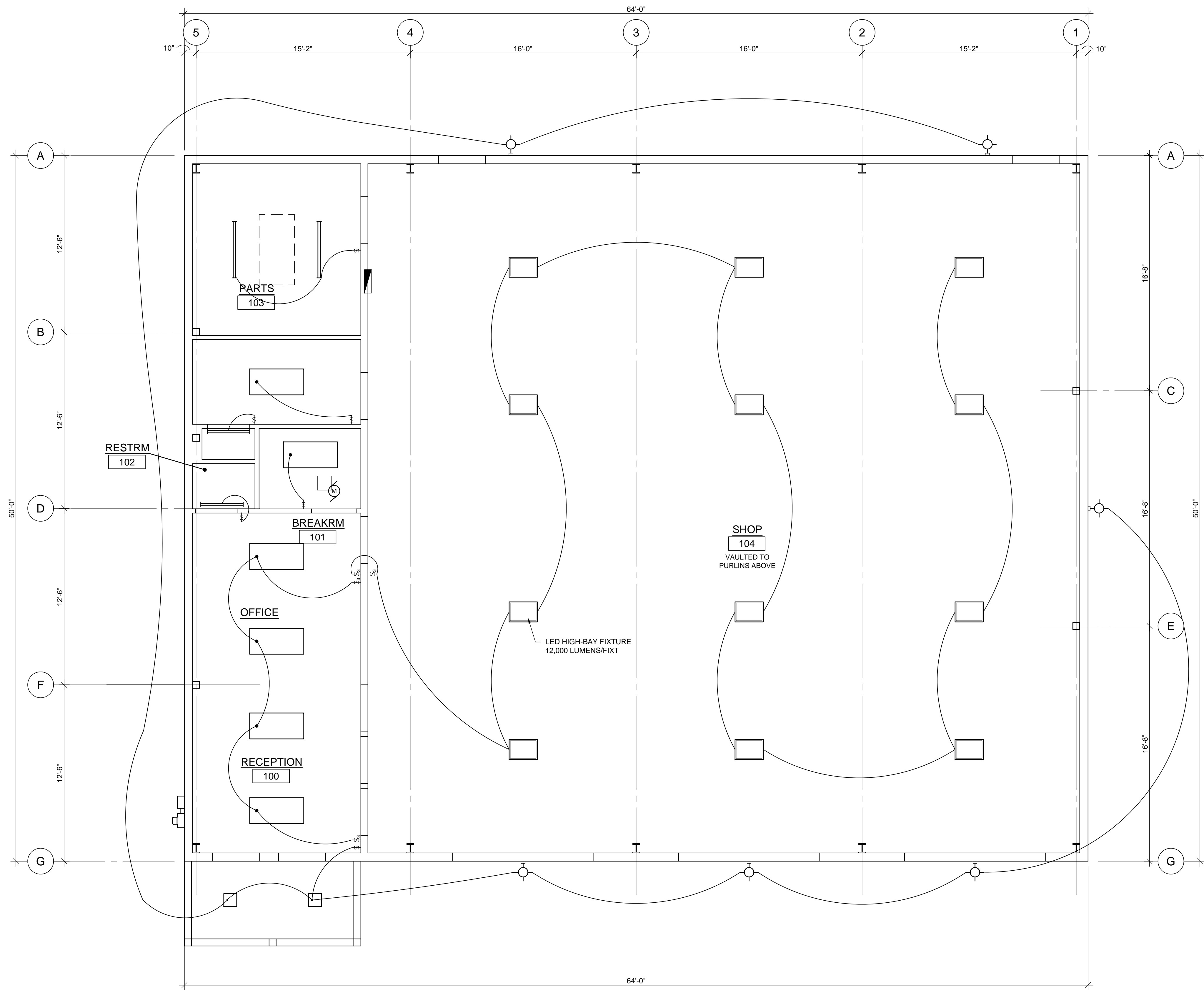
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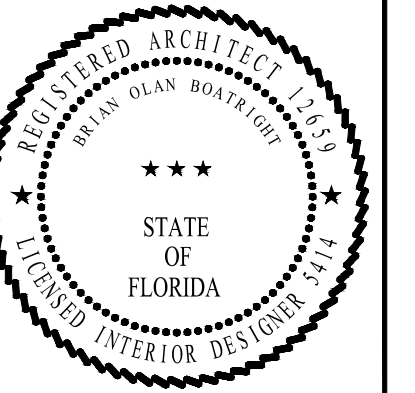
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- ELECTRICAL PANEL
- EXHAUST FAN
- EWC ELECTRICAL WATER COOLER
- GFI GROUND FAULT CIRCUIT INTERRUPT
- MOTOR
- MR MOISTURE RESISTANT



1 ELECTRICAL LIGHTING PLAN
1/4" = 1'-0"



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