

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Zoning Copy**

2006-0081

Application I. D. Number

4/10/2006

Application Date

Bayside East (Elderly Housing)

Project Name/Description

Bayside East LP

Applicant

510 Cumberland Avenue, Portland, ME 04101

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 874-1140 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

47 - 47 Smith St, Portland, Maine

Address of Proposed Site

022 L001001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

Proposed Building square Feet or # of Units

Acreage of Site

R7

Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Pla _____ Subdivision _____ Engineer Review _____ Date _____

Zoning Approval Status:

Reviewer Marge S. - Insp.

Approved Approved w/Conditions See Attached Denied

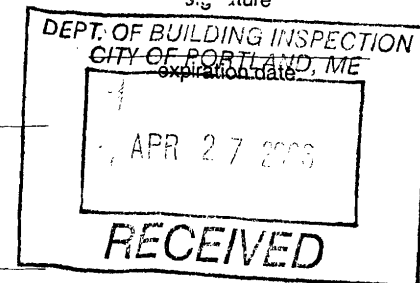
Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Completed _____ signature _____ date _____

Performance Guarantee Required Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____	_____	
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	_____
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	



Applicant: Bay side East LP

Date: 7/6/06

Address: 47 Smith St

C-B-L: 22-L-1, 2, 3, 6, 26, 27

should get into on what happens to this structure
Date - ENS is subject family - just demold needs separate permit # 07-0625

CHECK-LIST AGAINST ZONING ORDINANCE

Zone Location - R-7

Interior of corner lot -

20-one BDRM D.U.

Proposed Use/Work - 5 story (4 levels of Res. D.U. + 1 level of comm. sewer, Elderly Housing & store rooms)

Sewage Disposal - City

Lot Street Frontage - No min. req. - ~~5' scaled~~

Front Yard - NONE req - Primary entrance on Smith St - 5' scaled

of getting license from the City, Rear Yard - 0' + 20' req - 48' scaled

E. Oxford is over the line - overhangs balcony side yard on E. Oxford = over the property line side abutting Thrych 49' scaled

Projections -

Width of Lot - N/A

Height - 50' MAX - 48.75' shown from the lowest grade (not average grade)

Lot Area - No min req - 14,790 sq ft given

Lot Coverage/ Impervious Surface - 100% - ok

Area per Family - 725 sq ft per D.U. x 20 = 14,500 sq ft min

Off-street Parking - 1 spc per D.U. - 20 req. - 20 shown

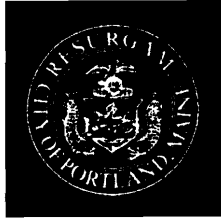
Loading Bays - N/A

Site Plan - # 2006-0081 & 2007-0094

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 13 Zone C

each D.U. shall have a min. of 400 sq ft of habitable floor area - 650 sq ft each
Removing an existing single family dwelling
measured
~542.5 sq ft
1550 sq ft



Strengthening a Remarkable City. Building a Community for Life www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

June 22, 2007

Betsy Sawyer-Manter, MSW
Director of Housing Development
People's Regional Opportunity Program
510 Cumberland Ave
Portland ME 04101

Scott Teas
TFH Architects
100 Commercial Street
Portland, ME 04101

**RE: Amendment to 47 Smith Street; Bayside East Senior Housing
Application ID Number: 2007-0094; Chart 022, Block L00, Lot 1001**

Dear Ms. Sawyer-Manter,

On June 21, 2007 the Portland Planning Authority approved an amendment to Bayside East Senior Housing site plan located on the corner of Smith and Oxford Streets. The alternations include changing the shape of the bay at the front entry from a curved form to a linear form and clad with metal panel, replace the pergola from the top of the front entry bay with solar hot water panels mounted on columns, and replace the EFIS cladding on the projected bays with 12" vertical metal panel siding.

The approval is based on the submitted site plan dated May 18, 2007. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by



COMcheck Software Version 3.4.2

Envelope Compliance Certificate

2241

90.1 (2004) Standard

Report Date: 07/26/07

Data filename: N:\2600 to 2699 Jobs\2691 Bayside East\Calculations\2291 Bayside COMCheck.cck

Section 1: Project Information

Project Title: Bayside East

Construction Site:
47 Smith St
Portland, ME 04101

Owner/Agent:
Bayside East, L.P.

Designer/Contractor:
Ganneston Construction

Section 2: General Information

Building Location (for weather data): **Portland, Maine**
Heating Degree Days (base 65 degrees F): **7378**
Cooling Degree Days (base 50 degrees F): **1943**
Building Type for Envelope Requirements: **Residential**
Project Type: **New Construction**
Vertical Glazing / Wall Area Pct.: **20%**

Building Type

Multifamily

Floor Area

21192

Section 3: Requirements Checklist

Envelope **PASSES** Design 24% Better than Code

Climate-Specific Requirements:

Component Name/Description	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Roof 1: Insulation Entirely Above Deck	890	—	49.0	0.020	0.063
Roof 2: Attic Roof with Wood Joists	3250	60.0	0.0	0.017	0.027
Exterior Wall 1: Wood-Framed, 16" o.c.	12200	19.0	5.0	0.048	0.064
Window 1: Vinyl Frame: Double Pane with Low-E, Clear, Operable, SHGC 0.32	2000	—	—	0.310	0.670
Door 1: Glass, Clear, SHGC 0.32	700	—	—	0.310	0.570
Basement Wall 1: Solid Concrete: 12" Thickness, Normal Density, Furring: Wood, Wall Ht 5.0, Depth B.G. 4.5	1433	10.0	0.0	0.102	0.108

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.

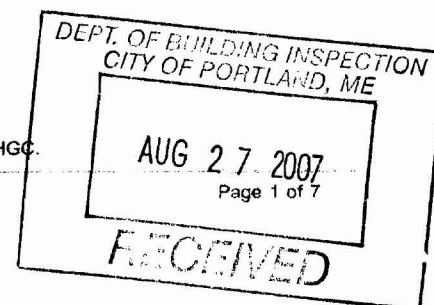
Insulation:

- 1. Open-blown or poured loose-fill insulation has not been used in attic roof spaces with ceiling slope greater than 3 in 12.
- 2. Wherever vents occur, they are baffled to deflect incoming air above the insulation.
- 3. Recessed lights, equipment and ducts are not affecting insulation thickness.
- 4. No roof insulation is installed on a suspended ceiling with removable ceiling panels.
- 5. All exterior insulation is covered with protective material.
- 6. Cargo and loading dock doors are equipped with weather seals.

Fenestration and Doors:

- 7. Windows and skylights are labeled and certified by the manufacturer for U-factor and SHGC.

Bayside East



- N/A 8. Fixed windows and skylights unlabeled by the manufacturer have been site labeled using the default U-factor and SHGC.
- N/A 9. Other unlabeled vertical fenestration, operable and fixed, that are unlabeled by the manufacturer have been site labeled using the default U-factor and SHGC. No credit has been given for metal frames with thermal breaks, low-emissivity coatings, gas fillings, or insulating spacers.

Air Leakage and Component Certification:

10. All joints and penetrations are caulked, gasketed, weather-stripped, or otherwise sealed.
11. Windows, doors, and skylights certified as meeting leakage requirements.
12. Component R-values & U-factors labeled as certified.
13. Building entrance doors have a vestibule and equipped with closing devices.

Exceptions:

Buildings less than four stories above grade. Building entrances with revolving doors.

Doors that open directly from a space less than 3000 sq. ft. in area.

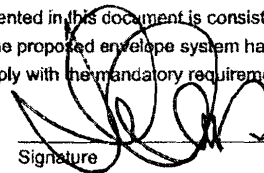
14. Insulation installed according to manufacturer's instructions, in substantial contact with the surface being insulated, and in a manner that achieves the rated R-value without compressing the insulation.

Section 4: Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed envelope system has been designed to meet the 90.1 (2004) Standard requirements in COMcheck Version 3.4.2 and to comply with the mandatory requirements in the Requirements Checklist.

Scott Teas

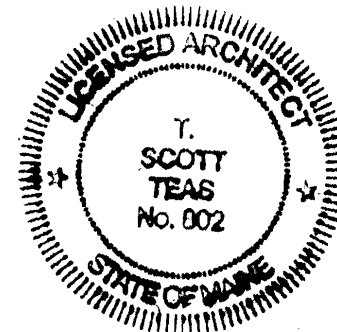
Name - Title



Signature

7/27/07

Date





COMcheck Software Version 3.4.2

Lighting and Power Compliance Certificate

90.1 (2004) Standard

Report Date: 07/26/07

Data filename: N:\2600 to 2699 Jobs\2691 Bayside East\Calculations\2291 Bayside COMCheck.cck

Section 1: Project Information

Project Title: Bayside East

Construction Site:
47 Smith St
Portland, ME 04101

Owner/Agent:
Bayside East, L.P.

Designer/Contractor:
Ganneston Construction

Section 2: General Information

Building Use Description by:
Project Type: **New Construction**

Building Type
Multifamily

Floor Area
21192

Section 3: Requirements Checklist

Interior Lighting:

1. Total actual watts must be less than or equal to total allowed watts.

Allowed Watts	Actual Watts	Complies
14834	6625	YES

2. Exit signs 5 Watts or less per side.

Exterior Lighting:

3. Comply with Sections 9.4.4 and 9.4.5 of 90.1-2004 and attach documentation.

Controls, Switching, and Wiring:

4. Independent manual or occupancy sensing controls for each space (remote switch with indicator allowed for safety or security).

5. Occupant sensing control in class rooms, conference/meeting rooms, and employee lunch and break rooms.
NIA

Exceptions:
Spaces with multi-scene control; shop classrooms, laboratory classrooms, and preschool through 12th grade classrooms.

6. Automatic shutoff control for lighting in >5000 sq.ft buildings by time-of-day device, occupant sensor, or other automatic control.
Exceptions:

24 hour operation lighting; patient care areas; where auto shutoff would endanger safety or security.

7. Master switch at entry to hotel/motel guest room.
NIA

8. Separate control device for display/accent lighting, case lighting, task lighting, nonvisual lighting, lighting for sale, and demonstration lighting.
NIA

9. Photocell/astromical time switch on exterior lights.

Exceptions:

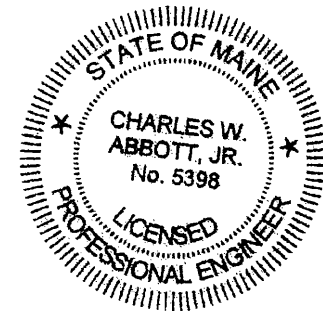
Covered vehicle entrance/exit areas requiring lighting for safety, security and eye adaptation.

10. Tandem wired one-lamp and three-lamp ballasted luminaires (No single-lamp ballasts).
NIA

Exceptions:

Electronic high-frequency ballasts;

Luminaires not on same switch;



Recessed luminaires 10 ft. apart or surface/pendant not continuous;
Luminaires on emergency circuits.

Voltage Drop:

- 11. Feeder conductors have been designed for a maximum voltage drop of 2 percent.
- 12. Branch circuit conductors have been designed for a maximum voltage drop of 3 percent.

Section 4: Compliance Statement

Compliance Statement: The proposed lighting design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed lighting system has been designed to meet the 90.1 (2004) Standard requirements in COMcheck Version 3.4.2 and to comply with the mandatory requirements in the Requirements Checklist.

CHARLES W. ABBOTT, JR.
Name - Title

Charles W. Abbott Jr.
Signature

7/26/05
Date

Section 5: Post Construction Compliance Statement



COMcheck Software Version 3.4.2

Lighting Application Worksheet

90.1 (2004) Standard

Report Date:

Data filename: N:\2600 to 2699 Jobs\2691 Bayside East\Calculations\2291 Bayside COMCheck.cck

Section 1: Allowed Lighting Power Calculation

A	B Floor Area	C Allowed Watts / ft2	D Allowed Watts
Multifamily	21192	0.7	14834
Total Allowed Watts =			14834

Section 2: Actual Lighting Power Calculation

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Multifamily (21192 sq.ft.)				
Compact Fluorescent 1: A: Quad 2-pin 26W / Electronic	1	15	26	390
Compact Fluorescent 2: B: Quad 2-pin 18W / Electronic	2	15	36	540
Compact Fluorescent 3: C: Quad 2-pin 13W / Electronic	2	15	26	390
Linear Fluorescent 1: D: 24" T8 17W / Electronic	2	15	34	510
Compact Fluorescent 4: E: Quad 2-pin 13W / Electronic	1	15	13	195
Linear Fluorescent 2: F: Other / Electronic	1	33	8	264
Linear Fluorescent 3: G: 24" T8 17W / Electronic	2	15	34	510
Linear Fluorescent 4: H: 22" T5 14W / Electronic	1	30	14	420
Compact Fluorescent 5: J: Quad 2-pin 13W / Electronic	2	30	26	780
Compact Fluorescent 6: L: Triple 4-pin 42W / Electronic	1	42	2	84
Compact Fluorescent 7: M: Quad 2-pin 13W / Electronic	2	26	20	520
Linear Fluorescent 5: N: 48" T8 32W (Super T8) / Electronic	2	24	64	1536
Compact Fluorescent 8: O: Quad 2-pin 9W / Electronic	1	2	9	18
Compact Fluorescent 9: I: Quad 2-pin 13W / Electronic	2	18	26	468
Total Actual Watts =			6625	

Section 3: Compliance Calculation

If the Total Allowed Watts minus the Total Actual Watts is greater than or equal to zero, the building complies.

Total Allowed Watts = 14834
 Total Actual Watts = 6625
 Project Compliance = 8209

Lighting PASSES: Design 55% better than code.



COMcheck Software Version 3.4.2

Mechanical Compliance Certificate

90.1 (2004) Standard

Report Date: 07/26/07

Data filename: N:\2600 to 2699 Jobs\2691 Bayside East\Calculations\2291 Bayside COMCheck.cck

Section 1: Project Information

Project Title: Bayside East

Construction Site:
47 Smith St
Portland, ME 04101

Owner/Agent:
Bayside East, L.P.

Designer/Contractor:
Ganneston Construction

Section 2: General Information

Building Location (for weather data): **Portland, Maine**
Heating Degree Days (base 65 degrees F): **7378**
Cooling Degree Days (base 50 degrees F): **1943**
Project Type: **New Construction**

Section 3: Mechanical Systems List

Quantity	System Type & Description
1	HVAC System 1: Heating: Hydronic or Steam Coil, Hot Water, Heating Capacity >=65 - <225 kBtu/h / Single Zone
1	Plant 1: Heating: Hot Water Boiler, Capacity >=300 - <2500 kBtu/h, Gas
1	Storage Water Heater 1: Gas Storage Water Heater, Capacity: 160 gallons, Input Rating: 460000 Btu/h w/ Circulation Pump

Section 4: Requirements Checklist

Requirements Specific To: HVAC System 1 :

None

Requirements Specific To: Plant 1 :

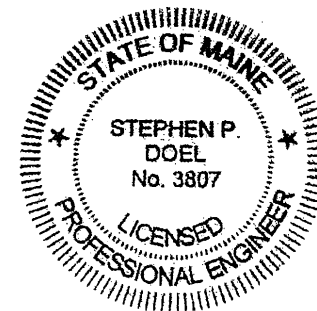
1. Equipment minimum efficiency: Boiler Thermal Efficiency >= 75% Et

Requirements Specific To: Storage Water Heater 1 :

1. Hot water system sized per manufacturer's sizing guide
 2. Gas Storage Water Heater efficiency >= 80% Et, 583 SL, Btu/h
 3. All piping in circulating system insulated
 4. Hot water storage temperature adjustable down to 120 degrees F or lower
N/A 5. Automatic time control of heat tapes and recirculating systems present
 6. Controls will shut off operation of circulating pump between water heater/boiler and storage tanks within 5 minutes after end of heating cycle

Generic Requirements: Must be met by all systems to which the requirement is applicable:

1. Load calculations per 2001 ASHRAE Fundamentals
N/A 2. Thermostatic controls has 5 degrees F deadband
- Exception: Thermostats requiring manual changeover between heating and cooling
SEE NOTE 1 3. Hot water pipe insulation: 1 in. for pipes <=1.5 in. and 2 in. for pipes >1.5 in. Chilled water/refrigerant/brine pipe insulation: 1 in. for pipes <=1.5 in. and 1.5 in. for pipes >1.5 in. Steam pipe insulation: 1.5 in. for pipes <=1.5 in. and 3 in. for pipes >1.5 in.



Bayside East

Note 1 - Specified insulation meets ASHRAE 90.1-2004.

Page 6 of 7

- Exception: Piping within HVAC equipment
- Exception: Fluid temperatures between 55 and 105 degrees F
- Exception: Fluid not heated or cooled
- Exception: Runouts <4 ft in length
- 4. Piping, insulated to 1/2 in. if nominal diameter of pipe is <1.5 in.; Larger pipe insulated to 1 in. thickness
- 5. Lavatory faucet outlet temperatures in public restrooms limited to 110 degrees F (43 degrees C)
- 6. Load calculations per acceptable engineering standards and handbooks
- 7. Hot water distribution systems >=300 kBtu/h must have one of the following: a) controls that reset supply water temperature by 25% of supply/return delta T b) mechanical or electrical adjustable-speed pump drive(s) c) two-way valves at all heating coils d) multiple-stage pumps e) other system controls that reduce pump flow by at least 50% based on load - calculations required
- 8. Pumping system balancing required. Means for measurement or testing pressure across each pump required
- N/A* 9. Where separate thermostats are used for heating and cooling, acceptable measures are used to prevent simultaneous heating and cooling
- 10. Stair and elevator shaft vents are equipped with motorized dampers *The Louver specified by the Architect meets IBC 2003.*
- N/A* 11. Acceptable measures used to prevent simultaneous humidification and dehumidification
 - Exception: Desiccant systems and systems for uses requiring specific humidity levels (approval required)
- 12. Automatic controls for freeze protection systems present
- N/A* 13. Automatic ventilation controls (e.g., CO2 controls) or exhaust air heat recovery present for high design occupancy areas (>100 person/1000 ft2) with >3,000 cfm outside air capacities
- 14. Duct, plenum, and piping insulation surfaces suitably protected from weather, moisture, or likely damage
- 15. Duct Sealing: Pressure sensitive tape is not used as the primary sealant Longitudinal and transverse seams for ducts in unconditioned spaces Longitudinal and transverse seams and duct wall penetrations for ducts outside the building Transverse seams on buried ducts
- 16. R-8 for supply air ducts located outside the building, R-6 for supply air ducts in ventilated attics and in unvented attic above insulated ceiling, R-1.9 for supply air ducts in unvented attic with roof insulation, R-3.5 for supply air ducts in unconditioned and underground spaces R-3.5 for return air ducts located outside the building, in ventilated attics and in unvented attic above insulated ceiling
- 17. Three-pipe systems not used
- N/A* 18. Humidistat controls prevent reheating, recooling, and mixing of mechanically heated air with mechanically cooled air
- 19. Hotwater pumping systems with multiple boilers automatically reduce hot water flow rates proportionately when boilers are not operating
- N/A* 20. Exhaust air heat recovery included for systems 5,000 cfm or greater with more than 70% outside air fraction or specifically exempted
- N/A* 21. Kitchen hoods >5,000 cfm provided with 50% makeup air that is uncooled and heated to no more than 60 degrees F unless specifically exempted
- N/A* 22. Buildings with fume hood systems must have variable air volume hood design, exhaust heat recovery, or separate makeup air supply meeting the following: a) 75% make up air quantity, and /or b) within 2 degrees F of room temperature and/or c) no humidification d) no simultaneous heating and cooling

Section 5: Compliance Statement

Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 90.1 (2004) Standard requirements in COMcheck Version 3.4.2 and to comply with the mandatory requirements in the Requirements Checklist.

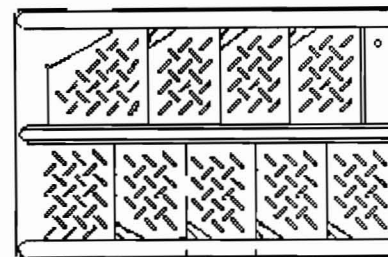
STEPHEN DOEL - VICE PRESIDENT *[Signature]* *2/26/07*
 Name - Title Signature Date

Section 6: Post Construction Compliance Statement

- HVAC record drawings of the actual installation and performance data for each equipment provided to the owner within 90 days after system acceptance.
- HVAC O&M documents for all mechanical equipment and system provided to the owner within 90 days after system acceptance.
- Written HVAC balancing report provided to the owner.

DO NOT
SCALE!

Meets Federal
OSHA Requirements

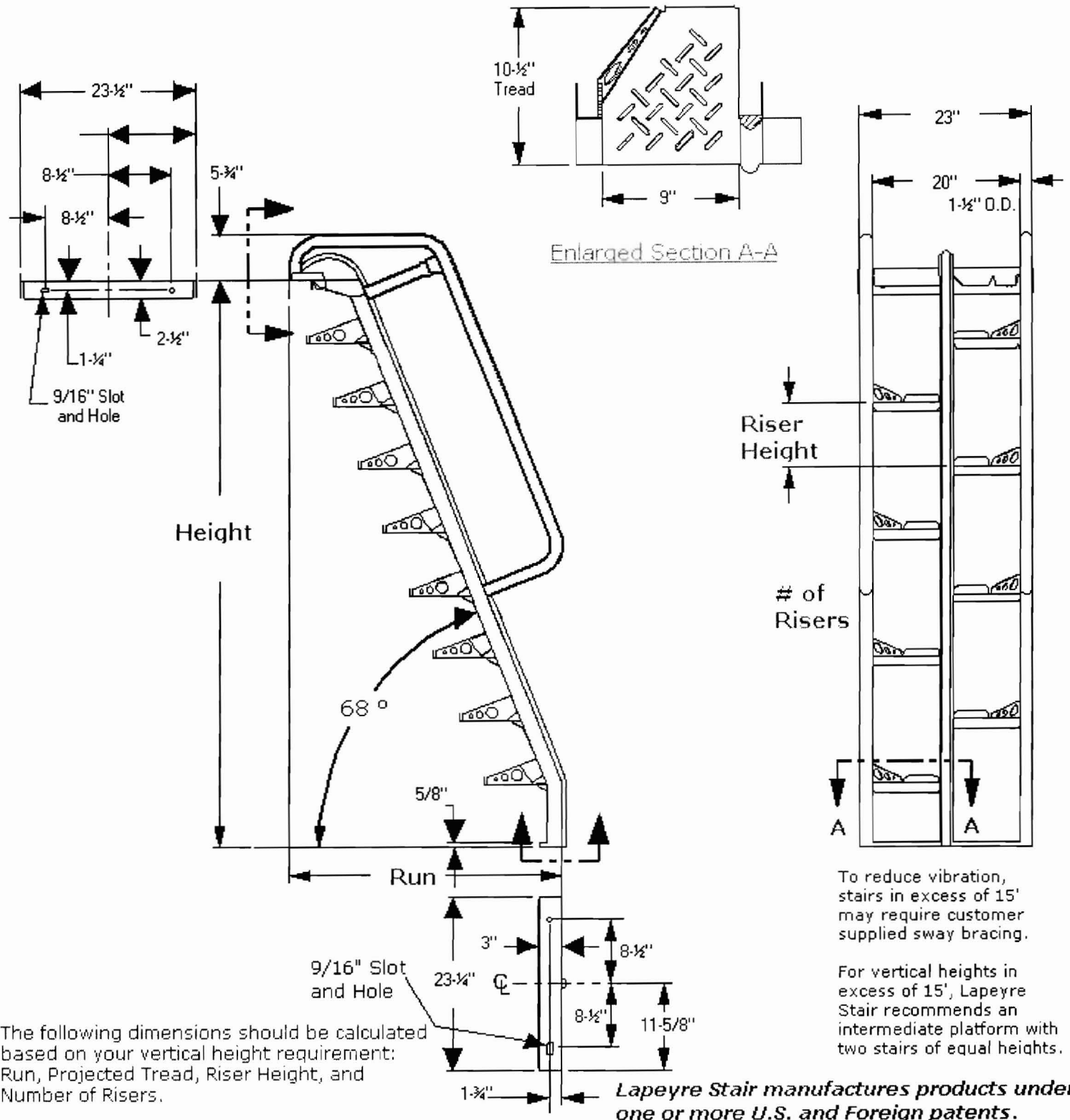


LAPEYRE STAIR, INC.
PO Box 50699
New Orleans, LA 70123

Toll Free (800) 535-7631
Local Phone (504) 733-6009
Fax (504) 733-4393

Top tread to be level with
roof or upper floor surface

Projected Tread



The following dimensions should be calculated based on your vertical height requirement: Run, Projected Tread, Riser Height, and Number of Risers.

To reduce vibration, stairs in excess of 15' may require customer supplied sway bracing.

For vertical heights in excess of 15', Lapeyre Stair recommends an intermediate platform with two stairs of equal heights.

Lapeyre Stair manufactures products under one or more U.S. and Foreign patents.

Contractor's Statement of Responsibility

Each contractor responsible for the construction or fabrication of a system or component designated in the Quality Assurance Plan must submit a Statement of Responsibility.

Project: Bayside East
47 Smith Street, Portland, ME

Contractor's Name:

Address:

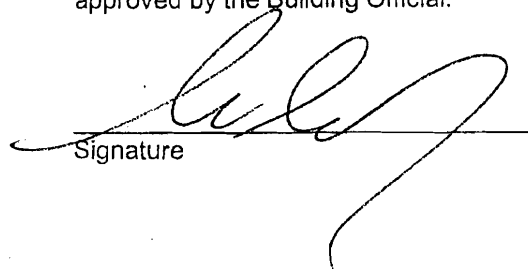
Description of designated building systems or components included in this Statement of Responsibility:

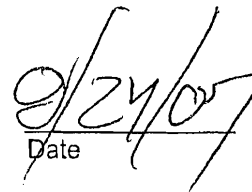
- Floor and roof diaphragms.
- Shear walls and associated connections
- Gas piping and connections.
- Anchorage of standby generator.

Contractor's Acknowledgment of Special Requirements

I hereby acknowledge that I have received, read, and understand the Quality Assurance Plan and Special Inspection program.

I hereby acknowledge that control will be exercised to obtain conformance with the construction documents approved by the Building Official.


Signature


Date

Contractor's Provisions for Quality Control

Procedures for exercising control within the contractor's organization is attached to this Statement.

Identification and qualifications of the person(s) exercising such control and their position(s) in the organization are attached to this Statement.



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

James L. Inc.
Applicant

5/31/07
Application Date

117 5th St SE - Portland, OR
Applicant's Mailing Address

Bayco by Eric
Project Name/Description

TJ, 117 5th St SE - Portland, OR
Consultant/Agent/Phone Number

117 5th St SE
Address of Proposed Site

775-1111
CBL: 022 2001

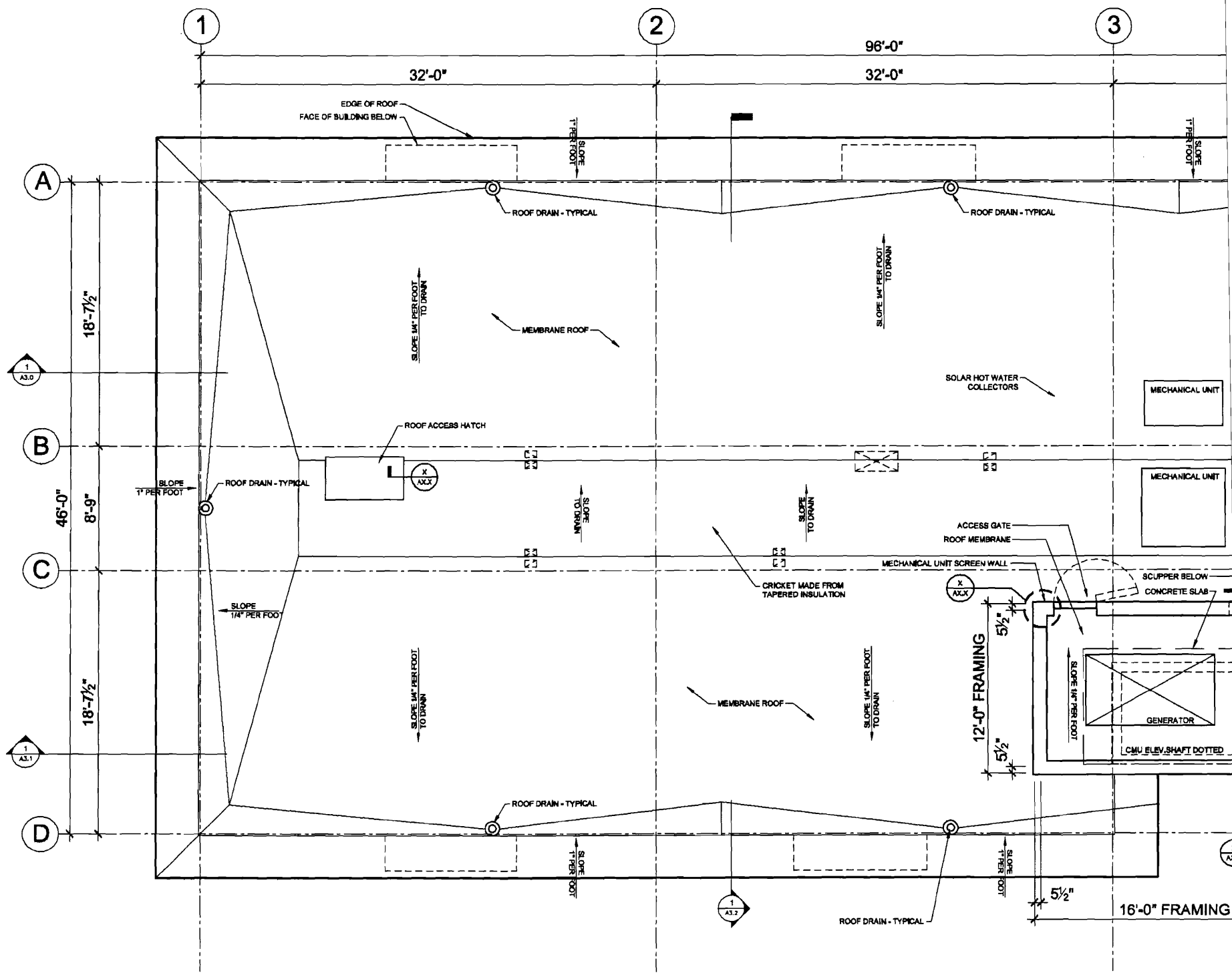
Description of Proposed Development:
Bayco by Eric - new building

Please Attach Sketch/Plan of Proposal/Development

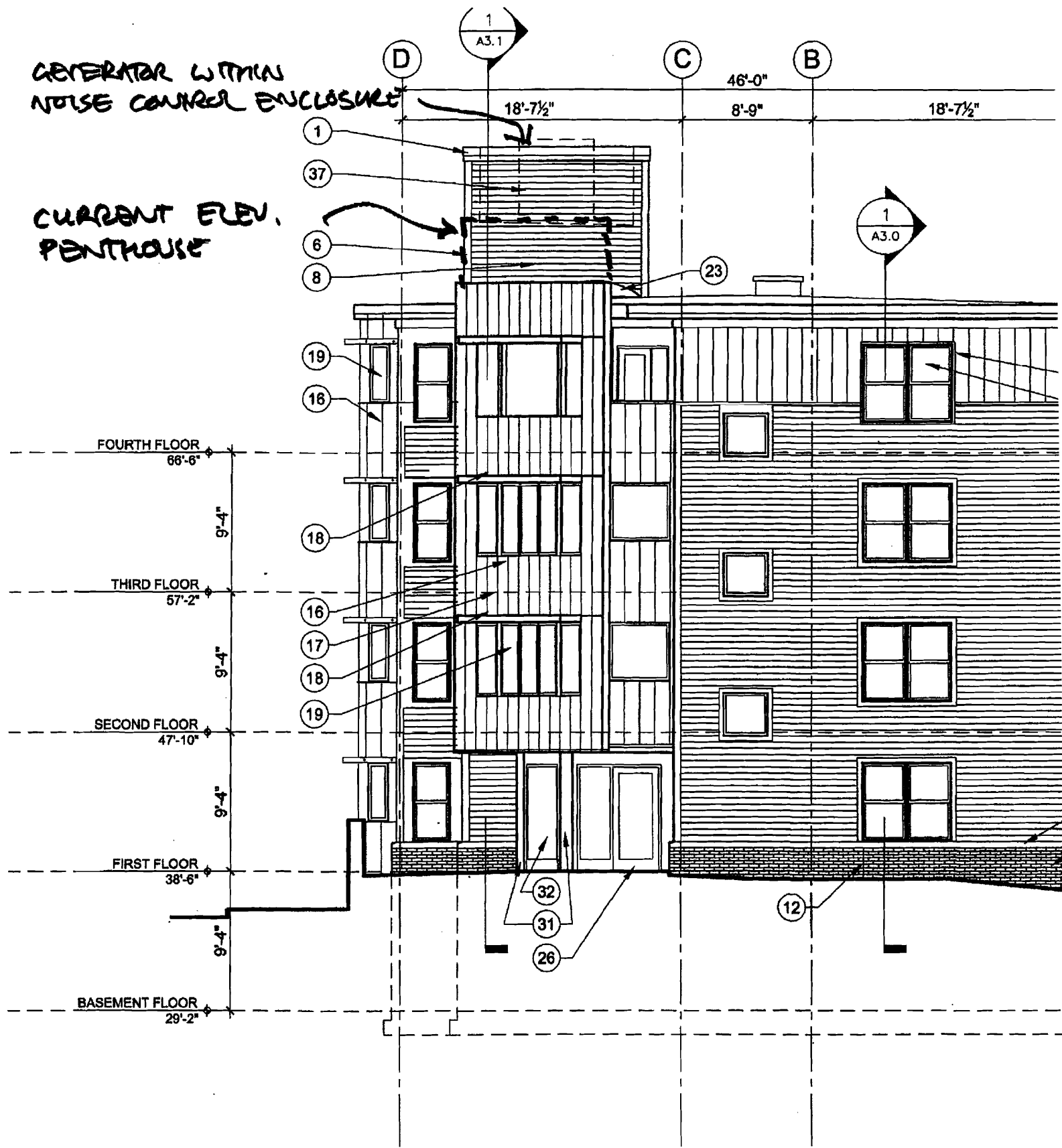
**Criteria for Exemptions:
See Section 14-523 (4) on back side of form**

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/Comply with ADA
- e) No Additional Parking/ No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening MAY 14 2007
- h) Adequate Utilities

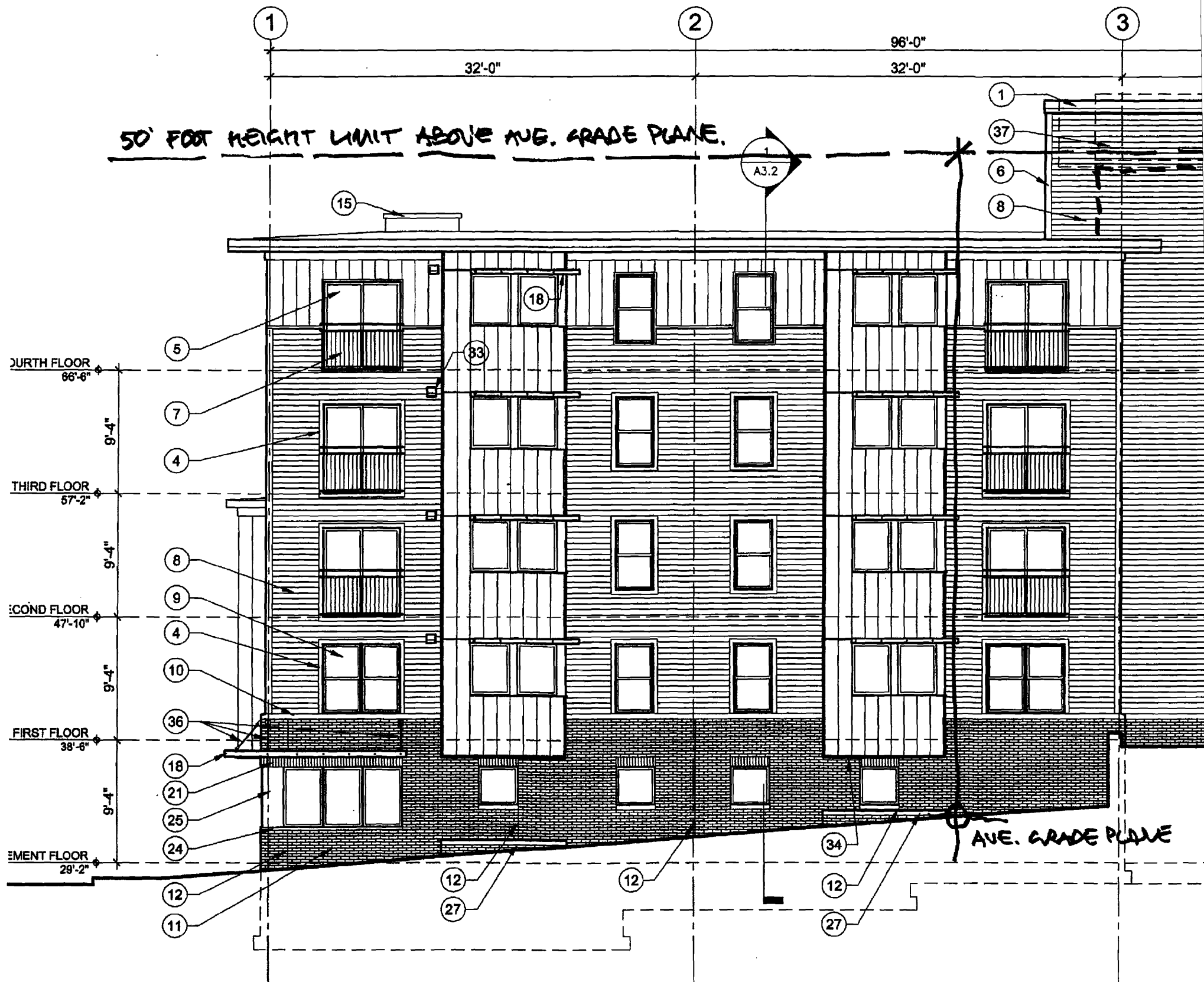
Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
	✓
	✓
	✓
	✓
	✓
	✓
	✓
	N/A C. Power & Sewerage Plant Plan ✓
	✓



1 ROOF PLAN
 A1.5 1/4" = 1'-0"



1 SOUTH ELEVATION
 A2.0 1/8" = 1'-0"



2 WEST ELEVATION (SMITH ST.)
 A2.0 1/8" = 1'-0"