

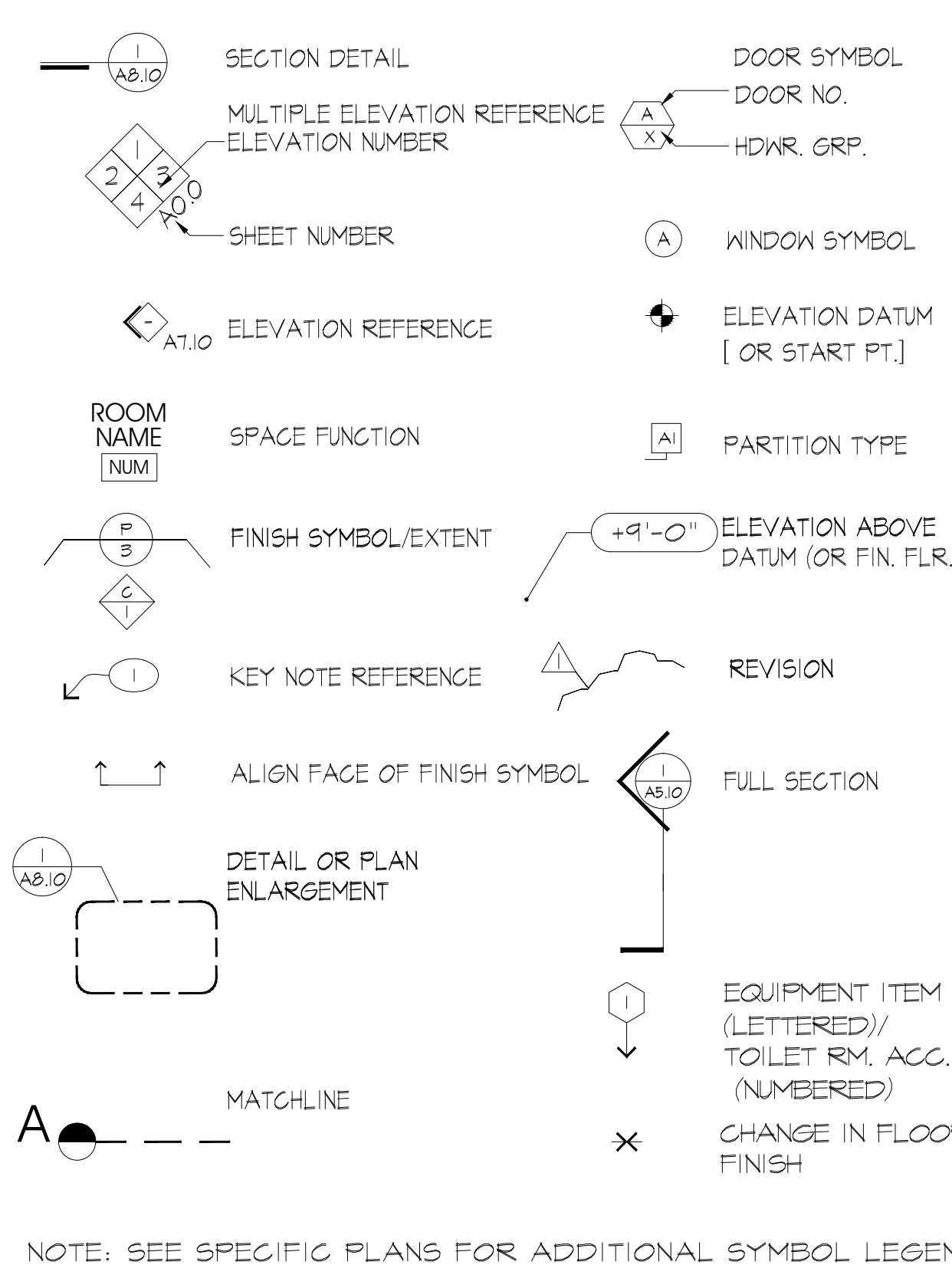
ABBREVIATIONS

&	AND	JAN.	JANITOR
<	ANGLE	J.B.	JUNCTION BOX
@	AT	J.O.W.	JAMB OPENING WIDTH
⊕	CENTERLINE	JT.	JOINT
	CHANNEL	KT.	KITCHEN
⊙	DIAMETER OR ROUND	KIT.	KITCHEN
(E)	EXISTING	LAB.	LABORATORY
#	NUMBER OR ROUND	LAM.	LAMINATE
±	PLUS OR MINUS	LAV.	LAVATORY
<	LESS THAN	LKR.	LOCKER
>	GREATER THAN	LT.	LIGHT
≤	LESS THAN OR EQUAL TO	MAX.	MAXIMUM
≥	GREATER THAN OR EQUAL TO	M.C.	MEDICINE CABINET
ACC.	ACOUSTICAL	MECH.	MECHANICAL
ACC.	ACCESSORY	MEMB.	MEMBRANE
A.D.	AREA DRAIN	MET.	METAL
ADJ.	ADJUSTABLE	MFR.	MANUFACTURER
A.F.F.	ABOVE FINISHED FLOOR	MH.	MANHOLE
AGGR.	AGGREGATE	MIN.	MINIMUM
AL.	ALUMINUM	MIR.	MIRROR
APPROX.	APPROXIMATE	MISC.	MISCELLANEOUS
ARCH.	ARCHITECTURAL	M.O.	MASONRY OPENING
ASPH.	ASPHALT	MTD.	MOUNTED
		MUL.	MULLION
BD.	BOARD	N.	NORTH
BITUM.	BITUMINOUS	N.I.C.	NOT IN CONTRACT
BLDG.	BUILDING	NO. OR #	NUMBER
BLK.	BLOCK	NOM.	NOMINAL
BLKG.	BLOCKING	N.T.S.	NOT TO SCALE
BM.	BEAM		
BOT.	BOTTOM		
		O/	OVER
CAB.	CABINET	O.A.	OVERALL
C.B.	CATCH BASIN	OBSC.	OBSCURE
CEM.	CEMENT	OC.	ON CENTER
CER.	CERAMIC	O.D.	OUTSIDE DIAMETER
C.I.	CAST IRON	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
C.I.P.	CAST IN PLACE	O.F.O.I.	OWNER FURNISHED, OWNER INSTALLED
C.J.	CONTROL JOINT	OFF.	OFFICE
C.O.	CLOSET		
C.G.	CEILING	OFF.	OFFICE
CLKG.	CAULKING	OP.	OPPOSITE
CLR.	CLEAR	OPP.	OPPOSITE
C.M.U.	CONCRETE MASONRY UNIT	OFF.	OFFICE
CNTR.	COUNTER		
COL.	COLUMN	PART.	PARTICLE BOARD
CONC.	CONCRETE	P.I.P.	FOUR IN PLACE
CONF.	CONFERENCE	PG.	FREGAST
CONN.	CONNECTION	PL.	PLATE
CONST.	CONSTRUCTION	PLAM.	PLASTIC LAMINATE
CONT.	CONTINUOUS	PLAS.	PLASTER
CORR.	CORRIDOR	PLYND.	PLYWOOD
CTR.	CENTER	POL.	POLISHED
CPT.	CARPET	FR.	FAIR
CTSK.	COUNTERSINK	PT.	PAINT
		P.T.D.	PAPER TOWEL DISP.
D.	DEPTH	P.T.R.	COMBINATION PAPER TOWEL DISP. & RECEPTACLE PARTITION
DBL.	DOUBLE	PTN.	PAPER TOWEL RECEPTACLE
DEPT.	DEPARTMENT	P.T.R.	PAPER TOWEL RECEPTACLE
DET.	DETAIL	Q.T.	QUARRY TILE
D.F.	DRINKING FOUNTAIN		
DIA.	DIAMETER	R.	RISER
DISP.	DISPENSER	RAD.	RADIUS
DN.	DOWN	R.D.	ROOF DRAIN
D.O.	DOOR OPENER	REF.	REFERENCE
DR.	DOOR	REFR.	REFRIGERATOR
DS.	DOWNSPOUT	REINF.	REINFORCED
D.S.P.	DRY STANDPIPE	REQ.	REQUIRED
DWG.	DRAWING	RESIL.	RESILIENT
DWR.	DRAWER	REGTR.	REGISTER
		RM.	ROOM
E.	EAST	R.O.	ROUGH OPENING
E.A.	EACH	RND.	RINDOOD
E.J.	EXPANSION JOINT	R.W.L.	RAIN WATER LEADER
EL.	ELEVATION		
ELEC.	ELECTRICAL	S.	SOUTH
ELEV.	ELEVATOR	S.C.	SOLID CORE
EMER.	EMERGENCY	S.C.D.	SEAT COVER DISPENSER
ENCL.	ENCLOSURE	SCHED.	SCHEDULE
EP.	ELECTRICAL PANELBOARD	S.D.	SOAP DISPENSER
EQ.	EQUAL	SECT.	SECTION
EQPT.	EQUIPMENT	SH.	SHIELD
E.V.C.	ELECTRIC WATER COOLER	SHR.	SHOWER
EXP.	EXPANSION	SHT.	SHEET
EXPO.	EXPOSED	SIM.	SIMILAR
EXST.	EXISTING	S.M.	SHEET METAL
EXT.	EXTERIOR	S.N.D.	SANITARY NAPKIN DISPENSER
		S.N.R.	SANITARY NAPKIN RECEPTACLE
F.A.	FIRE ALARM	SPEC.	SPECIFICATION
F.B.	FLAT BAR	SQ.	SQUARE
F.D.	FLOOR DRAIN	S.S.T.L.	STAINLESS STEEL
FDN.	FOUNDATION	S.S.K.	SERVICE SINK
F.E.	FIRE EXTINGUISHER	STA.	STATION
F.E.C.	FIRE EXT CAB FLUSH	STD.	STANDARD
F.E.C.(SR)	FIRE EXT CAB SEMI-RECESSED	STL.	STEEL
FHV.	FIRE HOSE VALVE	STOR.	STORAGE
FIN.	FINISH	STR.	STRUCTURAL
FL.	FLOOR	SUSP.	SUSPENDED
FLASH.	FLASHING	SYM.	SYMMETRICAL
FLUOR.	FLUORESCENT		
F.O.C.	FACE OF CONCRETE	T.	TREAD
F.O.F.	FACE OF FINISH	T.B.	TOWEL BAR
F.O.S.	FACE OF STUDS	TEL.	TELEPHONE
FRF.	FIREPROOF	TER.	TERRAZZO
F.S.	FULL SIZE	T.G.	TONGUE AND GROOVE
FT.	FOOT OR FEET	THK.	THICK
FTG.	FOOTING	T.C.	TOP OF CURB
FUR.	FURRING	TOP.	TOP OF PAVEMENT
FUT.	FUTURE	TOS.	TOP OF SLAB
		TOV.	TOP OF WALL
GA.	GAUGE	T.P.D.	TOILET PAPER DISP.
GALV.	GALVANIZED	TV.	TELEVISION
GB.	GRAB BAR	TYP.	TYPICAL
GFRG.	GLASS FIBER REINFORCED CONCRETE	UNF.	UNFINISHED
		U.O.N.	UNLESS OTHERWISE NOTED
GL.	GLASS	UR.	URINAL
GND.	GROUND		
GR.	GRADE		
GYP.	GYPNUM	VERT.	VERTICAL
		VEST.	VESTIBULE
		V.I.F.	VERIFY IN FIELD
H.	HEIGHT OR HIGH	W.	WEST
H.B.	HOSE BIBB	W.	WIDTH
H.C.	HOLLOW CORE	W.	WITH
HDCCP.	HANDICAPPED	W.C.	WATER CLOSET
HDWD.	HARDWOOD		
HDWE.	HARDWARE		
H.M.	HOLLOW METAL		
HORIZ.	HORIZONTAL		
HR.	HOUR		

GENERAL NOTES

- THE CONTRACT DOCUMENTS INCLUDE:
 - OWNER-CONTRACTOR AGREEMENT
 - GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION
 - CONSTRUCTION DRAWINGS
 - ADDENDABULLETINS
 - MODIFICATIONS
- THE GENERAL CONDITIONS OF THE CONTRACT IS THE AMERICAN INSTITUTE OF ARCHITECTS AIA DOCUMENTS A201, 1997 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION.
- DEFINITIONS:
 - ACCEPTED: AS ACCEPTED BY THE ARCHITECT
 - ACCEPTED EQUAL: AS ACCEPTED BY THE ARCHITECT AS BEING OF EQUIVALENT QUALITY, UTILITY, AND APPEARANCE.
 - AS APPL. LABEL: AS APPROPRIATE FOR THE PARTICULAR CONDITION, CIRCUMSTANCE, OR SITUATION.
 - AS REQUIRED: AS REQUIRED BY REGULATORY REQUIREMENTS, BY REFERENCED STANDARDS, BY EXISTING CONDITIONS, BY GENERALLY ACCEPTED CONSTRUCTION PRACTICE, OR BY THE CONTRACT DOCUMENTS.
 - DIRECTED: AS INSTRUCTED BY THE ARCHITECT IN WRITING.
 - SATISFACTORY: TO THE SATISFACTION OF THE ARCHITECT, SUBJECT TO THE ARCHITECT'S ACCEPTANCE.
 - TYPICAL: IDENTICAL FOR ALL SUCH CONDITIONS, UNLESS OTHERWISE INDICATED
 - SIMILAR: COMPARABLE CHARACTERISTICS FOR THE CONDITION NOTED. DIFFERENCES CAN BE INFERRED FROM OTHER INFORMATION INDICATED. VERIFY DIMENSIONS AND ORIENTATIONS.
 - FURNISH: SUPPLY ONLY; OTHERS WILL INSTALL.
 - INSTALL: INSTALL ITEMS FURNISHED BY OTHERS.
 - PROVIDE: FURNISH AND INSTALL.
- DIMENSIONING RULES:
 - HORIZONTAL DIMENSIONS ARE SHOWN FROM FACE OF FINISH TO FACE OF FINISH, AND INCLUDE FINISH MATERIALS, U.O.N.
 - DIMENSIONS NOTED "CLEAR" OR "CLR" MUST BE PRECISELY MAINTAINED; THOSE NOTED "HOLD" SHALL NOT VARY FROM STATED DIMENSION.
 - DIMENSIONS AT ADJUSTABLE WITHOUT ACCEPTANCE BY THE ARCHITECT, UNLESS NOTED +/-
 - DIMENSIONS TO THE EXTERIOR WINDOW WALL ARE TO THE INSIDE FACE OF THE EXTERIOR WINDOW FRAMES, UNLESS OTHERWISE NOTED.
 - VERTICAL DIMENSIONS ARE FROM THE TOP OF THE FLOOR SLAB DATUM LINE, ESTABLISHED BY THE CONTRACTOR SUBJECT TO THE ACCEPTANCE OF THE OWNER OR ARCHITECT, UNLESS OTHERWISE NOTED.
 - DO NOT SCALE DRAWINGS. IF ITEMS OF WORK CANNOT BE LOCATED, DO NOT PROCEED WITH THE WORK WITHOUT THE CONSENT OF THE ARCHITECT.
 - DIMENSIONS MARKED "V.I.F." SHALL BE "VERIFIED" IN FIELD BY THE CONTRACTOR.
- IN THE CASE OF CONFLICT BETWEEN WRITTEN NOTES/SPECIFICATIONS AND THE DRAWINGS, THE NOTES/SPECIFICATIONS GOVERN. DETAILS SHALL GOVERN GENERAL DRAWINGS. DRAWINGS AND SPECIFICATIONS ARE CORRELATIVE. ANY WORK AND MATERIALS SHOWN ON EITHER SHALL BE EXECUTED BY THE CONTRACTOR. ANY UNRESOLVED CONFLICT BETWEEN DOCUMENTS SHALL BE RESOLVED BY THE ARCHITECT AS TO INTENT AND EXECUTION.
- THE WORK TO BE PERFORMED CONSISTS OF FURNISHING ALL SUPERVISION, PLANT LABOR, MATERIALS, TRANSPORTATION AS SHOWN ON DRAWINGS AND SPECIFIED HEREIN, AND EQUIPMENT REQUIRED FOR THE BUILD OUT OF THE TENANT IMPROVEMENTS DEPICTED HEREIN. IN ADDITION, THIS INCLUDES THE CONCEALED REROUTING OF ANY PIPING, WIRING, DUCTING, ETC., IN THE WALLS, CEILINGS OR FLOORS BEING WORKED IN OR REMOVED AND WORK NOT SHOWN HEREIN WHICH IS REQUIRED BY THE CITY AUTHORITIES TO OBTAIN FINAL INSPECTION AND APPROVAL BY THE CITY, ALSO INCLUDING PATCHING, REPAINTING, ETC., OF ALL SURFACES BROKEN INTO OR MARKED BY THESE INSTALLATIONS, ETC.
- OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR A COMPLETE JOB.
- WHEN PORTIONS OF THIS PROJECT ARE PERFORMED BY THE CONTRACTOR ON A "DESIGN-BUILD" BASIS, THE CONTRACTOR, RATHER THAN THE ARCHITECT, IS SOLELY RESPONSIBLE FOR THE DESIGN OF SUCH SYSTEMS AND FOR THE COORDINATION OF THE DESIGN-BUILD SUBCONTRACTORS WHO SHALL BE THE ENGINEERS OF RECORD FOR SUCH SYSTEMS.
- DRAWINGS INDICATE GENERAL DETAILS OF CONSTRUCTION, WHERE FIELD CONDITIONS ARE NOT IDENTICAL TO THE CONTRACT DOCUMENTS, BUT ARE OF SIMILAR CHARACTER TO THE DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY ARCHITECT PRIOR TO CONSTRUCTION. WHERE CONSTRUCTION DETAILS ARE SHOWN FOR SPECIFIC LOCATIONS, THEY SHALL ALSO APPLY TO SIMILAR CONDITIONS THROUGHOUT, WHETHER SPECIFICALLY MENTIONED IN THE DRAWINGS OR NOT.
- THE CONTRACTOR SHALL EXAMINE, READ, AND BE THOROUGHLY FAMILIAR WITH THE CONTRACT DOCUMENTS. SHOULD THE CONTRACTOR FIND DISCREPANCIES IN, OR OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS, OR SHOULD BE IN DOUBT AS TO THEIR INTENT OR MEANING, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR CLARIFICATION OR INTERPRETATION.
- INFORMATION RELATED TO EXISTING LANDSCAPING, SITE AND GRADING CONDITIONS GIVEN HEREIN AND ON THE DRAWINGS WAS OBTAINED FROM OWNER-PROVIDED DOCUMENTATION AVAILABLE TO THE ARCHITECT AT THE TIME OF DESIGN. THE ACCURACY OF SUCH INFORMATION HAS NOT BEEN VERIFIED. DRAWINGS ARE INTENDED FOR ASSISTANCE AND GUIDANCE, BUT EXACT DIMENSIONS AND ELEVATIONS SHALL BE GOVERNED BY ACTUAL CONDITIONS AT THE SITE AND SHALL BE CHECKED BY THE CONTRACTOR.
- PRIOR TO BIDDING, THE CONTRACTOR SHALL VISIT THE SITE, BECOME FAMILIAR AND EVALUATE EXISTING CONDITIONS RELATING TO THE CONSTRUCTION AND COMPLETION OF THE PROJECT AND THE EMPLOYMENT OF LABOR THEREON. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATIONS TO FURNISH EQUIPMENT, MATERIALS, LABOR, AND SERVICES AS NECESSARY TO CARRY OUT THE PROVISIONS OF THE CONTRACT.
- INSTALL WORK PLUMB, LEVEL, SQUARE, TRUE, AND IN PROPER ALIGNMENT.
- DO NOT SUBSTITUTE, REVISE, OR CHANGE THE WORK WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
- MAINTAIN STRICT CONTROL OF DUST AND DEBRIS EMANATING FROM THE PROJECT AREA. KEEP PROJECT AREA BROOM CLEAN AND CLEAR OF DEBRIS DAILY. AT ALL TIMES CONDUCT OPERATIONS AS TO ENSURE THE LEAST INCONVENIENCE TO THE GENERAL PUBLIC. COMPLY WITH APPLICABLE CODES AND ORDINANCES FOR SAFETY, SCHEDULE AND PERFORM THE WORK SO THAT OTHER TENANTS IN THE BUILDING WILL NOT BE DISTURBED, DAMAGE TO EXISTING WORK OUTSIDE OF THE PROJECT AREA WILL NOT OCCUR, AND TO COMPLY WITH THE BUILDING OWNER'S REQUIREMENTS.

SYMBOL LEGEND



NOTE: SEE SPECIFIC PLANS FOR ADDITIONAL SYMBOL LEGENDS

PROJECT TEAM

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SHEET INDEX

A0.00 GENERAL NOTES/LEGENDS/INDEX SHEET
A2.01 DEMOLITION PLAN - 2ND FLOOR



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Voice 415 278 9586



Westfield - 2nd Floor
Demolition

814 Mission Street
Westfield Bulletin Building
San Francisco, CA 94103

Issue:	Date:
Revision:	Description:
A	6/24/11 Review/Approval
B	6/28/11 Permit Submittal

PROJECT LOCATION

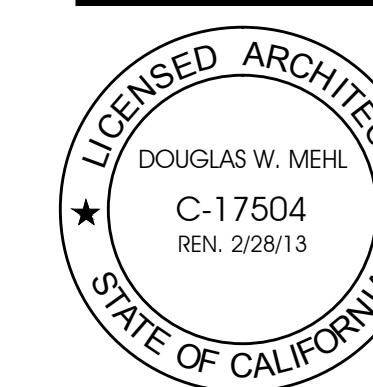


PROJECT INFO & CODE DATA

- BUILDING ADDRESS: 814 MISSION ST., SAN FRANCISCO, CA 94103
- BLOCK/LOT: 3705/007
- NUMBER OF FLOORS: 8
- CONSTRUCTION TYPE: III-A
SCOPE OF SPRINKLER SYSTEM: BUILDING AND FLOOR ARE FULLY SPRINKLERED
- PROJECT AREA: 2ND FLOOR - 7818 EST. SF
- CURRENT USE, RESTAURANT/OFFICE/RETAIL
- PROPOSED USE, RESTAURANT/OFFICE RETAIL (2ND FLOOR - OFFICE)
- OCCUPANCY TYPE, B/M/A2 (2ND FLOOR - B)
- DESCRIPTION OF IMPROVEMENTS:
INTERIOR NON-STRUCTURAL DEMOLITION OF EXISTING 2ND FLOOR TENANT SPACE. ALL WORK TO COMPLY WITH SFBC AB-017.
- GOVERNING CODES:
2010 CALIF. BUILDING CODE, 2010 CALIF. PLUMBING CODE, 2010 CALIF. MECHANICAL CODE & 2010 CALIF. ELECTRICAL CODE (2008 NEC), 2010 CALIF. FIRE CODE, 2010 CALIF. TITLE 24 ENERGY CODE

2010 CITY OF SAN FRANCISCO ORDINANCES AND CODES,
2010 SAN FRANCISCO FIRE CODES & 2010 S.F. AMENDMENTS

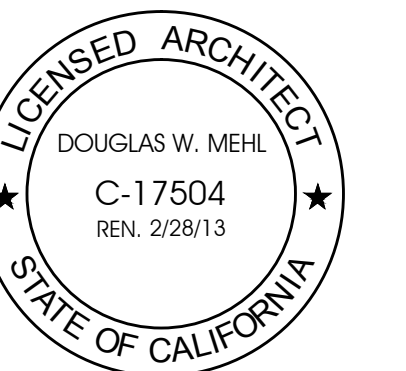
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Drawn By:	
Checked By:	
Date:	
Owner Approval:	
Date:	



GENERAL NOTES
LEGENDS &
PROJECT
INFORMATION

Issue	Date	Description
A	6/24/11	Review/Approval
B	6/28/11	Permit Submittal

No.	5112B-00
Drawn By:	
Checked By:	
Date:	
Owner Approval:	
Date:	



**DEMOLITION PLAN
2ND FLOOR**

1/8"=1'-0"

A2.01

DEMOLITION PLAN NOTES

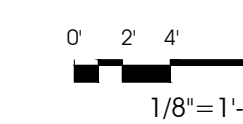
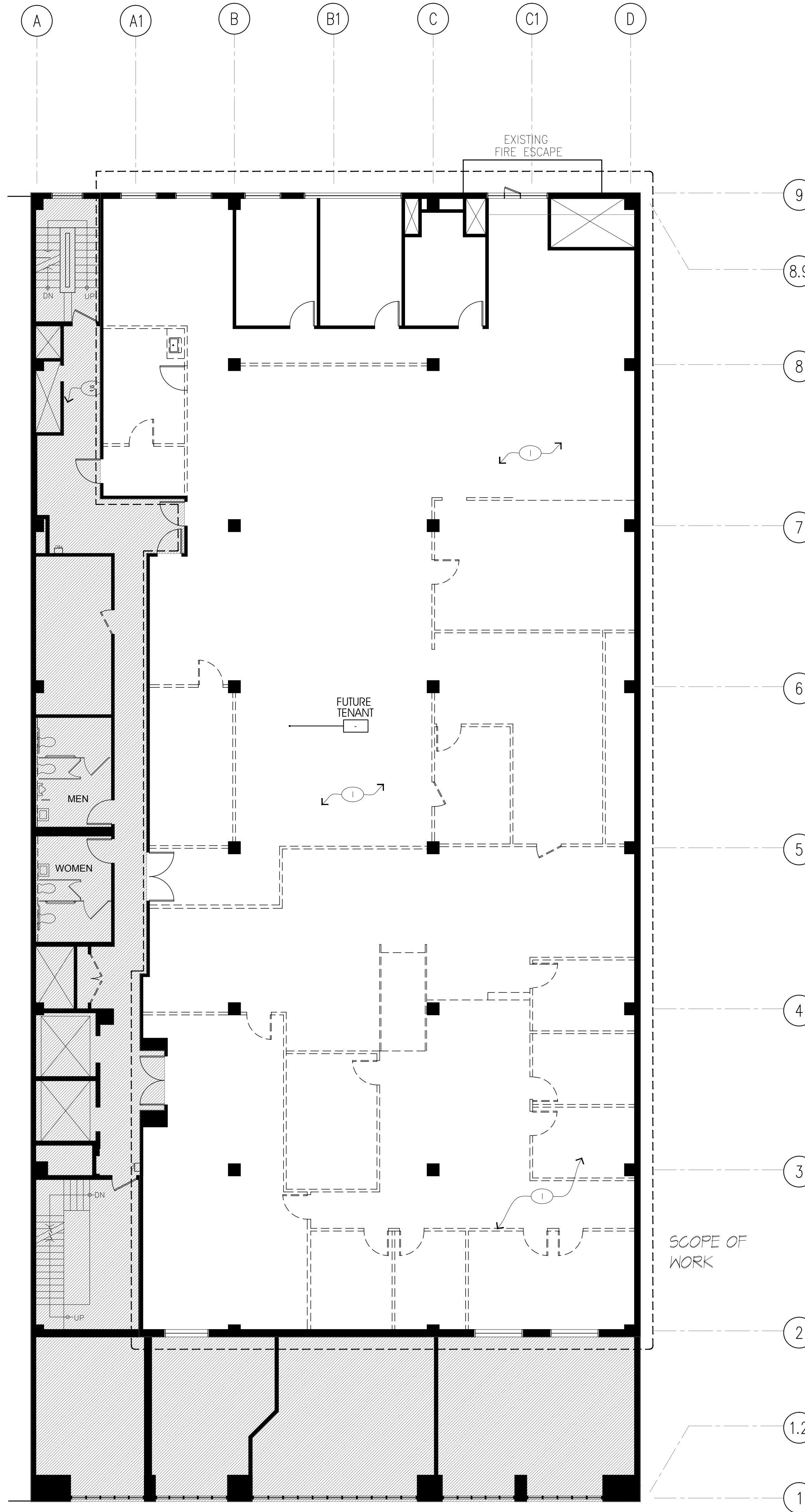
- CONDUCT A PRE-DEMOLITION JOBSITE MEETING PRIOR TO DEMOLITION TO SCHEDULE THE WORK WITH THE ARCHITECT, TENANT, BUILDING OWNER.
- EXERCISE CAUTION IN REMOVING MATERIALS ON OR NEAR THE EXISTING SUSPENDED CEILING SYSTEM GRID. DO NOT DAMAGE GRID. PATCH THE DAMAGED GRID AS REQUIRED TO RESTORE THE DAMAGED GRID TO ITS ORIGINAL EXISTING CONDITION. WHERE DAMAGED, REPLACE ENTIRE GRID SECTION TO THE ADJOINING SECTION OF GRID, MAKING THE REPAIR INVISIBLE.
- MAINTAIN BUILDING SECURITY, FIRE ALARM, AND FIRE PROTECTION SYSTEMS AT ALL TIMES.
- REMOVE EXISTING FINISHES (INCLUDING WALL COVERING, BASE, AND FLOOR FINISHES) FROM THE PROJECT AREA, UNLESS OTHERWISE NOTED.
- EXISTING BUILDING CORE AREAS ARE N.I.C. U.O.N. REMOVE PIPING AND CAP UTILITIES WHERE FIXTURES (SINKS, ELECTRICAL OUTLETS, SWITCHES, ETC.) OR PARTITIONS HAVE BEEN REMOVED.
- CAP UTILITIES BEHIND NEW FINISH SURFACES.
- DO NOT REMOVE UTILITY LINES SERVING OTHER PARTS OF THE BUILDING OUTSIDE SCOPE OF WORK AREA UNTIL NEW REPLACEMENT LINES ARE INSTALLED.
- REMOVE AND REFURNISH TO NEW CONDITION THE FOLLOWING SIGHT EXPOSED ITEMS INTENDED FOR REUSE IN THE PROJECT:
 - A. ACOUSTICAL CEILING TILES AND APPURTENANCES;
 - B. ELEG. FIXTURES - CLEAN AND REPAIR ALL FIXTURES NOTED TO REMAIN;
 - C. DOORS INCLDGS. STD. FINISH & DOOR HARDWARE;
 - D. HVAC DIFFUSERS - CLEAN & REUSE BUILDING STANDARD TYPES ONLY;
 - E. FIRE EXTINGUISHERS & CABINETS;
 - F. WINDOW COVERINGS.
- ESTABLISH A CONSTRUCTION WASTE MANAGEMENT PLAN FOR THE DIVERTED MATERIALS OR MEET LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT.
- RECYCLE ALL BUILDING MATERIALS REMOVED FROM PROJECT AREA PER OWNER'S GREEN BUILDING STANDARDS; WHERE APPLICABLE, MAINTAIN LOGS/MANIFESTS OF ALL RECYCLED MATERIALS, AND DELIVER SAME TO OWNER.

DEMOLITION PLAN LEGEND

SYMBOL	DESCRIPTION
	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE REMOVED OR RELOCATED

DEMOLITION PLAN KEYNOTES

- (1) RETURN AREA IN SCOPE OF WORK TO CLEAN SHELL CONDITION, REMOVE ALL FINISHES, FIXTURES AND EQUIPMENT INCLUDING CEILING GRID + TILES, GYP. BD, CLG., PLUMBING/MECHANICAL/ELECTRICAL FIXTURES, AND RAISED FLOORS. COORDINATE EXACT LIMITS WITH ARCHITECT AND OWNER. (E) FIRE SPRINKLERS TO REMAIN.



DEMOLITION PLAN - 2ND FLOOR

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

