



1 Floor Plan - Framing
1/4" = 1'-0"

GENERAL NOTES:

- All dimensions on floor plans, unless otherwise noted, are taken from outside faces of exterior walls, center lines of structural columns and center lines of interior partitions unless otherwise noted. +/- indicates dimensions that may be varied as required; all other dimensions shall be as shown. Dashed lines indicate construction above, below, or beyond, as noted.
- Critical dimensions are shown on the drawings. For any remodeling or renovation work all existing conditions are recorded and represented as accurately as is possible. Due to the nature of the work there is the potential that some inconsistencies exist. Contractor shall field verify all conditions and critical dimensions. If any discrepancies are found notify the Architect for resolution.
- Where no specific detail is shown, the construction shall be similar to that indicated or noted for similar conditions and cases of construction on this project. References of notes and details to Specifications and locations shall not limit their applicability.
- All work shall conform to the current applicable Building Code and all applicable laws, rules, regulations, and ordinances or governing authorities. In case of conflict the most restrictive shall not limit their applicability.
- Items marked N.I.C. on the Drawings are not a part of this contract.
- The General Contractor shall provide Shop drawing and material samples where requested on the drawings or in the specifications for approval by the Architect prior to proceeding with the work.
- The General Contractor shall provide stiffeners, bracing, back-up plates, etc., as required at studs, walls and ceilings for support of all architectural, electrical and mechanical fixtures, toilet accessories, shelf standards, millwork and miscellaneous items.
- The General Contractor shall provide all necessary structural and seismic bracing as required by code, including but not limited to ceiling suspensions systems, interior partitions, mechanical equipment, light fixtures and cabinets.
- The General Contractor will coordinate scheduling and work with others whether or not work by these contractors are under his general contract for such items as signs, trade fixtures, etc. It is the General Contractor's responsibility to provide superintendency, schedule work, provide necessary insurance certificates as may be required by the Owner, be responsible for the ways and means of construction, and uncover conditions which may not be evident or shown on these documents. They are to be brought immediately to the attention of both the Owner and Architect in writing.
- The General Contractor shall be responsible for verification and coordination of subcontractors' work to secure compliance of Drawings and Specifications.
- Prior to starting construction, the General Contractor shall be responsible to verify that all required permits and approvals have been obtained. No construction or fabrication of any items shall begin until the Contractor has received all plans and any other documentation from all of the permitting and any other regulatory authorities. Failure of the Contractor to follow this procedure shall cause the Contractor to assume full responsibility for any subsequent modification of the work mandated by any regulatory authority.
- Shop Drawings shall be submitted to the Architect for approval prior to construction of any custom cabinets or millwork fabricated offsite. Field verify all dimensions that effect proper installation of fabricated items. Failure to adhere to this procedure shall place full responsibility for any errors directly upon the Contractor.
- Where finished gypsum board ceilings span greater than 30'-0", control joints shall be placed in accordance with USG recommendations.
- All window openings to be finished with drywall & wood sill, finish to be determined by owner.
- Room door jamb typical 4" from wall at hinge side unless noted other wise. Closet doors to be centered unless noted otherwise.

MECHANICAL - HVAC

- All engineering and layout as required for permit approval for mechanical work shall be the responsibility of the Mechanical Contractor.
- Contractor shall verify sizes and locations of all openings for mechanical equipment with Mechanical Contractor before proceeding with work.

PLUMBING

- All engineering and layout as required for permit approval for plumbing work shall be the responsibility of the Plumbing Contractor.

RAMSEY COUNTY
Parks & Recreation

CONTACT INFORMATION:
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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Registration: Architect
State: Minnesota
Number: 11374
Signature: F. John Barbour

NO.	DATE	DESCRIPTION
1	4/14/20	BID DOCUMENTS

DESIGN PHASE:

BID DOCUMENTS

TAMARACK NATURE CENTER - GARDEN HOUSE REMODEL
RAMSEY COUNTY PARKS AND RECREATION DEPARTMENT
TAMARACK NATURE CENTER

DATE: 03/20/20

DESIGNED BY: Designer
DRAWN BY: JHJC
CHECKED BY: BH

TITLE

FRAMING PLAN

A1.1

SHEET - - OF - -