

REVISIONS/DATES		
NO.	DATE	DESCRIPTION

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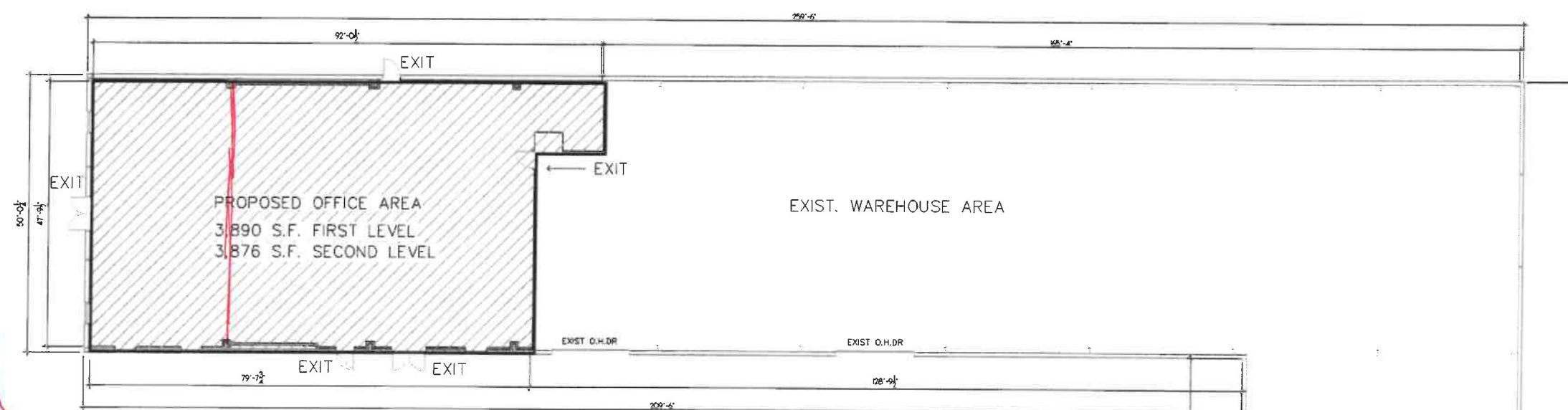
THOMPSON OFFICES & WAREHOUSE  
 2866 WILLIAMS CIRCLE  
 GREINA, NEBRASKA

CREATED - 04/20/2025

GRID ARCHITECTURE, LLC  
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ALL  
 OVERALL KEY PLAN & NOTES



KEY PLAN  
 3/32" = 1'-0"

CODE INFORMATION:

REFERENCE CODES:  
 COMMERCIAL BUILDING CODE - 202 IBC  
 ELECTRICAL CODE - 2017 NEC  
 ENERGY CODE - 2009 IECC  
 ACCESSIBILITY CODE - 2010 ADA 202 IBC INCLUDING ICC/ANSI A117-2009  
 MECHANICAL CODE - 202 IMC  
 PLUMBING CODE - IPC 202  
 ZONING - GREINA MUNICIPAL CODE

CHAPTER 3 - USE & OCCUPANCY CLASSIFICATION:  
 3041 GROUP B OCCUPANCY & S-2 OCCUPANCY  
 CHAPTER 4 - GENERAL BUILDING HEIGHTS AND AREAS:  
 TENANT IMPROVEMENT RENOVATION PROJECT ONLY  
 CHAPTER 6 - TYPES OF CONSTRUCTION:  
 6025 - TYPE VB CONSTRUCTION CLASSIFICATION  
 CHAPTER 9 - FIRE PROTECTION SYSTEMS:  
 FIRE SPRINKLER NOT REQUIRED  
 FIRE SPRINKLER NOT PROVIDED  
 907.22 GROUP B - MANUAL FIRE ALARM SYSTEM NOT REQUIRED FOR OCCUPANT LOAD PRESENT UNDER 5000  
 CHAPTER 10 - MEANS OF EGRESS:  
 SECTION 1004 - OCCUPANT LOAD:  
 TOTAL OFFICE AREA:  
 FIRST LEVEL: 3,664 / 100 = 37 PEOPLE  
 SECOND LEVEL: 3,876 / 100 = 39 PEOPLE  
 WAREHOUSE AREA: 13,342 SF / 500 = 27 PEOPLE  
 TOTAL OCCUPANTS = 103  
 SECTION 1004 - EXITS REQUIRED:  
 - 4 EXITS REQUIRED  
 AND 6 PROVIDED

TABLE 1006.3.2 EGRESS WIDTH PER OCCUPANT:  
 OTHER EGRESS COMPONENTS, WITHOUT SPRINKLER SYSTEM:  
 0.2 INCHES WIDTH PER OCCUPANT REQUIRED: 103 = 21'-0"  
 PROVIDED: 36" EACH DOOR + 8 DOORS = 288"  
 1007.1 - ACCESSIBLE MEANS OF EGRESS:  
 1 ACCESSIBLE MEANS OF EGRESS REQUIRED:  
 2 PROVIDED:  
 IBC 5-104.3 TABLE 104.3 - COMMON PATH OF TRAVEL:  
 B & S-2 OCCUPANCY = 75'-0"  
 106.2 EXIT ACCESS TRAVEL DISTANCE:  
 B OCCUPANCY: 200'-0" MAXIMUM  
 S-2 OCCUPANCY: 300'-0" MAXIMUM  
 PLUMBING CODE - OCCUPANT LOAD:  
 IBC 202 CHAPTER 29  
 USING TABLE 2902.1:  
 39/2 = 19 PER GENDER  
 1 WC REQUIRED PER 25 OCCUPANTS, 1 PER 40 FOR LAVS AND 1 PER 100 FOR DRINKING FOUNTAINS  
 PROVIDED:  
 MEN: 1 WC, 1 LAV PROVIDED PER FLOOR  
 WOMEN: 1 WC, 1 LAV PROVIDED PER FLOOR  
 WAREHOUSE:  
 MEN: 1 WC, 1 UR, 1 LAV PROVIDED  
 WOMEN: ACCESS TO WOMEN'S IN OFFICE AREA  
 DRINKING FOUNTAIN: 1 HILLO PROVIDED

GENERAL NOTES:

1. THE USE OF THESE DOCUMENTS IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH THEY WERE PREPARED. REUSE OR REPRODUCTION OF THE DOCUMENTS (WHOLE OR IN PART) FOR ANY OTHER PURPOSE IS PROHIBITED. TITLE TO THESE DOCUMENTS REMAINS WITH THE ARCHITECT. VISUAL CONTACT WITH THESE DOCUMENTS IS PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.
2. THE GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND FIELD CONDITIONS WITH THE DRAWINGS PRIOR TO CONSTRUCTION & BUILDING. IN PARTICULAR: OVERALL WALL DIMENSIONS, CEILING HEIGHTS, ELECTRICAL REQUIREMENTS, CLEARANCES FOR DUCTWORK, HVAC EQUIPMENT, SPRINKLER LINES AND MAINS, ROOF DOWNSPOUTS, ELECTRICAL EQUIPMENT OR OTHER OBSTRUCTIONS WHICH COULD CAUSE CONFLICTS WITH CONSTRUCTION. GENERAL CONTRACTOR IS TO REPORT IMMEDIATELY TO THE ARCHITECT AND OWNER ANY VARIANCES, ERROR, INCONSISTENCY, OR OMISSION HE MAY DISCOVER. VARIATION FROM THE DRAWINGS WITHOUT APPROVAL OF THE ARCHITECT AND/OR FAILURE TO REPORT ERRORS, OMISSIONS, OR INCONSISTENCIES TO THE ARCHITECT AND OWNER SHALL PLACE FULL RESPONSIBILITY FOR ANY PROBLEMS, CHANGES, ETC. DIRECTLY UPON THE CONTRACTOR, INCLUDING BUT NOT LIMITED TO ALL COSTS.
3. THE GENERAL CONTRACTOR IS TO GUARANTEE ALL WORK INCLUDING WORK DONE BY SUBCONTRACTORS FOR A PERIOD OF ONE (1) YEAR COMMENCING WITH THE DATE OF TOTAL COMPLETION OF THE WORK.
4. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL GOVERNING CODES, ORDINANCES AND AUTHORITIES HAVING JURISDICTION.
5. ALL MATERIAL SPECIFIED IS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS. GENERAL CONTRACTOR IS TO CONSTRUCT PROJECT IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. ANY DEVIATION FROM THE INTENT OF THE CONSTRUCTION DOCUMENTS, WITHOUT OWNER'S APPROVAL, ARE AT THE CONTRACTOR'S OWN RISK AND MAY RESULT IN THE WORK BEING DONE OVER AT CONTRACTOR'S EXPENSE (MATERIALS AND LABOR).
6. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
7. GRID ARCHITECTURE, LLC, SHALL NOT BE RESPONSIBLE OR HAVE CONTROL OVER THE CONSTRUCTION SEQUENCING, PROCEDURES, OR THE SAFETY PRECAUTIONS AND PROGRAMS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING WORK ON THE PROJECT.
8. GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY AND MISCELLANEOUS ITEMS FOR ALL BUILDING SYSTEMS TO BE 100% COMPLETE AND FULLY OPERATIONAL AS PER TENANT'S REQUIREMENTS, LOCAL CODE, AND DESIGN INTENT.
9. SHOP DRAWINGS, SPECIFICATIONS, DOCUMENTS, ETC. SHALL BE SUBMITTED TO THE ARCHITECT/TENANT FOR APPROVAL PRIOR TO THE FABRICATION OF ANY ITEM. FAILURE TO ADHERE TO THIS PROCEDURE SHALL PLACE FULL RESPONSIBILITY FOR ANY ERRORS DIRECTLY UPON THE CONTRACTOR. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT/TENANT FOURTEEN DAYS AFTER SIGNING CONTRACT.
10. ALL SUBCONTRACTORS SHALL SUPPLY, ERECT, ASSEMBLE, RELOCATE, DISASSEMBLE AND REMOVE ANY TEMPORARY BRACING, EQUIPMENT, OR STRUCTURE AS NEEDED TO CONSTRUCT WORK REQUIRED BY THE CONSTRUCTION DOCUMENTS AND AS REQUIRED FOR A SAFE AND TIMELY COMPLETION OF THE WORK AT NO ADDITIONAL COST TO THE TENANT.
11. ALL SUBCONTRACTORS SHALL TAKE PRECAUTIONS TO AVOID DAMAGE AT ANY EQUIPMENT, MATERIALS, FINISHES, STRUCTURES, ETC. ANY SUCH DAMAGE SHALL BE IMMEDIATELY REPAIRED TO OWNER'S SATISFACTION AT THE SUBCONTRACTOR'S SOLE COST AND EXPENSE AT NO ADDITIONAL COST TO THE TENANT.

Storage

Dock

Warehouse

Storage

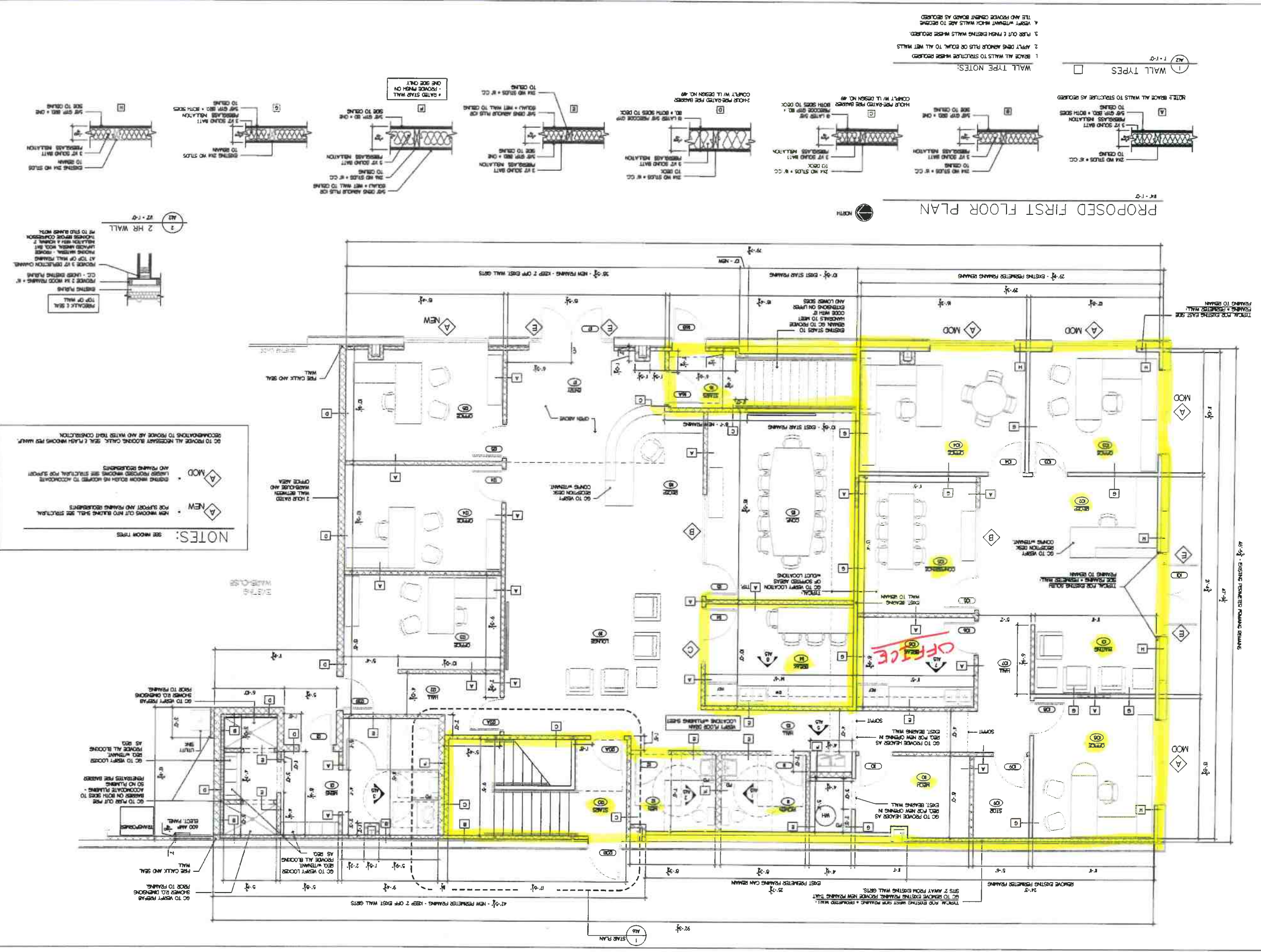
Parking



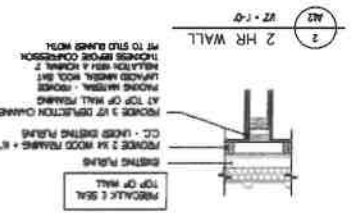
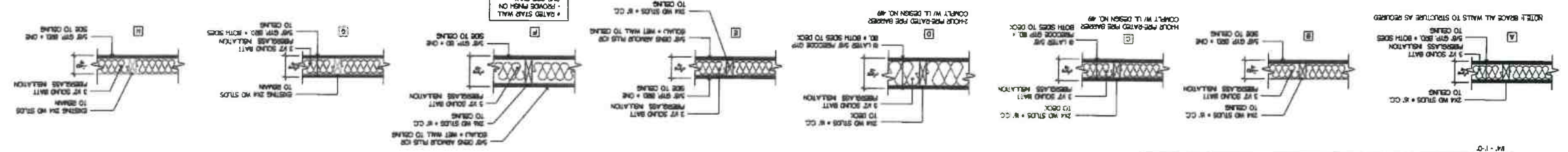
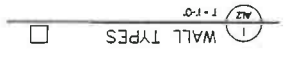
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THOMPSON OFFICES & WAREHOUSE  
2666 WILLIAMS CIRCLE  
GREATLAND, NEBRASKA

NO.	DATE	DESCRIPTION



- WALL TYPE NOTES:
1. BRACE ALL WALLS TO STRUCTURE WHERE REQUIRED.
  2. APPLY BRG. ANCHORS PLUS OR EQUAL TO ALL WALLS.
  3. FILL OUT & FINISH EXISTING WALLS WHERE REQUIRED.
  4. VERIFY FINISH WHICH WALLS ARE TO RECEIVE TILE AND PROVIDE CHIEF BOARD AS REQUIRED.



NOTES: SEE WINDOW TYPES

- NEW: NEW WINDOWS OR NEW FINISHES SHALL BE STRUCTURAL FOR SUPPORT AND FINISH BOUNDARIES.
- MOD: EXISTING WINDOWS ARE ACCEPTED TO ACCOMMODATE FINISH BOUNDARIES. LARGER WINDOWS SHALL BE STRUCTURAL FOR SUPPORT AND FINISH BOUNDARIES.

GO TO PROVIDE ALL NECESSARY BLOODING, CALLS, SEAL & FLASH WINDOWS PER MANUF. RECOMMENDATIONS TO PROVIDE AIR AND WATER TIGHT CONNECTION.

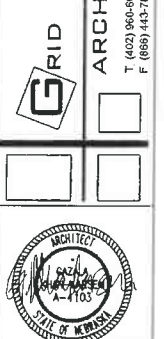
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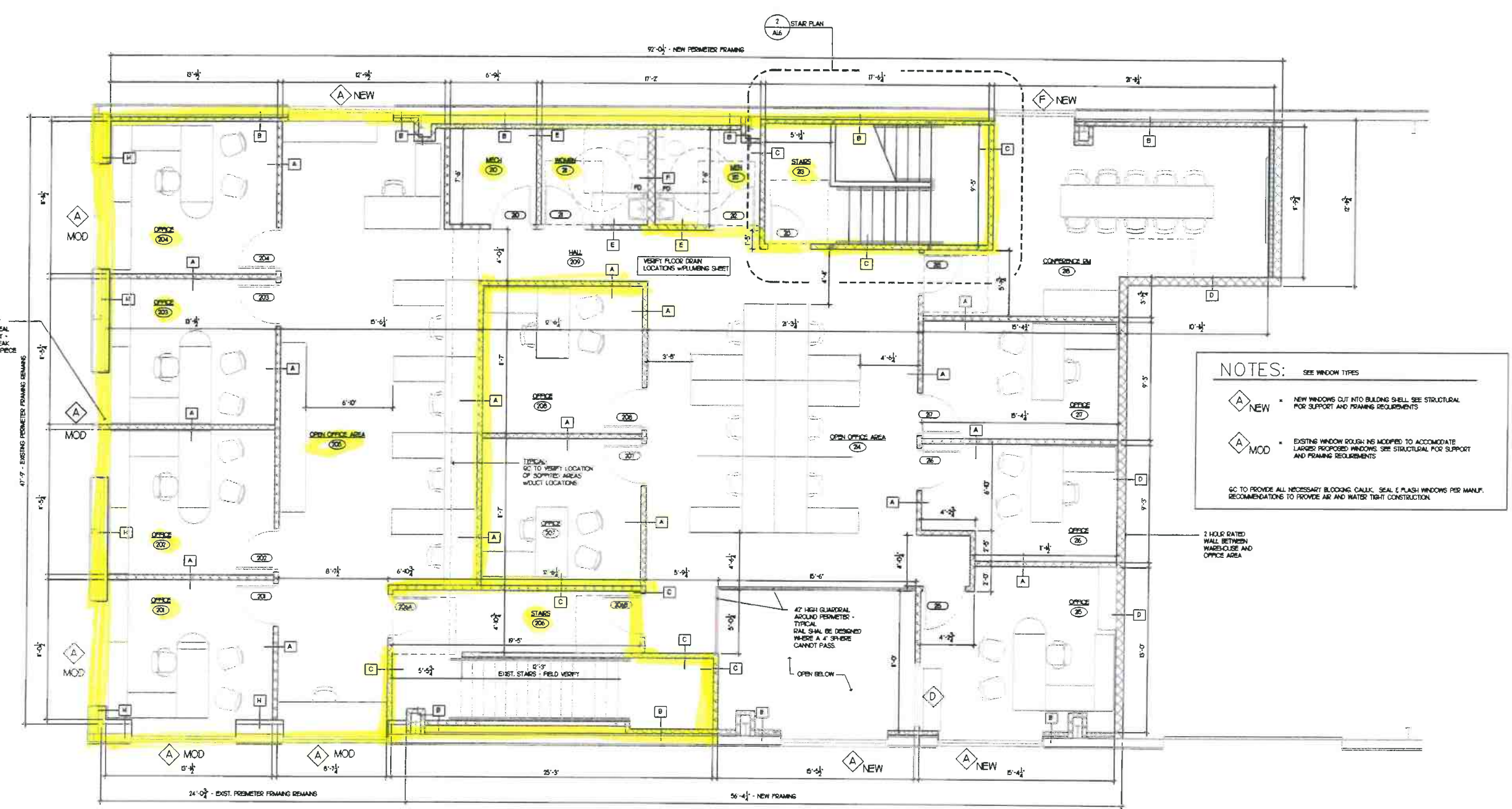
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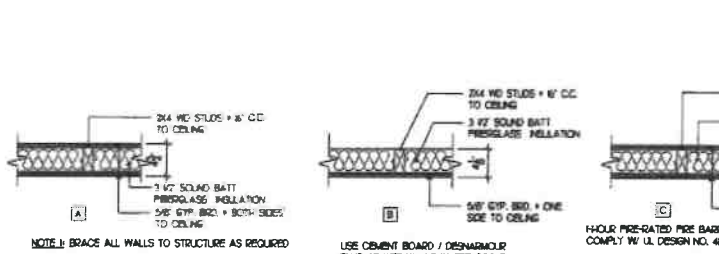
AI.3  
 SECOND FLOOR PLAN



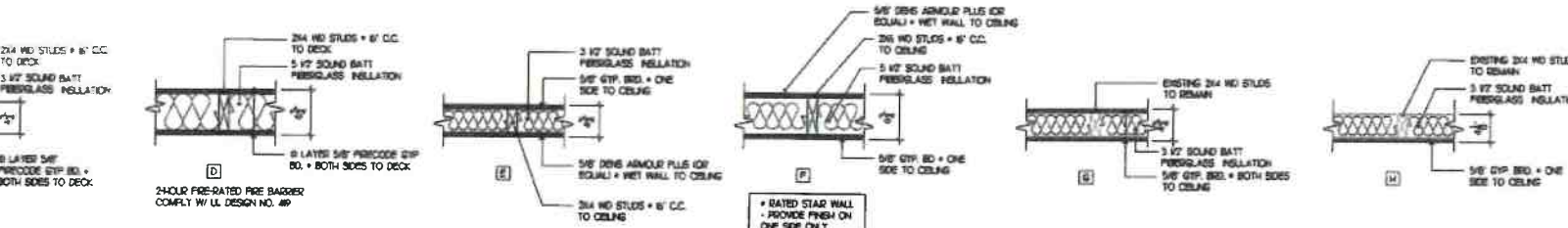
**NOTES:**

- SEE WINDOW TYPES
- A NEW** - NEW WINDOWS CUT INTO BUILDING SHELL. SEE STRUCTURAL FOR SUPPORT AND FRAMING REQUIREMENTS.
- A MOD** - EXISTING WINDOW SIZES NOT MODIFIED TO ACCOMMODATE LARGER PROPOSED WINDOWS. SEE STRUCTURAL FOR SUPPORT AND FRAMING REQUIREMENTS.
- GC TO PROVIDE ALL NECESSARY BLOCKING, CALLS, SEAL & FLASH WINDOWS PER MANUF. RECOMMENDATIONS TO PROVIDE AIR AND WATER TIGHT CONSTRUCTION.
- 2 HOUR RATED WALL BETWEEN WAREHOUSE AND OFFICE AREA

**PROPOSED SECOND FLOOR PLAN**



- WALL TYPE NOTES:**
- BRACE ALL WALLS TO STRUCTURE WHERE REQUIRED
  - APPLY DENS ARMOUR PLUS OR EQUAL TO ALL WET WALLS
  - FLUR OUT & FINISH EXISTING WALLS WHERE REQUIRED.
  - VERIFY WITH TENANT WHICH WALLS ARE TO RECEIVE TILE AND PROVIDE CEMENT BOARD AS REQUIRED



- WALL TYPES**
- 2x4 W/ STUDS + 8" CC TO CEILING  
3 1/2" SOLID BATT PERGLASS INSULATION  
5/8" GYP. BRD. + ONE SIDE TO CEILING
  - 2x4 W/ STUDS + 8" CC TO CEILING  
3 1/2" SOLID BATT PERGLASS INSULATION  
5/8" GYP. BRD. + ONE SIDE TO CEILING
  - 2x4 W/ STUDS + 8" CC TO CEILING  
3 1/2" SOLID BATT PERGLASS INSULATION  
8 LAYER 5/8" PRECISE GYP BRD. + BOTH SIDES TO CEILING
  - 2x4 W/ STUDS + 8" CC TO CEILING  
5 1/2" SOLID BATT PERGLASS INSULATION  
8 LAYER 5/8" PRECISE GYP BRD. + BOTH SIDES TO CEILING
  - 2x4 W/ STUDS + 8" CC TO CEILING  
3 1/2" SOLID BATT PERGLASS INSULATION  
5/8" GYP. BRD. + ONE SIDE TO CEILING
  - 2x4 W/ STUDS + 8" CC TO CEILING  
5 1/2" SOLID BATT PERGLASS INSULATION  
5/8" GYP. BRD. + ONE SIDE TO CEILING
  - EXISTING 2x4 W/ STUDS TO REMAIN  
3 1/2" SOLID BATT PERGLASS INSULATION  
5/8" GYP. BRD. + BOTH SIDES TO CEILING
  - EXISTING 2x4 W/ STUDS TO REMAIN  
3 1/2" SOLID BATT PERGLASS INSULATION  
5/8" GYP. BRD. + ONE SIDE TO CEILING

