



1 REVISED FIT PLAN - LEVEL 00
1/8" = 1'-0"

CODE INFORMATION

APPLICABLE CODES
 BUILDING CODE: 2020 MINNESOTA STATE BUILDING CODE
 ENERGY CODE: 2024 MINNESOTA COMMERCIAL ENERGY CODE
 ACCESSIBILITY: 2020 MINNESOTA ACCESSIBILITY CODE
 MECHANICAL: 2020 MECHANICAL AND FUEL GAS CODE
 PLUMBING: 2020 MINNESOTA PLUMBING CODE
 FIRE: 2020 MINNESOTA FIRE CODE
 ELECTRICAL: MINNESOTA ELECTRICAL CODE

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION
 EXISTING OCCUPANCY: "B" (PROFESSIONAL SERVICES)
 PROPOSED OCCUPANCY: "B" (PROFESSIONAL SERVICES) **NO CHANGE OF USE**

CHAPTER 5: BUILDING HEIGHTS AND AREAS
 EXISTING BUILDING AREA: **NO CHANGE**
 PROJECT AREA: LEVEL 00: 16,803.02 SF
 LEVEL 01: 17,092.00 SF
 LEVELS 03-05: 18,929.82 SF
 EXISTING CONSTRUCTION TYPE: IIB
 EXISTING BUILDING SPRINKLED: YES

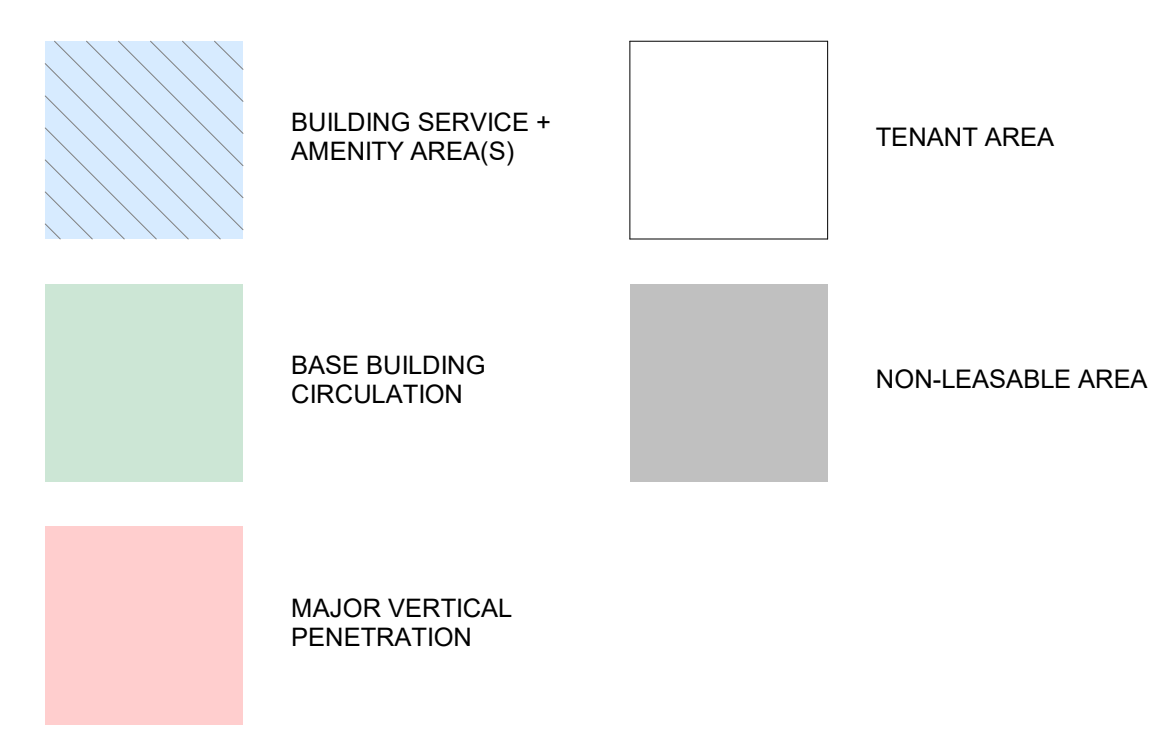
504.3 ALLOWABLE BUILDING HEIGHT: **NO CHANGE**
 504.4 ALLOWABLE STORIES: **NO CHANGE**
 506.2 ALLOWABLE AREA: **NO CHANGE**

CHAPTER 6: TYPES OF CONSTRUCTION
 EXISTING BUILDING CONSTRUCTION TYPE: IIB
 PRIMARY STRUCTURAL FRAME: 0
 EXTERIOR BEARING WALLS: 0
 INTERIOR BEARING WALLS: 0
 NONBEARING EXTERIOR WALLS AND PARTITIONS: 0 (10 < X < 30)
 NONBEARING INTERIOR WALLS AND PARTITIONS: 0
 FLOOR CONSTRUCTION: 0
 ROOF CONSTRUCTION: 0

CHAPTER 8: INTERIOR FINISHES
 OCCUPANCY GROUP: "B" (PROFESSIONAL SERVICES)
 SPRINKLED: YES
 803.13 INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS: B
 CORRIDORS AND EXIT ENCLOSURE FOR EXIT ACCESS STAIRWAYS: C
 ROOMS AND ENCLOSED SPACES: C

LEVEL 00	ALL LEVELS
COMMON AREA:	BLENDED LOAD FACTOR: 1.33
BUILDING SERVICE + AMENITY:	LEVEL 00: 2.39
BASE BUILDING CIRCULATION:	LEVEL 01: 1.24
MAJOR VERTICAL PENETRATION:	LEVEL 02: 1.04
	LEVEL 03: 1.13
GROSS FLOOR AREA:	LEVEL 04: 1.10
USEABLE AREA:	LEVEL 05: 1.13
LOAD FACTOR:	2.39

PLAN LEGEND



CITY STAMP AREA
THIELEN & GREEN
 7455 VILLAGE DRIVE, SUITE #110
 LINO LAKES, MN 55014
 763-553-7927
 WWW.TANDGARCH.COM

THE GEODE
 10650 RED CIRCLE DR
 MINNETONKA, MN 55343

ISSUE	DATE
SCHEMATIC DESIGN	02-26-2025
EXISTING CONDITIONS	03-04-2025

PRELIMINARY
 NOT FOR CONSTRUCTION

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

REVISED FIT PLAN - LEVEL 00
 Project Number: 544_2025
 Date: 03-04-2025
 Drawn By: KPG, CAD
 Checked By: KPG, KMT
EX00
 Scale: **As indicated**



1 EXISTING CONDITIONS PLAN - LEVEL 01
1/8" = 1'-0"

CODE INFORMATION

APPLICABLE CODES

BUILDING CODE: 2020 MINNESOTA STATE BUILDING CODE
 ENERGY CODE: 2024 MINNESOTA COMMERCIAL ENERGY CODE
 ACCESSIBILITY: 2020 MINNESOTA ACCESSIBILITY CODE
 MECHANICAL: 2020 MECHANICAL AND FUEL GAS CODE
 PLUMBING: 2020 MINNESOTA PLUMBING CODE
 FIRE: 2020 MINNESOTA FIRE CODE
 ELECTRICAL: MINNESOTA ELECTRICAL CODE

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION

EXISTING OCCUPANCY: "B" (PROFESSIONAL SERVICES)
 PROPOSED OCCUPANCY: "B" (PROFESSIONAL SERVICES); **NO CHANGE OF USE**

CHAPTER 5: BUILDING HEIGHTS AND AREAS

EXISTING BUILDING AREA: **NO CHANGE**
 PROJECT AREA: LEVEL 00 16,803.02 SF
 LEVEL 01 17,092.00 SF
 LEVELS 03-05 16,929.82 SF
 EXISTING CONSTRUCTION TYPE: IIB
 EXISTING BUILDING SPRINKLED: YES

504.3 ALLOWABLE BUILDING HEIGHT: **NO CHANGE**
 504.4 ALLOWABLE STORIES: **NO CHANGE**
 506.2 ALLOWABLE AREA: **NO CHANGE**

CHAPTER 6: TYPES OF CONSTRUCTION

EXISTING BUILDING CONSTRUCTION TYPE: IIB
 PRIMARY STRUCTURAL FRAME: 0
 EXTERIOR BEARING WALLS: 0
 INTERIOR BEARING WALLS: 0
 NONBEARING EXTERIOR WALLS AND PARTITIONS: 0 (10 < X < 30)
 NONBEARING INTERIOR WALLS AND PARTITIONS: 0
 FLOOR CONSTRUCTION: 0
 ROOF CONSTRUCTION: 0

CHAPTER 8: INTERIOR FINISHES

OCCUPANCY GROUP: "B" (PROFESSIONAL SERVICES)
 SPRINKLED: YES

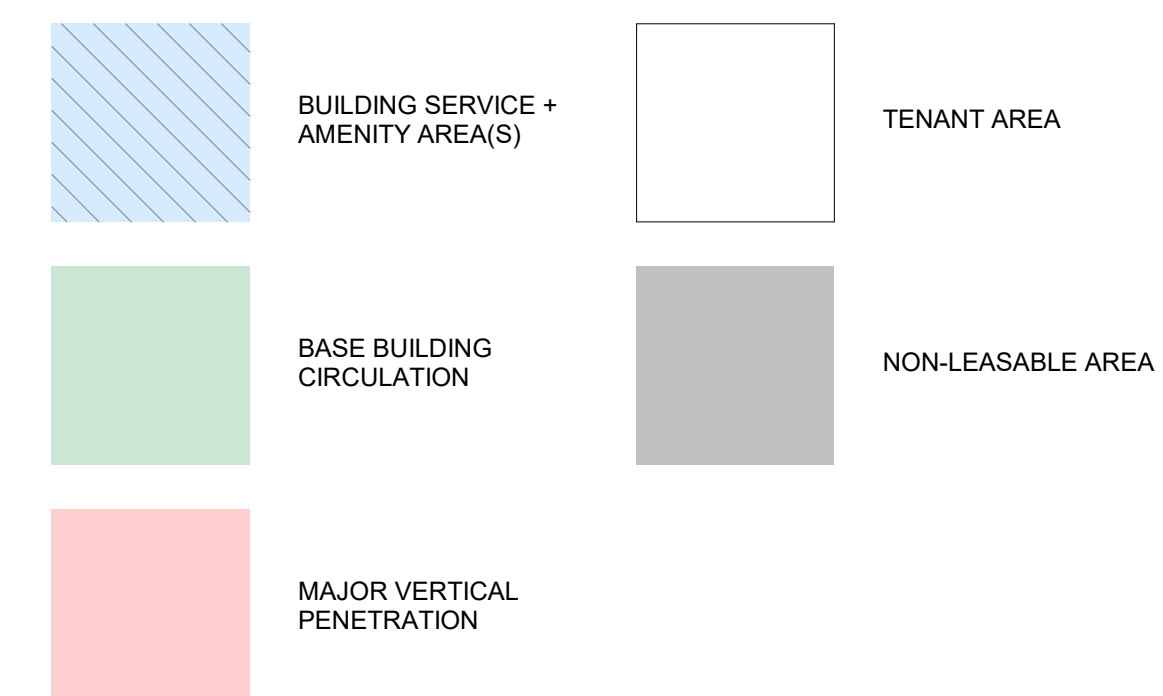
803.13 INTERIOR EXIT STAIRWAYS AND RAMP AND EXIT PASSAGEWAYS: B
 CORRIDORS AND EXIT ENCLOSURE FOR EXIT ACCESS STAIRWAYS: C
 ROOMS AND ENCLOSED SPACES: C

LEVEL 01

COMMON AREA:
 BUILDING SERVICE + AMENITY: 00653.51
 BASE BUILDING CIRCULATION: 01990.82
 MAJOR VERTICAL PENETRATION: 00748.70

GROSS FLOOR AREA: 17092.00
 USEABLE AREA: 13698.97
 LOAD FACTOR: 1.24

PLAN LEGEND



CITY STAMP AREA

THIELEN & GREEN

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 WWW.TANDGARCH.COM

THE GEODE
 10650 RED CIRCLE DR
 MINNETONKA, MN 55343

ISSUE	DATE
SCHEMATIC DESIGN	02-26-2025
EXISTING CONDITIONS	03-04-2025

PRELIMINARY
 NOT FOR CONSTRUCTION

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

EXISTING CONDITIONS PLAN - LEVEL 01

Project Number	544_2025
Date	03-04-2025
Drawn By	CAD
Checked By	KPG

EX01

Scale **As indicated**



1 EXISTING CONDITIONS PLAN - LEVEL 02
1/8" = 1'-0"

CODE INFORMATION

APPLICABLE CODES

BUILDING CODE: 2020 MINNESOTA STATE BUILDING CODE
 ENERGY CODE: 2024 MINNESOTA COMMERCIAL ENERGY CODE
 ACCESSIBILITY: 2020 MINNESOTA ACCESSIBILITY CODE
 MECHANICAL: 2020 MECHANICAL AND FUEL GAS CODE
 PLUMBING: 2020 MINNESOTA PLUMBING CODE
 FIRE: 2020 MINNESOTA FIRE CODE
 ELECTRICAL: MINNESOTA ELECTRICAL CODE

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION

EXISTING OCCUPANCY: "B" (PROFESSIONAL SERVICES)
 PROPOSED OCCUPANCY: "B" (PROFESSIONAL SERVICES); **NO CHANGE OF USE**

CHAPTER 5: BUILDING HEIGHTS AND AREAS

EXISTING BUILDING AREA: **NO CHANGE**
 PROJECT AREA: LEVEL 00 16,803.02 SF
 LEVEL 01 17,092.00 SF
 LEVELS 03-05 15,929.82 SF
 EXISTING CONSTRUCTION TYPE: IIB
 EXISTING BUILDING SPRINKLED: YES

504.3 ALLOWABLE BUILDING HEIGHT: **NO CHANGE**
 504.4 ALLOWABLE STORIES: **NO CHANGE**
 506.2 ALLOWABLE AREA: **NO CHANGE**

CHAPTER 6: TYPES OF CONSTRUCTION

EXISTING BUILDING CONSTRUCTION TYPE: IIB
 PRIMARY STRUCTURAL FRAME: 0
 EXTERIOR BEARING WALLS: 0
 INTERIOR BEARING WALLS: 0
 NONBEARING EXTERIOR WALLS AND PARTITIONS: 0 (10 < X < 30)
 NONBEARING INTERIOR WALLS AND PARTITIONS: 0
 FLOOR CONSTRUCTION: 0
 ROOF CONSTRUCTION: 0

CHAPTER 8: INTERIOR FINISHES

OCCUPANCY GROUP: "B" (PROFESSIONAL SERVICES)
 SPRINKLED: YES

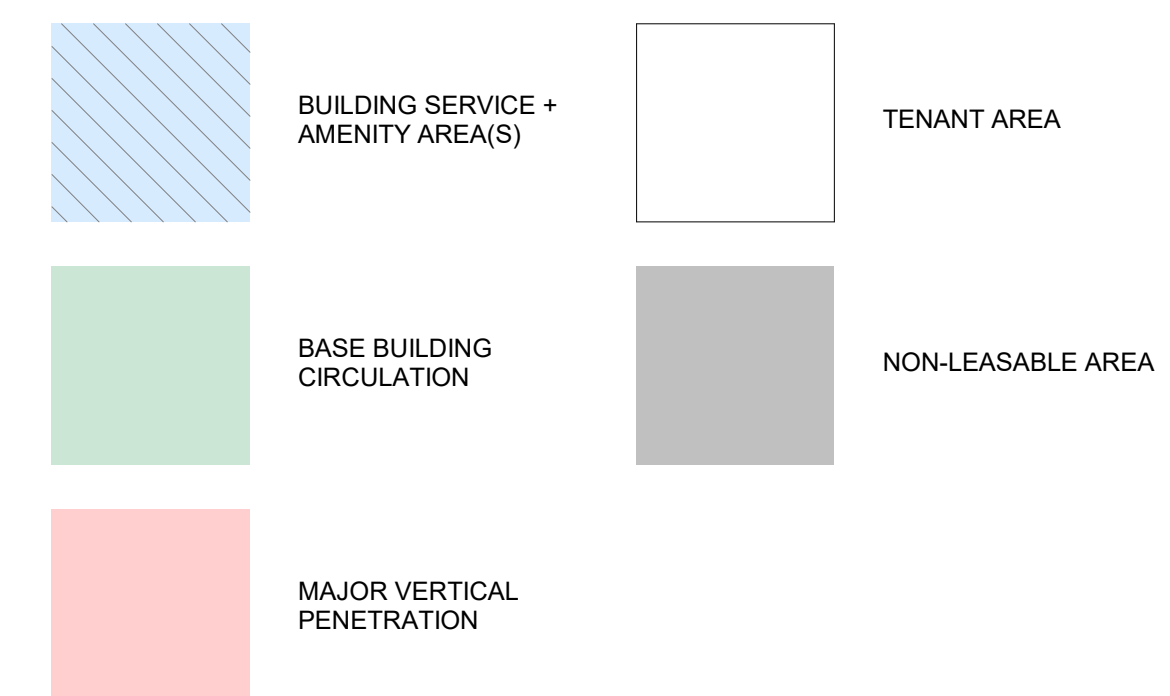
803.13 INTERIOR EXIT STAIRWAYS AND RAMP AND EXIT PASSAGEWAYS: B
 CORRIDORS AND EXIT ENCLOSURE FOR EXIT ACCESS STAIRWAYS: C
 ROOMS AND ENCLOSED SPACES: C

LEVEL 02

COMMON AREA: 00000.00
 BUILDING SERVICE + AMENITY: 00000.00
 BASE BUILDING CIRCULATION: 00000.00
 MAJOR VERTICAL PENETRATION: 00672.08

GROSS FLOOR AREA: 16929.82
 USEABLE AREA: 16257.74
 LOAD FACTOR: 1.04

PLAN LEGEND



CITY STAMP AREA

THIELEN & GREEN

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 MINNETONKA, MN 55343

ISSUE	DATE
SCHEMATIC DESIGN	02-26-2025
EXISTING CONDITIONS	03-04-2025

PRELIMINARY
 NOT FOR CONSTRUCTION

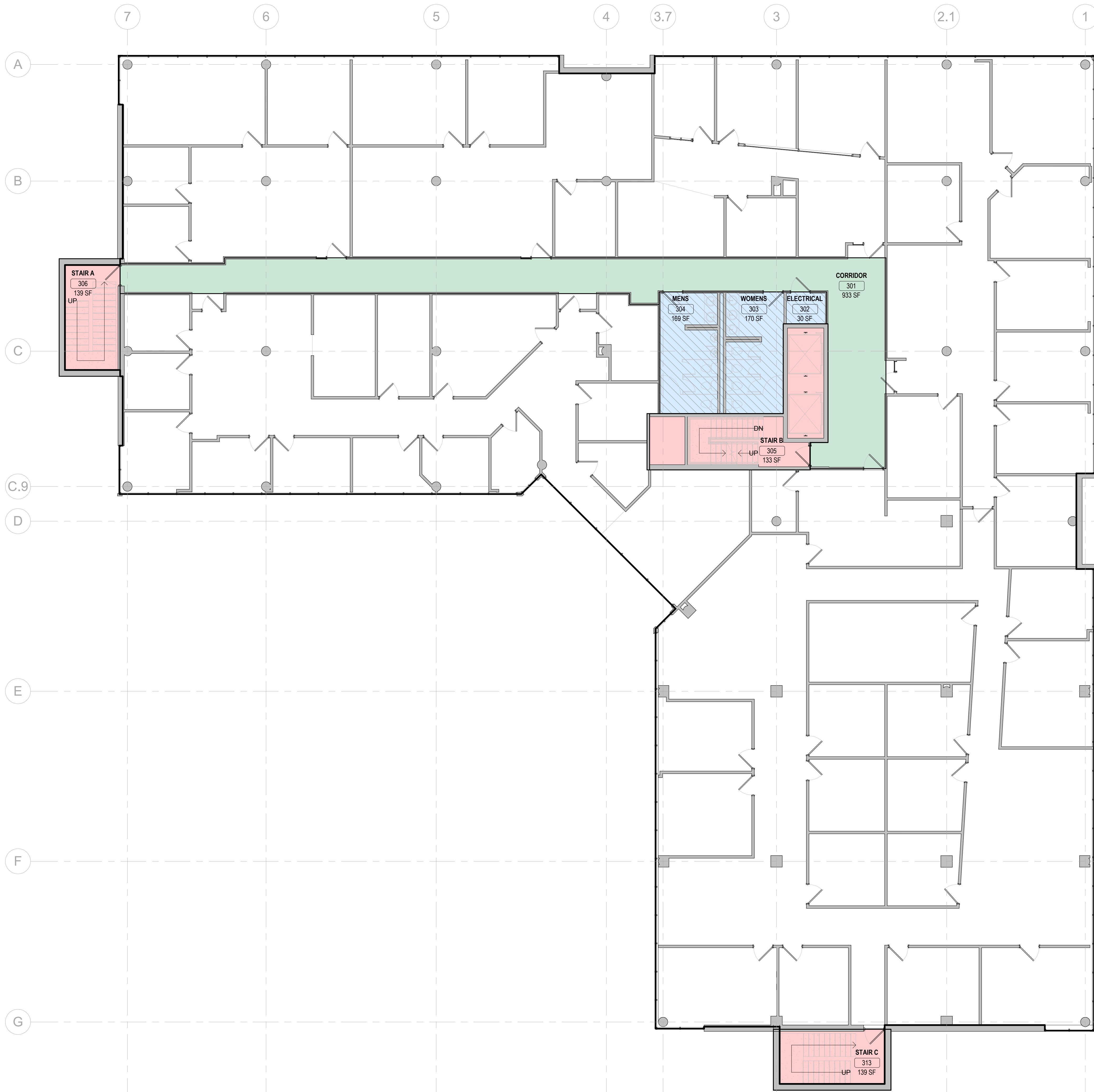
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

EXISTING CONDITIONS PLAN - LEVEL 02

Project Number	544_2025
Date	03-04-2025
Drawn By	CAD
Checked By	KPG

EX02

Scale **As indicated**



1 EXISTING CONDITIONS PLAN - LEVEL 03
1/8" = 1'-0"

CODE INFORMATION

APPLICABLE CODES

BUILDING CODE: 2020 MINNESOTA STATE BUILDING CODE
 ENERGY CODE: 2024 MINNESOTA COMMERCIAL ENERGY CODE
 ACCESSIBILITY: 2020 MINNESOTA ACCESSIBILITY CODE
 MECHANICAL: 2020 MECHANICAL AND FUEL GAS CODE
 PLUMBING: 2020 MINNESOTA PLUMBING CODE
 FIRE: 2020 MINNESOTA FIRE CODE
 ELECTRICAL: MINNESOTA ELECTRICAL CODE

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION

EXISTING OCCUPANCY: "B" (PROFESSIONAL SERVICES)
 PROPOSED OCCUPANCY: "B" (PROFESSIONAL SERVICES); **NO CHANGE OF USE**

CHAPTER 5: BUILDING HEIGHTS AND AREAS

EXISTING BUILDING AREA: **NO CHANGE**
 PROJECT AREA: LEVEL 00 16,803.02 SF
 LEVEL 01 17,092.00 SF
 LEVELS 03-05 15,929.82 SF
 EXISTING CONSTRUCTION TYPE: IIB
 EXISTING BUILDING SPRINKLED: YES

504.3 ALLOWABLE BUILDING HEIGHT: **NO CHANGE**
 504.4 ALLOWABLE STORIES: **NO CHANGE**
 506.2 ALLOWABLE AREA: **NO CHANGE**

CHAPTER 6: TYPES OF CONSTRUCTION

EXISTING BUILDING CONSTRUCTION TYPE: IIB
 PRIMARY STRUCTURAL FRAME: 0
 EXTERIOR BEARING WALLS: 0
 INTERIOR BEARING WALLS: 0
 NONBEARING EXTERIOR WALLS AND PARTITIONS: 0 (10 < X < 30)
 NONBEARING INTERIOR WALLS AND PARTITIONS: 0
 FLOOR CONSTRUCTION: 0
 ROOF CONSTRUCTION: 0

CHAPTER 8: INTERIOR FINISHES

OCCUPANCY GROUP: "B" (PROFESSIONAL SERVICES)
 SPRINKLED: YES

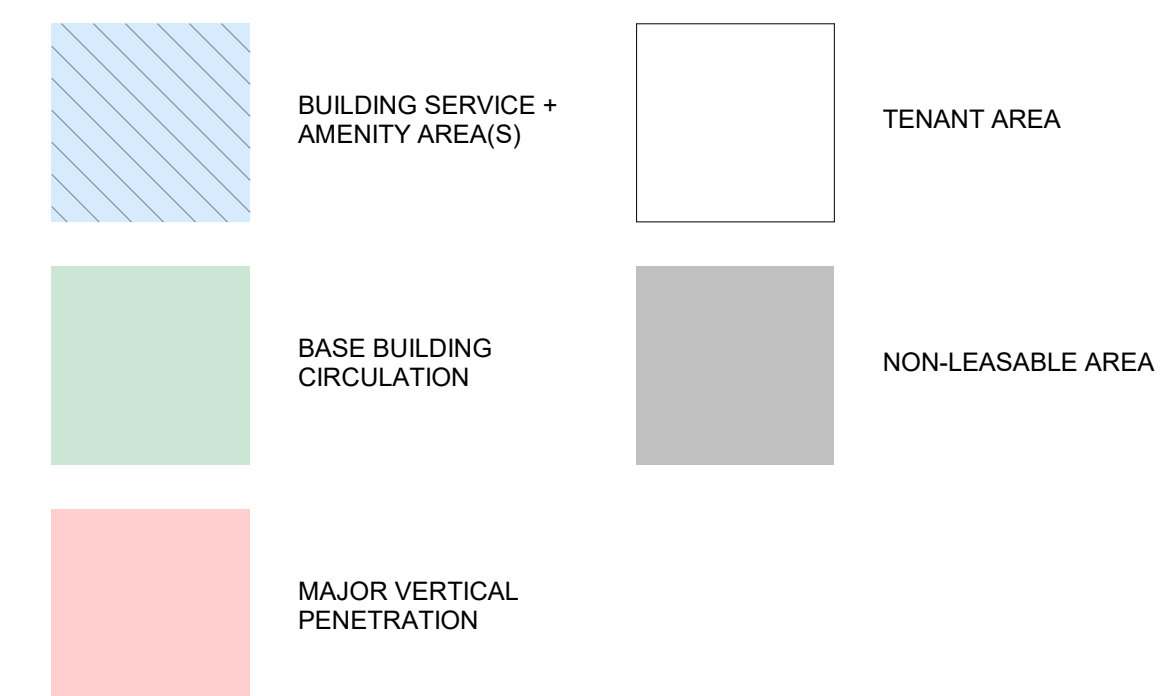
803.13 INTERIOR EXIT STAIRWAYS AND RAMP AND EXIT PASSAGEWAYS: B
 CORRIDORS AND EXIT ENCLOSURE FOR EXIT ACCESS STAIRWAYS: C
 ROOMS AND ENCLOSED SPACES: C

LEVEL 03

COMMON AREA: BUILDING SERVICE + AMENITY: 00415.38
 BASE BUILDING CIRCULATION: 00941.11
 MAJOR VERTICAL PENETRATION: 00672.08

GROSS FLOOR AREA: 16929.82
 USEABLE AREA: 14901.25
 LOAD FACTOR: 1.13

PLAN LEGEND



CITY STAMP AREA

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ISSUE	DATE
SCHEMATIC DESIGN	02-26-2025
EXISTING CONDITIONS	03-04-2025

PRELIMINARY
 NOT FOR CONSTRUCTION

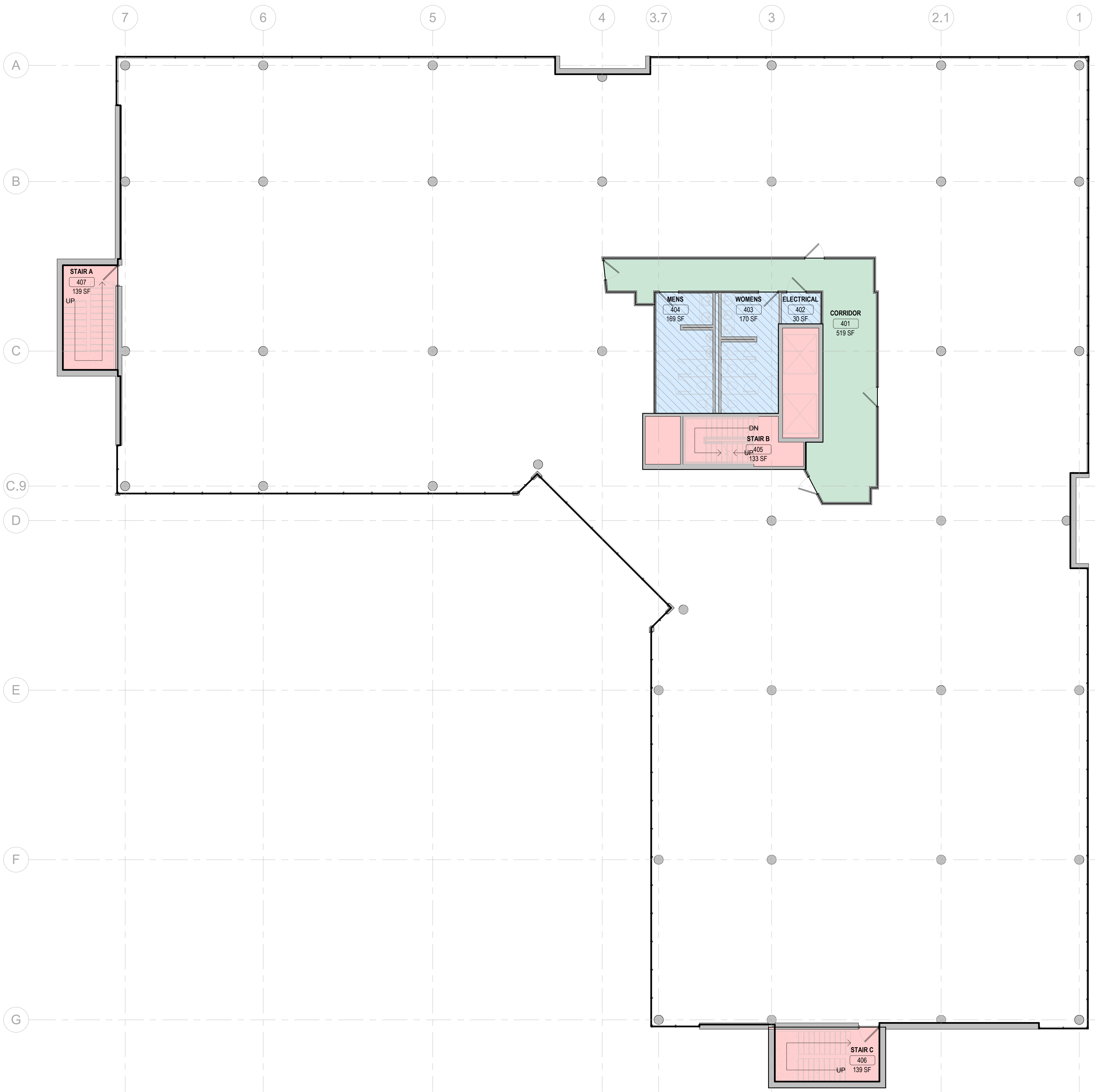
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

EXISTING CONDITIONS PLAN - LEVEL 03

Project Number	544_2025
Date	03-04-2025
Drawn By	CAD
Checked By	KPG

EX03

Scale **As indicated**



1 EXISTING CONDITIONS PLAN - LEVEL 04
1/8" = 1'-0"

CODE INFORMATION

APPLICABLE CODES
 BUILDING CODE: 2020 MINNESOTA STATE BUILDING CODE
 ENERGY CODE: 2024 MINNESOTA COMMERCIAL ENERGY CODE
 ACCESSIBILITY: 2020 MINNESOTA ACCESSIBILITY CODE
 MECHANICAL: 2020 MECHANICAL AND FUEL GAS CODE
 PLUMBING: 2020 MINNESOTA PLUMBING CODE
 FIRE: 2020 MINNESOTA FIRE CODE
 ELECTRICAL: MINNESOTA ELECTRICAL CODE

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION
 EXISTING OCCUPANCY: "B" (PROFESSIONAL SERVICES)
 PROPOSED OCCUPANCY: "B" (PROFESSIONAL SERVICES); **NO CHANGE OF USE**

CHAPTER 5: BUILDING HEIGHTS AND AREAS
 EXISTING BUILDING AREA: **NO CHANGE**
 PROJECT AREA: LEVEL 00 16,803.02 SF
 LEVEL 01 17,092.00 SF
 LEVELS 03-05 15,929.82 SF
 EXISTING CONSTRUCTION TYPE: IIB
 EXISTING BUILDING SPRINKLED: YES

504.3 ALLOWABLE BUILDING HEIGHT: **NO CHANGE**
 504.4 ALLOWABLE STORIES: **NO CHANGE**
 506.2 ALLOWABLE AREA: **NO CHANGE**

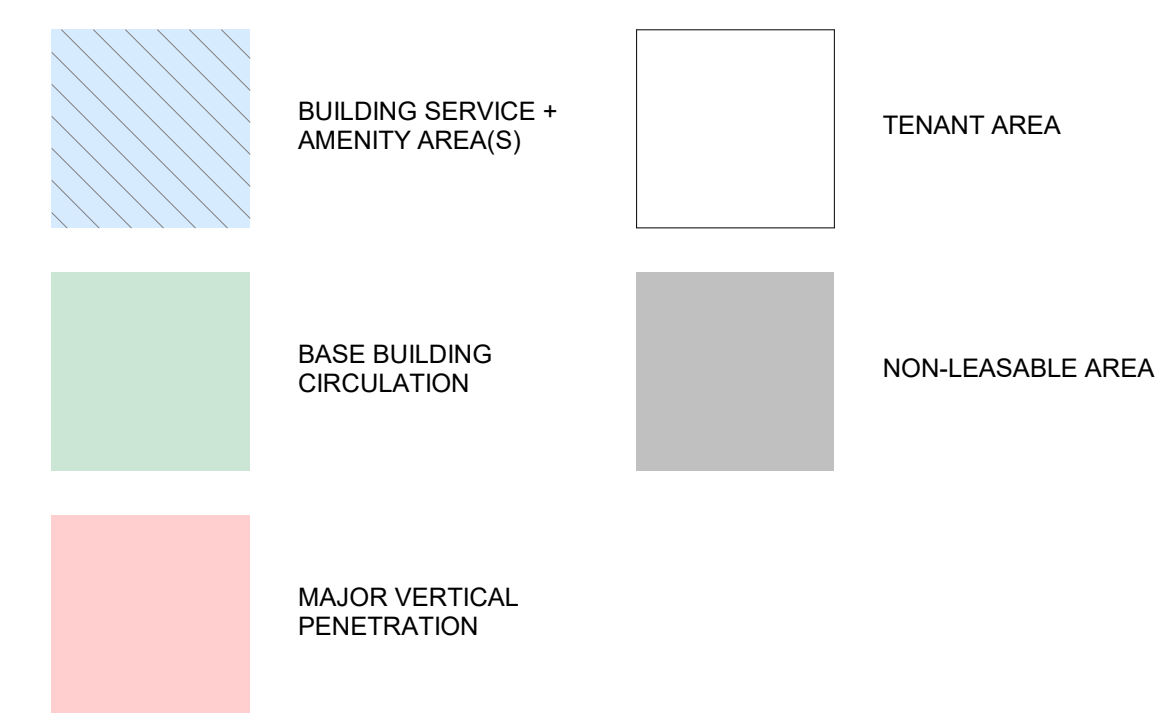
CHAPTER 6: TYPES OF CONSTRUCTION
 EXISTING BUILDING CONSTRUCTION TYPE: IIB
 PRIMARY STRUCTURAL FRAME: 0
 EXTERIOR BEARING WALLS: 0
 INTERIOR BEARING WALLS: 0
 NONBEARING EXTERIOR WALLS AND PARTITIONS: 0 (10 < X < 30)
 NONBEARING INTERIOR WALLS AND PARTITIONS: 0
 FLOOR CONSTRUCTION: 0
 ROOF CONSTRUCTION: 0

CHAPTER 8: INTERIOR FINISHES
 OCCUPANCY GROUP: "B" (PROFESSIONAL SERVICES)
 SPRINKLED: YES
 803.13 INTERIOR EXIT STAIRWAYS AND RAMP AND EXIT PASSAGEWAYS: B
 CORRIDORS AND EXIT ENCLOSURE FOR EXIT ACCESS STAIRWAYS: C
 ROOMS AND ENCLOSED SPACES: C

LEVEL 04

COMMON AREA:
 BUILDING SERVICE + AMENITY: 00425.82
 BASE BUILDING CIRCULATION: 00548.64
 MAJOR VERTICAL PENETRATION: 00672.08
 GROSS FLOOR AREA: 16929.82
 USEABLE AREA: 15284.10
 LOAD FACTOR: 1.10

PLAN LEGEND



CITY STAMP AREA
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 WWW.TANDGARCH.COM

THE GEODE
 10650 RED CIRCLE DR
 MINNETONKA, MN 55343

ISSUE	DATE
SCHEMATIC DESIGN	02-26-2025
EXISTING CONDITIONS	03-04-2025

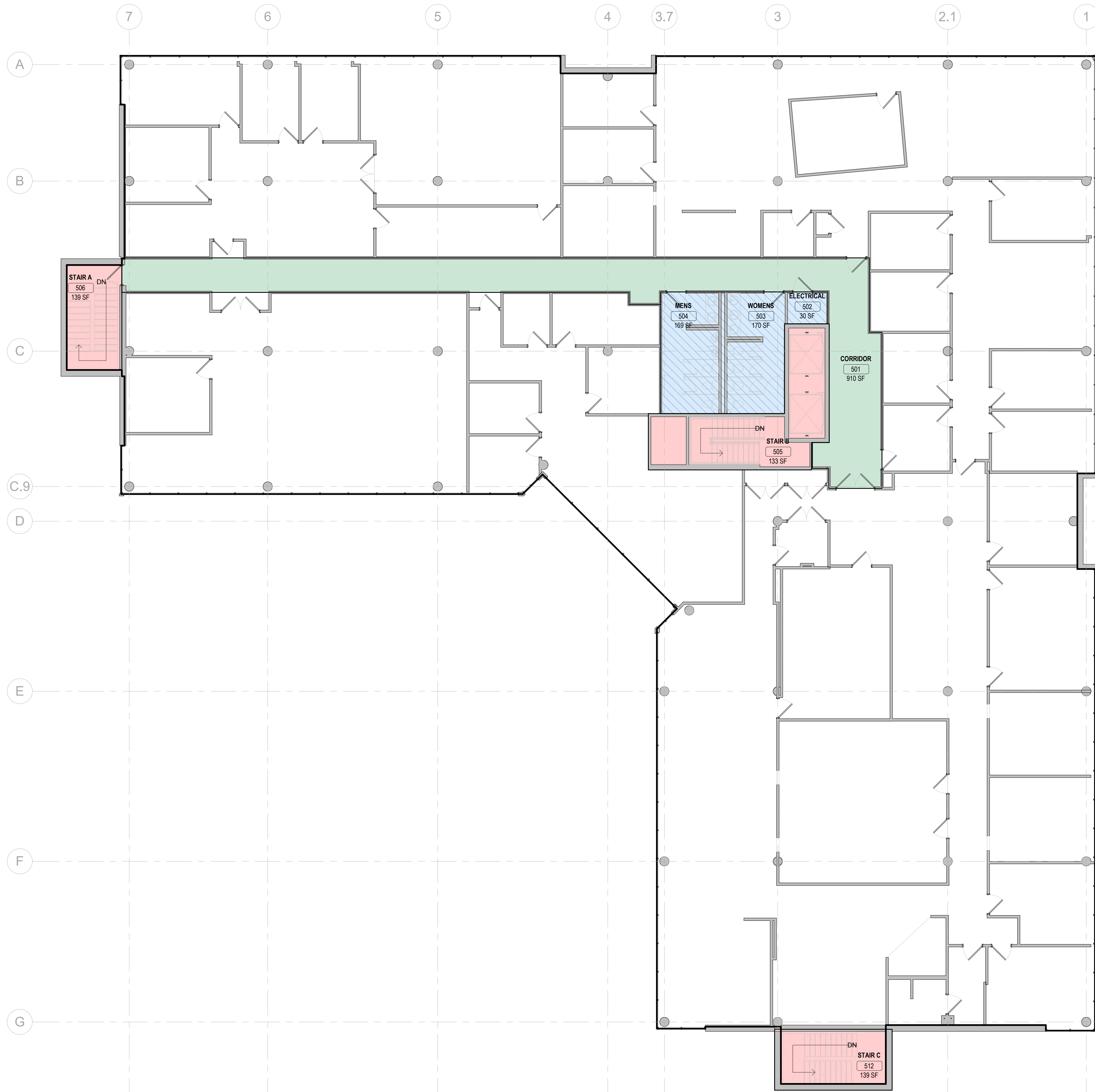
PRELIMINARY
 NOT FOR CONSTRUCTION

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

EXISTING CONDITIONS PLAN - LEVEL 04

Project Number: 544_2025
 Date: 03-04-2025
 Drawn By: CAD
 Checked By: KPG

EX04
 Scale: **As indicated**



1 EXISTING CONDITIONS PLAN - LEVEL 05
1/8" = 1'-0"

CODE INFORMATION

APPLICABLE CODES

BUILDING CODE: 2020 MINNESOTA STATE BUILDING CODE
 ENERGY CODE: 2024 MINNESOTA COMMERCIAL ENERGY CODE
 ACCESSIBILITY: 2020 MINNESOTA ACCESSIBILITY CODE
 MECHANICAL: 2020 MECHANICAL AND FUEL GAS CODE
 PLUMBING: 2020 MINNESOTA PLUMBING CODE
 FIRE: 2020 MINNESOTA FIRE CODE
 ELECTRICAL: MINNESOTA ELECTRICAL CODE

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION

EXISTING OCCUPANCY: "B" (PROFESSIONAL SERVICES)
 PROPOSED OCCUPANCY: "B" (PROFESSIONAL SERVICES); **NO CHANGE OF USE**

CHAPTER 5: BUILDING HEIGHTS AND AREAS

EXISTING BUILDING AREA: **NO CHANGE**
 PROJECT AREA: LEVEL 00 16,803.02 SF
 LEVEL 01 17,092.00 SF
 LEVELS 03-05 15,929.82 SF
 EXISTING CONSTRUCTION TYPE: IIB
 EXISTING BUILDING SPRINKLED: YES

504.3 ALLOWABLE BUILDING HEIGHT: **NO CHANGE**
 504.4 ALLOWABLE STORIES: **NO CHANGE**
 506.2 ALLOWABLE AREA: **NO CHANGE**

CHAPTER 6: TYPES OF CONSTRUCTION

EXISTING BUILDING CONSTRUCTION TYPE: IIB
 PRIMARY STRUCTURAL FRAME: 0
 EXTERIOR BEARING WALLS: 0
 INTERIOR BEARING WALLS: 0
 NONBEARING EXTERIOR WALLS AND PARTITIONS: 0 (10 < X < 30)
 NONBEARING INTERIOR WALLS AND PARTITIONS: 0
 FLOOR CONSTRUCTION: 0
 ROOF CONSTRUCTION: 0

CHAPTER 8: INTERIOR FINISHES

OCCUPANCY GROUP: "B" (PROFESSIONAL SERVICES)
 SPRINKLED: YES

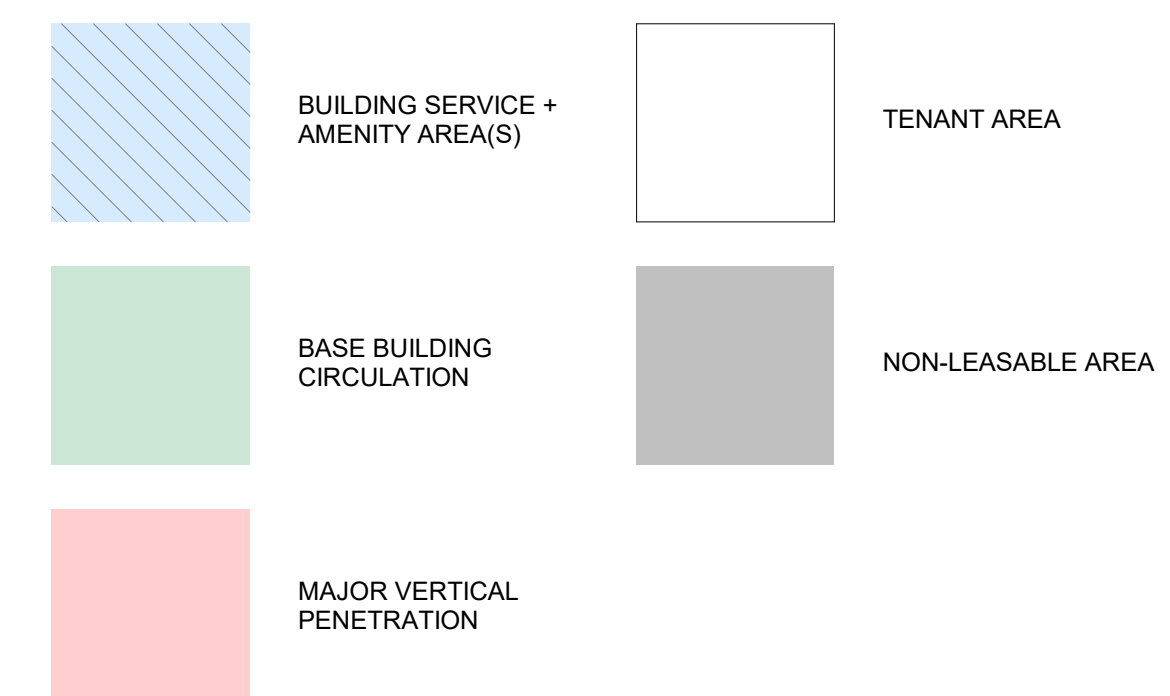
803.13 INTERIOR EXIT STAIRWAYS AND RAMP AND EXIT PASSAGEWAYS: B
 CORRIDORS AND EXIT ENCLOSURE FOR EXIT ACCESS STAIRWAYS: C
 ROOMS AND ENCLOSED SPACES: C

LEVEL 03

COMMON AREA: 00415.38
 BUILDING SERVICE + AMENITY: 00919.64
 BASE BUILDING CIRCULATION: 00672.08
 MAJOR VERTICAL PENETRATION:

GROSS FLOOR AREA: 16929.82
 USEABLE AREA: 14922.72
 LOAD FACTOR: 1.13

PLAN LEGEND



CITY STAMP AREA

THIELEN & GREEN

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THE GEODE
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 MINNETONKA, MN 55343

ISSUE	DATE
SCHEMATIC DESIGN	02-26-2025
EXISTING CONDITIONS	03-04-2025

PRELIMINARY
 NOT FOR CONSTRUCTION

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

EXISTING CONDITIONS PLAN - LEVEL 05

Project Number	544_2025
Date	03-04-2025
Drawn By	CAD
Checked By	KPG

EX05

Scale **As indicated**