

**OWNER**

The Concourse  
5024 Fowler Lane NE  
Knoxville, TN 37918  
CONTACT: Jay Harris  
PHONE: (865) 454-0238  
E-MAIL: jay@concourseknox.com

**ARCHITECT**

oysk3 Architects  
1545 Western Avenue, Suite 100  
Knoxville, Tennessee 37921  
CONTACT: Jim Odle  
PHONE: (865) 523-8200  
FAX: (865) 523-8266  
E-MAIL: office@oysk3architects.com

# CHANGE OF OCCUPANCY FOR THE CONCOURSE 4328 NORTH BROADWAY KNOXVILLE, TN 37917

**GENERAL NOTES**

**G1** READ (OR CALCULATE) DIMENSIONS FROM PUBLISHED PRINTS OF CONSTRUCTION DRAWINGS; DO NOT "SCALE" FROM DRAWINGS, IN EITHER THEIR PUBLISHED OR ELECTRONIC FORMS.

**G2** CONTRACTOR SHALL VERIFY EXISTING CONDITIONS & DIMENSIONS BEFORE BEGINNING CONSTRUCTION; ANY DISCREPANCIES MUST BE REPORTED TO oysk3 architects FOR JUSTIFICATION AND/OR CORRECTION; CONTRACTOR ASSUMES RESPONSIBILITY FOR CONDITIONS THAT ARE NOT REPORTED.

**G3** IF FUTURE STAGE IS TO BE CONSTRUCTED - STAGE TO REMAIN UNDER 1,000 SQUARE FEET, PER 2018 IBC SECTION 905.3.4.

**G4** VERIFY SHUTDOWN DETECTORS FOR EXISTING HVAC SYSTEM.

**DRAWING INDEX**

- G001 Project Information
- A100 Existing Conditions & Demo (FOR REFERENCE ONLY)
- A101 Floor Plans & Notes
- A102 Details
- LS101 Life Safety Plan

**SITE PLAN NOTES**

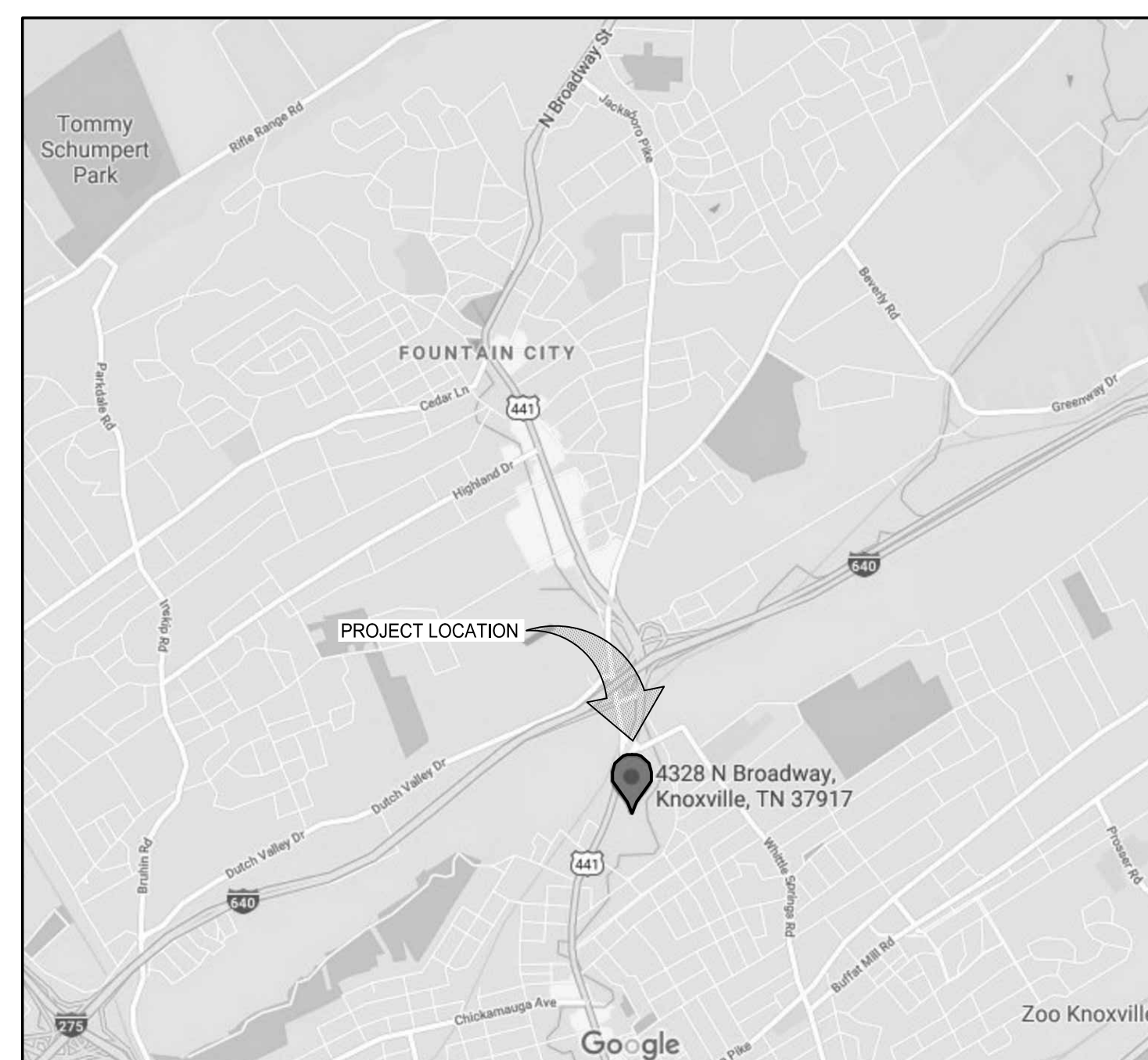
**SP1** BOUNDARY INFORMATION, TOPOGRAPHIC INFORMATION, & OTHER SITE INFORMATION IS TAKEN FROM G.I.S. MAPS, & OTHER DOCUMENTS PROVIDED BY THE OWNER.

**SP2** NO SITE WORK IS IN THE SCOPE OF WORK. ALL PARKING, SIDEWALKS, PUBLIC WALKWAYS, ETC. ARE EXISTING TO REMAIN.

**FACILITY & CODE COMPLIANCE INFO**

PARCEL DESCRIPTION Parcel ID: 069LB02303

PROPERTY SIZE 12.92 acres

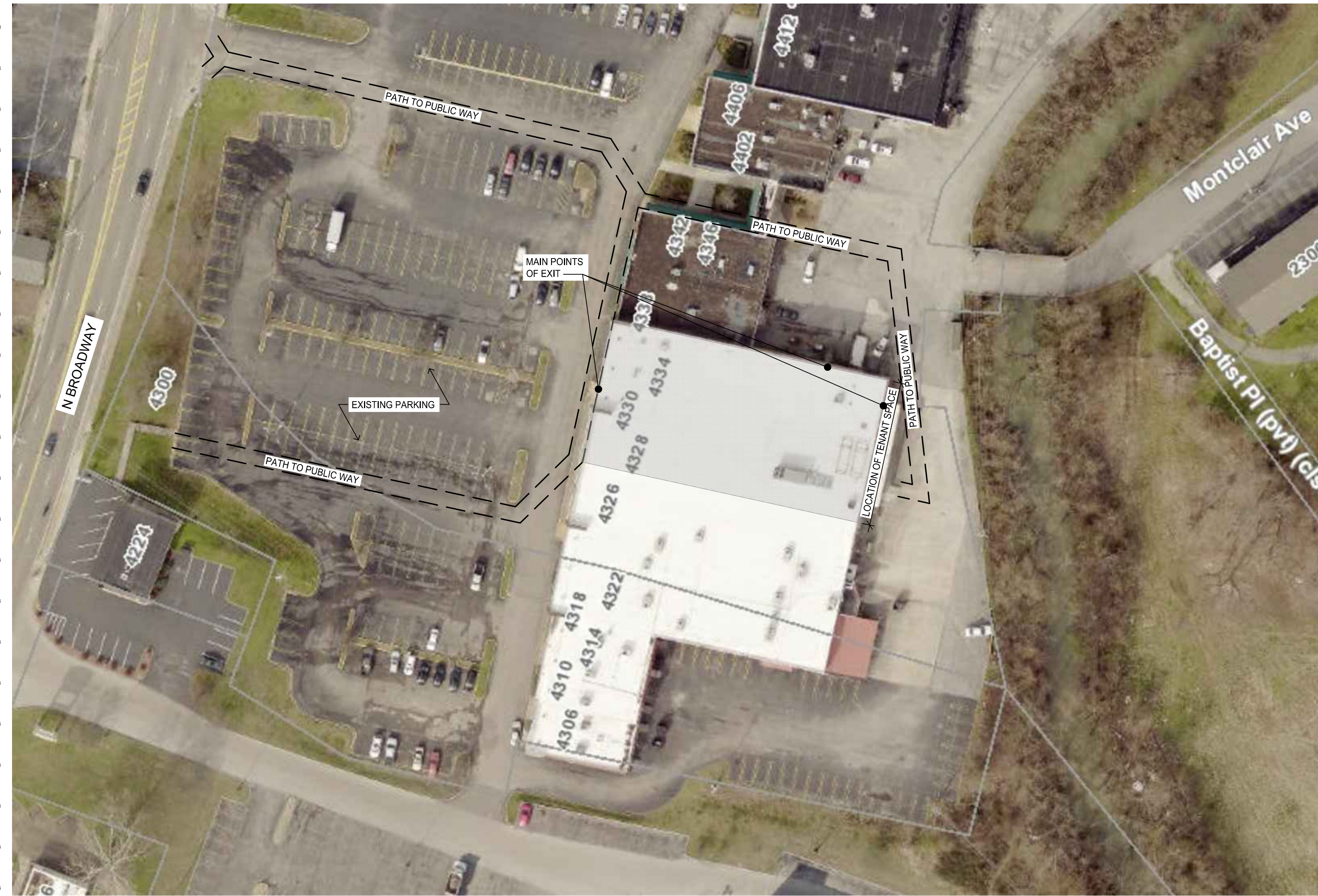


**1 KEY MAP**

G001 SCALE: N.T.S.

**ABBREVIATIONS**

AB ANCHOR BOLT	INSUL INSULATION
A/C AIR CONDITIONING	INT INTERIOR
ACT ACoustical CEILING TILE	JOIST JOIST
AFF ABOVE FINISHED FLOOR	JST MAXIMUM
ALUM ALUMINUM	MECH MECHANICAL
ANCH ANCHOR	MIN MINIMUM
BD BOARD	MO MASONRY OPENING
BM BEAM	MRGB MOISTURE RESISTANT GYP BD
C TO C CENTER TO CENTER	MTL METAL
CPT CARPET	OC ON CENTER
CJ CONSTRUCTION JOINT	PBO PROVIDED BY OWNER
CMU CONCRETE MASONRY UNIT	PL PLATE
COL COLUMN	PRE-ENG PRE-ENGINEERED
CONC CONCRETE	PLAM PLASTIC LAMINATE
CONSTR CONSTRUCTION	PLYWD PLYWOOD
CONT CONTINUOUS	PS PULL STATION
CONTR CONTRACTOR	PT PRESSURE TREATED OR PAINT
CT CERAMIC TILE	PTD PAINTED
DET DETAIL	PVC POLY VINYL CHLORIDE PIPE
DF DRINKING FOUNTAIN	RESIL RESILIENT
DS DOWN SPOUT	RET RETAINING
DWG DRAWING	SHT SHEET
EA EACH	STL STEEL
EL ELEVATION	TEMP TEMPERATURE
EPS EXPANDED POLYSTYRENE	T & G TONGUE AND GROOVE
EQUIP EQUIPMENT	TOC TOP OF CONCRETE
EWH ELECTRIC WATER HEATER	TOF TOP OF FOOTING
EXP EXPANSION OR EXPOSED	TOS TOP OF STEEL
EXT EXTERIOR OR EXISTING	TOW TOP OF WALL
EXIST EXISTING	TPH TOILET PAPER HOLDER
FF FINISH FLOOR/FINISH FACE	TYP TYPICAL
FE FIRE EXTINGUISHER	VCT VINYL COMPOSITE TILE FLOORING
FEC FIRE EXTINGUISHER CABINET	VB VINYL BASE
FG FIBERGLASS	w/ WITH
FHC FIRE HOSE CABINET	WC WATER CLOSET
FLASH FLASHING	WOOD WOOD
FRP FIBER REINFORCED PLASTIC	XPS XPS
GA GAUGE	32 DEGREES, 4 MINUTES, 8 SECONDS
GB GRAB BAR	Ø DIAMETER
GYP BD GYPSUM BOARD	AT AND
HDWD HARDWOOD	ANGLE
HT HIGH OR HEIGHT	CENTER LINE
HVAC HEATING, VENTILATION & AIR CONDITIONING	



**2 SCHEMATIC SITE PLAN**

G001 SCALE: N.T.S.

**CODE REVIEW SUMMARY**

Project: The Concourse #2  
Project Location: 4328 N Broadway - Knoxville, Tennessee 37917 (City)  
Zoning: C-3, General Commercial zoning district  
Building Description: Change of occupancy from Mercantile back to previous occupancy A-2 Assembly - existing tenant space of approximately 19,000 s.f.

**APPLICABLE CODES:**  
2009 ICC / ANSI A117.1  
2018 International Energy Conservation Code IECC  
2018 International Building Code IBC  
2018 International Existing Building Code  
2017 edition of the National Electrical Code  
2018 edition of the International Fuel Gas Code  
2018 edition of the International Mechanical Code  
2018 edition of the International Plumbing Code  
Knoxville Code of Ordinances: Chapter 6 Buildings and Building Regulations, Article 1 Section 6-5 Fire District  
2018 International Fire Code with Local Amendments

**SCOPE:**  
The intent is to revert to previous assembly occupancy.

**CONSTRUCTION TYPE:**  
Existing - Type II-B, Sprinkled

**AUTOMATIC SPRINKLER SYSTEM:**  
Existing - No change

**FIRE ALARM:**  
Existing - No change

**PORTABLE FIRE EXTINGUISHERS:**  
50 2-A-10B Travel distance to fire extinguisher = 75' IBC 906 IBC Table 906.3(1)

**OCCUPANCY:**  
Occupancy Group: Group A-2 (assembly uses intended for food and/or drink consumption) IBC 303.3  
Incidental Uses: None  
Accessory Occupancy: None (accessory occupancies exceed the 10% area limitation)  
Non-Separated Occupancy: Office, support areas (Group B) IBC 506.3  
Separated Occupancy: Storage, support areas (Group S)  
None

**OCCUPANCY SEPARATION:**  
Existing A/B (sprinkled) = 1 hour IBC T508.4

**ALLOWABLE AREA:**  
Allowable Area (floor) - 38,000 s.f. Type IIB IBC Table 506.2  
Area Increase - Not required IBC Table 504.3  
Allowable Height: 75' Type IIB IBC Table 504.4  
Allowable Stories: 3 Type IIB  
Actual: 19,023 s.f., 1 story + mezzanine, +/- 25'

**IECC CLIMATE ZONE:**  
Zone 4A IECC Table C301.1

**FIRE RESISTANCE RATING:**  
Primary Structural Frame: 0 hours IBC Chapter 6  
Bearing Walls: 0 hours  
Interior: 0 hours  
Exterior: 0 hours (≥ 30' fire separation distance) IBC Table 602  
Non-bearing: 0 hours (≥ 30' fire separation distance) IBC Table 601  
Exterior: 0 hours (≥ 30' fire separation distance)  
Interior: 0 hours  
Floor and Secondary Members: 0 hours  
Roof and Secondary Members: 0 hours

**INTERIOR PARTITIONS:**  
Corridor walls - No required rating (sprinkled) IBC Table 1020.1

**OCCUPANT LOAD:**  
standing space: 245 sf / 7 = 35 occs IBC Table 1004.5  
Merch area: 1296 sf / 60 (mercantile) = 22  
Office: 115 sf / 150 (business) = 1  
Office: 279 sf / 150 = 2  
Sound Control sitting area: 96 sf / 150 = 1  
Sitting area: 590 sf / 15 = 39  
Prep area: 331 sf / 200 = 2  
Janitorial: 364 sf / 300 (storage) = 1  
Storage: 84 sf / 300 = 1  
Storage: 650 sf / 300 = 2  
Bar: 18' per set = 34  
Sitting area: 2570 sf / 15 (assembly unconcentrated) = 171  
Sitting area: 1953 sf / 15 (assembly unconcentrated) = 132  
Open area: 2194 sf / 5 (assembly standing) = 439  
Platform: 960 sf / 15 = 64  
Storage: 234 sf / 300 = 1  
Storage: 382 sf / 300 = 1  
Office: 71 sf / 150 (business) = 1  
Office: 76 sf / 150 = 1  
Storage: 860 sf / 300 = 3  
Utility: 245 sf / 300 = 1  
Existing Patio: 566 sf / 15 (assembly unconcentrated) = 38  
Mezzanine: 300 (storage) = 0  
Total = 927 occupants

**INTERIOR FINISHES:**  
Sprinkled IBC Table 803.13  
Exits: Class B; Corridors: Class B; Rooms: Class C

**EMERGENCY SYSTEMS:**  
Emergency Lighting required/existing IBC 1008.1

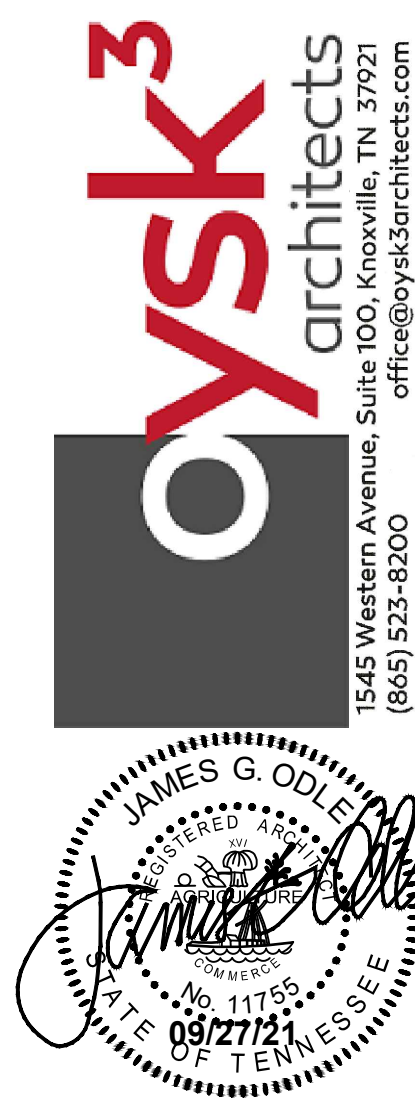
**NUMBER OF EXITS:**  
For 501 - 1,000 occupants = 3 exits minimum required/provided (Existing - No change) IBC Table 1006.3.2

**CORRIDOR WIDTH:**  
Minimum corridor width - 44' clear IBC Table 1020.2

**TRAVEL DISTANCE:**  
Dead End Corridor: 20 feet IBC 1020.4  
Common Path of Travel: 30 feet IBC Table 1029.8  
Travel Distance: 250 feet (sprinkled) IBC Table 1017.2

**PLUMBING FIXTURE COUNT:**  
A (nightclubs, bars, taverns, dance halls and buildings of similar purposes)  
Water closet - Male: 1 per 40 13 required - 15 Existing provided  
Female: 1 per 40 13 required - 15 Existing provided  
Lavatory - 1 per 75 13 required - 17 Existing provided  
Shower - 0  
Drinking Fountain - 1 per 500 Not required  
drinking water provided in a container free of charge IBC 410  
Service Sink - 1 Existing provided

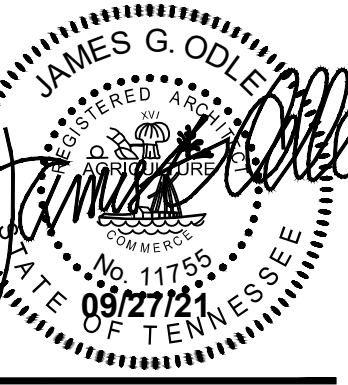
10-B-21-SU  
Revised: 10/12/2021



**THE CONCOURSE  
CHANGE OF OCCUPANCY  
4328 NORTH BROADWAY - KNOXVILLE, TN 37917**

MARK	DATE	ISSUE FOR:
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DRAWN:  
PROJECT INFORMATION



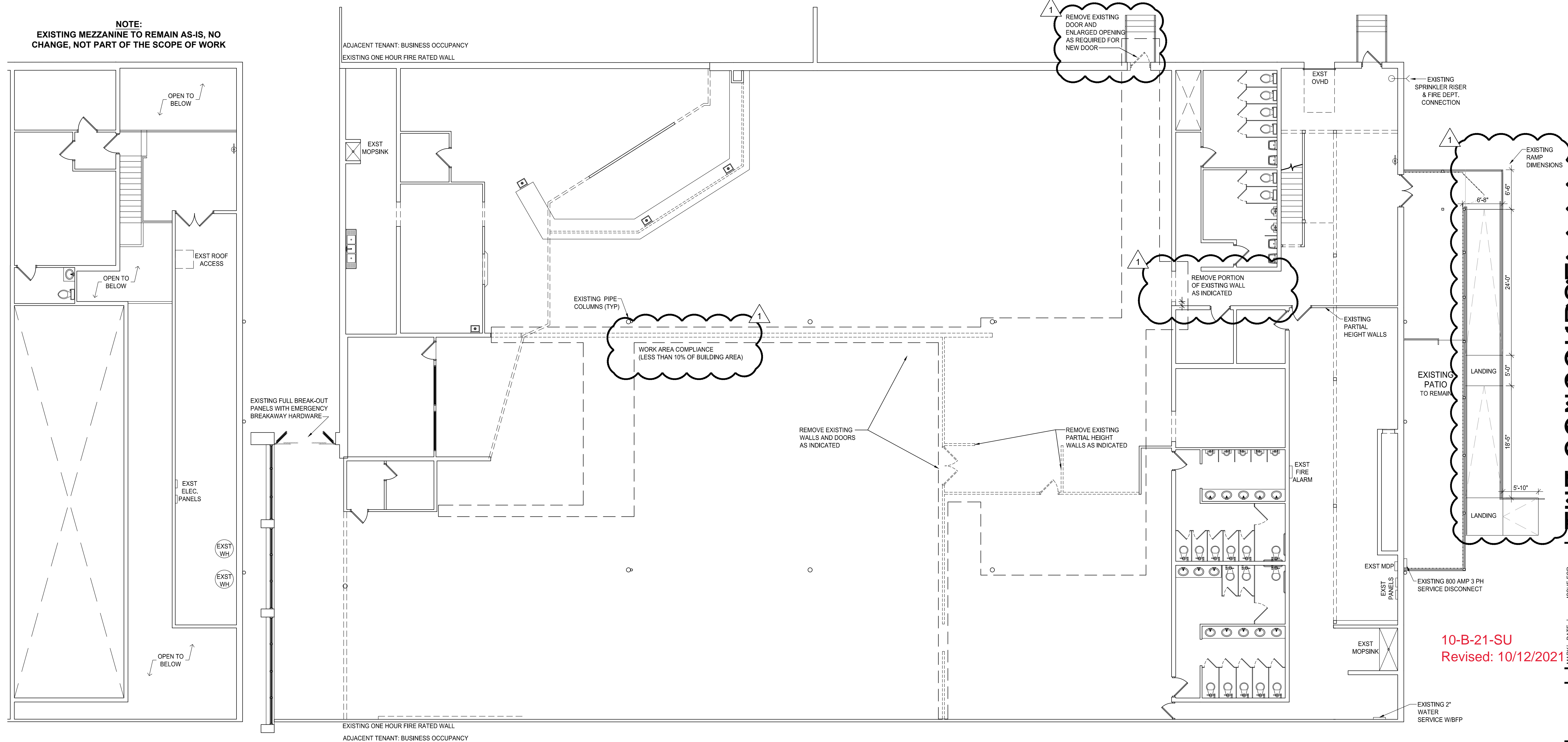
**Demolition Notes**

- D1** CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH BUILDING OPERATIONS.
- D2** CONDUCT OPERATIONS TO PREVENT DAMAGE TO EXISTING STRUCTURE AND IN ACCORDANCE WITH O.S.H.A. STANDARDS, CODES, AND LOCAL ORDINANCES.
- D3** REMOVE DEBRIS, RUBBISH AND OTHER MATERIAL RESULTING FROM DEMOLITION FROM THE SITE. DISPOSE OF MATERIAL IN A LEGAL MANNER. RECYCLE MATERIAL WHENEVER POSSIBLE.
- D4** REMOVE EXISTING CONSTRUCTION WHERE INDICATED OR AS REQUIRED FOR MODIFICATION OR INSTALLATION OF NEW CONSTRUCTION.
- D5** PROTECT EXISTING CONSTRUCTION AND FINISHES FROM DAMAGE DURING DEMOLITION. WHERE INDICATED OR REQUIRED, PROVIDE DUST BARRIERS OF 6 MIL POLYETHYLENE OR EQUAL ON TEMPORARY SUPPORTS TO LIMIT THE SPREAD OF DUST OR DEBRIS.
- D6** TURN OFF ALL HVAC OR EXHAUST FANS DURING DEMOLITION AND UNTIL THE NEXT DAY AFTER DEMOLITION ACTIVITY.
- D7** REMOVE WITH CARE THOSE ITEMS INDICATED TO BE REUSED OR SALVAGED. SAVE ALL PARTS, HARDWARE, MOUNTING ACCESSORIES, AND OTHER ITEMS NEEDED FOR RE-INSTALLATION.
- D8** DO NOT REMOVE STRUCTURAL SUPPORTS OR MEMBERS WITHOUT PRIOR APPROVAL OF ARCHITECT.
- D9** DO NOT CUT OR RELOCATE ANY ELECTRICAL, MECHANICAL, OR PLUMBING SERVICES, PIPING, DEVICES, OR EQUIPMENT WITHOUT FIRST DEACTIVATING THE SYSTEMS.

**LEGEND**

EXISTING WALL	
DEMOLISHED ITEM	
EXISTING DOOR	
FIRE EXTINGUISHER	

**NOTE:**  
EXISTING MEZZANINE TO REMAIN AS-IS, NO CHANGE, NOT PART OF THE SCOPE OF WORK



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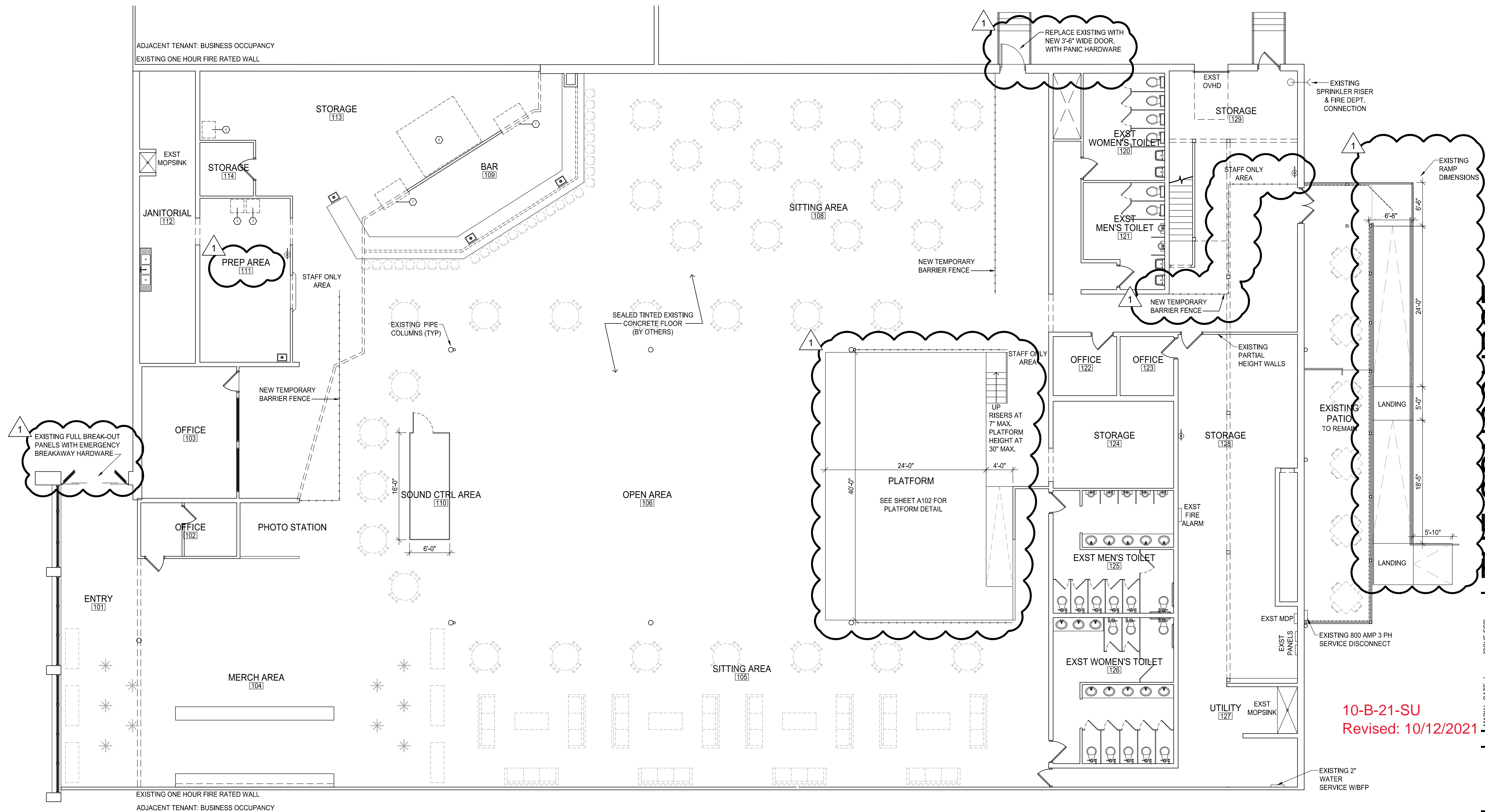
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**DRAWN:**  
EXISTING CONDITIONS & DEMO

#	QTY	MANUFACTURER	MODEL	DESCRIPTION
1	-	-	-	-
2	-	-	-	-
3	2 EA	ELECTROLUX	FFTR1514TW0	REFRIGERATOR (PROVIDED BY OWNER)
4	-	-	-	-
5	-	-	-	-
6	1 EA	HOSHIZAKI	KM-S15MRH	ICE MAKER (PROVIDED BY OWNER)
7	2 EA	SPARTAN	SGM-53R	REACH-IN REFRIG. (PROVIDED BY OWNER)
8	1 EA	-	-	WALK-IN COOLER (PROVIDED BY OWNER)
9	-	-	-	-
10	-	-	-	-

LEGEND	
EXISTING WALL	
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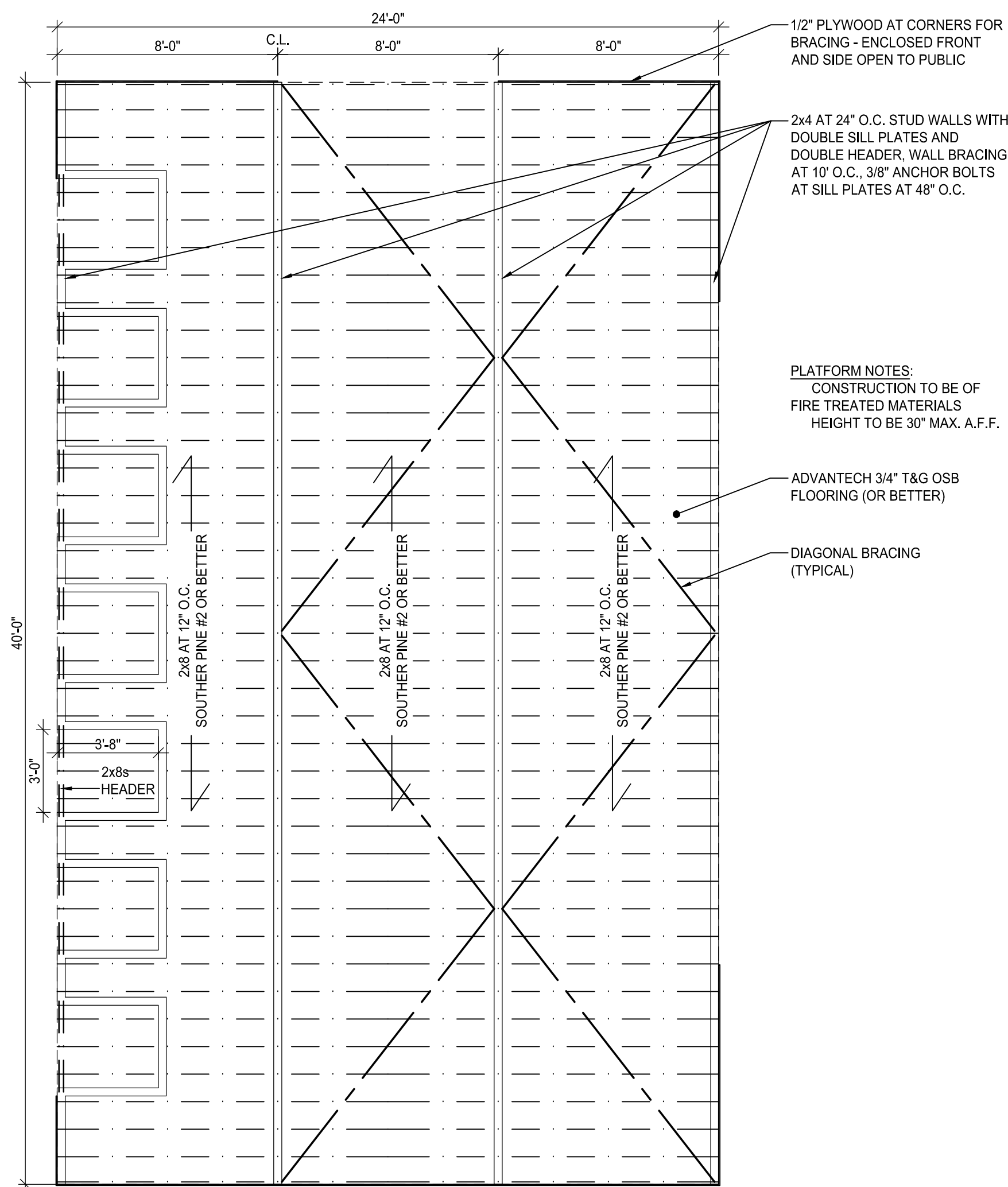
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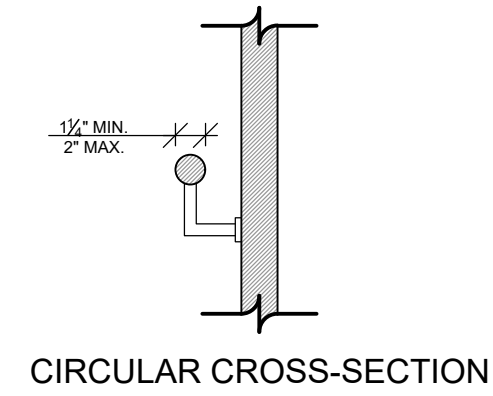
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DRAWN:  
 FLOOR PLANS & NOTES

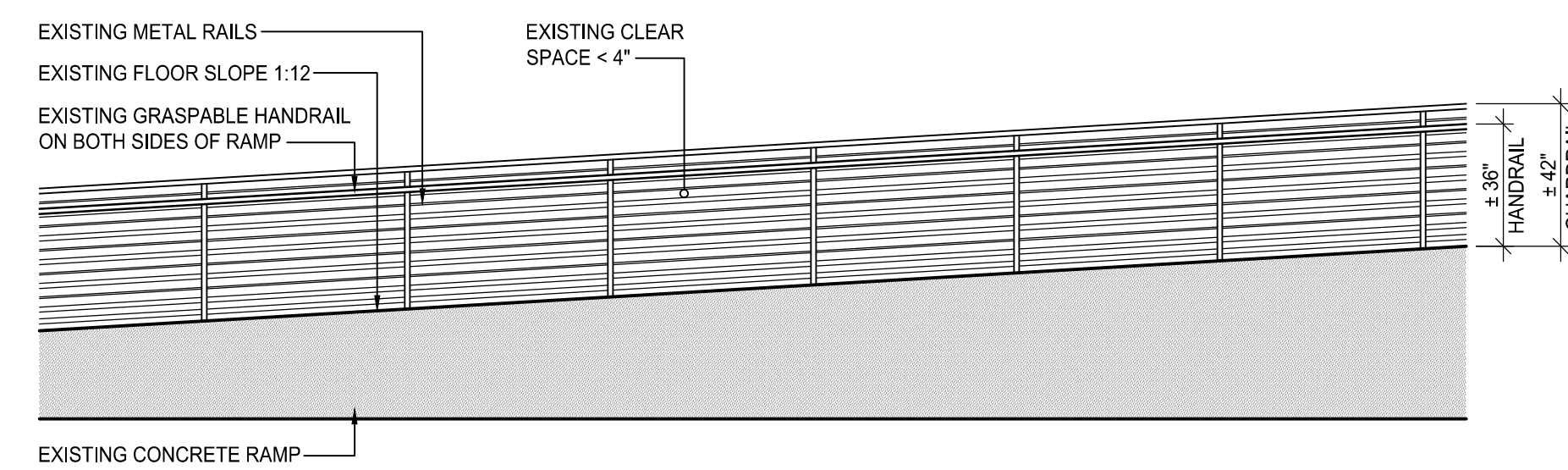
1 FLOOR PLAN  
 A101 SCALE: 1/8" = 1'-0"



**1 PLATFORM FRAMING PLAN**  
A102 SCALE: 1/4" = 1'-0"



**3 EXISTING HANDRAIL TYPE**  
A102 SCALE: 1-1/2" = 1'-0"



**2 EXISTING RAMP DETAIL**  
A102 SCALE: 1/4" = 1'-0"



**4 EXISTING CONDITIONS**  
A102 SCALE: 1/4" = 1'-0"

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DRAWN:  
DETAILS