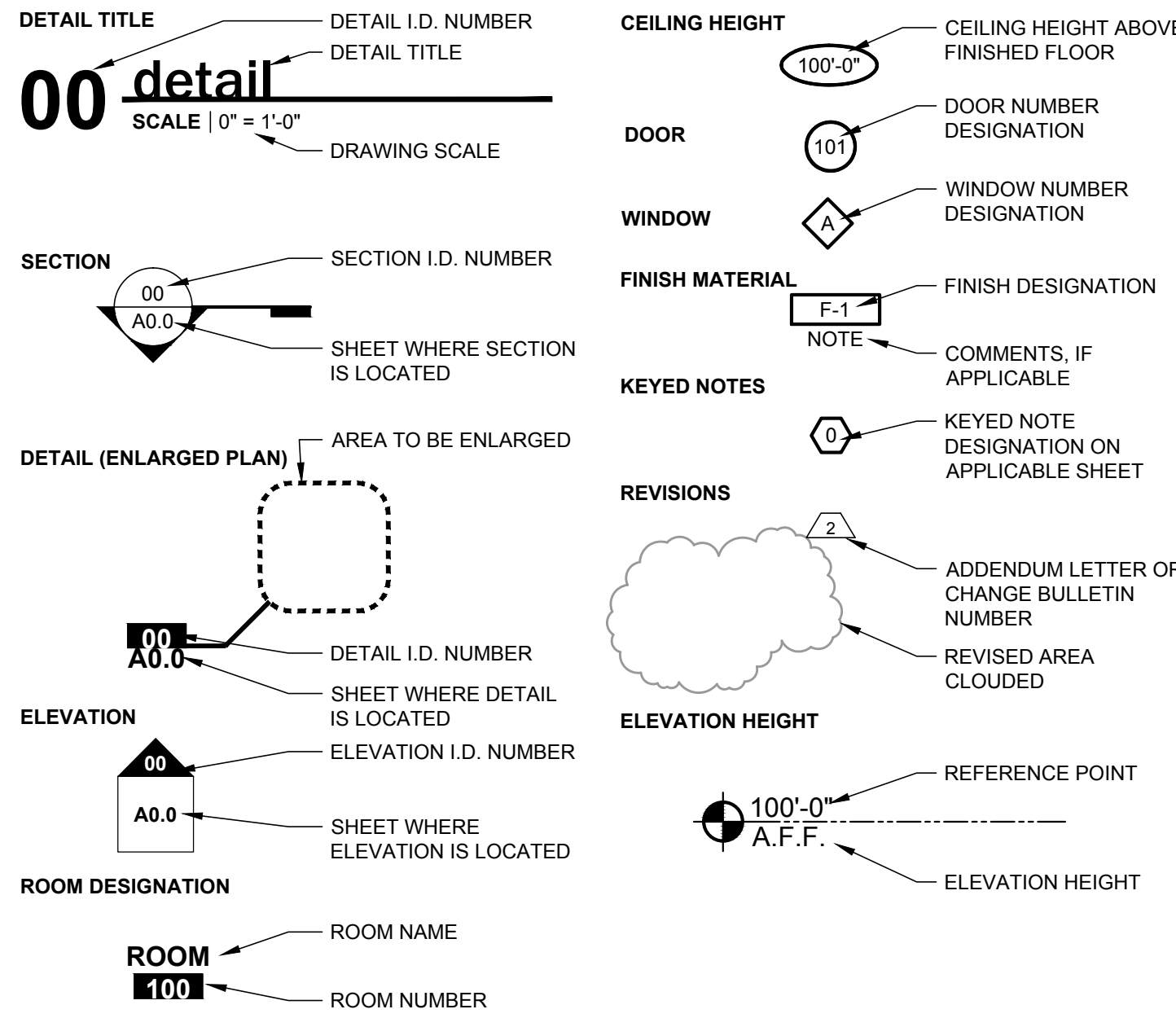


symbol legend



code information

SCOPE OF WORK

THE SCOPE OF WORK CONSISTS OF THE INTERIOR BUILD OUT OF AN EXISTING TENANT SPACE INCLUDING EXTERIOR PATIO ON THE FIRST FLOOR OF A MULTI STORY BUILDING

BUILDING CODES

BUILDING: 2013 CALIFORNIA BUILDING STANDARD ADMINISTRATIVE CODE
ELECTRICAL: 2013 CALIFORNIA ELECTRICAL CODE
MECH.: 2013 CALIFORNIA MECHANICAL CODE
PLUMBING: 2013 CALIFORNIA PLUMBING CODE
FIRE: 2013 CALIFORNIA FIRE CODE
ENERGY: 2013 CALIFORNIA ENERGY CODE
ACCESSIBILITY: 2013 CALIFORNIA BUILDING CODE FOR BARRIER FREE FACILITIES (CHAPTER 11B) & ADA GUIDELINES

EXIT CAPACITY

EXIT WIDTH REQUIRED: 95 * 0.15 = 14.25"
EXIT WIDTH PROVIDED: DOORS 100 & 102
 TOTAL PROVIDED: 144"

REMODEL AREA CLASSIFICATION

REMODEL USE GROUP: A2-ASSEMBLY (RESTAURANT)
EXISTING USE GROUP: B, M, A3, S3
EXISTING MAIN USE GROUP: MIXED USED
CONSTRUCTION TYPE: TYPE 1 - NON COMBUSTIBLE

PLUMBING FIXTURE REQUIREMENTS

FIXTURE	REQUIRED	PROVIDED
W.C. MALE	1:1-75 = 1	1 W.C. + 1 UR.
W.C. FEMALE	1:1-75 = 1	
LAVATORY (EACH SEX)	1:1-200 = 1	1 LAV. + 1 LAV.
DRINKING FOUNTAIN		
SERVICE SINK	1	1

AREA CALCULATION

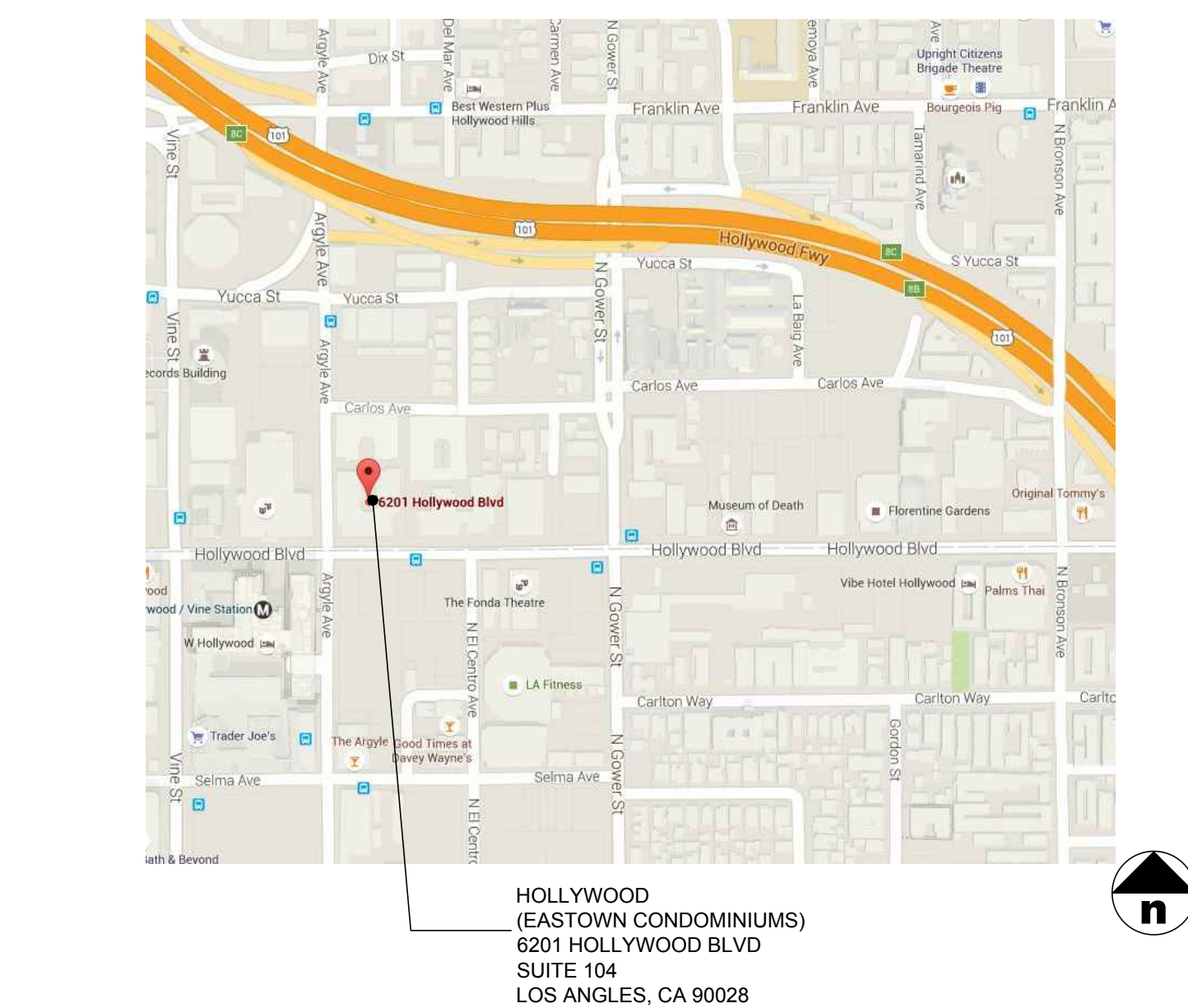
EXISTING LEASEABLE FIRST FLOOR AREA: 152,492 SQ. FT.
TENANT REMODEL AREA GROSS: 3,202 SQ. FT.

OCCUPANT LOADING

INDOOR DINING	623 / 15 =	42
ACTUAL SEAT COUNT	0 / 0 =	44
WAITING AREA	61 / 5 =	12
PATIO DINING	424 / 15 =	29
ACTUAL SEAT COUNT	0 / 0 =	30
BAR / KITCHEN / PREP / MECH. ROOM	1005 / 200 =	6
RESTROOM & CORRIDOR	939 / 0 =	0
OFFICE	72 / 100 =	1
BUSINESS	163 / 100 =	2
OCCUPANT LOAD SUB-TOTAL		95

NOTE: * NUMBER USED IN OCCUPANT LOAD CALCULATION

location plan



project owner

SHAKE SHACK®

HOLLYWOOD (EASTOWN CONDOMINIUMS) - PROJECT # 1171

CORPORATE ADDRESS:
 24 UNION SQ. EAST 5TH STREET
 NEW YORK, NY 10003

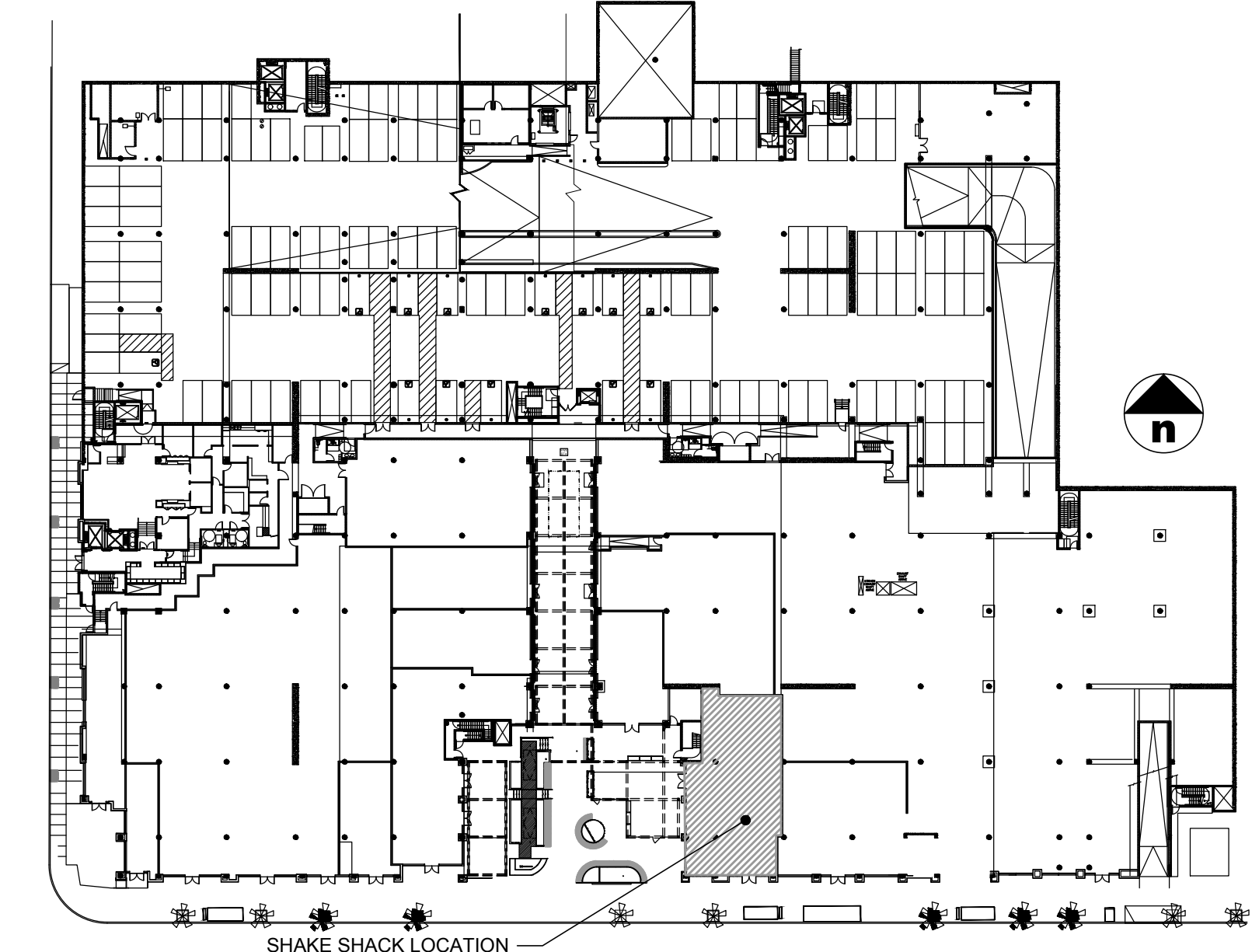
general notes

- DRAWINGS AND SPECIFICATIONS COMPRISE THE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF RECORD IMMEDIATELY WHEN DISCREPANCIES ARE FOUND.
- ANY CHANGES MADE TO THE DESIGN IDENTIFIED ON THESE DRAWINGS AND/OR ASSOCIATED SPECIFICATIONS SHALL BE SUBMITTED TO THE ENGINEER/ ARCHITECT OF RECORD FOR REVIEW AND APPROVAL PRIOR TO MAKING ANY MODIFICATIONS TO THE PROJECT. ANY LIABILITY AS A RESULT OF DESIGN MODIFICATIONS, AS WELL AS ANY COSTS ASSOCIATED WITH SUCH MODIFICATIONS, MADE WITHOUT THE WRITTEN APPROVAL OF ENGINEER/ARCHITECT OF RECORD SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR.
- DO NOT SCALE DRAWINGS.
- ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS. CONTRACTORS MUST COMPLY WITH CONTRACTOR REGISTRATION REQUIREMENTS OF ALL GOVERNING AUTHORITIES.
- APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT SAME INFORMATION. CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF PLANS ON THE PREMISES IN GOOD CONDITION AT ALL TIMES. THIS SHALL INCLUDE ALL ADDENDA. THIS SET TO BE SUBMITTED TO OWNER AT COMPLETION OF THE PROJECT WITH ALL "AS BUILT" COMMENTS.
- THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY SUBCONTRACTORS AND OWNER.
- DISCREPANCIES BETWEEN PORTIONS OF THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS ARE NOT INTENDED. THE CONTRACTOR IS TO CLARIFY ANY SUCH DISCREPANCIES WITH THE OWNER PRIOR TO COMMENCING WORK.
- STATED DIMENSIONS TAKE PRECEDENCE OVER GRAPHICS. DO NOT SCALE DRAWINGS TO DETERMINE LOCATIONS. THE OWNER SHALL BE NOTIFIED OF ANY SUCH DISCREPANCIES PRIOR TO CONTINUING WITH WORK.
- CONTACT OWNER FOR INSTRUCTIONS PRIOR TO THE CONTINUATION OF WORK SHOULD ANY UNUSUAL CONDITIONS BECOME APPARENT DURING GRADING OR FOUNDATION CONSTRUCTION. EXISTING ELEVATIONS AND LOCATIONS TO BE JOINTED SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IF THEY DIFFER FROM THOSE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER SO THAT MODIFICATIONS CAN BE MADE BEFORE PROCEEDING WITH THE WORK.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXITING UTILITIES WHETHER SHOWN HEREIN OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK AFTER SO LOCATED.
- FOR CONSTRUCTION DETAILS NOT SHOWN, USE THE MANUFACTURER'S APPROVED SHOP DRAWINGS / DATA SHEETS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- FIRE EXTINGUISHERS TO BE INSTALLED AT HEIGHTS DESIGNATED BY LOCAL FIRE CODE. FINAL FIRE EXTINGUISHER LOCATIONS SHALL BE APPROVED BY FIRE MARSHAL.
- ALL QUESTIONS RELATED TO BIDDING PROCEDURES FOR THIS PROJECT ARE TO BE DIRECTED TO THE OWNER'S REPRESENTATIVE RESPONSIBLE FOR COORDINATION WITH. ELECTION OF AND AWARDING OF CONTRACTS FOR CONSTRUCTION. SEE NOTE BELOW IF INTERESTED IN SUBMITTING A PROPOSAL FOR THE PROJECT.
- GENERAL CONTRACTORS BIDDING THIS WORK HAVE BEEN PRE APPROVED BY THE OWNER. GENERAL CONTRACTORS NOT ALREADY PRE APPROVED ARE WELCOME TO SUBMIT TO THE OWNER'S REPRESENTATIVE. A WRITTEN QUALIFICATIONS STATEMENT TO THE ADDRESS LISTED ABOVE. FOR CONSIDERATION ON FUTURE PROJECTS. ALL QUESTIONS RELATED TO THE BIDDING PROCEDURES FOR THIS PROJECT ARE TO BE DIRECTED TO THE OWNER'S REPRESENTATIVE.

fire department notes

- CONSTRUCTION WITHIN THE CITY SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL FIRE DEPARTMENT.
- THE APPLICANT IS RESPONSIBLE TO IDENTIFY AND COORDINATE DEFERRED SUBMITTALS.
- FIRE SPRINKLERS SHALL BE MODIFIED FOR NEW CONSTRUCTION IN ACCORDANCE WITH NFPA13 STANDARDS AND THE LOCAL FIRE ORDINANCE.
- EXISTING SPRINKLER SYSTEM SHALL BE MODIFIED IN THIS TENANT SPACE AS REQUIRED TO MAINTAIN FULL COVERAGE IN ACCORDANCE WITH ALL LOCAL STATE FIRE CODES AND 2015 IFC. TENANT GC SHALL CONTRACT DIRECTLY WITH LANDLORD REQUIRED SPRINKLER / FIRE ALARM CONTRACTORS TO PROVIDE AND SUBMIT SIGNED & SEALED FINAL DRAWINGS AND HYDRAULIC CALCULATIONS FOR REVIEW AND APPROVAL BY THE LOCAL AUTHORITY HAVING JURISDICTION PRIOR TO COMMENCEMENT OF ANY INSTALLATION. THE SPRINKLER SYSTEM SHALL BE TIED INTO THE FIRE ALARM SYSTEM.
- FINAL QUANTITIES, LOCATIONS, AND CLASSIFICATIONS OF PORTABLE FIRE EXTINGUISHERS SHALL BE DETERMINED AT THE SITE BY THE FIRE AUTHORITY HAVING JURISDICTION. FIRE EXTINGUISHERS SHALL BE FURNISHED AND INSTALLED IN STRICT ACCORDANCE WITH LOCAL REGULATIONS AND U.L. STANDARDS. EXCEPT FOR HOSE, GAUGE FACE COVER AND HORN CONE PARTS SHALL BE METAL. FIRE EXTINGUISHERS SHALL BE 10lb DRY CHEMICAL TYPE FOR USE ON A, B AND C FIRES (4A-60BC). JL COSMIC E SERIES. 10E W/ HOSE & HORN. IN THE DINING AREA PROVIDE BRACKET MOUNTED CARBON DIOXIDE TYPE UL RATED B:C.6 LB. NOMINAL CAPACITY. AT A MINIMUM THE CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS AT EACH EGRESS DOOR AND MOUNTED THROUGHOUT DINING AREA SO THAT NO POINT IS MORE THAN 75' FROM A FIRE EXTINGUISHER. THE SIZE SHALL BE MINIMUM OF 2A, 10BC. FOR BID PURPOSES ASSUME (10) FIRE EXTINGUISHERS INSTALLED AT A MAXIMUM OF 48" A.F.F. TO THE TOP OF THE HANDLE. A CLASS K (FIRE EXTINGUISHER SHALL BE WITHIN A 30 FT. TRAVEL DISTANCE OF ALL GREASE PRODUCING COOKING SURFACES PER NFPA 10. FOR BID PURPOSES ASSUME PROVIDING (1) TYPE K 2.5 GALLON FIRE EXTINGUISHER IN THE KITCHEN.
- TENANT GC SHALL CONTRACT DIRECTLY WITH LANDLORD REQUIRED SPRINKLER / FIRE ALARM CONTRACTORS. THIS BUILDING SHALL CONTAIN A COMPLETE AUDIBLE/VISUAL FIRE ALARM SYSTEM. A STATE-LICENSED FIRE ALARM CONTRACTOR SHALL INSTALL THIS DEVICE AFTER SUBMITTING PLANS AND OBTAINING A PERMIT FROM THE FIRE DEPARTMENT. THE SMOKE DETECTORS, PULL STATIONS, DUCT MOUNTED SMOKE DETECTORS, FLOWER SWITCHES, HORNS & STROBES AND OTHER MONITORING/SIGNALING DEVICES INTO ALARM SYSTEM. PROVIDE & INSTALL HORN/STROBES FOR ALL AREAS AS REQUIRED TO MEET 2009 IFC, LOCAL CODES & ADA. PROVIDE & INSTALL FIRE ALARM PANEL, PULL STATION & SMOKE DETECTOR NEAR CHECKOUT AREA & REMOTE ALARM PANEL W/PULL STATION NEAR THE SPRINKLER RISER (VERIFY W/ A.H.J.), WHERE REQUIRED BY THE LOCAL AUTHORITIES, THE FIRE ALARM SHALL BE TIED INTO A CENTRAL STATION MONITORING CO. CONTRACTED BY OWNER. COORD. W/OWNER CONSTRUCTION REP. THE NEW HOOD SUPPRESSION SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH NFPA 17A BY A CERTIFIED INSTALLER/DESIGNER AND SHALL BE TIED INTO THE FIRE ALARM SYSTEM BY THE ELECTRICAL CONTRACTOR. COORDINATE FIRE ALARM INSTALLATION REQUIREMENTS WITH LOCAL FIRE PREVENTION AUTHORITY PRIOR TO INSTALLATION. REFER TO DEFERRED SUBMITTAL.
- OWNER'S G.C. TO PROVIDE AND INSTALL "KNOX" TYPE KEY BOX ADJACENT THE EXTERIOR DOOR NEAREST THE FIRE SPRINKLER RISERS. THE LOCK BOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE INSTRUCTIONS PROVIDED WITH THE BOX.
- EXITS, EXIT SIGNS, FIRE ALARM STATIONS, AND EXTINGUISHERS SHALL NOT BE CONCEALED BY DECORATIVE MATERIALS.
- AN OCCUPANT CAPACITY SIGN (ONE INCH NUMBERS AND LETTERS) SHALL BE POSTED NEAR THE MAIN ENTRY.
- ADDRESS NUMBERS PER FIRE DEPARTMENTS GUIDE LINES, TO BE PLAINLY VISIBLE ON EXTERIOR OF BUILDING. COORDINATE EXACT STYLE & LOCATION WITH OWNER AND LOCAL AUTHORITIES.

site vicinity map



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- BUILDING DEPARTMENT**
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- HEALTH DEPARTMENT**
 CITY OF LA ENVIRONMENTAL HEALTH
 5050 COMMERCE DRIVE, RM 150
 BALDWIN PARK, CA 91706
 TEL: (626) 430-5560

drawing index

sheet no. sheet name last revision date

T001	TITLE SHEET		
T002	RESPONSIBILITY SCHEDULE & VENDOR CONTACTS		
Structural			
S100	GENERAL STRUCTURAL NOTES AND DETAILS		
S101	FRAMING PLAN		
S201	STOREFRONT FRAMING SECTIONS AND DETAILS		
S203	FRAMING SECTIONS AND DETAILS		
S204	FRAMING SECTIONS AND DETAILS		

architectural

A001	LIFE SAFETY PLAN
A100	LOD PLAN
A101	NOTED FLOORPLAN
A102	DIMENSIONED PLAN
A103	FLOOR FINISH PLAN
A104	FURNITURE LAYOUT PLAN
A120	REFLECTED CEILING PLAN
A201	EXTERIOR ELEVATION
A210	INTERIOR ELEVATIONS
A302	EXTERIOR WALL SECTIONS
A401	ENLARGED MANAGER'S OFFICE PLAN & DETAILS
A402	ENLARGED RESTROOM PLAN & DETAILS
A501	EXTERIOR WALL DETAILS
A511	INTERIOR DETAILS
A512	INTERIOR DETAILS
A520	ATAS METAL PANEL TRIM DETAILS
A601	FINISH SCHEDULE
A602	DOOR AND HARDWARE SCHEDULES
A701	ARCHITECTURAL SPECIFICATIONS
A702	ARCHITECTURAL SPECIFICATIONS
A703	ARCHITECTURAL SPECIFICATIONS
A704	ARCHITECTURAL SPECIFICATIONS
A705	ARCHITECTURAL SPECIFICATIONS
A706	ARCHITECTURAL SPECIFICATIONS
A707	ARCHITECTURAL SPECIFICATIONS
A708	ARCHITECTURAL SPECIFICATIONS

foodservice equipment - by consultant

FS 1.0	FOODSERVICE EQUIPMENT PLAN
FS 1.1	FOODSERVICE EQUIPMENT SCHEDULE
FS 1.2	FOODSERVICE EQUIPMENT SCHEDULE
FS 1.3	FOODSERVICE EQUIPMENT ELEVATIONS
FS 1.4	FOODSERVICE EQUIPMENT ELEVATIONS
FS 1.5	FOODSERVICE EQUIPMENT ELEVATIONS
FS E1.0	FOODSERVICE EQUIPMENT ELECTRICAL ROUGH-IN PLAN
FS P1.0	FOODSERVICE EQUIPMENT PLUMBING ROUGH-IN PLAN
FS P1.1	FOODSERVICE EQUIPMENT DRAINAGE PLAN
FS SC1.0	FOODSERVICE EQUIPMENT SPECIAL CONDITIONS PLAN
FS M1.0	FOODSERVICE MECHANICAL PLAN
FS R1.0	FOODSERVICE REFRIGERATION PLAN

plumbing

P001	PLUMBING ABBREVIATIONS & SYMBOLS
P101	PLUMBING PLAN
P102	WATER SUPPLY PLAN
P501	PLUMBING DETAILS
P601	PLUMBING SCHEDULES
P901	PLUMBING RISER DIAGRAMS (ISOMETRIC)

mechanical

M001	MECHANICAL ABBREVIATIONS AND SYMBOLS
M002	TITLE 24 FORMS
M003	TITLE 24 FORMS
M101	MECHANICAL FLOOR PLAN
M150	MECHANICAL ROOF PLAN
M501	MECHANICAL DETAILS
M590	MECHANICAL SPECIFICATIONS
M601	MECHANICAL SCHEDULE
M701	CAPTIVE AIR DRAWINGS
M702	CAPTIVE AIR DRAWINGS
M703	CAPTIVE AIR DRAWINGS
M704	CAPTIVE AIR DRAWINGS
M705	CAPTIVE AIR DRAWINGS
M706	CAPTIVE AIR DRAWINGS
M707	CAPTIVE AIR DRAWINGS
M708	CAPTIVE AIR DRAWINGS
M709	CAPTIVE AIR DRAWINGS
M710	CAPTIVE AIR DRAWINGS

electrical

E001	ELECTRICAL ABBREVIATIONS & SYMBOLS
E101	ELECTRICAL POWER PLAN
E102	ELECTRICAL LOW VOLTAGE SYSTEMS PLAN
E120	ELECTRICAL LIGHTING PLAN
E590	ELECTRICAL SPECIFICATIONS
E591	ELECTRICAL SPECIFICATIONS CONT'D
E601	ELECTRICAL SCHEDULES & ONE-LINE DIAGRAM
E602	ELECTRICAL SCHEDULES
E620	LIGHTING SCHEDULE

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issue dates

submission: date
 OWNER/LL REVIEW: date
 PERMIT/BID CONSTRUCTION: 02/22/2016

revisions:

description date

seal

sheet info

TITLE SHEET
T001