



CASE STUDY

SHAKE SHACK

SOUTHERN SUPPORT OFFICE

INTERIOR OFFICE MODIFICATION | PHASE 4

LOCATION

Suite 100, 800 Battery Avenue SE

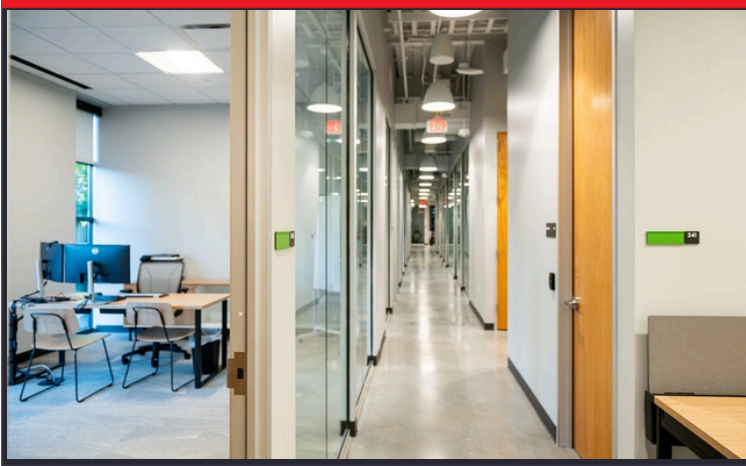
Atlanta, Georgia 30339

ROLE

Owners Representative

MILESTONE

Construction Documents | Issued May 2025



The Phase 4 Interior Office Modification reimagined Level 02 of Suite 100 at 800 Battery Avenue SE, transforming it into a refined corporate environment aligned with Shake Shack's evolving workplace standards. The project integrated executive offices, open work areas, conference rooms, training spaces, lounge environments, and full MEP and life safety system upgrades within an occupied commercial building.

SCOPE OF WORK

01 OFFICE SPACES

Executive suites, open office areas, conference rooms, training rooms, and lounge environments

02 STRUCTURAL

Framing modifications to integrate new program requirements and accommodate revised layouts

03 MEP SYSTEMS

Full mechanical, electrical, and plumbing upgrades to support revised layouts and occupancy loads

04 LIFE SAFETY

NFPA 101 (2024) compliance, fire marshal coordination with Cobb County, occupant load verification

05 ACCESSIBILITY

ADA-compliant fixture upgrades and accessibility detailing throughout the renovated space

06 FINISHES

Enhanced finish packages and interior detailing with specialty systems and building infrastructure



CONSTRUCTION MANAGEMENT APPROACH

OLIO acted as the central coordination point between Shake Shack, design consultants, engineers, specialty trades, and the local AHJ.



DESIGN TEAM

ARCHITECTURE

Nelson Architecture & Interiors

MEP / FP ENGINEERING

Salas O'Brien

STRUCTURAL

Stanley D. Lindsey & Assoc.

4 COORDINATED DISCIPLINES

100% CODE COMPLIANT

PROACTIVE COORDINATION

01

Early alignment between architectural intent and constructability was established through close collaboration with Nelson Architecture, Salas O'Brien, and Stanley D. Lindsey & Associates. Structural modifications, plumbing relocations, HVAC rebalancing, and electrical upgrades were coordinated to eliminate field conflicts prior to construction.

LIFE SAFETY & CODE COMPLIANCE

02

Strict adherence to NFPA 101 (2024) governed occupant load verification, evacuation planning, and fire marshal coordination with Cobb County. Permit responses, inspection scheduling, and final occupancy approvals were managed to ensure compliant and smooth turnover.

OPERATIONAL CONTINUITY

03

Service interruptions to electrical, water, and HVAC systems were tightly managed and coordinated with the building owner. Dust control, temporary protections, and phased sequencing safeguarded adjacent occupied spaces at all times throughout construction.

QUALITY CONTROL & DOCUMENTATION

04

Rigorous submittal review, digital documentation management, and As-Built record drawing preparation ensured accuracy at closeout. Warranty documentation, maintenance manuals, and comprehensive electronic closeout packages were assembled for long-term operational support.



RESULTS & IMPACT

SHAKE SHACK SOUTHERN SUPPORT OFFICE | ATLANTA, GA



SUSTAINABILITY INTEGRATION

Indoor Air Quality

Meets current certification standards

Acoustic Performance

Enhanced partition performance

Energy Compliance

Mechanical systems meet energy code requirements

Responsible Products

HPDs and EPDs on all specified materials

ADA Compliance

Accessible fixtures and detailing throughout

THE OUTCOME

A REFINED, EFFICIENT, AND CODE-COMPLIANT SUPPORT ENVIRONMENT

The completed Phase 4 Interior Office Modification delivers a refined corporate space tailored to Shake Shack's Southern region leadership and operations teams. The upgraded environment enhances collaboration, executive functionality, and employee experience while maintaining strict adherence to building codes, life safety requirements, and quality benchmarks.



YOUR PARTNER FOR EXPANSION.



OLIO DEVELOPMENT GROUP

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