

MIRAGE @ MANHATTAN

100% CONSTRUCTION DOCUMENTS — FULL BUILD-OUT DRAFT

1705 Manhattan Blvd · Harvey LA 70058 · Jefferson Parish

Owner-GC · MU-CD · 100'×110'×5 · 55,000 GBA · H=64'-0" LOCKED · 56 ES keys · CFS primary system

ARCHITECT OF RECORD (SEAL)	STRUCTURAL PE (SEAL)	MEP / FP PE (SEAL)
Firm / Name: _____	Firm / Name: _____	Firm / Name: _____
LA License #: _____	LA License #: _____	LA License #: _____
Date: _____	Date: _____	Date: _____
Signature: _____	Signature: _____	Signature: _____

OUT OF SCOPE FOR SEALED PROFESSIONALS TO ADD

Geotech pile/foundation final · sealed structural member calcs & connection values · sealed food-service hood shop / health dept set · final civil grading/drainage/SWPPP · elev machine

DRAWING INDEX — FULL BUILD-OUT

G0.0 Cover/Index/Seals · G0.1 Code Analysis · G0.2 Symbols/Notes · G0.3 Life Safety

C1.0 Site Plan Schematic (civil deferred items called out)

A1.0 L1 Plan · A1.1 L2 · A1.2 L3 · A1.3 L4 · A1.4 L5

A2.0 South Elev · A2.1 North · A2.2 East · A2.3 West

A3.0 Bldg Section · A3.1 Ext Wall · A3.2 Shafts · A4.0 Units U-610/U-850

A5.0 Openings · A5.1 Finishes · A5.2 Partitions · A6.0 RCP Typical

S0.1 Struct Notes · S1.0 Grid/Found · S2.0 L1 · S2.1 Upper · S2.2 Roof

S3.0 Shear Walls · S4.0 Details · S5.0 Takeoff Schedules

FP1.0 Sprinkler · M1.0 HVAC · E1.0 Electrical · P1.0 Plumbing

SPEC-01..SPEC-05 Outline Specifications Div 01–33 (performance)

LOCKED PROJECT DATA

Footprint 100'-0" × 110'-0" · 5 stories · 55,000 GBA

L1 FF 16'-0" · L2–L5 FF 12'-0" · H 64'-0"

Keys: 56 ES (48×610 + 8×850)

160 mph Vult · Exposure C · Risk Category II · ASCE 7-16

IBC 2021 (LA) / ASCE 7-16 · NFPA 13 (not 13R)

Structure: CFS/LGS multi-story primary

Construction type: propose IIIA or IIA (not VA)

Attachment A: FULL QUOTE + CFS TAKEOFF-4

Attachment B: THIS CD DRAFT SET

CD DRAFT for bidding & AOR/PE completion. Geometry & TAKEOFF-4 quantities locked. Member sizes, sealed calcs, shop drawings by licensed professionals.

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COVER / PROJECT DATA / INDEX / SEALS	
SHEET G0.0	
SCALE: N/A	
CD-DRAFT-2 · FULL BUILD-OUT · Jul 15, 2026	
OWNER-GC CD DRAFT · NOT SEALED	AOR / PE SEAL
	(blank — Louisiana license)

BUILDING CODE ANALYSIS — AOR CONFIRM AND SEAL AT PERMIT

Jurisdiction	Jefferson Parish · Louisiana Uniform Construction Code Council
Primary codes	IBC 2021 · ASCE 7-16 · IPC/IMC/IFC · NEC · NFPA 13 · ICC A117.1
Occupancy	L1: A-2 / B / M (separated) · L2–L5: R-2 Extended Stay
Construction type	Propose Type IIIA (or IIA) sprinklered — NOT Type VA at 5 stories
Height / stories	5 stories · 64'-0" within IIIA R-2 + NFPA 13 (~85' limit path)
Area	11,000 SF / floor · verify IBC T.506 + frontage increases
Mixed-use	Separated occupancies · horizontal assembly between L1 and R-2
Fire resistance	1-hr floors & corridors typ · 2-hr shafts typ — AOR confirm
Sprinklers	NFPA 13 throughout (NOT 13R) for 5-story R-2 path used herein
Egress	Two exit stairs + one elevator · travel distances per IBC Ch.10
Accessibility	IBC Ch.11 / A117.1 · accessible route L1 · elev · ADA unit W1 / fl
Wind / debris	160 mph Vult · Exposure C · Risk Category II · ASCE 7-16 · WBDR glazing path
Flood / geotech	FFE, piles, soil — civil + geotech under seal (not in this draft)
Energy	IECC path · envelope U-factors via assembly (AOR/PE)

AOR ACTIONS BEFORE PERMIT

- Confirm construction type & separations with Parish plan examiner.
- Document fire-resistance assemblies with tested listings (UL/GA).
- Coordinate FP hydraulic calcs · 4. Sign/seal under Louisiana AOR license.

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CODE ANALYSIS

SHEET G0.1

SCALE: N/A

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AOR / PE SEAL
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ABBREVIATIONS

AOR Architect of Record · PE Prof. Engineer
CFS / LGS Cold-Formed / Light-Gauge Steel
FF Floor-to-Floor · AFF Above Finish Floor
U.N.O. Unless Noted Otherwise · TYP Typical
WBDR Wind-Borne Debris Region · NIC NIC
PTAC Packaged Terminal AC · MAU Makeup Air
FOH Front of House · BOH Back of House
CLP Continuous Load Path · HD Hold-Down
ACT Acoustical Ceiling Tile · LVP Luxury Vinyl
RB Rubber Base · FRP Fiberglass Reinforced

SYMBOLS (PLANS)

■ Door / opening tag (see A5.0)
Grid bubbles A–E / 1–6 · 25'×22' typ
Heavy line = fire / occupancy separation
Hatched / dark = corridor / hall
Grey fill = core / shaft
Tan fill = 850 SF 2BR units
Light fill = 610 SF 1BR units
Dashed = deferred / future
▼ North arrow on each plan

GENERAL NOTES

- Do not scale drawings — dims govern.
- Report conflicts to AOR before work.
- Codes & manufacturer install govern.
- Submittals before fabrication.
- Field-verify all existing conditions.
- Firestop all rated penetrations.
- Maintain CLP roof-to-foundation.
- TAKEOFF-4 qty authoritative for CFS.
- No glass in structural bid base.
- Shop drawings supersede after approval.

ACCESSIBILITY / LIFE SAFETY NOTES

Accessible route on L1 from south entries through lobby/spine; elevator to all ES floors.
Halls & link 6'-0" clear (> IBC 44" corridor min). ADA unit W1 each upper floor (scoping con
Stair ST1 in CORE · ST2 at Hall 2 south. Travel distances: AOR verify Ch.10 with furniture l
Visual/alarms per IFC. Areas of refuge / elevator emergency ops: AOR + elev vendor.

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SYMBOLS / ABBREVIATIONS / GENERAL NOTES

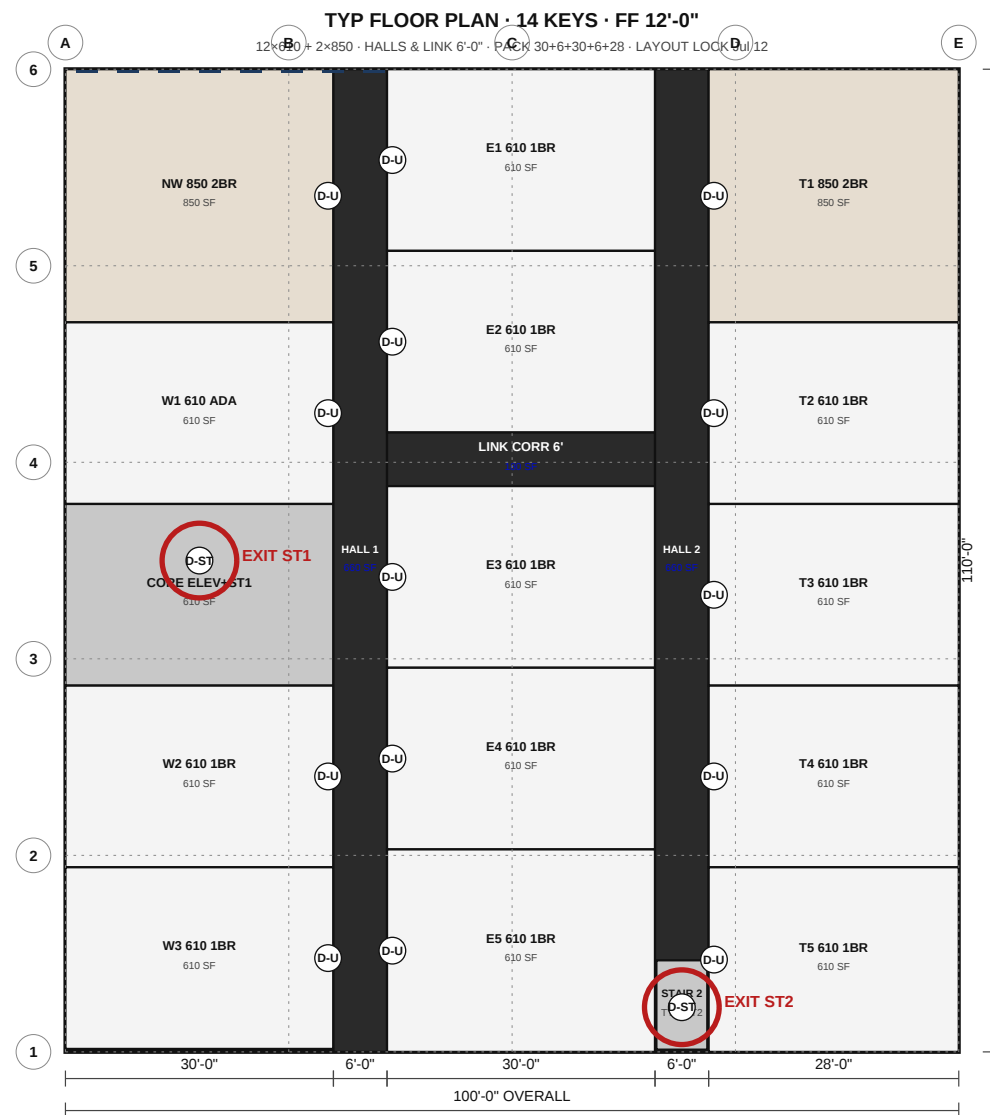
SHEET G0.2

SCALE: N/A

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N

LIFE SAFETY CRITERIA

NFPA 13 throughout (assumed)
2-hr shafts typ · 1-hr corridors
ST1 @ CORE · ST2 @ Hall 2 S
Elevator for accessible egress aid
Common path / travel: AOR Ch.10
Alarm/notification per IFC
Standpipe class I or II as req'd
Exit signs & emergency lighting
Fire extinguishers per IFC
See FP1.0 for riser schematic

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LIFE SAFETY / EGRESS DIAGRAM

SHEET G0.3

SCALE: 3/32"=1'-0"

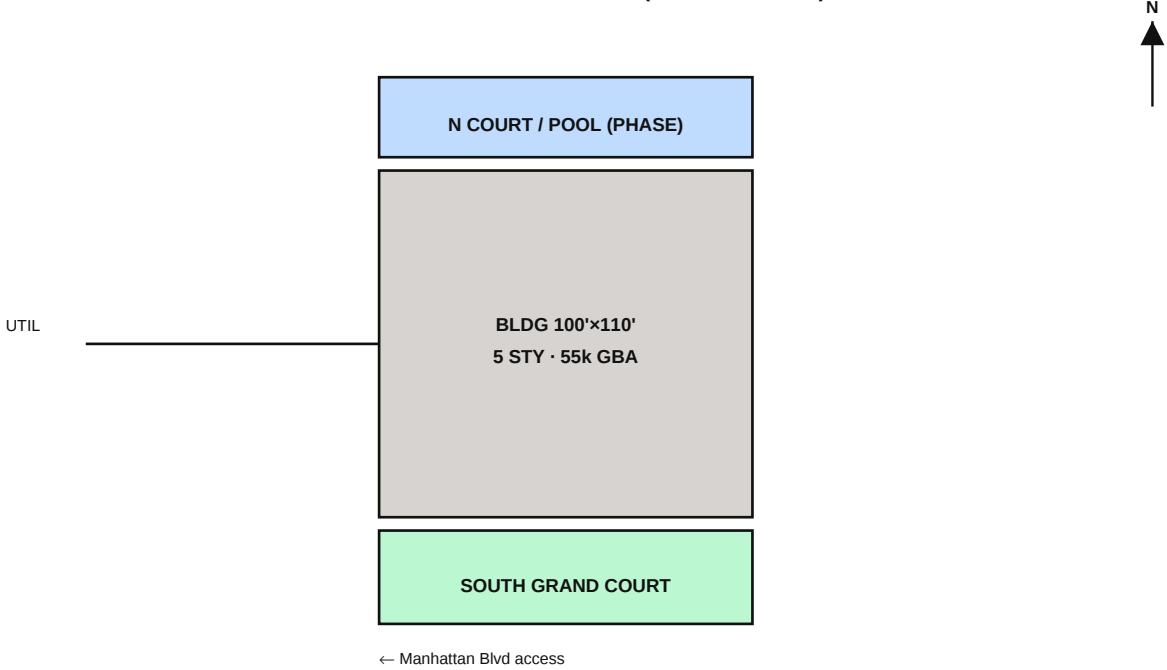
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~~AOR / PE SEAL~~

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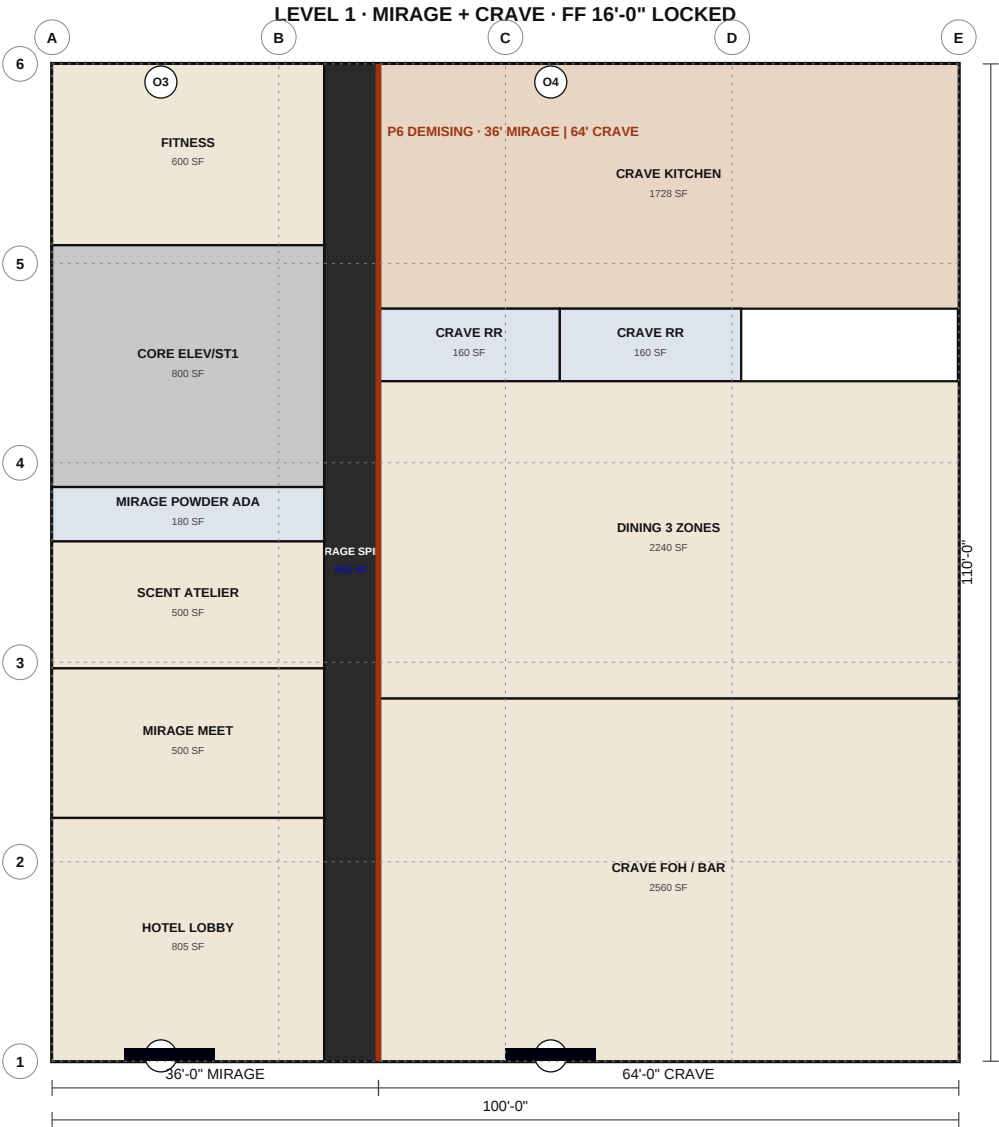
SITE ≈1.89 AC · MU-CD · 1705 MANHATTAN BLVD — SCHEMATIC (NOT CIVIL SEAL)



CIVIL / SITE NOTES (DEFERRED)

Parking deferred / phased — Parish CO path
Utilities: water / sewer / power / gas ties
Drainage, grading, SWPPP by civil PE
Geotech governs piles & soil improvement
FFE by flood map + civil
Fire lane / hydrant: FD review
Trash / service: BOH CRAVE north/east
Coords = 29.89037N 90.05645W
ADA path from ROW to L1 entries
Landscape / lighting NIC unless noted
Erosion control during construction
This sheet is SCHEMATIC only

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SITE PLAN SCHEMATIC	
SHEET C1.0	
SCALE: 1"=40'-0"	
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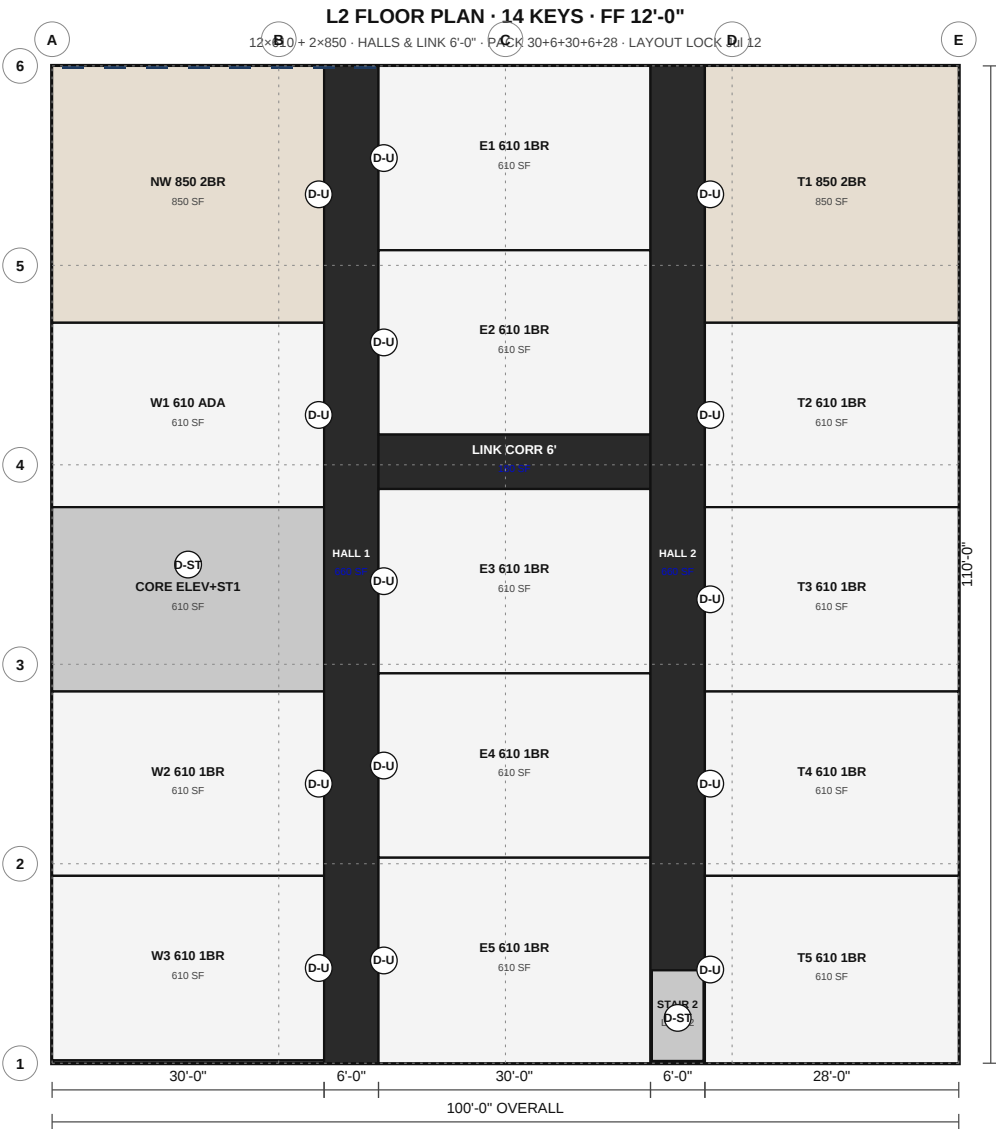


L1 KEY NOTES

FF 16'-0" LOCKED · clear ~14' target
O1/O2 10×10 south framing only (no glass base)
O3/O4 3×7 north doors
P6 demising 36'[64' occupancy separation
Kitchen hood / MAU by MEP + FS vendor
Scent Atelier on hotel spine (J-A1-0)
Dining 3 zones · FOH open to court
Core Mirage-only elev + ST1
See A5 finishes · A5.2 P6 · FP/M/E/P
Health dept set separate for CRAVE

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FLOOR PLAN — LEVEL 1 MIRAGE + CRAVE	
SHEET A1.0	
SCALE: 3/32"=1'-0"	
CD-DRAFT-2 · FULL BUILD-OUT · JUL 15, 2026	
OWNER-GC CD DRAFT · NOT SEALED	AOR/PE SEAL (blank — Louisiana license)



L2 KEY NOTES

Identical plate L2–L5 per Owner Lock
14 keys: 12x610 + 2x850
Halls + link 6'-0" clear
Pack 30'+6'+30'+6'+28' = 100'
ADA unit W1 · ST2 Hall 2 south
Punched windows ~4x5' (PW)
Unit tags match A4 / A5 schedules
Wet walls toward corridors (P5)
Rated corridor P2 · demising P3
See A6.0 RCP · S2.1 framing

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FLOOR PLAN — L2 EXTENDED STAY (14 KEYS)

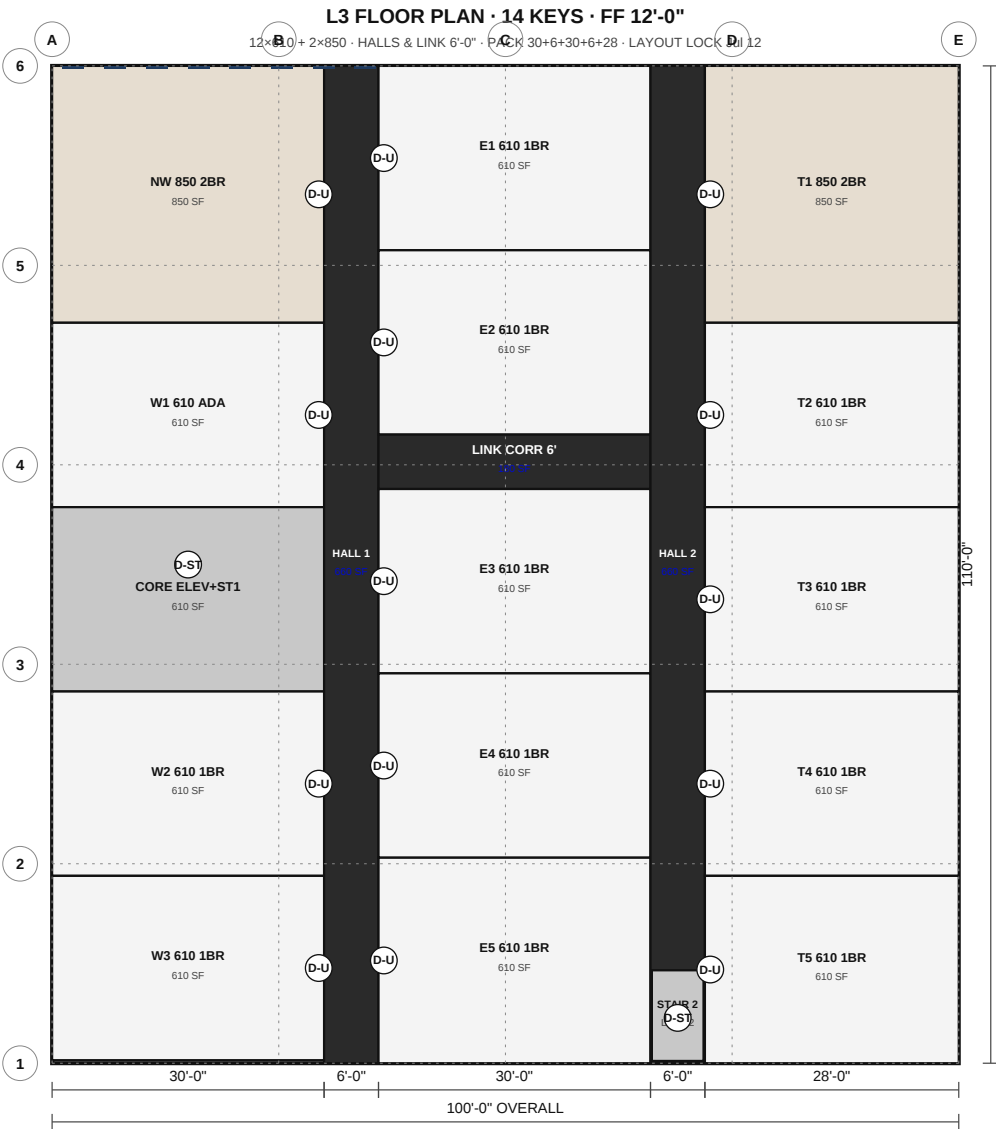
SHEET A1.1

SCALE: 3/32"=1'-0"

CD-DRAFT-2 · FULL BUILD-OUT · JUL 15, 2026

OWNER-GC CD DRAFT · NOT SEALED

AOR / PE SEAL
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L3 KEY NOTES

Identical plate L2–L5 per Owner Lock
14 keys: 12x610 + 2x850
Halls + link 6'-0" clear
Pack 30+6+30+6+28 = 100'
ADA unit W1 - ST2 Hall 2 south
Punched windows ~4x5' (PW)
Unit tags match A4 / A5 schedules
Wet walls toward corridors (P5)
Rated corridor P2 · demising P3
See A6.0 RCP · S2.1 framing

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FLOOR PLAN — L3 EXTENDED STAY (14 KEYS)

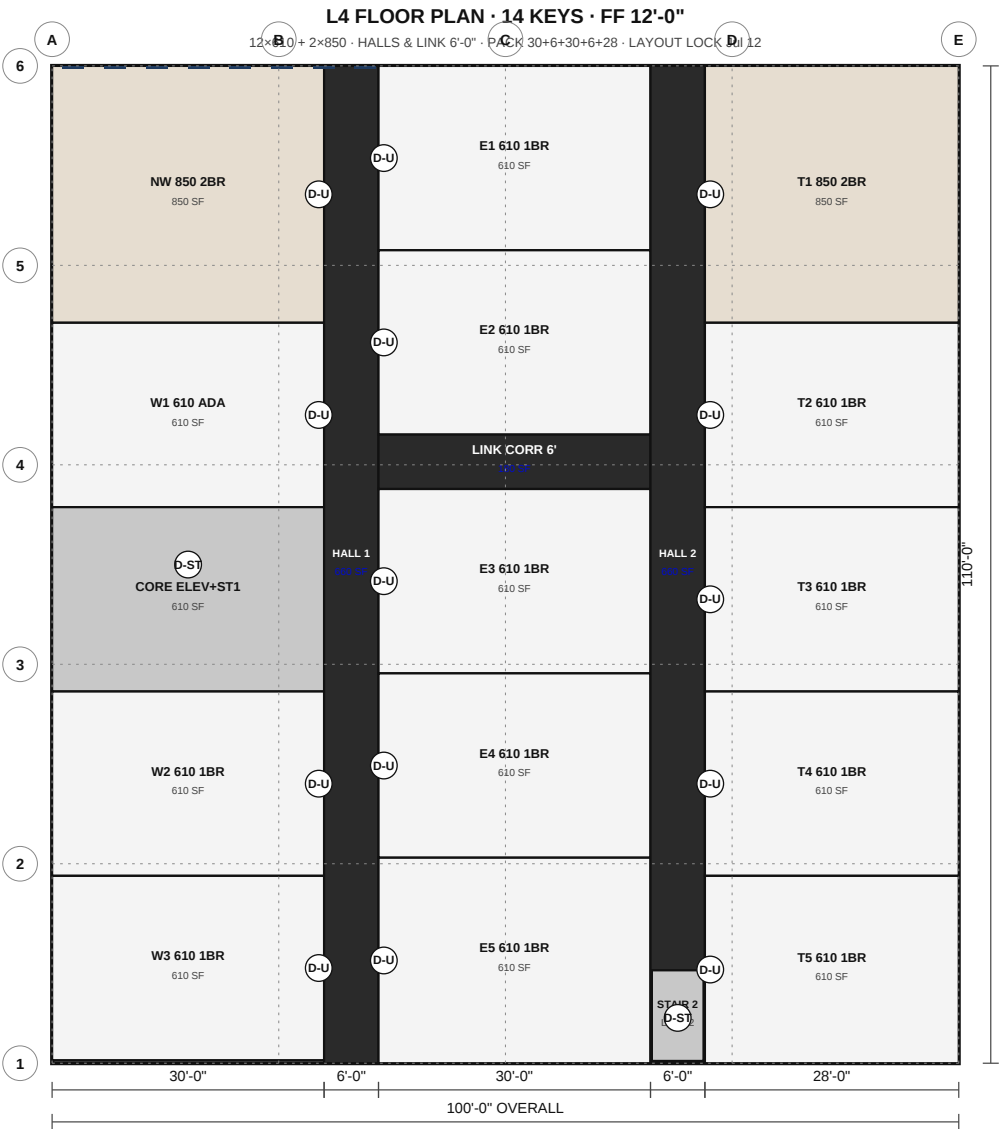
SHEET A1.2

SCALE: 3/32"=1'-0"

CD-DRAFT-2 · FULL BUILD-OUT · JUL 15, 2026

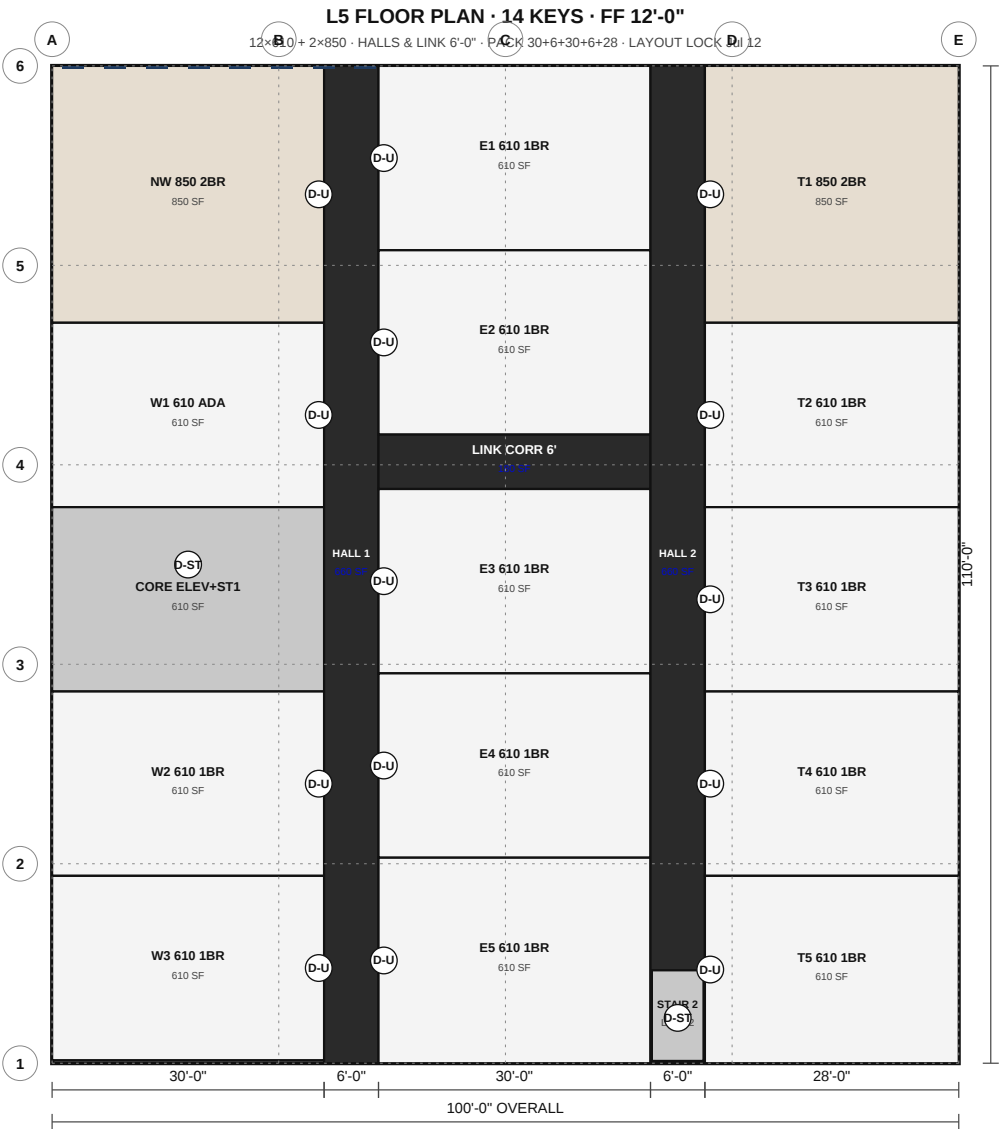
OWNER-GC CD DRAFT · NOT SEALED

AOR / PE SEAL
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FLOOR PLAN — L4 EXTENDED STAY (14 KEYS)	
SHEET A1.3	
SCALE: 3/32"=1'-0"	
CD-DRAFT-2 · FULL BUILD-OUT · JUL 15, 2026	
OWNER-GC CD DRAFT · NOT SEALED	AOR/PE SEAL
	(blank — Louisiana license)



CD DRAFT for bidding & AOR/PE completion. Geometry & TAKEOFF-4 quantities locked. Member sizes, sealed calcs, shop drawings by licensed professionals.

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FLOOR PLAN — L5 EXTENDED STAY (14 KEYS)

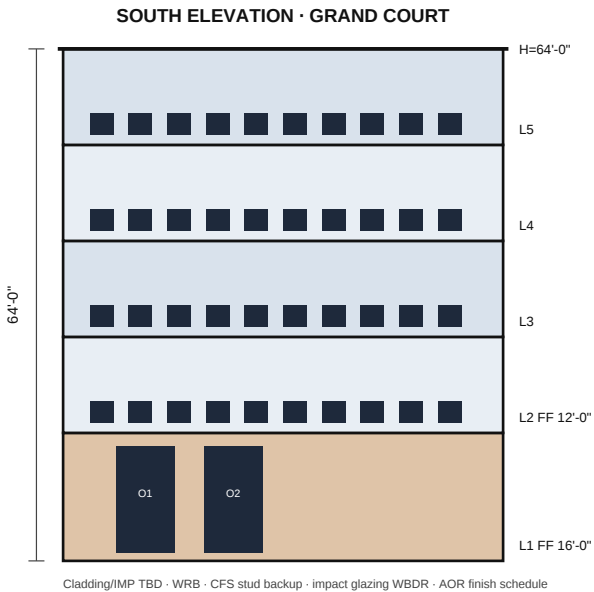
SHEET A1.4

SCALE: 3/32"=1'-0"

CD-DRAFT-2 · FULL BUILD-OUT · JUL 15, 2026

OWNER-GC CD DRAFT · NOT SEALED

AOR / PE SEAL
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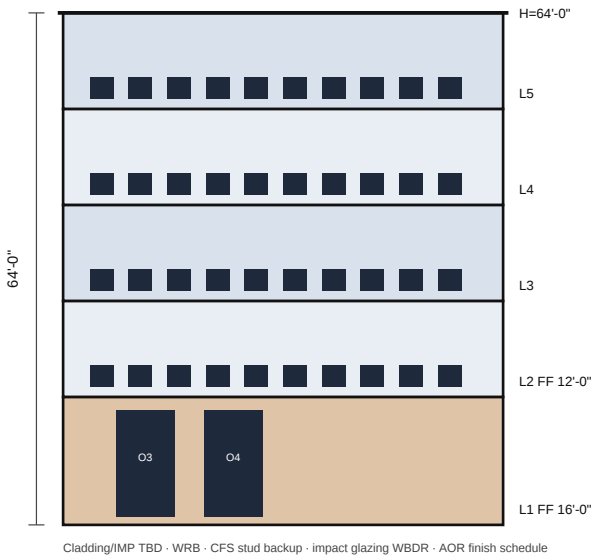


ELEVATION NOTES

Height stack: L1=16' · L2–L5=12' · H=64'-0"
Parapet within locked height
Materials: CFS backup + cladding/IMP TBD
Impact-rated glazing WBDR (ALT)
No glass in STRUCTURAL bid base (O1–O4 frames)
Expansion joints / panel modules: shop dwgs
Louvers for mech as M1.0
Signage NIC unless noted
FF marks at each level
Coordinate openings with A5.0 schedule
Finish colors Owner TBD · AOR seal

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SOUTH ELEVATION — COURT	
SHEET A2.0	
SCALE: 1/16"=1'-0"	
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OWNER-GC CD DRAFT · NOT SEALED	AOR / PE SEAL (blank — Louisiana license)

NORTH ELEVATION · POOL COURT

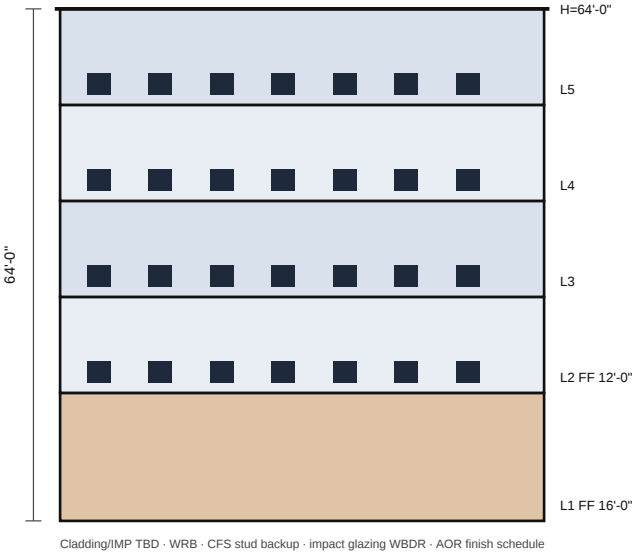


ELEVATION NOTES

Height stack: L1=16' · L2–L5=12' · H=64'-0"
Parapet within locked height
Materials: CFS backup + cladding/IMP TBD
Impact-rated glazing WBDR (ALT)
No glass in STRUCTURAL bid base (O1–O4 frames)
Expansion joints / panel modules: shop dwgs
Louvers for mech as M1.0
Signage NIC unless noted
FF marks at each level
Coordinate openings with A5.0 schedule
Finish colors Owner TBD · AOR seal

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NORTH ELEVATION — POOL	
SHEET A2.1	
SCALE: 1/16"=1'-0"	
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EAST ELEVATION

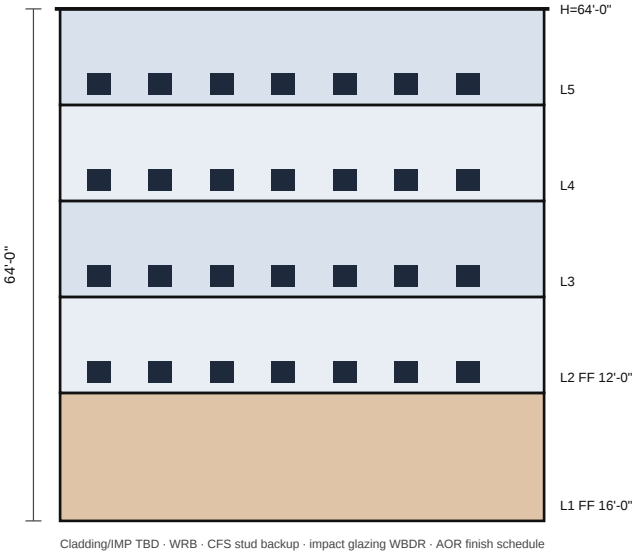


ELEVATION NOTES

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Parapet within locked height
Materials: CFS backup + cladding/IMP TBD
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No glass in STRUCTURAL bid base (O1–O4 frames)
Expansion joints / panel modules: shop dwgs
Louvers for mech as M1.0
Signage NIC unless noted
FF marks at each level
Coordinate openings with A5.0 schedule
Finish colors Owner TBD · AOR seal

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EAST ELEVATION	
SHEET A2.2	
SCALE: 1/16"=1'-0"	
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WEST ELEVATION

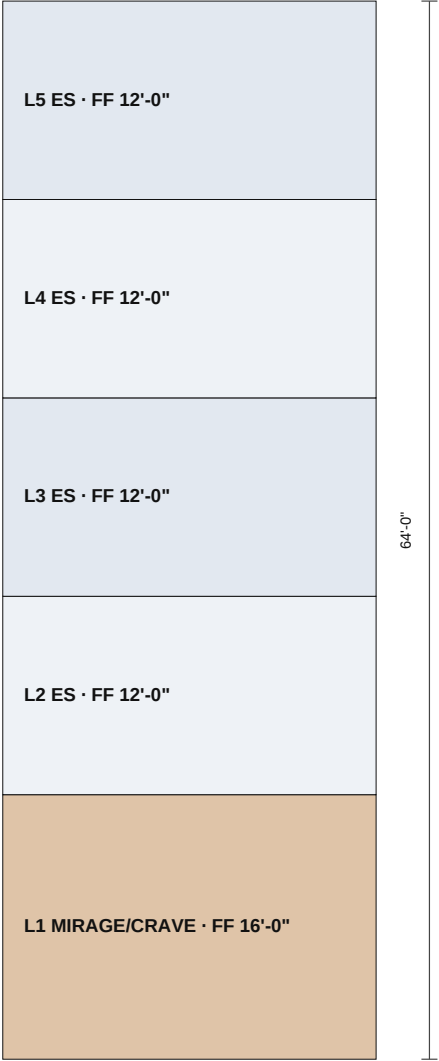


ELEVATION NOTES

Height stack: L1=16' · L2–L5=12' · H=64'-0"
Parapet within locked height
Materials: CFS backup + cladding/IMP TBD
Impact-rated glazing WBDR (ALT)
No glass in STRUCTURAL bid base (O1–O4 frames)
Expansion joints / panel modules: shop dwgs
Louvers for mech as M1.0
Signage NIC unless noted
FF marks at each level
Coordinate openings with A5.0 schedule
Finish colors Owner TBD · AOR seal

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WEST ELEVATION	
SHEET A2.3	
SCALE: 1/16"=1'-0"	
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ROOF / PARAPET · 64'-0" LOCKED



SECTION NOTES

All structural members fit inside FF dimensions
L1 clear height target ~14' · upper ~9'-10"
1-hr floor/ceiling assemblies minimum (AOR)
Shaft walls continuous — see A3.2
CFS exterior bearing / shear — see S series
Roof low-slope · drainage / overflow AOR/MEP

SECTION CUT N↔S · DEPTH 110'-0"



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BUILDING SECTION N-S THROUGH HEIGHT LOCK

SHEET A3.0

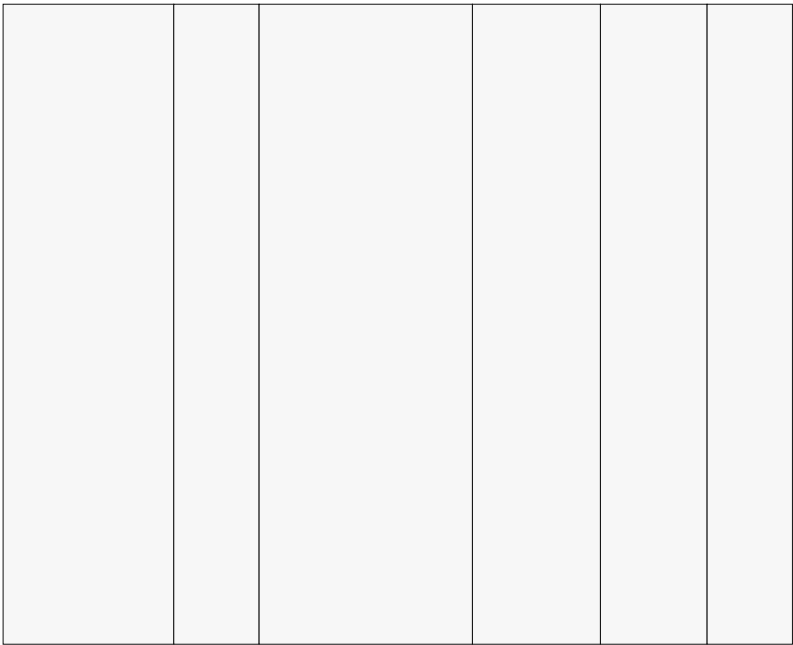
SCALE: 1/8"=1'-0"

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AOR / PE CONFIRM ASSEMBLY

Listing required for Type IIIA / IIA path
Exterior noncombustible or FRT as type requires
160 mph continuous load path into foundation
Opening headers / kings / jacks per PE + TAKEOFF A.6
Floor-line firestopping · cavity barriers
IECC U-factor compliance via assembly calc
Sheathing: see ALT-ENV takeoff F.1 NET SF
Interior finish class A corridors

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TYPICAL EXTERIOR CFS WALL SECTION

SHEET A3.1

SCALE: 1'-1/2"=1'-0"

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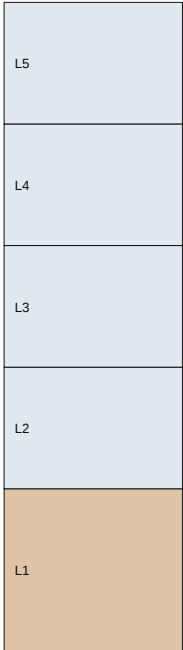
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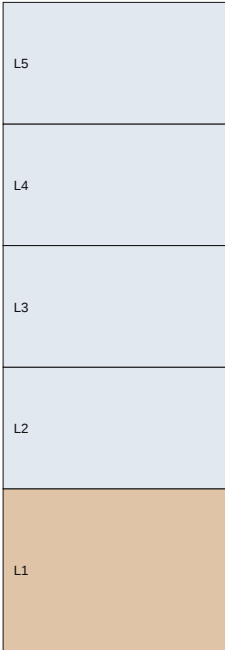
SHAFT NOTES

2-hr shaft enclosures typical where connecting ≥4 stories — AOR confirm listings.
Elevator pit / hoistway / machine room by foundation PE + elevator vendor shops.
Stair pans / landings ALT by vendor; ST1 in CORE · ST2 Hall 2 south per plans.

ELEVATOR SHAFT ≈8'×10'



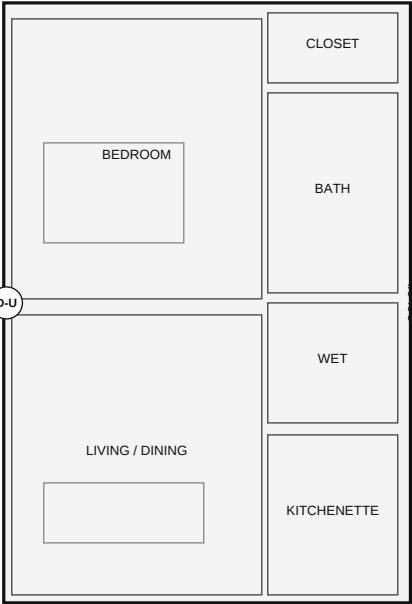
STAIR SHAFT TYP ≈10'×20'



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STAIR / ELEVATOR SHAFT SECTIONS	
SHEET A3.2	
SCALE: 1/4"=1'-0"	
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U-610 · 1BR EXTENDED STAY · 610 SF · 20'-4" × 30'-0"



20'-4"

U-850 · 2BR EXTENDED STAY · 850 SF · 28'-4" × 30'-0"



28'-4"

UNIT NOTES

Millwork, appliances, FF&E NIC unless in finish schedule. Wet walls / stacks on corridor sid

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ENLARGED UNIT PLANS — U-610 & U-850

SHEET A4.0

SCALE: 1/4"=1'-0"

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AOR / PE SEAL

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MARK	SIZE	LOCATION	QTY	TYPE	NOTES
O1	10'-0" x 10'-0"	L1 South	1	Storefront frame	No glass in structural bid base
O2	10'-0" x 10'-0"	L1 South	1	Storefront / bifold	No glass in structural bid base
O3	3'-0" x 7'-0"	L1 North	1	HM / storefront door	Pool / north court egress
O4	3'-0" x 7'-0"	L1 North	1	HM / storefront door	Pool / north court egress
PW	4'-0" x 5'-0"	L2-L5 punched	88	Aluminum punched	Impact glazing ALT · WBDR
D-U	3'-0" x 7'-0"	Unit entry	56	Solid-core / rated	Corr → unit · closers
D-ST	3'-0" x 7'-0"	Stair	20	Rated pair/single	Per shaft rating
D-EL	3'-6" x 7'-0"	Elev lobby	5	Rated / smoke	Per elev shop
D-C	3'-0" x 7'-0"	Corridor / core	24	Rated as req'd	Fire/smoke as rated
D-K	3'-0" x 7'-0"	L1 kitchen	4	Service / rated	Health / FP path

SCHEDULE NOTES

Hardware groups by AOR (locksets, closers, panic as rated). Fire labels where required by ra
PW quantity =88 punched openings L2-L5 — confirm with elev elevations A2.0-A2.3.
No glazing in structural bid base — frames only at O1-O4 unless ALT-ENV purchased.

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DOOR / OPENING / WINDOW SCHEDULE

SHEET A5.0

SCALE: N/A

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AOR / PE SEAL
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ROOM	FLOOR	BASE	WALLS	CEILING	NOTES
L1 Lobby	LVP	RB	Paint + accent	Gyp/ACT	Boutique hospitality
L1 Fitness	Rubber	RB	Paint	Gyp	Mirror NIC
L1 Meet / Atelier	LVP/Carpet	RB	Paint	Gyp	Brand finishes
L1 CRAVE FOH	LVP	RB	Paint / wood accent	Gyp	Bar TOP by FFE
L1 Kitchen	Quarry/epoxy	Cove	FRP / washable	Washable	Health dept
L1 RR	Tile	Tile	Tile/paint	Gyp moisture	ADA clearances
Corr L2-L5	LVP	RB	Paint Type X	Gyp	1-hr finish
Unit 610/850	LVP	RB	Paint	Gyp	Wet walls tile
Unit Bath	Tile	Tile	Tile + paint	Moisture gyp	Grab bars ADA
Stairs	Conc/rubber	—	Paint rated	—	Nosing contrast

CD DRAFT for bidding & AOR/PE completion. Geometry & TAKEOFF-4 quantities locked. Member sizes, sealed calcs, shop drawings by licensed professionals.

MIRAGE @ MANHATTAN

1705 Manhattan Blvd · Harvey LA 70058 · Jefferson Parish

ROOM FINISH SCHEDULE

SHEET A5.1

SCALE: N/A

CD-DRAFT-2 · FULL BUILD-OUT · JUL 15, 2026

OWNER-GC CD DRAFT · NOT SEALED

AOR / PE SEAL

(blank — Louisiana license)

TYPE	NAME	ASSEMBLY (PERFORMANCE)	RATING / PERF	REF
P1	Exterior CFS	6" CFS @16" o.c. + sheathing/IMP + WRB + finish	Type IIIA path · PE size	S3 / A3.1
P2	Corridor	3-5/8" or 6" CFS + 5/8" Type X both sides	1-hr typ · STC 50 target	A5.2
P3	Unit demising	3-5/8" CFS + Type X both + insulation	1-hr · STC 50	A5.2
P4	Shaft	CFS shaft wall / masonry ALT	2-hr typ 4+ stories	A3.2 / S
P5	Wet wall	3-5/8" CFS + tile backer at baths	Stacks on corridor side	P1.0
P6	L1 demising	Mirage CRAVE occupancy separation	Rated assembly AOR	A1.0

P1



EXT

P2



CORR

P3



DEM

P4



SHAFT

P5



WET

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PARTITION TYPES

SHEET A5.2

SCALE: N/A

CD-DRAFT-2 · FULL BUILD-OUT · JUL 15, 2026

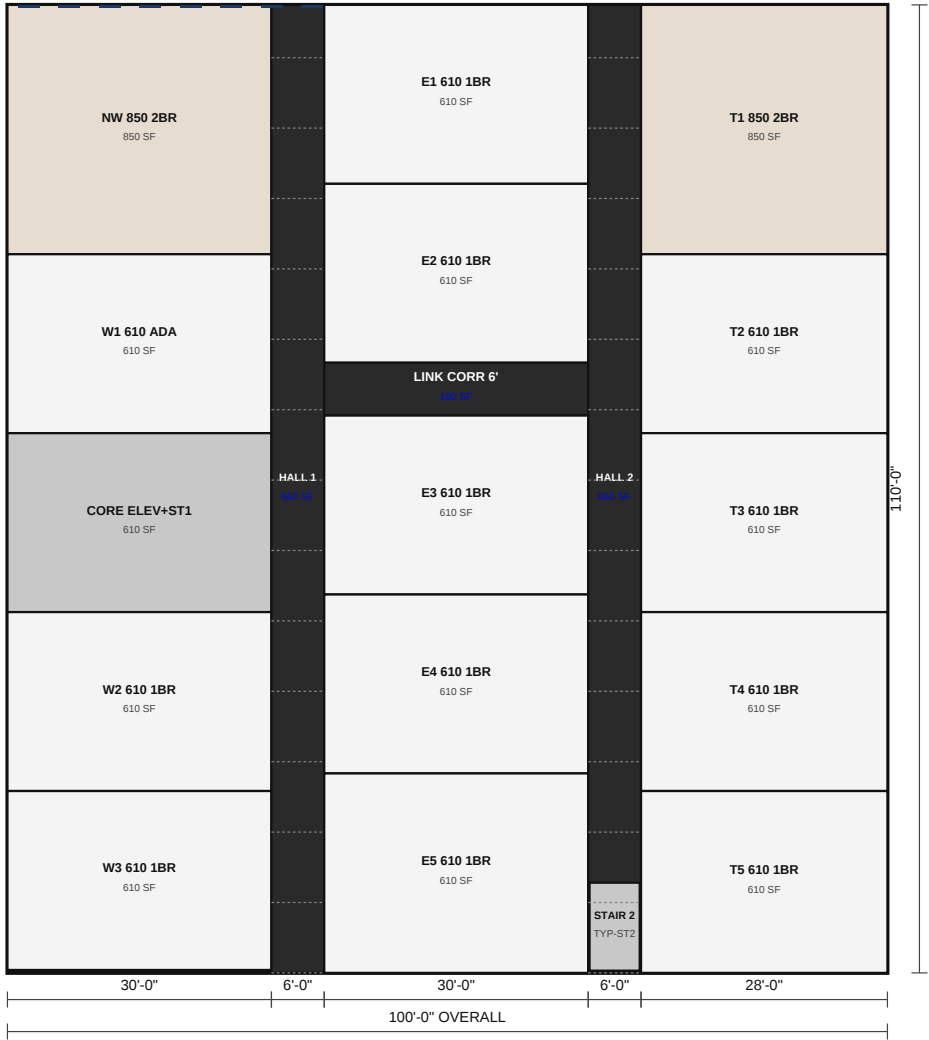
OWNER-GC CD DRAFT · NOT SEALED

AOR / PE SEAL

(blank — Louisiana license)

TYP FLOOR PLAN · 14 KEYS · FF 12'-0"

12×610 + 2×850 · HALLS & LINK 6'-0" · PACK 30+6+30+6+28 · LAYOUT LOCK Jul 12



RCP NOTES

Corridors: ACT 2×2 or gyp as rated
Units: gyp flat · wet moisture board
Exit signs / EM lights per IFC
Detectors / horns per FP
Supply / return grille marks by MEP
Access panels at valves / dampers
Ceiling height ~9'-0" clear target
Coordinate with M1.0 / E1.0 / FP1.0

CD DRAFT for bidding & AOR/PE completion. Geometry & TAKEOFF-4 quantities locked. Member sizes, sealed calcs, shop drawings by licensed professionals.

MIRAGE @ MANHATTAN	
1705 Manhattan Blvd · Harvey LA 70058 · Jefferson Parish	
REFLECTED CEILING PLAN — TYPICAL UPPER	
SHEET A6.0	
SCALE: 3/32"=1'-0"	
CD-DRAFT-2 · FULL BUILD-OUT · Jul 15, 2026	
OWNER-GC CD DRAFT · NOT SEALED	AOR / PE SEAL (blank — Louisiana license)

DESIGN CRITERIA (BID / PE CONFIRM)

160 mph Vult · Exposure C · Risk Category II · ASCE 7-16
Floor LL: corr 100 psf · units 40 psf · L1 A-2 per code
Roof LL / DL per IBC · ponding check PE
Seismic: ASCE 7 (site class by geotech)
Codes: AISI S100 · IBC 2021 · AWS as required
Materials: CFS studs/joists ASTM A1003/A653
Corrosion: G60 min · coastal if PE requires G90
CLP required roof → foundation · 160 mph
Deflection / vibration: PE set limits
Member sizes: PLACEHOLDER — vendor PE seals

DRAWING NOTES

Quantities from CFS TAKEOFF-4 BASE are authoritative
Do not redesign plate geometry — 100×110 locked
Joist span assumption 22' @ 16" o.c. (PE may revise)
Foundation reactions TBD after PE design
Connections / HD: typical only until PE BOM
Coordinate openings with A5.0
Shaft walls continuous multi-story
No glass in structural base package

CD DRAFT for bidding & AOR/PE completion. Geometry & TAKEOFF-4 quantities locked. Member sizes, sealed calcs, shop drawings by licensed professionals.

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STRUCTURAL GENERAL NOTES / LOADS / CFS CRITERIA

SHEET S0.1

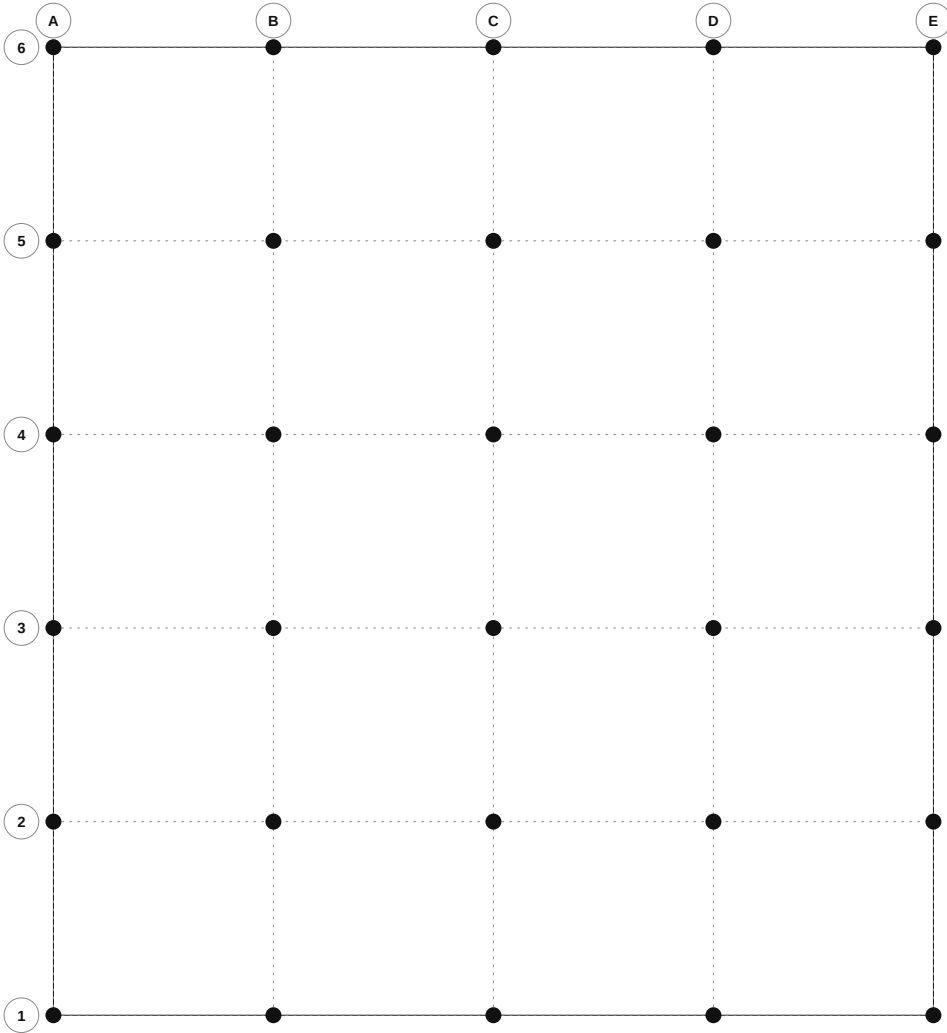
SCALE: N/A

CD-DRAFT-2 · FULL BUILD-OUT · JUL 15, 2026

OWNER-GC CD DRAFT · NOT SEALED

AOR / PE SEAL
(blank — Louisiana license)

GRID	DL (k)	LL (k)	WL (k)	COMB	NOTES
A-1	TBD	TBD	TBD	TBD	PE after analysis
A-1	TBD	TBD	TBD	TBD	PE after analysis
A-1	TBD	TBD	TBD	TBD	PE after analysis
A-1	TBD	TBD	TBD	TBD	PE after analysis



FOUNDATION
Grid 25' E-W · 22' N-S typ
Piles/pads: GEOTECH + PE
Reaction table: vendor PE
Elev pit recess coordinate
Grade beams optional PE
CLP anchors at shear walls
See S3 for shear layout

CD DRAFT for bidding & AOR/PE completion. Geometry & TAKEOFF-4 quantities locked. Member sizes, sealed calcs, shop drawings by licensed professionals.

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FOUNDATION / COLUMN GRID (PLACEHOLDER REACTIONS)

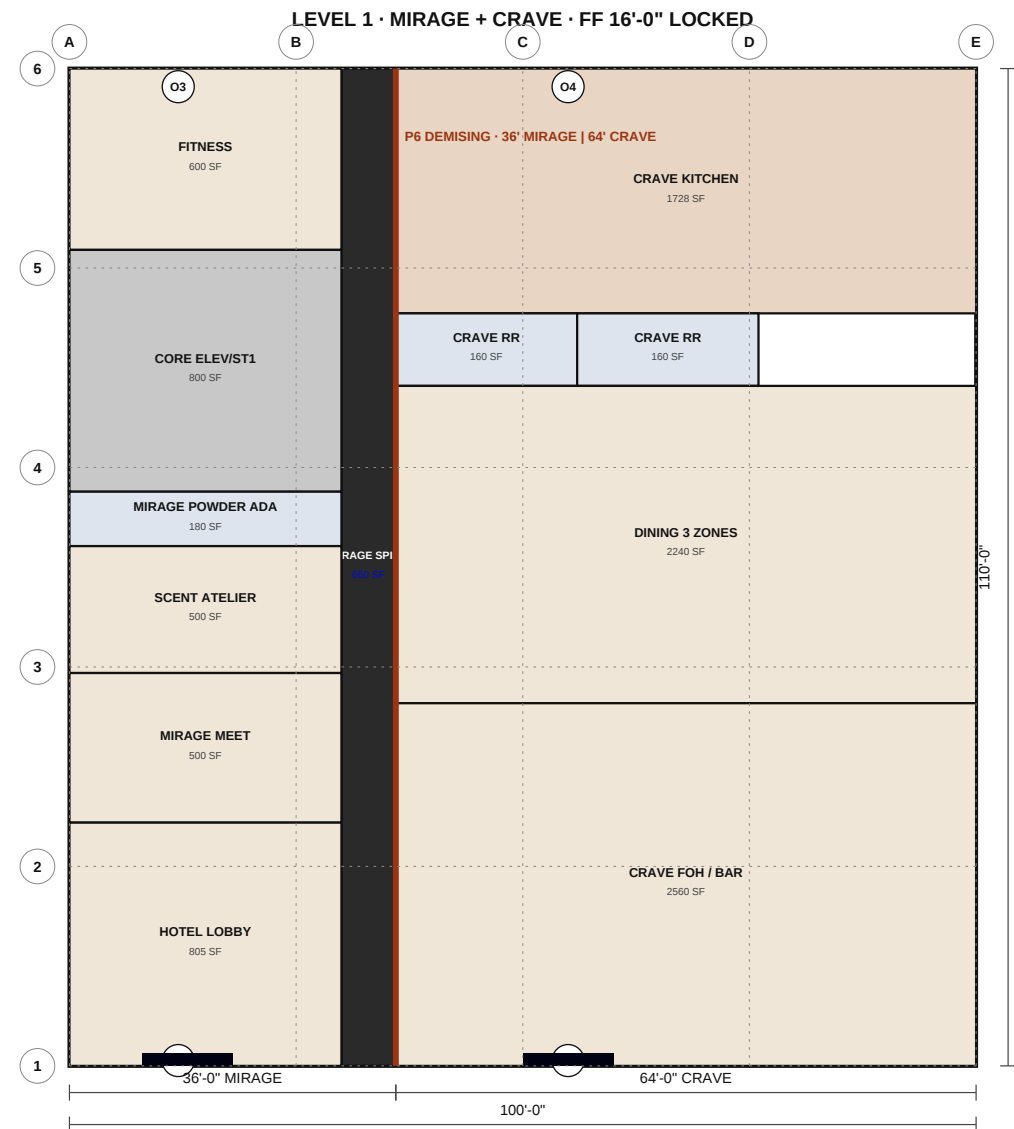
SHEET S1.0

SCALE: 3/32"=1'-0"

CD-DRAFT-2 · FULL BUILD-OUT · JUL 15, 2026

OWNER-GC CD DRAFT · NOT SEALED

AOR / PE SEAL
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**L1 FRAMING**

Exterior CFS studs 16' cut · TAKEOFF A.1
Demising Mirage|CRAVE structural wall
Transfer / beam lines PE if open FOH
Floor above = L2 joists → see S2.1
Hold-downs at shear wall ends
Opening jambs O1–O4 reinforced

CD DRAFT for bidding & AOR/PE completion. Geometry & TAKEOFF-4 quantities locked. Member sizes, sealed calcs, shop drawings by licensed professionals.

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LEVEL 1 FRAMING / LOAD PATH

SHEET S2.0

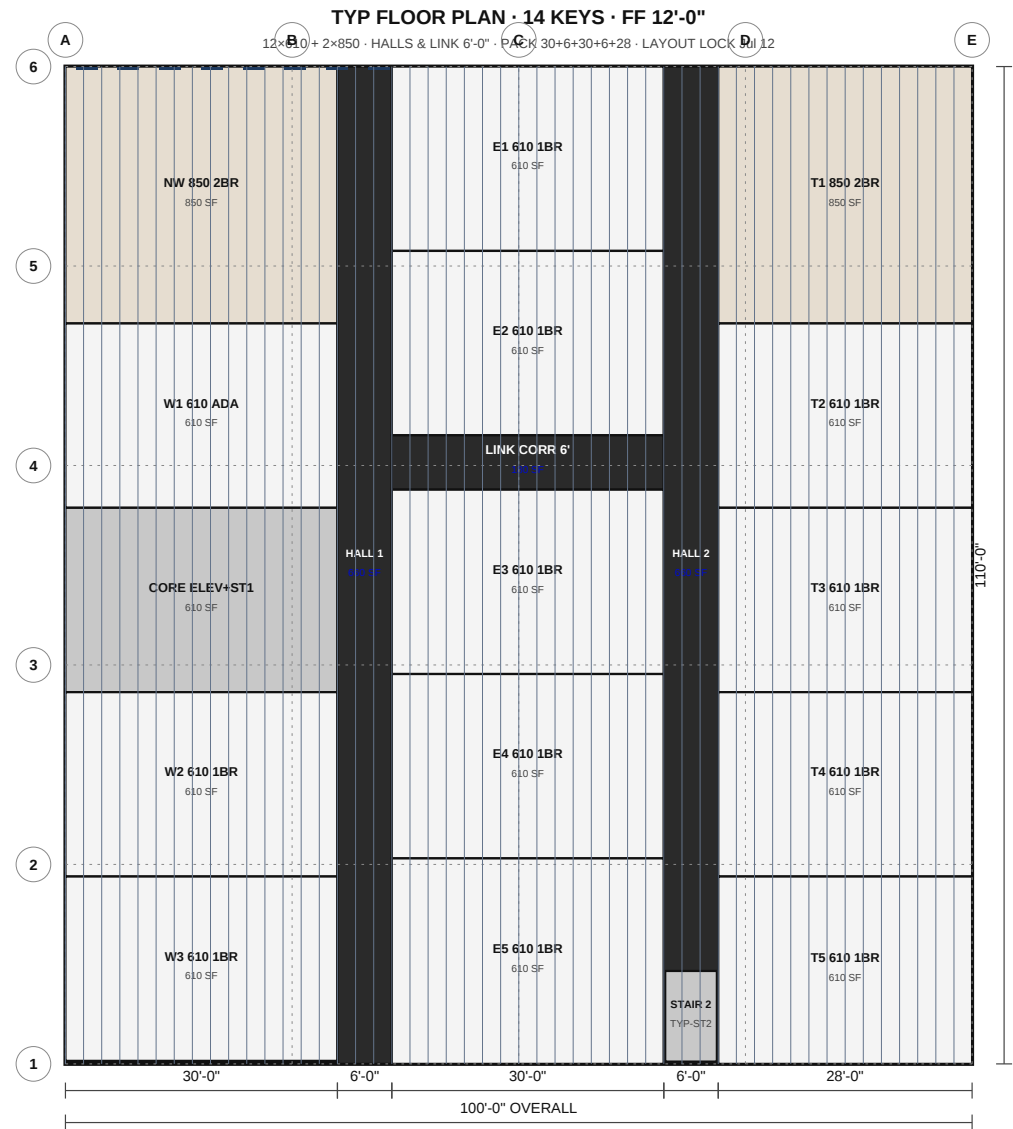
SCALE: 3/32"=1'-0"

CD-DRAFT-2 · FULL BUILD-OUT · JUL 15, 2026

OWNER-GC CD DRAFT · NOT SEALED

AOR / PE SEAL

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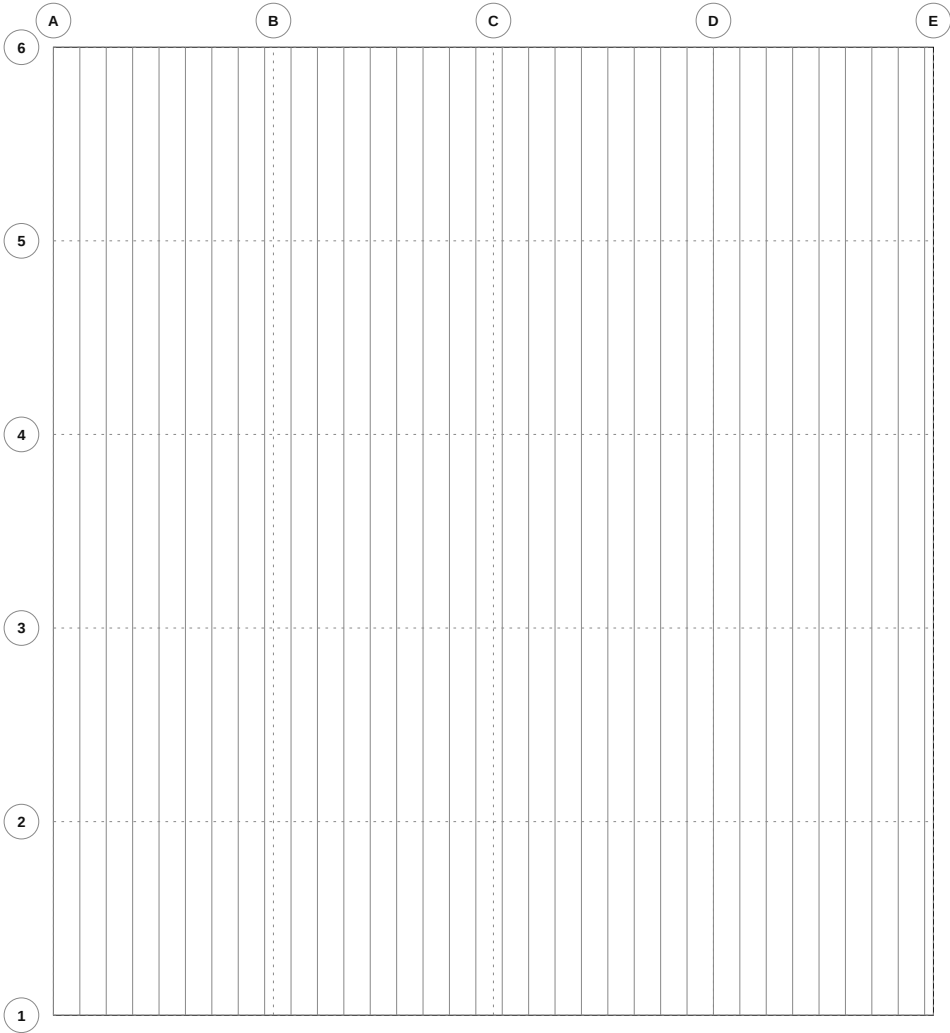


JOISTS

Assume CFS joists/trusses @16" o.c.
Span assume 22' (PE confirm)
TAKEOFF D.* : 7890 LF / floor L2-L5
Rim/band 420 LF / floor
Bridging 8% of joist LF
Shaft openings framed/trimmed
Corridor bearing walls continuous

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TYPICAL UPPER FLOOR FRAMING	
SHEET S2.1	
SCALE: 3/32"=1'-0"	
CD-DRAFT-2 · FULL BUILD-OUT · JUL 15, 2026	
OWNER-GC CD DRAFT · NOT SEALED	AOR / PE SEAL
	(blank — Louisiana license)



ROOF

Joists/trusses @24" o.c. takeoff E.1
5500 LF · 11,000 SF roof
Low slope - drain / overflow
Mech dunnage for RTUs / cond.
Parapet continuous load path
Diaphragm to shear walls S3

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ROOF FRAMING

SHEET S2.2

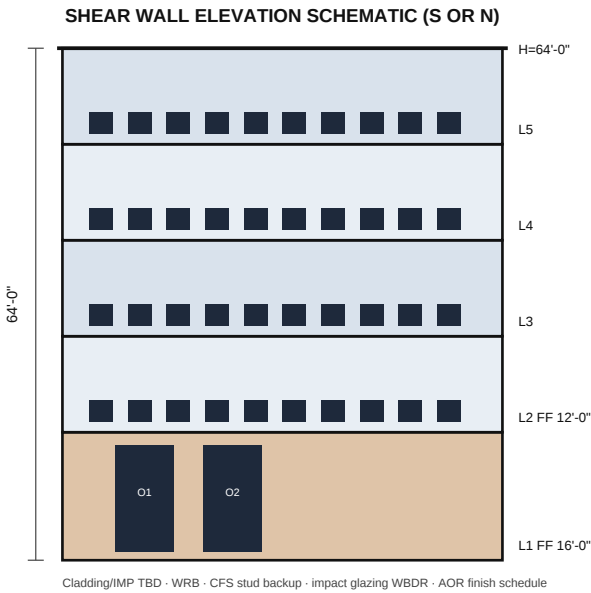
SCALE: 3/32"=1'-0"

CD-DRAFT-2 · FULL BUILD-OUT · JUL 15, 2026

OWNER-GC CD DRAFT · NOT SEALED

AOR / PE SEAL

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SHEAR / LATERAL

Primary lateral: CFS shear walls + diaphragm
Length & thickness: PE after analysis
Hold-downs / straps: G.1–G.2 takeoff LS
160 mph Exp C governs in many load cases
Collect chords at floor / roof
Openings O1–O4 interrupt — design piers
Internal corridor walls may participate PE
Detail S4.0 typical CLP

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CFS EXTERIOR / SHEAR WALL SCHEMATIC	
SHEET S3.0	
SCALE: 1/16"=1'-0"	
CD-DRAFT-2 · FULL BUILD-OUT · JUL 15, 2026	
OWNER-GC CD DRAFT · NOT SEALED	AOR / PE SEAL
	(blank — Louisiana license)

DETAIL 1 · HD AT FOUNDATION

Schematic — PE values / catalog
numbers required for stamp



DETAIL 2 · STUD-TRACK-JOIST

Schematic — PE values / catalog
numbers required for stamp



DETAIL 3 · FLOOR-WALL LEDGER

Schematic — PE values / catalog
numbers required for stamp



DETAIL 4 · ROOF-PARAPET STRAP

Schematic — PE values / catalog
numbers required for stamp



CONNECTION NOTES

All capacities, screw schedules, weld sizes, and hold-down models by structural PE / manufac
Continuous load path documentation required for 160 mph Harvey Exposure C.

CD DRAFT for bidding & AOR/PE completion. Geometry & TAKEOFF-4 quantities locked. Member sizes, sealed calcs, shop drawings by licensed professionals.

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TYPICAL CONNECTIONS / HOLD-DOWNS / CLP

SHEET S4.0

SCALE: 1 1/2"=1'-0"

CD-DRAFT-2 · FULL BUILD-OUT · Jul 15, 2026

OWNER-GC CD DRAFT · NOT SEALED

AOR / PE SEAL

(blank — Louisiana license)

CODE	DESCRIPTION	QTY	UNIT	FLR	NOTE
A.1.1	Ext studs L1 @ 16" o.c. × 16'	314	PCS	L1	Cut length 16'-0" · assume 6" struct
A.1.2	Ext track L1 top+bottom	840.0	LF	L1	420×2
A.2.1	Ext studs L2 @ 16" o.c. × 12'	314	PCS	L2	Cut length 12'-0" · assume 6" struct
A.2.2	Ext track L2 top+bottom	840.0	LF	L2	420×2
A.3.1	Ext studs L3 @ 16" o.c. × 12'	314	PCS	L3	Cut length 12'-0" · assume 6" struct
A.3.2	Ext track L3 top+bottom	840.0	LF	L3	420×2
A.4.1	Ext studs L4 @ 16" o.c. × 12'	314	PCS	L4	Cut length 12'-0" · assume 6" struct
A.4.2	Ext track L4 top+bottom	840.0	LF	L4	420×2
A.5.1	Ext studs L5 @ 16" o.c. × 12'	314	PCS	L5	Cut length 12'-0" · assume 6" struct
A.5.2	Ext track L5 top+bottom	840.0	LF	L5	420×2
A.6	Opening pack headers/jacks/sills	2460.0	LF	ALL	3-ply hdr+jacks+sill · kings in fiel
A.7	Ext wall area GROSS	26880.0	SF	ALL	Panel/sheathing gross
A.8	Ext wall area NET openings	24878.0	SF	ALL	Bill panels to NET
C.1	Shaft studs L1 elev+2 stairs	117.0	PCS-EQ	L1	156 LF plan @16" · cut 16' · 1872 LF
C.1t	Shaft track L1	312	LF	L1	
C.2	Shaft studs L2 elev+2 stairs	117.0	PCS-EQ	L2	156 LF plan @16" · cut 12' · 1404 LF
C.2t	Shaft track L2	312	LF	L2	
C.3	Shaft studs L3 elev+2 stairs	117.0	PCS-EQ	L3	156 LF plan @16" · cut 12' · 1404 LF
C.3t	Shaft track L3	312	LF	L3	
C.4	Shaft studs L4 elev+2 stairs	117.0	PCS-EQ	L4	156 LF plan @16" · cut 12' · 1404 LF
C.4t	Shaft track L4	312	LF	L4	
C.5	Shaft studs L5 elev+2 stairs	117.0	PCS-EQ	L5	156 LF plan @16" · cut 12' · 1404 LF
C.5t	Shaft track L5	312	LF	L5	
D.2.1	Floor joists/trusses L2 @16" o.c.	7890.0	LF	L2	Span assume 22' · 75 lines × 110' ×
D.2.2	Rim/band L2	420.0	LF	L2	
D.2.3	Bridging/blocking L2	631.2	LF	L2	8% of joist LF
D.3.1	Floor joists/trusses L3 @16" o.c.	7890.0	LF	L3	Span assume 22' · 75 lines × 110' ×
D.3.2	Rim/band L3	420.0	LF	L3	

TAKEOFF AUTHORITY

Full CSV: CFS-TAKEOFF-BOQ.csv · BASE studs ~30,044 LF · joists+bridge+roof ~39,585 LF · see

CD DRAFT for bidding & AOR/PE completion. Geometry & TAKEOFF-4 quantities locked. Member sizes, sealed calcs, shop drawings by licensed professionals.

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STRUCTURAL SCHEDULES — CFS TAKEOFF-4 BASE

SHEET S5.0

SCALE: N/A

CD-DRAFT-2 · FULL BUILD-OUT · Jul 15, 2026

OWNER-GC CD DRAFT · NOT SEALED

AOR / PE SEAL
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PH	CODE	DESCRIPTION	QTY	UNIT	FLR
BAS	D.3.3	Bridging/blocking L3	631.2	LF	L3
BAS	D.4.1	Floor joists/trusses L4 @16" o.c.	7890.0	LF	L4
BAS	D.4.2	Rim/band L4	420.0	LF	L4
BAS	D.4.3	Bridging/blocking L4	631.2	LF	L4
BAS	D.5.1	Floor joists/trusses L5 @16" o.c.	7890.0	LF	L5
BAS	D.5.2	Rim/band L5	420.0	LF	L5
BAS	D.5.3	Bridging/blocking L5	631.2	LF	L5
BAS	D.ALT	Floor joists ALT @24" o.c. (all L2-L5)	21040.0	LF	L2-L5
BAS	E.1	Roof joists/trusses @24" o.c.	5500.0	LF	ROOF
BAS	E.2	Roof rim/edge	420.0	LF	ROOF
BAS	E.3	Roof framing area	11000.0	SF	ROOF
BAS	G.1	Hold-downs / straps / clips / screws	1	LS	ALL
BAS	G.2	160 mph continuous load path hardware	1	LS	ALL
BAS	H.1	Delivery to Harvey LA 70058	1	LS	ALL
ALT	B.2.1	Corridor+demising studs L2	652.5	PCS-EQ	L2
ALT	B.2.2	Corridor+demising track L2	1740.0	LF	L2
ALT	B.3.1	Corridor+demising studs L3	652.5	PCS-EQ	L3
ALT	B.3.2	Corridor+demising track L3	1740.0	LF	L3
ALT	B.4.1	Corridor+demising studs L4	652.5	PCS-EQ	L4
ALT	B.4.2	Corridor+demising track L4	1740.0	LF	L4
ALT	B.5.1	Corridor+demising studs L5	652.5	PCS-EQ	L5
ALT	B.5.2	Corridor+demising track L5	1740.0	LF	L5
ALT	B.L1	L1 Mirage CRAVE demising + BOH allow s	2101.9	LF	L1
ALT	B.L1t	L1 interior track	380.0	LF	L1
ALT	F.1	Insulated wall panels or sheathing NET	24878.0	SF	ALL
ALT	F.2	Roof deck/panels	11000.0	SF	ROOF
ALT	F.3	Erection labor + crane	1	LS	ALL

CD DRAFT for bidding & AOR/PE completion. Geometry & TAKEOFF-4 quantities locked. Member sizes, sealed calcs, shop drawings by licensed professionals.

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STRUCTURAL SCHEDULES — TAKEOFF CONT. + ALT

SHEET S5.1

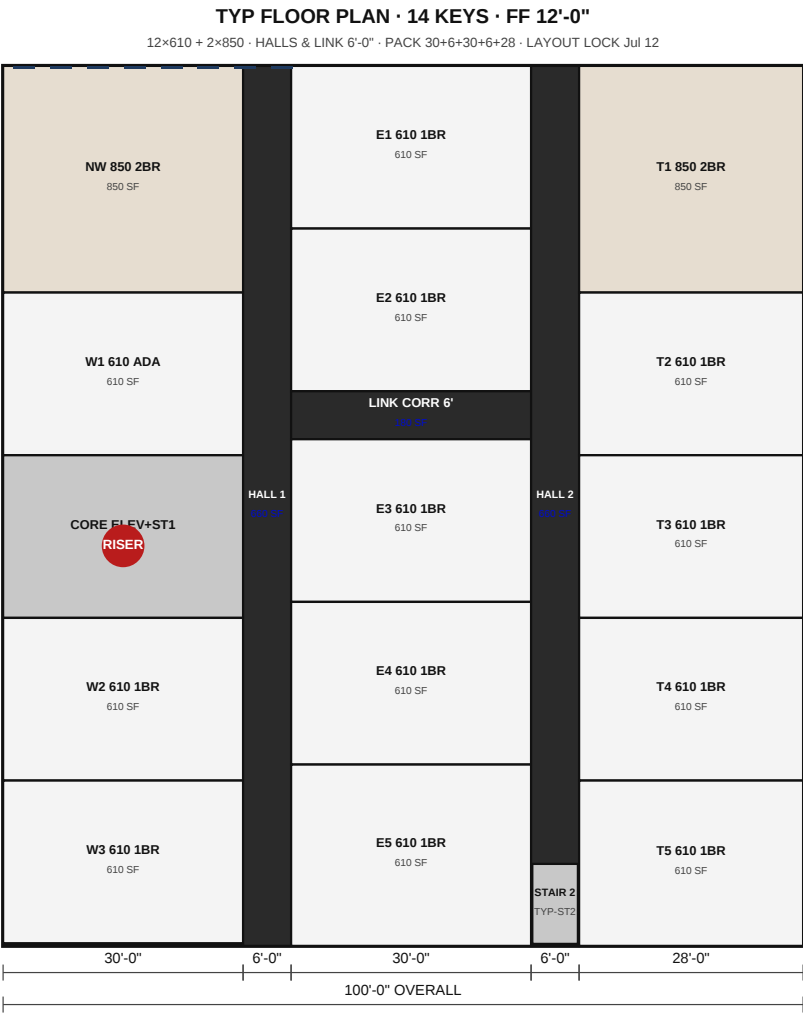
SCALE: N/A

CD-DRAFT-2 · FULL BUILD-OUT · JUL 15, 2026

OWNER-GC CD DRAFT · NOT SEALED

AOR / PE SEAL

(blank — Louisiana license)



NFPA 13 DESIGN CRITERIA

System: wet-pipe NFPA 13 (not 13R)
Occupancy: LH / OH1 verify by room
Density / area: PE hydraulic calc
Riser preferred at CORE (shown)
Standpipe as IBC/IFC requires
Heads: quick-response residential ok R-2
Kitchen: hood suppression separate
Backflow / FDC: civil + FD
Monitoring: IFC / Parish
Sealed FP drawings by FP PE

CD DRAFT for bidding & AOR/PE completion. Geometry & TAKEOFF-4 quantities locked. Member sizes, sealed calcs, shop drawings by licensed professionals.

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FIRE PROTECTION — NFPA 13 CRITERIA + RISER

SHEET FP1.0

SCALE: N/A

CD-DRAFT-2 · FULL BUILD-OUT · Jul 15, 2026

OWNER-GC CD DRAFT · NOT SEALED

AOR / PE SEAL

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ZONE	SYSTEM (ALLOW)	CRITERIA	NOTES
ES keys (56)	PTAC or ducted mini-split	1 outdoor / unit or heat-pump	Meets IECC · acoustics
Corridors	DOAS / corridor HVAC	Pressurization / OA	Rated dampers
L1 Lobby/Meet	Split / RTU zone	Hospitality comfort	Zoning dampers
CRAVE FOH	RTU / split	Dining loads	Kitchen transfer air
Kitchen	MAU + exhaust	Hood CFM by FS vendor	Balance to hood
Fitness	Dedicated zone	High OA / exhaust	Pool future
Stairs/elev	Smoke / press. as req	IFC	PE design

MECHANICAL NOTES

Roof dunnage for condensers/RTUs — coordinate S2.2. L1 kitchen makeup air mandatory with hoo
Load calcs, duct sizing, equipment schedules: sealed by MEP PE. This sheet is performance in

CD DRAFT for bidding & AOR/PE completion. Geometry & TAKEOFF-4 quantities locked. Member sizes, sealed calcs, shop drawings by licensed professionals.

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HVAC ZONING / PERFORMANCE CRITERIA

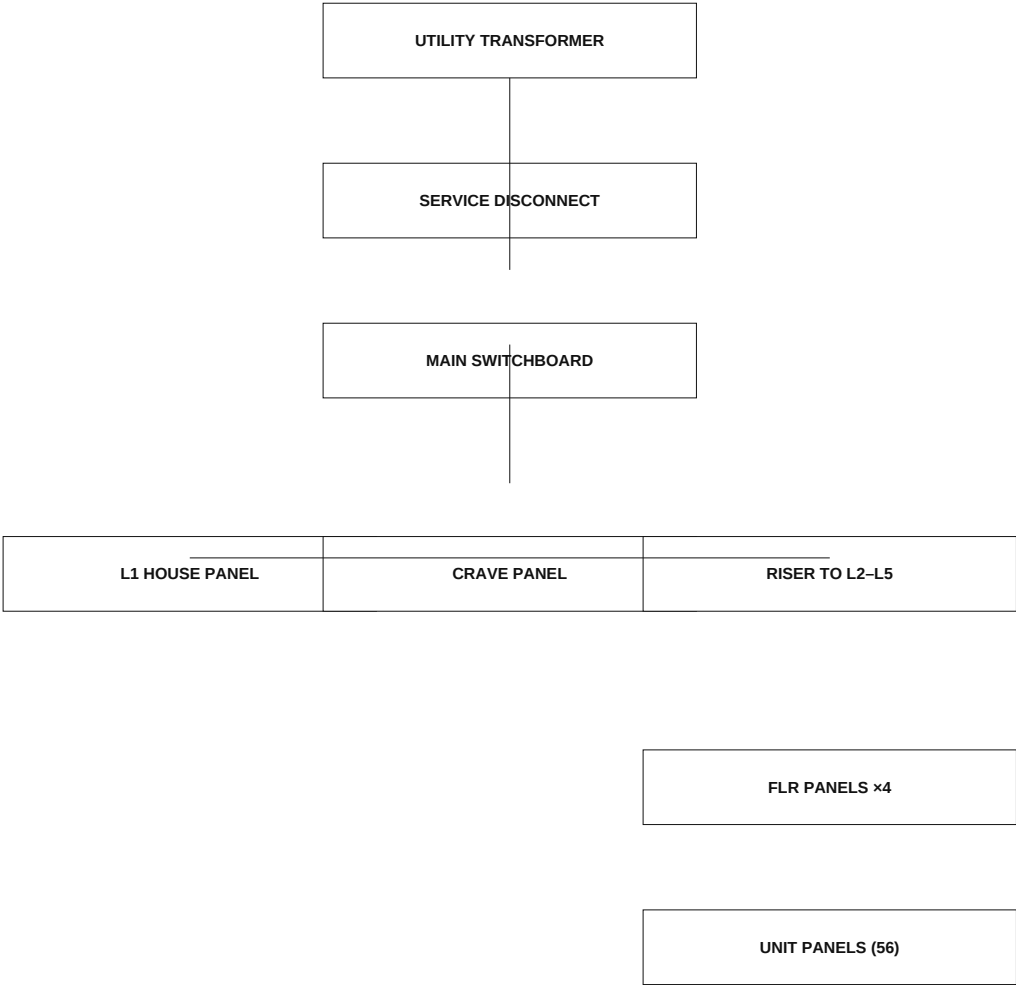
SHEET M1.0

SCALE: N/A

CD-DRAFT-2 · FULL BUILD-OUT · Jul 15, 2026

OWNER-GC CD DRAFT · NOT SEALED

AOR / PE SEAL
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ELECTRICAL CRITERIA

Service allowance: 1200–1600A 208Y/120
confirm with utility + load calc
Emergency/exit lighting + generator
or inverter per PE
Unit panels: 100–125A typ
Kitchen: heavy loads / hood / equip
Fire alarm separate riser
Telecom / data backbone NIC AE
Lightning / surge PE
Panel schedules: sealed MEP
Photovoltaic NIC

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ELECTRICAL ONE-LINE SCHEMATIC + SERVICE ALLOWANC

SHEET E1.0

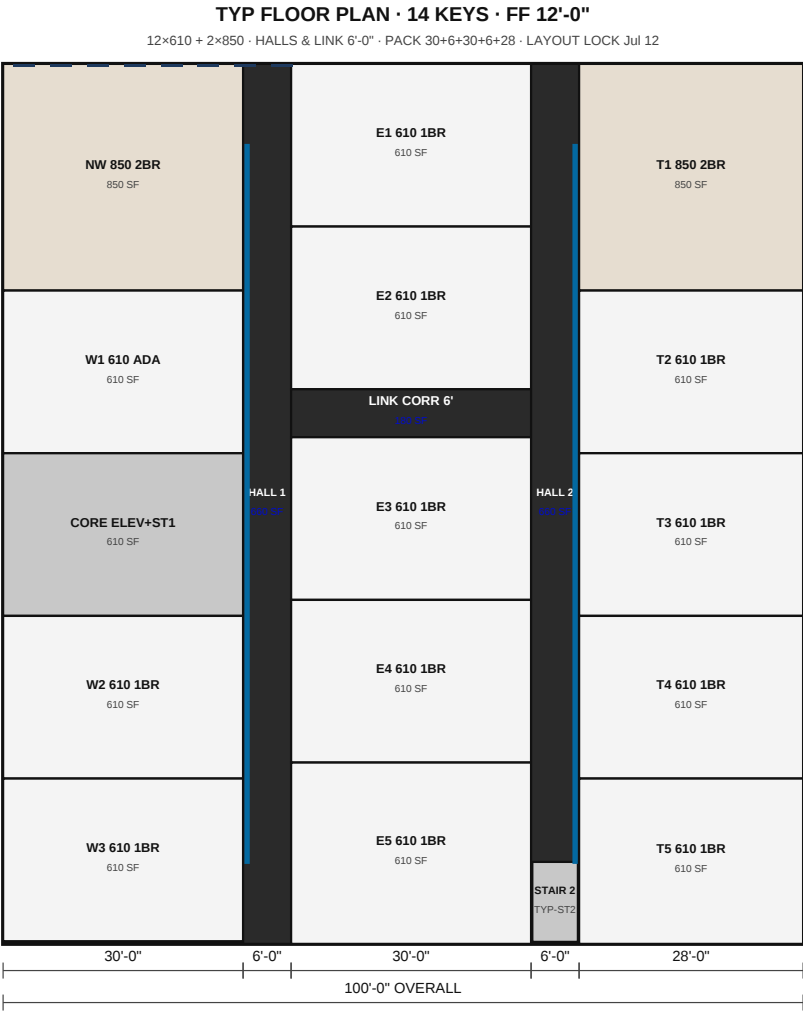
SCALE: N/A

CD-DRAFT-2 · FULL BUILD-OUT · JUL 15, 2026

OWNER-GC CD DRAFT · NOT SEALED

AOR / PE SEAL

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PLUMBING CRITERIA

- Wet-wall stacks on corridor side (blue)
- CW / HW / sanitary / vent per IPC
- Hot water: central or hybrid PE
- CRAVE grease interceptor by civil/FS
- Kitchen: FS plumber shops
- Fixtures: water-sense where required
- Roof drains / overflow
- Backflow preventers
- Metering per utility
- Sealed P drawings by MEP PE

CD DRAFT for bidding & AOR/PE completion. Geometry & TAKEOFF-4 quantities locked. Member sizes, sealed calcs, shop drawings by licensed professionals.

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1705 Manhattan Blvd · Harvey LA 70058 · Jefferson Parish	
PLUMBING RISER SCHEMATIC + WET WALLS	
SHEET P1.0	
SCALE: N/A	
CD-DRAFT-2 · FULL BUILD-OUT · Jul 15, 2026	
OWNER-GC CD DRAFT · NOT SEALED	AOR / PE SEAL
	(blank — Louisiana license)

DIV 01–06 OUTLINE
01 GENERAL: Owner-GC delivery · Attach A quote · Attach B CD draft · submittals · substituti
02 EXISTING: N/A greenfield · survey / geotech by Owner under PE.
03 CONCRETE: foundations, slabs, elev pit per geotech + PE · SSI as required.
04 MASONRY: optional shaft / veneer — only if type path requires.
05 METALS: misc steel, stairs pans ALT, embeds, HD by PE BOM.
06 WOOD: limited FRT if Type IIIA path · millwork L1 boutique.

CD DRAFT for bidding & AOR/PE completion. Geometry & TAKEOFF-4 quantities locked. Member sizes, sealed calcs, shop drawings by licensed professionals.

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OUTLINE SPECIFICATIONS — DIV 01–06 OUTLINE

SHEET SPEC-01

SCALE: N/A

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OWNER-GC CD DRAFT · NOT SEALED

AOR / PE SEAL

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DIV 07–10 OUTLINE

07 THERMAL/MOISTURE: WRB, insulation IECC, roof membrane low-slope, flashings, firestopping.
08 OPENINGS: storefront frames O1–O4 · punched PW · HM rated doors · hardware groups AOR.
09 FINISHES: per A5.1 · Type X at rated · LVP hospitality · CRAVE quarry/epoxy kitchen.
10 SPECIALTIES: signage, toilet accessories, fire extinguishers, postal/ADA.

CD DRAFT for bidding & AOR/PE completion. Geometry & TAKEOFF-4 quantities locked. Member sizes, sealed calcs, shop drawings by licensed professionals.

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OUTLINE SPECIFICATIONS — DIV 07–10 OUTLINE	
SHEET SPEC-02	
SCALE: N/A	
CD-DRAFT-2 · FULL BUILD-OUT · Jul 15, 2026	
OWNER-GC CD DRAFT · NOT SEALED	AOR / PE SEAL (blank — Louisiana license)

DIV 11–14 OUTLINE
11 EQUIPMENT: food service equipment NIC owner/FS · fitness equipment NIC.
12 FURNISHINGS: FF&E NIC · window treatments Owner.
13 SPECIAL: none primary.
14 CONVEYING: elevator mid-rise passenger · shops govern · shaft per A3.2.

CD DRAFT for bidding & AOR/PE completion. Geometry & TAKEOFF-4 quantities locked. Member sizes, sealed calcs, shop drawings by licensed professionals.

MIRAGE @ MANHATTAN	
1705 Manhattan Blvd · Harvey LA 70058 · Jefferson Parish	
OUTLINE SPECIFICATIONS — DIV 11–14 OUTLINE	
SHEET SPEC-03	
SCALE: N/A	
CD-DRAFT-2 · FULL BUILD-OUT · Jul 15, 2026	
OWNER-GC CD DRAFT · NOT SEALED	AOR / PE SEAL
	(blank — Louisiana license)

DIV 21–28 OUTLINE
21 FIRE SUPPRESSION: NFPA 13 wet · hood suppression CRAVE · see FP1.0.
22 PLUMBING: IPC · wet walls · grease · see P1.0.
23 HVAC: zoning M1.0 · sealed calcs required for permit.
26 ELECTRICAL: service allowance E1.0 · unit panels · FA.
27/28 COMMS/SECURITY: Owner vendors · pathway only unless noted.

CD DRAFT for bidding & AOR/PE completion. Geometry & TAKEOFF-4 quantities locked. Member sizes, sealed calcs, shop drawings by licensed professionals.

MIRAGE @ MANHATTAN	
1705 Manhattan Blvd · Harvey LA 70058 · Jefferson Parish	
OUTLINE SPECIFICATIONS — DIV 21–28 OUTLINE	
SHEET SPEC-04	
SCALE: N/A	
CD-DRAFT-2 · FULL BUILD-OUT · Jul 15, 2026	
OWNER-GC CD DRAFT · NOT SEALED	AOR / PE SEAL
	(blank — Louisiana license)

DIV 31–33 + PROCUREMENT

31 EARTHWORK: civil PE · SWPPP.
32 EXTERIOR: courts, paving deferred parking called on C1.0.
33 UTILITIES: franchise ties · civil.
PROCUREMENT: CFS kit per TAKEOFF-4 · US Frame Factory / multi-vendor RFQ.
PERFORMANCE: quantities & geometry locked · engineering values by seal.
END OF OUTLINE SPECIFICATIONS — expand to full CSI under AOR.

CD DRAFT for bidding & AOR/PE completion. Geometry & TAKEOFF-4 quantities locked. Member sizes, sealed calcs, shop drawings by licensed professionals.

MIRAGE @ MANHATTAN

1705 Manhattan Blvd · Harvey LA 70058 · Jefferson Parish

OUTLINE SPECIFICATIONS — DIV 31–33 + PROCUREMENT

SHEET SPEC-05

SCALE: N/A

CD-DRAFT-2 · FULL BUILD-OUT · Jul 15, 2026

OWNER-GC CD DRAFT · NOT SEALED

AOR / PE SEAL

(blank — Louisiana license)