

COVER SHEET / NOTES / LOADS

Rev BID-3 · CFS FIXED 7/14/26

PROPOSAL / BUDGET — NOT FOR CONSTRUCTION · HEIGHT STACK LOCKED · CFS OK

SYSTEMS OK: A) CFS/LGS multi-story (PREFERRED) · B) Multi-story metal · C) Conventional steel+panels — NOT 1-story PEMB

BUILDING DESCRIPTION

Width (E-W)	100'-0"
Depth (N-S)	110'-0"
Stories	5
SF / floor	11,000
GBA	55,000 SF
L1 floor-to-floor	16'-0" LOCKED
L2-L5 floor-to-floor	12'-0" each LOCKED
Overall height	64'-0" LOCKED
Stack check	16+12+12+12+12=64'
Bay E-W	4 @ 25'-0"
Bay N-S	5 @ 22'-0"
Roof	Low slope · metal panels

DESIGN LOADS (BID LOCK)

Design Code	IBC 2021 (LA) / ASCE 7-16
Basic Wind Speed Vult	160.0 MPH
Wind Exposure	C
Risk Category	II
Hurricane / Debris	YES / YES
Ground Snow	0.00 PSF
Roof Live	20.00 PSF
Collateral / hung ceil+MEP	10.00 PSF min
Floor Live L2-L5	40.00 PSF
Corridor / L1 Live	100.00 PSF
Seismic SDC	B (wind governs)
L1 volume	16'-0" FF for commercial

MATERIALS — PICK YOUR SYSTEM

A) CFS / LGS (use these):
Studs/joists: A1003/A653 struct · state gage
Design: AISI S100 + S240/S400
Floor: CFS joists+deck / your panels
Hold-downs + cont. load path · F1554
Coating G60/G90 · AWS D1.3 if weld
B/C) Hot-rolled / metal bldg:
WF A992 · HSS A500C · Plate A36/50
Bolts A325/A490 · Anchors F1554
Deck per loads · CF sec. AISI S100
Type IIIA or IIA (not VA for 5 sty)
No glass in base · Stairs=ALT

HEIGHT STACK (LOCKED — DO NOT CHANGE)

L1 = 16'-0" FF | L2 = L3 = L4 = L5 = 12'-0" FF each | TOTAL = 64'-0" to parapet

MU-CD allows 65' by right — this building uses the full practical stack under that cap. Parapet within the 64'.

Do NOT price all five floors at 12'. Do NOT price L1 at 12'. Vendor shall state actual member depths inside these FF dims.

L1 clear to underside of structure: target ~14'-0"+ after structure (vendor confirms). Upper floors clear ~9'-10'.

SHAFTS / OPENINGS / NOTES

CORE elev+ST1 ON GRID: X0-25 · Y44-66 | ST2 ON GRID: X75-100 · Y0-22 | walls on column lines · no transfers

L1 O1/O2: 10'x10' south framing only · O3/O4 3'x7' north · punched ~4'x5' L2-L5 (~88) · NO GLASS IN BASE

BASE: YOUR system (CFS / multi-story metal / steel) + floors L2-L5 + roof/panels + PE + reactions + delivery + erect.

EXCLUDE: foundations, elev equip, stairs (ALT), glass, MEP. CFS panelizers: quote panelized dried-in same scope.

Wind 160 mph Exp C RC II · coords 29.89037N 90.05645W · design to greater of 160 or ASCE tool. NFPA 13 assumed.

Return: lump sum + \$/SF + YOUR proposal drawings + loads confirm + reactions PDF + lead time + system name.

INDEX: A0 Cover/Loads · A1 Iso · A2 Grid · A3 Typical floor · A4 Elevations · A5 Section + openings

Email: partners@miragedistrictnola.com · Subject: 1705 Manhattan · 5-Story CFS/Steel RFQ · [Company]

1705 MANHATTAN · HARVEY LA 70058

100'-0" x 110'-0" x 5 STY · 55,000 GBA

L1=16' · L2-L5=12' · H=64'-0" LOCKED

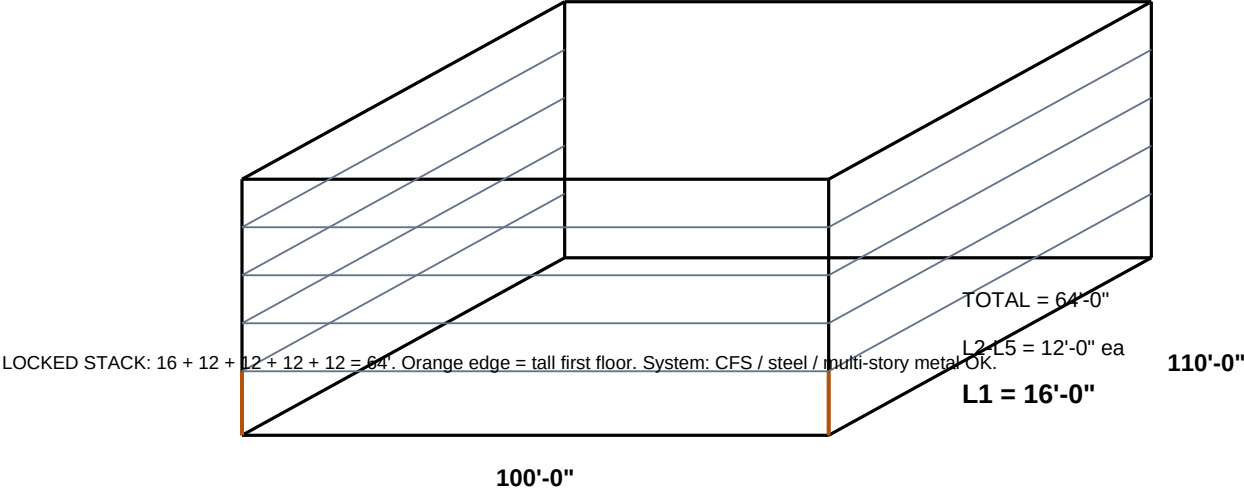
Date: 7/14/26 · Rev: BID-3 · Owner-GC ask

SHEET A0

COVER SHEET / NOTES / LOADS

BUILDING ISOMETRIC / MASSING

PROPOSAL / BUDGET — NOT FOR CONSTRUCTION · HEIGHT STACK LOCKED · CFS OK



1705 MANHATTAN · HARVEY LA 70058

100'-0" x 110'-0" x 5 STY · 55,000 GBA

L1=16' · L2-L5=12' · H=64'-0" LOCKED

Date: 7/14/26 · Rev: BID-3 · Owner-GC ask

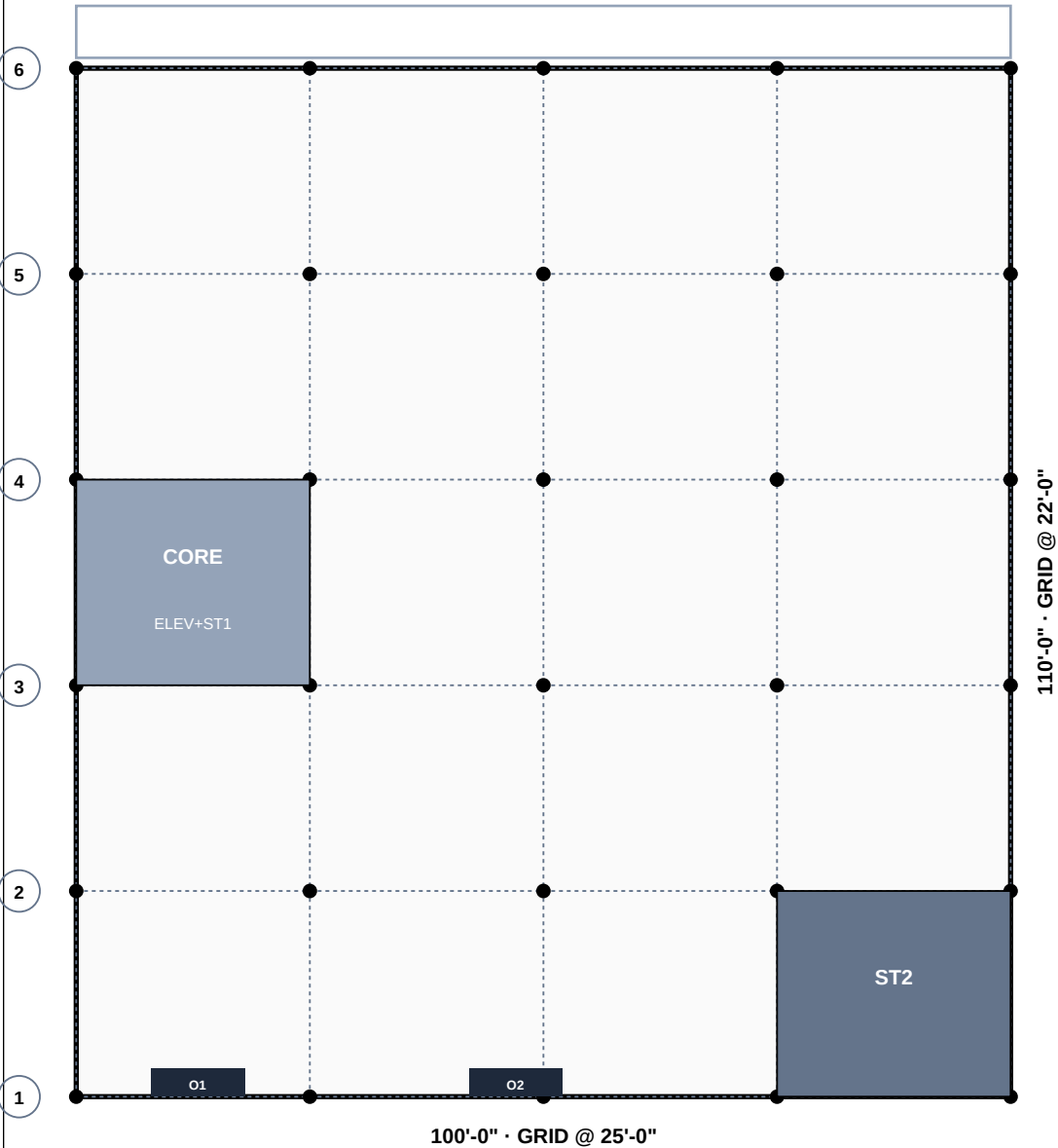
SHEET A1

BUILDING ISOMETRIC / MASSING

FOUNDATION / COLUMN GRID PLAN

PROPOSAL / BUDGET — NOT FOR CONSTRUCTION · HEIGHT STACK LOCKED · CFS OK

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HEIGHT LOCK

L1 = 16'-0" FF
L2-L5 = 12'-0" ea
TOTAL = 64'-0"

GRID / SHAFTS

4 bays x 25' E-W
5 bays x 22' N-S
CORE X0-25 Y44-66
ST2 X75-100 Y0-22
On grid · no transfers
O1/O2 framing only
NO glass in base
CFS / steel / metal OK
Wind 160 Exp C

1705 MANHATTAN · HARVEY LA 70058

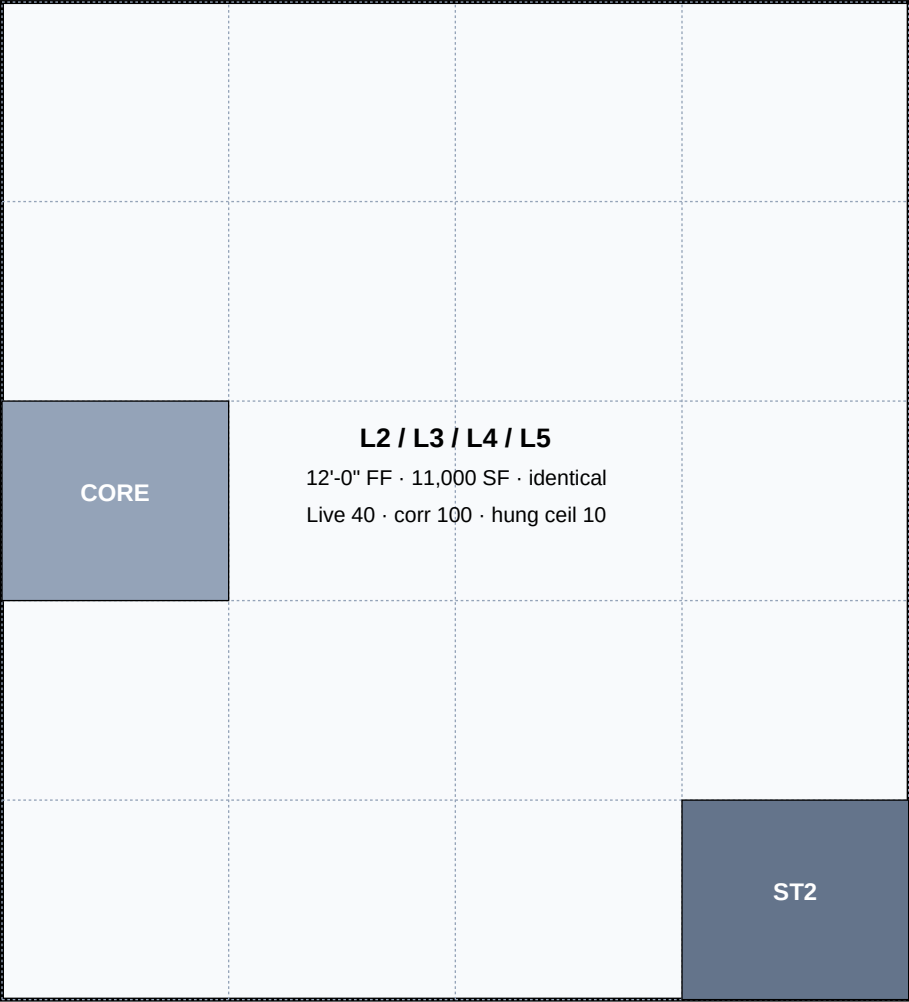
100'-0" x 110'-0" x 5 STY · 55,000 GBA
L1=16' · L2-L5=12' · H=64'-0" LOCKED
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SHEET A2

FOUNDATION / COLUMN GRID PLA

TYPICAL FLOOR L2-L5 (IDENTICAL) · 12'-0" FF

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NOT THIS SHEET

L1 is 16'-0" FF (see A1/A5)
This sheet = upper plates only
Grid per A2 · system per A0
Interiors BY OTHERS

1705 MANHATTAN · HARVEY LA 70058

100'-0" x 110'-0" x 5 STY · 55,000 GBA
L1=16' · L2-L5=12' · H=64'-0" LOCKED
Date: 7/14/26 · Rev: BID-3 · Owner-GC ask

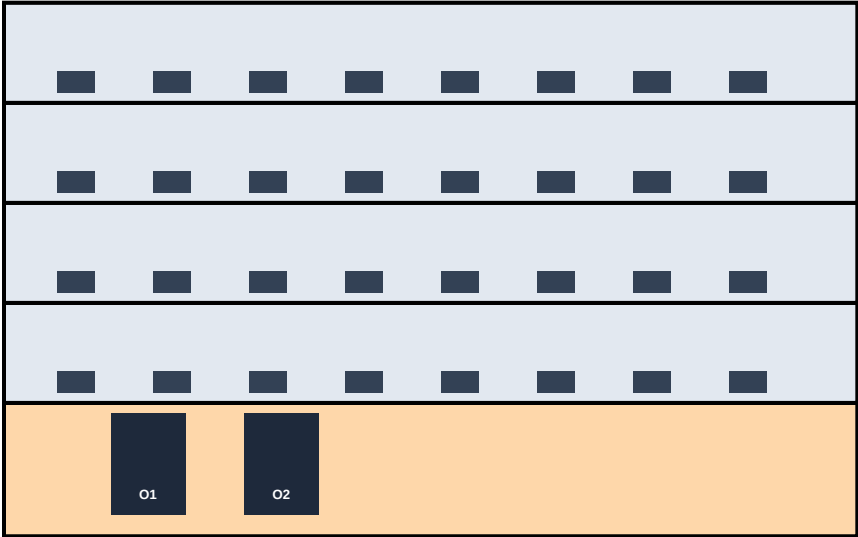
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TYPICAL FLOOR L2-L5 (IDENTIC

ELEVATIONS · L1=16' · L2-L5=12'

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SOUTH ELEVATION



L1 band taller (16'). Upper floors equal 12'. Openings = framing only — no glass in base. CFS panels OK.
100'-0"

EAST / WEST (SCHEM)



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100'-0" x 110'-0" x 5 STY · 55,000 GBA

L1=16' · L2-L5=12' · H=64'-0" LOCKED

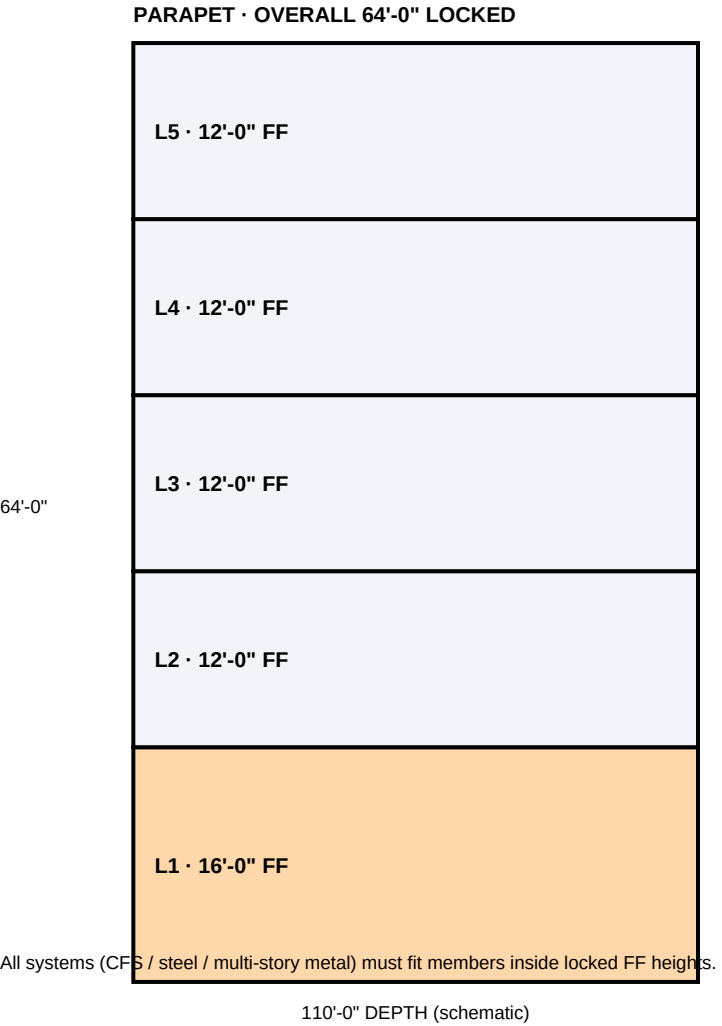
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SHEET A4

ELEVATIONS · L1=16' · L2-L5=

SECTION + OPENING SCHEDULE · HEIGHT LOCK

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All systems (CFS / steel / multi-story metal) must fit members inside locked FF heights.

OPENING SCHEDULE (FRAMING ONLY)

MARK	SIZE	LVL	QTY	NOTES
O1	10'x10'	L1 S	1	Frame only
O2	10'x10'	L1 S	1	Frame only
O3	3'x7'	L1 N	1	Door
O4	3'x7'	L1 N	1	Door
PW	~4'x5'	L2-5	~88	Punched
CORE	bay	all	1	Elev+ST1
ST2	bay	all	1	Stair 2

HEIGHT MATH (LOCKED)

16 + 12 + 12 + 12 + 12 = 64'-0"

L1 tall for commercial volume

NO glass in base · stairs = ALT · CFS OK

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100'-0" x 110'-0" x 5 STY · 55,000 GBA

L1=16' · L2-L5=12' · H=64'-0" LOCKED

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