

FOR: US Frame Factory · Michael Fatjo · michael@usframefactory.com

FROM: Owner-GC · Supply-only kit quote · Erection by others (framer intros welcome)

✓ VERIFICATION BOARD — ALL CHECKS PASSED

Height 64' · GBA 55,000 · Perim 420 · Pack 30+6+30+6+28 · Keys 12×610+2×850 · Openings 2,002 SF

Corridor 488 LF/fl · Demising 382 LF/fl · Shafts 156 LF · Joists 75 lines @ 16" · Ext studs 314/fl

Source: LAYOUT-LOCK Jul 12 + RFQ drawings A0–A5 BID-3

LOCKED GEOMETRY

- Footprint 100'-0" × 110'-0" · 5 stories · 11,000 SF/fl · 55,000 GBA
- L1 FF = 16'-0" · L2–L5 FF = 12'-0" each · Overall H = 64'-0" (MU-CD ~65' cap)
- Wind Vult 160 mph · Exp C · Risk Cat II · NFPA 13 assumed · LA PE for member design
- L2–L5 plate: Hall 1 = Hall 2 = Link = 6'-0" · 14 keys/floor · Core on Hall 1 · ST2 Hall 2 south

HEADLINE QUANTITIES

Studs (ext + open pack + interior + shafts)	60,203 LF
Track (walls + rim + roof edge)	15,200 LF
Floor + roof joists/trusses + bridging	39,585 LF
Exterior wall net (panels/sheathing)	24,878 SF
Floor framing L2–L5	44,000 SF
Est. steel weight (from LF×plf — confirm)	191.9 TON

WHAT CHANGED vs DRAFT TAKEOFF-1 (why re-check mattered)

- Interior corridor was ~200 LF/fl — WRONG. Locked 6' halls calculate to 488 LF/fl (both faces + link).
- Demising from 14-key strip pack = 382 LF/fl (was vague ~400). Studs up ~48.6k → 60.2k LF.
- Exterior studs recount with corner correction: 314 pcs/floor (not PERIM/OC×height only).
- Opening pack separated (headers/jacks/sills) so field kings are not double-counted wrongly.
- Floor joists shaft deduct uses device shafts (480 SF) not full core bays — 31,560 LF @ 16" o.c.

SUPPLIER ACTION

Price this takeoff · confirm/adjust OC, spans, gauges · return lump sum supply to Harvey + \$/SF GBA + lead time.

Eng selects member depths. HARD lines are geometry-locked. ALLOW/ALT/ENG lines are explicitly flagged.

Packet pages after this sheet = full line-item takeoff + RFQ drawings A0–A5.

TAKEOFF ASSUMPTIONS + VERIFICATION

Eng may revise OC / spans / stud web — quantities scaled from LOCKED geometry

PRICING ASSUMPTIONS (STATE IN BID IF CHANGED)

- Exterior / interior studs: 16" o.c. starting grid (assume 6" structural exterior · 3-5/8" or 6" interior)
- Exterior stud length = full floor-to-floor (into track). Interior stud length = FF – 1.25' (joist depth allow).
- Floor joists/trusses: 16" o.c., primary span assume 22' (N-S bay). ALT priced at 24" o.c. on sheet.
- Roof joists/trusses: 24" o.c., low slope, 11,000 SF.
- Opening pack: 3-ply header × width + 2 jacks × height + sill × width. Kings remain in field stud count.
- Shafts: elev 8'×10' + (2) stairs 10'×20' clear — not full 25'×22' core bay wall length.
- L1 interior: 110' Mirage|CRAVE demising + 80 LF BOH allowance (ALLOW — confirm with L1 fit-out).
- Non-structural closet/furred walls inside units: EXCLUDED (TI later).
- Weight: stud 2.8 plf · track 2.0 · floor joist 5.0 · roof 4.0 — ESTIMATE only.
- Wind 160 mph Exp C continuous load path hardware = LS by eng BOM (not piece-counted here).

VERIFICATION BOARD

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[OK] Ext wall SF gross: 26880 = 420×(16+12×4)
[OK] Opening SF: 2002 SF (L1 242 + PW 1760)
[OK] Ext stud pcs/floor: n=314 @ 16" o.c.
[OK] Corridor LF/fl: 488.0 LF (H1+H2+Link both faces)
[OK] Demising LF/fl: 382.0 LF party walls from strip method
[OK] Shaft plan LF: elev 8×10 + 2 stairs 10×20
[OK] Joist lines @16": 75.0
[OK] Floor joist LF: 31560 after 4.4% shaft deduct
[OK] Height stack: 16+12+12+12+12
[OK] GBA: 55000.0
[OK] Perimeter: 420.0
[OK] Pack sum: [30.0, 6.0, 30.0, 6.0, 28.0]
[OK] Keys/floor: 12+2
[OK] Open 01-04 SF: 242
[OK] PW SF: 1760.0
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KIND KEY: LOCK = geometry · HARD = calculated from locks · ALLOW = allowance · ALT = optional · ENG/EST = supplier

LINE-ITEM QUANTITY TAKEOFF

KIND · SECTION · ITEM · QTY · UNIT

KIND	SEC	ITEM	QTY	UNIT
LOCK	0 META	Gross building area	55,000	SF
LOCK	0 META	Footprint	11,000	SF
LOCK	0 META	Overall height	64	FT
HARD	A EXT	Exterior wall area GROSS	26,880	SF
HARD	A EXT	Opening area total	2,002	SF
HARD	A EXT	Exterior wall area NET	24,878	SF
HARD	A EXT	Exterior studs @ 16" o.c.	20,096	LF
HARD	A EXT	Exterior track top+bottom	4,200	LF
HARD	A EXT	Opening pack (headers/jacks/sills)	2,460	LF
HARD	B CORR	Corridor wall plan LF / upper floor	488	LF
HARD	B DEM	Unit demising plan LF / upper floor	382	LF
HARD	B INT	Interior plan LF L2-L5 TOTAL	3,480	LF
HARD	B INT	Interior studs L2-L5	28,058	LF
HARD	B INT	Interior track L2-L5	6,960	LF
ALLOW	B L1	L1 Mirage CRAVE demising + BOH allow	190	LF
ALLOW	B L1	L1 interior studs	2,102	LF
ALLOW	B L1	L1 interior track	380	LF
HARD	C SHAF	Shaft wall plan LF	156	LF
HARD	C SHAF	Shaft studs all floors	7,488	LF
HARD	C SHAF	Shaft track	1,560	LF
HARD	D FLR	Floor framing area L2-L5	44,000	SF
HARD	D FLR	Floor joists/trusses @ 16" o.c.	31,560	LF
ALT	D FLR	Floor joists ALT @ 24" o.c.	21,040	LF
HARD	D FLR	Bridging/blocking	2,525	LF
HARD	D FLR	Rim/band L2-L5	1,680	LF
HARD	E ROOF	Roof framing area	11,000	SF
HARD	E ROOF	Roof joists/trusses @ 24" o.c.	5,500	LF
HARD	E ROOF	Roof rim/edge	420	LF
ALT	F ENV	Wall panels or sheathing (net)	24,878	SF
ALT	F ENV	Roof deck/panels	11,000	SF
ENG	G HW	Hold-downs/straps/clips/screws	1.0	LS
ENG	G HW	160 mph continuous load path hardware	1.0	LS
EST	H LOG	Estimated steel weight	192	TON

TOTAL STUDS 60,203 LF

TOTAL TRACK 15,200 LF

TOTAL JOISTS+BRIDGING 39,585 LF

EST. WEIGHT 191.9 TON

Owner budget band (not a quote): kit ~\$0.57M · +panels ~\$0.78M · +erect~\$6/SF → ~\$1.11M dried-in

EXCLUSIONS (not in this takeoff)

- Foundations / SOG / piles · erection labor · crane · temporary bracing labor
- Glass / storefront systems · MEP · fire sprinkler · elevator cab/equipment
- Prefabricated stair pans/stringers (frame shafts only in base) · roofing membrane if excluded
- Interior unit closets, furdowns, non-structural TI studs · finishes / drywall labor

PLEASE RETURN

1. Priced takeoff (markups on these quantities OK) · lump sum SUPPLY delivered Harvey LA
2. \$/SF of 55,000 GBA (supply only) · panelized premium vs stick kit if offered
3. Eng included? LA PE? · lead time · bid validity · exclusions page
4. Confirmed wind/loads/construction type · recommended Westbank/NOLA CFS erectors if known

DRAWING INDEX (following pages in full packet)

- A0 Cover / Notes / Loads — criteria · CFS allowed
- A1 Isometric — L1=16' highlighted
- A2 Grid plan — 25'/22' · shafts
- A3 Typical L2–L5
- A4 Elevations · A5 Section + opening schedule

CONTACT

Email: partners@miragedistrictnola.com · Subject: 1705 Manhattan · CFS Takeoff Quote · US Frame Factory

USFF: Michael Fatjo · michael@usframefactory.com · +1.337.344.7523

Plant: 1036 Labit Rd, Broussard, LA 70518

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

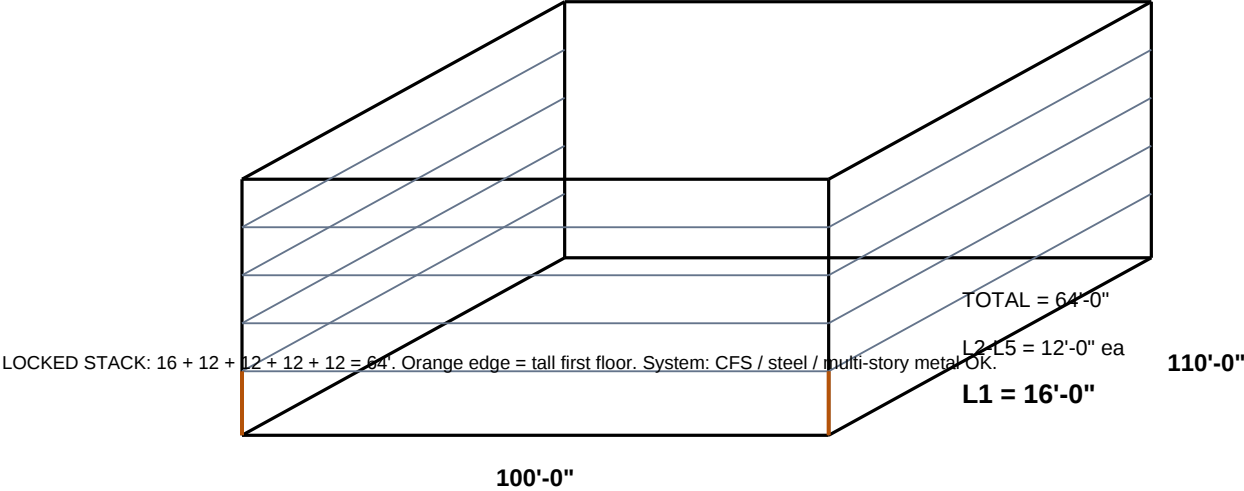
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SHEET A0

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

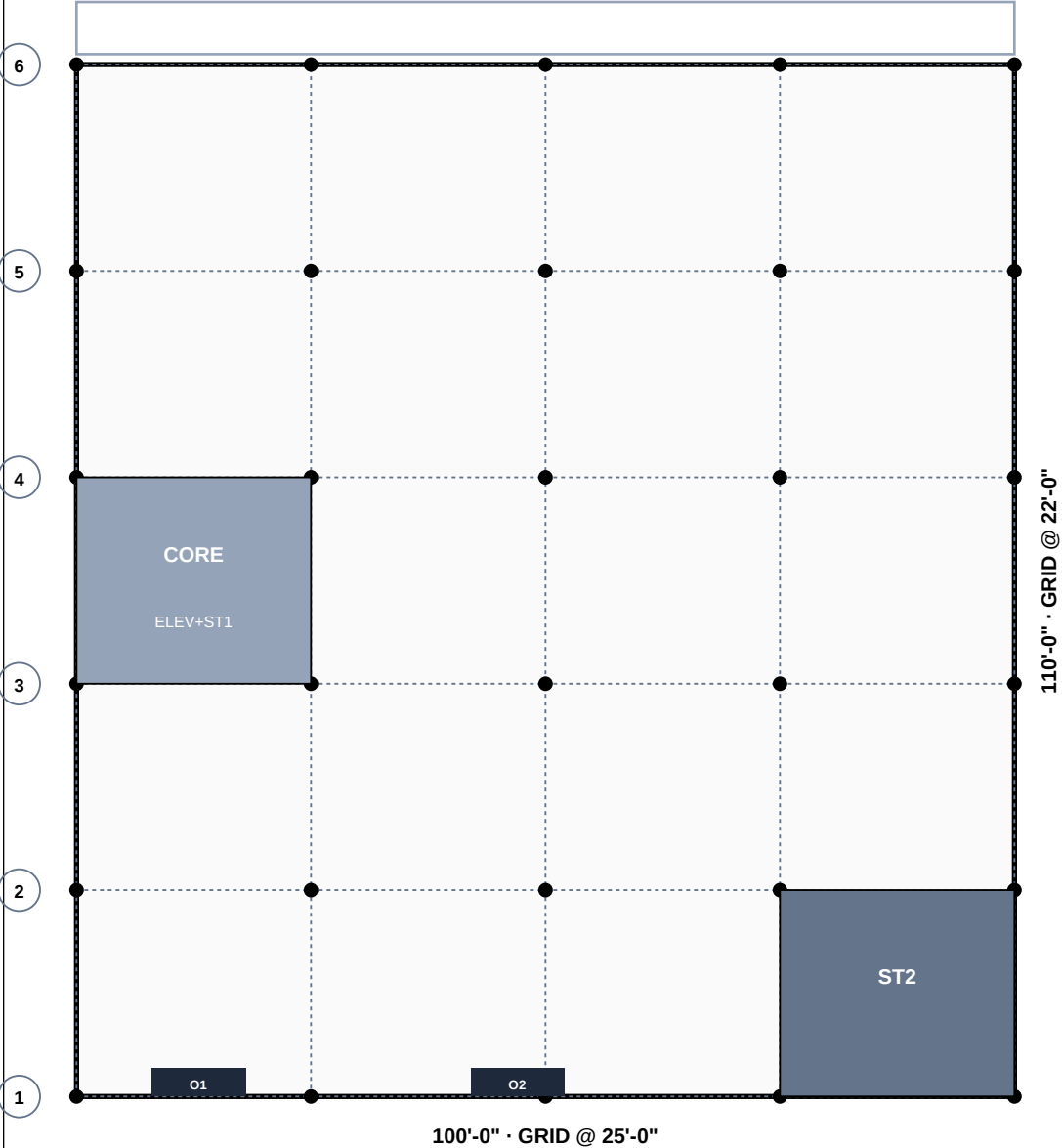
SHEET A1

BUILDING ISOMETRIC / MASSING

FOUNDATION / COLUMN GRID PLAN

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

N COURT (CIVIL — NOT IN THIS PACKAGE)



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

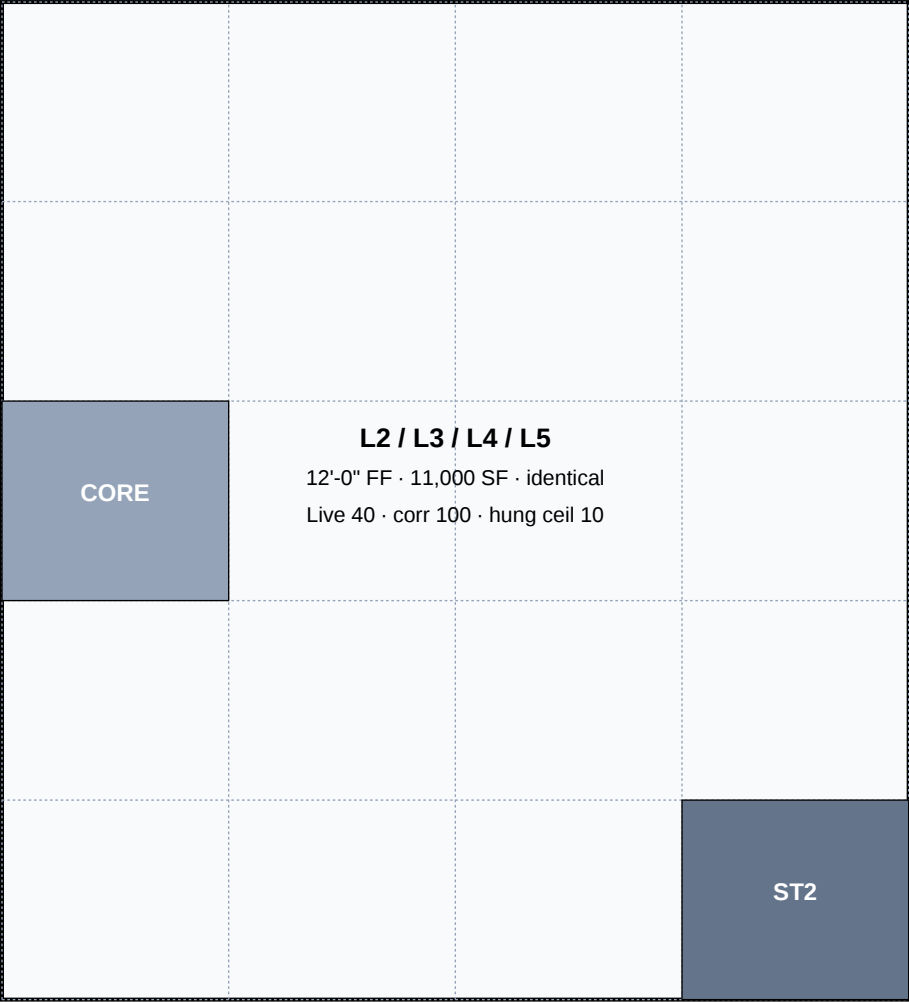
100'-0" x 110'-0" x 5 STY · 55,000 GBA
L1=16' · L2-L5=12' · H=64'-0" LOCKED
Date: 7/14/26 · Rev: BID-3 · Owner-GC ask

SHEET A2

FOUNDATION / COLUMN GRID PLA

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

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



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

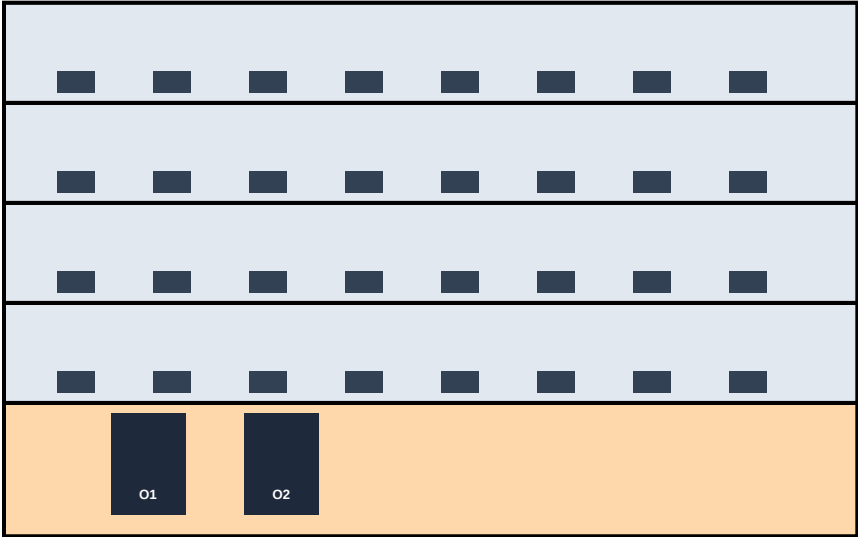
SHEET A3

TYPICAL FLOOR L2-L5 (IDENTIC

ELEVATIONS · L1=16' · L2-L5=12'

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

SOUTH ELEVATION



64'-0" LOCK

L2-L5 12' ea

L1 16'

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

EAST / WEST (SCHEM)



110'-0" depth

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

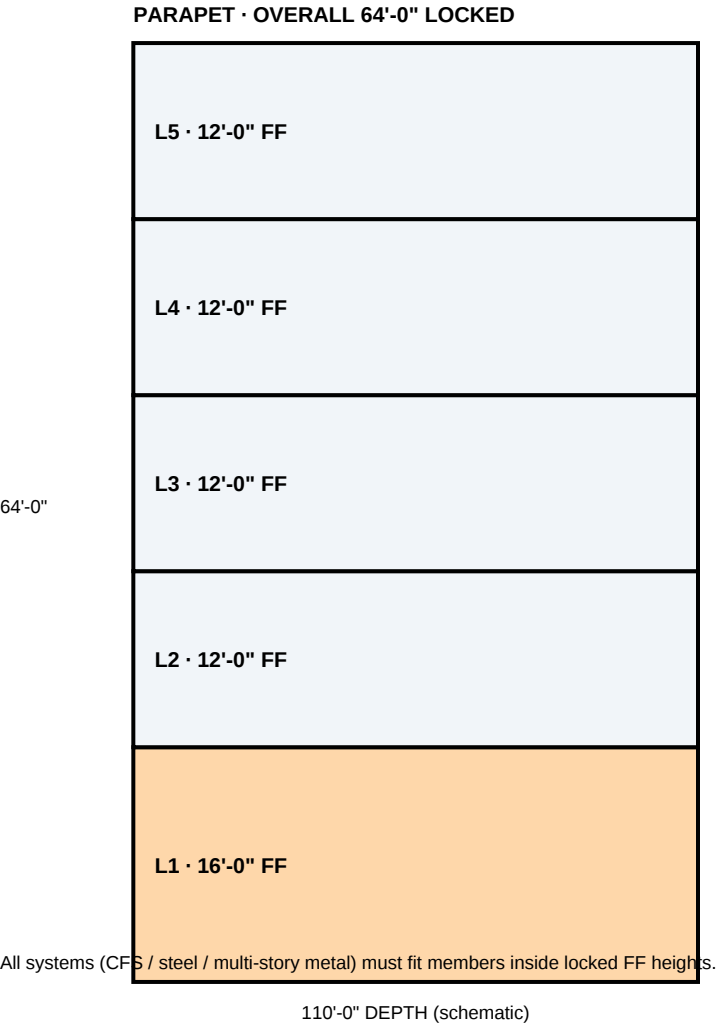
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SHEET A4

ELEVATIONS · L1=16' · L2-L5=

SECTION + OPENING SCHEDULE · HEIGHT LOCK

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



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

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