

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.

MIRAGE @ MANHATTAN	
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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)