

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.

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

CODE ANALYSIS

SHEET G0.1

SCALE: N/A

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

OWNER-GC CD DRAFT · NOT SEALED

AOR / PE SEAL  
(blank — Louisiana license)