

COVER SHEET / NOTES / LOADS

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

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

SYSTEMS ALLOWED (PICK ONE)

★ CFS / LGS multi-story (AISI S100)
★ Panelized CFS dried-in OK
★ Multi-story metal bldg system
★ Conv. steel + deck + panels
NOT: 1-story PEMB kit for 5 fl
If hot-roll: WF A992 / HSS A500C
Deck / joists / panels per loads
Type: IIIA or IIA (not VA)
LA PE stamp + calcs required
Insulated wall/roof panels
No glass in base · stairs=ALT
State YOUR system in bid

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

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