

MIRAGE 1705 · DIMENSIONED DRAWINGS

IFC-3.2 · Layouts + measurements · 1705 Manhattan Blvd · Harvey LA 70058

100'×110'×5 · H=64' · 56 keys · pack 30+6+30+6+28 · Type III-A · RC III

SHEETS IN THIS PDF

- G0.5 Dimension lock / pack key
- A1.0 L1 Mirage + CRAVE (dimensioned)
- A1.1 L2 typical keys (dimensioned) — repeats L3–L5
- A2.0 South elevation height stack
- U-610 / U-850 unit plates
- C0.0 Site key dimensions

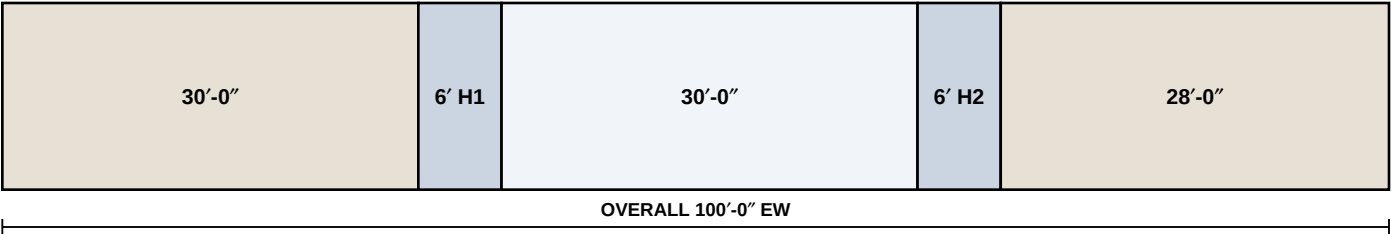
G0.5 • DIMENSION LOCK / PACK KEY

All geometry locked • IFC-3.2

BUILDING

Overall: 100'-0" EW × 110'-0" NS × 5 stories • GBA 55,000 SF
Height: L1 FF 16'-0" • L2–L5 FF 12'-0" each • H = 64'-0"
L1 demise: Mirage 36'-0" | CRAVE 64'-0" • O1 + O2 each 10'×10' storefront

L2–L5 PACK (EW)



Keys/floor: 12×610 + 2×850 = 14 • Total 56 • Corridors 6'-0" clear • Wet walls → corridor (stacked baths)
610 bay: 20'-4" N-S × 30'-0" • 850 bay: 28'-4" N-S • Joists span short direction N-S
Openings (BOQ): 2,002 SF • Roof: 11,000 SF • Ext wall NET: 24,878 SF • WBDR protect BASE

A1.0

Demise

1,020 SF · O1

110'-0"

FITNESS
~1,060 SF

DINING / LOUNGE
Love Jones

STAGE
~400 SF

CORE
ELEV+ST1

SPINE
660 SF

KITCHEN
1,792 SF · H-1

BOH
powder / brand

BOH / RR
green room

O1 10×10

O2 10×10

100'-0" OVERALL

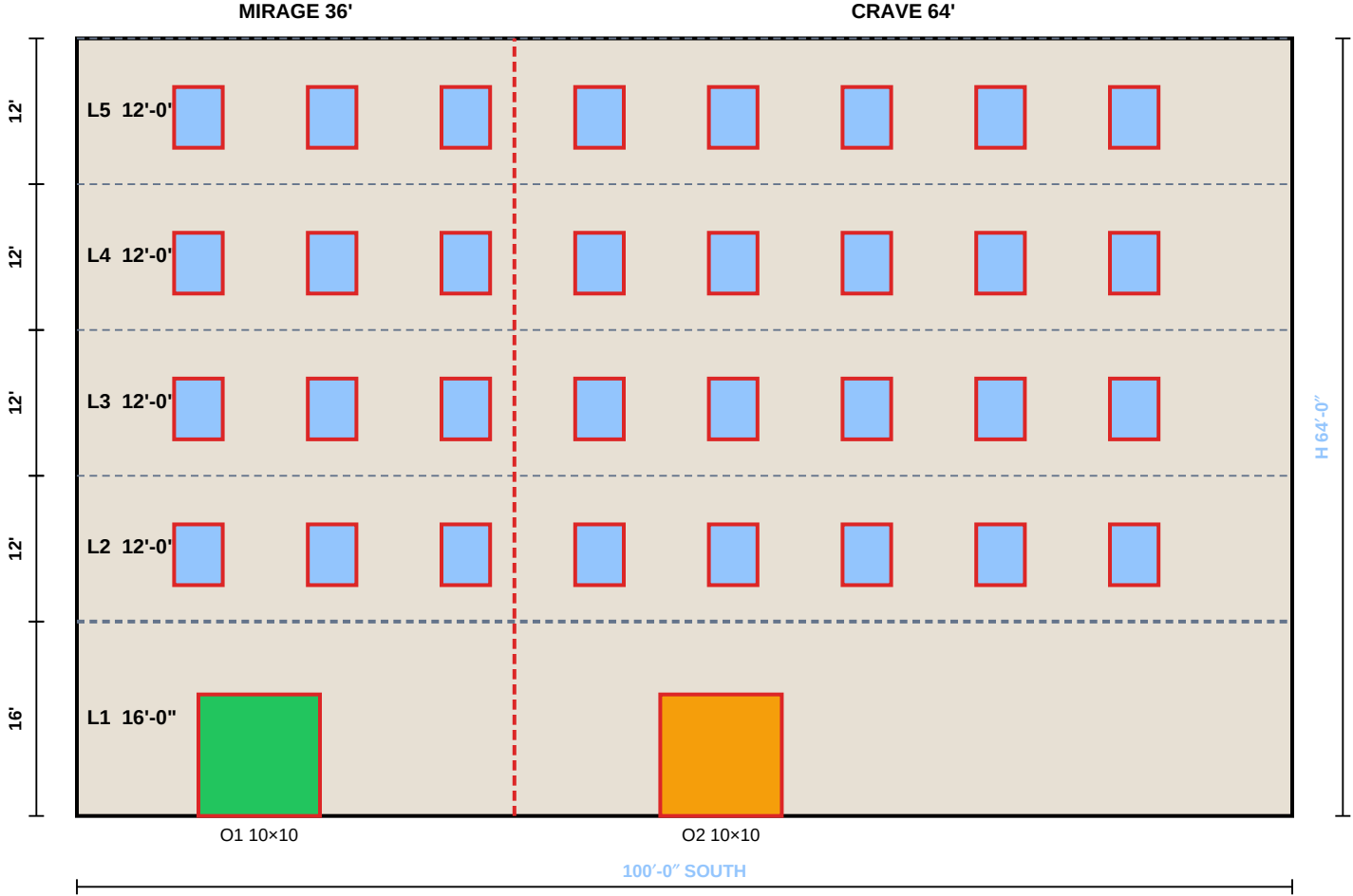
MIRAGE 36'-0"

CRAVE 64'-0"



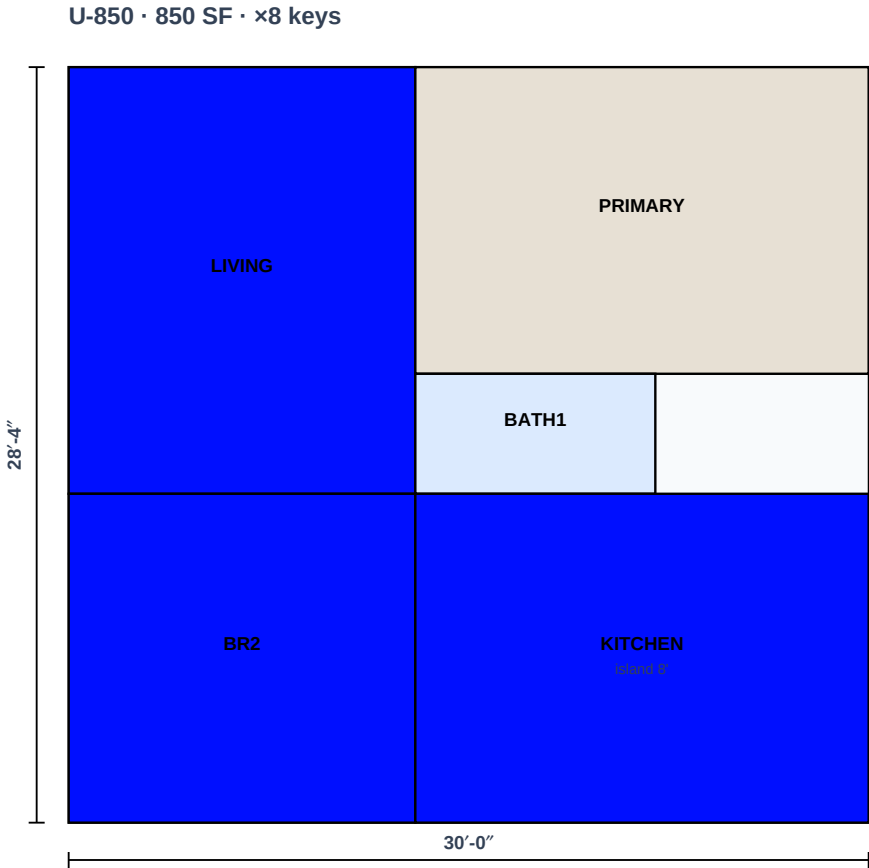
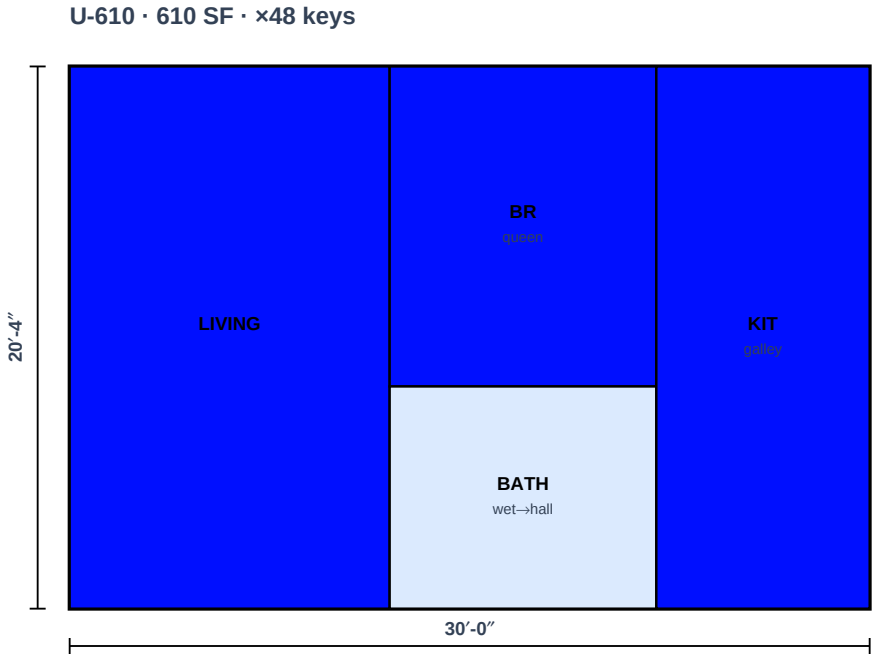
A2.0 · SOUTH ELEVATION — DIMENSIONED

H=64' · L1=16' · L2-L5=12' · WBDR BASE



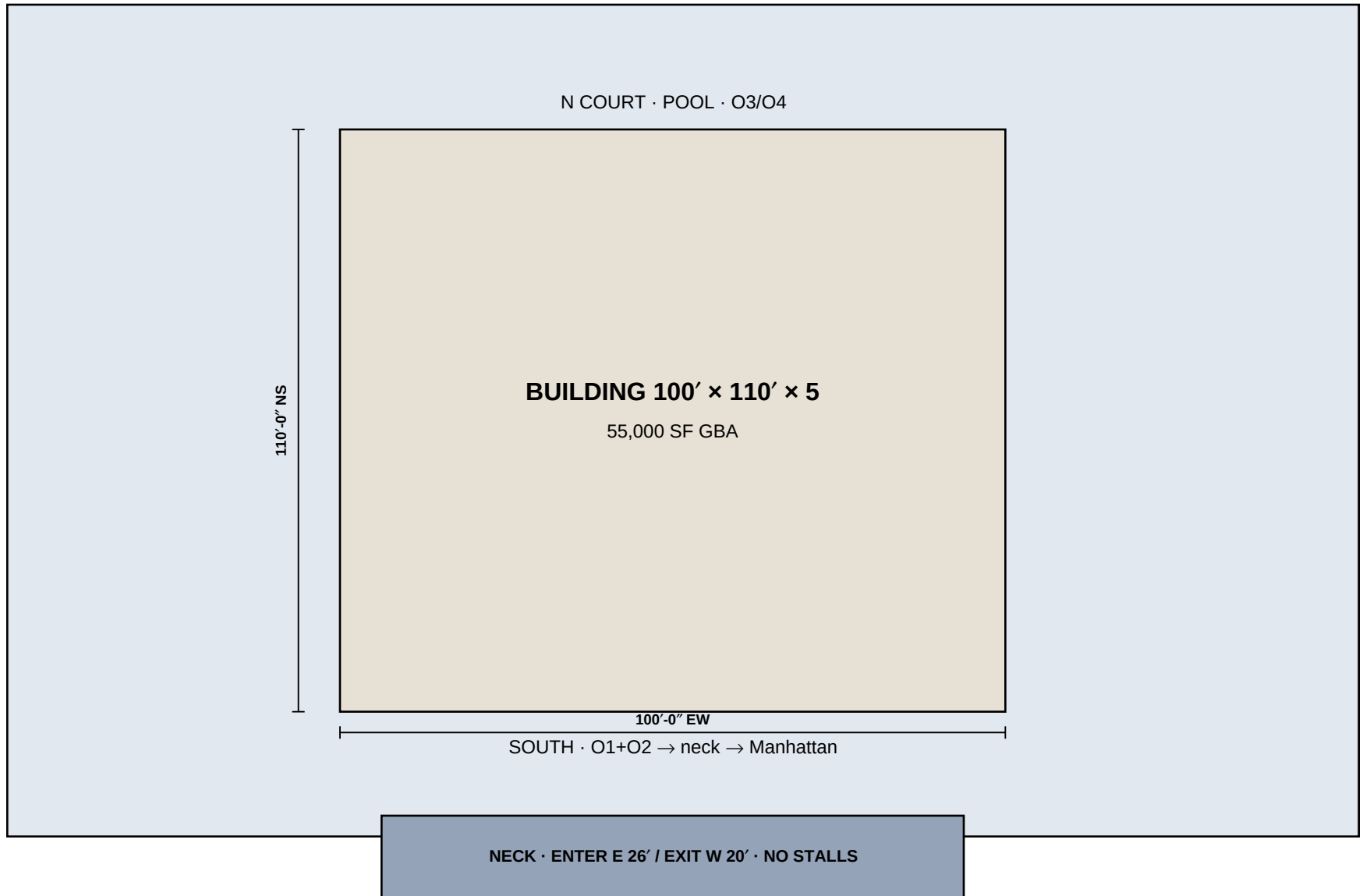
U-610 + U-850 · UNIT PLATES — DIMENSIONED

Repeated keys · wet wall to corridor

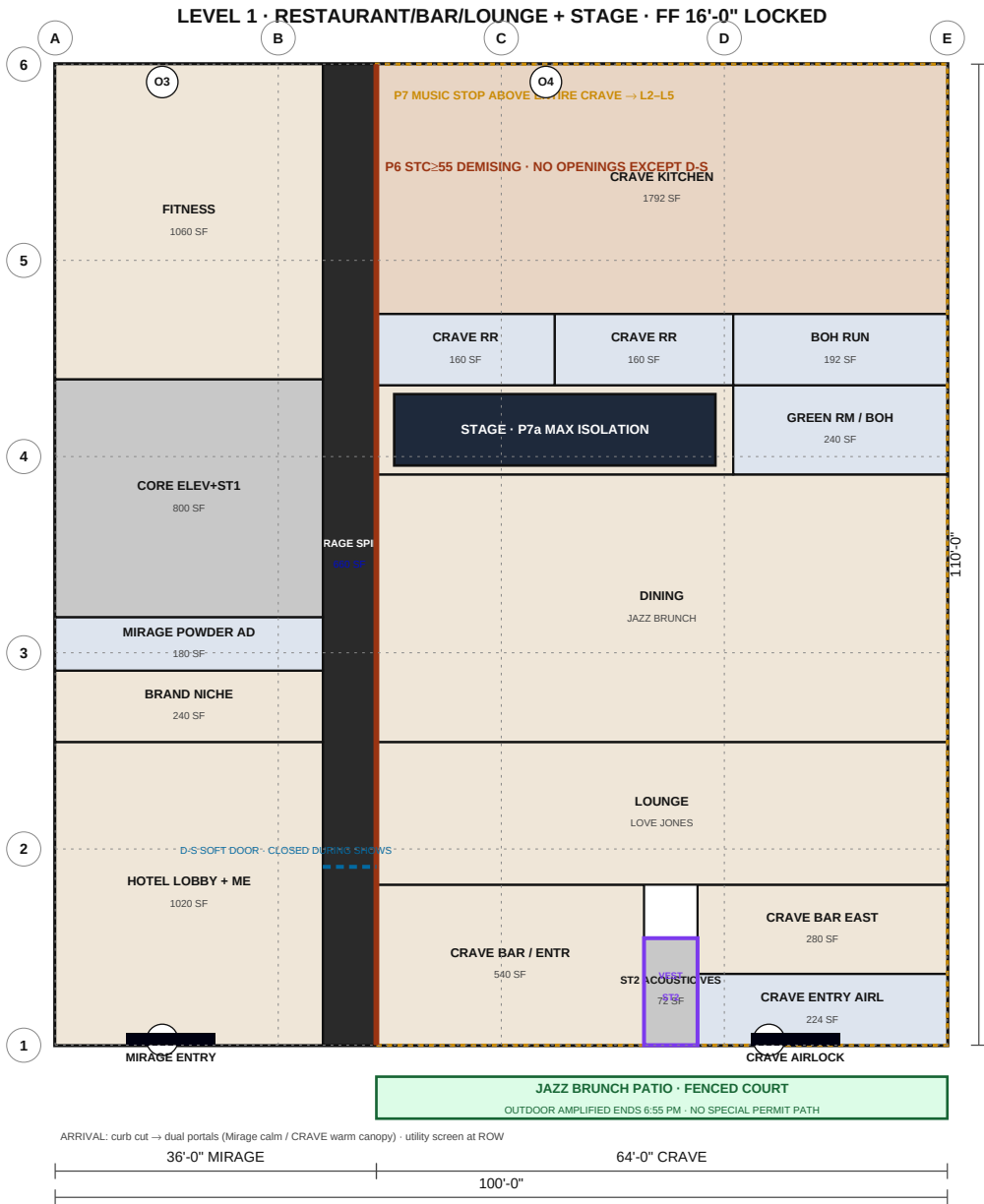


C0.0 · SITE KEY DIMENSIONS

From civil H-1 · 100 stalls · neck



Bowl parking 100 stalls · ADA 7 · loading 12'×35' · see C0.0-SITE-CIVIL-H1.pdf for full civil



L1 KEY NOTES

USE: restaurant + accessory bar/lounge (by-right path)
O1 Mirage portal · O2 CRAVE portal (dual entry)
CRAVE zones: Bar · Love Jones lounge · Dining · Stage
Stage ~400 SF · Showtime / Love Jones indoor
Jazz brunch patio south of CRAVE · end outdoor PA 6:55p
★ P7 MUSIC STOP full CRAVE · P7a under stage (ACO1.0)
ST2 acoustic vestibule · CRAVE entry AIRLOCK
D-S soft door CLOSED during shows · P6 STC≥55
BOH run kitchen→bar · no cross through stage sightline
Brand niche replaces large atelier/meet
Close: indoor 2a Sun–Thu / 3a Fri–Sat (Parish max)
Kitchen hood/MAU on isolation mounts · ACO1.0

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	
FLOOR PLAN — L1 MIRAGE + CRAVE (STAGE / LOUNGE /	
SHEET A1.0	
SCALE: 3/32"=1'-0"	
IFB-1 · FULL BUILD · Jul 20, 2026 · CONTRACTOR BID & BUILD	
ISSUED FOR BID · DO NOT REDESIGN	ARCH / ENG SEAL
	(owner licensed stamp)
PLATE	

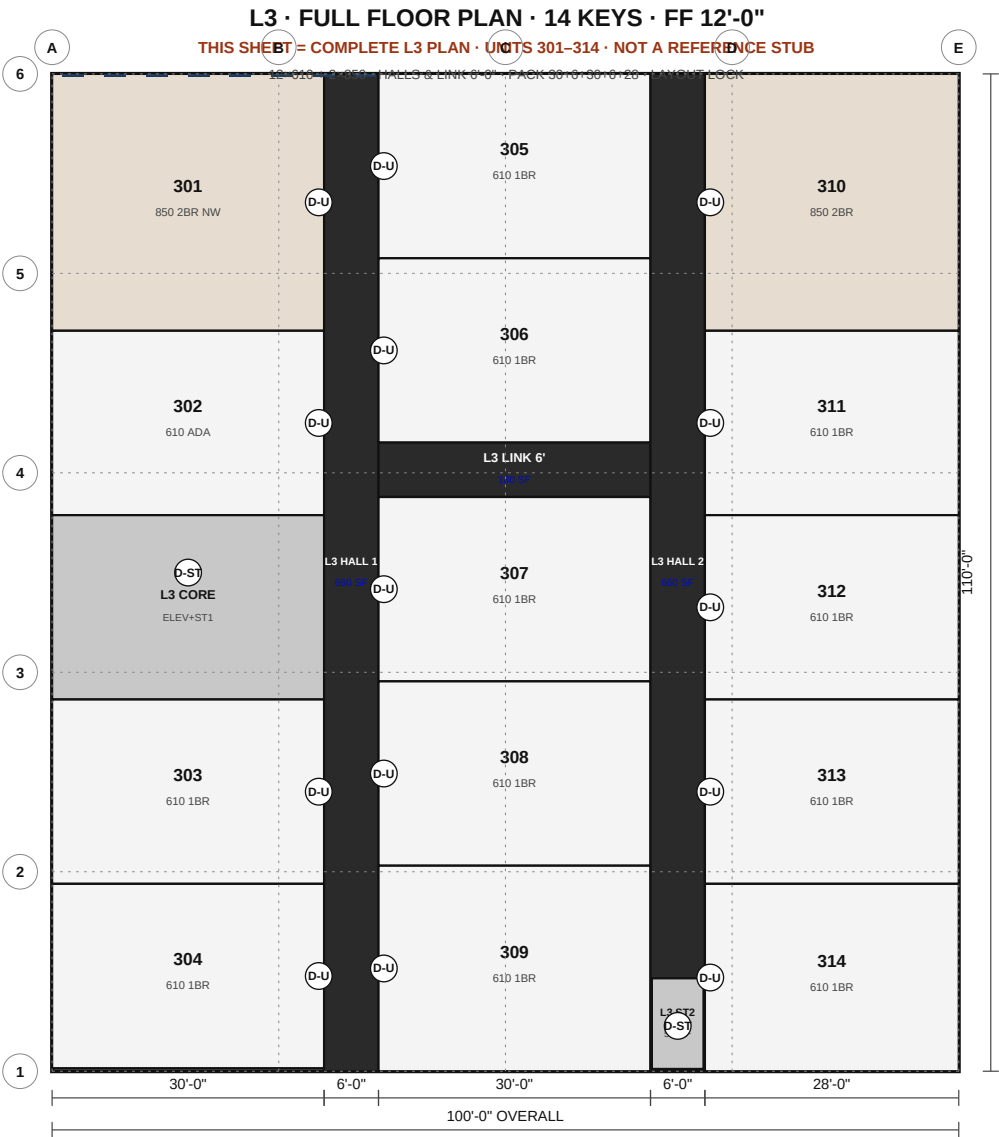


L2 KEY NOTES

FULL FLOOR PLAN THIS LEVEL — L2
Unit numbers 201–214 (14 keys)
Plate identical L2–L5 · numbers unique
12×610 + 2×850 SF units
★ UNITS OVER CRAVE: P7 acoustic floor below
Music from L1 MUST NOT reach this floor (ACO1.0)
Halls + link 6'-0" clear
Pack 30+6+30+6+28 = 100'
ADA unit 202 · ST2 Hall 2 south
Punched windows ~4×5' (PW)
Wet walls toward corridors (P5)
Rated corridor P2 · demising P3 · see ACO1.0

CD DRAFT for bidding & AOR/PE completion. Geometry & TAKEOFF-4 quantities locked. Member sizes, sealed calcs, shop drawings by licensed professionals.

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FLOOR PLAN — L2 FULL PLATE · UNITS 201–214	
SHEET A1.1	
SCALE: 3/32"=1'-0"	
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L3 KEY NOTES

FULL FLOOR PLAN THIS LEVEL — L3
Unit numbers 301–314 (14 keys)
Plate identical L2–L5 · numbers unique
12×610 + 2×850 SF units
★ UNITS OVER CRAVE: P7 acoustic floor below
Music from L1 MUST NOT reach this floor (ACO1.0)
Halls + link 6'-0" clear
Pack 30+6+30+6+28 = 100'
ADA unit 302 · ST2 Hall 2 south
Punched windows ~4×5' (PW)
Wet walls toward corridors (P5)
Rated corridor P2 · demising P3 · see ACO1.0

CD DRAFT for bidding & AOR/PE completion. Geometry & TAKEOFF-4 quantities locked. Member sizes, sealed calcs, shop drawings by licensed professionals.

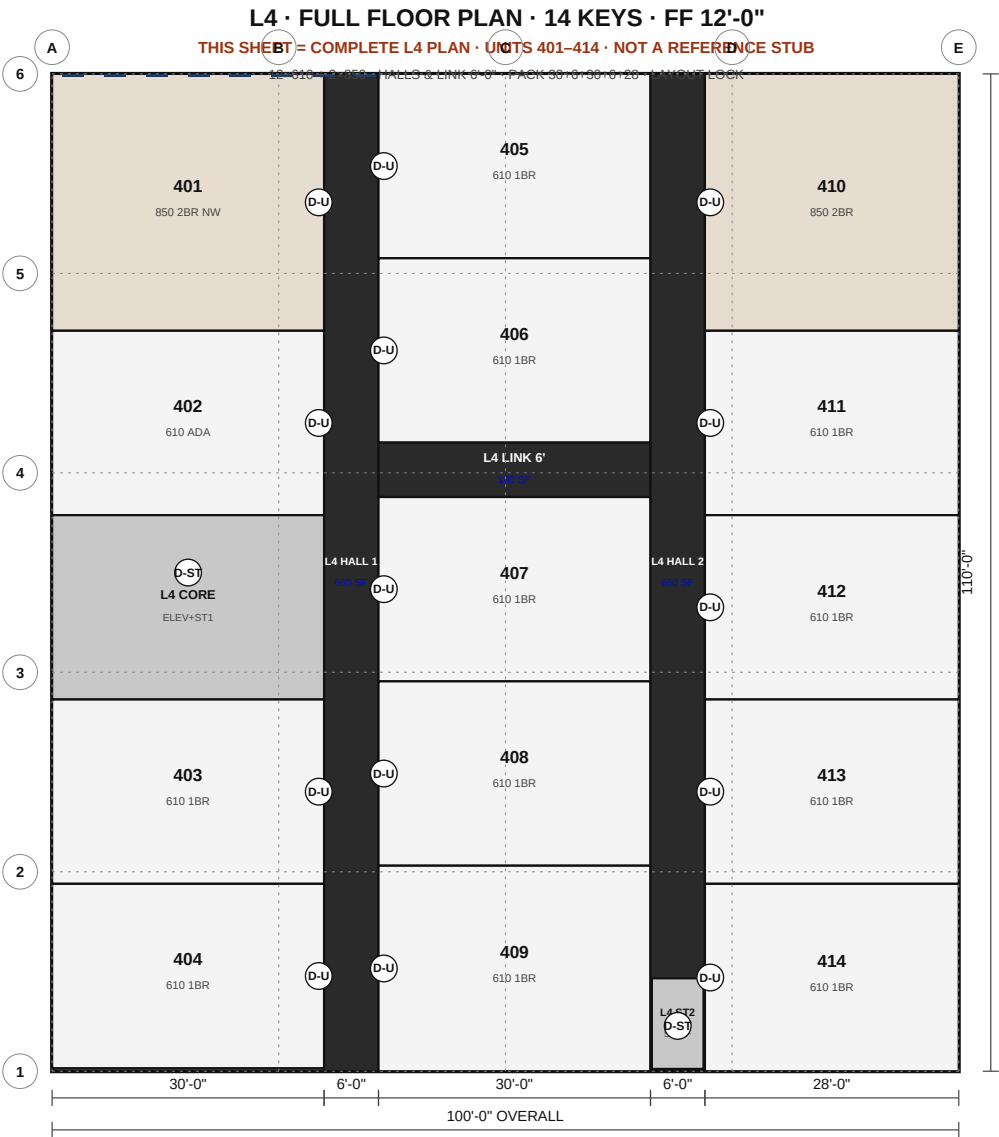
MIRAGE @ MANHATTAN
1705 Manhattan Blvd · Harvey LA 70058 · Jefferson Parish
FLOOR PLAN — L3 FULL PLATE · UNITS 301-314
SHEET A1.2

SCALE: 3/32"=1'-0"

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L4 KEY NOTES

FULL FLOOR PLAN THIS LEVEL — L4
Unit numbers 401-414 (14 keys)
Plate identical L2-L5 · numbers unique
12×610 + 2×850 SF units
★ UNITS OVER CRAVE: P7 acoustic floor below
Music from L1 MUST NOT reach this floor (ACO1.0)
Halls + link 6'-0" clear
Pack 30+6+30+6+28 = 100'
ADA unit 402 · ST2 Hall 2 south
Punched windows ~4×5' (PW)
Wet walls toward corridors (P5)
Rated corridor P2 · demising P3 · see ACO1.0

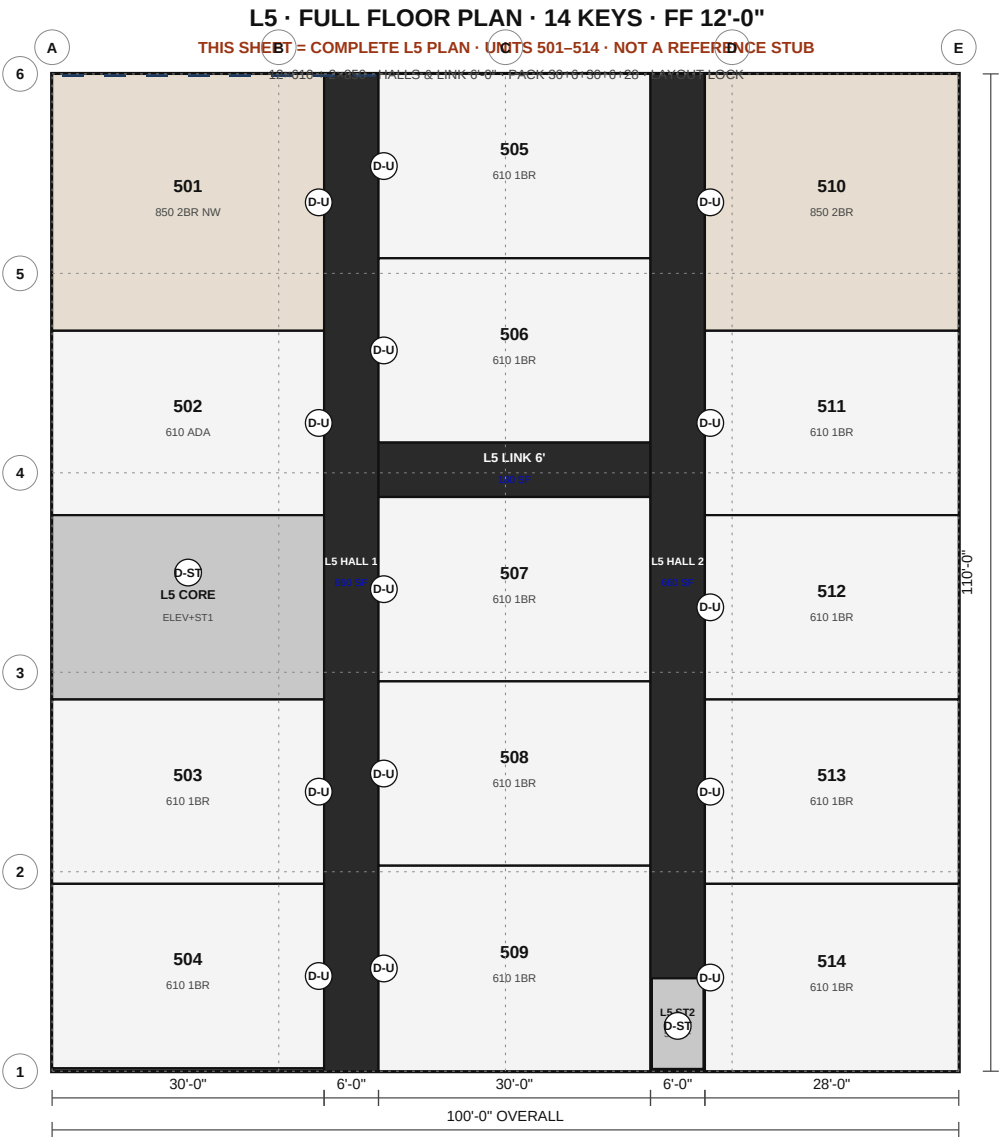
CD DRAFT for bidding & AOR/PE completion. Geometry & TAKEOFF-4 quantities locked. Member sizes, sealed calcs, shop drawings by licensed professionals.

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FLOOR PLAN — L4 FULL PLATE · UNITS 401-414
SHEET A1.3

SCALE: 3/32"=1'-0"

IFB-1 · FULL BUILD · Jul 20, 2026 · CONTRACTOR BID & BUILD

ISSUED FOR BID · DO NOT REDESIGN PLATE
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L5 KEY NOTES

FULL FLOOR PLAN THIS LEVEL — L5
Unit numbers 501–514 (14 keys)
Plate identical L2–L5 · numbers unique
12×610 + 2×850 SF units
★ UNITS OVER CRAVE: P7 acoustic floor below
Music from L1 MUST NOT reach this floor (ACO1.0)
Halls + link 6'-0" clear
Pack 30+6+30+6+28 = 100'
ADA unit 502 · ST2 Hall 2 south
Punched windows ~4×5' (PW)
Wet walls toward corridors (P5)
Rated corridor P2 · demising P3 · see ACO1.0

CD DRAFT for bidding & AOR/PE completion. Geometry & TAKEOFF-4 quantities locked. Member sizes, sealed calcs, shop drawings by licensed professionals.

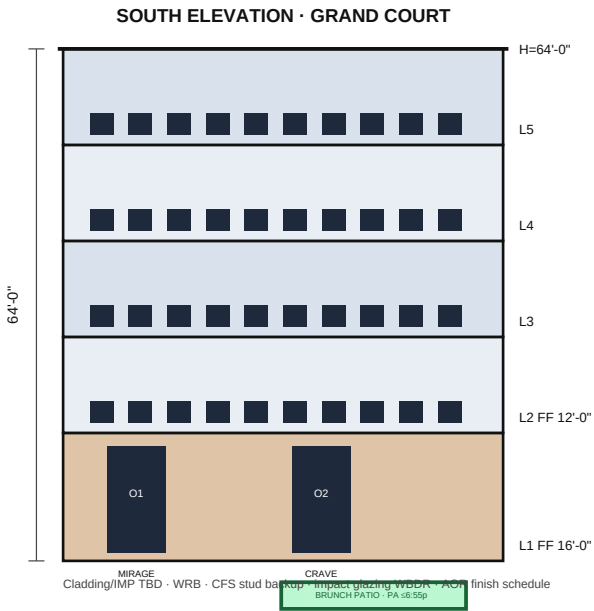
MIRAGE @ MANHATTAN
1705 Manhattan Blvd · Harvey LA 70058 · Jefferson Parish
FLOOR PLAN — L5 FULL PLATE · UNITS 501–514
SHEET A1.4

SCALE: 3/32"=1'-0"

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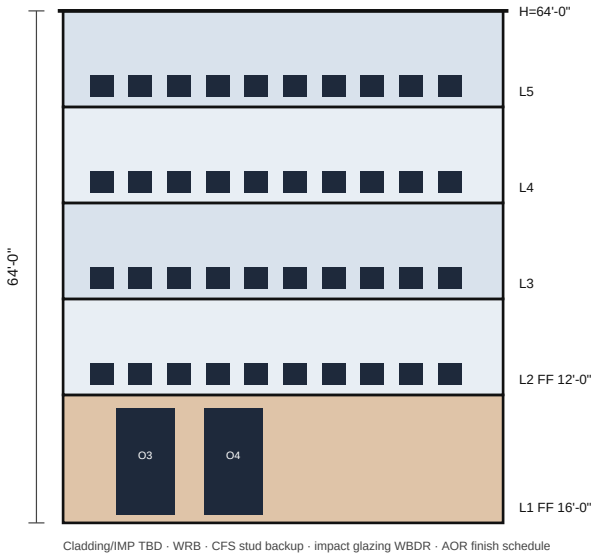
ELEVATION NOTES

★ THE ENTRANCE: O1 Mirage + O2 CRAVE airlock
L2–L5 south glass over CRAVE: STC≥35 (patio)
Porte / drop at bowl lip — turn-in from CV-IN
See C1.1 ENTRANCE · ACO1.0 noise path recheck
Jazz brunch patio · outdoor PA ±6.55p
Height: L1±16' · L2–L5±12' · H=64'-0" locked
Utility screen at ROW — keep curb clean
Impact glazing WBDR (ALT) · frames in bid base
Canopy is the night presence — light it
Coordinate O1/O2/O5 with A5.0 · C1.0/C1.1
Finish colors Owner TBD · AOR seal

CD DRAFT for bidding & AOR/PE completion. Geometry & TAKEOFF-4 quantities locked. Member sizes, sealed calcs, shop drawings by licensed professionals.

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SOUTH ELEVATION — COURT / DUAL ENTRY	
SHEET A2.0	
SCALE: 1/16"=1'-0"	
IFB-1 · FULL BUILD · Jul 20, 2026 · CONTRACTOR BID & BUILD	
ISSUED FOR BID · DO NOT REDESIGN	ARCH / ENG SEAL
	(owner licensed stamp)
PLATE	

NORTH ELEVATION · POOL COURT



ELEVATION NOTES

Height stack: L1=16' · L2–L5=12' · H=64'-0"
Parapet within locked height
Materials: CFS backup + cladding/IMP TBD
Impact-rated glazing WBDR (ALT)
O1 Mirage portal · O2 CRAVE portal (dual entry)
Expansion joints / panel modules: shop dwgs
Louvers for mech as M1.0
Signage NIC unless noted
FF marks at each level
Coordinate openings with A5.0 schedule
Finish colors Owner TBD · AOR seal

MIRAGE @ MANHATTAN

1705 Manhattan Blvd · Harvey LA 70058 · Jefferson Parish

NORTH ELEVATION — POOL

SHEET A2.1

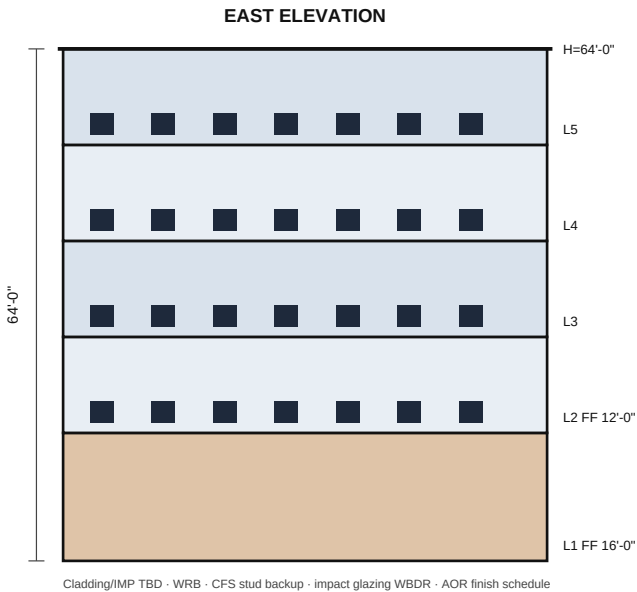
SCALE: 1/16"=1'-0"

IFB-1 · FULL BUILD · Jul 20, 2026 · CONTRACTOR BID & BUILD

ARCH / ENG SEAL

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ISSUED FOR BID · DO NOT REDESIGN PLATE



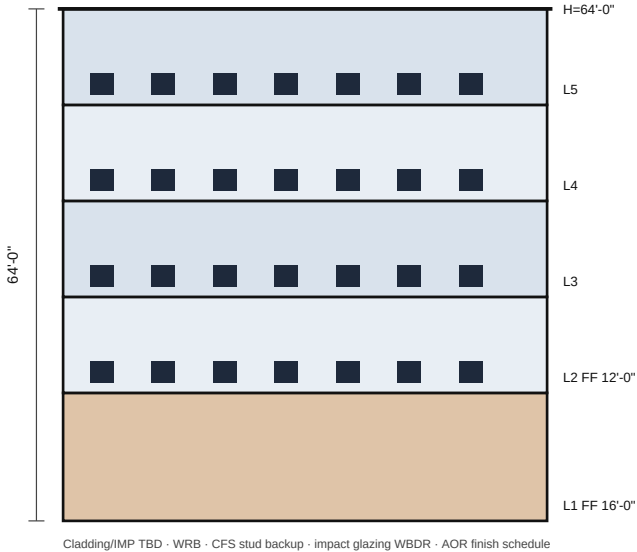
ELEVATION NOTES

Height stack: L1=16' · L2–L5=12' · H=64'-0"
Parapet within locked height
Materials: CFS backup + cladding/IMP TBD
Impact-rated glazing WBDR (ALT)
O1 Mirage portal · O2 CRAVE portal (dual entry)
Expansion joints / panel modules: shop dwgs
Louvers for mech as M1.0
Signage NIC unless noted
FF marks at each level
Coordinate openings with A5.0 schedule
Finish colors Owner TBD · AOR seal

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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EAST ELEVATION	
SHEET A2.2	
SCALE: 1/16"=1'-0"	
IFB-1 · FULL BUILD · Jul 20, 2026 · CONTRACTOR BID & BUILD	
ISSUED FOR BID · DO NOT REDESIGN	ARCH / ENG SEAL (owner licensed stamp)
	PLATE

WEST ELEVATION



ELEVATION NOTES

Height stack: L1=16' · L2–L5=12' · H=64'-0"
Parapet within locked height
Materials: CFS backup + cladding/IMP TBD
Impact-rated glazing WBDR (ALT)
O1 Mirage portal · O2 CRAVE portal (dual entry)
Expansion joints / panel modules: shop dwgs
Louvers for mech as M1.0
Signage NIC unless noted
FF marks at each level
Coordinate openings with A5.0 schedule
Finish colors Owner TBD · AOR seal

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

WEST ELEVATION

SHEET A2.3

SCALE: 1/16"=1'-0"

IFB-1 · FULL BUILD · Jul 20, 2026 · CONTRACTOR BID & BUILD

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ARCH / ENG SEAL
(owner licensed stamp)

PLATE

OWNER GAP-CLOSURE · VERIFY & SEAL — NOT A PROFESSIONAL SEAL

KEY	FLOOR	TYPE	SF	ACCESS	NOTES
202	L2	U-610	610	Mobility ADA	Roll-in / clearances
302	L3	U-610	610	Mobility ADA	Stack above 202
402	L4	U-610	610	Mobility ADA	Stack above 302
502	L5	U-610	610	Mobility ADA	Stack above 402
All other	L2–L5	610/850	—	Type B FH	Adaptable

ADA / FH MATRIX (OWNER)

4 mobility accessible keys: 202, 302, 402, 502 (7.1% of 56) · FH Type B all keys
Scoping: IBC Ch.11 + Fair Housing — 4 mobility units ≥ 5% of 56 (2.8→3; provide 4).
Keys 202/302/402/502: A117.1 bath clearances · roll-in shower ALT · kitchen clear.
All other keys: Type B adaptable (FHAA) — blocked baths per A4 allow conversion.
L1: accessible route from H-1 ADA stalls to Mirage lobby + CRAVE entries.
L1 public RR: ADA stalls per A1.0 · elevator serves all floors.
Signage / assistive listening (assembly CRAVE) — AOR finalize.
AOR seals scoping matrix on permit set.

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

ACCESSIBILITY / FAIR HOUSING UNIT MATRIX

SHEET ADA1.0

SCALE: N/A

IFB-1 · FULL BUILD · Jul 20, 2026 · CONTRACTOR BID & BUILD

ARCH / ENG SEAL

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MIRAGE @ MANHATTAN

1705 Manhattan Blvd · Harvey LA 70058 · Lot P-2-A1Y4 · MU-CD

IFC-3 TEN-OF-TEN · DOCUMENT PACKAGE COMPLETE

TYPE III-A LOCKED · Ch.5 height/area PASS · NFPA 13 · 2-hr A-2/R-2 separation
USGS seismic SDC B · Vasd printed · MWFRS / hold-downs / anchors / uplift ON SHEETS
OL+egress · Type A L2-U01 + L4-U08 · Kitchen NFPA 96 · one-line · risers · loading berth
Stud design margin ≤ 0.90 · specific UL numbers · COMcheck worksheet · geotech RFP

- ATTACH GATES (not inventable — slots ready in 00-CALCS/ATTACH):
- ASCE Hazard Tool PDF — Risk Category III (reconcile V vs 160 design floor)
 - Geotech report → revise foundation qa / deep foundations if required (CODE)
 - Hydrant flow test → fire pump yes/no
 - COMcheck software PDF (IECC 2021)
 - LA Arch + Civil PE wet seals + supervision statement
 - Statement of Special Inspections (IBC Ch.17) sealed
 - JP Planning MUCD + parking classification letter
 - Civil Eng drainage/paving/utility CD stamp
 - LDH food facility plans
 - Elevator shop drawings (pit/overhead)
 - Manufacturer AISI CFS software printout
 - Opening protection schedule (impact OR shutters) on A sheets — WBDR

DRAWING INDEX

- G0.0 Cover
- G0.1 Design criteria / wind / seismic / flood / Ch.5 / RC III
- G0.2 Life safety · OL · egress
- G0.3 Coordination + deferred submittals
- S0.1 Member schedule
- S0.2 MWFRS lateral · HD · anchors · uplift
- S1.0 Foundation DXF
- S2.0 Framing DXF
- A1.0–A1.4 Floor DXF

- A3.0 Stair / elevator
- A4.1 Type A units
- A4.2 Partitions / UL
- A5.0 Details
- K1.0 Kitchen NFPA 96
- M0.1 MEP loads
- E0.1 Electrical one-line
- P0.1 Plumbing risers
- C0.1 Civil / loading / parking

ARCH / ENG SEAL

LA license · date · wet seal

IFC-3 · Jul 20 2026

1. CONSTRUCTION TYPE III-A — IBC CHAPTER 5 PROOF

construction_type_LOCKED: TYPE III-A
why_IIIA: Exterior walls noncombustible · interior may be combustible (CFS+gypsum path) · matches CFS bearing wall system
sprinkler_row: S / SM (NFPA 13 throughout — NOT 13R)
height_allow_ft: 85
height_provided_ft: 64.0
height_OK: True
stories_allow: 5
stories_provided: 5
stories_OK: True
At_R2_IIIA_SM_SF: 72000
NS_R2_IIIA_SF: 24000
frontage_if_used: 0.0
Sa_multistory: 3
Aa_per_story_SF: 72000
total_allow_SF: 216000
total_provided_SF: 55000.0
area_OK: True
A2_CRAVE_SF: 7050
At_A2_IIIA_SM_SF: 42000
A2_area_OK: True
mixed_use: SEPARATED (IBC 508.4) — 2-hr fire barrier vertical + 2-hr horizontal assembly P7 over CRAVE
proof: PASS — Type III-A · 5 stories · 64'<85' · 55,000<216,000 · CRAVE 7,050<42,000

2. WIND ASCE 7-16 · RISK CATEGORY III · WBDR

Risk_Category: III
Vult_design: 160.0 mph (Hazard Tool RC III attach)
Vasd: 126.5 mph (= Vult/√1.6)
Exposure: C
WBDR: True
opening_protection: CODE MANDATORY — impact-rated glazing OR protective devices per ASCE 7-16 §26.12 / IBC 1609.2 (NOT an alternate)
qh: 64.18 psf @ h=64.0'
GCpi: ±0.18
enclosure: Enclosed · WBDR YES (Vult≥140) · opening protection on ALL exterior glazed openings in debris region
Hazard_Tool: ATTACH ASCE Hazard Tool PDF · Risk Category III · 1705 Manhattan Blvd · if Tool V > 160 redesign; if Tool V < 160 keep 160 as c
onservative floor unless PE reduces
roof_uplift_ASD: 75.41 psf

Story	z_mid	Kz	qz	MWFRS_WW	MWFRS_LW	CC_Z4	CC_Z5ult	CC_Z5ASD
L1	8.0	0.849	47.29	43.71	15.72	72.0	93.95	58.72
L2	22.0	0.92	51.26	46.41	15.72	73.42	96.78	60.49
L3	34.0	1.008	56.18	49.75	15.72	73.42	96.78	60.49
L4	46.0	1.075	59.87	52.26	15.72	73.42	96.78	60.49
L5	58.0	1.128	62.86	54.3	15.72	73.42	96.78	60.49

3. SEISMIC — USGS ASCE7-16 (Harvey)

source: USGS ASCE7-16 web service · 29.903N 90.077W · Site D · Risk Category III
Ss: 0.086
S1: 0.053
Fa: 1.6
Fv: 2.4
SMS: 0.137
SM1: 0.126
SDS: 0.091
SD1: 0.084
SDC: B
Ie: 1.25
R_CFS_bearing_shearwall: 6.5
Cs: 0.0175
governing: WIND governs Gulf Coast — seismic SDC B + Ie=1.25 (RC III) still required on G sheets

4. FLOOD

zone: X (unshaded) — confirm current FEMA FIRM panel before permit
BFE: N/A Zone X
design_flood: Not in SFHA — still elevate finished floor ≥12" above adjacent grade

5. GRAVITY (summary)

L1: DL=37.0 LL=100.0 wu_ASD=137.0 · L1 lobby + CRAVE A-2 (100 psf)

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IFC-3 · Jul 20 2026

IBC 2021 §1004 + NFPA 101-2015 (OSFM enforces both — use greater where conflict)

Space	Area	Factor	Basis	Use	OL
MIRAGE lobby	1020	15	net	assembly unconcentrated	68
Fitness	750	50	gross	exercise	15
CRAVE dining	4200	15	net	A-2 unconcentrated	280
CRAVE bar/standing	800	5	net	standing space	160
CRAVE kitchen	1200	200	gross	commercial kitchen	6
L1 corridor/service	900	100	gross	accessory	9
R-2 dwelling units (56)	34160	200	gross	residential dwelling	112
Upper corridors (typ/flr)	1980	100	gross	corridor	20

EGRESS

exit_stairs: 2
stair_width_in_required: 108
stair_width_provided_in: 48
stair_OK: False
travel_max_ft: 250
common_path_ft: 125
corridor_width_in: 72
remote_exits: Stairs at NE + SW cores — separation ≥ 1/3 diagonal sprinklered
CRAVE_OL: 446
CRAVE_congregating: 440
Risk_Category: III
RC_trigger: CRAVE dining+bar OL = 440 > 300 → ASCE 7-16 Risk Category III CODE MANDATORY
L1_public_OL: 538
NFPA_101: Confirm assembly OL with 101 Table 7.3.1.2 where stricter; CRAVE seating chart governs final

TYPE A / B (ADA + FHA — LA excludes IBC Ch.11)

Type_A_count: 2
Type_A_1: {unit: 'L2-U01', 'class': '610 SF', 'note': 'Type A — full clearances / kitchen & bath'}
Type_A_2: {unit: 'L4-U08', 'class': '850 SF 2BR', 'note': 'Type A — dispersed class + story'}
Type_B: All 56 units Type B (elevator / accessible route all stories)

UL ASSEMBLIES (SPECIFIC)

P2_corridor_1hr: UL U419 (or GA WP 4130) — 5/8" Type X both sides CFS
P3_demising_1hr: UL U419 / GA WP 3820
P4_shaft_2hr: UL U415 / U419 shaftwall 2-hr
P6_A2_barrier_2hr: UL U419 2-hr (multiple layers) or UL U411
P7_floor_ceiling_2hr: UL L524 / L556 floor-ceiling — verify joist depth match
door_20min_corridor: UL 10B/10C 20-min · positive latch · closer
door_90min_stair: UL 10B/10C 90-min stair/shaft

ARCH / ENG SEAL

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1. PRE-CONSTRUCTION COORDINATION (MANDATORY)

COORD-01 · Structural penetrations vs M/E/P/FP

Coordinate all duct, pipe, conduit, sleeve, and rated-penetration locations with S2.0 joists, shear walls, collectors, and hold-downs before shop drawings. No field-cut openings in shear walls / collectors / chords without EOR written approval.
Owner: EOR + MEP + GC | When: Before steel/CFS fab and before MEP rough-in

COORD-02 · Accessibility final verify

Verify doors, turning clearances, fixtures, and elevator dimensions against latest architectural sheets (A1.x, A3.0, A4.1 Type A, unit TI). ADA 2010 + FHA govern in LA (IBC Ch.11 excluded).
Owner: AOR + GC | When: Before permit revision freeze + again at rough-in

COORD-03 · Life-safety after owner changes

After any late owner change (seating, doors, hardware, CRAVE OL, unit mix), re-check G0.2 occupant loads, exit capacity, travel/common path, and door hardware schedule so they remain consistent. Re-issue G0.2 if OL changes.
Owner: AOR + EOR (FP) | When: Each owner CO before OSFM/JP resubmittal

2. DEFERRED SUBMITTALS — COMMONLY AFTER PERMIT (JP / OSFM)

DEF-01 · Fire alarm shop drawings

Basis: NFPA 72 · OSFM / JP Fire — commonly deferred after building permit
Include: Device layout, riser, battery calcs, sequence of ops, monitoring

DEF-02 · Sprinkler shop drawings + hydraulics

Basis: NFPA 13 · OSFM — design densities on M0.1; shops by licensed FP contractor
Include: Heads, mains, standpipe, FDC, hydraulic calcs, hangers

DEF-03 · Elevator manufacturer documents

Basis: ASME A17.1 · JP elevator / OSFM path
Include: Pit, overhead, rail reactions to EOR, cab ADA dims, recall interfaces

DEF-04 · Kitchen hood / UL 300 shop drawings

Basis: NFPA 96 · OSFM system review + LDH
Include: Listed hood, duct, fan, MAU interlock, wet-chem coverage, cut sheets

3. NOTES

- Deferred submittals do NOT waive criteria already on G/K/M/E/P sheets — shops must meet or exceed.
- Penetration firestopping: listed systems only (UL/FM) matching assembly rating.
- Wellness/salon remains OUT of program — do not reopen life-safety for that use.

Shops must meet or exceed criteria already on G/K/M/E/P/S sheets. See also 00-CALCS/COORDINATION-DEFERRED-SUBMITTALS.txt

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IBC 2021 Ch.17 · Statement of Special Inspections required before permit

Risk Category: III | Owner engages approved special inspection agency · reports to Building Official + EOR

ID	WORK	STANDARD / FREQ
SI-01	CFS cold-formed steel framing	AISI S240 / IBC 1705.2.2 / 1 Periodic — member sizes, spacing, fasteners, bridging, shear wall sheathing
SI-02	Structural concrete (foundations, SOG,	ACI 318 / IBC 1705.3 Periodic — rebar placement; continuous for strength concrete if required by table
SI-03	Soils / fill / bearing verification	IBC 1705.6 Periodic — after geotech; verify bearing strata vs report
SI-04	Wind resistance continuous load path	IBC 1705.11 / 1705.12 Periodic — hold-downs, straps, clips, roof uplift, shear wall fasteners
SI-05	Fire-resistant penetrations & joints	IBC 1705.17 Periodic — listed firestop systems at rated assemblies
SI-06	Sprayed fire-resistant materials (if u	IBC 1705.14 Periodic — thickness / density (N/A if gypsum-only ratings)
SI-07	Smoke control (if provided)	IBC 1705.18 Special — only if smoke control system used
SI-08	Mastic / intumescent (if used)	IBC 1705.15 Periodic — if coating fire protection used

Complete Statement of Special Inspections form with PE seal before JP permit issue

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Story	Mark	Depth	Mil	Spc	Ht	P(k)	M_CC	Pn	Mn	I	Status
L1	800S200-97	8	97	16	16.0	9.48	2.51	18.0	10.0	0.78	OK
L2	800S162-68	8	68	16	12.0	6.74	1.45	12.0	6.5	0.78	OK
L3	600S162-68	6	68	16	12.0	5.05	1.45	10.0	4.5	0.83	OK
L4	600S162-68	6	68	16	12.0	3.37	1.45	10.0	4.5	0.66	OK
L5	600S162-54	6	54	16	12.0	2.44	1.45	7.0	3.2	0.8	OK

INTERIOR / SHAFT

INT · 362S162-33 / 600S162-33 · P2 corridor & P3 unit demising · UL U419 (or GA WP 4130 / WP 3820)
SHAFT · Shaftwall 2-hr or 600S162-43 + boards · P4 elevator / stair · UL U415 / U419 2-hr shaftwall

FLOOR JOISTS — SHORT SPAN N-S

TYP 610 bay: span 20.333' · 1000S162-54 (10" CFS joist) · M=5.8 · ratio 0.61 · OK
N-S (short direction) between E-W bearing/demising walls
MAX 850 bay: span 28.333' · 1400S162-68 (14" CFS joist) OR steel beam @ mid · M=11.27 · ratio 0.51 · OK
N-S (short direction) between E-W bearing/demising walls

FOUNDATION (ASSUMED qa — GEOTECH GATE)

note: IBC Ch.18 — shallow strip/pad ASSUMED for coordination; piles/mats/soil improvement if geotech requires — NOT a bid lean decision
qa: 2000.0
strip: {'width_ft': 4.0, 'thickness_ft': 1.5, 'plf_ASD': 7677.0, 'fc_psi': 4000, 'rebar': '#5 @ 12" E.W. bottom · 3" cover'}
core: {'size_ft': '21.0 x 21.0', 'thickness_ft': 2.0, 'load_kips': 865.0, 'rebar': '#6 @ 10" E.W. bottom'}
sog: {'thickness_in': 5, 'fc_psi': 3500, 'rebar': 'WWF 6x6-W2.9xW2.9 or #4@18" E.W.', 'vapor_barrier': '15 mil'}

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1. LATERAL SYSTEM

system: CFS sheathed shear walls (exterior + corridor) — wind MWFRS Ch.27 · seismic SDC B secondary

wind_governs: True

V_base_NS: 195.7 kips

V_base_EW: 215.3 kips

shear_plf_NS: 297.0

shear_plf_EW: 359.0

sheathing: 7/16" Structural 1 OSB or 15/32" rated · 8d @ 4" edges / 6" field · blocked · ASTM C954 screws to CFS

diaphragm: Roof & floors: wood structural panel or metal deck diaphragm · collectors at corridor lines · chords at exterior

drift: Wind drift ≤ H/400 story · confirm in lateral model

seismic_Cs: 0.0175

seismic_V_approx: 43.8

STORY FORCES (ASD)

L1: p=27.32 psf · F_NS=43.7k · F_EW=48.1k · elev=16.0'

L2: p=29.01 psf · F_NS=34.8k · F_EW=38.3k · elev=28.0'

L3: p=31.09 psf · F_NS=37.3k · F_EW=41.0k · elev=40.0'

L4: p=32.66 psf · F_NS=39.2k · F_EW=43.1k · elev=52.0'

L5: p=33.94 psf · F_NS=40.7k · F_EW=44.8k · elev=64.0'

CUMULATIVE STORY SHEARS

below L1: V_NS=195.7k · V_EW=215.3k

below L2: V_NS=152.0k · V_EW=167.2k

below L3: V_NS=117.2k · V_EW=128.9k

below L4: V_NS=79.9k · V_EW=87.9k

below L5: V_NS=40.7k · V_EW=44.8k

HOLD-DOWNS HD-1

mark: HD-1

product_basis: Simpson HDU8 / STHD14 or equiv — PE confirm capacity ≥ design

T_ASD_kips: 95.4

locations: Each end of shear wall segments @ foundation + at Level 2/3 transfer if segmented

anchor: AB-1 through HD into strip footing

ANCHOR BOLTS

AB-1_shear_wall: 5/8" Ø ASTM F1554 Gr.36 · 7" embed min into 4000 psi · 1-3/4" edge · @ 4'-0" o.c. + ends

AB-2_sill: 1/2" Ø @ 6'-0" o.c. typical non-shear walls

epoxy_alt: Hilti HIT-HY 200 or equiv ONLY where wet-set missed — ICC-ES report required

UPLIFT CONNECTORS

RC-1_roof_clip: Hurricane clip / CFS clip @16" o.c. · T≥101 plf ASD (75.41 psf Zone3)

RC-2_eave: Continuous strap / clip at eaves & ridges — load path to shear walls

stud_track: Clip angles / weld or screws per AISI S240 — transfer C&C to studs

LOAD PATH (schematic)

1. Roof diaphragm → chords/collectors

2. → CFS shear walls (OSB)

3. → Hold-downs HD-1

4. → AB-1 → strip footing

5. Wind C&C → studs → clips

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PLUMBING

code: IPC 2021 Appendix E · bathroom groups
WSFU_610_each: 7.1
WSFU_850_each: 10.7
WSFU_units: 426.4
WSFU_CRAVE_est: 48.0
WSFU_total: 482.4
peak_gpm_Hunter: 120.0
water_service: 2-1/2"
water_service_note: Confirm with pressure/developed length per IPC E201 tables
building_sewer: 6" building sewer (confirm DFU stack calcs)
grease: Grease interceptor sized per LDH / IPC 1003 for CRAVE — often 1000–1500 gal
HW: Central plant ~990 gal useful storage + recirculation

HVAC

code: IMC · ASHRAE 62.1 OA · Manual J/S design by PE
tons_residences: 68.7
tons_CRAVE: 34.7
tons_common: 5.1
tons_total_envelope: 108.5
system: VRF or PTHP per unit + DOAS · CRAVE RTU + listed hood MAU
kitchen_exhaust_CFM_target: 5500
makeup_CFM_target: 4675
P7_acoustic: IBC/IECC path · STC≥50 min demising; Owner lock STC≥60 / IIC≥55 over CRAVE

ELECTRICAL

code: NEC 220.84 optional multifamily + Art.220 restaurant/house
VA_units_after_demand: 105616.0
VA_CRAVE: 180000
VA_house: 80000
VA_total: 365616.0
amps_208V_80pct: 1269.0
amps_480V_80pct: 550.0
service_recommended: 1200A 480Y/277V 3ϕ service · 208Y/120V step-down for units/CRAVE
service_alt: 1600A 208Y/120V 3ϕ — prefer 800–1200A 480Y/277V + step-down
unit_panel: 100A 120/208V 1ϕ (610) · 125A (850)
fire_alarm: Addressable FACP · NFPA 72
emergency: Egress lighting + elevator recall — battery or generator per IFC

FIRE PROTECTION NFPA 13

code: NFPA 13 (2022/AHJ) — NOT 13R (building is 5 stories)
residence: Light Hazard · 0.10 gpm/ft² over 1500 ft² remote area
corridor: Light Hazard · 0.10 gpm/ft²
CRAVE_dining: Ordinary Hazard Group 1 · 0.15 gpm/ft² over 1500 ft²
kitchen: Ordinary/Extra per AHJ + UL 300 wet chemical hood system
head_spacing_LH: ≤15 ft · ≤225 ft²/head typical LH
standpipe: Class I in each exit stair · 4" typical · IBC/IFC for height >30'
FDC: Manhattan street side · signage
fire_pump: Required if municipal hydrant flow test < design — obtain flow test · SLOT ATTACHED
FA: NFPA 72 addressable · smoke in units per code · horn/strobes public
hydrant_flow_test_form: Request from JP Water / utility — min residual 20 psi · design gpm at FDC

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SERVICE

service: 1200A 480Y/277V 3ϕ 4W · utility pad-mount · CT cabinet · main switchboard MSB

MSB DISTRIBUTION

- MDP-H: 400A 480V → CRAVE RTU/hood/MAU/kitchen panels
- MDP-R: 600A 480V → (2) 300 kVA 480-208Y/120 unit transformers
- MDP-C: 200A 480V → house (elev, corridors, amenities, site)
- FA / elevator / fire pump contingency breakers (fire pump sized after flow test)

DOWNSTREAM

units: Each unit 100A (610) / 125A (850) 208Y/120 via floor panels FP-2..FP-5

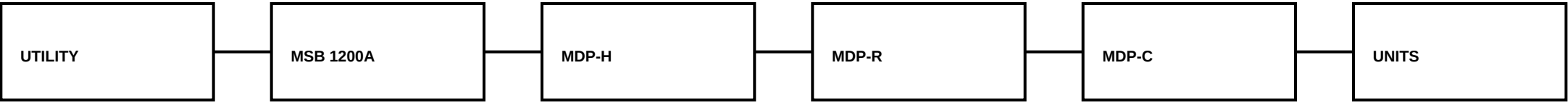
emergency: Unit equipment battery egress OR central inverter — elevator recall circuit

FA: Addressable FACP L1 fire riser room · SLC to all floors · NAC horn/strobe · monitors sprinkler/valve/kitchen

grounding: Ufer + water + building steel · NEC 250

demand: 1200A 480Y/277V 3ϕ service · 208Y/120V step-down for units/CRAVE

VA_total: 365616.0



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DOMESTIC WATER

CW: 2-1/2" → meter → RPZ → 3" CW main riser
HW: Central plant L1 · recirculation return · balanced circuits

STACKS / WASTE

- S-1 / S-2 wet stacks @ stair cores — 4" soil · 2" vents
- Unit branches 3" soil / 1-1/2–2" vents per IPC
- CRAVE kitchen 4" grease waste → interceptor · separate sanitary

LOADS (from IPC calc)

code: IPC 2021 Appendix E · bathroom groups
WSFU_610_each: 7.1
WSFU_850_each: 10.7
WSFU_units: 426.4
WSFU_CRAVE_est: 48.0
WSFU_total: 482.4
peak_gpm_Hunter: 120.0
water_service: 2-1/2"
water_service_note: Confirm with pressure/developed length per IPC E201 tables
building_sewer: 6" building sewer (confirm DFU stack calcs)
grease: Grease interceptor sized per LDH / IPC 1003 for CRAVE — often 1000–1500 gal
HW: Central plant ~990 gal useful storage + recirculation

Full DFU stack calc in PE calc book — building sewer 6"
Roof drains → leaders → site storm (civil)

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HOOD H-1

mark: H-1
type: Type I canopy — listed UL 710
equip: Range line / flat-top / fryer battery (6 kitchens aggregated)
length_ft: 20
CFM_design: 5500
duct_vel_fpm: 1500–1900
duct: 18"×18" welded carbon steel min 16 ga · slope 1/4"/ft to hood · cleanouts ≤20'
enclosure: 2-hr shaft or clearance per NFPA 96 where rated shaft not used
fan: H-1EF rooftop upblast · hinged · grease cup

HOOD H-2

mark: H-2
type: Type I — Mirage / bar display (if solid fuel or grease)
CFM_design: 1800
note: If electric-only no grease → Type II per AHJ

MAKEUP AIR

mark: MAU-1
CFM: 4675
tempering: Heated/cooled to within 10°F of kitchen setpoint — interlocked with H-1
method: Ceiling diffusers / engineered air curtain at hood — not short-circuit

UL 300 SUPPRESSION

system: UL 300 wet chemical (Ansul R-102 or equiv)
coverage: All cooking appliances under H-1 + plenum + duct
pull_station: Path of egress from kitchen · clearly marked
gas_electric_shutdown: Auto shutoff on discharge · manual reset
K_class: 1× K-class extinguisher within 30' of fryers
OSFM: Separate system plans + cut sheets for OSFM fire system review

GREASE INTERCEPTOR

size_gal: 1500
basis: LDH / IPC 1003 · CRAVE seating + kitchen DFU — PE finalize with fixture schedule
location: Site: north service yard · tanker access · NOT in parking drive aisle
sample_port: Required

Provide utility matrix (gas/electric/water/drain/hood) on K1.1 with cut sheets

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EXIT STAIRS (2)

- width_clear: 48" between handrails
- rise_run: 7" max rise · 11" min run (IBC 1011)
- handrail: 34–38" · extensions 12" beyond top riser / one tread beyond bottom
- guard: 42" · opening <4" · climbability limits
- landing: Depth ≥ stair width · doors not reduce by >1/2 width when open
- rating: 2-hr shaft · 90-min doors UL listed

ELEVATOR

- capacity_lb: 3500
- speed_fpm: 150
- type: MRL preferred · machine room if required by mfr
- pit_depth_in: 60" min — CONFIRM elevator shop drawings
- overhead_ft: Per mfr (typ 12'–6"+)
- hoistway: 2-hr · smoke/heat detection · recall per ASME A17.1 / IBC
- cab_ADA: 68"×51" min clear · 36" door · centered call buttons

Detail on shop drawings: stringer size, landing framing, hoistway sections — coordinate elevator mfr before pour.

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REQUIRED TYPE A (2% of 56 = 2) — DISPERSED

unit_1: {unit: 'L2-U01', 'class': '610 SF', 'note': 'Type A — full clearances / kitchen & bath'}
unit_2: {unit: 'L4-U08', 'class': '850 SF 2BR', 'note': 'Type A — dispersed class + story'}

DIMENSIONED CLEARANCES (BOTH TYPE A UNITS)

- Entry door 32" clear min · 18" strike clearance · threshold ≤1/2" beveled
- Kitchen: 30"×48" clear at sink & range · parallel or forward approach · 40" min aisle
- Bathroom: 30"×48" at lav · toilet 18" centerline to wall · 60" clear diameter or T-turn
- Grab bars: rear 36" · side 42" · shower per ADA 608 if roll-in provided
- Controls ≤48" AFF · outlets ≥15" AFF · lever hardware
- Accessible route from elevator to Type A unit entries continuous
- See unit TI sheets for 610/850 base plan — Type A overlays these clearances

PUBLIC / SITE ADA

- 7 ADA stalls (5+2 van) → accessible route to Mirage + CRAVE entries
- CRAVE public RR: wheelchair stall + ambulatory · IPC fixture count on P0.1
- Elevator cab clearances per A3.0

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UL LOCK (from G0.2)

- P2_corridor_1hr: UL U419 (or GA WP 4130) — 5/8" Type X both sides CFS
- P3_demising_1hr: UL U419 / GA WP 3820
- P4_shaft_2hr: UL U415 / U419 shaftwall 2-hr
- P6_A2_barrier_2hr: UL U419 2-hr (multiple layers) or UL U411
- P7_floor_ceiling_2hr: UL L524 / L556 floor-ceiling — verify joist depth match
- door_20min_corridor: UL 10B/10C 20-min · positive latch · closer
- door_90min_stair: UL 10B/10C 90-min stair/shaft

Type	Name	Assembly	Rating / Acoustic	Ref
P1	Exterior CFS	6" CFS @16" o.c. + sheathing/IMP + WRB + f	Type IIIA path · PE si	S3 / A3.1
P2	Corridor	3-5/8" or 6" CFS + 5/8" Type X both sides	1-hr typ · STC 50 targ	A5.2
P3	Unit demising	3-5/8" CFS + Type X both + insulation	1-hr · STC 50	A5.2
P4	Shaft	CFS shaft wall / masonry ALT	2-hr typ 4+ stories	A3.2 / S
P5	Wet wall	3-5/8" CFS + tile backer at baths	Stacks on corridor sid	P1.0
P6	L1 demising	Mirage CRAVE full-height acoustic	STC ≥55 · only D-S ope	ACO1.0
P7	L1↔L2–L5 over CRAVE	Isolated floor + resilient ceil + mass	STC ≥60 · IIC ≥55 · x=	ACO1.0
P7a	Under STAGE zone	Extra mass + isolation pads	IIC ≥60 target · bass	ACO1.0
P8	ST2 / shafts	Acoustic vestibule + sealed shaft	Kill stair chimney fla	ACO1.0
P9	Hall1 stack	Demising + corridor both sides	No CRAVE openings into	ACO1.0

OPENINGS

- O1 10'-0" x 10'-0" L1 South Mirage qty 1 Storefront / canopy Hotel portal · calm entry
- O2 10'-0" x 10'-0" L1 South CRAVE qty 1 Storefront / canopy Restaurant portal · warm entry
- O3 3'-0" x 7'-0" L1 North qty 1 HM / storefront door Pool / north court egress
- O4 3'-0" x 7'-0" L1 North qty 1 HM / storefront door Patio / court egress
- O5 8'-0" x 8'-0" L1 CRAVE→patio qty 2 Storefront / bifold Brunch patio · acoustic seals
- PW 4'-0" x 5'-0" L2–L5 punched qty 88 Aluminum punched Impact glazing ALT · WBDR
- D-U 3'-0" x 7'-0" Unit entry qty 56 Solid-core / rated Corr → unit · closers
- D-ST 3'-0" x 7'-0" Stair qty 20 Rated pair/single Per shaft rating
- D-EL 3'-6" x 7'-0" Elev lobby qty 5 Rated / smoke Per elev shop
- D-C 3'-0" x 7'-0" Corridor / core qty 24 Rated as req'd Fire/smoke as rated
- D-K 3'-0" x 7'-0" L1 kitchen qty 4 Service / rated Health / FP path
- D-S 3'-0" x 7'-0" Spine soft door qty 1 Solid acoustic STC50 Staff only · CLOSED show hours
- D-ST2 3'-0" x 7'-0" pair L1 ST2 vestibule qty 2 Rated acoustic pair No open to FOH during shows
- D-VE 3'-0" x 7'-0" pair CRAVE entry airlock qty 2 Acoustic seals Vestibule · kill door pump

D1 EXT WALL P1

- Exterior finish / IMP
- WRB continuous
- 7/16" Structural 1 OSB
- CFS stud per S0.1
- Batt mineral wool
- 5/8" Type X interior

D2 CORRIDOR P2 1-HR

- 5/8" Type X
- CFS @16"
- Sound batt
- 5/8" Type X
- STC 50
- UL U419 / GA WP 4130

D3 UNIT DEMISING P3

- 5/8" Type X both
- CFS + batt
- 1-hr UL U419
- Acoustic sealant
- No back-to-back outlets
- GA WP 3820 alt

D4 FLOOR / P7 OVER CRAVE

- Finish floor
- Underlayment
- CFS joists @16"
- Resilient + mass mat
- 2× Type X ceiling
- UL L524 / L556 · STC≥60

D5 OPENING PROTECTION

- Impact glaze OR shutters
- ASCE 7-16 §26.12
- Flashing pan
- WRB shingle lap
- Sealant + backer
- Schedule all openings

D6 HD / ANCHOR

- HD-1 hold-down
- AB-1 5/8" embed 7"
- Strip footing
- Edge 1-3/4" min
- See S0.2
- Load path continuous

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PARKING / ADA / LOADING

parking: 100
ADA: 7 stalls (5 std + 2 van) — exceeds ADA Table 208.2 min 4 for 76–100
Planning: REQUEST JP Planning letter: multifamily vs hotel path + CRAVE accessory. Multifamily ~84–88; hotel ~92; PROVIDED 100.
loading_req: JP Art.XXXV — commercial/hotel >7,500 SF → provide loading
loading_prov: 1× 12'×35' loading berth north service court (Manhattan access) — paint + sign LOADING ONLY
truck: SU-30 design vehicle for berth · WB-40 not in parking aisles (passenger lot)
ADA_route: ADA stalls → 5' aisle → sidewalk → Mirage + CRAVE entries · cross-slope ≤2%
Eng_CDs: Civil Eng CD set REQUIRED for JP Engineering (grading/drainage/utilities) — slot in 04-CIVIL; extend to full CDs

COMCHECK / IECC

code: IECC 2021 (LA path) — COMcheck commercial
climate_zone: 2A
method: COMcheck envelope + lighting + mechanical
envelope_targets: { 'roof': 'R-25 ci or U-0.039 max (verify COMcheck)', 'wall_mass_or_steel': 'U-0.064 / R-13+7.5ci typical steel-framed', 'fenestration': 'U-0.50 / SHGC-0.25 max Zone 2A nonresidential (verify)', 'slab': 'Unheated slab — per COMcheck' }
action: Run COMcheck → PDF in 00-CALCS/COMCHECK.pdf before OSFM/JP energy review
status: WORKSHEET READY — software output is attach gate

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