Staff Report
Variance
2026-04-28-VAR

Attachments: Staff Report, Aerial Map, Zoning Map

Work Session:	Thursday, June 4, 2026
Public Hearing:	Thursday, June 11, 2026
City Council Introduction:	Tuesday, June 23, 2026
City Council Public Hearing:	Tuesday, July 14, 2026

Request:
A request by Tom Pistorius for a Variance to allow construction of the Sigma Tau Gamma Fraternity House at 1504 North Oak Street, in **District 2**.

Site Information

Location (Address):	1504 North Oak Street
City Council:	District 2
Existing Zoning:	MX-C
Future Land Use:	Commercial
Existing Land Use:	Commercial
Site Description:	97.5 X 99.7 X 84.54 Lot

Context

Direction	Land Use/Zoning
North	MX-C Mixed Use Commercial
South	MX-C Mixed Use Commercial
West	S-1 Southeastern Louisiana University
East	MX-C Mixed Use Commercial

Additional Information

Variance - A device which grants a property owner relief from certain provisions of a zoning ordinance when, because of the particular physical surroundings, shape or condition of the property, compliance would result in an undue hardship upon the owner, as distinguished from a mere inconvenience or monetary expense. A variance shall not be used to specifically grant or limit uses of property.

E. No variance shall be authorized unless the Commission finds that all of the following conditions exist:

(1) That the variance will not authorize a use other than those uses allowed in the district;

(2) That, due to exceptional and extraordinary circumstances, literal enforcement of the provisions of this zoning code will result in practical difficulties or unnecessary hardship;
(3) That the exceptional and extraordinary circumstances were not created by the owner of the property or the applicant and are not due to or the result of general conditions in the district in which the property is located;
(4) That the practical difficulties or unnecessary hardship are not solely financial;
(5) That the variance will not substantially or permanently injure the allowed uses of adjacent conforming property;
(6) That the variance will not adversely affect the public health, safety or welfare; and
(7) That the applicant has adequately addressed any concerns raised by the City Planner.

F. Appeal: A final decision by the Commission on a variance may be appealed to District Court.

G. Expiration: A variance runs with the land and does not expire unless an expiration date is assigned as a condition by the Commission.

A variance may be granted by the City Council if it finds that special circumstances or conditions affecting the property in question justify the variance, and that the effect of the variance will accomplish the goals of the moratorium established by this ordinance.

City Planner Recommendation:

Applicant meets all criteria for a Variance for construction of the Fraternity House, per the City of Hammond's Unified Development Code, (UDC).
Staff recommends approval.

Commission Recommendation:

Motion:
Recommend approval for a Variance to allow construction of the Sigma Tau Gamma Fraternity House at 1504 North Oak Street, in **District 2**.

For:	Trey Tycer, Monica Perez, Kylan Douglas, Judah Richardson
Against:	None
Abstain:	None
Absent:	Ron Matthews

Public Hearing:

For: 4
Against: 0

Ordinance to Read:

WHEREAS, on June 11, 2026 the Hammond Zoning Commission held a public hearing and recommended approval for a Variance to allow construction of the Sigma Tau Gamma Fraternity House at 1504 North Oak Street, in **District 2**.

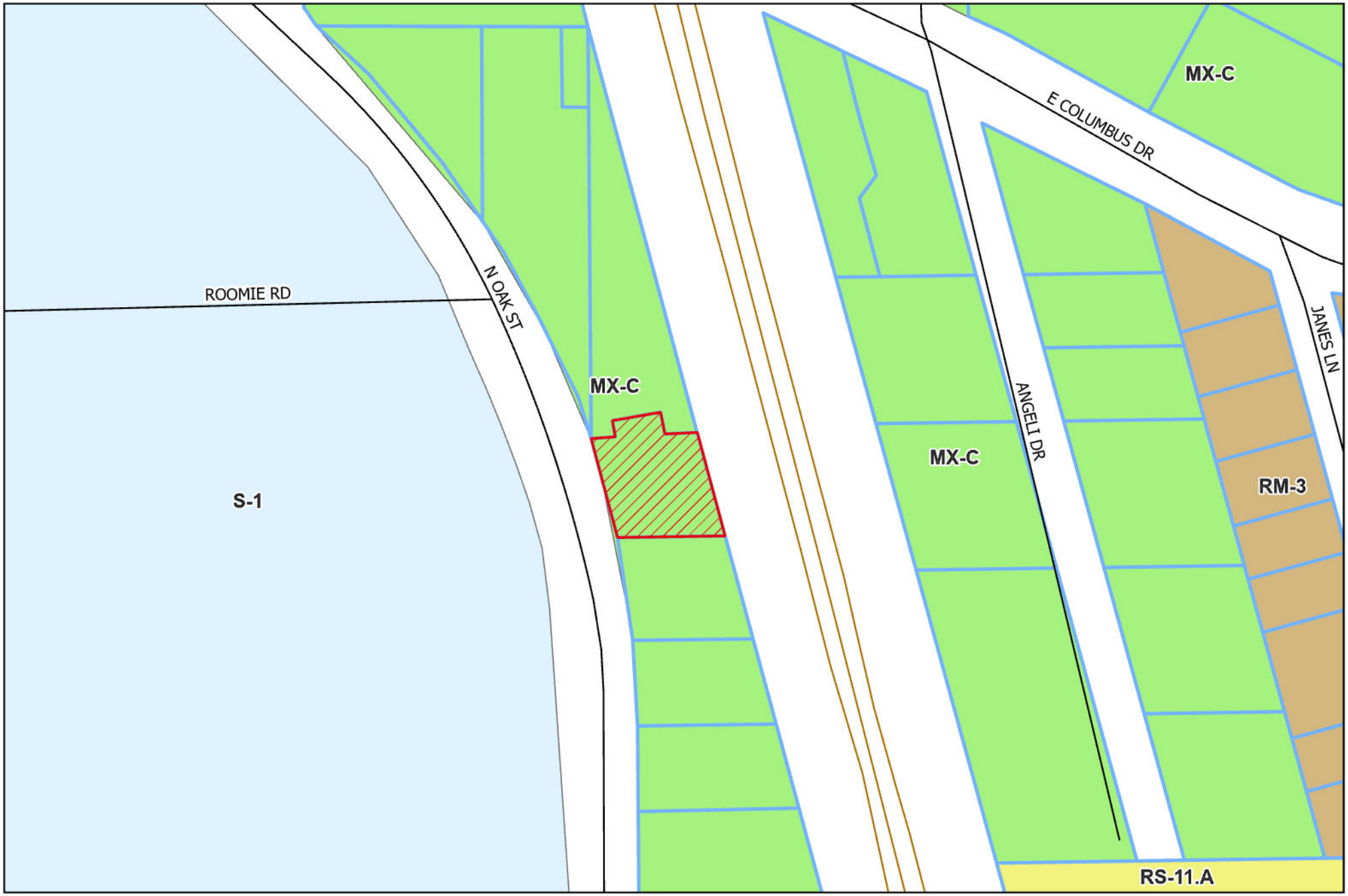
NOW THEREFOR BE IT ORDAINED, the Hammond City Council held a public hearing on July 14, 2026 and approved the Variance to allow construction of the Sigma Tau Gamma Fraternity House at 1504 North Oak Street, in **District 2**.

CITY OF HAMMOND

N
W E
S

2026-04-28-VAR
1504 N Oak St

Streets
City Lots
City Limits
Case Parcel



CITY OF HAMMOND

N
W E
S

2026-04-28-VAR
1504 N Oak St

Streets
City Lots
City Limits
Case Parcel

Sigma Tau Gamma - Fraternity House

ACCESSIBILITY GENERAL NOTES:

A. ACCESSIBLE ENTRANCES TO THE BLDG. SHALL BE IDENTIFIED BYTHE INTERNATIONAL SYMBOL OF ACCESSIBILITY
B. EXTERIOR EXITS, THAT ARE LOCATED ADJACENT TO ACCESSIBLE AREAS & WITHIN 6' OF ADJACENT GROUND LEVEL, SHALL BE ACCESSIBLE.
C. ACCESSIBLE RAMPS REQ. BY ANSI A117.1 SHALL NOT HAVE SLOPES THAT EXCEED 1 FEET IN 12 FEET AND SHALL HAVE HANDRAILS BOTH SIDES, EVEN IF NOT SHOWN ON THE DRAWINGS.
D. THE SURFACE OF RAMPS AND GROUND SURFACES SHALL BE ROUGHENED OR SHALL BE OF SLIP RESISTANT MATERIALS.
E. AN ACCESSIBLE ROUTE OF TRAVEL 3FT. WIDE MIN. MUST BE PROVIDED TO ALL PORTIONS OF THE BLDG. AND BETWEEN THE BLDG. AND THE PUBLIC WAY.
F. THRESHOLD MUST BE 1/2" IN HEIGHT OR LESS.
G. ALL ACCESSIBLE PARKING SPACES SHALL HAVE A SLOPE NOT EXCEEDING 1:50.
H. ALL ACCESSIBLE PARKING SPACES SHALL BE OUTLINED ON ALL FOUR SIDES, HAVE A CONTRASTING COLOR AND THE INTERNATIONAL WHEELCHAIR SYMBOL ON THE GROUND WITHIN THE SPACE.
I. ALL ACCESSIBLE PARKING SPACES SHALL HAVE A SIGN (MIN 5 FT. ABOVE FINISH GRADE IN FRONT OF THE SPACE.) WHICH INCLUDESTHE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
J. SIGNS DESIGNATING PERMANENT ROOMS AND SPACES SHALL MEET ACCESSIBILITY REQUIREMENTS.
K. ALL ALARMS SHALL MEET ACCESSIBILITY REQUIREMENTS.
L. ACCESSIBLE ROUTE SHALL BE WITHOUT STEPS OR CHANGES IN LEVEL GREATER THAN 1/2" WITHOUT AN APPROVED RAMP.
M. ACCESSIBLE ROUTES SHALL SERVE AS EXITS OR CONNECT TO AREAS OF RESCUE ASSISTANCE.

PROJECT GENERAL NOTES:

A. DO NOT SCALE DRAWINGS.
B. TYPICAL DETAILS MAY NOT NECESSARILY BE CUT ON PLANS, BUT APPLY UNLESS NOTED OTHERWISE.
C. ALL WORK AND MATERIAL SHALL BE REGARDED AS NEW UNLESS SPECIFICALLY INDICATED AS "EXISTING" OR "(E)" ON THE DRAWINGS.
D. CONTRACTOR SHALL COORDINATE ALL TRADES AND METHODS OF CONSTRUCTION AS REQUIRED FOR COMPLETION OF THE PROJECT WITH THE INTENT OF THESE DOCUMENTS.
E. ALL MATERIALS AND UNFINISHED SURFACES EXPOSED TO VIEW SHALL BE PAINTED UNLESS FACTORY PRE-FINISHED, NOTED OTHERWISE OR DIRECTED BY THE ARCHITECT.
F. NO UTILITIES, PLUMBING, PIPING, CONDUIT, ETC. SHALL BE EXPOSED WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
G. SHOULD DIMENSIONS BE MISSING OR CONFLICTING, NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH RELATED WORK.
H. CONTRACTOR SHALL VERIFY LOCATIONS OF UTILITIES PRIOR TO EXCAVATING, TRENCHING, ETC. AND SHALL REPAIR OR REPLACE UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION..
I. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY SHORING AND BRACING REQUIRED DURING CONSTRUCTION.
J. SECURITY AND SAFETY ARE THE CONTRACTOR'S RESPONSIBILITY. LIMITS OF CONSTRUCTION SHALL BE COMPLETELY FENCED AND SECURED DURING CONSTRUCTION.
K. NO ASBESTOS SHALL BE USED OR INCORPORATED INTO THE PROJECT IN ANY FORM.
L. SEPARATE DISSIMILAR METALS AS THEY OCCUR AND/OR PER MANUFACTURER'S RECOMMENDATIONS.
M. APPLY SEALANT AT INTERSECTIONS OF ALL DISSIMILAR MATERIALS.
N. NOT USED
O. BRACE INTERIOR NON-BEARING WALLS TO STRUCTURE PER ARCHITECTURAL DRAWINGS.
P. PROVIDE INSULATION AT ALL INTERIOR WALLS AND CEILING/ROOF ASSEMBLIES.
Q. ALL EXTERIOR OPENINGS, WINDOWS AND DOORS SHALL BE FLASHED & COUNTER-FLASHED.
R. WATER RESISTANT GYP. BD. TO BE USED AT TUBS AND SHOWERS, MIN. 72" HIGH, WALL FINISH TO COMPLY WITH R.307.2.
S. UNLESS NOTED OTHERWISE, ELECTRICAL CONDUITS, PLUMBING LINES, AND MECHANICAL PIPING SHALL BE CONCEALED AND FRAMING SHALL BE OF ADEQUATE DIMENSION TO ACCOMPLISH THIS RESULT WITHOUT UNNECESSARY CHANGES IN THE WALL PLANE.
T. INTERIOR FINISH SURFACES SHALL NOT BE INSTALLED PRIOR TO HAVING THE BUILDING WEATHER TIGHT.
U. DRYER VENT/CLOTHES DRYER ARE TO BE PROVIDED WITH AN EXHAUST DUCT NOT TO EXCEED 25 FEET IN LENGTH. THE MAXIMUM ALLOWED LENGTH IS REDUCED BY 2.5 FT. FOR EACH 45 DEGREE BEND AND 5 FT FOR EACH 90 DEGREE BEND.
V. DOORS USED FOR BEDROOM EGRESS SHALL NOT BE KEYED ON THE INTERIOR SIDE.
W. PROVIDE 2X6 BLOCKING FOR ALL WALL MOUNTED HARDWARE AND ACCESSORIES.
X. NOTES AND LEGENDS ARE TYPICAL FOR ALL FLOOR PLAN SHEETS, AND MAY NOT APPLY TO EACH SHEET.
Y. REFERENCE STRUCTURAL FOR ITEMS NOT SHOWN. COORDINATE AS REQUIRED INCLUDING NECESSARY FRAMING, BLOCKING, ETC.
Z. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OF ANY CABINETRY, FRAMES, STRUCTURAL ITEMS ETC.

CODE GENERAL NOTES:

A. FIRE DEPARTMENT ACCESS AND WATER SUPPLY SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF VERTICAL CONSTRUCTION.
B. SEE REFLECTED CEILING PLANS FOR EXIT SIGNS.
C. ALL EXITS TO BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.
D. PANIC HARDWARE TO BE PROVIDED AT EACH EXIT DOOR FROM ROOMS WITH AN OCCUPANT LOAD OF MORE THAN 50, INCLUDING MAIN CORRIDOR EXTERIOR DOORS.
E. ALL UTILITIES WILL BE PLACED UNDERGROUND.
F. MAINTAIN ALL EXISTING DRAFT STOPS ABOVE CEILING SPACES AT EACH DEMISING WALL. DRAFT STOPS MUST BE INSTALLED IN AREAS NO MORE THAN 3,000 SF IN ATTIC SPACES. 1/2" GYPSUM BOARD EACH SIDE OF WOOD STUD IS ACCEPTABLE TO CREATE A COMPLETE VERTICAL STOP BETWEEN THE TWO ADJACENT SPACES.
G. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS TESTS, SURVEYS, ENGINEERING OR SHOP DRAWINGS OF MECHANCIAL, PLUMBING OR ELECTRICAL, ETC.
H. COMMUNICATIONS/SECURITY CONTRACTOR SHALL INSTALL SMOKE DETECTION SYSTEM TO MEET ALL CODES.

PROJECT DATA:

OWNER: PHI ALUMNI ASSOCIATION
SIGMA TAU GAMMA
FRATERNITY HOUSE

ARCHITECT: PISTORIUS ASSOCIATES, LLC
ATTN: TOM PISTORIUS, AIA
P.O.BOX 673
HAMMOND, LA 70401
PHONE - 985-542-4287

CONDITIONS SPACE - SF:

INTERIOR CONDITIONED SPACE FIRST FLOOR	2,371 SF
INTERIOR CONDITIONED SPACE SECOND FLOOR	1,907 SF
TOTAL:	4,278 SF
BACK PORCH SLAB	528 SF
FRONT PORCH SLAB	795 SF
ROOF AREA	3,760 SF
OCCUPANCY:	R-3
CODE:	2021 IBC
ZONING:	MX-C

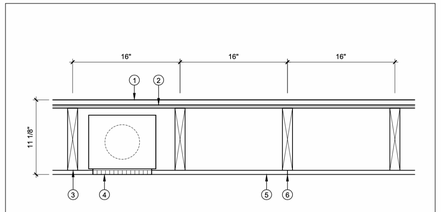
PROTECTION: BUILDING SHALL BE EQUIPPED WITH A NFPA 13R AUTOMATIC WET SPRINKLER SYSTEM WITH CONCEALED HEADS. SUB-CONTRACTOR SHALL PREPARE SUBMITTAL SEPARATELY AND SUBMIT TO STATE FIRE MARSHAL.

ALARM: BUILDING SHALL HAVE FIRE ALARM SYSTEM IN ACCORDANCE WITH IBC 907.5. SUB-CONTRACTOR SHALL PREPARE SUBMITTAL SEPARATELY AND SUBMIT TO STATE FIRE MARSHAL.

COMPARTMENTS: SLEEPING ROOMS ARE REQUIRED TO BE PROTECTED FROM CORRIDORS BY SMOKE PARTITIONS. PROVIDE SMOKE PARTITIONS BETWEEN ROOMS AND ROOM TO CORRIDOR.

SHEET INDEX

1 HOUR UNDER STAIR



1. 3/4" FLOOR TOPPING MIXTURE, 1x4 T&G LUMBER PERPENDICULAR TO JOISTS OR 19/32" WOOD STRUCTURAL PANEL FINISH FLOOR
2. MIN. 1x8 T&G DIAGONAL LUMBER, 15/32" PLYWOOD, OR 7/16" OSB WOOD STRUCTURAL PANEL SUBFLOOR
3. MIN. 2x10" WOOD JOISTS 16" O.C.
4. CEILING DAMPER AND GRILLE (OPTIONAL)
5. 5/8" GOLD BOND FIRE-SHIELD GYPSUM BOARD (FSW-C, FSW-6, eXP-C, FSK, FSK-C, FSLX) APPLIED PERPENDICULAR TO JOISTS WITH 1-7/8" 6d NAILS 8" O.C.
6. JOINT TAPE AND COMPOUND OVER JOINTS AND FASTENER HEADS

DATE: 07/01/2024	UL DESIGN: L501
SCALE: 1-1/2"=1'-0"	1 HOUR WOOD JOIST FLOOR-CEILING ASSEMBLY

National Gypsum.

1 HOUR WALL AT STAIR/CLOSET

GA FILE NO. WP 3645	PROPRIETARY*	1 HOUR FIRE

GYPSUM PANEL PRODUCTS, WOOD STUDS

One layer 5/8" thick proprietary type X gypsum board applied parallel or at right angles to ONE SIDE of 2 x 4 wood studs 16" o.c. with 6d coated nails, 17/8" long, 0.0915" shank, 1/4" heads 7" o.c.

OPPOSITE SIDE: One layer 5/8" proprietary type X glass mat gypsum substrate applied parallel or at right angles to studs with 6d coated nails, 17/8" long, 0.0915" shank, 1/4" heads, 7" o.c.

Joints staggered 16" on opposite sides. **(LOAD-BEARING)**

PROPRIETARY GYPSUM PANEL PRODUCTS

Temple-Inland — 5/8" GreenGlass Type X, 5/8" Type X

Thickness: 4¾"
Approx. Weight: 7 psf
Fire Test: UL R6937, 06NK17692, 9-19-08, UL Design U305

1 HOUR WALL AT EXTERIOR W/ METAL CLADDING

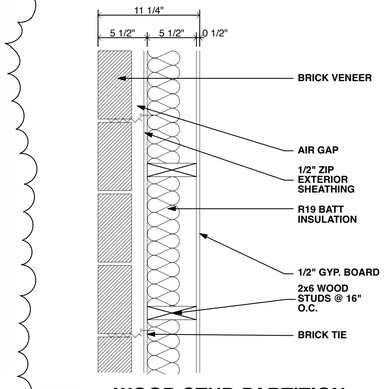
GA FILE NO. WP 8105	GENERIC	1 HOUR FIRE

GYPSUM WALLBOARD, GYPSUM SHEATHING, WOOD STUDS

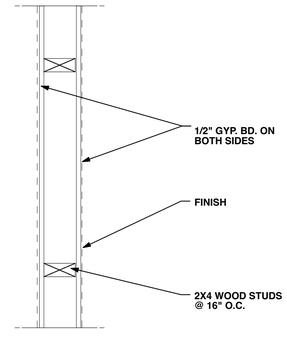
EXTERIOR SIDE: One layer 48" wide 5/8" type X gypsum sheathing applied parallel to 2 x 4 wood studs 24" o.c. with 1¾" galvanized roofing nails 4" o.c. at vertical joints and 7" o.c. at intermediate studs and top and bottom plates. Joints of gypsum sheathing may be left untreated. Exterior cladding to be attached through sheathing to studs.

INTERIOR SIDE: One layer 5/8" type X gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to studs with 6d coated nails, 17/8" long, 0.0915" shank, 1/4" heads, 7" o.c. **(LOAD-BEARING)**

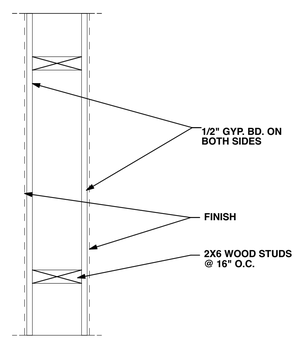
Thickness: Varies
Approx. Weight: 7 psf
Fire Test: See WP 3510 (UL R3501-47, -48, 9-17-65, UL Design U309; UL R1319-129, 7-22-70, UL Design U314)



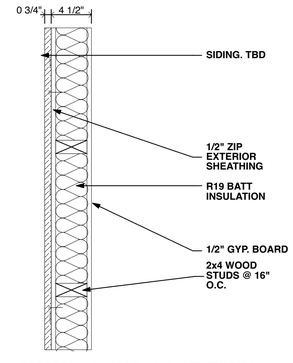
W 01 — **WOOD STUD PARTITION**
BRICK VENEER EXTERIOR



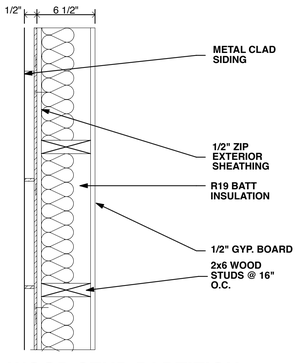
W 02 — **WOOD STUD PARTITION**
AT 16" O.C.



W 03 — **WOOD STUD PARTITION**
AT 16" O.C. (PLUMBING WALL)



W 04 — **WOOD STUD PARTITION**
SIDING EXTERIOR- UNDER PORCH



W 05 — **WOOD STUD PARTITION**
METAL CLAD SIDING

pa
pistoriusassociates, llc
ARCHITECTS
tom a. pistorius, architect
109½ west thomas street
985.542.4287 • telephone
www.pistoriusassociates.com

REVIEWED FOR
STATE FIRE MARSHAL
AS PER REVIEW LETTER
BY JEFF GONSOULIN
FM-NR-26-004501
REVIEWED 03-25-2026

Sigma Tau Gamma - Fraternity House
Hammond, LA

project number
pa_2317
date of issue
02.13.2026
project phase

revision no. revision date
SFM COMMENTS
03.24.2026

drawn by
T. Pistorius

THOMAS A. PISTORIUS REG. # 6469 STATE OF LOUISIANA REGISTERED ARCHITECT

drawing title
COVER SHEET
drawing no.
G-001

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION — FOR INSURANCE COMPANY USE

A1. Building Owner's Name: PHI ALUMNI ASSOCIATION — Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 1504 NORTH OAK STREET — Company NAIC Number:

City: HAMMOND State: LA ZIP Code: 70401

A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number:
LOT MEAS 97.5 X 99.7 X 84.64 FT IN SEC 24 T6S R7E HAMM NO. 1317903

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): RESIDENTIAL

A5. Latitude/Longitude: Lat. 30.517900 Long. -90.465700 Horiz. Datum: ☐ NAD 1927 ☒ NAD 1983 ☐ WGS 84

A6. Attach at least two and when possible four clear color photographs (one for each side) of the building (see Form pages 7 and 8).

A7. Building Diagram Number: 1A

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s): N/A sq. ft.

b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☐ Yes ☐ No ☐ N/A

c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade:
Non-engineered flood openings: _____ Engineered flood openings: _____

d) Total net open area of non-engineered flood openings in A8.c: _____ sq. in.

e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): _____ sq. ft.

f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): _____ sq. ft.

A9. For a building with an attached garage:

a) Square footage of attached garage: N/A sq. ft.

b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☐ No ☐ N/A

c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade:
Non-engineered flood openings: _____ Engineered flood openings: _____

d) Total net open area of non-engineered flood openings in A9.c: _____ sq. in.

e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): _____ sq. ft.

f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): _____ sq. ft.

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1.a. NFIP Community Name: HAMMOND B1.b. NFIP Community Identification Number: 220208

B2. County Name: TANGIPAHOA B3. State: LA B4. Map/Panel No.: 22105C0340F B5. Suffix: F

B6. FIRM Index Date: 07/22/2010 B7. FIRM Panel Effective/Revised Date: 07/22/2010

B8. Flood Zone(s): AE B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): 43.0

B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9:
☐ FIS ☐ FIRM ☐ Community Determined ☒ Other: Army Corps of Engineers File No. CEMVN-19516 Date 9-23-25

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: _____ ☐ CBRS ☐ OPA

B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☐ Yes ☒ No

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 1504 NORTH OAK STREET — FOR INSURANCE COMPANY USE — Policy Number: — Company NAIC Number:

City: HAMMOND State: LA ZIP Code: 70401

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☒ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: GPS Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.
☐ NGVD 1929 ☒ NAVD 1988 ☐ Other:

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☐ Yes ☒ No
If Yes, describe the source of the conversion factor in the Section D Comments area.

		Check the measurement used:
a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	44.0	☒ feet ☐ meters
b) Top of the next higher floor (see Instructions):	NA	☐ feet ☐ meters
c) Bottom of the lowest horizontal structural member (see Instructions):	NA	☐ feet ☐ meters
d) Attached garage (top of slab):	44.0	☒ feet ☐ meters
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):	44.0	☒ feet ☐ meters
f) Lowest Adjacent Grade (LAG) next to building: ☒ Natural ☐ Finished	41.1	☒ feet ☐ meters
g) Highest Adjacent Grade (HAG) next to building: ☒ Natural ☐ Finished	41.6	☒ feet ☐ meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	NA	☐ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☐ Check here if attachments and describe in the Comments area.

Certifier's Name: Max J. Bodin License Number: 5237

Title: P.L.S.

Company Name: Max Bodin, Inc.

Address: 44052 W Pleasant Ridge Rd.

City: Hammond State: LA ZIP Code: 70403

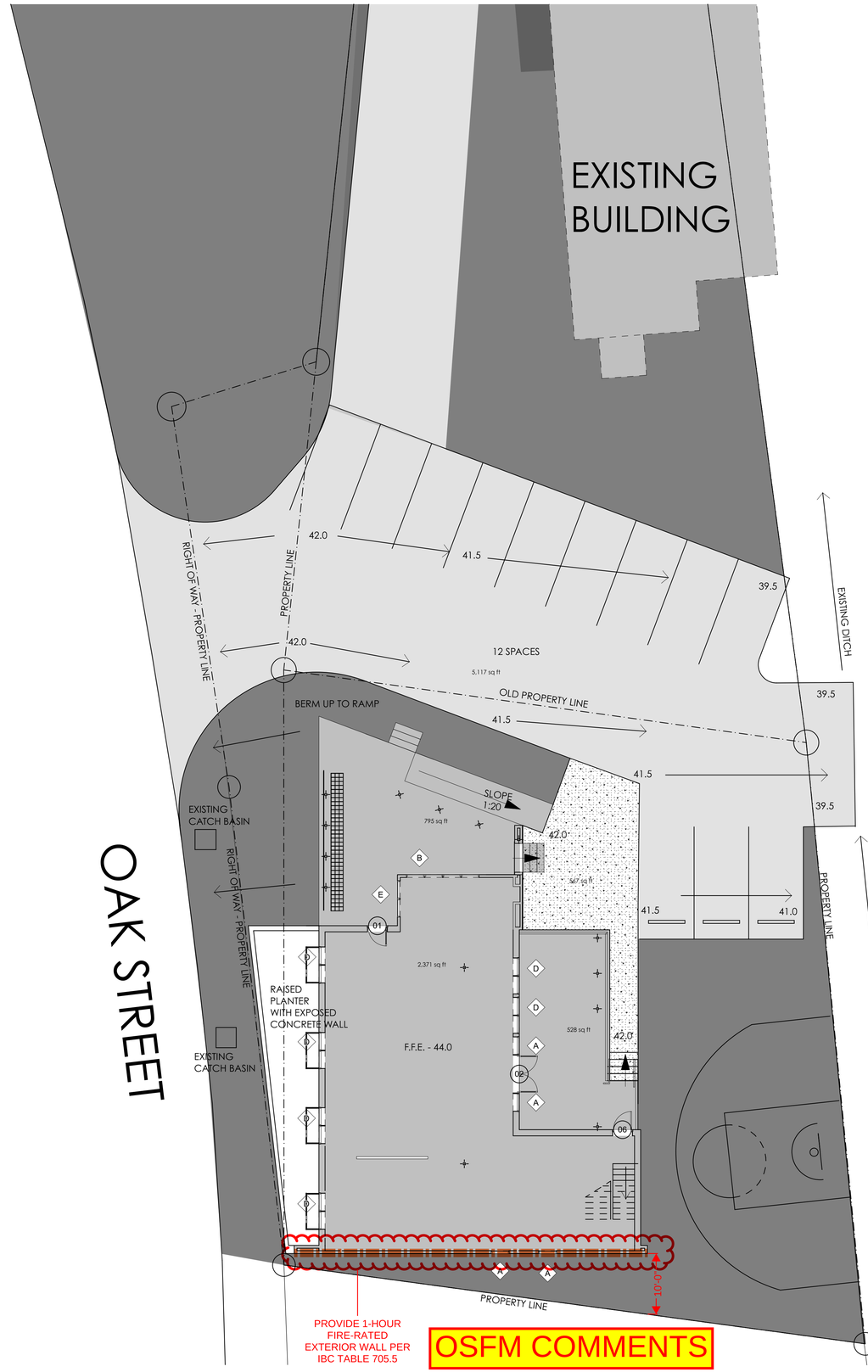
Telephone: (225) 368-7698 Ext.: _____ Email: maxbodin.pls@gmail.com

Signature: Date: 09/23/2025

STATE OF LOUISIANA — Max J. Bodin — License No. 5237 — PROFESSIONAL LAND SURVEYOR — Place Seal Here

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):
This is a preliminary certificate for future construction, all elevations provided except grades, are proposed and reflect minimum elevations allowed based on City of Hammond ordinances that require all structures and equipment, constructed or placed in flood zone be elevated 1 ft above BFE. This includes CLOSED IN GARAGES.
TBM on site is 60D nail in power pole near N Oak St, at elevation 44.0 (1 ft above BFE)



CN RAILROAD TRACKS

pistoriusassociates, llc
ARCHITECTS
tom a. pistorius, architect
109½ west thomas street
985.542.4287 • telephone
www.pistoriusassociates.com

REVIEWED FOR
STATE FIRE MARSHAL
AS PER REVIEW LETTER
BY JEFF GONSOULIN
SFM-26-004501
REVIEWED 03-25-2026

Sigma Tau Gamma - Fraternity House

Hammond, LA

project number
pa_2317
date of issue
02.13.2026
project phase

revision no. revision date

drawn by
T. Pistorius

THOMAS A. PISTORIUS REG. # 6489 — STATE OF LOUISIANA — REGISTERED ARCHITECT

drawing title
DRAINAGE/SITE PLAN
drawing no.
AS-101

CONCRETE NOTES:

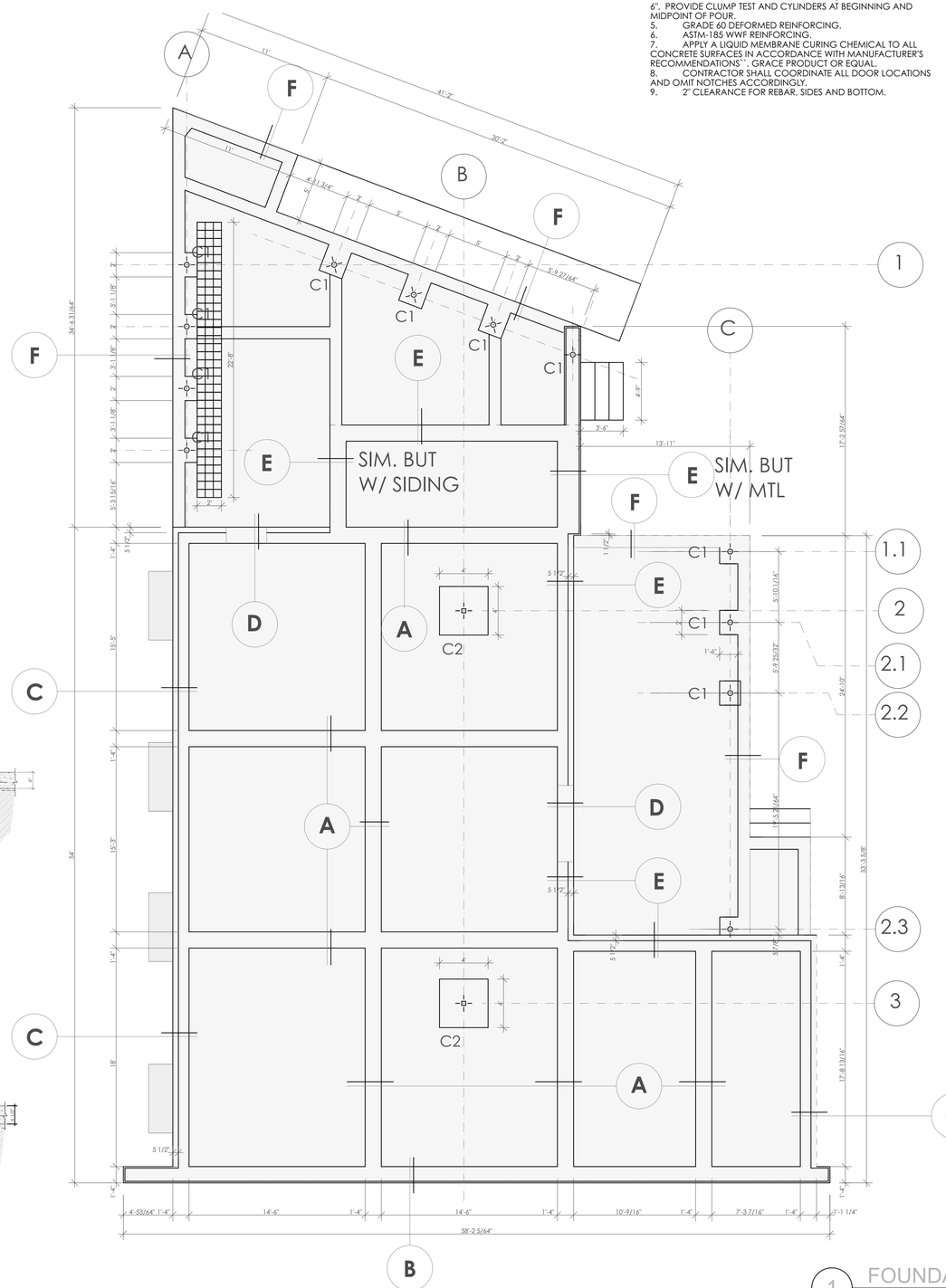
1. REFER TO BUILDING PLANS FOR DOOR OPENINGS AND EXACT DIMENSIONS.
2. USE CONCRETE BRICK SUPPORTS TO MAINTAIN REINFORCING CLEARANCES. DO NOT USE CMU OR FACE BRICK.
3. FOUNDATION DESIGN BASED ON FILL DIRT COMPACTED TO 95% DENSITY (ASTM D-1557). FILL PLACED @ 8" MAX. LIFTS. SEE SITE PREP NOTES FOR SPECIFICATIONS ON FILL DIRT.
4. ALL CONCRETE SHALL DEVELOP 3,000 PSI COMPRESSIVE STRENGTH @ 28 DAYS. PLACE CONCRETE W/ MAXIMUM SLUMP OF 6". PROVIDE CLUMP TEST AND CYLINDERS AT BEGINNING AND MIDPOINT OF POUR.
5. GRADE 60 DEFORMED REINFORCING.
6. ASTM-185 WWF REINFORCING.
7. APPLY A LIQUID MEMBRANE CURING CHEMICAL TO ALL CONCRETE SURFACES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS``. GRACE PRODUCT OR EQUAL.
8. CONTRACTOR SHALL COORDINATE ALL DOOR LOCATIONS AND OMIT NOTCHES ACCORDINGLY.
9. 2" CLEARANCE FOR REBAR, SIDES AND BOTTOM.

SITE PREPARATIONS NOTES:

1. REMOVE TOP 12" OF EXISTING MATERIAL
2. PROOF ROLL BOTTOM OF EXCAVATION WITH FULLY LOADED DUMP TRUCK WITH A REPRESENTATIVE OF A SOIL TESTING LAB PRESENT. REMOVE AND REPLACE SOFT OR COMPRESSIVE ZONES WITH STRUCTURAL FILL.
3. STRUCTURAL FILL SPECIFICATIONS - A4 MATERIAL WITH MAX. LL = 40, PI BETWEEN 5 AND 20.
4. PLACE STRUCTURAL FILL IN 8" MAX. LIFTS, COMPACT TO 95% MAX. DRY DENSITY WITHIN 2 PERCENT OF OPTIMUM MOISTURE. CONFIRM W/ TESTING.
5. THE FOUNDATION SHOWN HAS BEEN DESIGNED FOR A MINIMUM ALLOWABLE SOIL BEARING CAPACITY ASSUMING COMPRESSIBLE SOIL (NON-EXPANSIVE) WITH A MAXIMUM EXPECTED GROSS SETTLEMENT OF LESS THAN ONE INCH. DESIGN ASSUMPTIONS INCLUDE A VERTICAL FOUNDATION PRESSURE OF 1500 PSF AND LATERAL BEARING PRESSURE OF 100 PSF/FT. A SOIL REPORT IS REQUIRED TO BE OBTAINED BY OWNER PRIOR TO CONSTRUCTION TO VERIFY THESE PARAMETERS. IF SOIL CONDITIONS DO NOT MEET THE ABOVE STATED DESIGN ASSUMPTIONS, THE OWNER SHALL NOTIFY THE ARCHITECT. FAILURE TO PROPERLY TEST THE SOIL WILL VOID THE ARCHITECTS DESIGN AND THE ARCHITECT SHALL BE HELD HARMLESS.
6. ALLOWED MAXIMUM FILL HEIGHT FOR FOUNDATION IS 18 INCHES. FILL IN EXCESS OF THIS AMOUNT WILL VOID THE ARCHITECTS DESIGN AND HOLD THE ARCHITECT HARMLESS.
7. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE FOUNDATION. OWNER SHALL MAINTAIN THIS DRAINAGE. PONDING WATER AT THE FOUNDATION EDGES WILL CAUSE SOILS TO GAIN MOISTURE WHICH CAN RESULT IN A LOSS OF BEARING CAPACITY. EXCESSIVE SETTLEMENT AND/OR SWELLING OF THE SOIL. ALL OF THIS CAUSE DIFFERENTIAL SETTLEMENT.
8. CONTRACTOR SHALL PROVIDE PROTECTION FOR FOUNDATION FROM THE EFFECTS OF MOISTURE LOSS DUE TO TREES ADJACENT TO THE FOUNDATION. MOISTURE LOSS IN SOIL CAN RESULT IN SOIL SHRINKAGE WHICH CAN CAUSE DIFFERENTIAL SETTLEMENT.

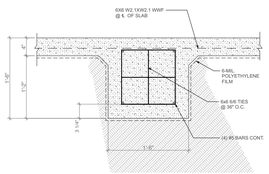
FILL NOTES:

1. FILL, AS A MINIMUM QUALITY, SHALL BE A 50% CLAY AND 50% SANDY MIXTURE, PLACED IN 6 INCH LIFTS AND COMPACTED TO MINIMUM 95% STANDARD PROCTOR. IF NO SOILS ANALYSIS FOR THE PROPERTY HAS BEEN PROVIDED, CONTRACTOR MUST ADVISE OWNER THAT SOIL CAPACITIES USED ARE BASED ON ESTIMATIONS AND/OR HISTORICAL INFORMATION (WHERE AVAILABLE) AND THAT THE SOILS DATA FOR THE SPECIFIC PROJECT AREA MAY NOT BE COMMENSURATE WITH THIS DATA.
2. ALL WATER SHALL BE DIRECTED AWAY FROM THE SLAB DURING PREPARATION, PLACING AND CURING. DRAINAGE MUST BE MAINTAINED AT ALL TIMES.

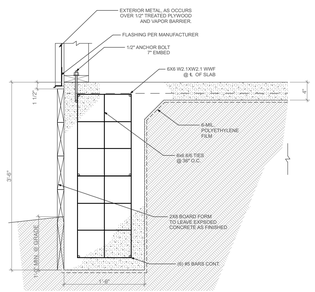


COLUMNS

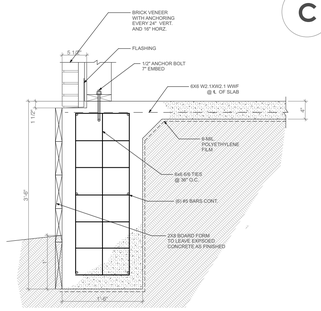
C1	5" PIPE 3/16"
C2	HSS 4"X4"X3/16"



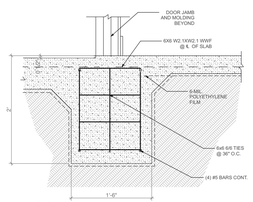
A FOOTING DETAIL @ INTERIOR



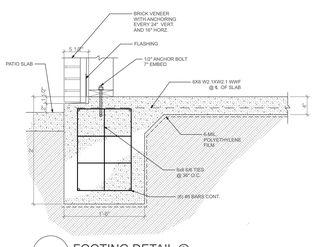
B FOOTING DETAIL @ EXTERIOR SIDING



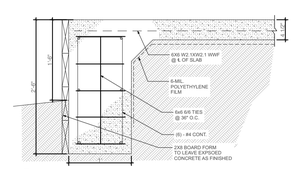
C FOOTING DETAIL @ BRICK EXTERIOR



D FOOTING DETAIL @ EXTERIOR DOOR



E FOOTING DETAIL @ BRICK EXTERIOR



F FOOTING DETAIL

1 FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

N

pistoriusassociates, llc
ARCHITECTS
tom a. pistorius, architect
109½ west thomas street
985.542.4287 • telephone
www.pistoriusassociates.com

REVIEWED FOR
STATE FIRE MARSHAL
AS PER REVIEW LETTER
BY JEFF GONSOULIN
FIR-26-004501
REVIEWED 03-25-2026

Sigma Tau Gamma - Fraternity House

Hammond, LA

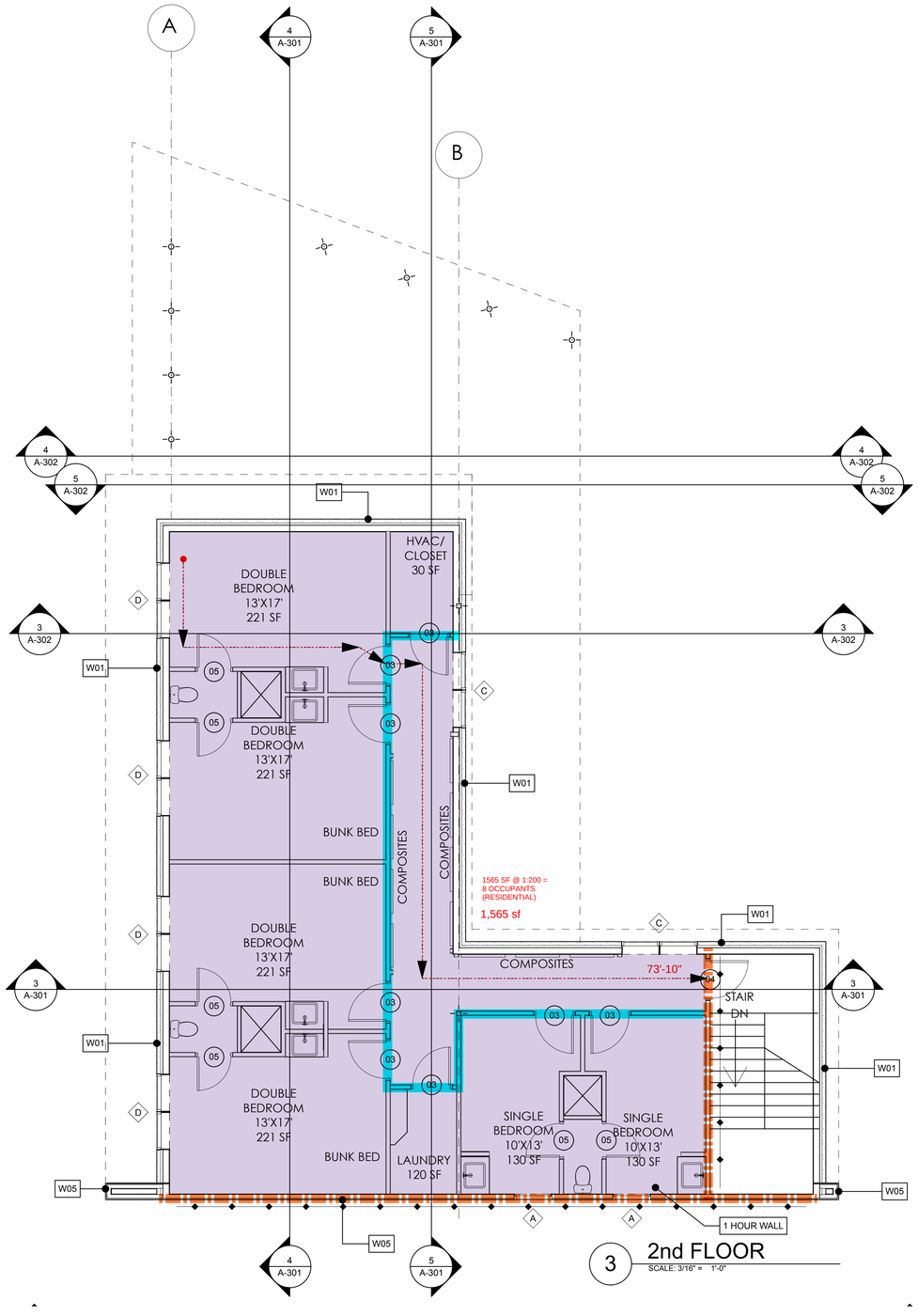
project number
pa_2317
date of issue
02.13.2026
project phase

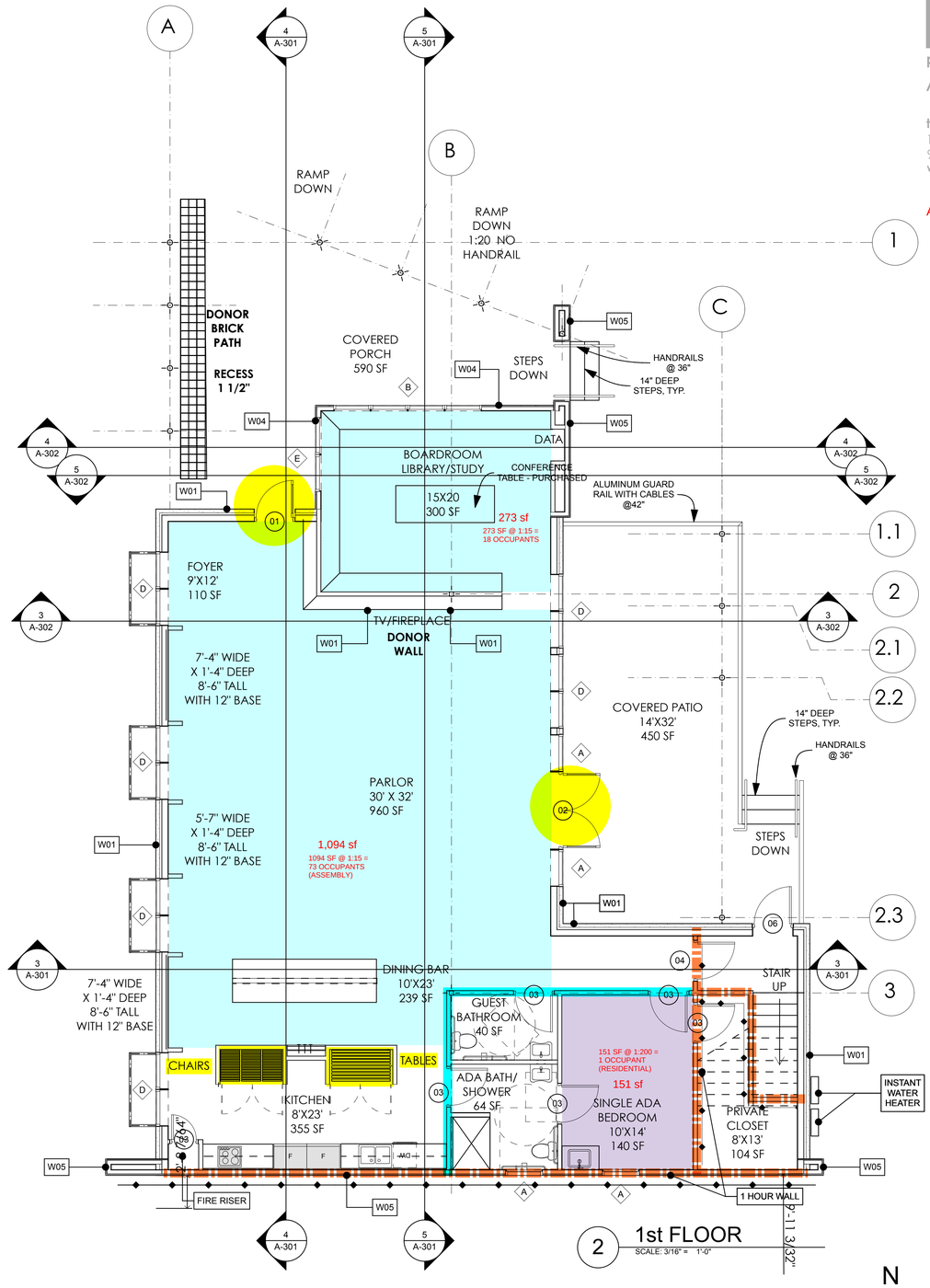
revision no. revision date

drawn by
T. Pistorius

THOMAS A. PISTORIUS REG. # 6489
STATE OF LOUISIANA REGISTERED ARCHITECT

drawing title
FOUNDATION PLAN
drawing no.
A-100





N

pistoriusassociates, llc
ARCHITECTS
tom a. pistorius, architect
109½ west thomas street
985.542.4287 • telephone
www.pistoriusassociates.com

REVIEWED FOR
STATE FIRE MARSHAL
AS PER REVIEW LETTER
BY JEFF GONSOULIN
SFM-26-004501
REVIEWED 03-25-2026

Sigma Tau Gamma - Fraternity House

Hammond, LA

project number
pa_2317

date of issue
02.13.2026

project phase

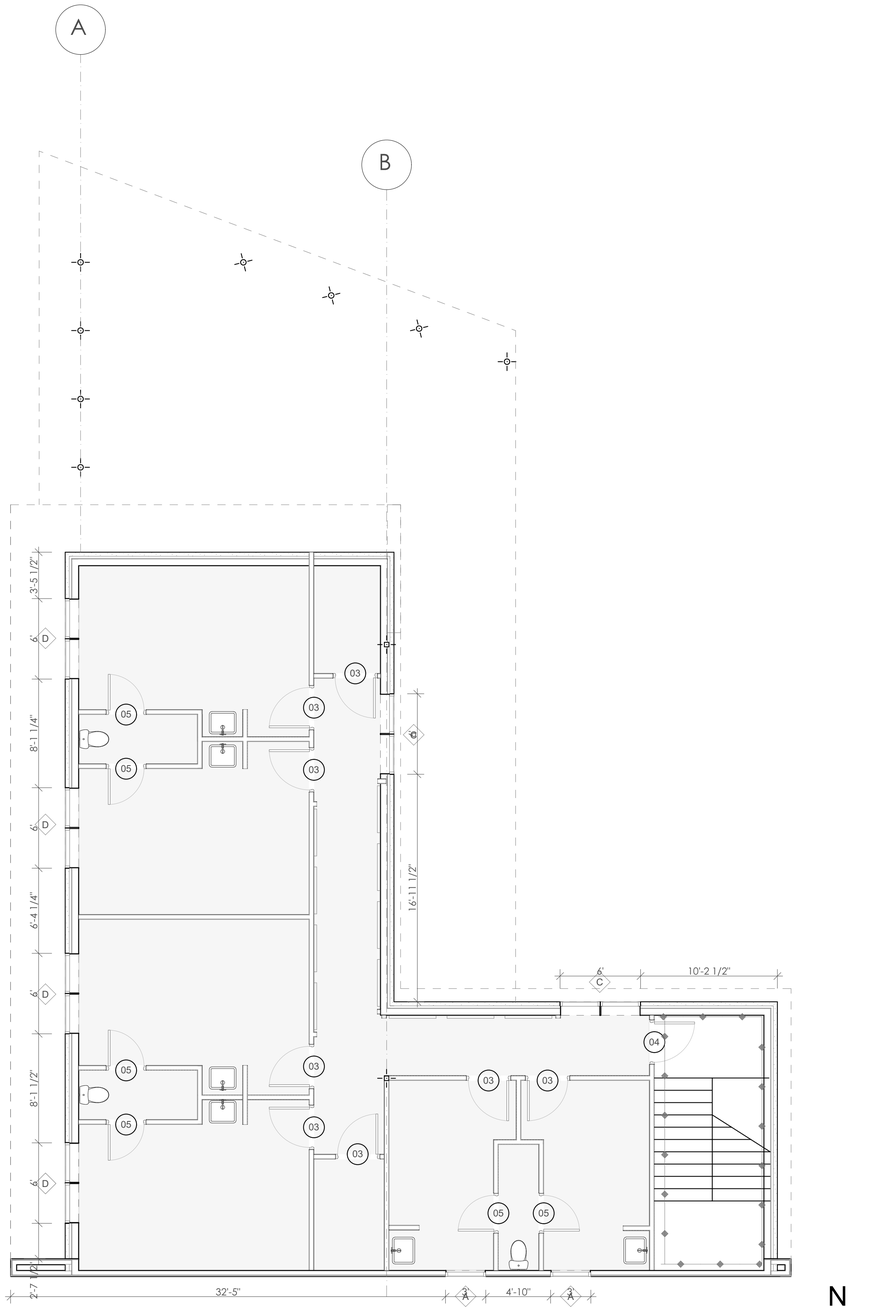
revision no.	revision date
SFM COMMENTS	03.24.2026

drawn by
T. Pistorius

THOMAS A. PISTORIUS REG. # 6469 STATE OF LOUISIANA REGISTERED ARCHITECT

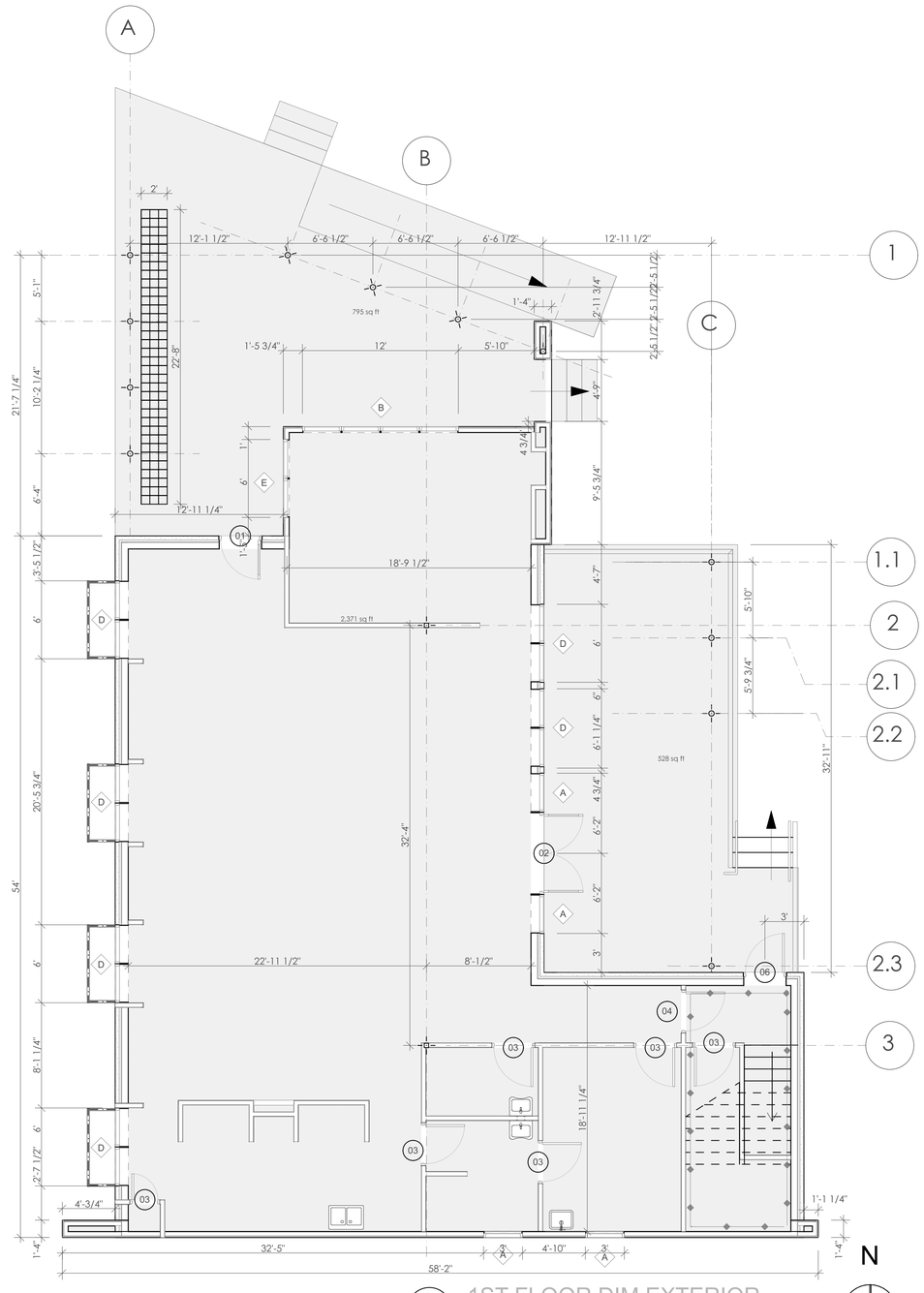
drawing title
FLOOR PLANS

drawing no.
A-101



2 2ND FLOOR DIM EXTERIOR

SCALE: 3/16" = 1'-0"



1 1ST FLOOR DIM EXTERIOR

SCALE: 3/16" = 1'-0"

N

pistoriusassociates, llc
ARCHITECTS

tom a. pistorius, architect
109½ west thomas street
985.542.4287 • telephone
www.pistoriusassociates.com

REVIEWED FOR
STATE FIRE MARSHAL
AS PER REVIEW LETTER
BY JEFF GONSOULIN

LFM-26-004501
REVIEWED 03-25-2026

Sigma Tau Gamma - Fraternity House

Hammond, LA

project number
pa_2317
date of issue
02.13.2026
project phase

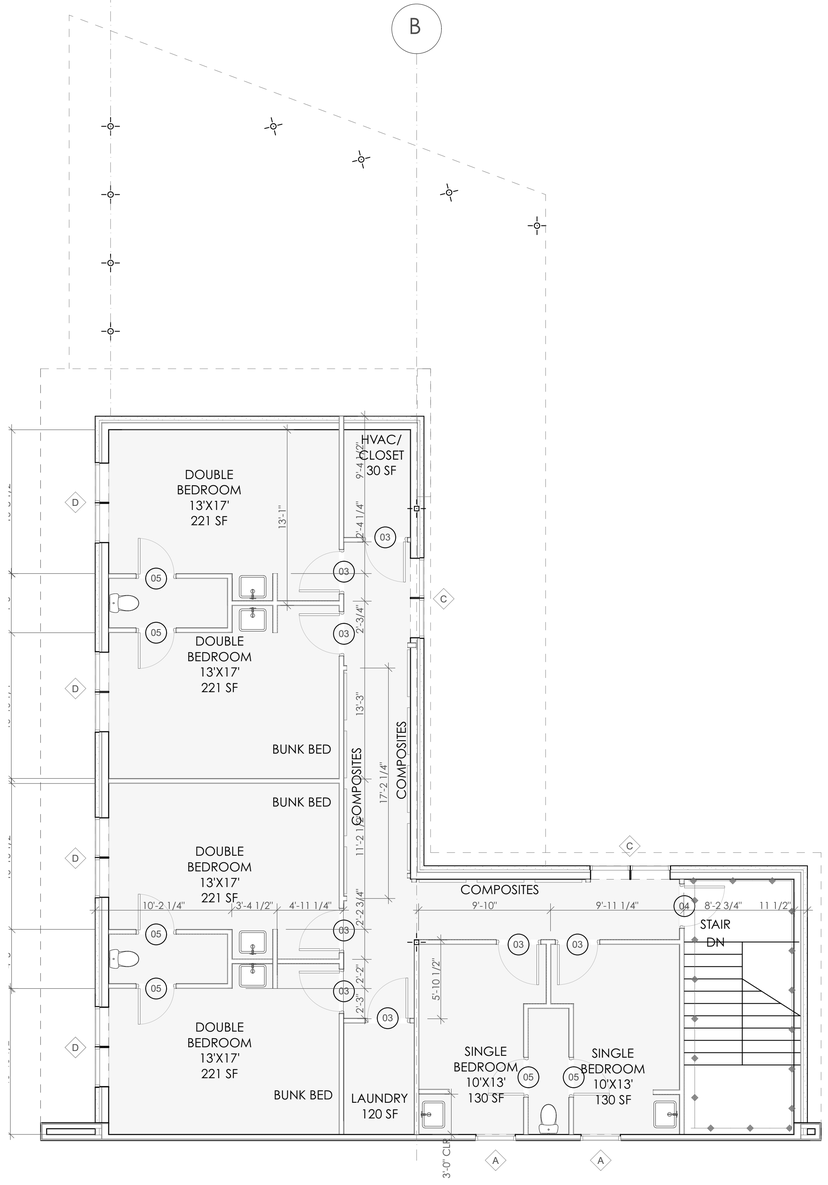
revision no. revision date

drawn by
T. Pistorius

THOMAS A. PISTORIUS
REG. # 6489
STATE OF LOUISIANA
REGISTERED ARCHITECT

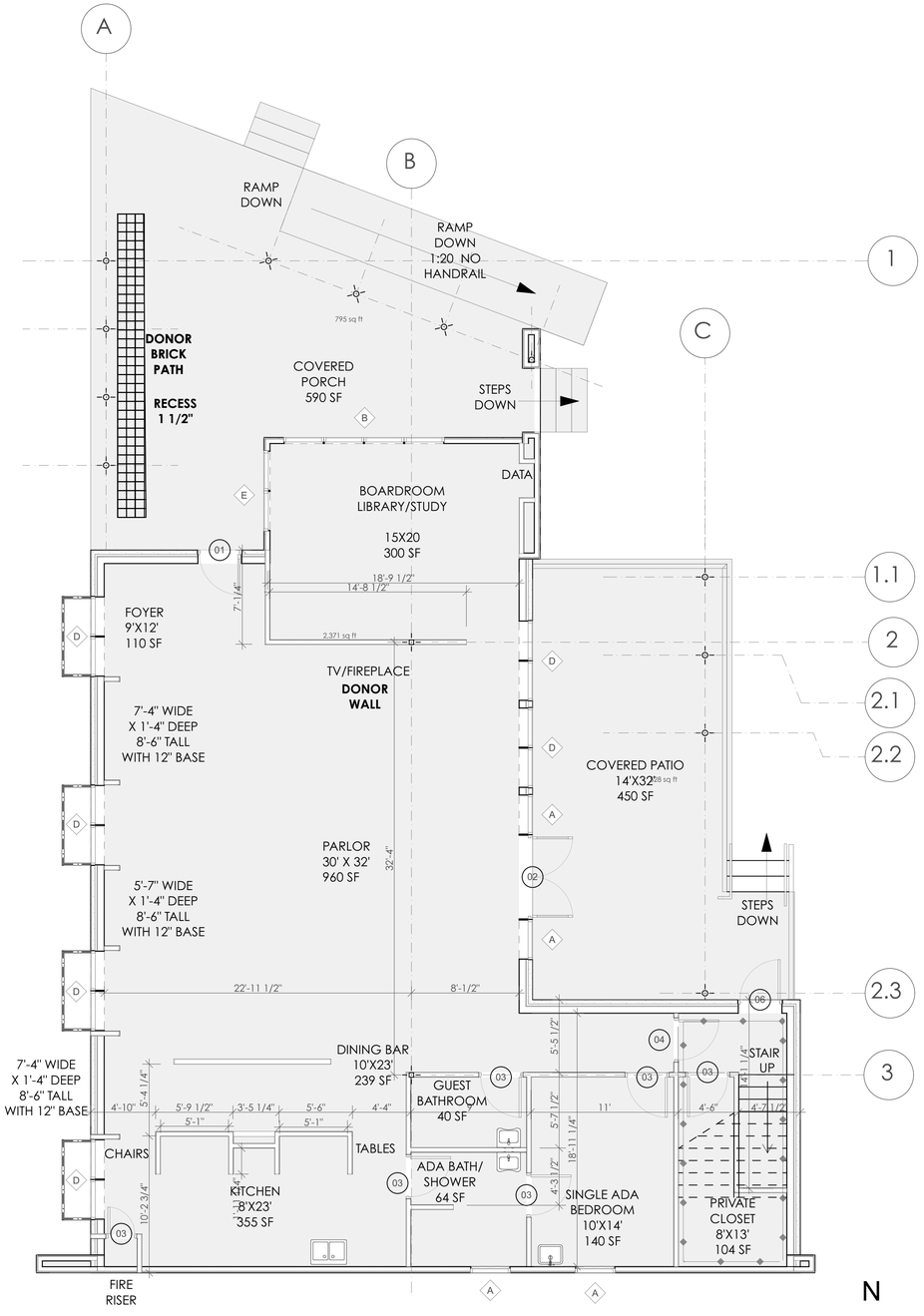
drawing title
FLOOR PLAN EXTERIOR DI

drawing no.
A-102



2 2ND FLOOR DIM INTERIOR

SCALE: 3/16" = 1'-0"



1 1ST FLOOR DIM INTERIOR

SCALE: 3/16" = 1'-0"

N

pistoriusassociates, llc
ARCHITECTS

tom a. pistorius, architect
109½ west thomas street
985.542.4287 • telephone
www.pistoriusassociates.com

REVIEWED FOR
STATE FIRE MARSHAL
AS PER REVIEW LETTER
BY JEFF GONSOULIN
FSR-26-004501
REVIEWED 03-25-2026

Sigma Tau Gamma - Fraternity House

Hammond, LA

project number
pa_2317
date of issue
02.13.2026
project phase

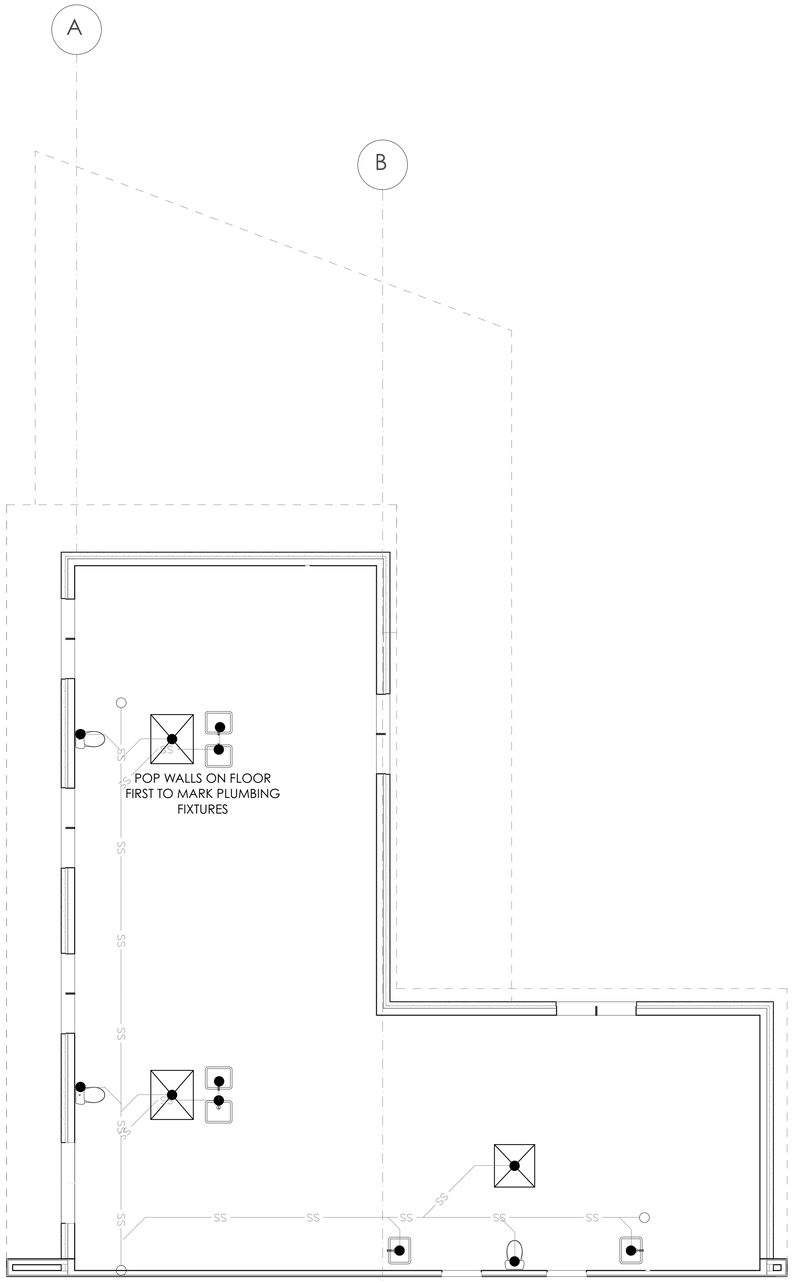
revision no. revision date

drawn by
T. Pistorius

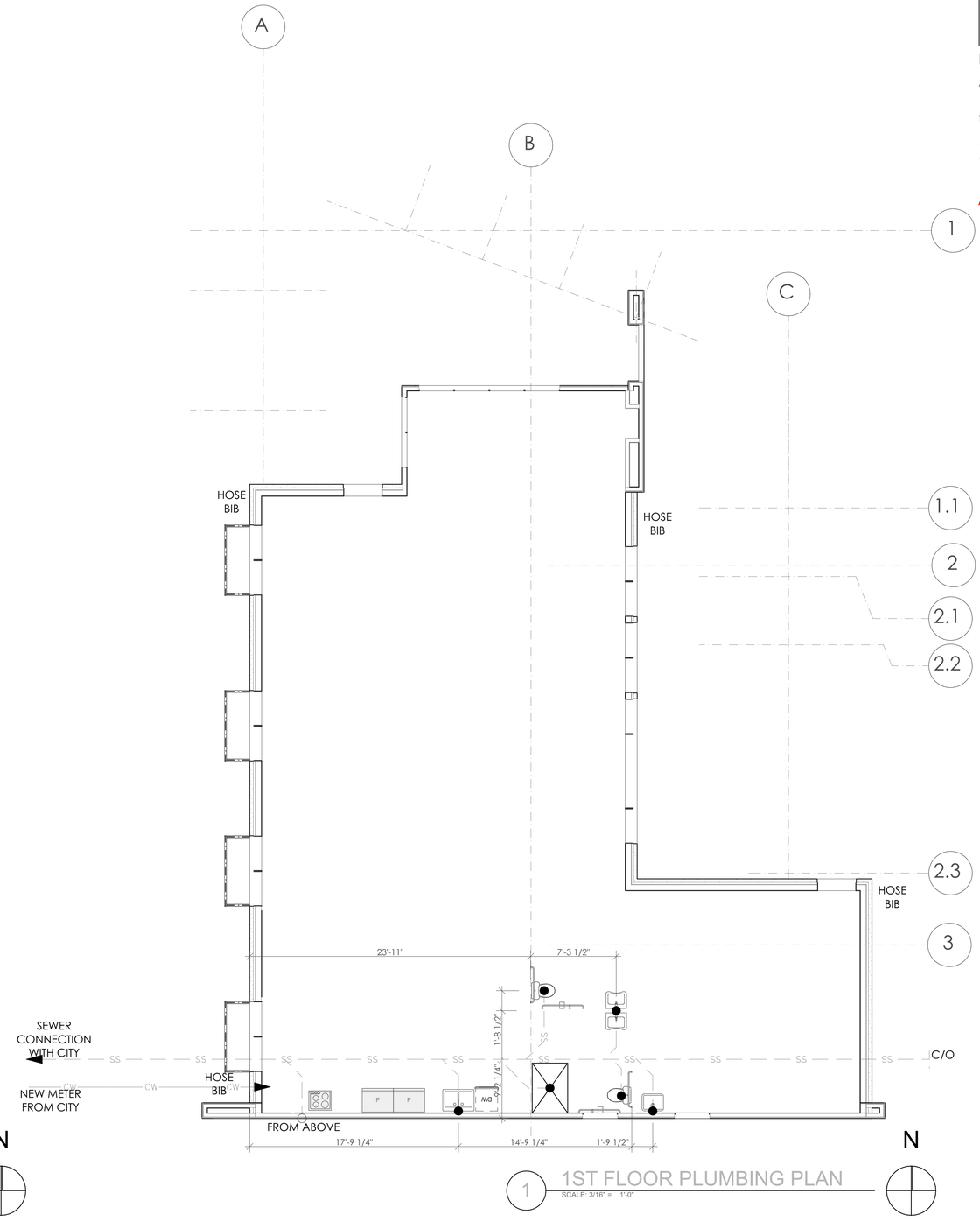
THOMAS A. PISTORIUS REG. # 6489 STATE OF LOUISIANA REGISTERED ARCHITECT

drawing title
FLOOR PLAN INTERIOR DI

drawing no.
A-103



2 2ND FLOOR PLUMBING PLAN
SCALE: 3/16" = 1'-0"



1 1ST FLOOR PLUMBING PLAN
SCALE: 3/16" = 1'-0"

pistoriusassociates, llc
ARCHITECTS

tom a. pistorius, architect
109½ west thomas street
985.542.4287 • telephone
www.pistoriusassociates.com

REVIEWED FOR
STATE FIRE MARSHAL
AS PER REVIEW LETTER
BY JEFF GONSOULIN
SFM-26-004501
REVIEWED 03-25-2026

Sigma Tau Gamma - Fraternity House

Hammond, LA

project number
pa_2317
date of issue
02.13.2026
project phase

revision no. revision date

drawn by
T. Pistorius

THOMAS A. PISTORIUS
REG. # 6469
STATE OF LOUISIANA
REGISTERED ARCHITECT

drawing title
PLUMBING PLAN
drawing no.
A-104

RCP LEGEND:

GYPSUM BOARD OVER WOOD TRUSSES, WITH LEVEL 5 TEXTURE

STANDING SEAM METAL SAME SURFACE AS ROOF

INTERIOR/EXTERIOR GRADE VINYL CEILING PANELS FROM SAGIPER. CEILING/SOFFIT SYSTEM IS NAMED SAGIREV - 6" GROOVE OR CHANNEL COLOR TO BE DETERMINED

1/2" GYP. BOARD CEILING

EXT. WALL MOUNTED LAMP

A RECESSED LIGHT FIXTURE

B SOFFIT MOUNTED WALL WASHER

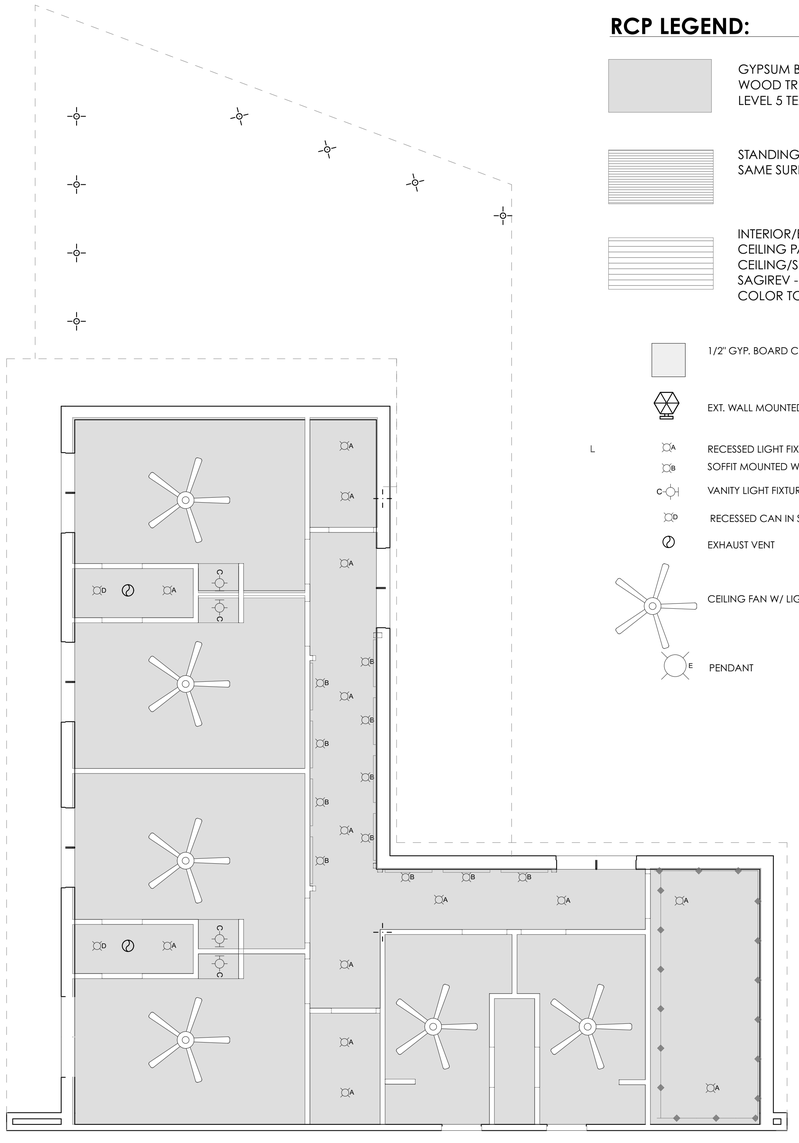
C VANITY LIGHT FIXTURE

D RECESSED CAN IN SHOWER

EXHAUST VENT

CEILING FAN W/ LIGHT KIT

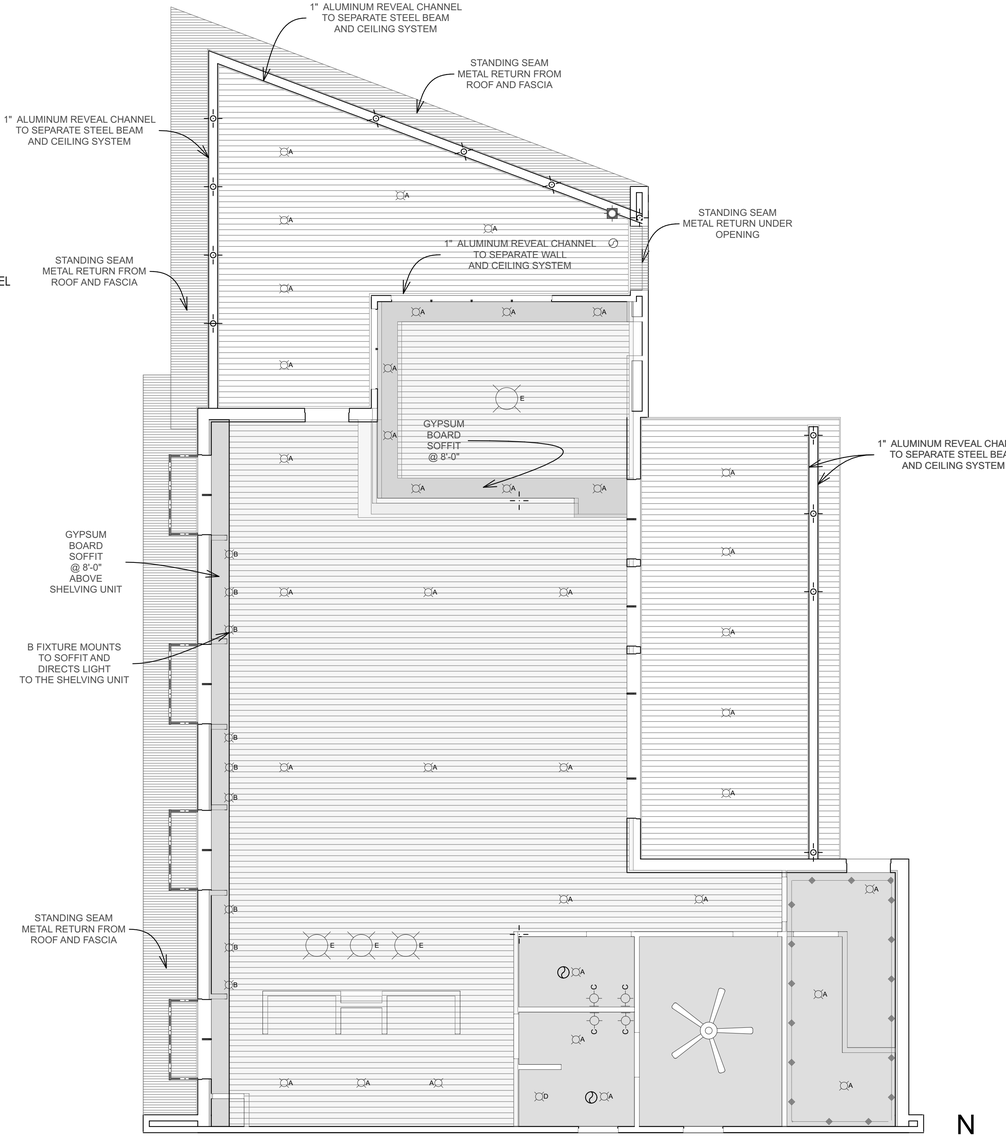
E PENDANT



2ND FLOOR RCP

SCALE: 3/16" = 1'-0"

N



1ST FLOOR RCP

SCALE: 3/16" = 1'-0"

N

pistoriusassociates, llc
ARCHITECTS

tom a. pistorius, architect
109½ west thomas street
985.542.4287 • telephone
www.pistoriusassociates.com

REVIEWED FOR
STATE FIRE MARSHAL
AS PER REVIEW LETTER
BY JEFF GONSOULIN
LFM-26-004501
REVIEWED 03-25-2026

Sigma Tau Gamma - Fraternity House

Hammond, LA

project number
pa_2317

date of issue
02.13.2026

project phase

revision no. revision date

drawn by
T. Pistorius

THOMAS A. PISTORIUS REG. # 6469 STATE OF LOUISIANA REGISTERED ARCHITECT

drawing title
RCP PLAN

drawing no.
A-105

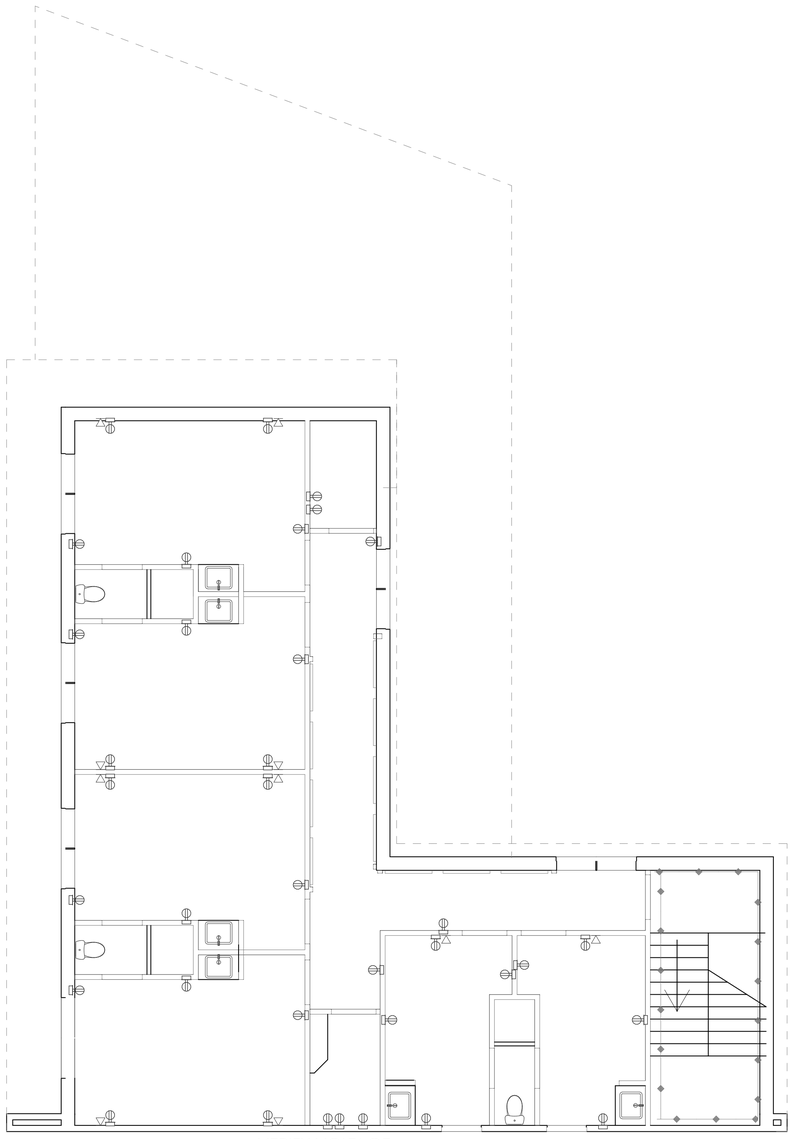
POWER PLAN NOTES:

A. KEYNOTES AND LEGENDS ARE TYPICAL FOR ALL RCP PLAN SHEETS, AND MAY NOT APPLY TO EACH SHEET.
B. CEILINGS AND OTHER SUSPENDED ITEMS SHALL BE ATTACHED TO STRUCTURE BY FULLY EMBEDDED OR "SHEAR" CONNECTION; PULL OUT CONNECTIONS ARE NOT ACCEPTABLE.
C. ALL GYPSUM BOARD CEILINGS SHALL BE 5/8" TYPE 'X' GYPSUM BOARD ON SUSPENDED LIGHT GAUGE FRAMING PER THE SPECIFICATIONS.
D. CEILING / SOFFIT HEIGHTS ARE NOTED ON REFLECTED CEILING PLANS. HEIGHTS ARE ABOVE FINISH FLOOR.
E. CENTER ALL DEVICES, SPRINKLER HEADS, ETC. IN CEILING TILES.
F. PROVIDE CONTINUOUS SOUND BATT INSULATION ABOVE ALL TOILET ROOM CEILINGS.
G. CEILING HEIGHTS INDICATED IN EXISTING AREAS ARE APPROXIMATE. MAXIMIZE WHERE POSSIBLE.

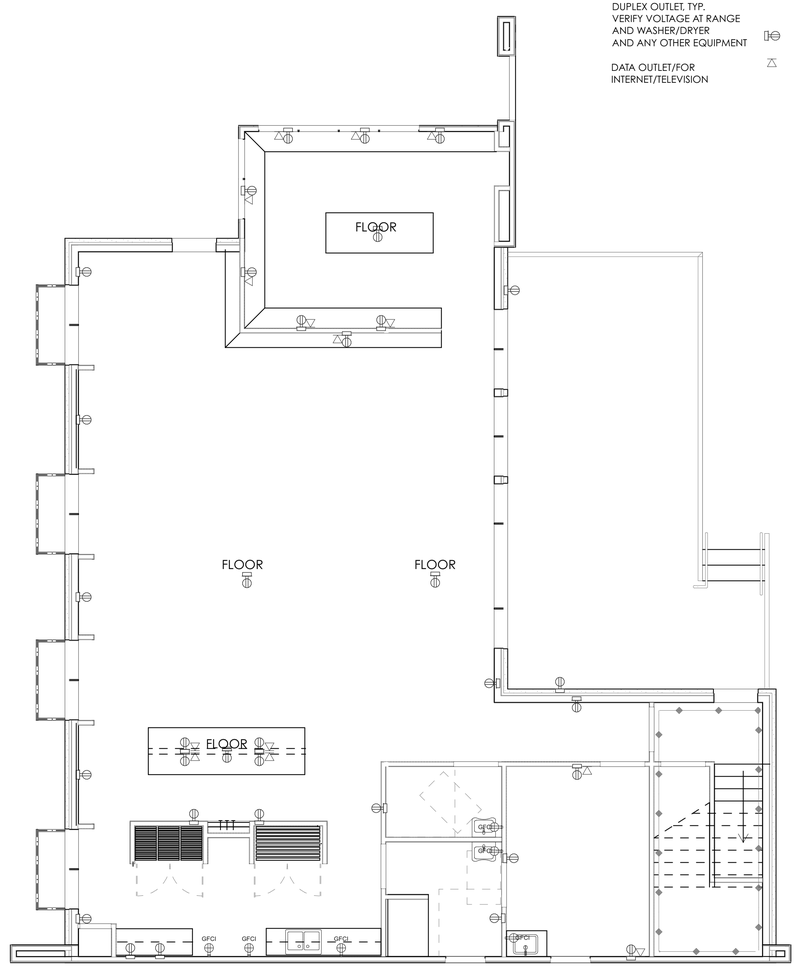
POWER LEGEND:

DUPLEX OUTLET, TYP.
VERIFY VOLTAGE AT RANGE
AND WASHER/DRYER
AND ANY OTHER EQUIPMENT

DATA OUTLET/FOR
INTERNET/TELEVISION



2. 2ND FLOOR POWER PLAN
SCALE: 3/16" = 1'-0"



1. 1ST FLOOR POWER PLAN
SCALE: 3/16" = 1'-0"

N

pistoriusassociates, llc
ARCHITECTS

tom a. pistorius, architect
109½ west thomas street
985.542.4287 • telephone
www.pistoriusassociates.com

REVIEWED FOR
STATE FIRE MARSHAL
AS PER REVIEW LETTER
BY JEFF GONSOULIN
SFM-26-004501
REVIEWED 03-25-2026

Sigma Tau Gamma - Fraternity House

Hammond, LA

project number
pa_2317
date of issue
02.13.2026
project phase

revision no. revision date

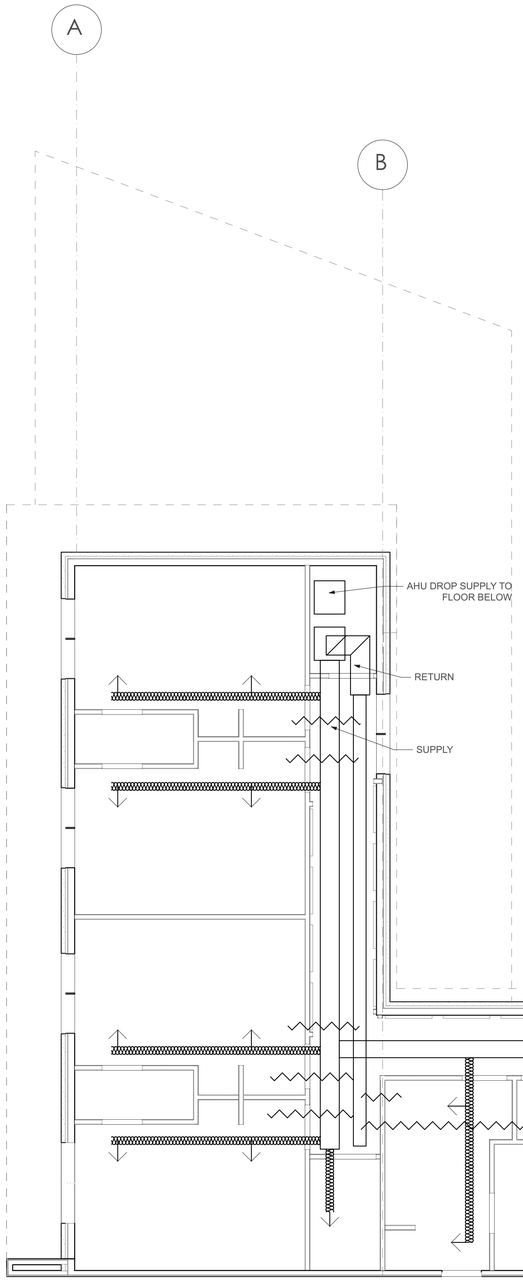
drawn by
T. Pistorius

THOMAS A. PISTORIUS
REG. # 6469
STATE OF LOUISIANA
REGISTERED ARCHITECT

drawing title
POWER PLAN
drawing no.
A-106

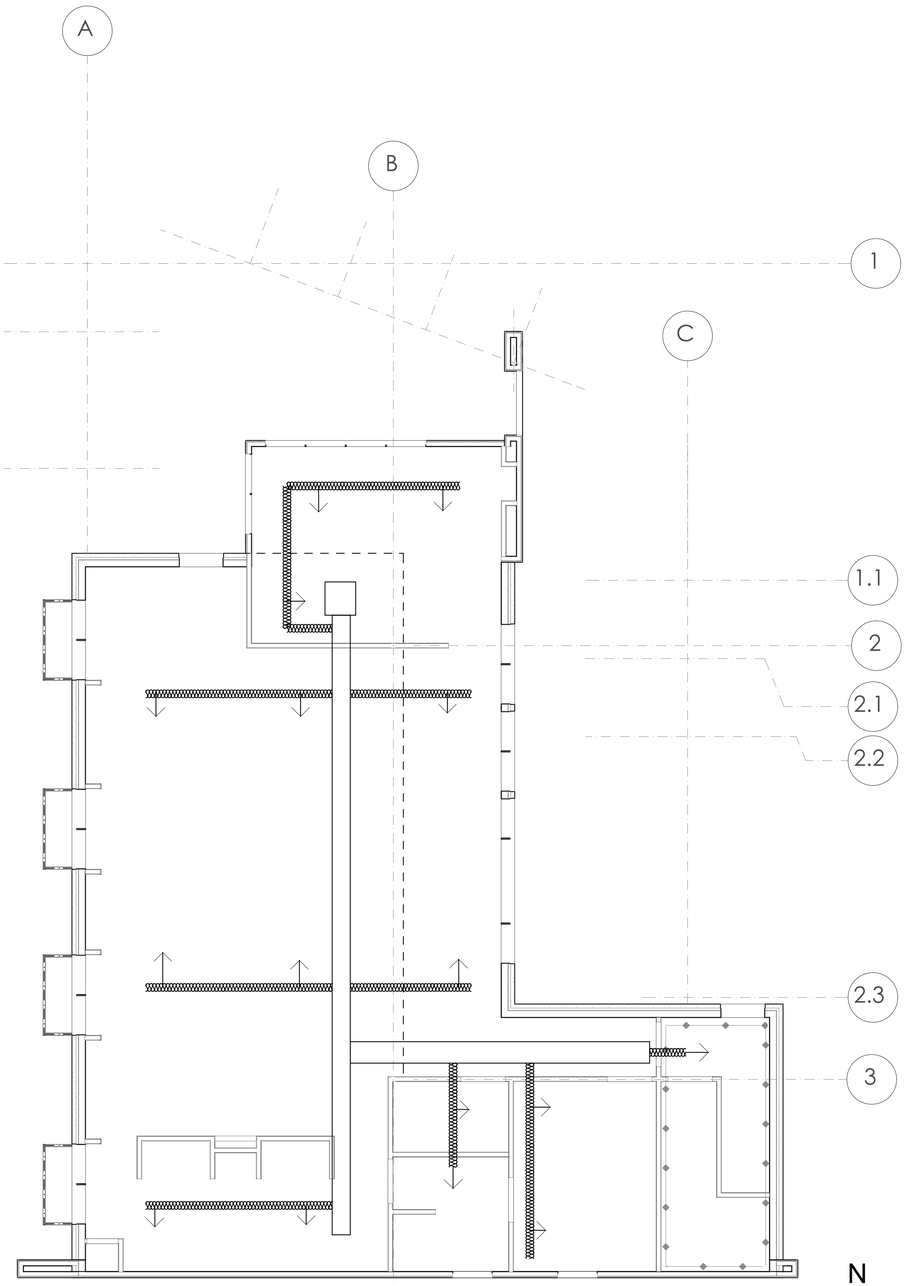
MECHANICAL LEGEND:

HVAC UNIT	HVAC UNIT
DOWN	DUCT TRAVEL DOWN FROM ATTIC TO INSIDE TRUSSES
	DUCT - ABOVE ATTIC FLOOR
	DUCT - INSIDE WEB TRUSSES
	DUCT - INSIDE WEB TRUSSES
	CEILING MOUNTED SUPPLY VENT - 14" x 8" ONE DIRECTION
	CEILING MOUNTED SUPPLY VENT - 12" x 12" THREE DIRECTIONS
	CEILING MOUNTED SUPPLY VENT - 12" x 12" THREE DIRECTIONS
	CEILING MOUNTED RETURN VENT - 12" x 12" THREE DIRECTIONS
	WALL MOUNTED SUPPLY VENT - 14" x 8"



2. MECHANICAL PLAN
SCALE: 3/16" = 1'-0"

N



1. MECHANICAL PLAN
SCALE: 3/16" = 1'-0"

N

pistoriusassociates, llc
ARCHITECTS

tom a. pistorius, architect
109½ west thomas street
985.542.4287 • telephone
www.pistoriusassociates.com

REVIEWED FOR
STATE FIRE MARSHAL
AS PER REVIEW LETTER
BY JEFF GONSOULIN
LR-26-004501
REVIEWED 03-25-2026

Sigma Tau Gamma - Fraternity House

Hammond, LA

project number
pa_2317

date of issue
02.13.2026

project phase

revision no. revision date

drawn by
T. Pistorius

THOMAS A. PISTORIUS
REG. # 6469
STATE OF LOUISIANA
REGISTERED ARCHITECT

drawing title
MECHANICAL PLANS

drawing no.
A-107

FRAMING GENERAL NOTES:

A. ALL HEADERS IN BEARING WALLS OVER DOORS AND WINDOWS SHALL BE 2-2X10'S UNLESS NOTED OTHERWISE
B. ALL 2X6 WOOD EXTERIOR WALLS SHALL BE COVERED WITH 1/2" TREATED PLYWOOD OR OSB TO ACT AS WIND SHEARWALL.
C. DESIGN WIND LOAD IS 126 MPH.
D. ANCHOR BOLTS - ANCHOR FLOOR PLATES TO SLAB WITH 1/2 A307 ANCHOR BOLTS (3" LEG) WITH A MIN. EMBEDMENT OF 7" WITH 3"X3"X1/8" WASHERS SPACED @12" O.C. BEGINNING 12" FROM THE CORNER AND RUNNING FOR 4'-0", BEYOND 3'-0" FROM THE CORNER, SPACE BOLTS @ 33" O.C..
E. WALLS - ALL FRAMING LUMBER SHALL BE NO. 2 SOUTHERN PINE. TYPICAL INTERIOR WALLS SHALL BE 2X4 @ 16" O.C. UNLESS NOTED. WET WALLS SHALL BE 2X6 @ 16" O.C. BLOCK ALL WALLS OVER 8'-0" TALL AT MID-HEIGHT . FASTEN BOTTOM PLATE OF INTERIOR WALLS WITH 1/4" POWER-DRIVEN NAILS @ 48" O.C.
F. RAFTER STRAPPING - INSTALL SIMPSON STRONG-TIE H8 (OR EQUAL) AT EACH RAFTER - TOP PLATE, STUD, - TOP PLATE
G. RAFTER, FLOOR JOISTS AND CEILING JOISTS SIZING - CONTRACTOR RESPONSIBLE TO BRACE AND SPACE FRAMING MEMBERS TO LIMIT SPANS AND SPACING OF JOINTS AND RAFTERS AS GIVEN IN THE AMERICAN WOOD COUNCIL "SPAN TABLES FOR JOISTS AND RAFTERS 2005" (WWW.AWC.COM) 40 PSF LL AND 10 PSF DL RAFTERS & FLOOR JOISTS. 20 PSF LL AND 1- PSF DL FOR CEILING JOISTS.
H. EXTERIOR WALL SHEATHING - FULLY SHEATH EXTERIOR WALLS 1/2" THICK RATED OSB OR TREATED PLYWOOD FROM THE TOP PLATE TO THE BOTTOM OF THE BOTTOM PLATE. NORMAL NAILING PATTERN - 6" O.C. ON EDGES AT 12" O.C. ON INTERIOR OF PANEL. USE 8D NAILS 2 1/2" LONG. LAP SHEATHING 2'-0" BELOW AND ABOVE 1ST AND 2ND FLOOR (IF APPLICABLE). LAP SHEATHING 12" BELOW GABLE ENDS.
I. BEAM SUPPORT - PROVIDE 3-STUD COLUMN AT BEARING OF ALL BEAMS OR DOUBLED JOISTS.
J. NOT USED.
K. ROOF SHEATHING - USE 40/20 RATED OSB OR PLYWOOD PANELS AT 1/2" THICKNESS. ATTACH WITH 8D RING SHANK (2.5" LONG A. 12" DIAMETER) NAILS @ 4" ON ANY PANEL ADJACENT TO A GABLE END AND 6" O.C. ELSEWHERE.
L. ROOF UNDERLAYMENT - 15# FELT WITH A MINIMUM 2" OVERLAP AND A 6" ENDLAP. NAIL SPACING OF 6" ALONG THE LAPS AND 12" IN THE INTERIOR OF EACH STRAP. USE LOW PROFILE NAIL WITH LOAD DISTRIBUTION DISKS.
M. ROOF COVERING - SYSTEM MUST WITHSTAND THE DESIGN WIND LOAD.
N. STEEL ROOF DECK AT CANOPY 11/2" DECK 20 GAGE GALVANIZED PUDDLE WELDED WITH 5/16" (E70) TO STEEL SUPPORT @ 6" O.C.

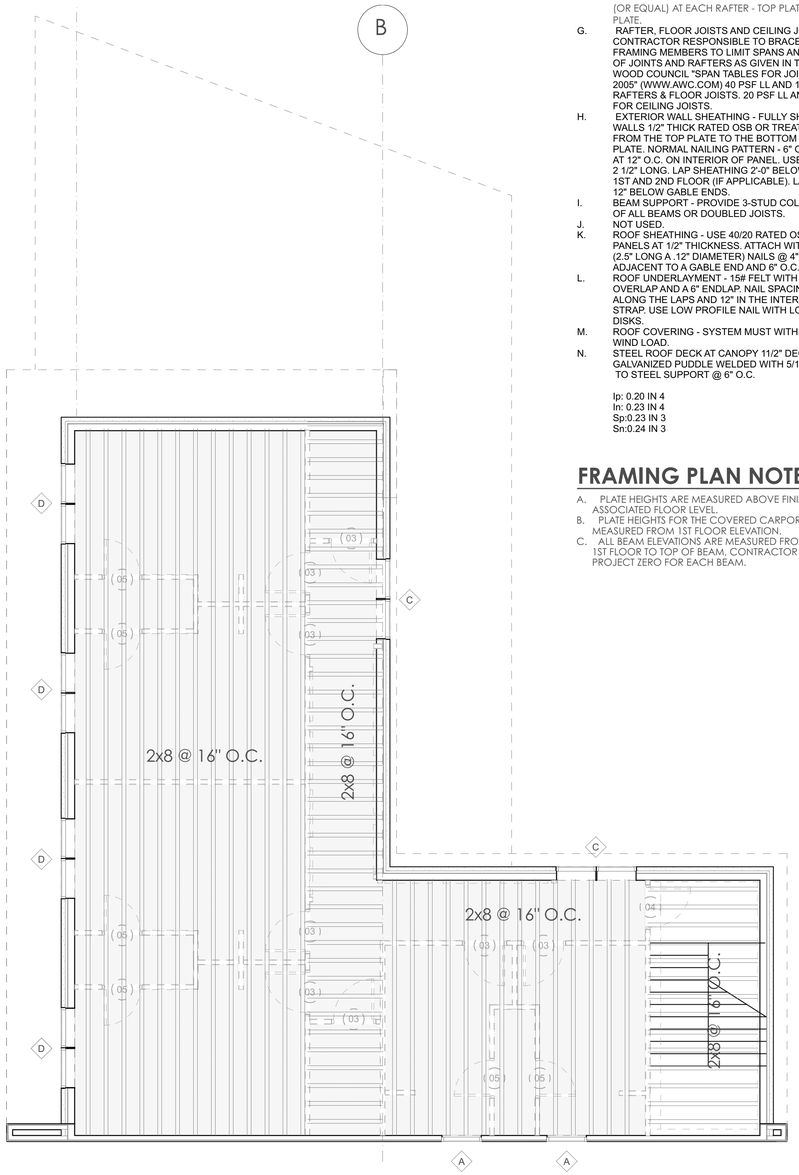
Ip: 0.20 IN 4
In: 0.23 IN 4
Sp:0.23 IN 3
Sn:0.24 IN 3

FRAMING PLAN NOTES:

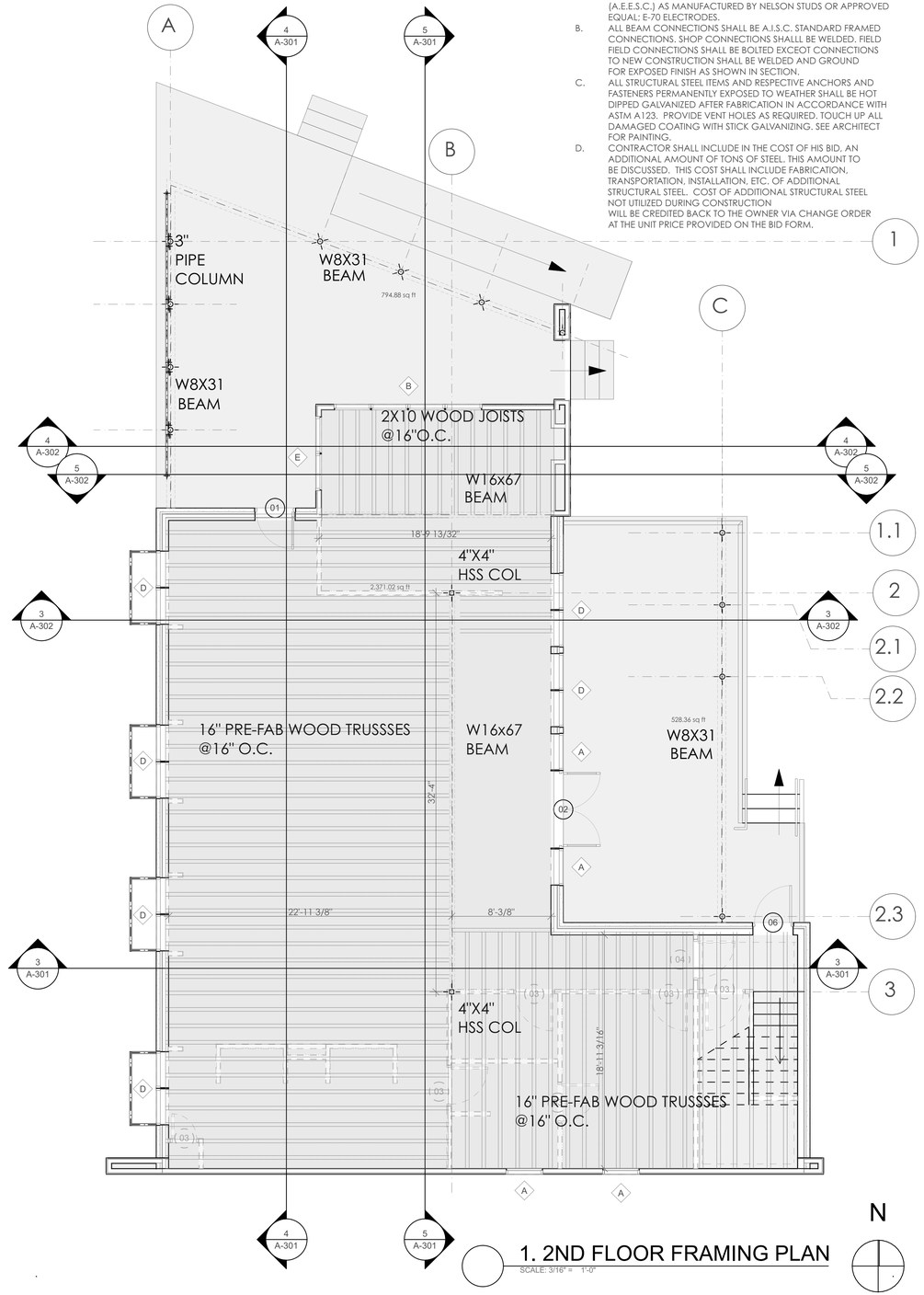
A. PLATE HEIGHTS ARE MEASURED ABOVE FINISH FLOOR AT EACH ASSOCIATED FLOOR LEVEL.
B. PLATE HEIGHTS FOR THE COVERED CARPORT STORE ROOM ARE MEASURED FROM 1ST FLOOR ELEVATION.
C. ALL BEAM ELEVATIONS ARE MEASURED FROM TOP OF SLAB ON THE 1ST FLOOR TO TOP OF BEAM. CONTRACTOR SHALL USE THIS AS PROJECT ZERO FOR EACH BEAM.

STRUCTURAL STEEL NOTES:

A. A.I.S.C. SPECIFICATIONS: STEEL CONSTRUCTION MANUAL 14TH EDITION:
ALL WIDE FLANGE SHAPES ASTM 992 GRADE 50, ALL MISCELLANEOUS
SHAPES ASTM A36, HSS SHAPES ASTM A500 GRADE B Fy=46 ksi.
HIGH STRENGTH BOLTS A325, 3/4" DIAM. MIN. EXCEPT AS NOTED OTHERWISE: ANCHOR BOLTS F1554 GRADE 36 EXCEPT AS NOTED OTHERWISE: AUTOMATICALLY END WELDED SHEAR CONNECTIONS (A.E.E.S.C.) AS MANUFACTURED BY NELSON STUDS OR APPROVED EQUAL: E-70 ELECTRODES.
B. ALL BEAM CONNECTIONS SHALL BE A.I.S.C. STANDARD FRAMED CONNECTIONS. SHOP CONNECTIONS SHALLL BE WELDED. FIELD FIELD CONNECTIONS SHALL BE BOLTED EXCEOT CONNECTIONS TO NEW CONSTRUCTION SHALL BE WELDED AND GROUND FOR EXPOSED FINISH AS SHOWN IN SECTION.
C. ALL STRUCTURAL STEEL ITEMS AND RESPECTIVE ANCHORS AND FASTENERS PERMANENTLY EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123. PROVIDE VENT HOLES AS REQUIRED. TOUCH UP ALL DAMAGED COATING WITH STICK GALVANIZING. SEE ARCHITECT FOR PAINTING.
D. CONTRACTOR SHALL INCLUDE IN THE COST OF HIS BID, AN ADDITIONAL AMOUNT OF TONS OF STEEL, THIS AMOUNT TO BE DISCUSSED. THIS COST SHALL INCLUDE FABRICATION, TRANSPORTATION, INSTALLATION, ETC. OF ADDITIONAL STRUCTURAL STEEL. COST OF ADDITIONAL STRUCTURAL STEEL NOT UTILIZED DURING CONSTRUCTION
WILL BE CREDITED BACK TO THE OWNER VIA CHANGE ORDER AT THE UNIT PRICE PROVIDED ON THE BID FORM.



2. 2ND FLOOR CEILING FRAMING
SCALE: 3/16" = 1'-0"



1. 2ND FLOOR FRAMING PLAN
SCALE: 3/16" = 1'-0"

pistoriusassociates, llc
ARCHITECTS
tom a. pistorius, architect
109½ west thomas street
985.542.4287 • telephone
www.pistoriusassociates.com

REVIEWED FOR
STATE FIRE MARSHAL
AS PER REVIEW LETTER
BY JEFF GONSOULIN
LR-26-004501
REVIEWED 03-25-2026

Sigma Tau Gamma - Fraternity House

Hammond, LA

project number
pa_2317
date of issue
02.13.2026
project phase
revision no. revision date

drawn by
T. Pistorius

THOMAS A. PISTORIUS REG. # 6489 STATE OF LOUISIANA REGISTERED ARCHITECT

drawing title
FLOOR/CLG FRAMING PL
drawing no.
A-109

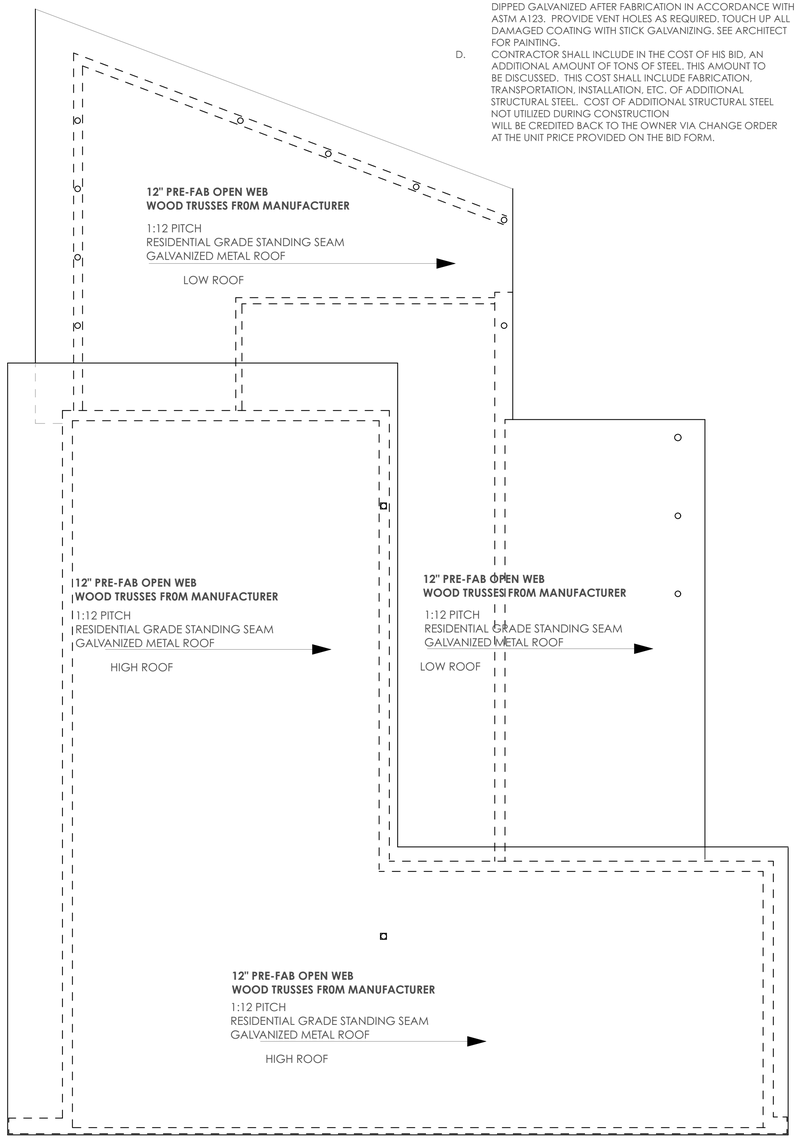
STRUCTURAL STEEL NOTES:

A. A.I.S.C. SPECIFICATIONS; STEEL CONSTRUCTION MANUAL 14TH EDITION;
ALL WIDE FLANGE SHAPES ASTM 992 GRADE 50. ALL MISCELLANEOUS
SHAPES ASTM A36, HSS SHAPES ASTM A500 GRADE B Fy=46 ksi, HIGH STRENGTH BOLTS A325, 3/4" DIAM. MIN. EXCEPT AS NOTED OTHERWISE; ANCHOR BOLTS F1554 GRADE 36 EXCEPT AS NOTED OTHERWISE; AUTOMATICALLY END WELDED SHEAR CONNECTIONS (A.E.E.S.C.) AS MANUFACTURED BY NELSON STUDS OR APPROVED EQUAL; E-70 ELECTRODES.

B. ALL BEAM CONNECTIONS SHALL BE A.I.S.C. STANDARD FRAMED CONNECTIONS. SHOP CONNECTIONS SHALLL BE WELDED. FIELD FIELD CONNECTIONS SHALL BE BOLTED EXCEOT CONNECTIONS TO NEW CONSTRUCTION SHALL BE WELDED AND GROUND FOR EXPOSED FINISH AS SHOWN IN SECTION.

C. ALL STRUCTURAL STEEL ITEMS AND RESPECTIVE ANCHORS AND FASTENERS PERMANENTLY EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123. PROVIDE VENT HOLES AS REQUIRED. TOUCH UP ALL DAMAGED COATING WITH STICK GALVANIZING. SEE ARCHITECT FOR PAINTING.

D. CONTRACTOR SHALL INCLUDE IN THE COST OF HIS BID, AN ADDITIONAL AMOUNT OF TONS OF STEEL. THIS AMOUNT TO BE DISCUSSED. THIS COST SHALL INCLUDE FABRICATION, TRANSPORTATION, INSTALLATION, ETC. OF ADDITIONAL STRUCTURAL STEEL. COST OF ADDITIONAL STRUCTURAL STEEL NOT UTILIZED DURING CONSTRUCTION
WILL BE CREDITED BACK TO THE OWNER VIA CHANGE ORDER AT THE UNIT PRICE PROVIDED ON THE BID FORM.



ROOF PLAN NOTES:

A. NOTIFY ARCHITECT, ROOFING SUPPLIERS, MANUFACTURER'S, INSTALLERS, SHEET METAL SUBCONTRACTOR AND OTHER RELATED SUBCONTRACTORS A MINIMUM OF 7 DAYS BEFORE COMMENCING ROOFING WORK. DO NOT BEGIN WORK WITHOUT HOLDING A PRE-ROOFING CONFERENCE.

B. ROOFING SUPPLIERS, MANUFACTURERS AND INSTALLERS SHALL REVIEW ROOF PLAN AND ADVISE ARCHITECT ON ANY RECOMMENDED CHANGES. UNLESS NOTIFIED OTHERWISE, ROOFING SUPPLIERS, MANUFACTURERS AND INSTALLERS WILL BE ASSUMED TO HAVE REVIEWED THE PLANS.

C. GALVANIZED EDGE FLASHING (IF USED) FULLY OR PARTIALLY EXPOSED TO PUBLIC VIEW SHALL BE WASHED WITH "GALVA-CLEANER", PRIMED WITH "GALVA-PREP" AND METAL UNDERCOAT, AND FINISHED WITH PAINT PER THE SPECIFICATIONS.

D. PRIME ALL METAL TO CONTACT ROOFING MATERIALS.

E. SEPARATE DISSIMILAR METALS AS THEY OCCUR PER MANUFACTURER'S RECOMMENDATIONS. REVIEW METHODS AND MATERIALS WITH ARCHITECT.

F. PROVIDE FLASHING PER DETAILS AT ALL CONDUIT AND HVAC LINES PENETRATING THE ROOF.

G. CONTRACTOR AND ALL SUBTRADES SHALL BE AWARE AND EXERCISE THE NECESSARY CARE TO PREVENT DAMAGE TO OR PUNCTURE OF THE ROOF. THIS SHALL INCLUDE ALL SHARP MATERIALS, TOOLS, MATERIAL SCRAPS OR MATERIALS HAVING A DELETERIOUS AFFECT ON THE ROOFING MATERIAL.

H. ALL FLASHING SHALL BE FACTORY FINISHED AND RADIUSED. NO FIELD PAINTING OR SEGMENTS SHALL BE ALLOWED.

I. ONCE THE ROOFING HAS BEEN COMPLETED, CONTRACTOR SHALL LIMIT TRAFFIC ON THE COMPLETED ROOF. THE ROOF ACCESS DEVICES SHALL BE SECURED AND ALL ROOF TOP ACCESS SHALL BE LIMITED.

FRAMING GENERAL NOTES:

A. ALL HEADERS IN BEARING WALLS OVER DOORS AND WINDOWS SHALL BE 2-2X10'S UNLESS NOTED OTHERWISE

B. ALL 2X6 WOOD EXTERIOR WALLS SHALL BE COVERED WITH 1/2" TREATED PLYWOOD OR OSB TO ACT AS WIND SHEARWALL.

C. DESIGN WIND LOAD IS 126 MPH.

D. ANCHOR BOLTS - ANCHOR FLOOR PLATES TO SLAB WITH 1/2 A307 ANCHOR BOLTS (3" LEG) WITH A MIN. EMBEDMENT OF 7" WITH 3"X3"X1/8" WASHERS SPACED @12" O.C. BEGINNING 12" FROM THE CORNER AND RUNNING FOR 4'-0". BEYOND 3'-0" FROM THE CORNER. SPACE BOLTS @ 33" O.C.,

E. WALLS - ALL FRAMING LUMBER SHALL BE NO. 2 SOUTHERN PINE. TYPICAL INTERIOR WALLS SHALL BE 2X4 @ 16" O.C. UNLESS NOTED. WET WALLS SHALL BE 2X6 @ 16" O.C. BLOCK ALL WALLS OVER 8'-0" TALL AT MID-HEIGHT . FASTEN BOTTOM PLATE OF INTERIOR WALLS WITH 1/4" POWER-DRIVEN NAILS @ 48" O.C.

F. RAFTER STRAPPING - INSTALL SIMPSON STRONG-TIE H8 (OR EQUAL) AT EACH RAFTER - TOP PLATE, STUD, - TOP PLATE.

G. RAFTER, FLOOR JOISTS AND CEILING JOISTS SIZING - CONTRACTOR RESPONSIBLE TO BRACE AND SPACE FRAMING MEMBERS TO LIMIT SPANS AND SPACING OF JOINTS AND RAFTERS AS GIVEN IN THE AMERICAN WOOD COUNCIL "SPAN TABLES FOR JOISTS AND RAFTERS 2005" (WWW.AWC.COM) 40 PSF LL AND 10 PSF DL RAFTERS & FLOOR JOISTS. 20 PSF LL AND 1- PSF DL FOR CEILING JOISTS.

H. EXTERIOR WALL SHEATHING - FULLY SHEATH EXTERIOR WALLS 1/2" THICK RATED OSB OR TREATED PLYWOOD FROM THE TOP PLATE TO THE BOTTOM OF THE BOTTOM PLATE. NORMAL NAILING PATTERN - 6" O.C. ON EDGES AT 12" O.C. ON INTERIOR OF PANEL. USE 8D NAILS 2 1/2" LONG. LAP SHEATHING 2'-0" BELOW AND ABOVE 1ST AND 2ND FLOOR (IF APPLICABLE). LAP SHEATHING 12" BELOW GABLE ENDS.

I. BEAM SUPPORT - PROVIDE 3-STUD COLUMN AT BEARING OF ALL BEAMS OR DOUBLED JOISTS.

J. NOT USED.

K. ROOF SHEATHING - USE 40/20 RATED OSB OR PLYWOOD PANELS AT 1/2" THICKNESS. ATTACH WITH 8D RING SHANK (2.5" LONG A .12" DIAMETER) NAILS @ 4" ON ANY PANEL ADJACENT TO A GABLE END AND 6" O.C. ELSEWHERE.

L. ROOF UNDERLAYMENT - 15# FELT WITH A MINIMUM 2" OVERLAP AND A 6" ENDLAP. NAIL SPACING OF 6" ALONG THE LAPS AND 12" IN THE INTERIOR OF EACH STRAP. USE LOW PROFILE NAIL WITH LOAD DISTRIBUTION DISKS.

M. ROOF COVERING - SYSTEM MUST WITHSTAND THE DESIGN WIND LOAD.

N. STEEL ROOF DECK AT CANOPY 11/2" DECK 20 GAGE GALVANIZED PUDDLE WELDED WITH 5/16" (E70) TO STEEL SUPPORT @ 6" O.C.

Ip: 0.20 IN 4
In: 0.23 IN 4
Sp:0.23 IN 3
Sn:0.24 IN 3

FRAMING PLAN NOTES:

A. PLATE HEIGHTS ARE MEASURED ABOVE FINISH FLOOR AT EACH ASSOCIATED FLOOR LEVEL.

B. PLATE HEIGHTS FOR THE COVERED CARPORT STORE ROOM ARE MEASURED FROM 1ST FLOOR ELEVATION.

C. ALL BEAM ELEVATIONS ARE MEASURED FROM TOP OF SLAB ON THE 1ST FLOOR TO TOP OF BEAM. CONTRACTOR SHALL USE THIS AS PROJECT ZERO FOR EACH BEAM.

N

pistoriusassociates, llc
ARCHITECTS

tom a. pistorius, architect
109½ west thomas street
985.542.4287 • telephone
www.pistoriusassociates.com

REVIEWED FOR
STATE FIRE MARSHAL
AS PER REVIEW LETTER
BY JEFF GONSOULIN
LFM-26-004501
REVIEWED 03-25-2026

Sigma Tau Gamma - Fraternity House

Hammond, LA

project number
pa_2317

date of issue
02.13.2026

project phase

revision no. revision date

drawn by
T. Pistorius

THOMAS A. PISTORIUS
REG. # 6469
STATE OF LOUISIANA
REGISTERED ARCHITECT

drawing title
ROOF PLAN/FRAMING

drawing no.
A-110

Future Home of
Sigma Tau Gamma

REVIEWED FOR
STATE FIRE MARSHAL
AS PER REVIEW LETTER
BY: JEFF GONSOULIN
AR-26-004501
REVIEWED 03-25-2026

ΣΤΓ

pistoriusassociates, llc
ARCHITECTS

South Elevation
SCALE: 3/16" = 1'-0"

North Elevation
SCALE: 3/16" = 1'-0"

East Elevation
SCALE: 3/16" = 1'-0"

West Elevation
SCALE: 3/16" = 1'-0"

pistoriusassociates, llc
ARCHITECTS

tom a. pistorius, architect
109½ west thomas street
985.542.4287 • telephone
www.pistoriusassociates.com

REVIEWED FOR
STATE FIRE MARSHAL
AS PER REVIEW LETTER
BY JEFF GONSOULIN
FIR-26-004501
REVIEWED 03-25-2026

Sigma Tau Gamma - Fraternity House

Hammond, LA

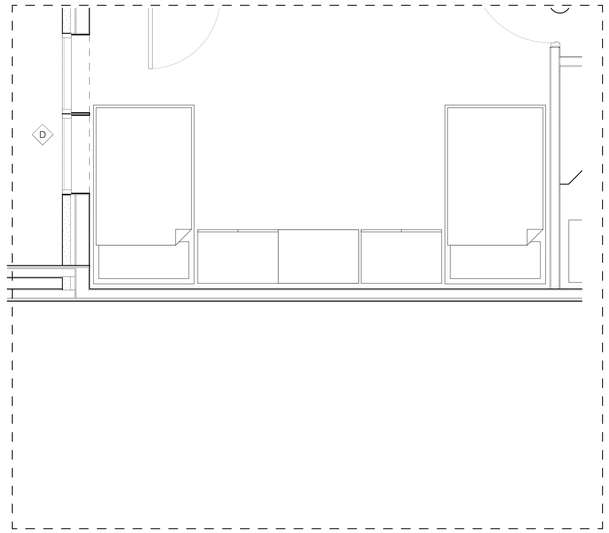
project number
pa_2317
date of issue
11.24.2025
project phase

revision no. revision date

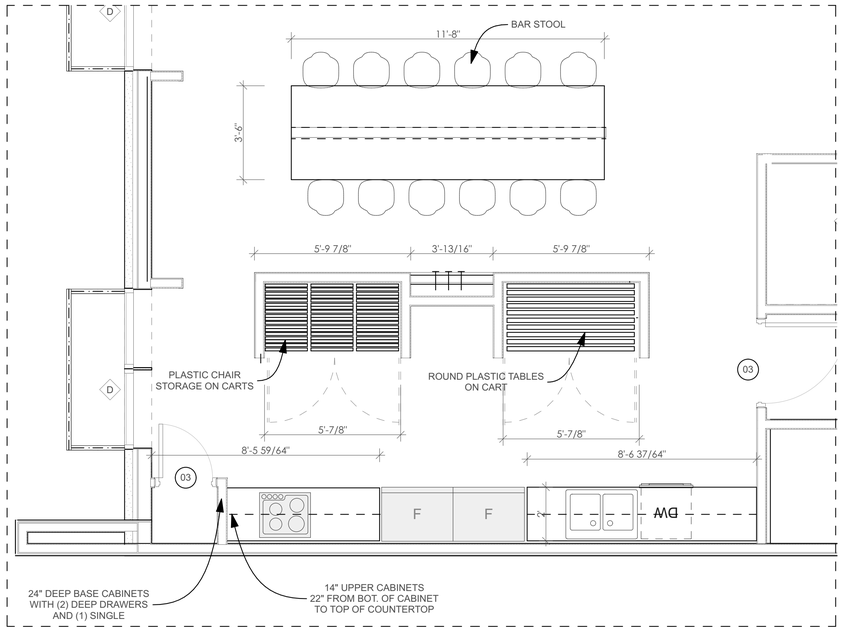
drawn by
T. Pistorius

THOMAS A. PISTORIUS
REG. # 6469
STATE OF LOUISIANA
REGISTERED ARCHITECT

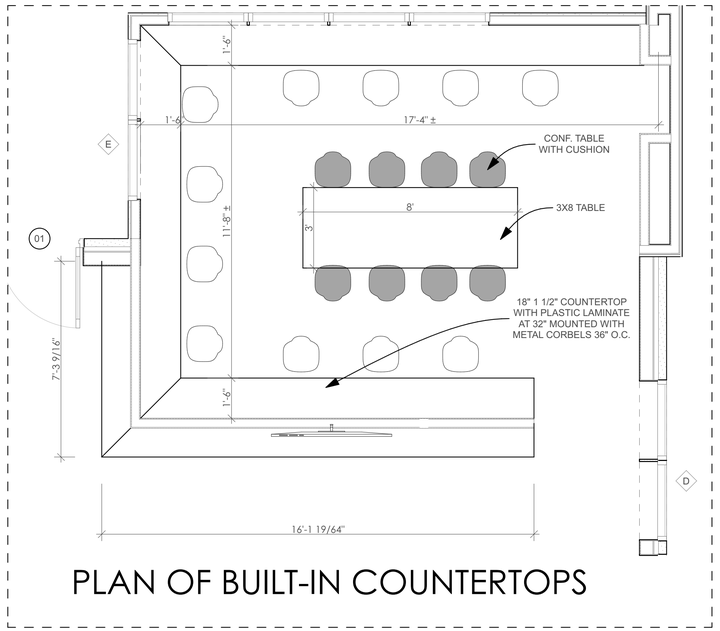
drawing title
EXTERIOR ELEVATIONS
drawing no.
A-201



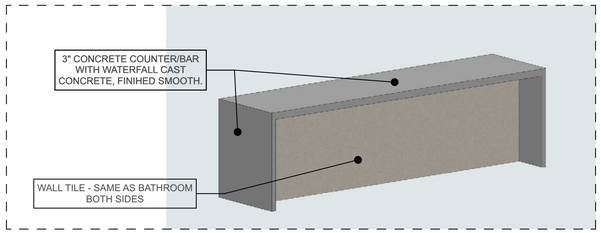
ELEVATION OF CABINET AND DRESSER



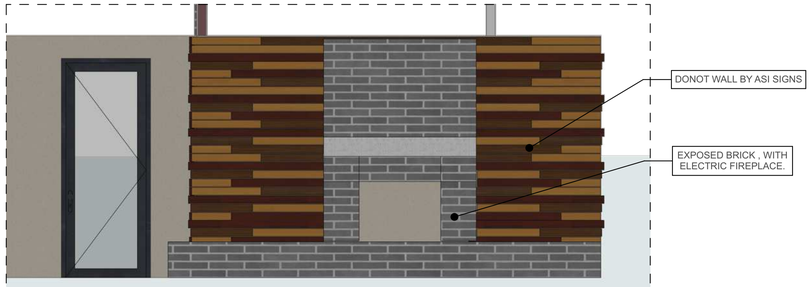
PLAN OF KITCHEN CABINETS



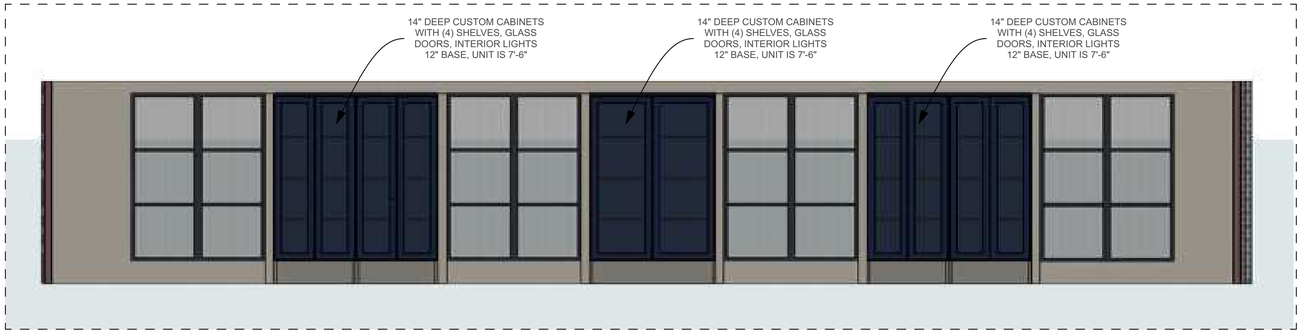
PLAN OF BUILT-IN COUNTERTOPS



ELEVATION AND DETAIL OF ISLAND



ELEVATION OF DONOR WALL



ELEVATION OF BUILT-IN CABINETS

pistoriusassociates, llc
ARCHITECTS

tom a. pistorius, architect
109½ west thomas street
985.542.4287 • telephone
www.pistoriusassociates.com

REVIEWED FOR
STATE FIRE MARSHAL
AS PER REVIEW LETTER
BY JEFF GONSOULIN
FSR-26-004501
REVIEWED 03-25-2026

Sigma Tau Gamma - Fraternity House

Hammond, LA

project number
pa_2317

date of issue
02.13.2026

project phase

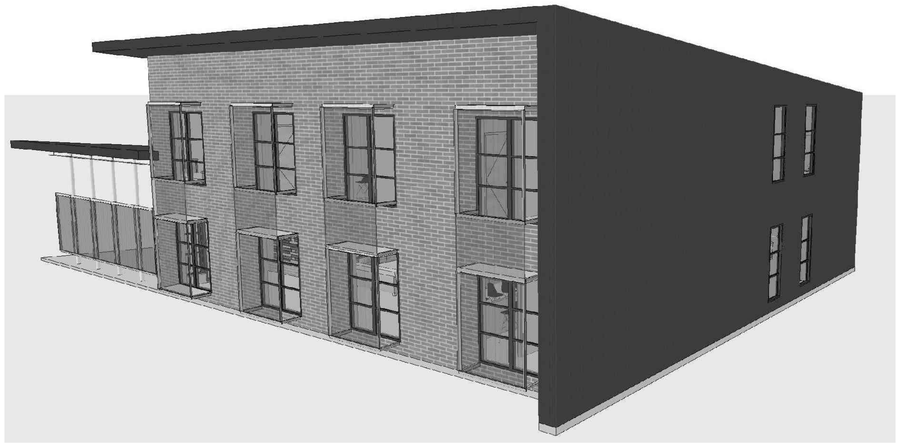
revision no. revision date

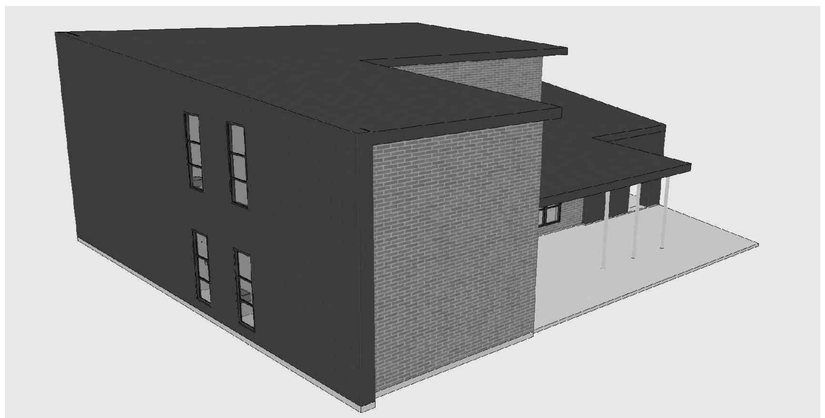
drawn by
T. Pistorius

THOMAS A. PISTORIUS REG. # 6469 STATE OF LOUISIANA REGISTERED ARCHITECT

drawing title
INT. ELEV./ENLARGED PLA

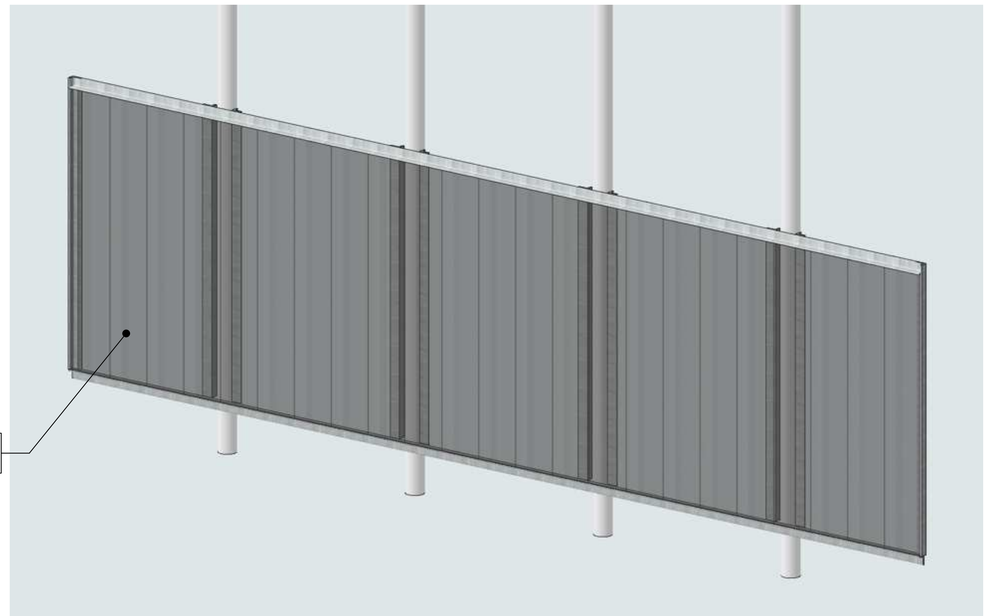
drawing no.
A-202





SLOTTED METAL, ALUMINUM OVER 1 1/2" TUBE STEEL FRAME, MOUNT TO WALL SHEATHING TO WELDED STRAP/BAR AT HEAD AND SILL ABOVE WINDOW MULLION

SLOTTED METAL, ALUMINUM OVER 1 1/2" TUBE STEEL FRAME, MOUNT FRAME TO STEEL COLUMN



pistoriusassociates, llc
ARCHITECTS

tom a. pistorius, architect
109¼ west thomas street
985.542.4287 • telephone
www.pistoriusassociates.com

REVIEWED FOR
STATE FIRE MARSHAL
AS PER REVIEW LETTER
BY JEFF GONSOULIN
PLAN NBR-26-004501
REVIEWED 03-25-2026

Sigma Tau Gamma - Fraternity House

Hammond, LA

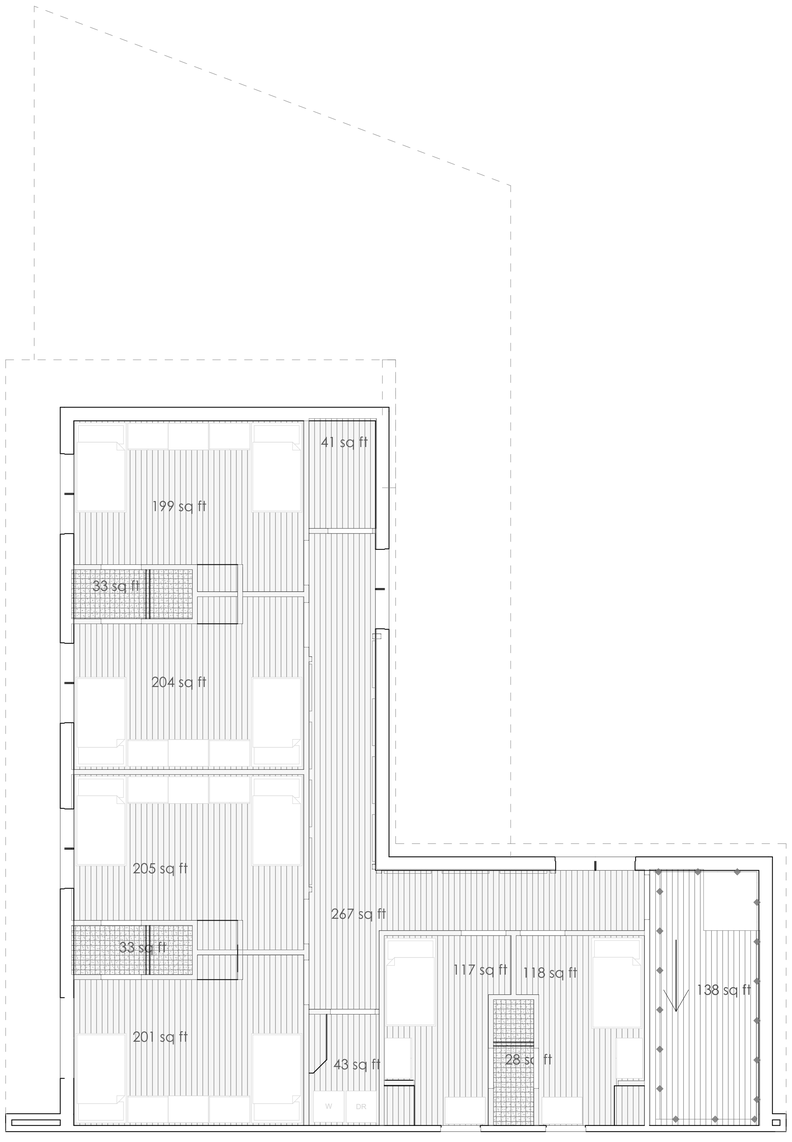
project number
pa_2317
date of issue
02.13.2026
project phase

revision no. revision date

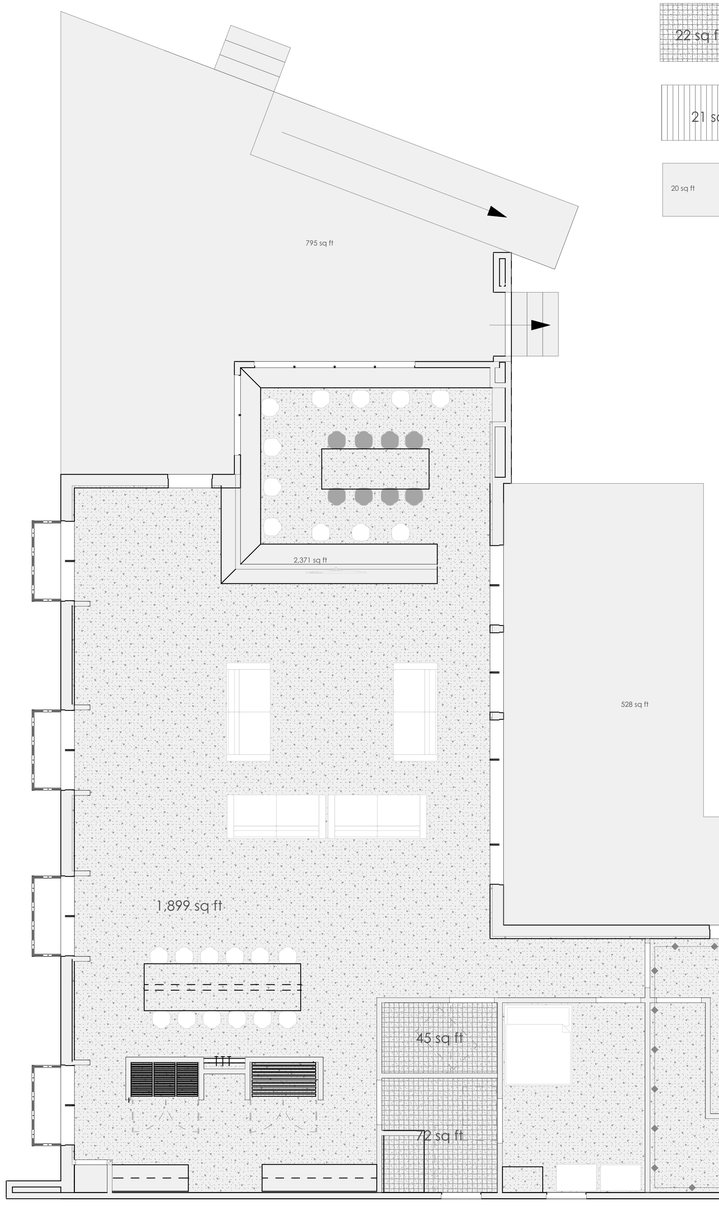
drawn by
T. Pistorius

THOMAS A. PISTORIUS
REG. # 6469
STATE OF LOUISIANA
REGISTERED ARCHITECT

drawing title
ISOMETRIC VIEWS
drawing no.
A-203



2 2nd FLOOR FINISH/FURN
SCALE: 3/16" = 1'-0"



1 1st FLOOR FINISH/FURN
SCALE: 3/16" = 1'-0"

FINISH PLAN LEGEND:

22 sq ft — POLISHED CONCRETE. PROTECTED DURING CONSTRUCTION

22 sq ft — MOSAIC TILE ON FLOOR
MATTE TILE ON SHOWER WALLS

21 sq ft — LVT - TARKETT

20 sq ft — BROOM FINISH CONCRETE SIDEWALK

pistoriusassociates, llc
ARCHITECTS

tom a. pistorius, architect
109⅛ west thomas street
985.542.4287 • telephone
www.pistoriusassociates.com

REVIEWED FOR
STATE FIRE MARSHAL
AS PER REVIEW LETTER
BY JEFF GONSOULIN
FIRE-26-004501
REVIEWED 03-25-2026

Sigma Tau Gamma - Fraternity House

Hammond, LA

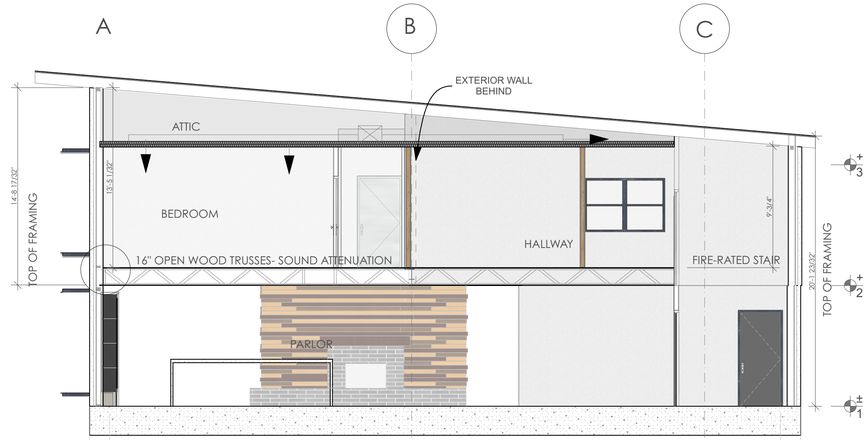
project number
pa_2317
date of issue
11.24.2025
project phase

revision no. revision date

drawn by
T. Pistorius

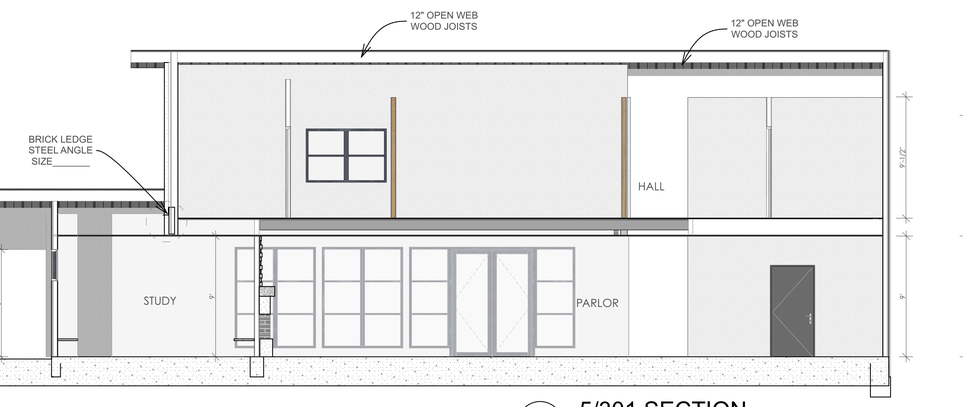
THOMAS A. PISTORIUS
REG. # 6469
STATE OF LOUISIANA
REGISTERED ARCHITECT

drawing title
FINISH/FURNITURE PLAN
drawing no.
A-204



3/301 SECTION

SCALE: 3/16" = 1'-0"



5/301 SECTION

SCALE: 3/16" = 1'-0"

4/301 SECTION

SCALE: 3/16" = 1'-0"

BUILDING SECTION GENERAL NOTES:

A. SUSPENDED MATERIALS SHALL BE ATTACHED TO STRUCTURE BY "SHEAR" CONNECTIONS; "PULL-OUT" CONNECTIONS ARE NOT ALLOWED.

B. WHERE BATT INSULATION IS USED, IT SHALL BE CONTINUOUS ABOVE THE ENTIRE CEILING JOISTS AND SHALL LAP WALL INSULATION. WALL INSULATION SHALL BE CONTINUOUS.

C. ROUTE ALL PLUMBING, MECHANICAL, ELECTRICAL, SMOKE DETECTION, SECURITY, PIPING, AND CONDUIT IN CONCEALED OR ABOVE CEILING ONLY. EXPOSED PIPING AND CONDUIT SHALL NOT BE ALLOWED IN ANY AREA EXCEPT AT ELECTRICAL ROOMS.

pistoriusassociates, llc
ARCHITECTS

tom a. pistorius, architect
109½ west thomas street
985.542.4287 • telephone
www.pistoriusassociates.com

REVIEWED FOR
STATE FIRE MARSHAL
AS PER REVIEW LETTER
BY JEFF GONSOULIN

SFM-FR-26-004501
REVIEWED 03-25-2026

Sigma Tau Gamma - Fraternity House

Hammond, LA

project number
pa_2317

date of issue
02.13.2026

project phase

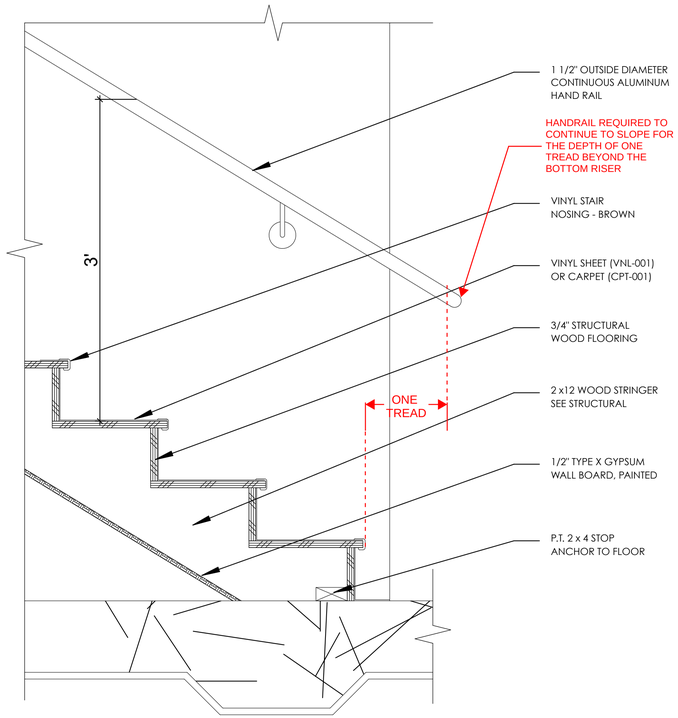
revision no. revision date

drawn by
T. Pistorius

THOMAS A. PISTORIUS
REG. # 6469
STATE OF LOUISIANA
REGISTERED ARCHITECT

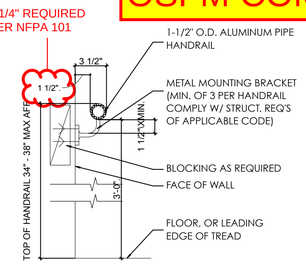
drawing title
SECTIONS

drawing no.
A-301

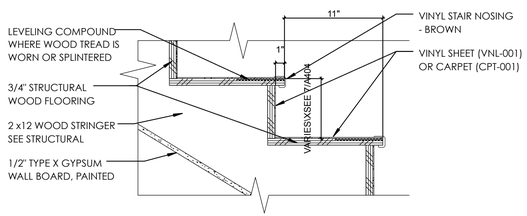


04 STAIR AND RAILING

OSFM COMMENTS

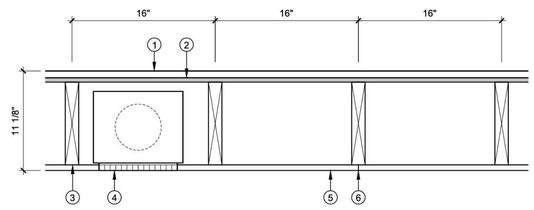


06 STAIR RAILING



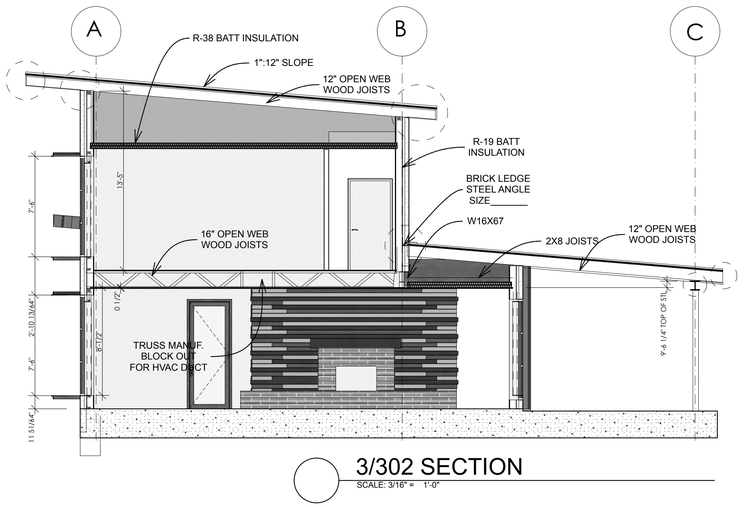
07 STAIR TREAD

SUPPLEMENT THIS FOR UNDER THE STAIR CONSTRUCTION



1. 3/4" FLOOR TOPPING MIXTURE, 1x4 T&G LUMBER PERPENDICULAR TO JOISTS OR 19/32" WOOD STRUCTURAL PANEL FINISH FLOOR
2. MIN. 1x6 T&G DIAGONAL LUMBER, 15/32" PLYWOOD, OR 7/16" OSB WOOD STRUCTURAL PANEL SUBFLOOR
3. MIN. 2x10" WOOD JOISTS 16" O.C.
4. CEILING DAMPER AND GRILLE (OPTIONAL)
5. 5/8" GOLD BOND FIRE-SHIELD GYPSUM BOARD (FSW-C, FSW-6, eXP-C, FSK, FSK-C, FSLX) APPLIED PERPENDICULAR TO JOISTS WITH 1-7/8" 6d NAILS 6" O.C.
6. JOINT TAPE AND COMPOUND OVER JOINTS AND FASTENER HEADS

DATE: 07/01/2024	UL DESIGN: L501	National Gypsum.
SCALE: 1-1/2"=1'-0"	1 HOUR WOOD JOIST FLOOR-CEILING ASSEMBLY	



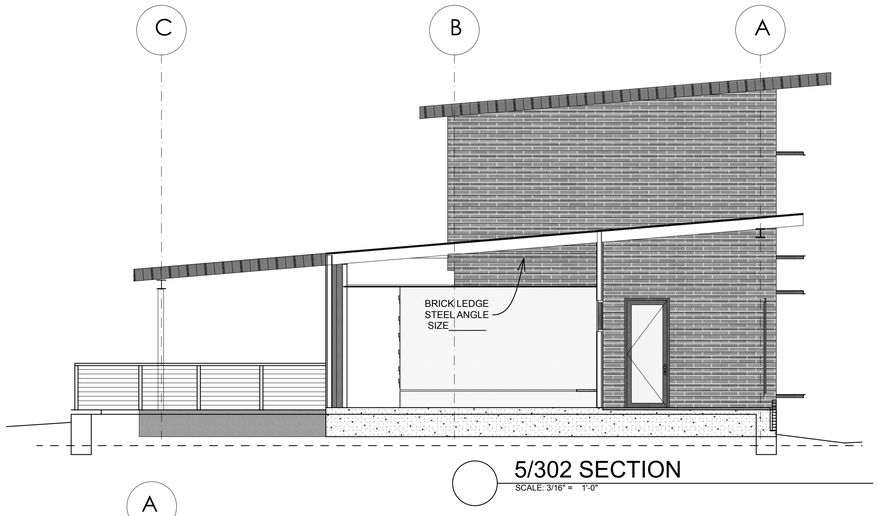
3/302 SECTION
SCALE: 3/16" = 1'-0"

BUILDING SECTION GENERAL NOTES:

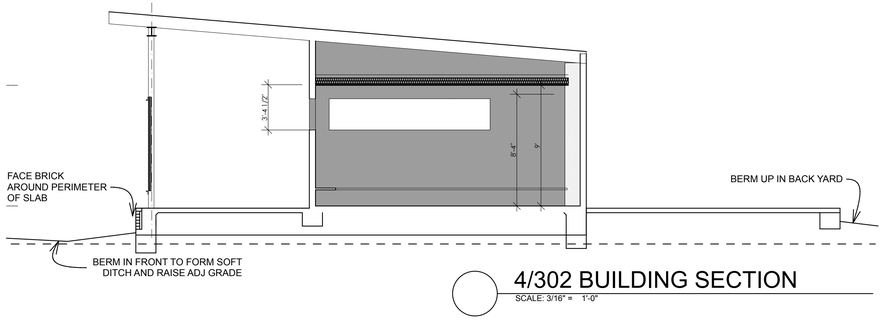
A. SUSPENDED MATERIALS SHALL BE ATTACHED TO STRUCTURE BY "SHEAR" CONNECTIONS; "PULL-OUT" CONNECTIONS ARE NOT ALLOWED.

B. WHERE BATT INSULATION IS USED, IT SHALL BE CONTINUOUS ABOVE THE ENTIRE CEILING JOISTS AND SHALL LAP WALL INSULATION. WALL INSULATION SHALL BE CONTINUOUS.

C. ROUTE ALL PLUMBING, MECHANICAL, ELECTRICAL, SMOKE DETECTION, SECURITY, PIPING, AND CONDUIT IN CONCEALED OR ABOVE CEILING ONLY. EXPOSED PIPING AND CONDUIT SHALL NOT BE ALLOWED IN ANY AREA EXCEPT AT ELECTRICAL ROOMS.



5/302 SECTION
SCALE: 3/16" = 1'-0"



4/302 BUILDING SECTION
SCALE: 3/16" = 1'-0"

pistoriusassociates, llc
ARCHITECTS
tom a. pistorius, architect
109½ west thomas street
985.542.4287 • telephone
www.pistoriusassociates.com

REVIEWED FOR
STATE FIRE MARSHAL
AS PER REVIEW LETTER
BY JEFF GONSOULIN
SFM-26-004501
REVIEWED 03-25-2026

Sigma Tau Gamma - Fraternity House

Hammond, LA

project number
pa_2317
date of issue
02.13.2026
project phase

revision no. revision date
SFM COMMENTS
03.24.2026

drawn by
T. Pistorius

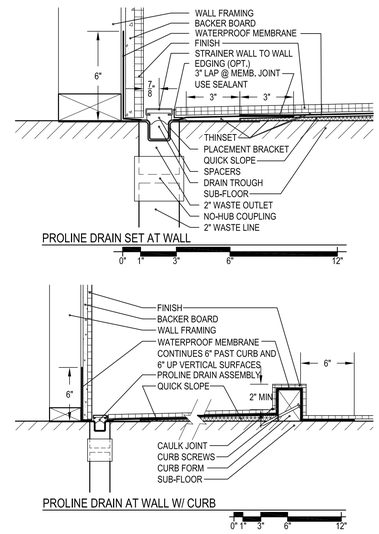
THOMAS A. PISTORIUS REG. # 8469 STATE OF LOUISIANA REGISTERED ARCHITECT

drawing title
SECTIONS
drawing no.
A-302

PROLINEdrain
by QUICKDRAIN USA

Typical ProLine Drain Installation Details

Note: Set all Quick Slope and Flat Panel on structurally sound, flat sub-floor with fast-setting, self-curing thinset.

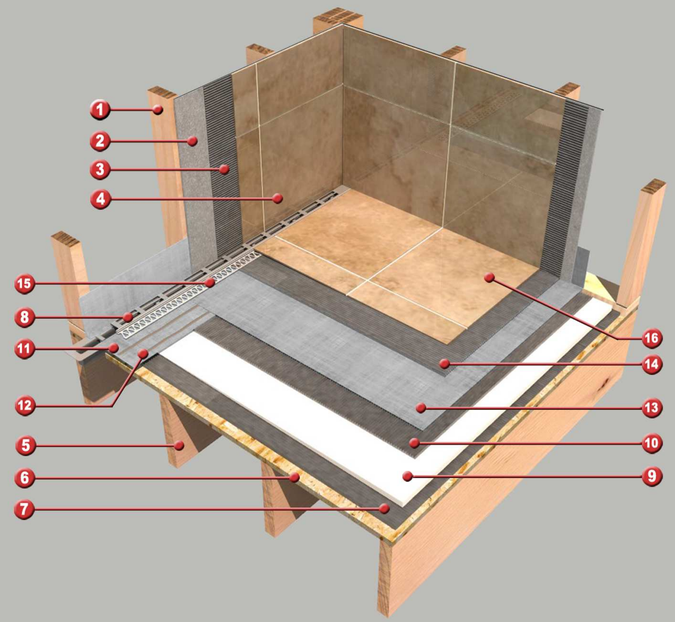


Wall Assembly :

1. Stud Wall
2. Backer Board
3. Thinset
4. Wall Tile

Floor Assembly :

5. Floor Joist
6. Subfloor
7. Thinset
8. Quick Drain
9. Quick Slope Board (2% slope)
10. Thinset
11. Drain Membrane
12. Sealant
13. Waterproofing Membrane (pan liner)
14. Thinset
15. Tile Edging
16. Floor Tile



pistoriusassociates, llc
ARCHITECTS

tom a. pistorius, architect
109½ west thomas street
985.542.4287 • telephone
www.pistoriusassociates.com

REVIEWED FOR
STATE FIRE MARSHAL
AS PER REVIEW LETTER
BY JEFF GONSOULIN
FSR-26-004501
REVIEWED 03-25-2026

Sigma Tau Gamma - Fraternity House

Hammond, LA

project number
pa_2317

date of issue
11.24.2025

project phase

revision no. revision date

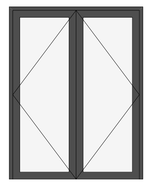
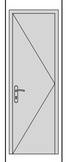
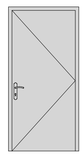
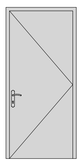
drawn by
T. Pistorius

THOMAS A. PISTORIUS
REG. # 6469
STATE OF LOUISIANA
REGISTERED ARCHITECT

drawing title
A-501

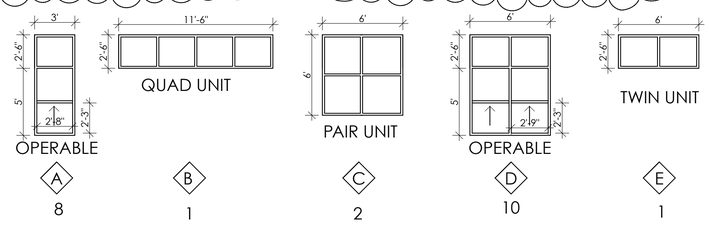
drawing no.
A-501

DOOR SCHEDULE

DOOR ID	01	02	03	03	04	05	06
DOOR ELEVATION							
DOOR SIZE	3'×8'	6'×8'	2'×6'-8"	3'×6'-8"	3'×7'	2'-8"×6'-8"	3'×7'
HEAD HEIGHT	8'	8'	6'-8"	6'-8"	7'	6'-8"	7'
	ALUMINUM WITH TEMPERED GLASS **PROVIDE CLOSER AND PANIC HARDWARE**	ALUMINUM WITH TEMPERED GLASS **PROVIDE CLOSER AND PANIC HARDWARE**		SOLID CORE WD DOOR KEY LOCK	SOLID CORE WD DOOR 45 MIN	SOLID CORE WD DOOR KEY LOCK	HM DOOR EXIT HARDWARE

WINDOW TYPES

PROVIDE CLOSERS AND LATCHES IN ALL BEDROOMS WITH SMOKE SEALS.

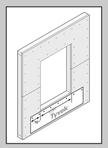


DUPONT™ FLASHING TAPE INSTALLATION GUIDELINES

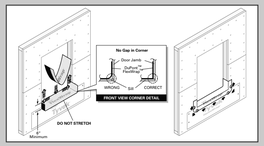
Refer to the general instructions on back cover prior to installation.

Rectangular* integral flanged windows BEFORE water-resistive barrier (WRB) Installation guidelines

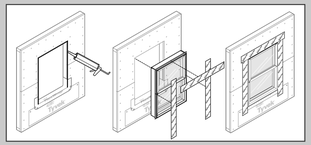
Prepare the window
- Attach DuPont™ Tyvek® HomeWrap® WRB apron under sill.
- Apron should extend 10" beyond sides of rough opening jambs.



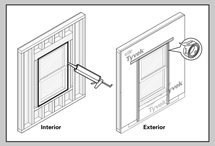
Begin flashing
- Clean surfaces.
- Apply DuPont™ FlexWrap™ in sill and 6" up jambs.
- Secure with mechanical fasteners on flexed edges of sill flashing.



Flash/Install window
- Caulk window on three sides (jambs and head) as shown.
- Install window as per window manufacturer's instructions.
- Apply DuPont™ Flashing Tape on jambs extending 1" above window head flange and below bottom edge of sill flashing.
- Apply DuPont™ Flashing Tape on head extending beyond outer edges of jamb flashing.



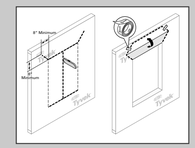
Final steps
- Seal entire perimeter between window and wall cavity at the interior using caulk and backer rod as needed.
- Install DuPont™ Tyvek® HomeWrap® WRB and tape seams as shown. DO NOT TAPE at bottom of window.
- Lap apron and WRB over building materials with proper shingling.



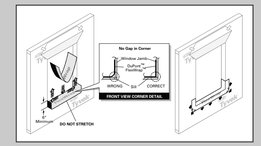
*For window constructions other than rectangular integral flanged windows, please refer to DuPont™ Flashing Systems installation guidelines.

Rectangular* integral flanged windows AFTER water-resistive barrier (WRB) Installation guidelines

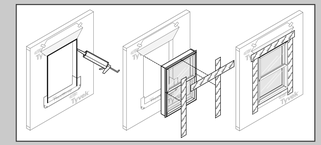
Prepare the window
- Make standard "I-cut" (modified I-cut is also accepted) in the WRB.
- Cut two 45° slits in WRB to create a flap above the rough opening; flip head flap up and temporarily secure with DuPont™ Tyvek® Tape.



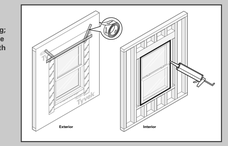
Begin flashing
- Apply DuPont™ FlexWrap™ in sill and 6" up jambs.
- Secure with mechanical fasteners on flexed edges of sill flashing.



Flash/Install window
- Caulk window on three sides (jambs and head) as shown.
- Install window as per window manufacturer's instructions.
- Apply DuPont™ Flashing Tape on jambs extending 1" above window head flange and below bottom edge of sill flashing.
- Apply DuPont™ Flashing Tape on head extending beyond outer edges of jamb flashing.



Final steps
- Flip down upper flap of WRB so that it lays flat across head flashing; tape along all cuts in WRB and tape across the head of the window with DuPont™ Tyvek® Tape.
- Seal entire perimeter between window and wall cavity at the interior using caulk and backer rod as needed.



*For window constructions other than rectangular integral flanged windows, please refer to DuPont™ Flashing Systems installation guidelines.

pistoriusassociates, llc
ARCHITECTS
tom a. pistorius, architect
109‡ west thomas street
985.542.4287 • telephone
www.pistoriusassociates.com

REVIEWED FOR
STATE FIRE MARSHAL
AS PER REVIEW LETTER
BY JEFF GONSOULIN
FIR-26-004501
REVIEWED 03-25-2026

Sigma Tau Gamma - Fraternity House

Hammond, LA

project number
pa_2317
date of issue
02.13.2026
project phase

revision no. revision date
SFM COMMENTS
03.24.2026

drawn by
T. Pistorius

THOMAS A. PISTORIUS REG. # 6469 STATE OF LOUISIANA REGISTERED ARCHITECT

drawing title
SCHEDULES
drawing no.
A-601