

LAKE FOREST MANOR, LLC SUBSTANTIAL REHABILITATION LAKE FOREST MANOR APARTMENTS

10101 LAKE FOREST BLVD
NEW ORLEANS, LOUISIANA 70127

SFM / PERMIT / PRICING SET

OWNER
LAKE FOREST MANOR, LLC
100 HARBOR CIRCLE
NEW ORLEANS, LOUISIANA 70126
(504) 373-5107

VICINITY MAP
N.T.S.



designed by: MLM
drawn by: TUL
checked by: CAL
approved by: MLM
date: November 12, 2019
drawing size: 30 X 42

Revision Number	Schedule	Description	Date

PROJECT TITLE PAGE
SFM / PERMIT / PRICING SET



BUILDING SQUARE FOOTAGE BREAKDOWN

	COMMON AREA	RENTABLE AREA	TOTAL
1ST FLOOR	11,628 SQUARE FEET	0 SQUARE FEET	11,695 SQUARE FEET
2ND FLOOR	2,695 SQUARE FEET	10,535 SQUARE FEET	13,230 SQUARE FEET
3RD FLOOR	2,695 SQUARE FEET	10,535 SQUARE FEET	13,230 SQUARE FEET
4TH FLOOR	2,695 SQUARE FEET	10,535 SQUARE FEET	13,230 SQUARE FEET
5TH FLOOR	2,695 SQUARE FEET	10,535 SQUARE FEET	13,230 SQUARE FEET
6TH FLOOR	2,695 SQUARE FEET	10,535 SQUARE FEET	13,230 SQUARE FEET
7TH FLOOR	2,695 SQUARE FEET	10,535 SQUARE FEET	13,230 SQUARE FEET
8TH FLOOR	2,695 SQUARE FEET	10,535 SQUARE FEET	13,230 SQUARE FEET
9TH FLOOR	2,695 SQUARE FEET	10,535 SQUARE FEET	13,230 SQUARE FEET
10TH FLOOR	2,695 SQUARE FEET	10,535 SQUARE FEET	13,230 SQUARE FEET
11TH FLOOR	2,695 SQUARE FEET	10,535 SQUARE FEET	13,230 SQUARE FEET
12TH FLOOR	2,695 SQUARE FEET	10,535 SQUARE FEET	13,230 SQUARE FEET
14TH FLOOR	2,695 SQUARE FEET	10,535 SQUARE FEET	13,230 SQUARE FEET
15TH FLOOR	2,527 SQUARE FEET	5,301 SQUARE FEET	7,828 SQUARE FEET
16TH FLOOR	567 SQUARE FEET	0 SQUARE FEET	567 SQUARE FEET
17TH FLOOR	156 SQUARE FEET	0 SQUARE FEET	156 SQUARE FEET
SUBTOTAL BUILDING	47,218 SQUARE FEET	131,721 SQUARE FEET	179,006 SQUARE FEET
TRANSFORMER VAULT	285 SQUARE FEET	0 SQUARE FEET	285 SQUARE FEET
TOTAL	47,503 SQUARE FEET	131,721 SQUARE FEET	179,291 SQUARE FEET

DIAGRAMMATIC BUILDING SECTION - DWELLING UNIT DISTRIBUTION

FLOOR	UNIT TYPE	QUANTITY
138' - 7 1/2" ROOF		
129' - 7 1/2" 17TH	ELEVATOR MACHINE ROOM	1
121' - 11 1/2" 16TH	MECHANICAL ROOM PENTHOUSE	1
ROOF	113' - 6" 15TH	7 DWELLING UNITS, 1 H/C DWELLING UNIT
105' - 0 1/2" 14TH	15 DWELLING UNITS	1 H/C DWELLING UNIT
96' - 7" 12TH	14 DWELLING UNITS, 1 HVI DWELLING UNIT	1 H/C DWELLING UNIT
88' - 11 1/2" 11TH	15 DWELLING UNITS	1 H/C DWELLING UNIT
79' - 8" 10TH	15 DWELLING UNITS	1 H/C DWELLING UNIT
71' - 2 1/2" 9TH	14 DWELLING UNITS, 1 HVI DWELLING UNIT	1 H/C DWELLING UNIT
62' - 9" 8TH	15 DWELLING UNITS	1 H/C DWELLING UNIT
54' - 3 1/2" 7TH	14 DWELLING UNITS, 1 HVI DWELLING UNIT	1 H/C DWELLING UNIT
45' - 0" 6TH	15 DWELLING UNITS	1 H/C DWELLING UNIT
37' - 4 1/2" 5TH	14 DWELLING UNITS, 1 HVI DWELLING UNIT	1 H/C DWELLING UNIT
28' - 11" 4TH	15 DWELLING UNITS	1 H/C DWELLING UNIT
20' - 5 1/2" 3RD	15 DWELLING UNITS	1 H/C DWELLING UNIT
12' - 0" 2ND	14 DWELLING UNITS, 1 HVI DWELLING UNIT	1 H/C DWELLING UNIT
0' - 0" 1ST	LEASING OFFICE / BACK OF HOUSE, 3 COMMUNITY ROOMS, PUBLIC RESTROOMS	LAUNDRY CENTER
-1' - 0" GRADE	Subtotal: 162 Dwelling Units + 3 HVI Dwelling Units + 13 H/C Dwelling Units + 200 Dwelling Units, (1 BR) 3 Community Rooms, Laundry Center, Command Center, Leasing Office	

NOTE: There is no 13th Floor.

UNIT TYPE SUMMARY

1 BR / 1 B UNIT	179 UNITS
1 BR / 1 B H/C UNIT	13 UNITS
1 BR / 1 B HVI UNIT	5 UNITS
TOTAL	200 UNITS

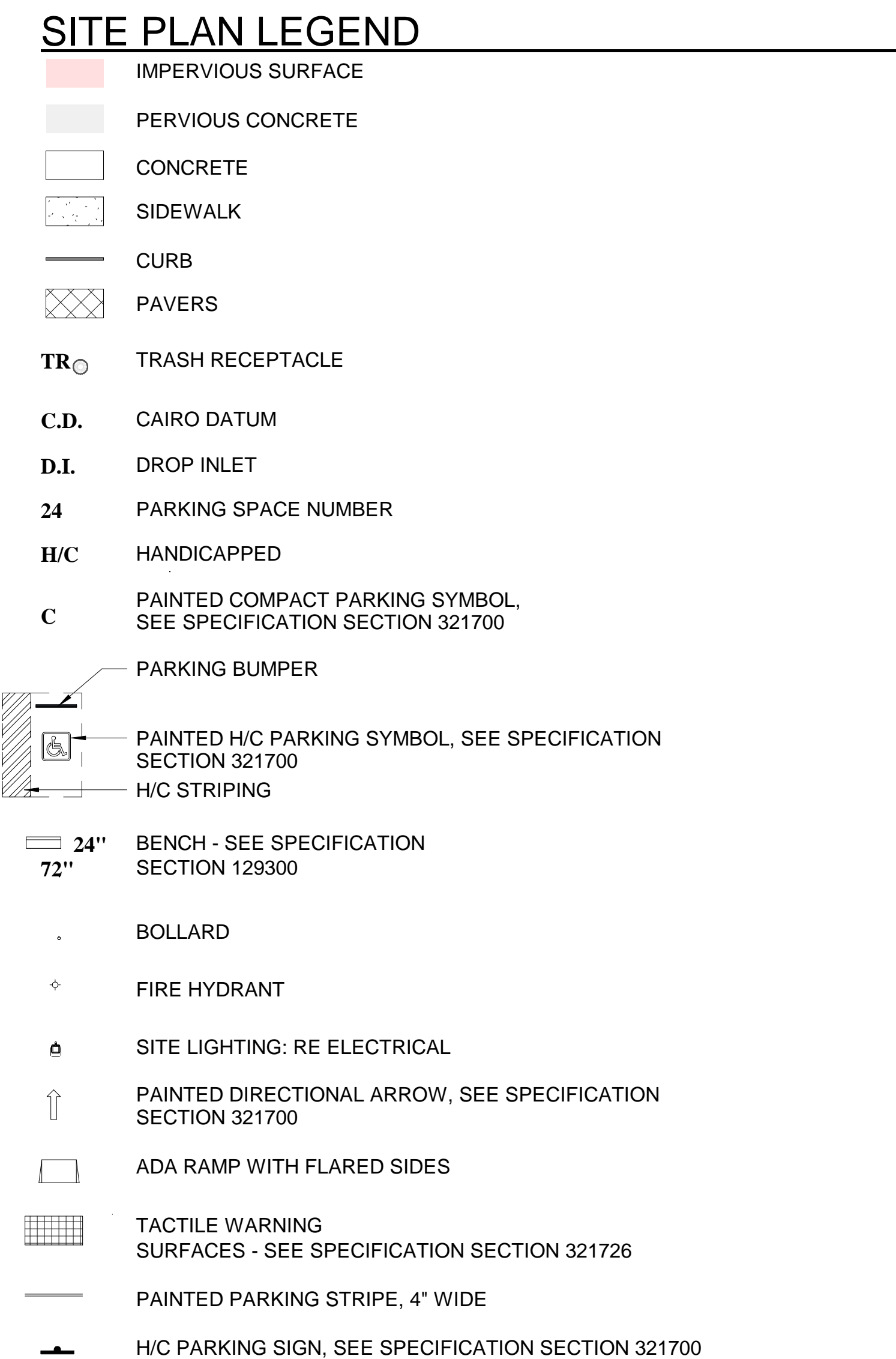
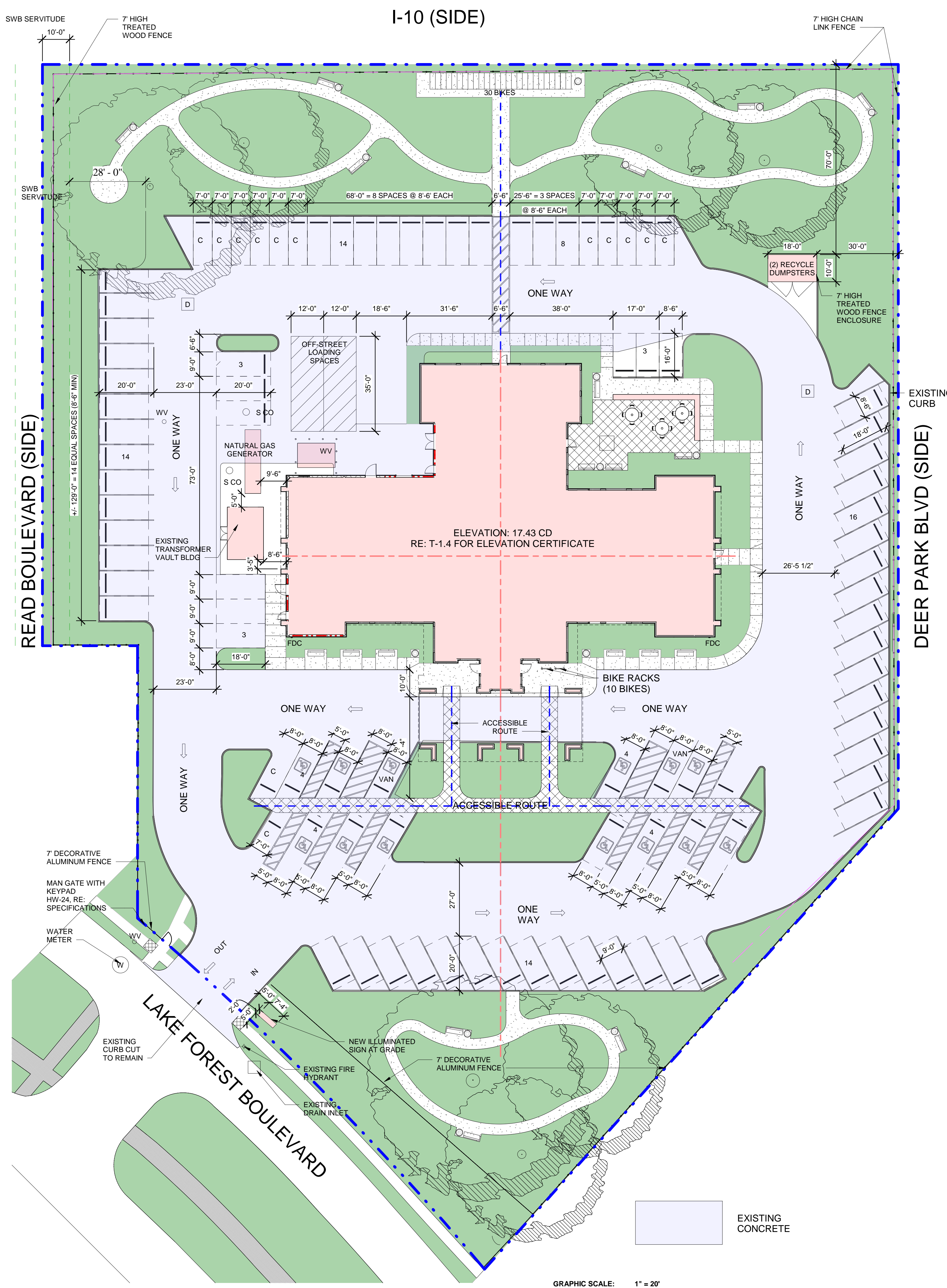
LAKE FOREST MANOR, LLC
SUBSTANTIAL REHABILITATION LAKE FOREST MANOR APARTMENTS
10101 LAKE FOREST BLVD
NEW ORLEANS, LOUISIANA 70127

the michael lee studio
limited liability company
417 S. Claiborne Avenue
New Orleans, LA 70125
ARCHITECTURE INTERIOR DESIGN SPACE PLANNING
713.492.3288

TM'S

PROJECT NO. 18008
SHEET NO. **T-1.1**
of sheets

PROJECT TEAM					ARCHITECT CERTIFICATION
ARCHITECT	GENERAL CONTRACTOR	CIVIL / STRUCTURAL	FIRE PROTECTION / PLUMBING / HVAC / ELECTRICAL ENGINEERS	LANDSCAPE ARCHITECT / STORMWATER MANAGEMENT	
THE MICHAEL LEE STUDIO, L.L.C. MICHAEL LEE MATTAX, ARCHITECT, AIA, NCARB 4127 SOUTH CLAIBORNE AVENUE NEW ORLEANS, LA 70125 (713) 492-3288	TKTMJ, INC. THOMAS W. TUBRE 100 HARBOR CIRCLE NEW ORLEANS, LA 70126 (504) 373-5107	CARUBBA ENGINEERING, INC. MATTHEW DAUPHIN, P.E., M.ASCE 3400 HESSMER AVENUE METAIRIE, LA 70002 504.888.1490	IMC CONSULTING ENGINEERS, INC. MATTHEW WENDER, P.E. RICHARD L. NICHOLS, P.E. 2714 INDEPENDENCE STREET METAIRIE, LA 70006 (504) 831-9119	MAGNOLIA LANDSCAPE ARCHITECTURE DAVID M. ABADIE, ASLA 3605 GREEN ACRES ROAD METAIRIE, LA 70003 (504) 460-9780	<p>THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME, OR UNDER MY CLOSE PERSONAL SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THEY COMPLY WITH ALL CITY REQUIREMENTS INCLUDING THE INTERNATIONAL BUILDING CODE, 2006 EDITION. I WILL OBSERVE THE WORK.</p> <p>BY: <i>Michael Lee Mattax</i></p> <p>LICENSE NO. 2580</p> <p>Lucas & Usner Consulting Architects, PLLC 3929 Armand Avenue New Orleans, LA 70118 504.442.3903 LCA PROJECT NO. 18003</p>



NOTE 1:
SEE SPECIFICATION SECTION 321319 ALUMINUM FENCING AND GATES.

NOTE 2:
SEE SPECIFICATION SECTION 323115 STEEL ROLL GATE

PARKING DATA (REFER TO T-1.5 FOR ZONING VERIFICATION)

	COMPACT	STANDARD	H/C
WEST	0	20	0
NORTH	11	14	0
EAST	0	16	0
SOUTH	2	15	13
TOTALS	13	65	13

OFF-STREET PARKING SPACES PROVIDED

STANDARD SPACES:	65
COMPACT SPACES (<30%):	13
H/C VAN SPACES:	2
H/C SPACES:	11
TOTAL:	91

OFF-STREET LOADING SPACES PROVIDED

LOADING SPACES: 12' X 35' IN SIZE: 2

BICYCLE PARKING SPACES REQUIRED

1/5 UNITS OR 40 SPACES

OPEN SPACE REQUIREMENTS

REQUIRED: 120 SF/ DU X 200 DW = 24,000 SF
 PROVIDED: 39,632 SF

REFER TO SHEET T-1.2 FOR CODES AND DATA

SITE PLAN GENERAL NOTES

SIDEWALK NOTES

- ALL SIDEWALKS SHALL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE WITH A COMPRESSIVE STRENGTH OF 3000 P.S.I. IN TWENTY-EIGHT DAYS AND WITH A MINIMUM THICKNESS OF 5" OVER 4" THICK COMPACTED PUMPED RIVER SAND
- ALL SIDEWALKS SHALL HAVE A WIDTH OF 4'-0" UNLESS OTHERWISE NOTED, AND SHALL BE CONSTRUCTED AS PER THE LOCATION SHOWN ON THE LANDSCAPE SITE PLAN
- ALL SIDEWALKS SHALL BE SCORED TO A DEPTH OF 1/4" AT 4 FOOT INTERVALS, WITH EXPANSION JOINTS PLACED AT 20 FT. INTERVALS, MAXIMUM
- EXPANSION JOINTS SHALL BE CONSTRUCTED OF 3/4" THICK PRE-MOLDED EXPANSION MATERIAL WITH ALL CORNERS TO BE FORMED BY EXPANSION JOINTS. PROVIDE EXPANSION JOINT WHERE NEW CONCRETE SIDEWALK MEETS EXISTING CONCRETE SIDEWALK
- ANY SIDEWALK OR ACCESSIBLE ROUTE THAT IS NOT AT A LEVEL ELEVATION AT ITS INTERSECTION WITH A DRIVEWAY OR STREET SHALL BE REQUIRED TO INSTALL A CURB RAMP AT A MAXIMUM SLOPE OF 1:12, WITH A MAXIMUM RISE OF 30" AND A MAXIMUM LEVEL STRAIGHT CURB SEGMENT OF 48"
- THE TEXTURE OF THE DRIVEWAY AND INTERSECTION HANDICAP RAMPS SHALL BE CONSTRUCTED OF A NON-SLIP SURFACE, ACCOMPLISHED BY "BROOMING" THE RAMP SURFACES AND GROOVING ONE INCH SPACINGS AT RIGHT ANGLE DIRECTIONS. GROOVES SHALL BE APPROXIMATELY 1/4" X 1/8" WIDE.
- SIDEWALK SHALL BE SLOPED 1" TOWARDS THE STREET.
- CONTRACTOR SHALL CONTACT THE CITY OF NEW ORLEANS DEPARTMENT OF PUBLIC WORKS, TRAFFIC DIVISION ENGINEERS, PHONE NO. (504) 658-5040

CONCRETE & REINFORCING NOTES

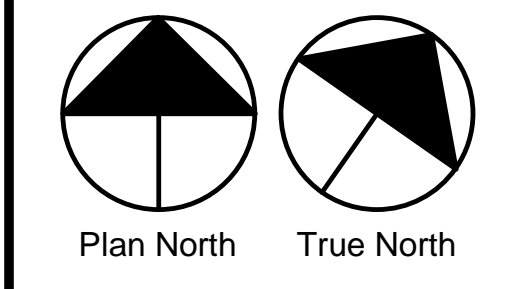
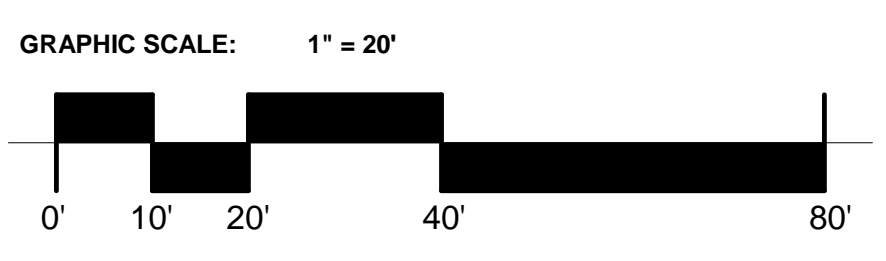
- CONCRETE: ACI 301-89 SPECIFICATIONS, NORMAL WEIGHT (LATEST VERSION)
- CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS: 3000 P.S.I., UNLESS OTHERWISE NOTED BEAM STRENGTH AT 28 DAYS: 650 P.S.I. MIN.
- REINFORCING STEEL: BARS - A.S.T.M. A615, WELDED WIRE MESH - A.S.T.M. A185
- GRADE OF REINFORCING STEEL: GRADE 60
- REINFORCING DETAILS: A.C.I. 315 STANDARDS

PARKING AREA

- ALL DRIVEWAYS SHALL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE WITH A COMPRESSIVE STRENGTH OF 3000 P.S.I. IN TWENTY-EIGHT DAYS, AND WITH A MINIMUM THICKNESS OF 5" OVER 4" THICK COMPACTED PUMPED RIVER SAND
- HANDICAP PARKING SPACE TO BE DESIGNATED BY BLUE STRIPING AND A BLUE SYMBOL ON A WHITE BACKGROUND. HANDICAP PARKING STALL REQUIRES THE INSTALLATION OF THE PROPER SIGNAGE. REFER TO STORMWATER FOR PERVIOUS CONCRETE LOCATIONS AND DETAILS.

TRAFFIC CONTROLS

- ANY WORK IN THE STREET OR ADJACENT TO THE STREET CAUSING AN INTERFERENCE TO VEHICULAR TRAFFIC REQUIRES PRIOR NOTIFICATION TO THE CITY OF NEW ORLEANS PUBLIC WORKS DIVISION & CONFORMITY TO THE REQUIREMENTS OF THE UNIFORM MANUAL ON TRAFFIC CONTROL DEVICES OF THE STATE OF LOUISIANA. THE CONTRACTOR SHALL FURNISH ALL NECESSARY TRAFFIC SIGNS AND/OR BARRICADES AND MAINTAIN THEM DURING CONSTRUCTION ACTIVITY. PHONE NO. (504) 658-5040



1 SITE PLAN
SCALE: 1" = 20'-0"

Lucas & Usner Consulting Architects, PLLC
 1010 LAKE FOREST BLVD.
 NEW ORLEANS, LOUISIANA 70127
 LCA PROJECT NO. 18003

Seal
MICHAEL LEE MITCHELL
Professional Engineer
No. 2460
State of Louisiana

designed by: MLM
 drawn by: TUL
 checked by: CAL
 approved by: MLM
 date: November 12, 2019
 drawing size: 30 X 42

Revision Schedule	Date	Description	CPC Comments
1	3/9/20		

SITE PLAN

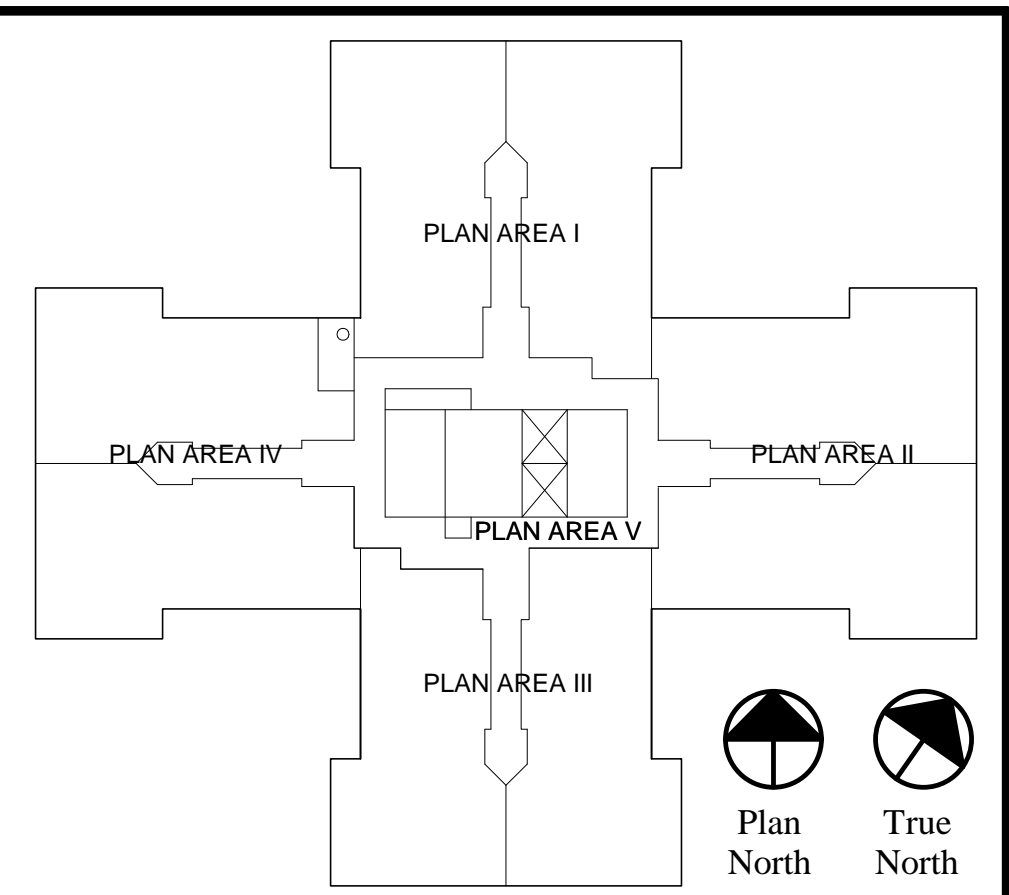
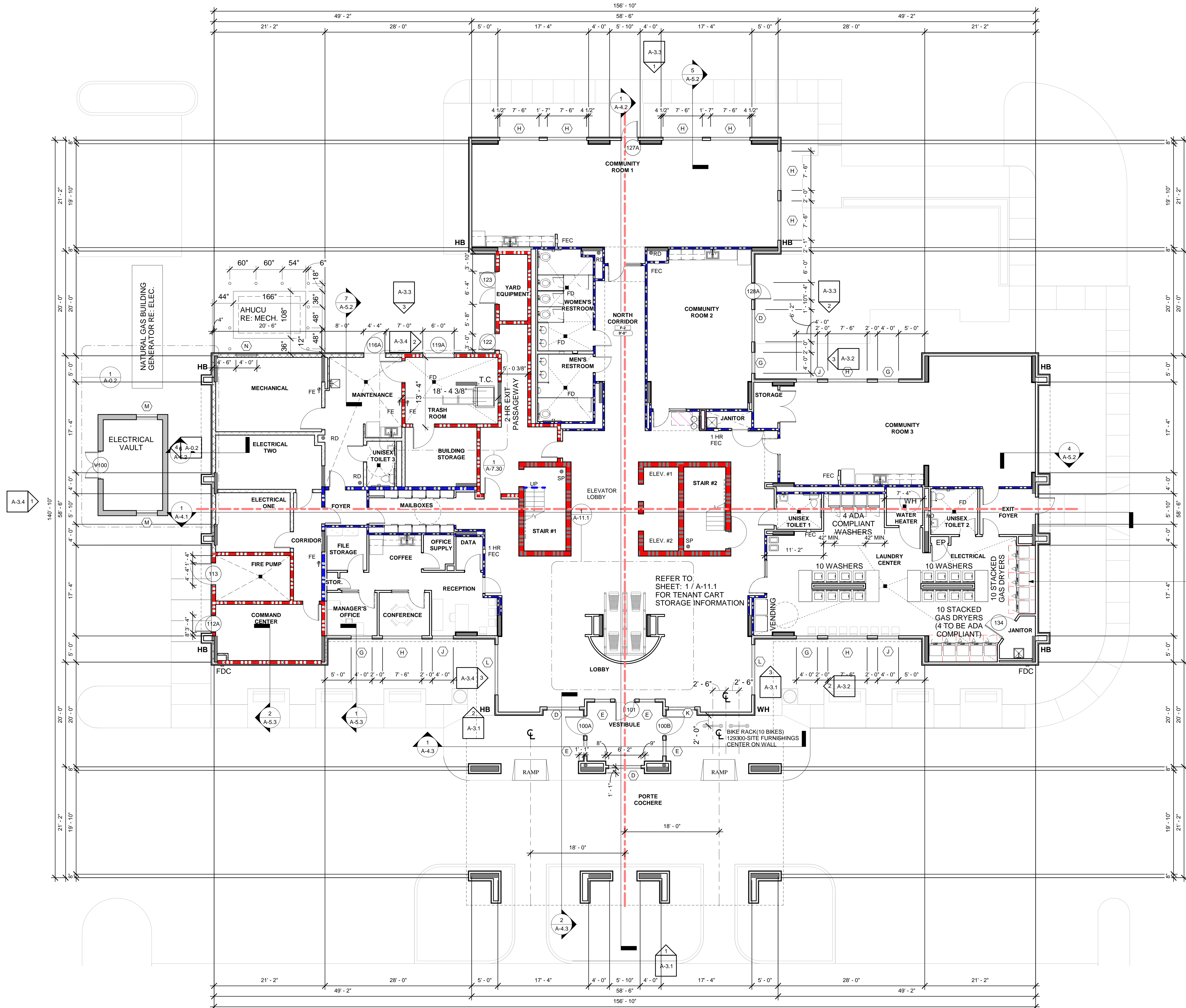
SFM / PERMIT / PRICING SET

**LAKE FOREST MANOR, LLC
 SUBSTANTIAL
 REHABILITATION LAKE
 FOREST MANOR APARTMENTS
 1010 LAKE FOREST BLVD.
 NEW ORLEANS, LOUISIANA 70127**

the michael lee studio
 limited liability company
417 S. Claiborne Ave. Suite 202
 New Orleans, LA 70112
 ARCHITECTURE INTERIOR DESIGN SPACE PLANNING
 504.581.1388

TMIL'S

PROJECT NO. 18008
 SHEET NO. **A-0.0**
 of sheets



Seal
 MICHAEL LEE MITCHELL
 No. 2460
 ARCHITECT
 State of Louisiana
 designed by: MLM
 drawn by: TUL
 checked by: CAL
 approved by: MLM
 date: November 12, 2019
 drawing size: 30 X 42

Revision Number	Schedule	Description

1ST FLOOR PLAN
SFM / PERMIT / PRICING SET

LAKE FOREST MANOR, LLC
SUBSTANTIAL LAKE REHABILITATION APARTMENTS
 FOREST MANOR APARTMENTS
 1010 LAKE FOREST BLVD.
 NEW ORLEANS, LOUISIANA, 70127

the michael lee studio
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 417 S. Claiborne
 SUITE 202
 ARCHITECTURE INTERIOR DESIGN SPACE PLANNING
 713.992.1388

TMIL'S

PROJECT NO.
 18008
 SHEET NO.
A-1.1
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LAUNDRY EQUIPMENT SHOWN FOR LOCATION ONLY, EQUIPMENT TO BE PROVIDED BY OTHERS.

LAUNDRY CENTER TO BE MANAGED BY INDEPENDENT LAUNDRY COMPANY VIA SEPARATE AGREEMENT WITH THE OWNER.

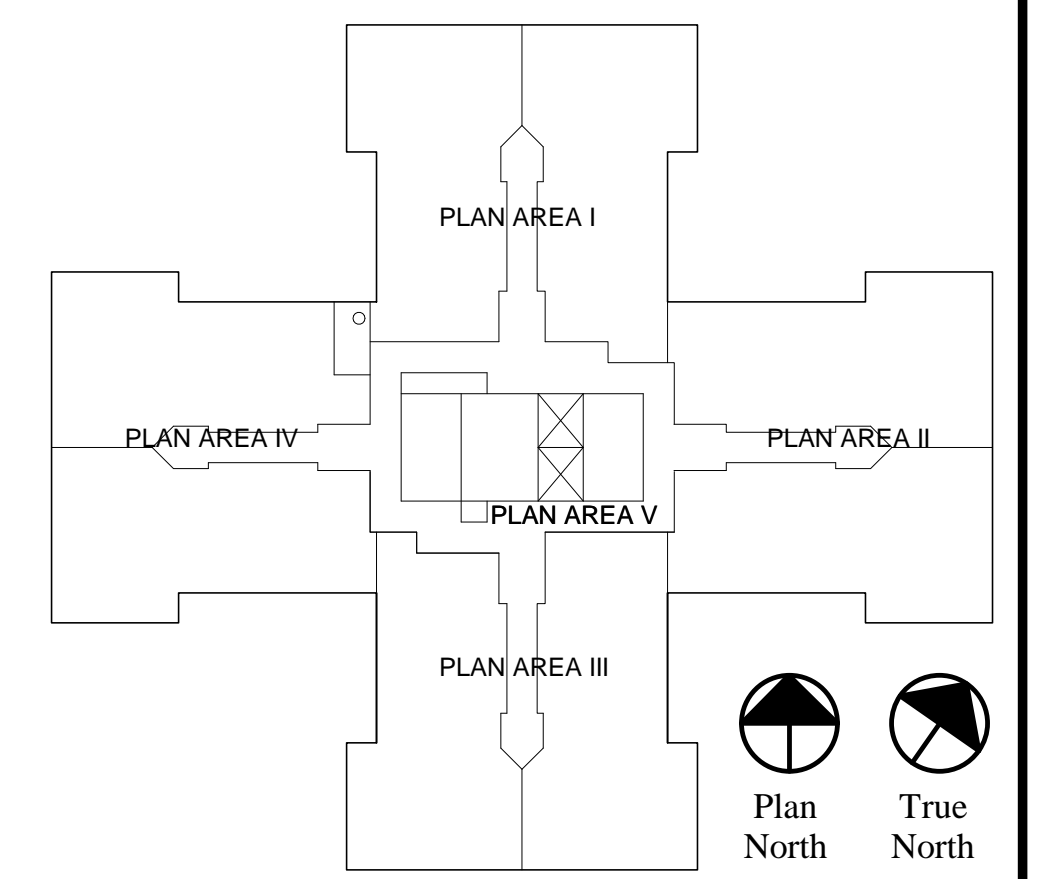
1 1ST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

Graphic Scale: 1/8" = 1'-0"

Plan North True North

Lucas & Usner Consulting Architects, PLLC
 9192 Arbonne Avenue
 Metairie, LA 70002
 504.885.3900
 LCA PROJECT NO. 18003

REFER TO SHEET A-1.21 FOR COMMON AREAS

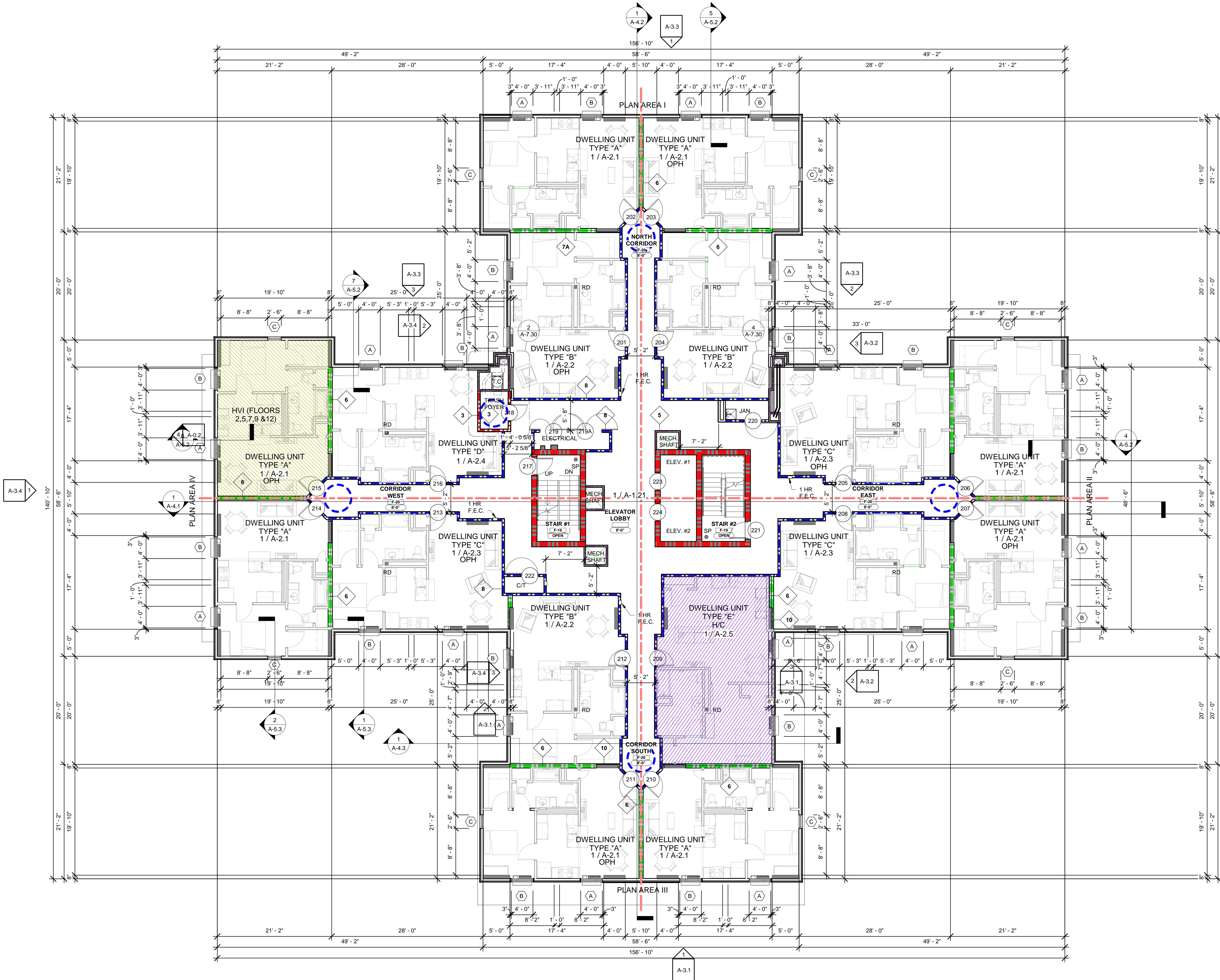


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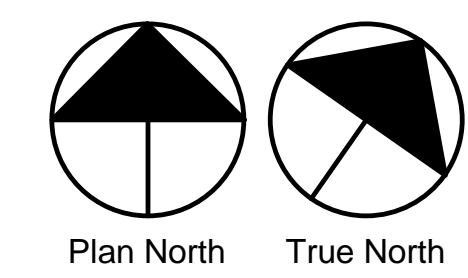
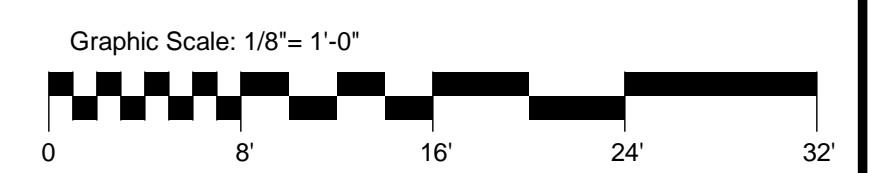
KEYPLAN
 N.T.S.

LEGEND

- HVI UNIT LOCATION
- H/C UNIT LOCATION
- TC TRASH CHUTE
- RD ROOF DRAIN
- C/T CABLE / TV
- SP STANDPIPE
- OPH OPPOSITE HAND
- BUILDING CENTERLINE
- H/C 5'-0" TURNING RADIUS
- HP HIGH POINT
- LP LOW POINT
- ROOF SLOPE



1 2ND FLOOR PLAN (3RD THRU 14TH SAME)
 SCALE: 1/8" = 1'-0"



Lucas & Usner Consulting Architects, PLLC
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 504.885.3300
 LCA PROJECT NO. 18003


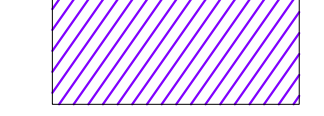
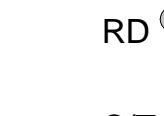
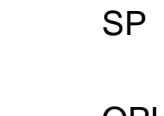

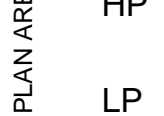





2ND THRU 14TH (TYPICAL)
 FLOOR PLANS
 SFM / PERMIT / PRICING SET

LAKE FOREST MANOR, LLC
**SUBSTANTIAL
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 FOREST MANOR APARTMENTS**
 1010 LAKE FOREST BLVD.
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 ARCHITECTURE INTERIOR DESIGN SPACE PLANNING
 504.885.3300

TEML'S

PROJECT NO.
 18008
 SHEET NO.
A-1.2
 of sheets

- LEGEND**
-  HVI UNIT LOCATION
 -  H/C UNIT LOCATION
 - H/C & HVI UNITS CHUTE**
 - N.T.S.
 - RD  ROOF DRAIN
 - C/T  CABLE / TV
 - SP  STANDPIPE
 - OPH  OPPOSITE HAND
 -  BUILDING CENTERLINE
 -  H/C 5'-0" TURNING RADIUS
 - HP  HIGH POINT
 - LP  LOW POINT
 -  ROOF SLOPE



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Revision Schedule	Date

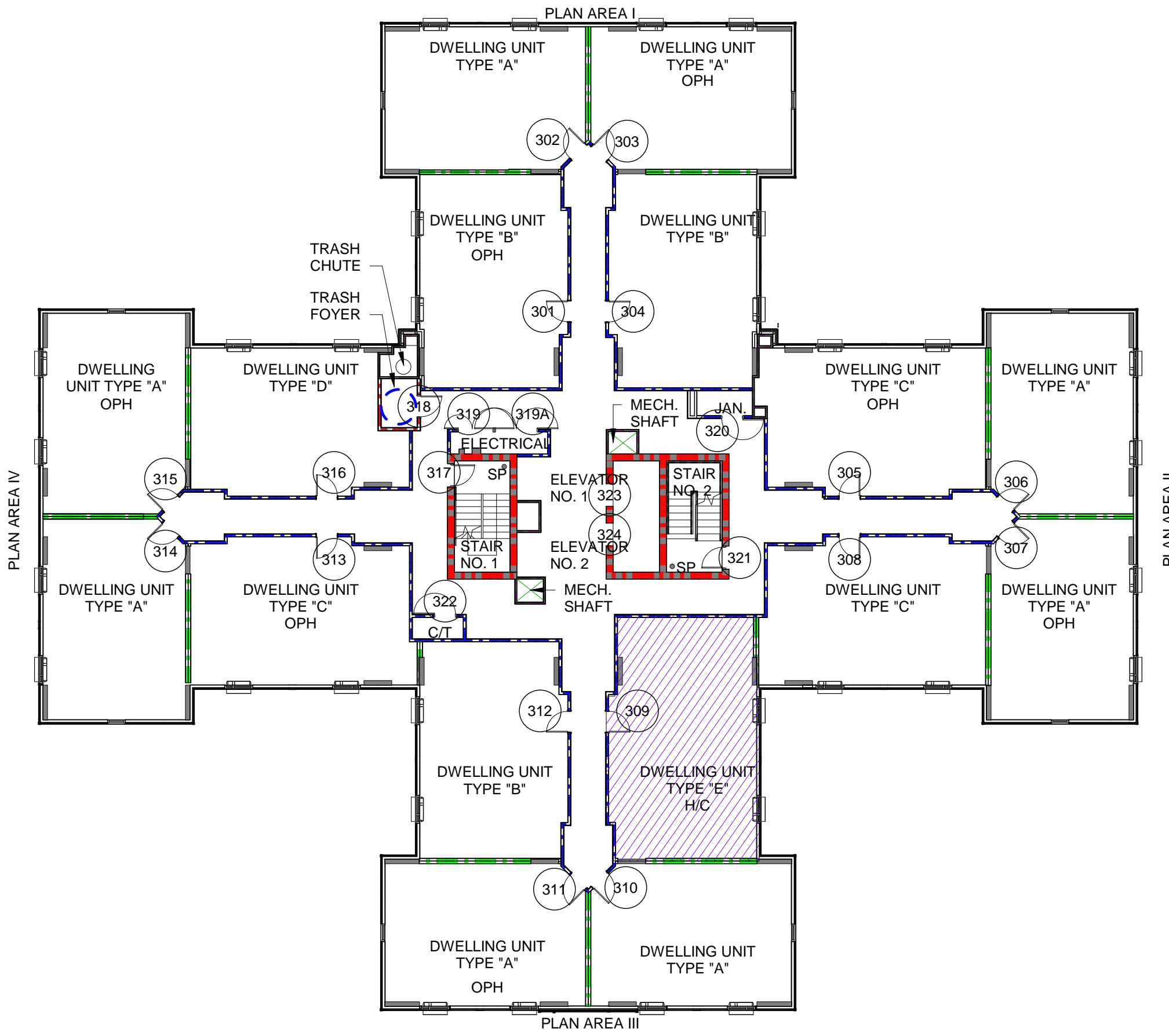
2ND THRU 8TH FLOOR PLANS
SFM / PERMIT / PRICING SET

LAKE FOREST MANOR, LLC
SUBSTANTIAL REHABILITATION LAKE FOREST MANOR APARTMENTS
 1010 LAKE FOREST BLVD.
 NEW ORLEANS, LOUISIANA 70127

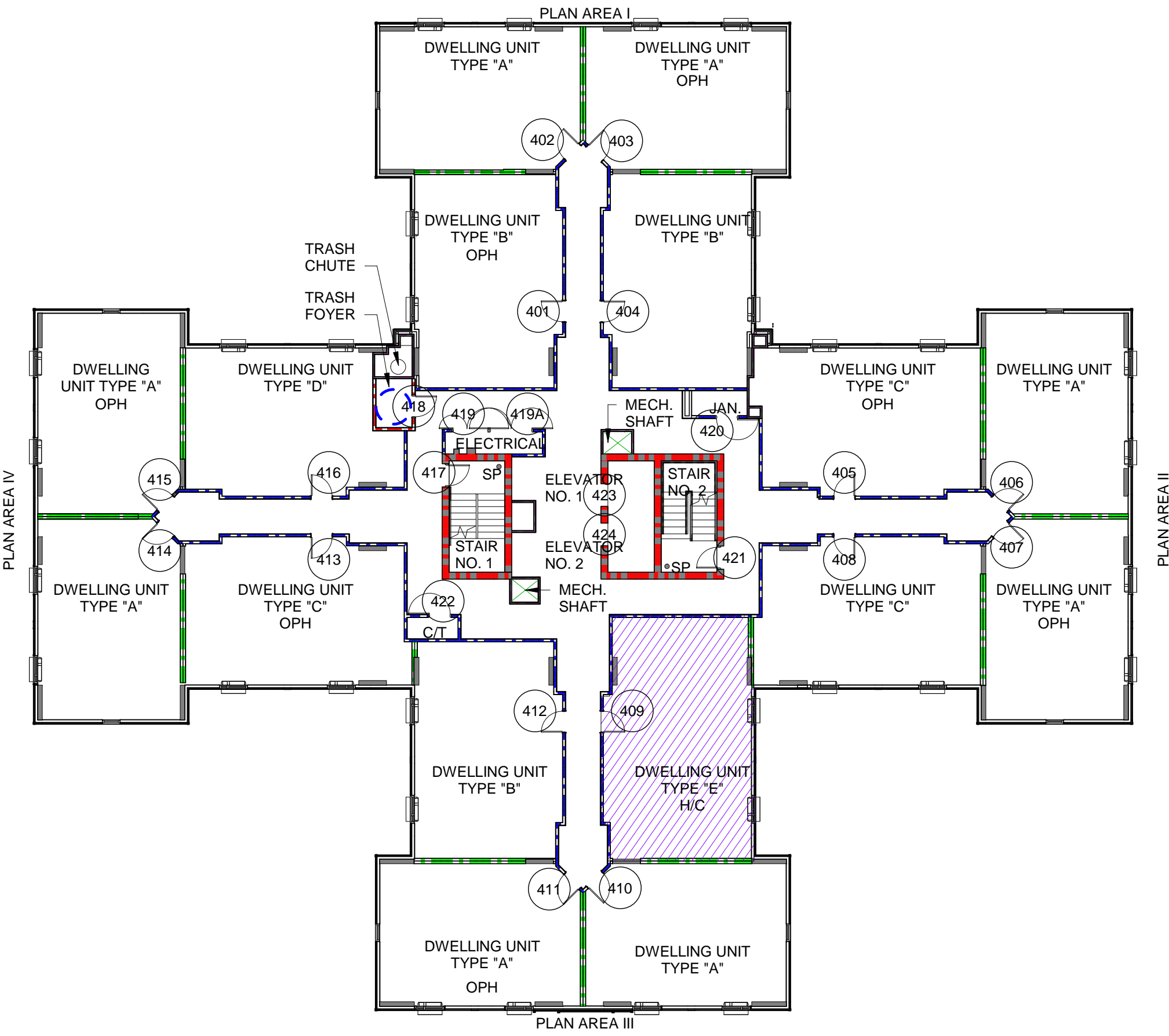
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 417 S. Claiborne
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TEML'S

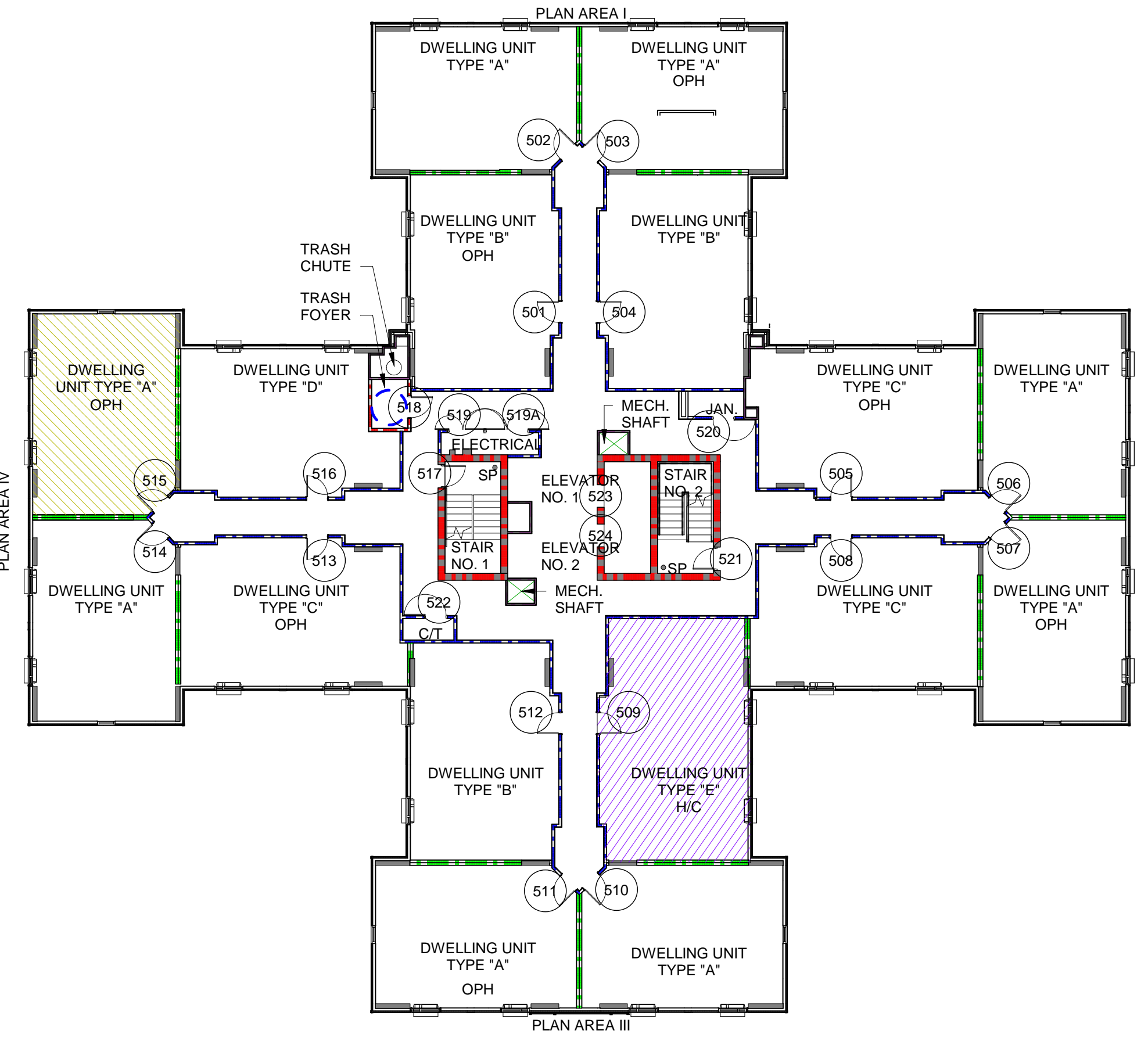
PROJECT NO. 18008
 SHEET NO. **A-1.2A**
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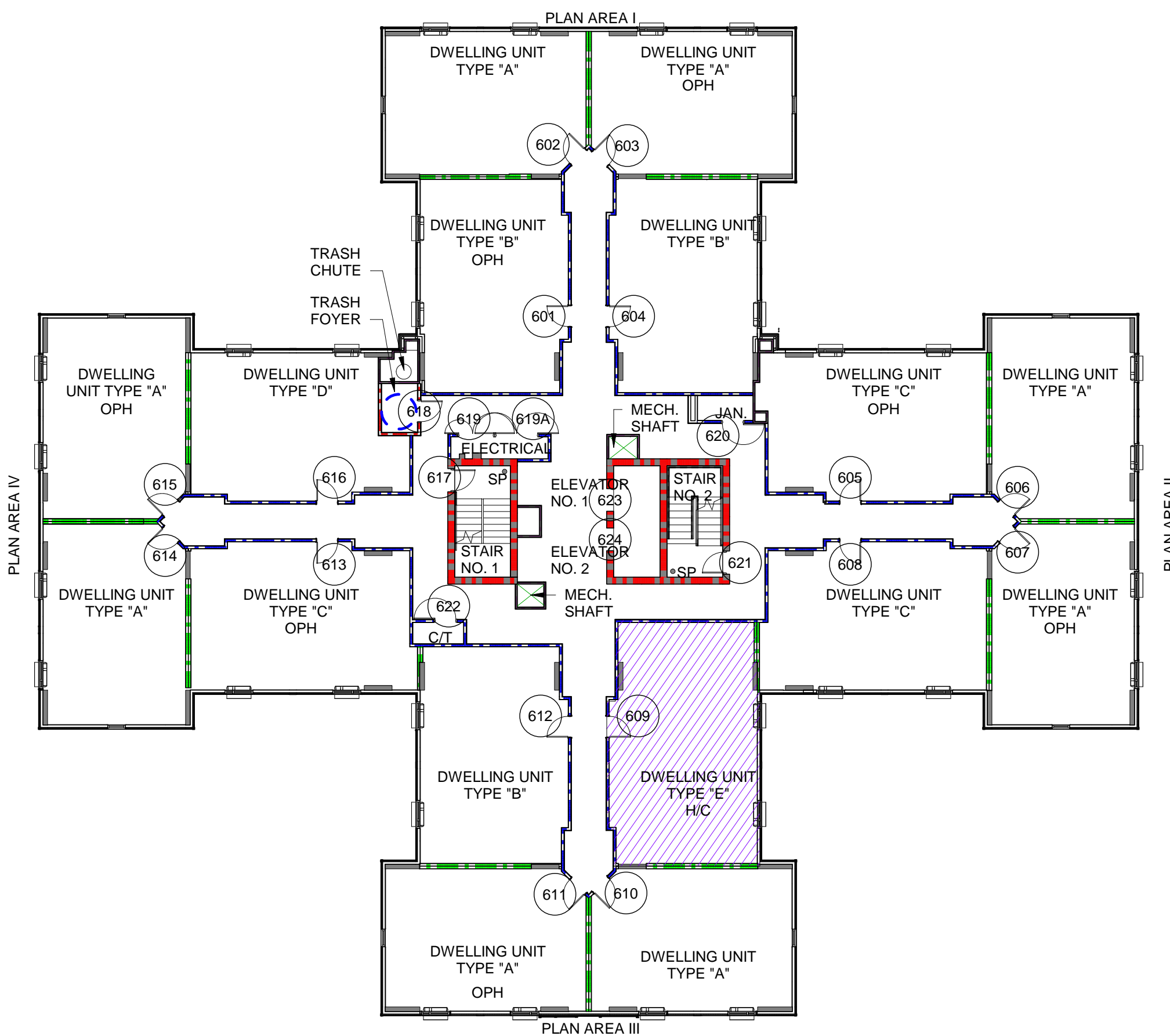
1 3RD FLOOR PLAN
 SCALE: 1/16" = 1'-0"



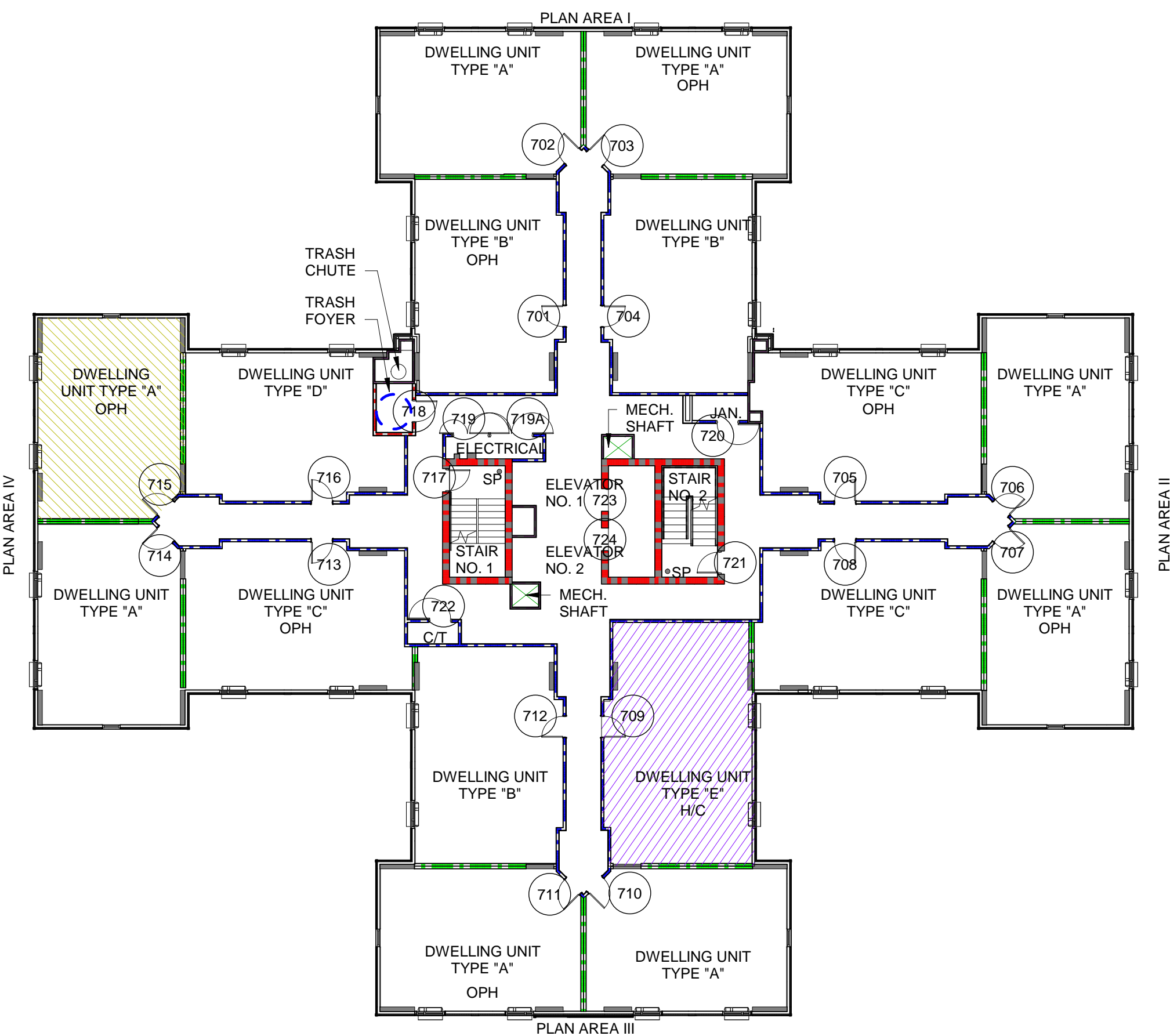
2 4TH FLOOR PLAN
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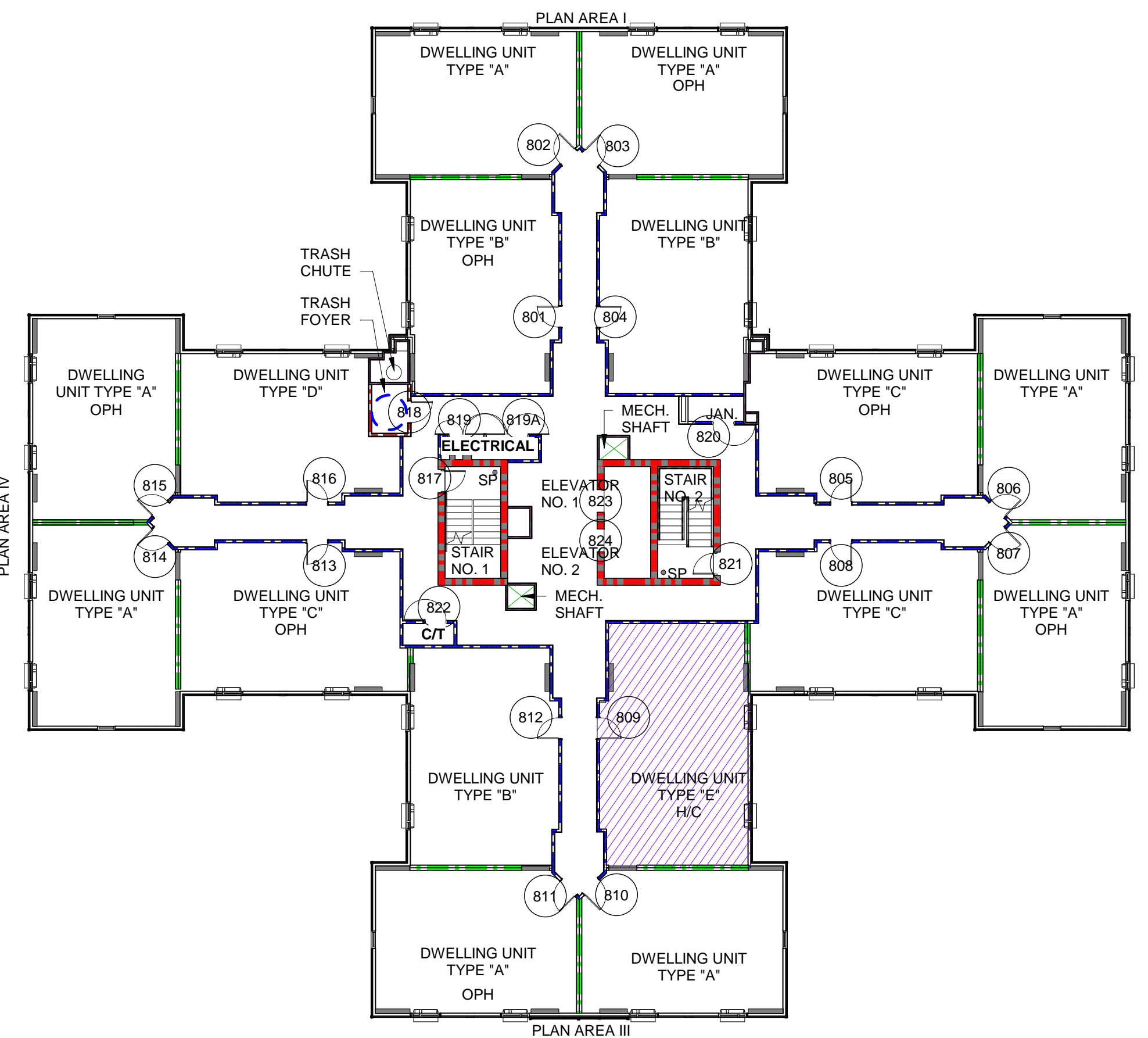
3 5TH FLOOR PLAN
 SCALE: 1/16" = 1'-0"



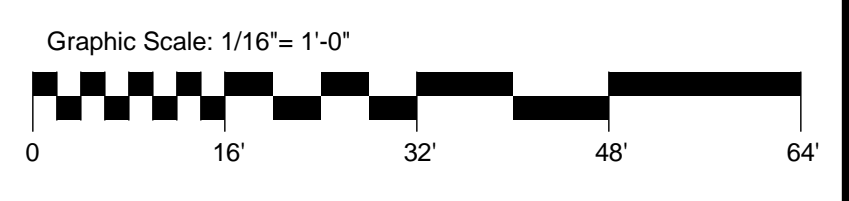
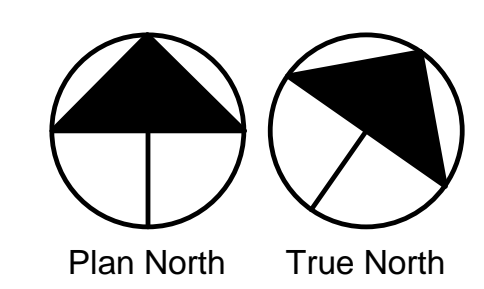
4 6TH FLOOR PLAN
 SCALE: 1/16" = 1'-0"



5 7TH FLOOR PLAN
 SCALE: 1/16" = 1'-0"

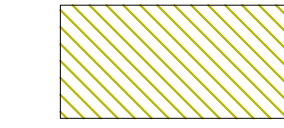
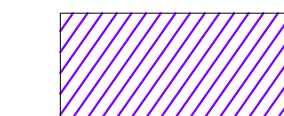
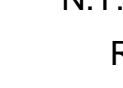










6 8TH FLOOR PLAN
 SCALE: 1/16" = 1'-0"



Lucas & Usner Consulting Architects, PLLC
 909 Adams Avenue
 Metairie, LA 70002
 504.885.9900
 LCA PROJECT NO. 18003

LEGEND

-  HVI UNIT LOCATION
-  H/C UNIT LOCATION
- H/C & HVI UNITS**
- N.T.S.**
-  ROOF DRAIN
-  CABLE / TV
-  STANDPIPE
-  OPPOSITE HAND
-  BUILDING CENTERLINE
-  H/C 5'-0" TURNING RADIUS
-  HIGH POINT
-  LOW POINT
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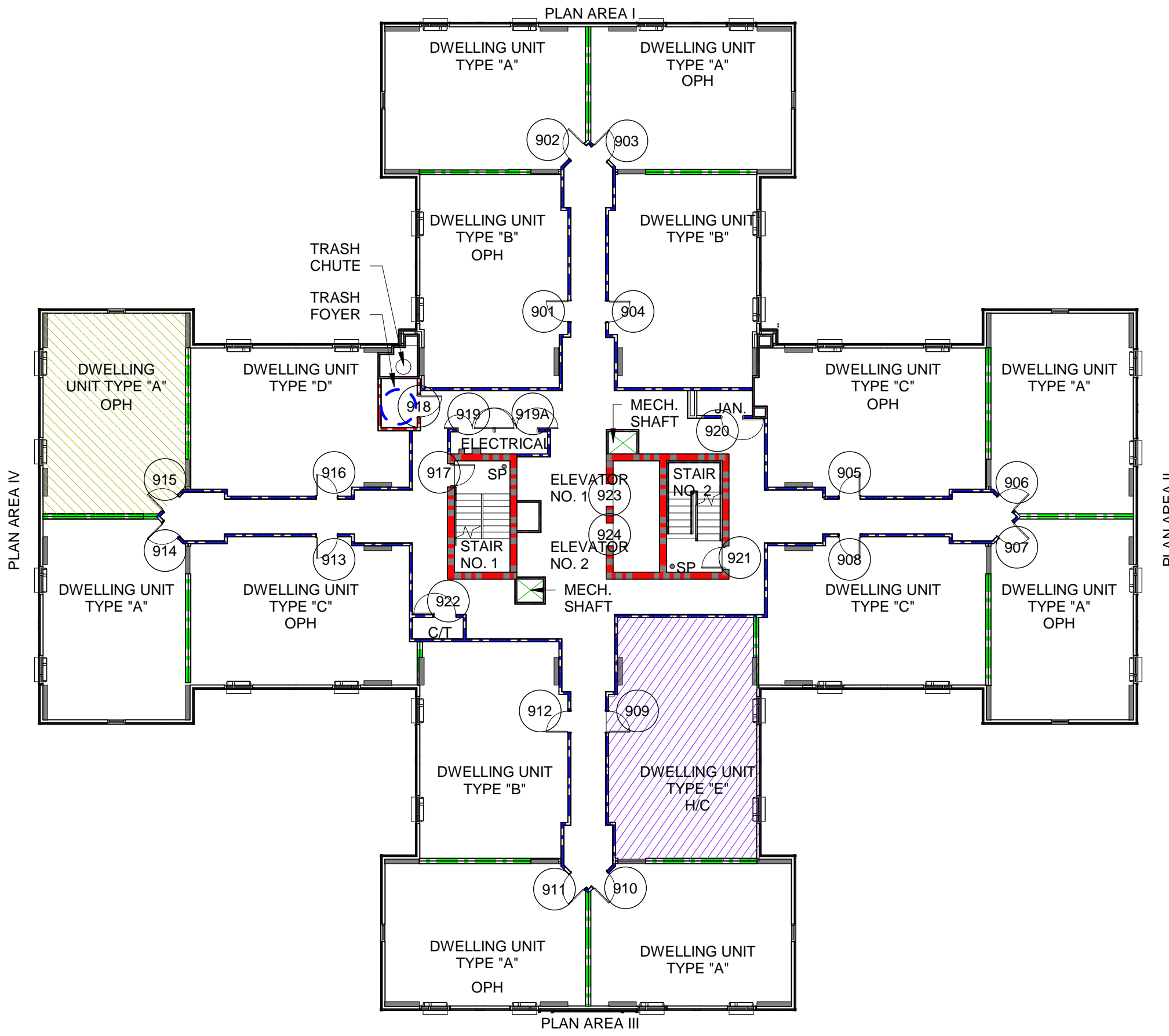
9TH THRU 14TH FLOOR PLANS
SFM / PERMIT / PRICING SET

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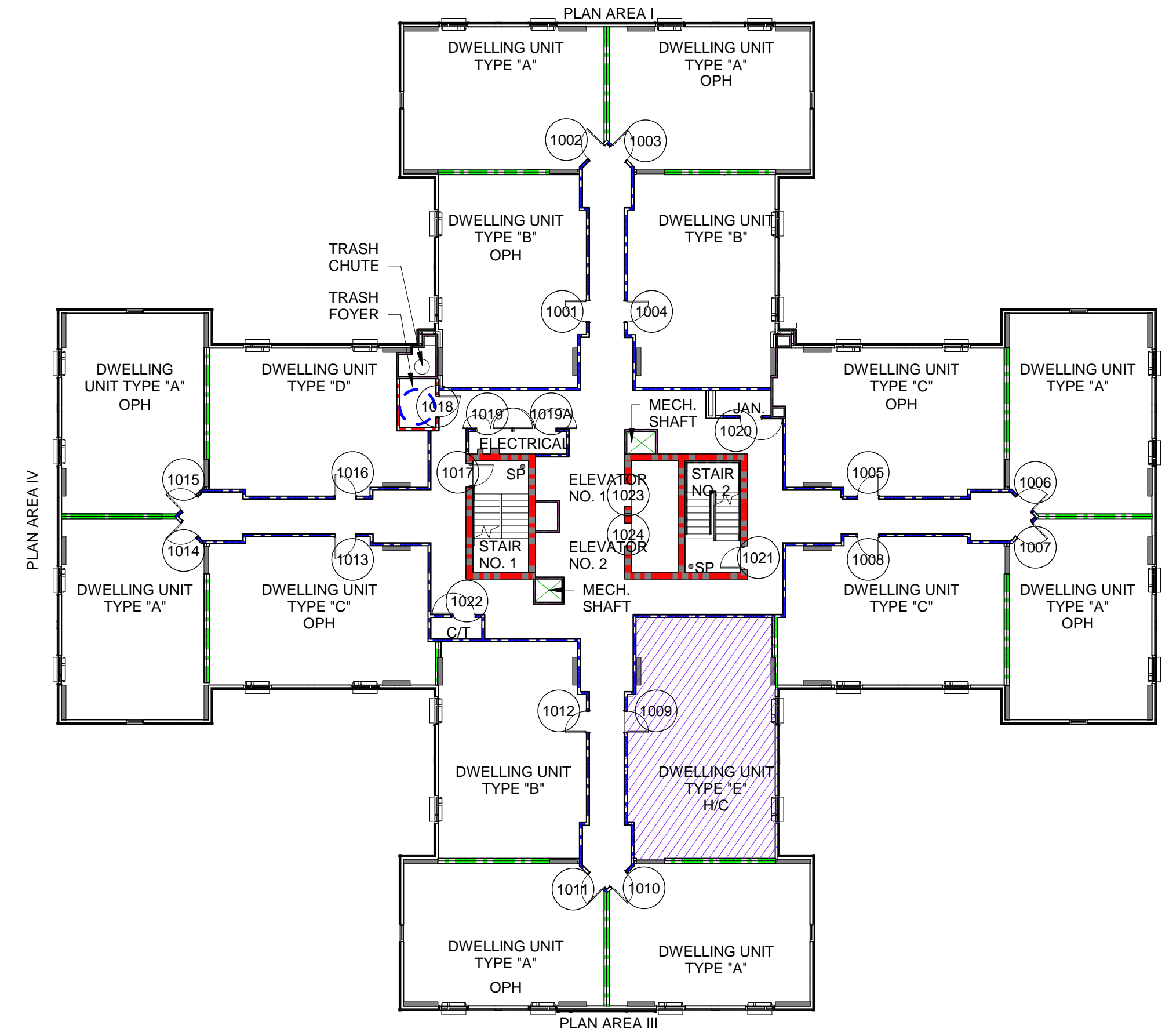
the michael lee studio
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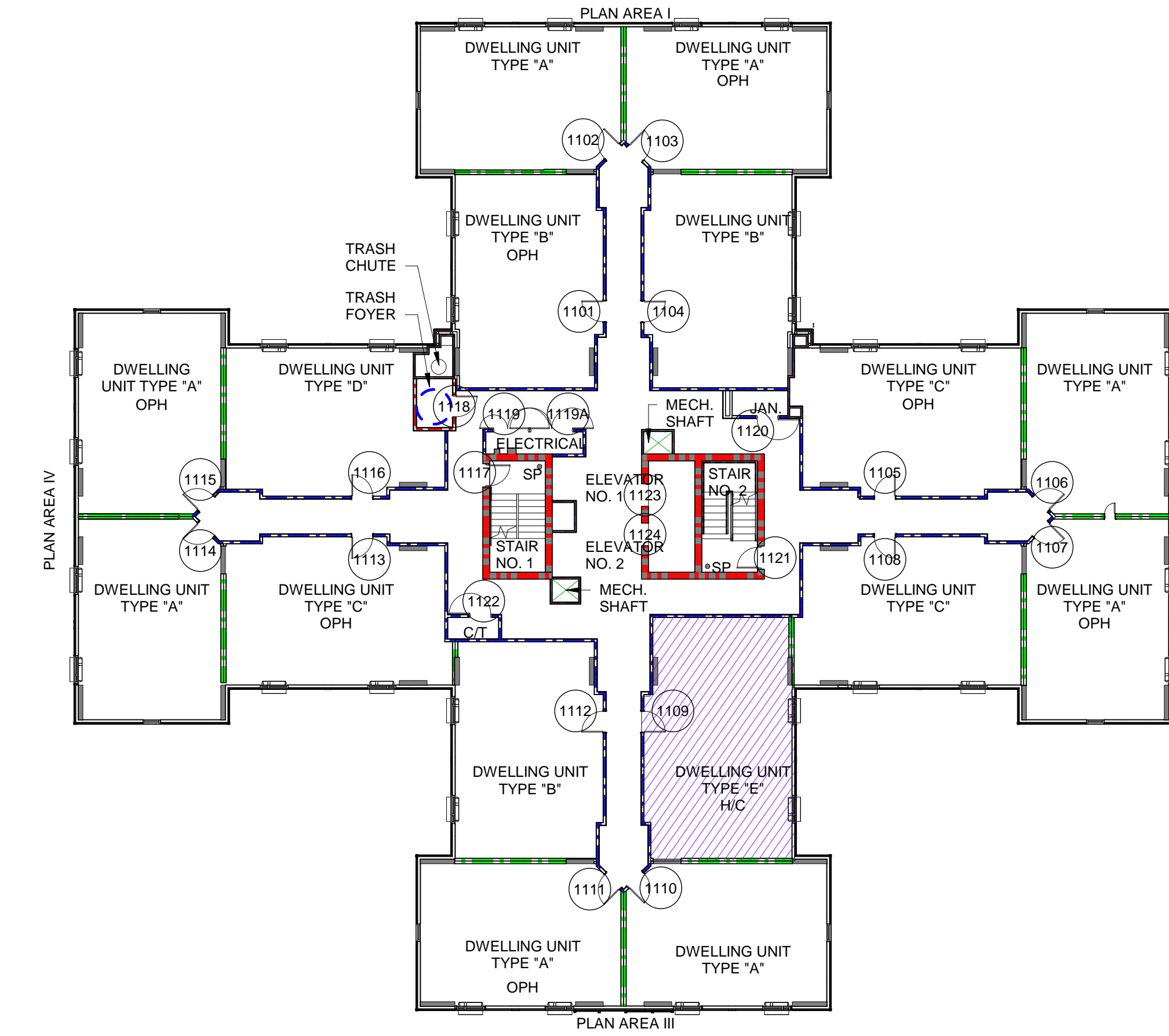
PROJECT NO. 18008
 SHEET NO. **A-1.2B**
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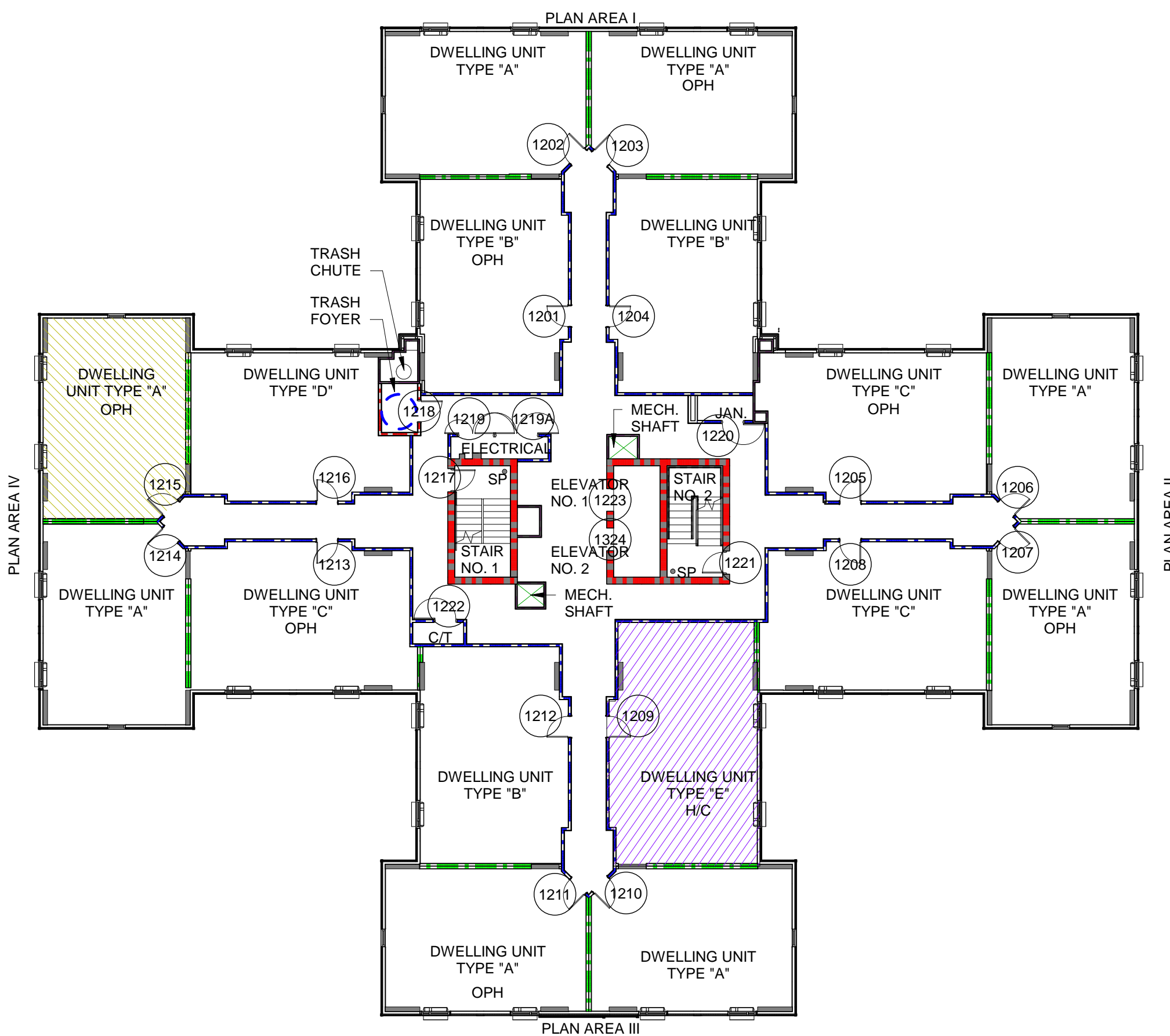
1 9TH FLOOR PLAN
 SCALE: 1/16" = 1'-0"



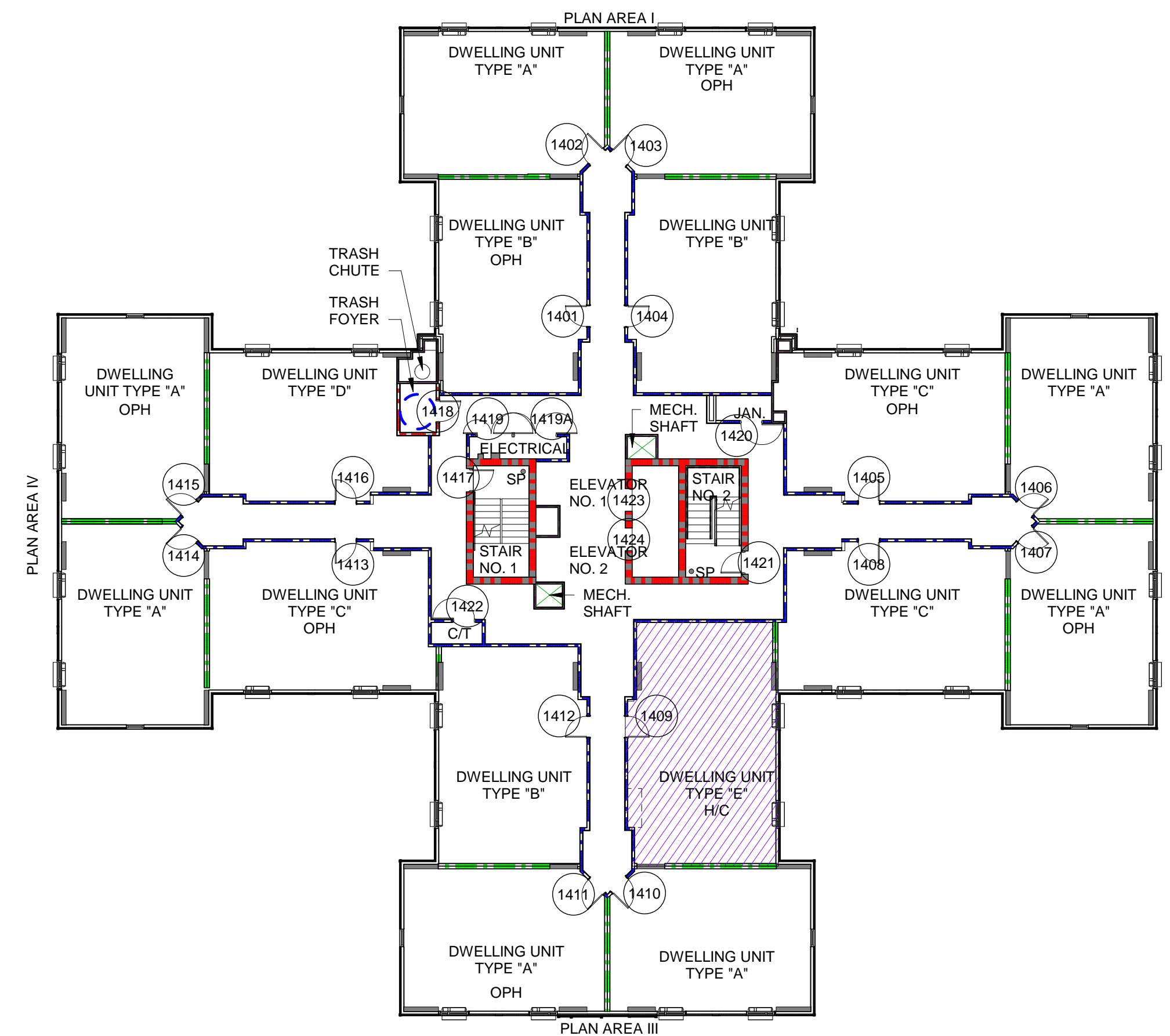
2 10TH FLOOR PLAN
 SCALE: 1/16" = 1'-0"



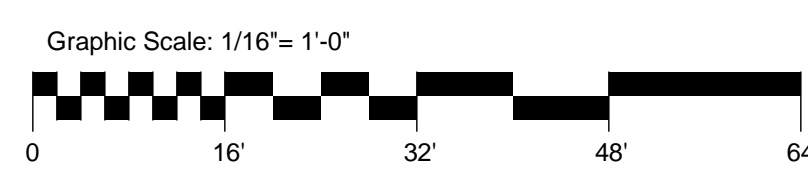
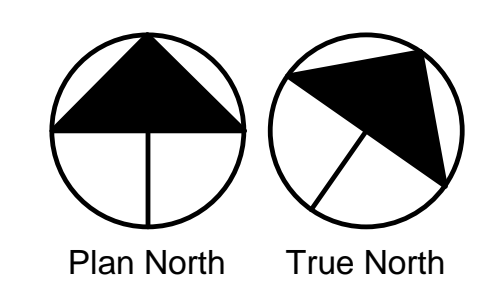
3 11TH FLOOR PLAN
 SCALE: 1/16" = 1'-0"



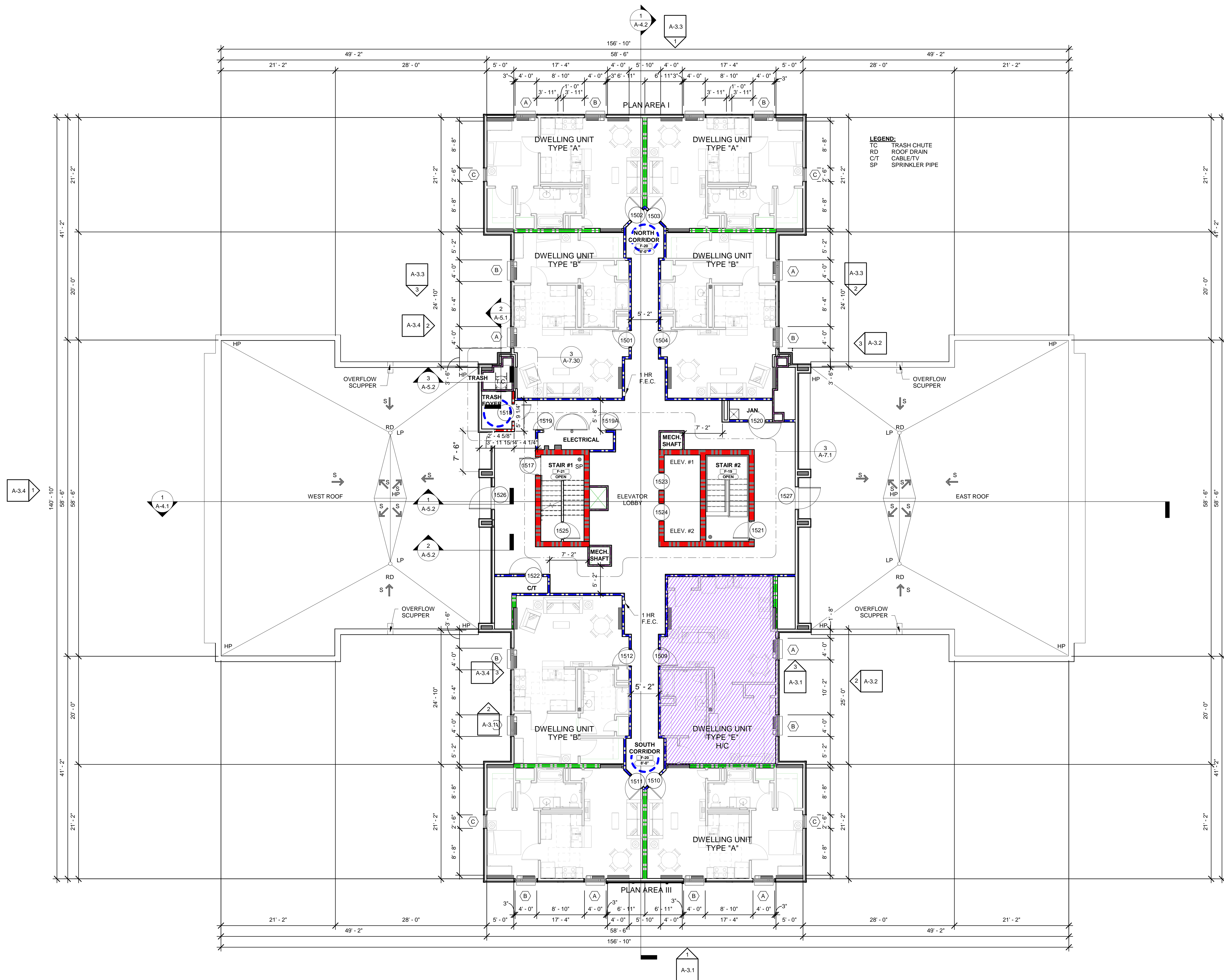
4 12TH FLOOR PLAN
 SCALE: 1/16" = 1'-0"



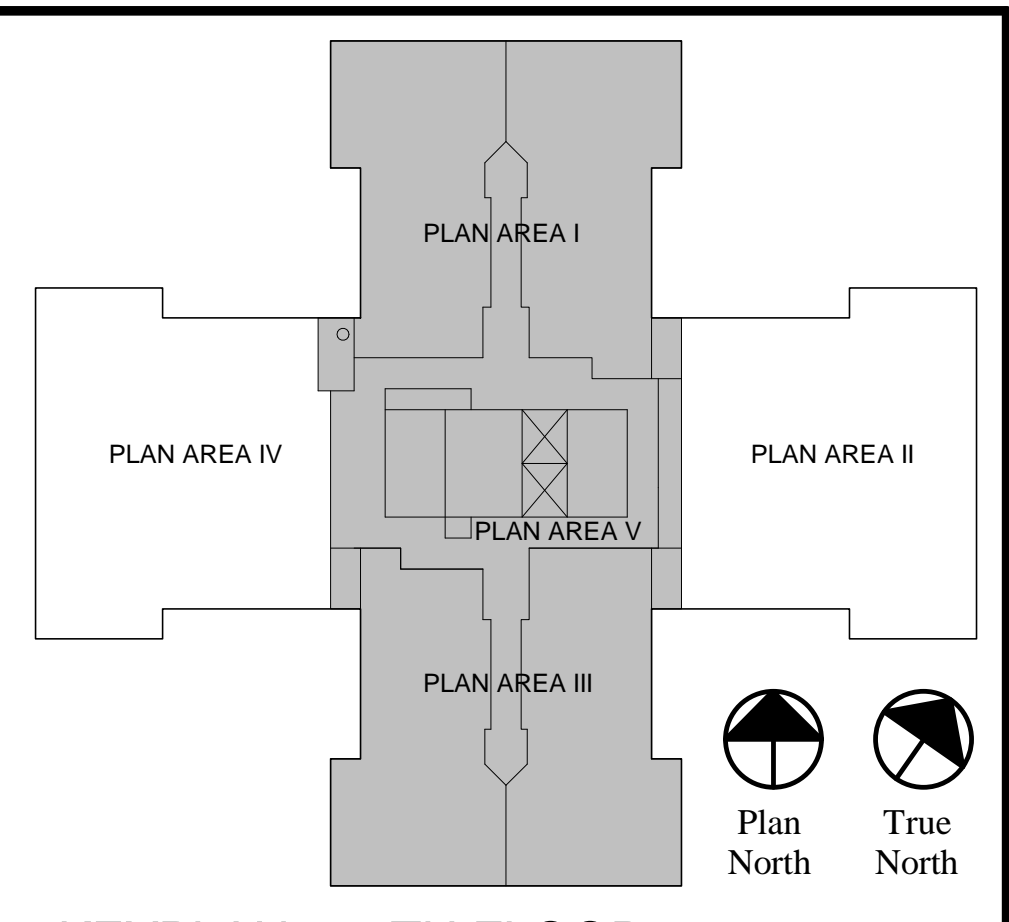
5 14TH FLOOR PLAN
 SCALE: 1/16" = 1'-0"



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 504.885.3900
 LCA PROJECT NO. 18003



1 15TH FLOOR PLAN
SCALE: 1/8" = 1'-0"



KEYPLAN - 15TH FLOOR
N.T.S.

- LEGEND**
- HVI UNIT LOCATION
 - H/C UNIT LOCATION
 - TC TRASH CHUTE
 - RD ROOF DRAIN
 - C/T CABLE / TV
 - SP STANDPIPE
 - OPH OPPOSITE HAND
 - BUILDING CENTERLINE
 - H/C 5'-0" TURNING RADIUS
 - HP HIGH POINT
 - LP LOW POINT
 - ROOF SLOPE



designed by: MLM
drawn by: TUL
checked by: CAL
approved by: MLM
date: November 12, 2019
drawing size: 30 X 42

Revision Schedule Number	Description

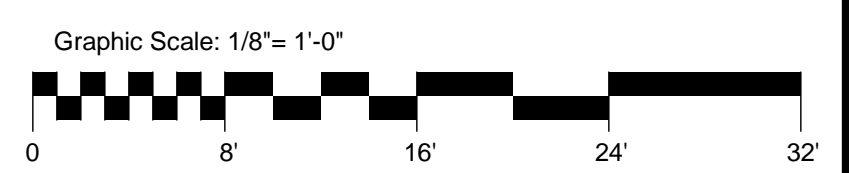
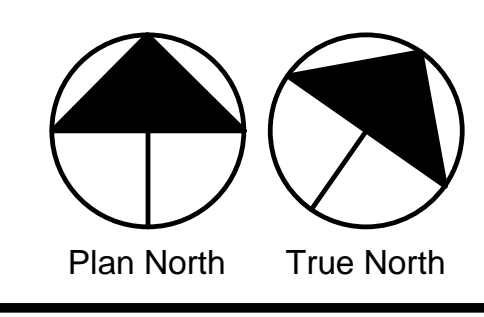
15TH FLOOR PLAN
SFM / PERMIT / PRICING SET

LAKE FOREST MANOR, LLC
SUBSTANTIAL
REHABILITATION LAKE
FOREST MANOR APARTMENTS
1010 LAKE FOREST BLVD.
NEW ORLEANS, LOUISIANA 70127

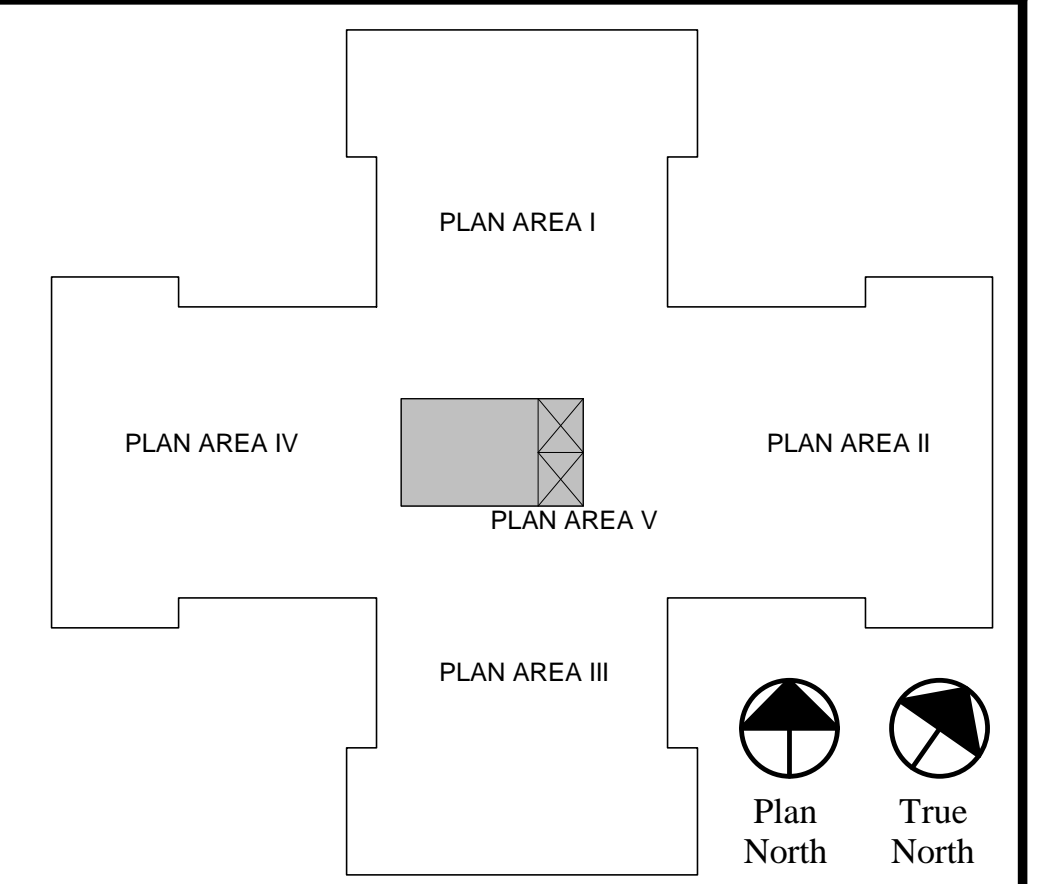
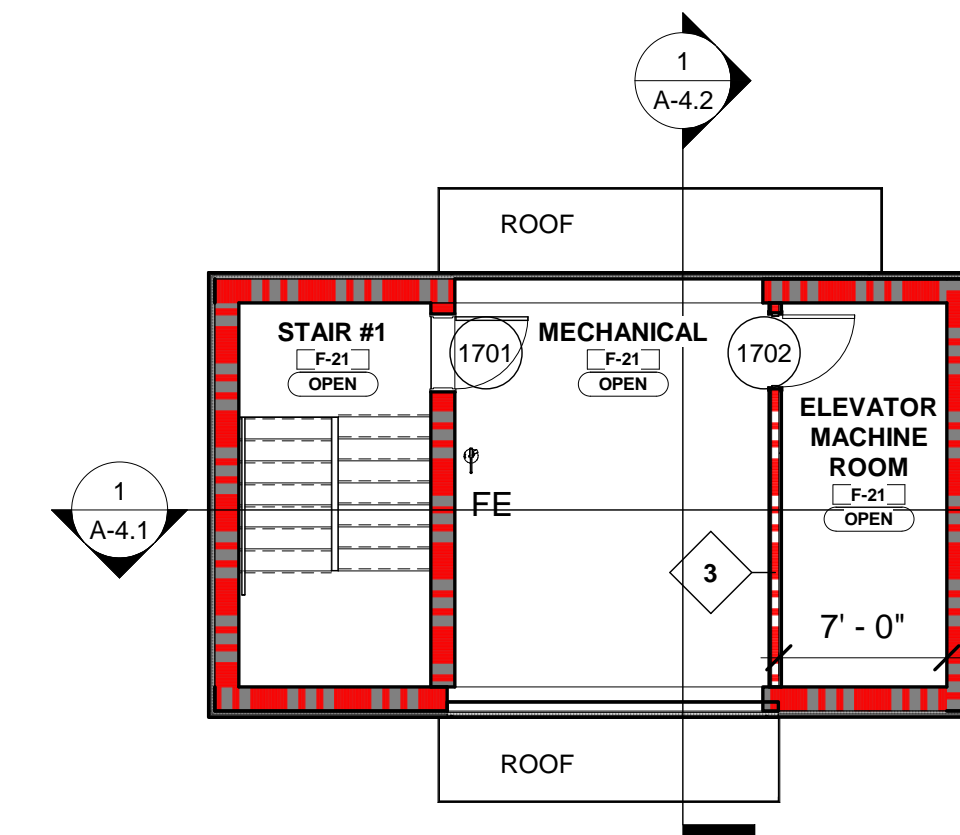
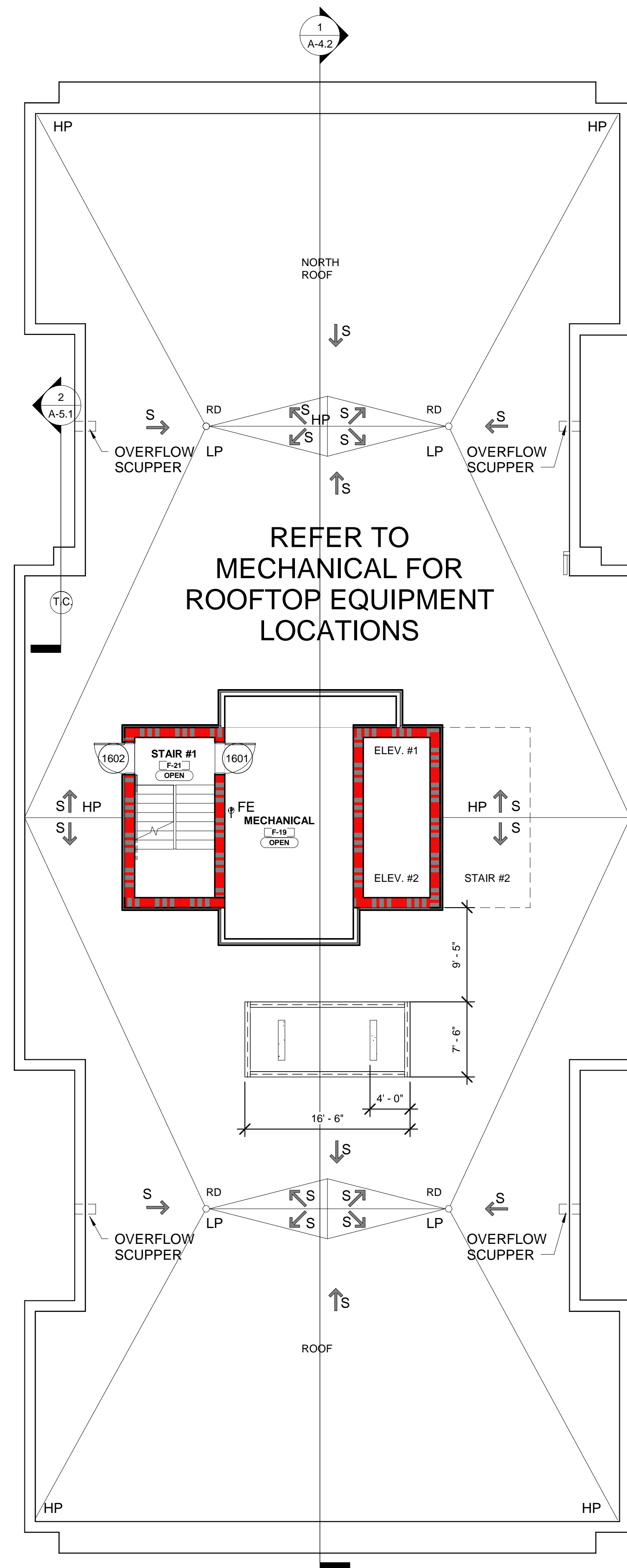
the michael lee studio
limited liability company
417 S. Caliborne
NEW ORLEANS, LA 70112
ARCHITECTURE INTERIOR DESIGN SPACE PLANNING
713.492.1388

TMIL'S

PROJECT NO. 18008
SHEET NO. **A-1.3**
of sheets



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Metairie, LA 70002
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LCA PROJECT NO. 18003



- LEGEND**
- TC TRASH CHUTE
 - RD ROOF DRAIN
 - BUILDING CENTERLINE
 - HP HIGH POINT
 - LP LOW POINT
 - ↑s ROOF SLOPE



designed by: MLM
drawn by: TUL
checked by: CAL
approved by: MLM
date: November 12, 2019
drawing size: 30 X 42

Revision Schedule Number	Description	Date

16TH & 17TH FLOOR PLANS
SFM / PERMIT / PRICING SET

LAKE FOREST MANOR, LLC
SUBSTANTIAL REHABILITATION LAKE FOREST MANOR APARTMENTS
1010 LAKE FOREST BLVD.
NEW ORLEANS, LOUISIANA 70127

the michael lee studio
limited liability company
417 S. Claiborne
ARCHITECTURE INTERIOR DESIGN SPACE PLANNING
713.492.1388

TMIL'S

PROJECT NO. 18008
SHEET NO. **A-1.4**
of sheets

Graphic Scale: 1/8" = 1'-0"

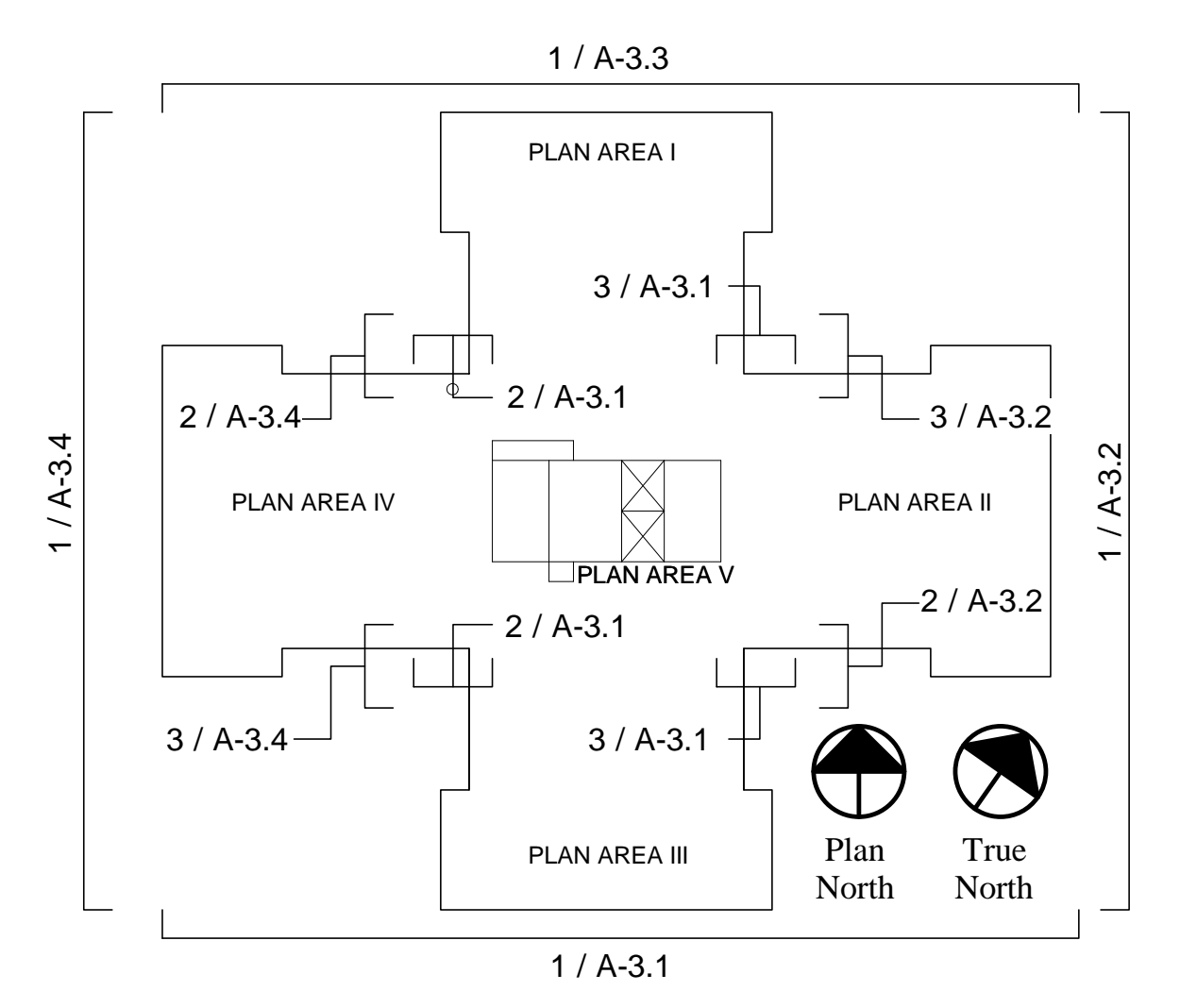
Plan North True North

Lucas & Usner Consulting Architects, PLLC
3929 Airborne Avenue
304.432.3903
Kenner, LA 70002
914.524.3698
LCA PROJECT NO. 18003

BUILDING ELEVATION KEYNOTES	
NUMBER	DEFINITION
1	VERTICAL METAL PANEL TYPE "A", TYP.
2	VERTICAL METAL PANEL TYPE "B", TYP.
3	VERTICAL METAL PANEL TYPE "C", TYP.
4	VERTICAL METAL PANEL TYPE "D", TYP.
5	HORIZONTAL METAL PANEL TYPE "B", TYP.
6	HORIZONTAL METAL PANEL TYPE "A", TYP.
7	INSULATED IMPACT GLAZED ALUMINUM WINDOWS
8	VERTICAL "L" PANEL TYPE "E", TYP.
9	PORTLAND CEMENT PLASTER "STUCCO", TYP.
10	TRASH CHUTE
11	LOUVER
12	METAL GRAVEL GUARD AND/OR COPING, TYP.
13	METAL RAILING
14	EXISTING ELECTRICAL VAULT
15	INSULATED IMPACT GLAZED ALUMINUM WINDOWS, TYP.
16	LIGHT FIXTURE, TYP.
17	STUCCO JOINT, TYP.
18	THRU WALL A/C UNIT, TYP.
19	SITE FURNITURE, TYP. RE: SITE PLAN
20	FILL IN EXISTING OPENING TO MATCH
21	METAL PANEL SEAM, TYP.
22	BOLLARD

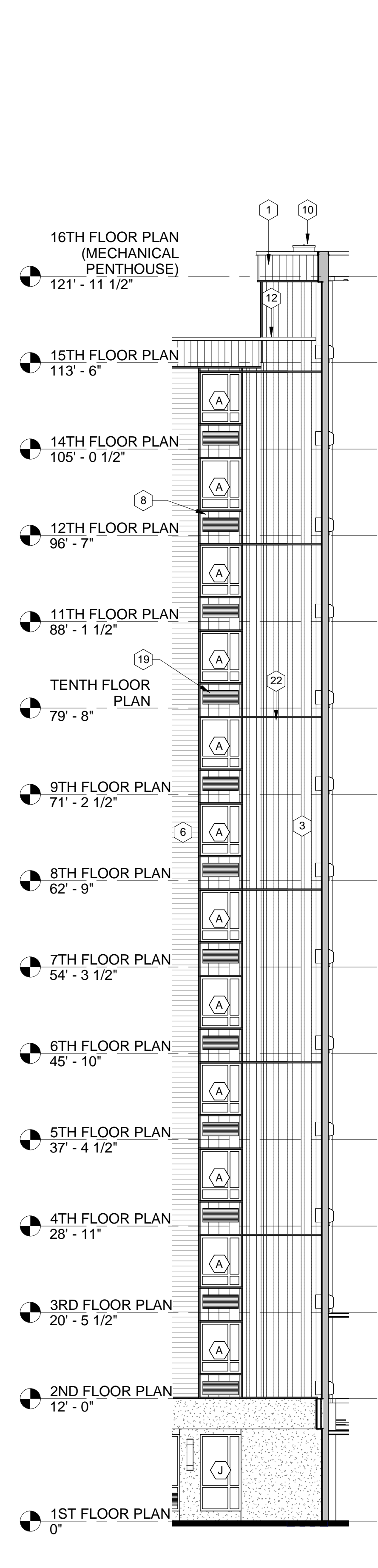
LEGEND

	① BERRIDGE HR-16, PANEL TYPE "A"		③ BERRIDGE HS-8, PANEL TYPE "C"
	⑤ BERRIDGE HR-16, PANEL TYPE "A"		④ SOLID, PANEL TYPE "D"
	② BERRIDGE HS-12, PANEL TYPE "B"		⑧ BERRIDGE "L" PANEL, PANEL TYPE "E"
	⑥ BERRIDGE HS-12, PANEL TYPE "B"		⑨ STUCCO

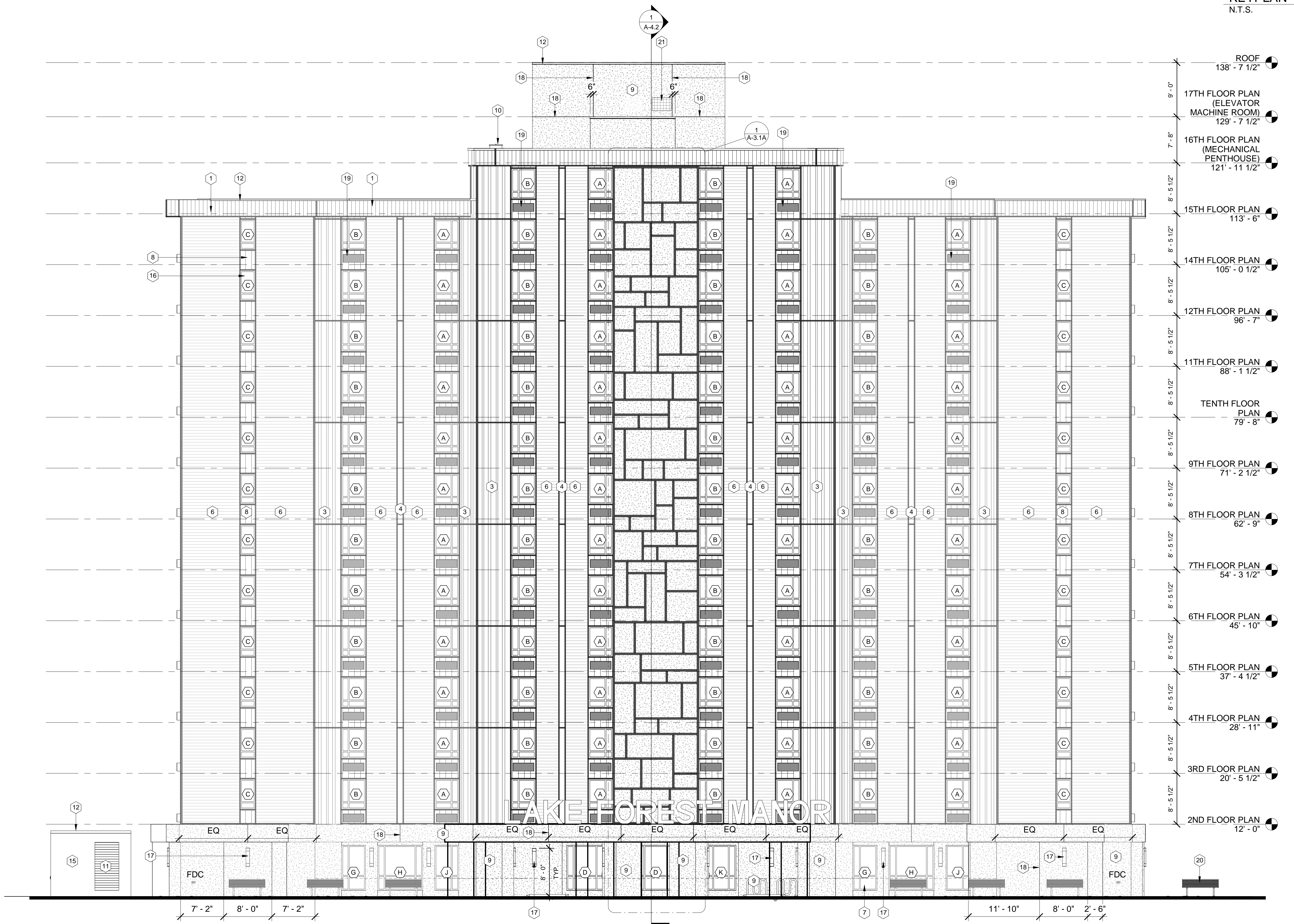


Seal
 designed by: MLM
 drawn by: TUL
 checked by: CAL
 approved by: MLM
 date: November 12, 2019
 drawing size: 30 X 42

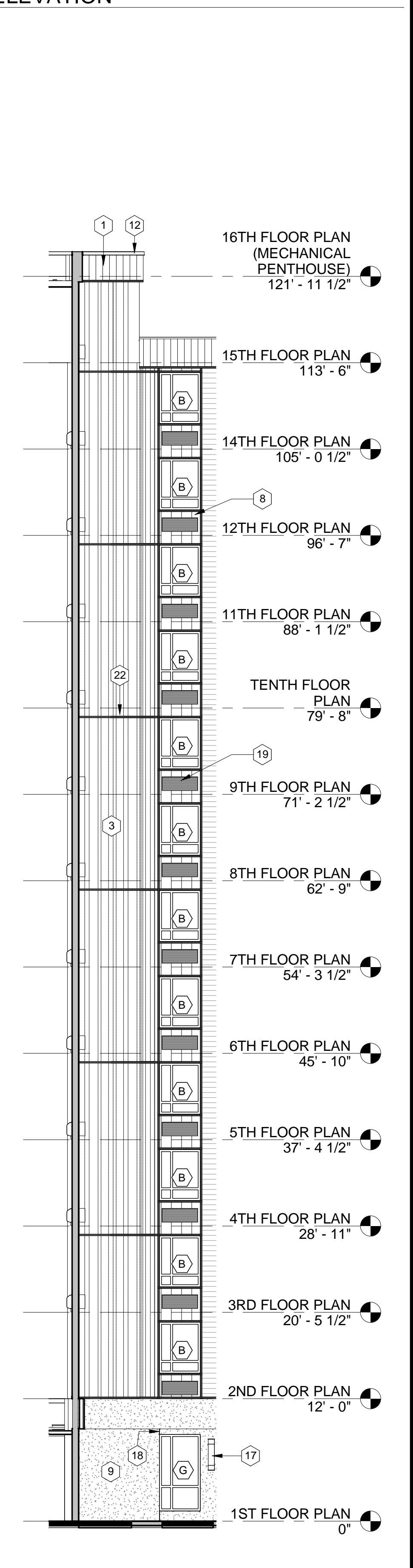
Revision Number	Schedule	Description	Date



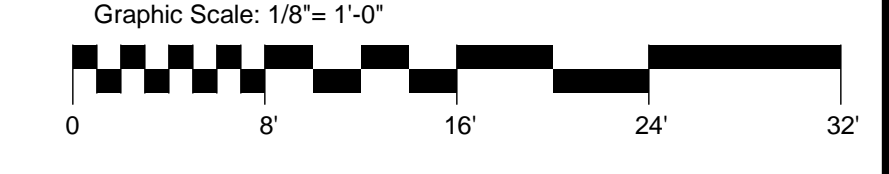
2 SOUTH (FRONT) PARTIAL ELEVATION 1
 SCALE: 1/8" = 1'-0"



1 SOUTH (FRONT) ELEVATION
 SCALE: 1/8" = 1'-0"



3 SOUTH (FRONT) PARTIAL ELEVATION 2
 SCALE: 1/8" = 1'-0"



Lucas & Usner Consulting Architects, PLLC
 707 Adams Avenue
 Metairie, LA 70002
 LCA PROJECT NO. 18003

EXTERIOR ELEVATION - SOUTH
SFM / PERMIT / PRICING SET

LAKE FOREST MANOR, LLC
SUBSTANTIAL REHABILITATION LAKE FOREST MANOR APARTMENTS
 1010 LAKE FOREST BLVD.
 NEW ORLEANS, LOUISIANA 70127

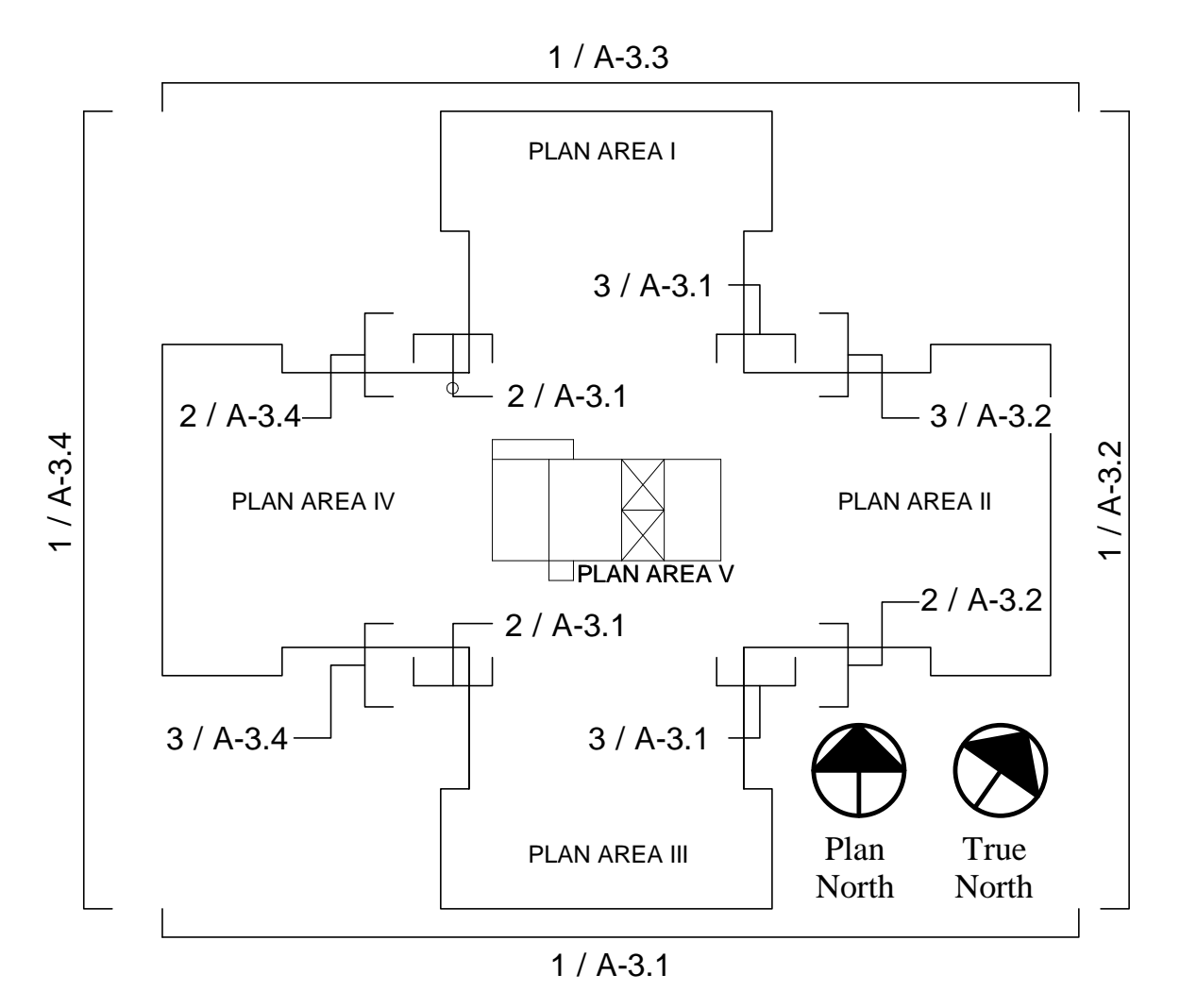
the michael lee studio
 limited liability company
 417 S. Claiborne
 Metairie, LA 70002
 ARCHITECTURE INTERIOR DESIGN SPACE PLANNING
 713.892.1388

TEML'S

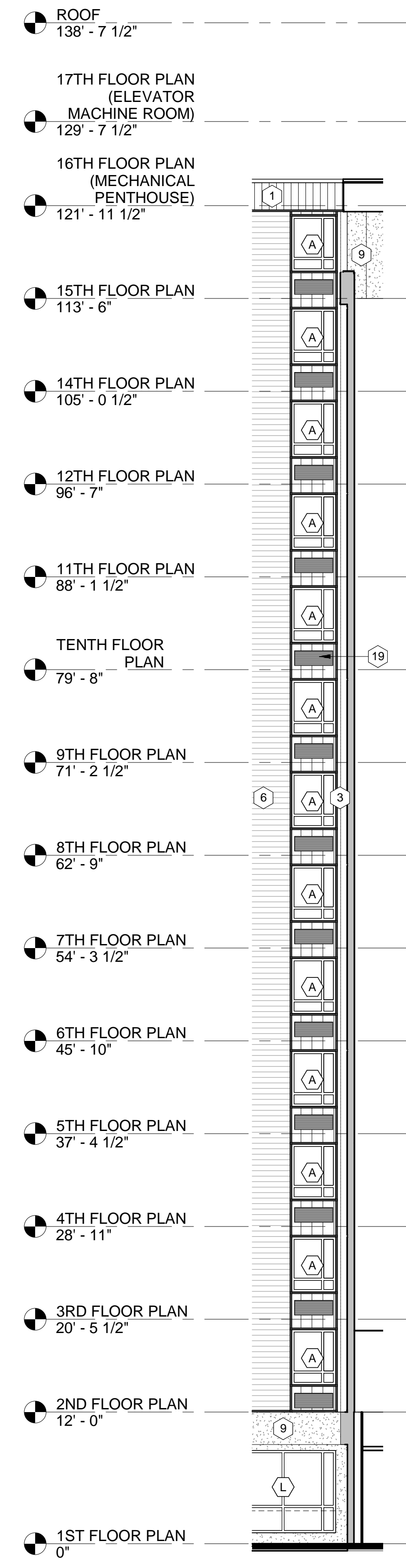
PROJECT NO. 18008
 SHEET NO. **A-3.1**
 of sheets

BUILDING ELEVATION KEYNOTES	
NUMBER	DEFINITION
1	VERTICAL METAL PANEL TYPE "A", TYP.
2	VERTICAL METAL PANEL TYPE "B", TYP.
3	VERTICAL METAL PANEL TYPE "C", TYP.
4	VERTICAL METAL PANEL TYPE "D", TYP.
5	HORIZONTAL METAL PANEL TYPE "B", TYP.
6	INSULATED IMPACT GLAZED ALUMINUM WINDOWS
7	VERTICAL "L" PANEL TYPE "E", TYP.
8	PORTLAND CEMENT PLASTER "STUCCO", TYP.
9	TRASH CHUTE
10	LOUVER
11	METAL GRAVEL GUARD AND/OR COPING, TYP.
12	METAL RAILING
13	EXISTING ELECTRICAL VAULT
14	INSULATED IMPACT GLAZED ALUMINUM WINDOWS, TYP.
15	LIGHT FIXTURE, TYP.
16	STUCCO JOINT, TYP.
17	THRU WALL A/C UNIT, TYP.
18	SITE FURNITURE, TYP. RE: SITE PLAN
19	FILL IN EXISTING OPENING TO MATCH
20	METAL PANEL SEAM, TYP.
21	BOLLARD
22	
23	

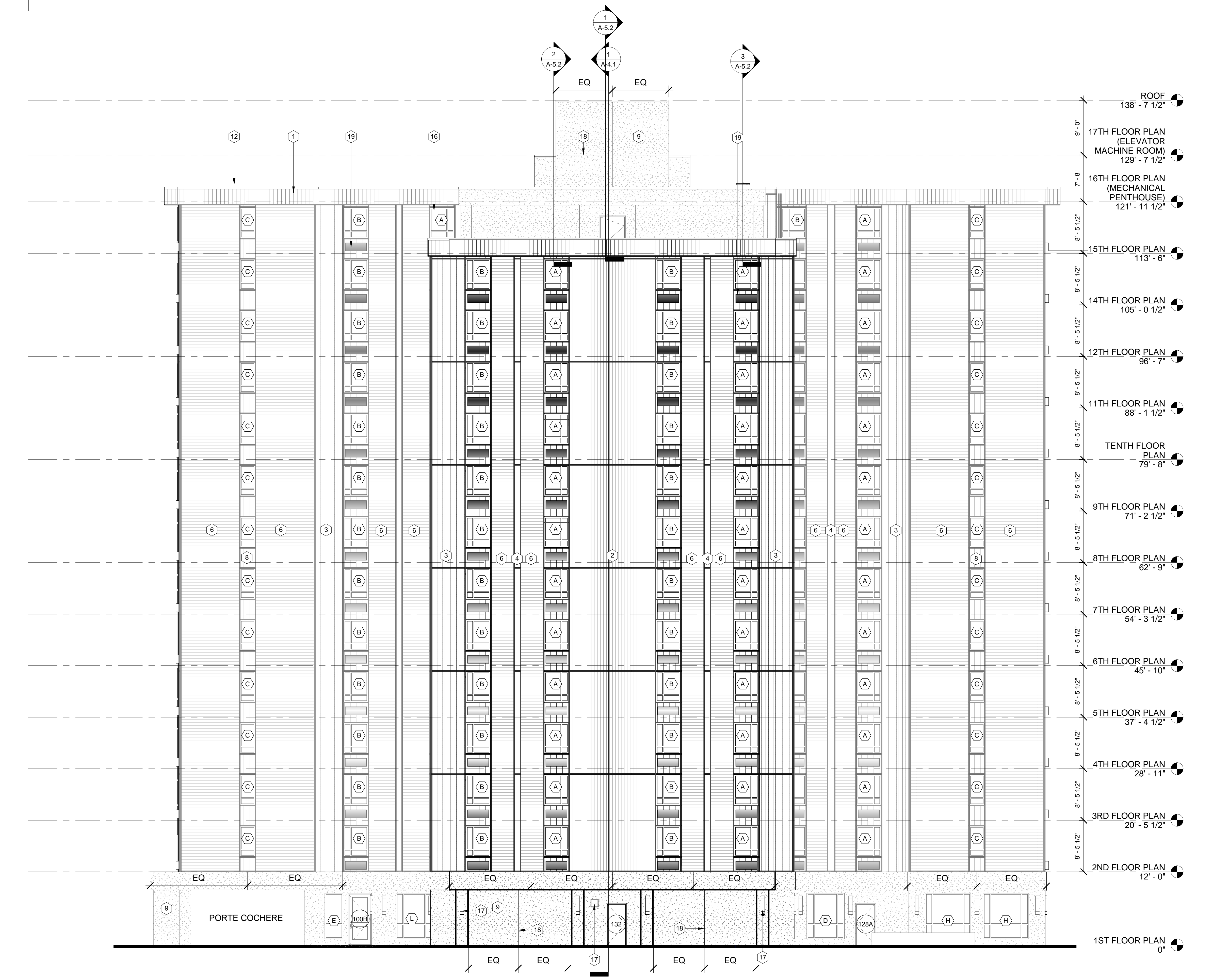
LEGEND			
	① BERRIDGE HR-16, PANEL TYPE "A"		③ BERRIDGE HS-8, PANEL TYPE "C"
	⑤ BERRIDGE HR-16, PANEL TYPE "A"		④ SOLID, PANEL TYPE "D"
	② BERRIDGE HS-12, PANEL TYPE "B"		⑧ BERRIDGE "L" PANEL, PANEL TYPE "E"
	⑥ BERRIDGE HS-12, PANEL TYPE "B"		⑨ STUCCO



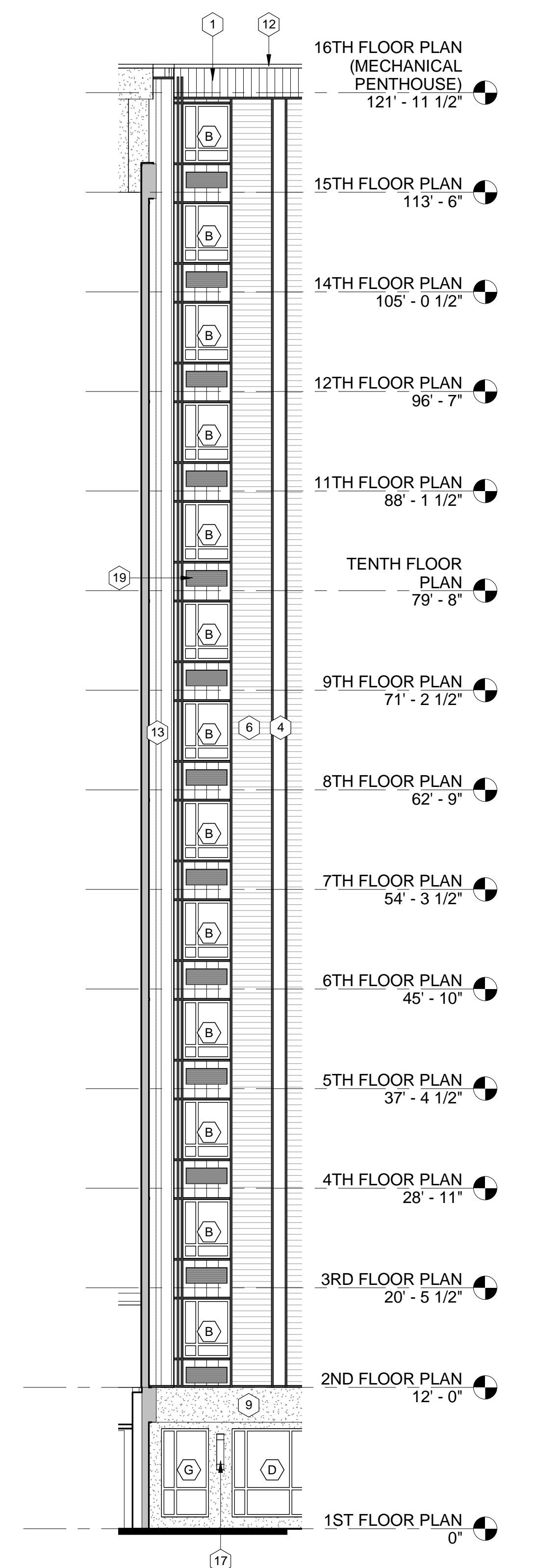
KEYPLAN - ELEVATION
N.T.S.



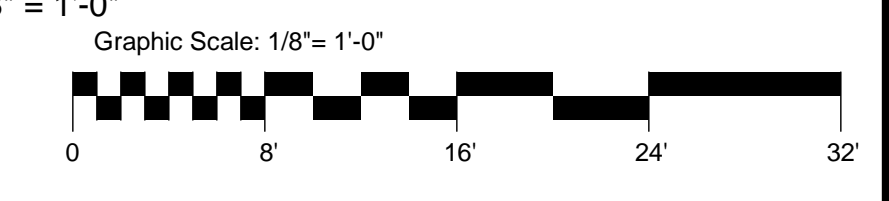
2 EAST (SIDE) PARTIAL ELEVATION 1
SCALE: 1/8" = 1'-0"



1 EAST (SIDE) ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST (SIDE) PARTIAL ELEVATION 2
SCALE: 1/8" = 1'-0"



Lucas & Usner Consulting Architects, PLLC
1909 Airborne Avenue
Metairie, LA 70002
504.885.3900
LCA PROJECT NO. 18003



designed by: MLM
drawn by: TUL
checked by: CAL
approved by: MLM
date: November 12, 2019
drawing size: 30 X 42

Revision Number	Schedule	Description	Date

EXTERIOR ELEVATION - EAST
SFM / PERMIT / PRICING SET

LAKE FOREST MANOR, LLC
SUBSTANTIAL REHABILITATION LAKE FOREST MANOR APARTMENTS
1010 LAKE FOREST BLVD.
NEW ORLEANS, LOUISIANA 70127

the michael lee studio
limited liability company
417 S. Claiborne Ave., Suite 202
Metairie, LA 70002
ARCHITECTURE INTERIOR DESIGN SPACE PLANNING
713.892.1388

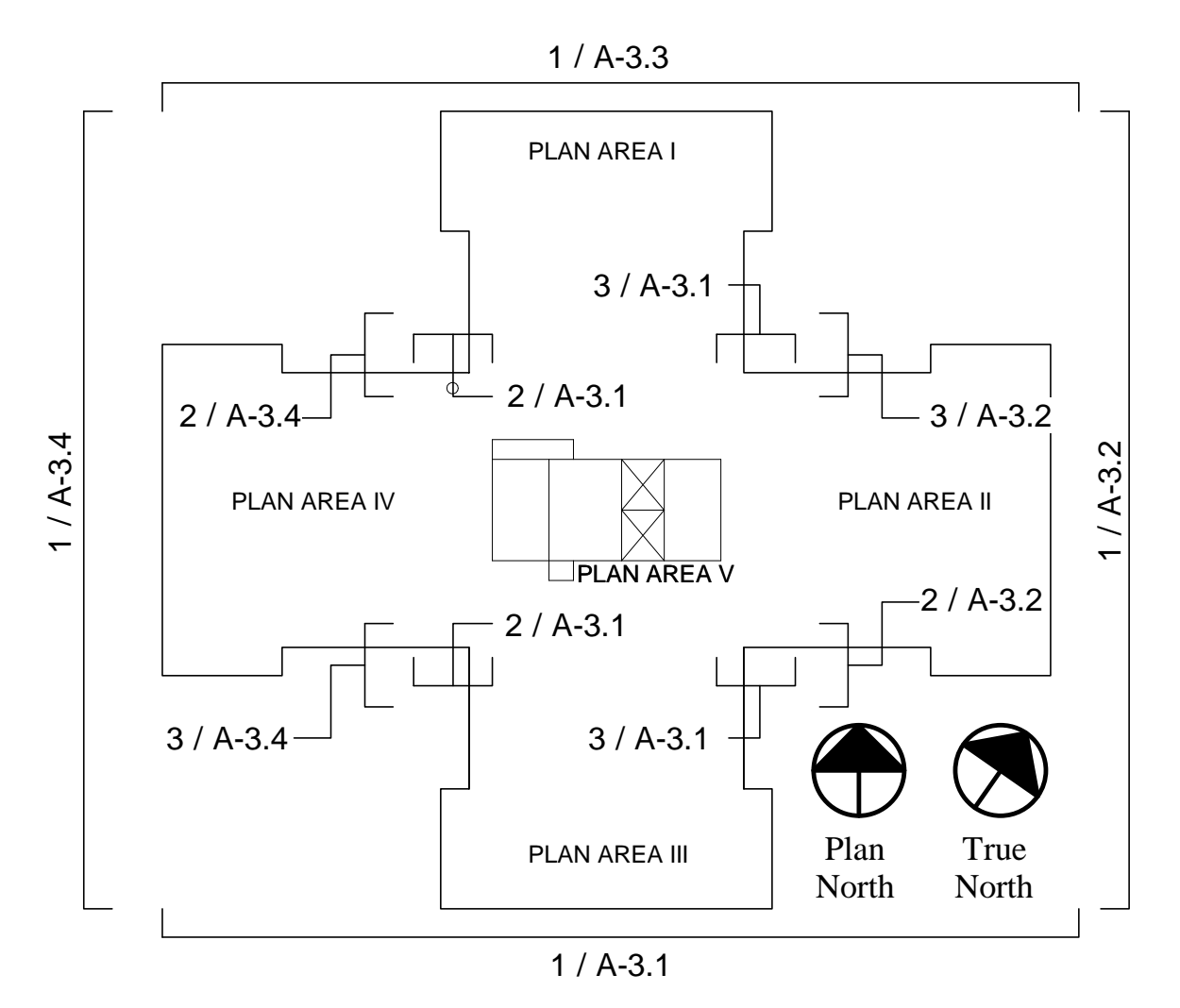
TEML'S

PROJECT NO. 18008
SHEET NO. **A-3.2**
of sheets

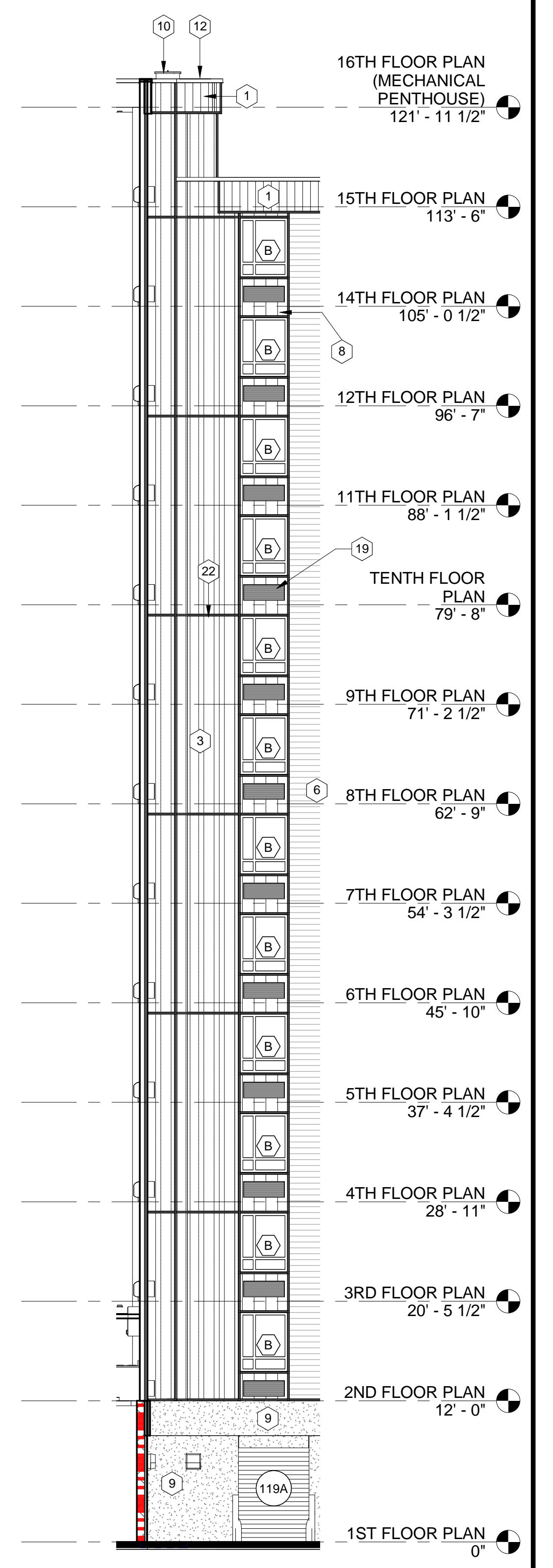
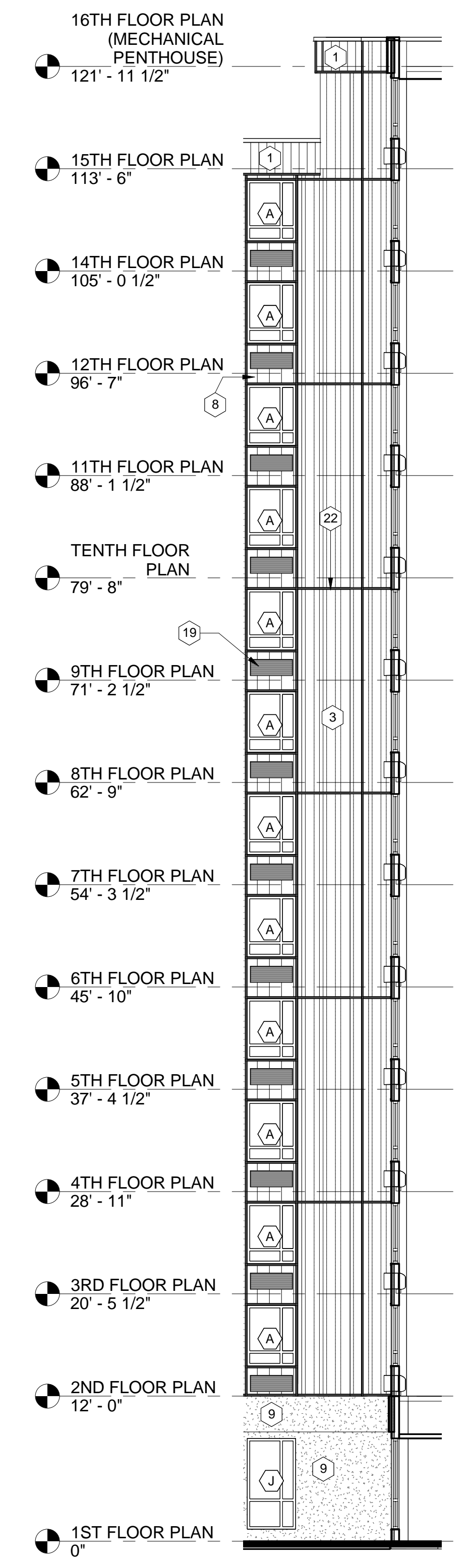
BUILDING ELEVATION KEYNOTES	
NUMBER	DEFINITION
1	VERTICAL METAL PANEL TYPE "A", TYP.
2	VERTICAL METAL PANEL TYPE "B", TYP.
3	VERTICAL METAL PANEL TYPE "C", TYP.
4	VERTICAL METAL PANEL TYPE "D", TYP.
5	HORIZONTAL METAL PANEL TYPE "B", TYP.
6	INSULATED IMPACT GLAZED ALUMINUM WINDOWS
7	VERTICAL "L" PANEL TYPE "E", TYP.
8	PORTLAND CEMENT PLASTER "STUCCO", TYP.
9	TRASH CHUTE
10	LOUVER
11	METAL GRAVEL GUARD AND/OR COPING, TYP.
12	METAL RAILING
13	EXISTING ELECTRICAL VAULT
14	INSULATED IMPACT GLAZED ALUMINUM WINDOWS, TYP.
15	LIGHT FIXTURE, TYP.
16	STUCCO JOINT, TYP.
17	THRU WALL A/C UNIT, TYP.
18	SITE FURNITURE, TYP. RE: SITE PLAN
19	FILL IN EXISTING OPENING TO MATCH
20	METAL PANEL SEAM, TYP.
21	BOLLARD
22	
23	

LEGEND

	① BERRIDGE HR-16, PANEL TYPE "A"		③ BERRIDGE HS-8, PANEL TYPE "C"
	⑤ BERRIDGE HR-16, PANEL TYPE "A"		④ SOLID, PANEL TYPE "D"
	② BERRIDGE HS-12, PANEL TYPE "B"		⑧ BERRIDGE "L" PANEL, PANEL TYPE "E"
	⑥ BERRIDGE HS-12, PANEL TYPE "B"		⑨ STUCCO



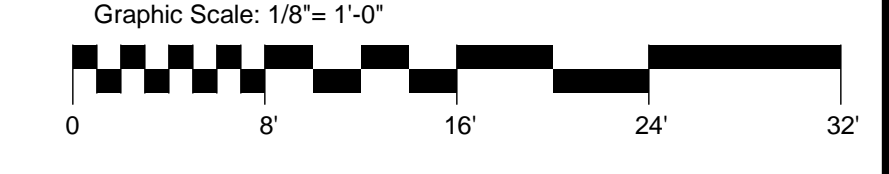
KEYPLAN - ELEVATION
N.T.S.



2 NORTH (REAR) PARTIAL ELEVATION 1
SCALE: 1/8" = 1'-0"

1 NORTH (REAR) ELEVATION
SCALE: 1/8" = 1'-0"

3 NORTH (REAR) PARTIAL ELEVATION 2
SCALE: 1/8" = 1'-0"



Lucas & Usner Consulting Architects, PLLC
1909 Veterans Avenue, Metairie, LA 70005
504.885.3900
LCA PROJECT NO. 18003



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drawn by: TUL
checked by: CAL
approved by: MLM
date: November 12, 2019
drawing size: 30 X 42

Revision Number	Schedule	Description	Date

EXTERIOR ELEVATION - NORTH
SFM / PERMIT / PRICING SET

LAKE FOREST MANOR, LLC
SUBSTANTIAL REHABILITATION LAKE FOREST MANOR APARTMENTS
1010 LAKE FOREST BLVD., NEW ORLEANS, LOUISIANA 70127

the michael lee studio
limited liability company
417 S. Claiborne, Metairie, LA 70002
ARCHITECTURE INTERIOR DESIGN SPACE PLANNING
504.885.3388

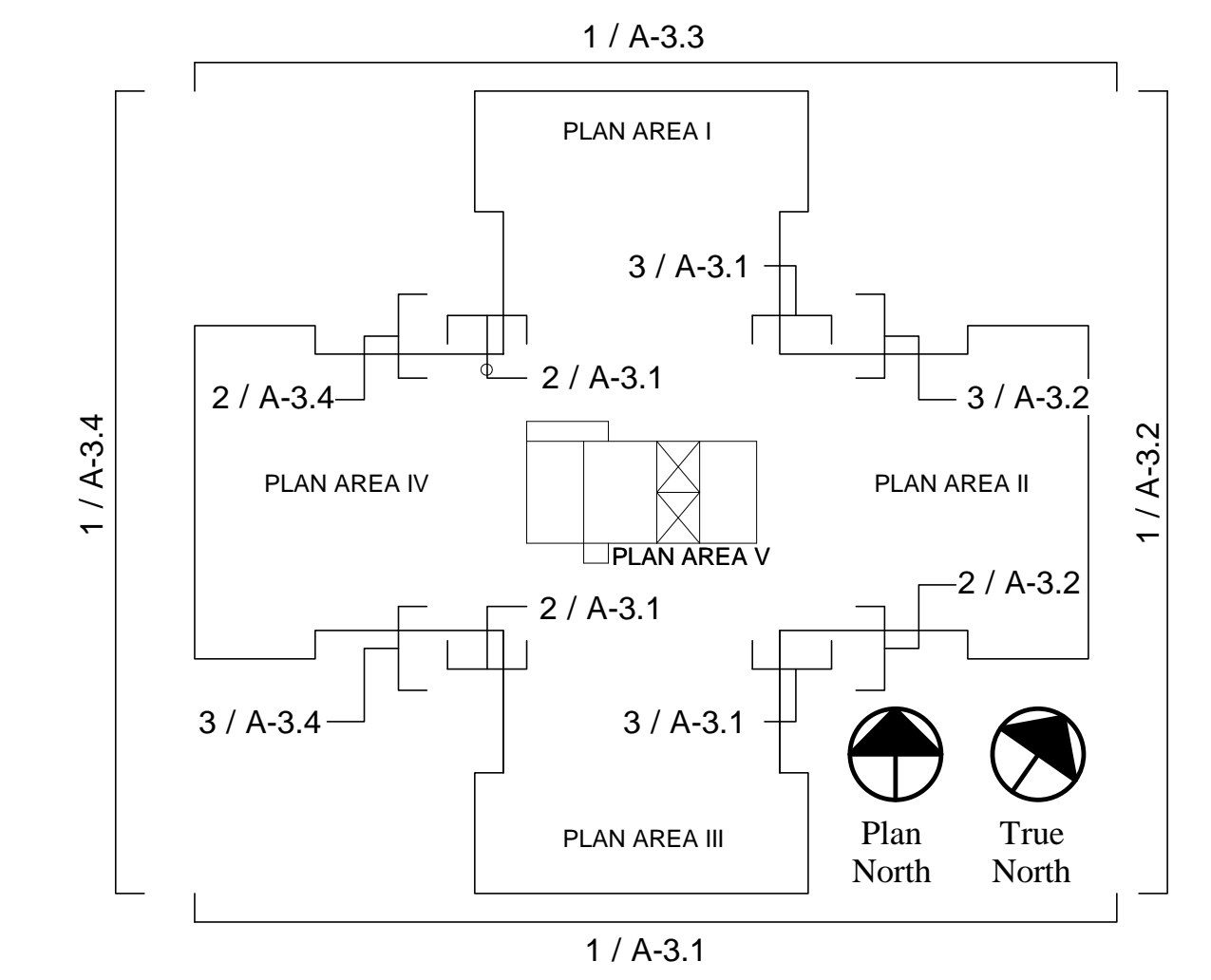
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PROJECT NO. 18008
SHEET NO. **A-3.3**
of sheets

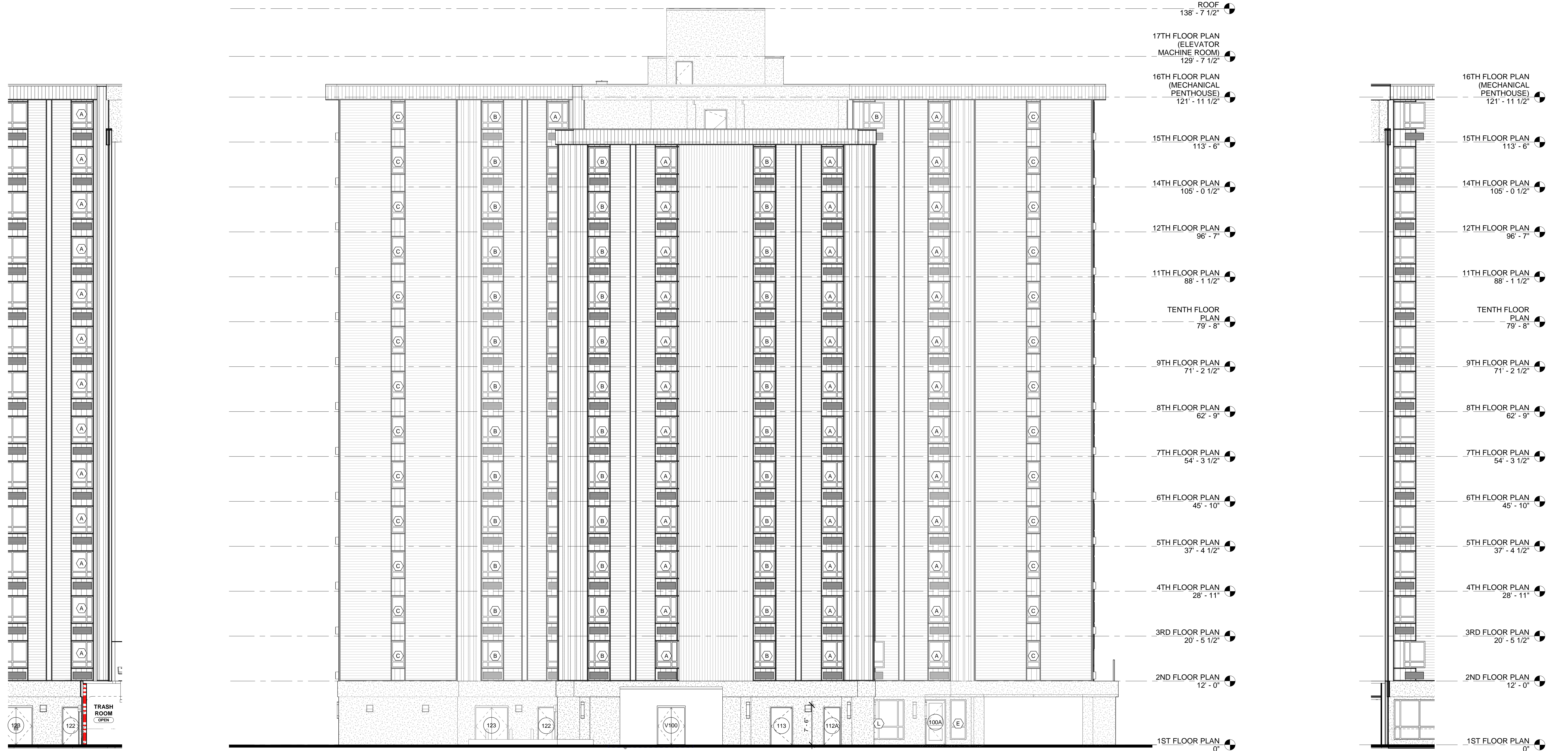
BUILDING ELEVATION KEYNOTES	
NUMBER	DEFINITION
1	VERTICAL METAL PANEL TYPE "A", TYP.
2	VERTICAL METAL PANEL TYPE "B", TYP.
3	VERTICAL METAL PANEL TYPE "C", TYP.
4	VERTICAL METAL PANEL TYPE "D", TYP.
6	HORIZONTAL METAL PANEL TYPE "B", TYP.
7	INSULATED IMPACT GLAZED ALUMINUM WINDOWS
8	VERTICAL "L" PANEL TYPE "E", TYP.
9	PORTLAND CEMENT PLASTER "STUCCO", TYP.
10	TRASH CHUTE
11	LOUVER
12	METAL GRAVEL GUARD AND/OR COPING, TYP.
13	METAL RAILING
15	EXISTING ELECTRICAL VAULT
16	INSULATED IMPACT GLAZED ALUMINUM WINDOWS, TYP.
17	LIGHT FIXTURE, TYP.
18	STUCCO JOINT, TYP.
19	THRU WALL A/C UNIT, TYP.
20	SITE FURNITURE, TYP. RE: SITE PLAN
21	FILL IN EXISTING OPENING TO MATCH
22	METAL PANEL SEAM, TYP.
23	BOLLARD

LEGEND

	① BERRIDGE HR-16, PANEL TYPE "A"		③ BERRIDGE HS-8, PANEL TYPE "C"
	⑤ BERRIDGE HR-16, PANEL TYPE "A"		④ SOLID, PANEL TYPE "D"
	② BERRIDGE HS-12, PANEL TYPE "B"		⑧ BERRIDGE "L" PANEL, PANEL TYPE "E"
	⑥ BERRIDGE HS-12, PANEL TYPE "B"		⑨ STUCCO



KEYPLAN - ELEVATION
N.T.S.



② WEST (SIDE) PARTIAL ELEVATION 1
SCALE: 1/8" = 1'-0"

① WEST (SIDE) ELEVATION
SCALE: 1/8" = 1'-0"

③ WEST (SIDE) PARTIAL ELEVATION 2
SCALE: 1/8" = 1'-0"



Lucas & Usner Consulting Architects, PLLC
1919 Veterans Avenue
Metairie, LA 70005
504.885.3900
LCA PROJECT NO. 18003



designed by: MLM
drawn by: TUL
checked by: CAL
approved by: MLM
date: November 12, 2019
drawing size: 30 X 42

Revision Number	Schedule	Description	Date

EXTERIOR ELEVATION - WEST
SFM / PERMIT / PRICING SET

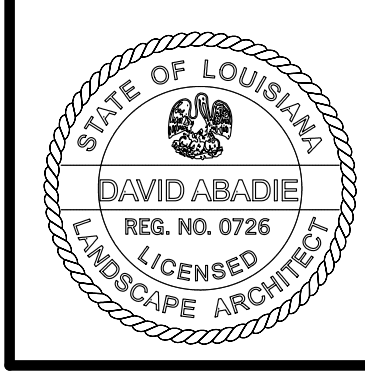
LAKE FOREST MANOR, LLC
SUBSTANTIAL REHABILITATION LAKE FOREST MANOR APARTMENTS
1010 LAKE FOREST BLVD.
NEW ORLEANS, LOUISIANA 70127

the michael lee studio
limited liability company
417 S. Claiborne
Metairie, LA 70002
ARCHITECTURE INTERIOR DESIGN SPACE PLANNING
504.885.3900
713.492.1388

TMIL'S

PROJECT NO. 18008
SHEET NO.

A-3.4
of sheets



Designed by: DMA
 Drawn by: DMA
 Checked by: DMA
 Approved by:
 Date: November 12, 2019
 Drawing size: 30 X 42

Revision Number	Schedule	Description	CPC Comments
3			

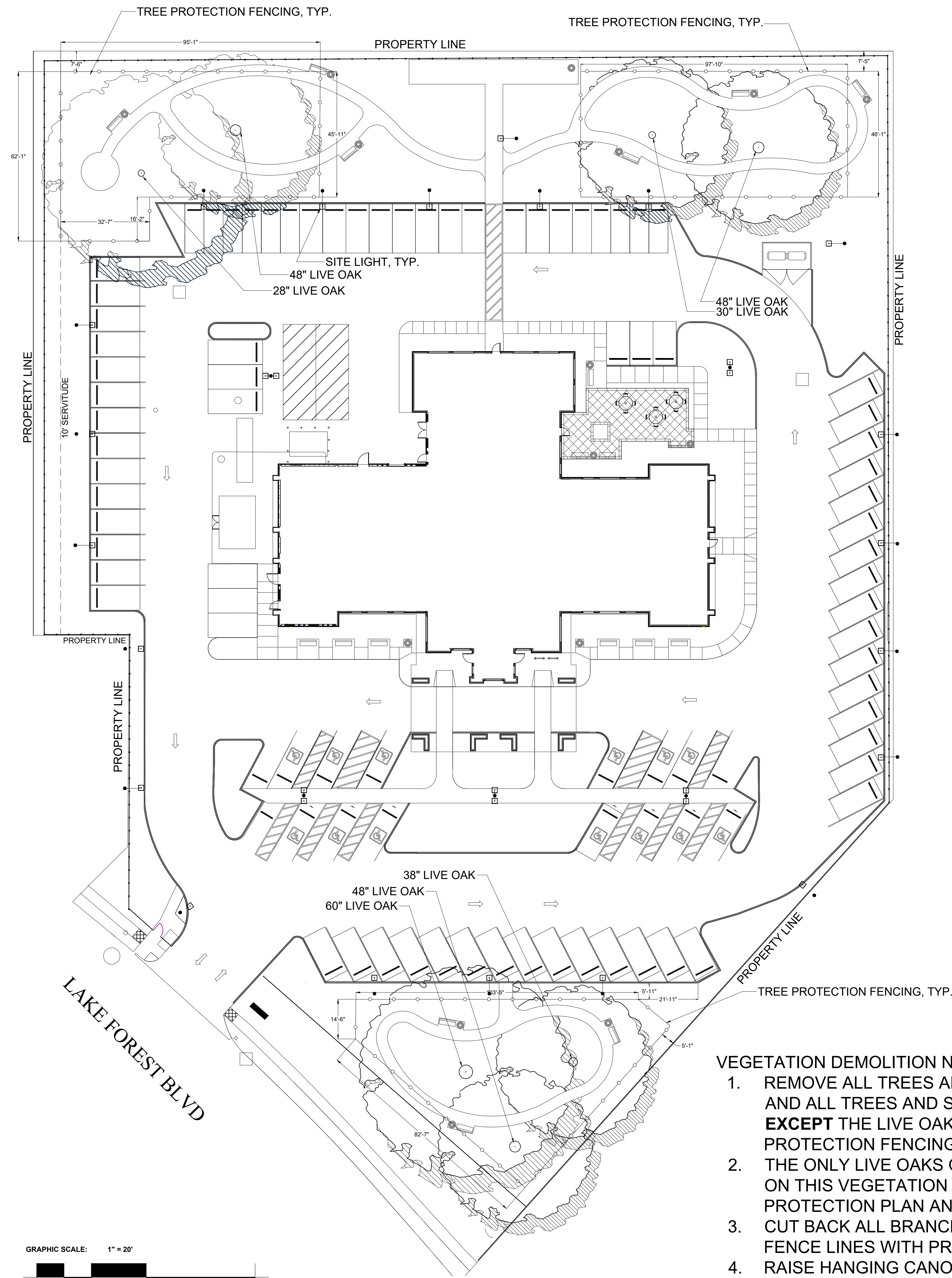
VEGETATION DEMOLITION PLAN
 SFM / PERMIT / PRICING SET

LAKE FOREST MANOR, LLC
 SUBSTANTIAL REHABILITATION LAKE FOREST MANOR APARTMENTS
 1010 LAKE FOREST BLVD., SUITE 101
 NEW ORLEANS, LOUISIANA, 70127

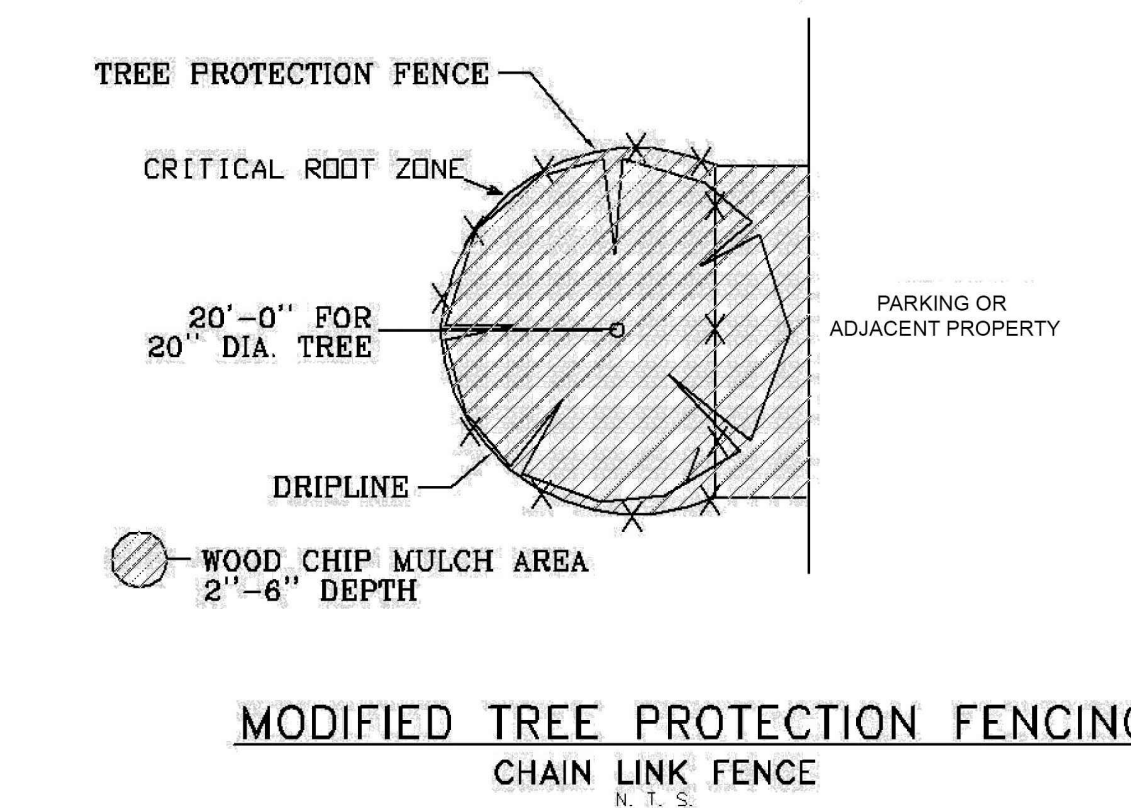
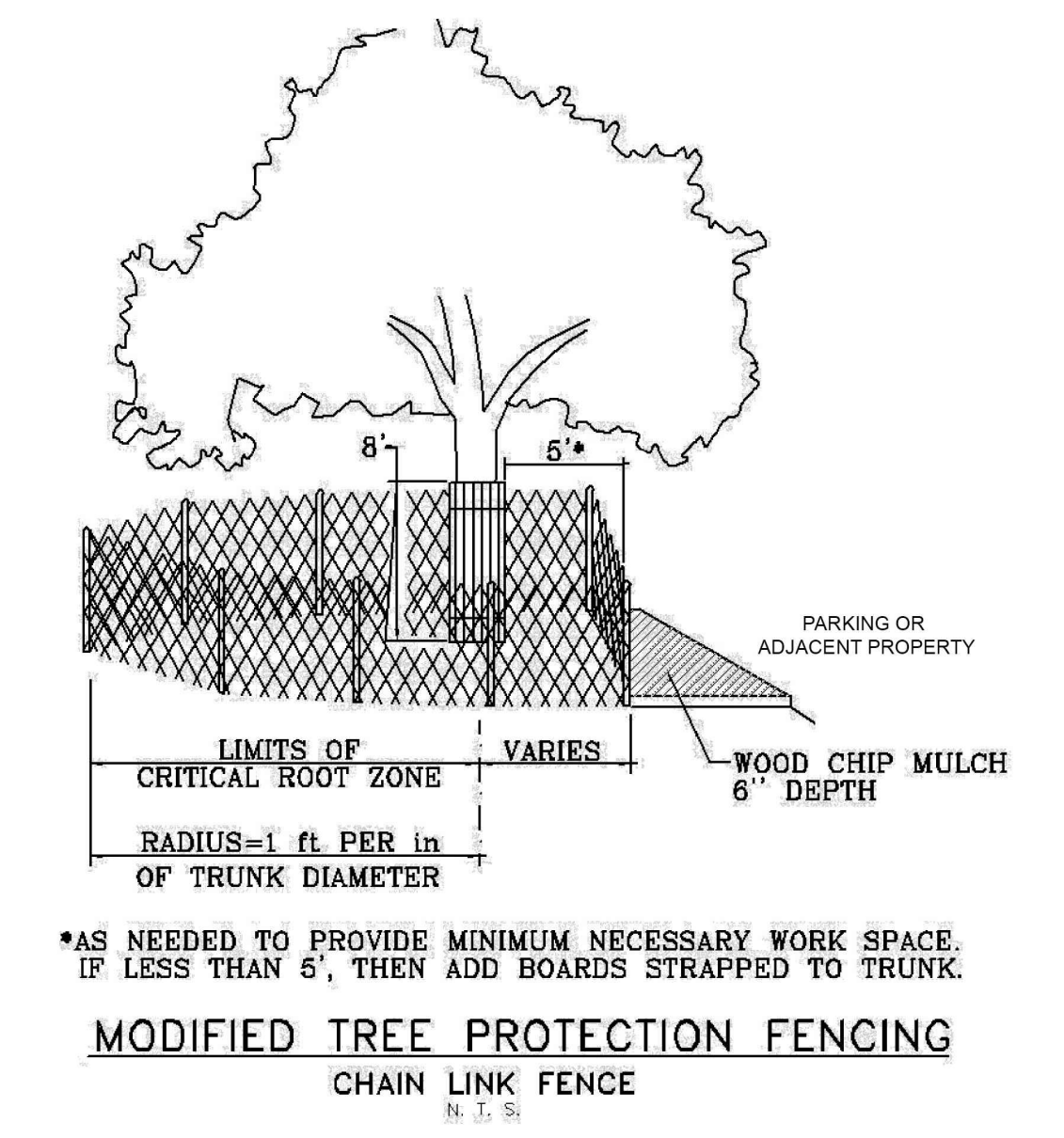
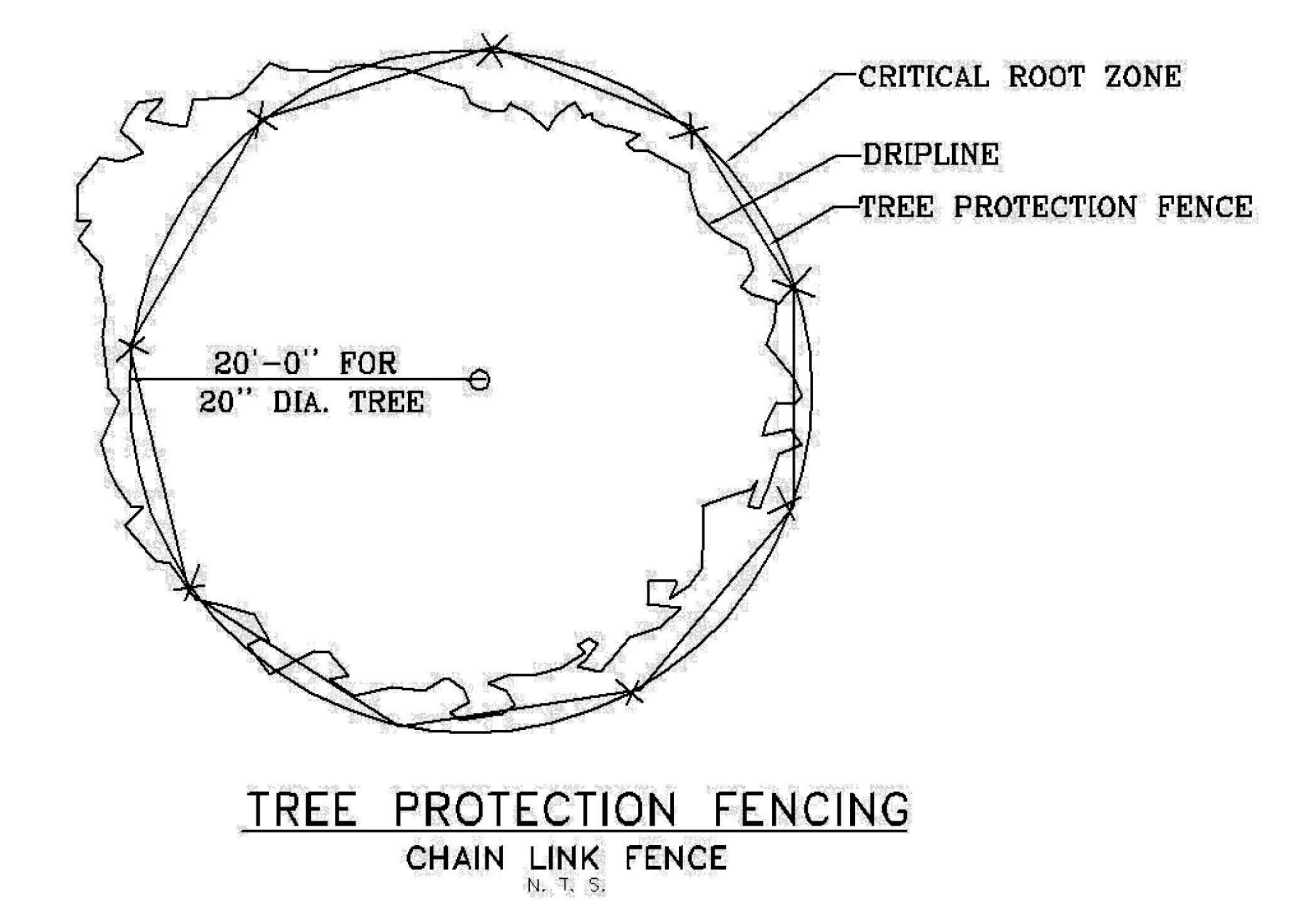
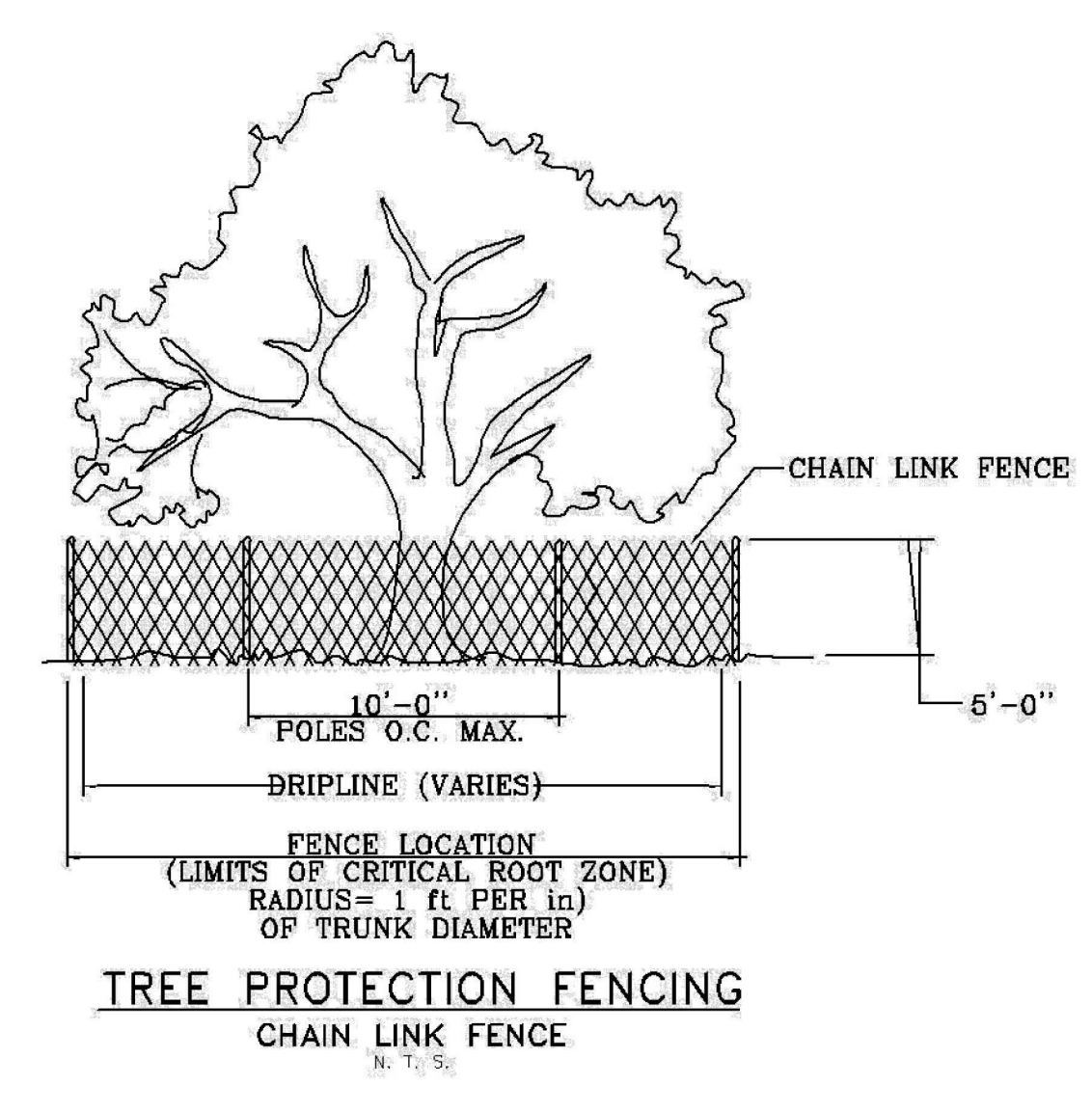
the michael lee studio
 limited liability company
 417 S. Claiborne Avenue
 Metairie, LA 70002
 ARCHITECTURE INTERIOR DESIGN SPACE PLANNING
 713.892.1388

TMIL'S

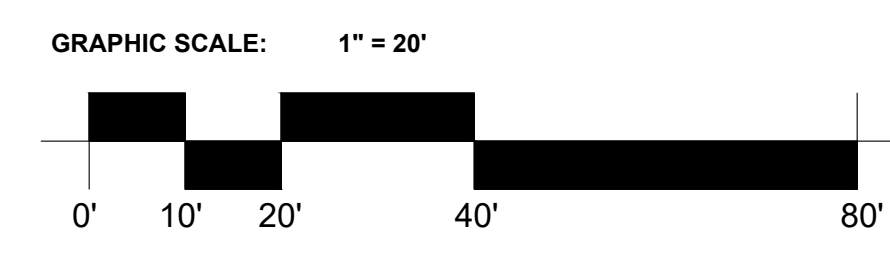
PROJECT NO. 18008
 SHEET NO. L-2.00
 of # sheets



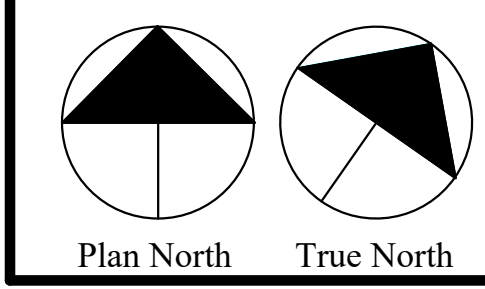
NOTES:
 NOTICE TO BE POSTED ON FENCING - 15' O.C. AND SHALL READ:
 ««WARNING»» PROTECTIVE TREE FENCING. DO NOT ENTER, MOVE OR REMOVE.



- VEGETATION DEMOLITION NOTES:**
1. REMOVE ALL TREES AND STUMPS WITHIN THE PROPERTY AND ALL TREES AND STUMPS ON EXISTING FENCE LINES **EXCEPT** THE LIVE OAKS NOTED WITHIN THE TREE PROTECTION FENCING.
 2. THE ONLY LIVE OAKS ON THE PROPERTY ARE LABELED ON THIS VEGETATION DEMOLITION AND TREE PROTECTION PLAN AND MUST REMAIN.
 3. CUT BACK ALL BRANCHES OVERHANGING EXISTING FENCE LINES WITH PROPER CUTS.
 4. RAISE HANGING CANOPY OF EXISTING LIVE OAKS TO A 16' CLEARANCE. REMOVE DEAD WOOD AND THIN CANOPY FOR STORM RESILIENCE.



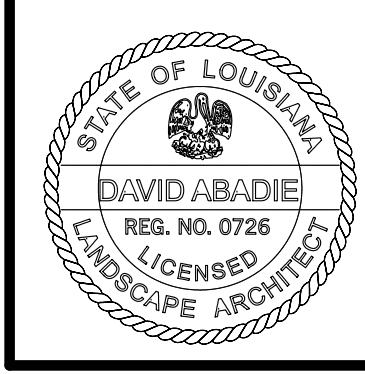
1 VEGETATION DEMOLITION PLAN AND TREE PROTECTION PLAN
 SCALE: 1" = 20'-0"



Magnolia
 LANDSCAPE ARCHITECTURE
 3605 GREEN ACRES
 METAIRIE, LA 70003
 PHONE: 504-460-9780
 WEB: Magnoliascapes.com

Lucas & Usner Consulting Architects, PLLC
 1909 Veterans Avenue
 Metairie, LA 70002
 504.885.9900
 LCA PROJECT NO. 18003

REPLACE ENTIRE SHEET



Designed by: DMA
 Drawn by: DMA
 Checked by: DMA
 Approved by:
 Date: November 12, 2019
 Drawing size: 30 X 42

Revision Schedule Number	Description	CPC Comments	Date
3			3/9/20

OVERALL PLANTING PLAN
 SFM / PERMIT / PRICING SET

LAKE FOREST MANOR, LLC
 SUBSTANTIAL REHABILITATION LAKE FOREST MANOR APARTMENTS
 NEW ORLEANS, LOUISIANA, 70127

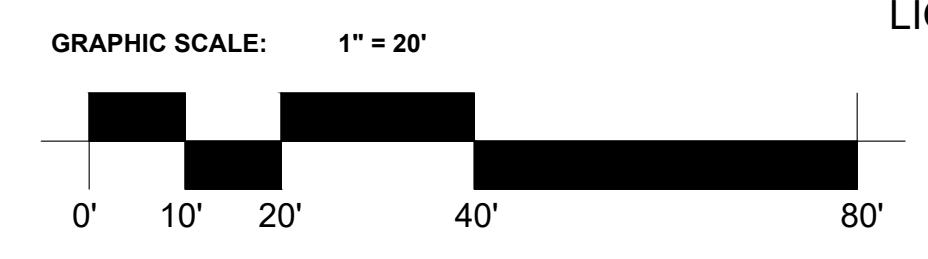
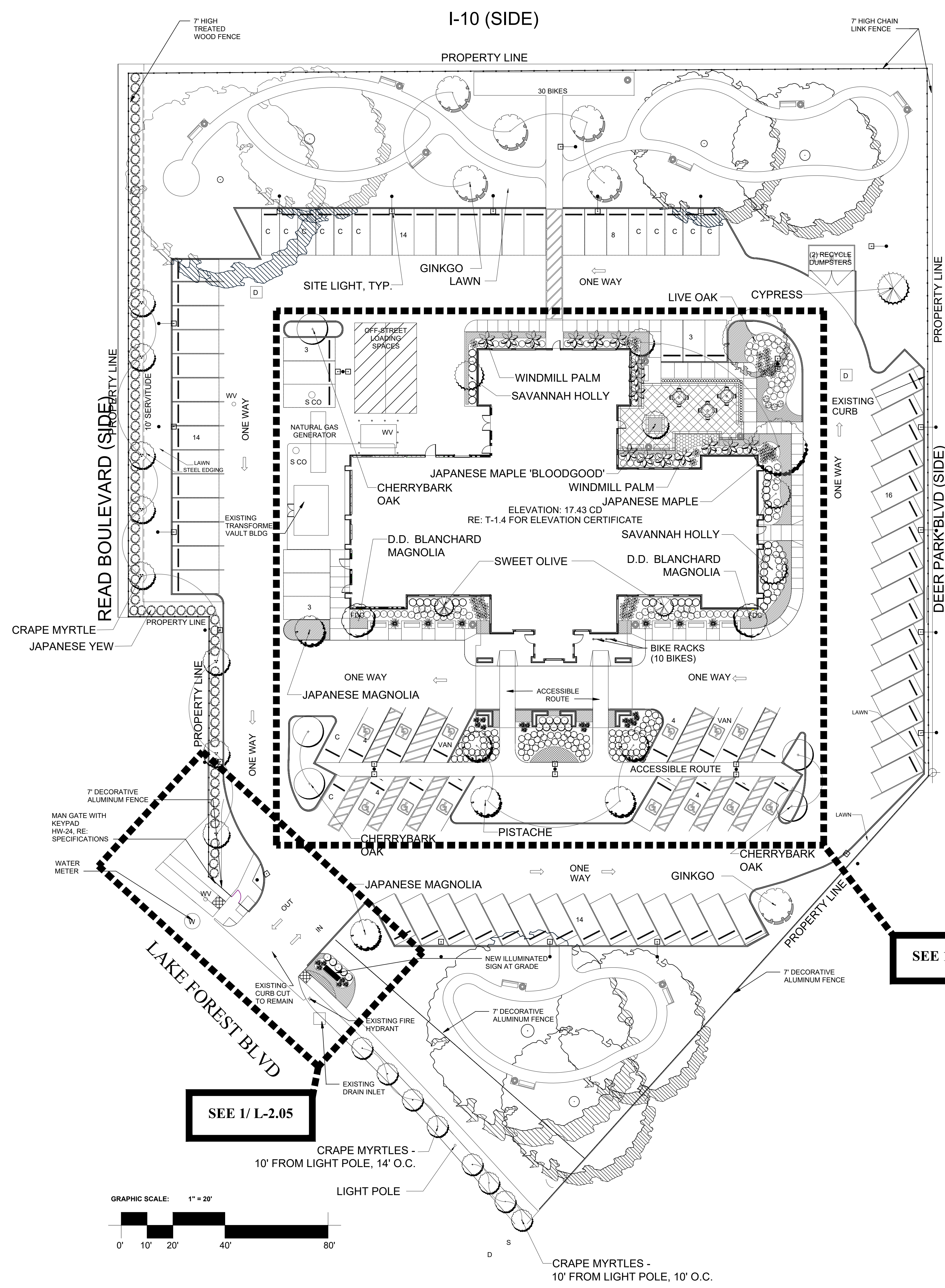
the michael lee studio
 limited liability company
 417 S. Claiborne
 NEW ORLEANS, LA 70112
 ARCHITECTURE / INTERIOR DESIGN / SPACE PLANNING
 504.581.1388

TMIL'S

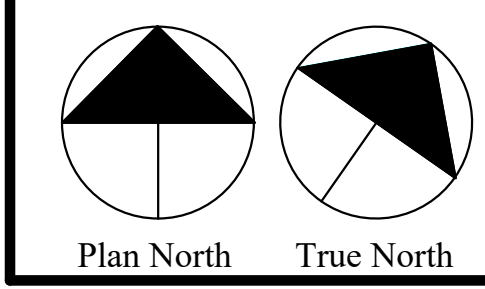
PROJECT NO. 18008
 SHEET NO. L-2.01
 of # sheets

PLANT MATERIAL SCHEDULE

QUANTITY	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
205	ANNUALS TO BE SELECTED	ANNUALS TO BE SELECTED	4" POTS - 9" O.C. TRIANGULAR SPACING
5	QUERCUS FALCATA VAR. PAGODIFOLIA	CHERRYBARK OAK	3" CAL.; CONTAINER GROWN
1	QUERCUS VIRGINIANA	LIVE OAK	200 GALLON
6	GINKGO BILOBA	GINKGO	30 GALLON
4	PISTACIA CHINENSIS	PISTACHE	100 GALLON
1	TAXODIUM DISTICHUM	CYPRESS	100 GALLON
2	OSMANTHUS FRAGRANS	SWEET OLIVE	100 GALLON
2	MAGNOLIA VIRGINIANA 'D.D. BLANCHARD'	D.D. BLANCHARD MAGNOLIA	200 GALLON
2	MAGNOLIA X SOULANGIANA 'JANE'	JAPANESE MAGNOLIA	MULTI TRUNK - 3 STEMS, 2" CALIP.
16	LAGERSTROMEA INDICA 'TUSCARORA'	CRAPE MYRTLE	2.5" CAL.; SINGLE STEM
3	ILEX X ATTENUATA 'SAVANNAH'	SAVANNAH HOLLY	4" CAL.; SINGLE STEM, 6' C.T.
3	ILEX X ATTENUATA 'SAVANNAH'	SAVANNAH HOLLY	4" CAL.; SINGLE STEM, 6' C.T.
1	ACER PALMATUM 'BLOODGOOD'	JAPANESE MAPLE 'BLOODGOOD'	3" CAL.; SINGLE STEM.
2	ACER PALMATUM	JAPANESE MAPLE GREEN	3" CAL.; SINGLE STEM.
16	TRACHYCARPUS FORTUNEI	WINDMILL PALM	9' C.T.
102	PODOCARPUS MACROPHYLLUS	JAPANESE YEW	7 GALLON
46	BUXUS MICROPHYLLA 'WINTERGREEN'	TOPIARY WINTERGREEN BOXWOOD CONE	3 GALLON
36	TERNSTROMIA GYMNATHERA	CLEYERA	7 GALLON
83	CAMELLIA SASANQUA 'SHI SHI'	SHI SHI CAMELLIA	7 GALLON
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32	ALPINIA ZERUMBET 'VARIEGATA'	VARIEGATED GINGER	3 GALLON
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19	DRYOPTERIS ERYTHROSORA	AUTUMN FERN	3 GALLON
1191	LIRIOPE SPICATA	GIANT LIRIOPE	1 GALLON, 1' O.C. TRIANGULAR SPACING
	STEEL EDGING	GREEN	4" TALL, AS SHOWN PER PLAN AND 5' DIA. CIRCLE TO SEPARATE TREES FROM GRASS AREAS.
	ST. AUGUSTINE	GRADE 'A'	RE-SOD ALL LAWN AREAS
	MULCH	CRUSHED PINE NEEDLES, 3" THICK	



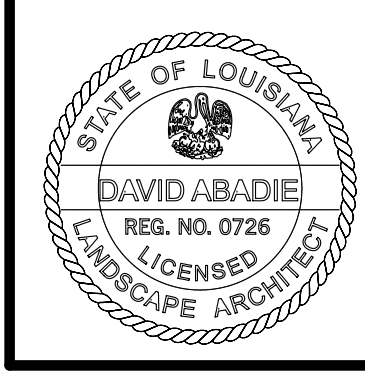
OVERALL PLANTING PLAN
 SCALE: 1" = 20'-0"



Magnolia LANDSCAPE ARCHITECTURE
 3605 GREEN ACRES
 METAIRIE, LA 70003
 PHONE: 504-460-9780
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Lucas & Usner Consulting Architects, PLLC
 909 Poydras Avenue
 70112-2298
 LCA PROJECT NO. 18003

REPLACE ENTIRE SHEET



Designed by: DMA
 Drawn by: DMA
 Checked by: DMA
 Approved by: DMA
 Date: November 12, 2019
 Drawing size: 30 X 42

Revision Number	Schedule Description	Date
3	CPC Comments	3/9/20

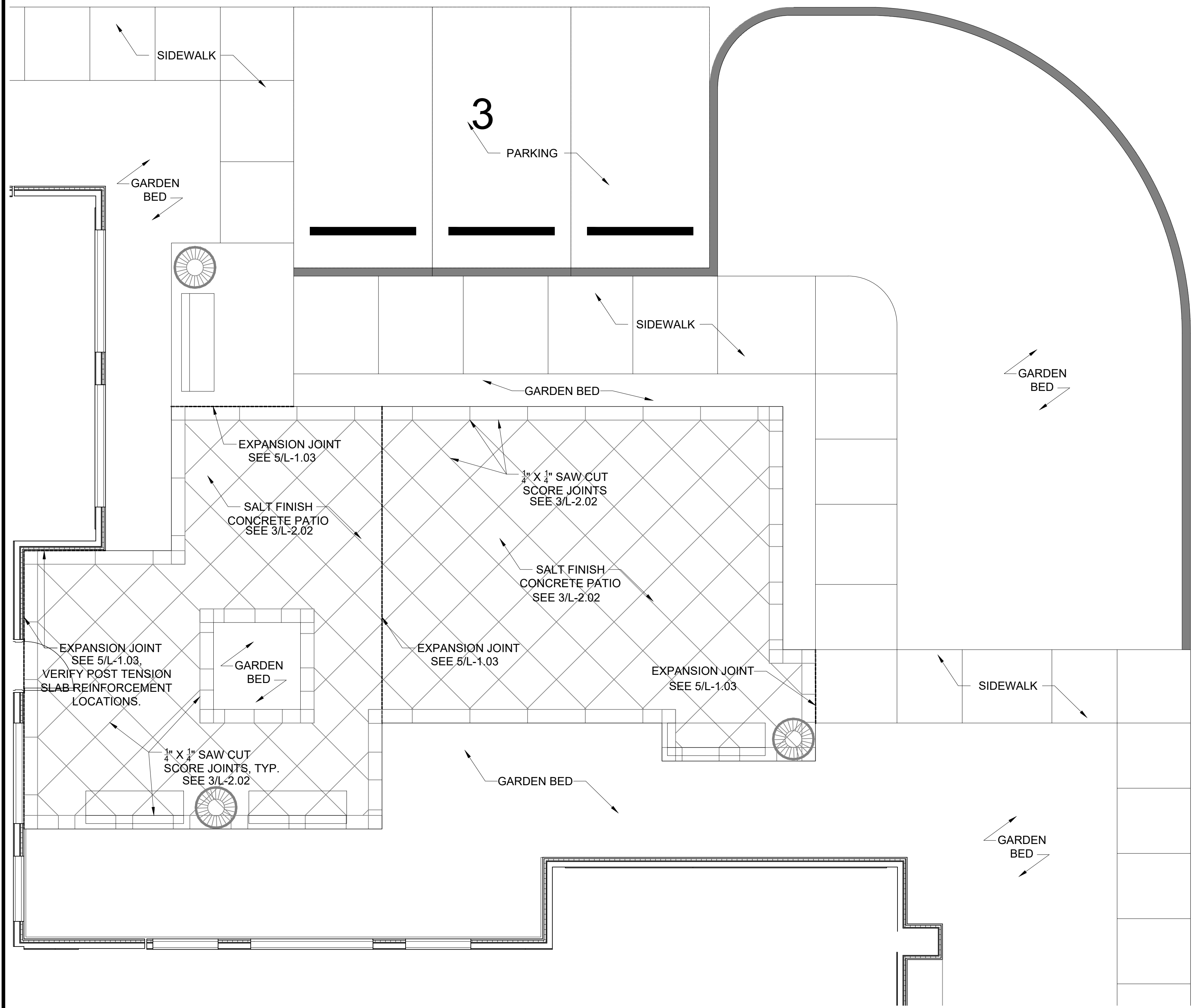
COURTYARD MATERIALS / JOINTING PLAN
SFM / PERMIT / PRICING SET

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SUBSTANTIAL REHABILITATION LAKE FOREST MANOR APARTMENTS
 100 LAKE FOREST BLVD.
 NEW ORLEANS, LOUISIANA, 70127

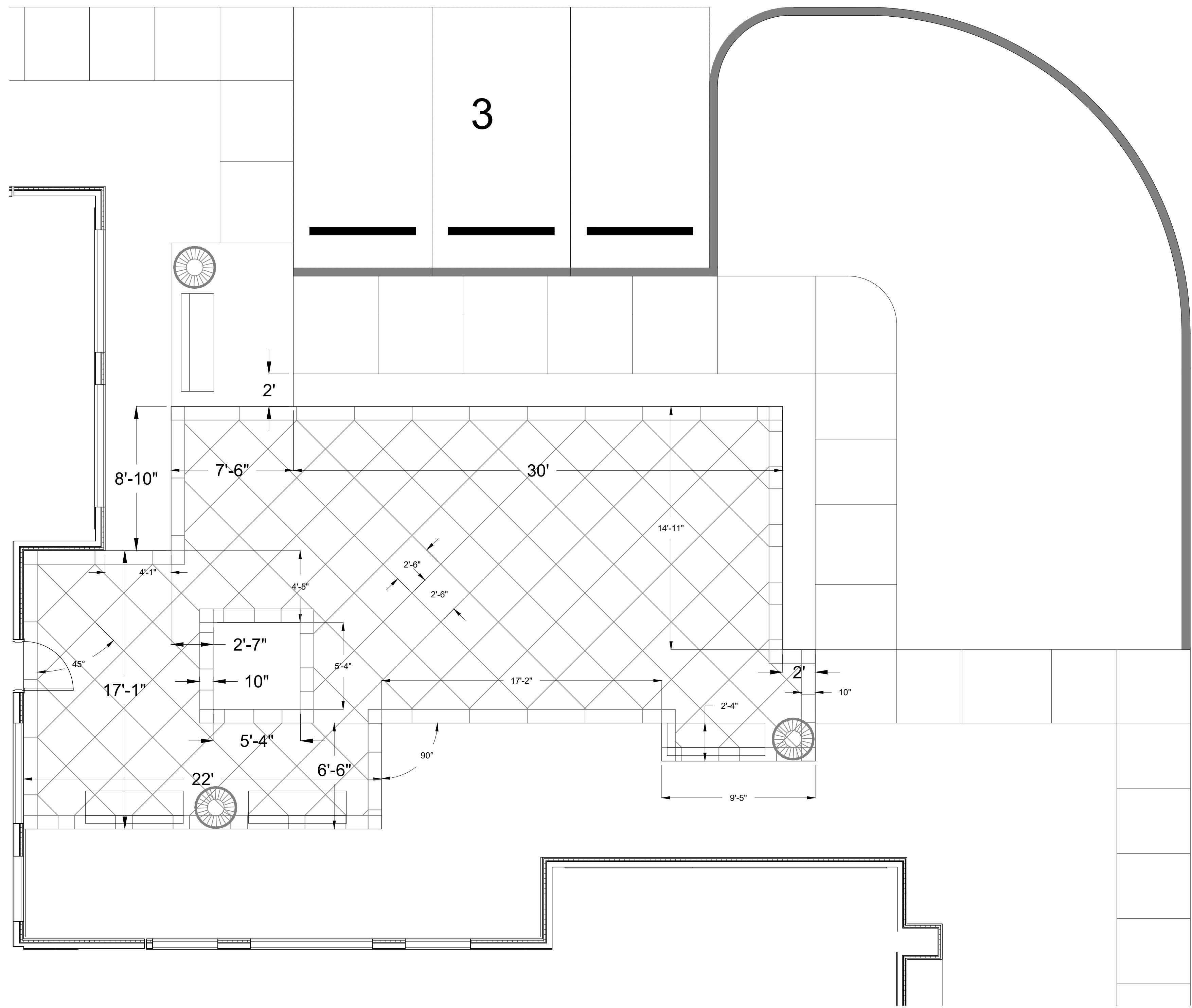
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 417 S. Claiborne
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 713.921.1388

TMIL'S

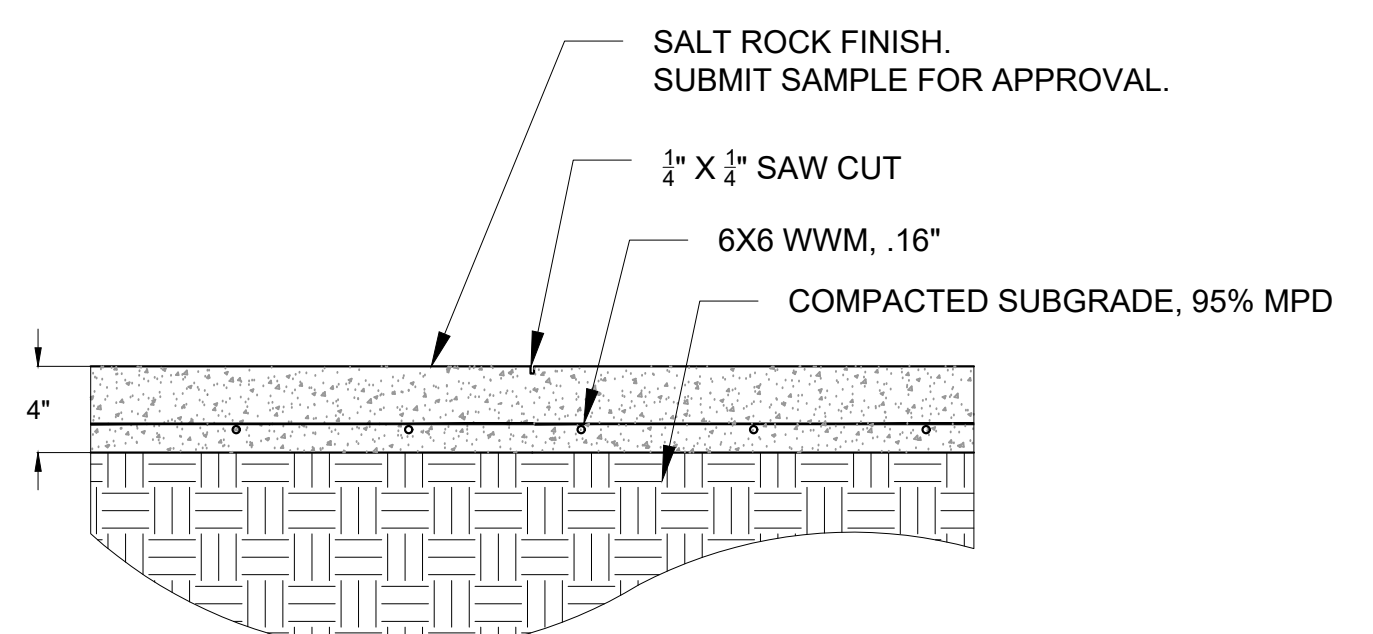
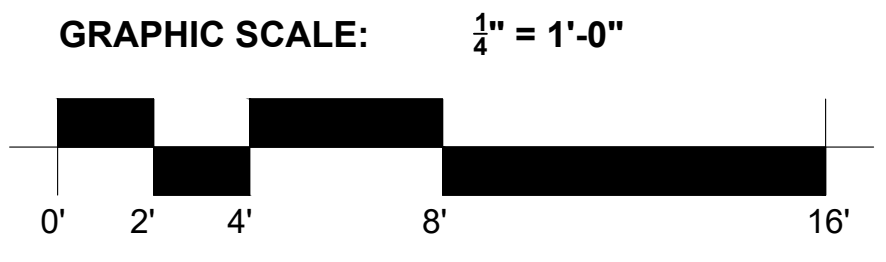
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 SHEET NO. **L-2.02**
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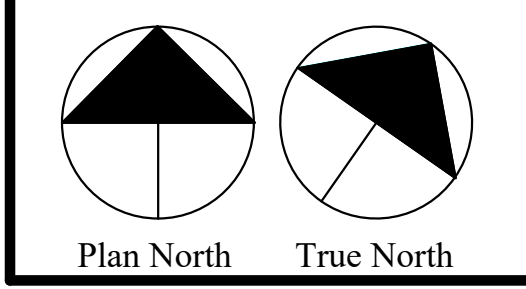
1 COURTYARD MATERIALS / JOINTING PLAN
 SCALE: 1/4" = 1'-0"



2 COURTYARD LAYOUT PLAN
 SCALE: 1/4" = 1'-0"



3 COURTYARD MATERIALS PAVING SECTION
 SCALE: NTS



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 LCA PROJECT NO. 18003



Designed by: DMA
Drawn by: DMA
Checked by: DMA
Approved by:
Date: November 12, 2019
Drawing size: 30 X 42

Revision Schedule	Date	Description
3	3/9/20	CPC Comments

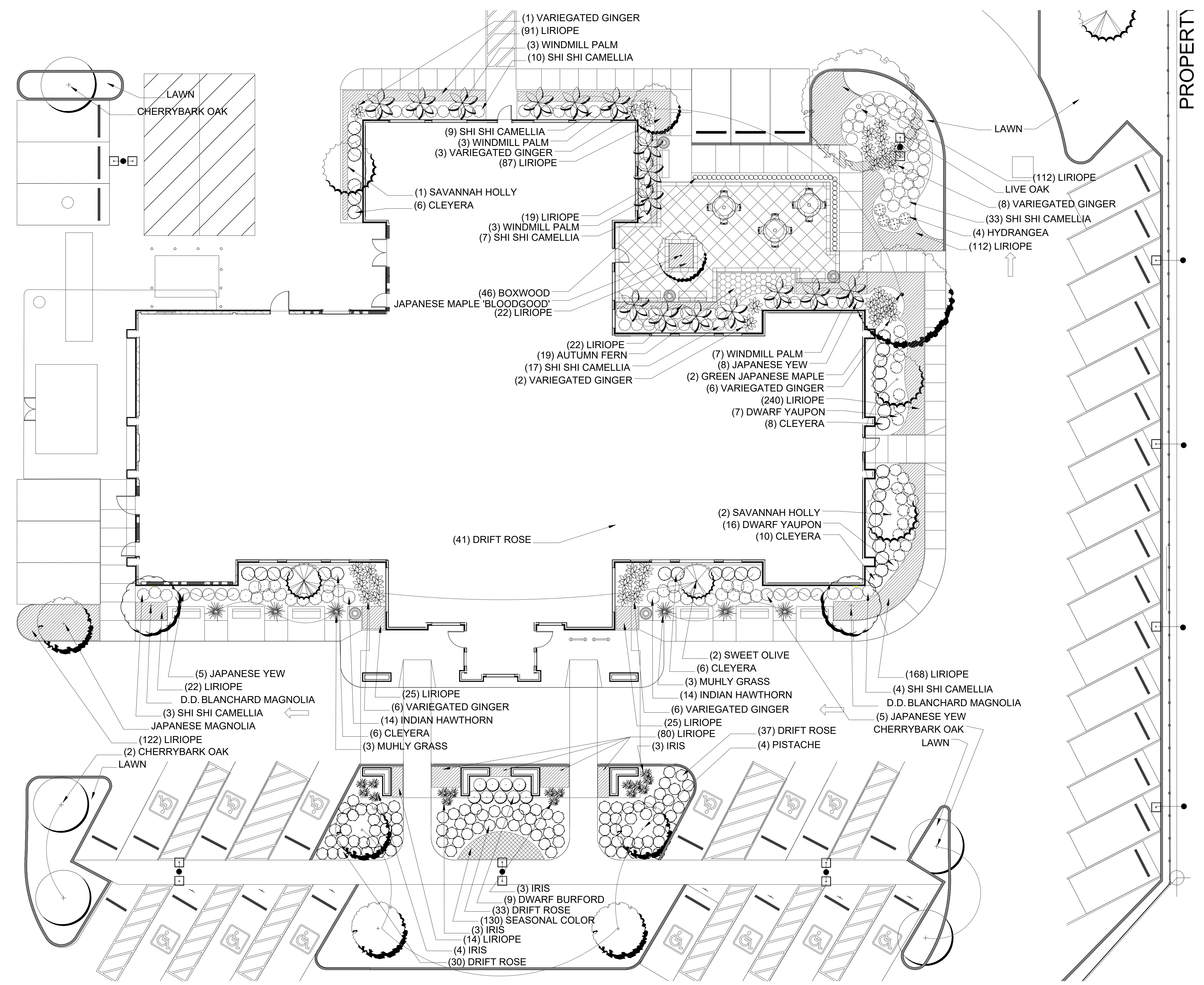
BUILDING PLANTING PLAN
SFM / PERMIT / PRICING SET

LAKE FOREST MANOR, LLC
SUBSTANTIAL REHABILITATION LAKE FOREST MANOR APARTMENTS
1017 LAKE FOREST BLVD
NEW ORLEANS, LOUISIANA, 70127

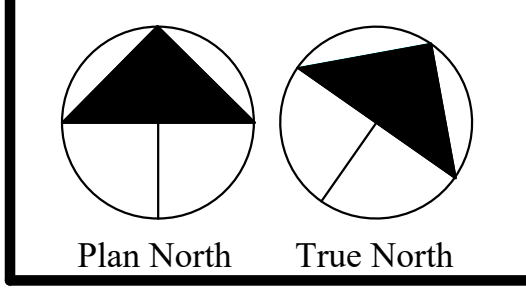
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SHEET NO. **L-2.03**
of # sheets



1 BUILDING PLANTING PLAN
SCALE: 1" = 10'-0"

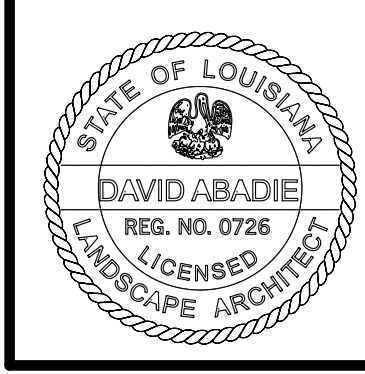


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LANDSCAPE ARCHITECTURE

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Lucas & Usner Consulting Architects, PLLC
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Metairie, LA 70002
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LCA PROJECT NO. 18003



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 Drawn by: DMA
 Checked by: DMA
 Approved by:
 Date: November 12, 2019
 Drawing size: 30 X 42

Revision Schedule	Date	Description
Number	3/9/20	CPC Comments
3		

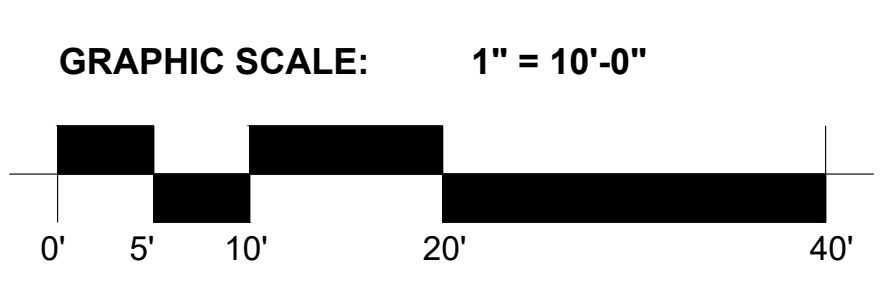
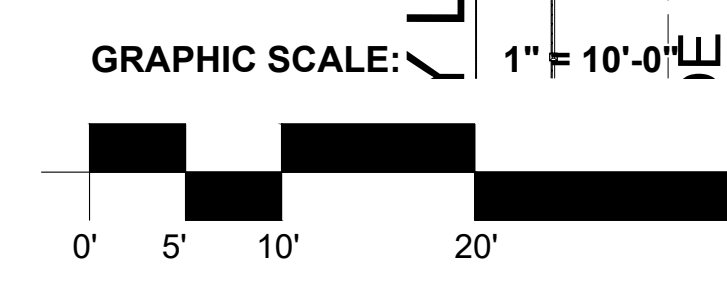
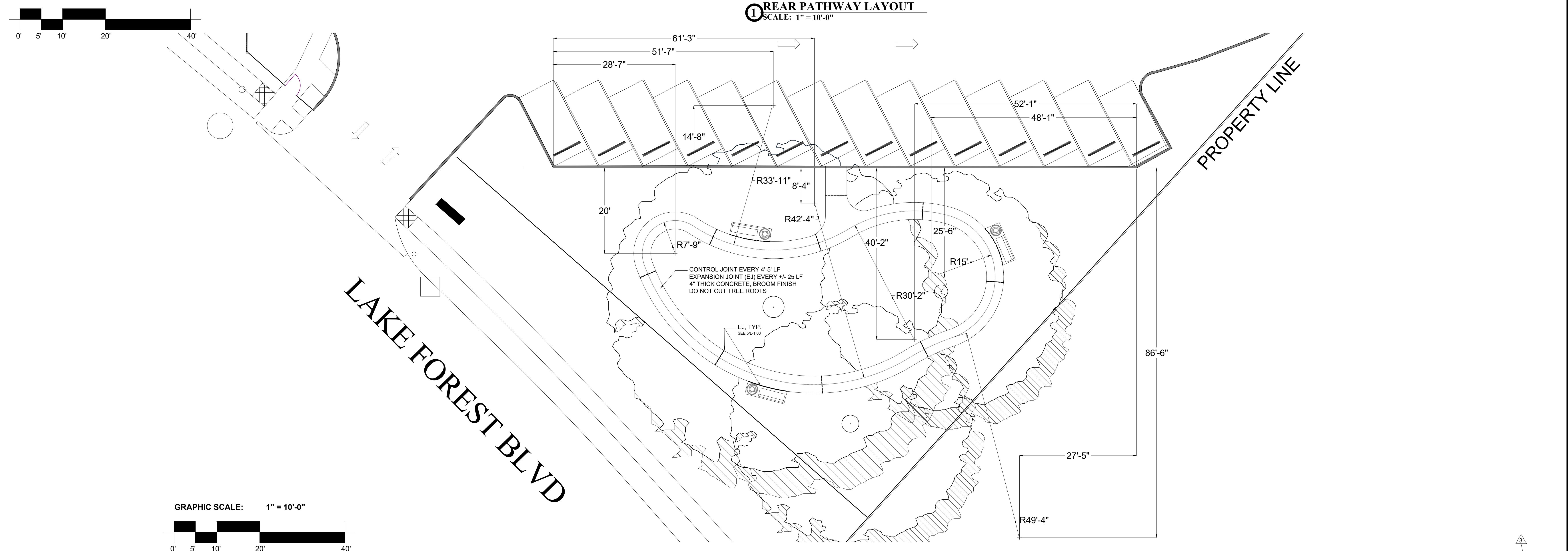
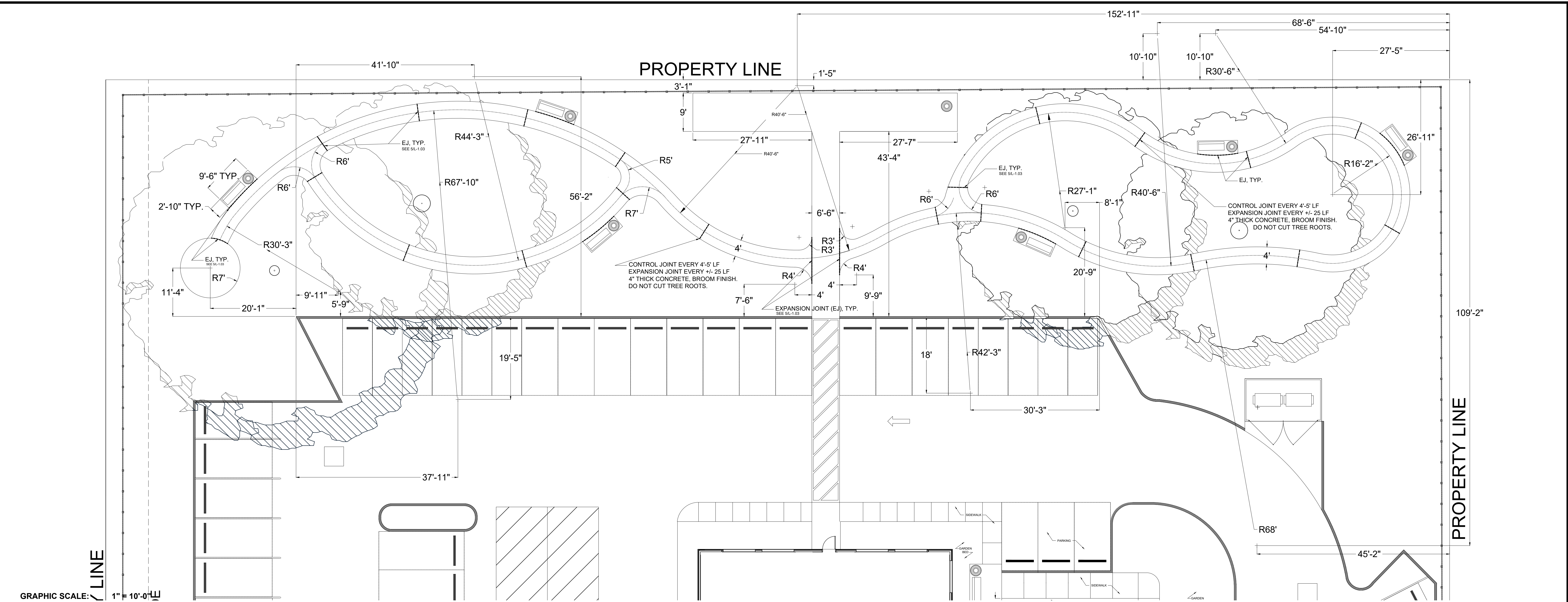
PATHWAY LAYOUT
SFM / PERMIT / PRICING SET

LAKE FOREST MANOR, LLC
SUBSTANTIAL REHABILITATION LAKE FOREST MANOR APARTMENTS
 1010 LAKE FOREST BLVD
 NEW ORLEANS, LOUISIANA 70127

the michael lee studio
 limited liability company
 4127 S. Calhoun
 METAIRIE, LA 70002
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 713.921.2388

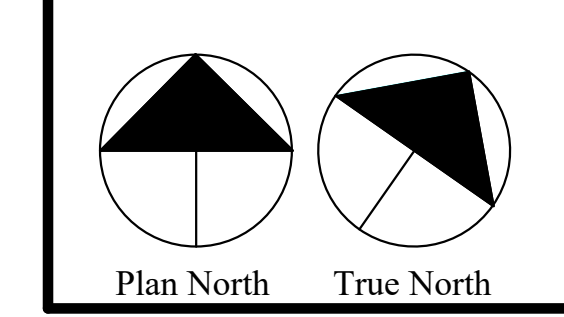
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PROJECT NO. 18008
 SHEET NO. **L-2.04**
 of # sheets



② FRONT PATHWAY LAYOUT
 SCALE: 1" = 10'-0"

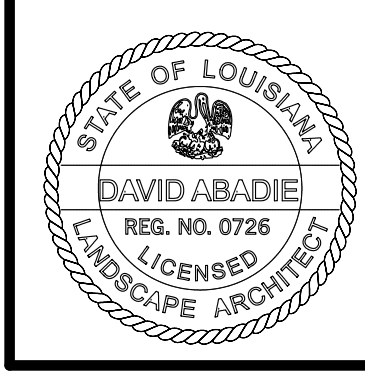
① REAR PATHWAY LAYOUT
 SCALE: 1" = 10'-0"



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 drawn by: DMA
 checked by: DMA
 approved by:
 date: November 12, 2019
 drawing size: 30 X 42

Revision Number	Schedule Description	Date
3	CPC Comments	3/9/20

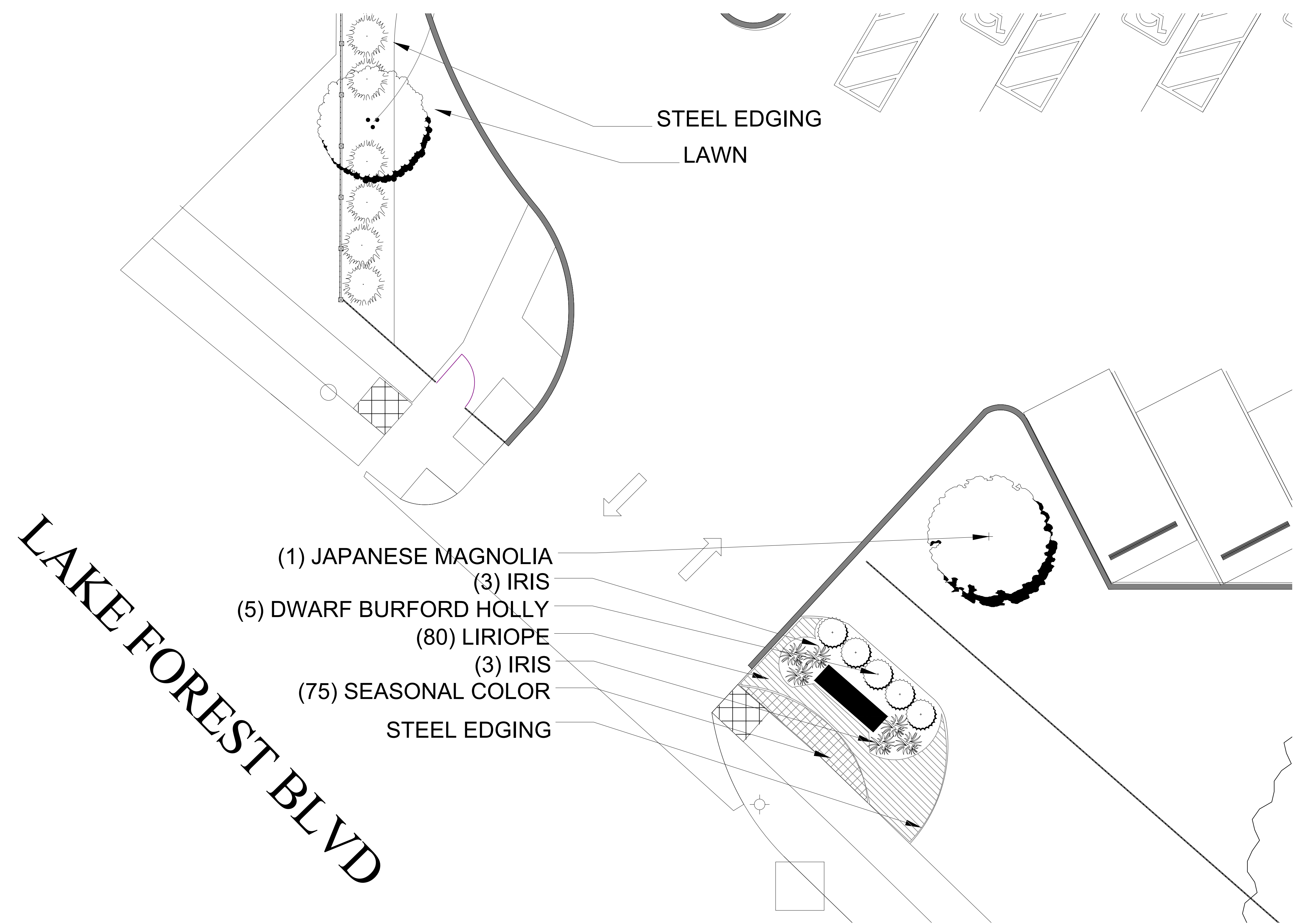
FRONT ENTRY
 PLANTING PLAN
SFM / PERMIT / PRICING SET

LAKE FOREST MANOR, LLC
**SUBSTANTIAL
 REHABILITATION LAKE**
FOREST MANOR APARTMENTS
 1010 LAKE FOREST BLVD.
 NEW ORLEANS, LOUISIANA 70127

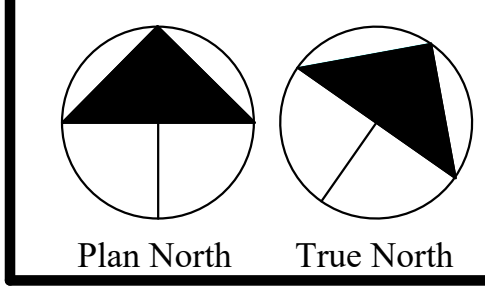
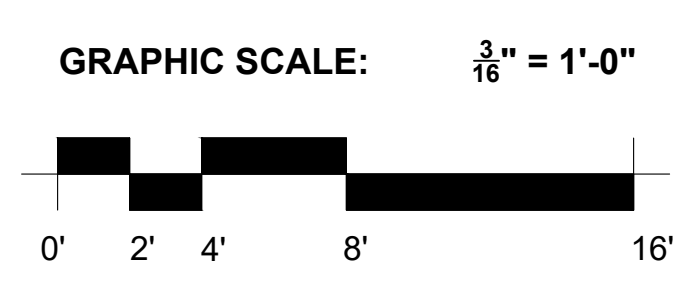
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 18008
 SHEET NO.
L-2.05
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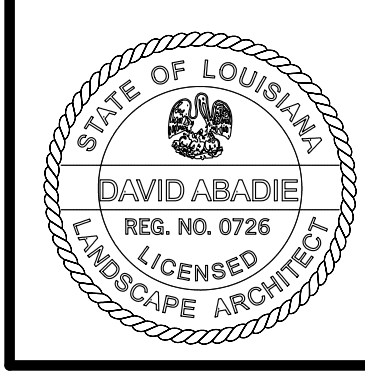
① FRONT ENTRY PLANTING PLAN
 SCALE: 3/16" = 1'-0"



MAGNOLIA LANDSCAPE
 ARCHITECTURE
 3605 GREEN ACRES
 METAIRIE, LA 70003
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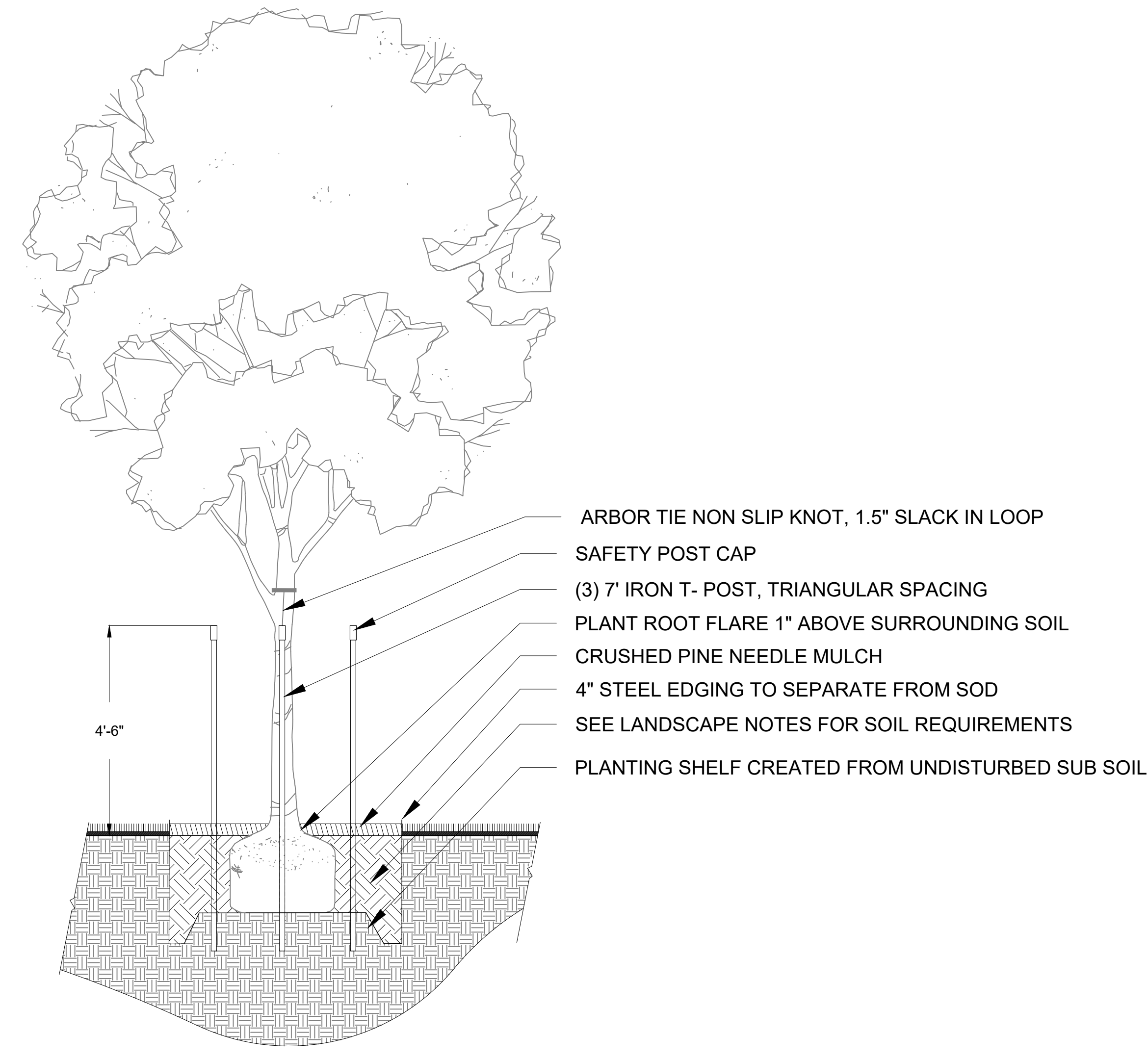
REPLACE ENTIRE SHEET

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 3109 Airline Avenue
 Metairie, LA 70002
 504.885.9900
 LCA PROJECT NO. 18003

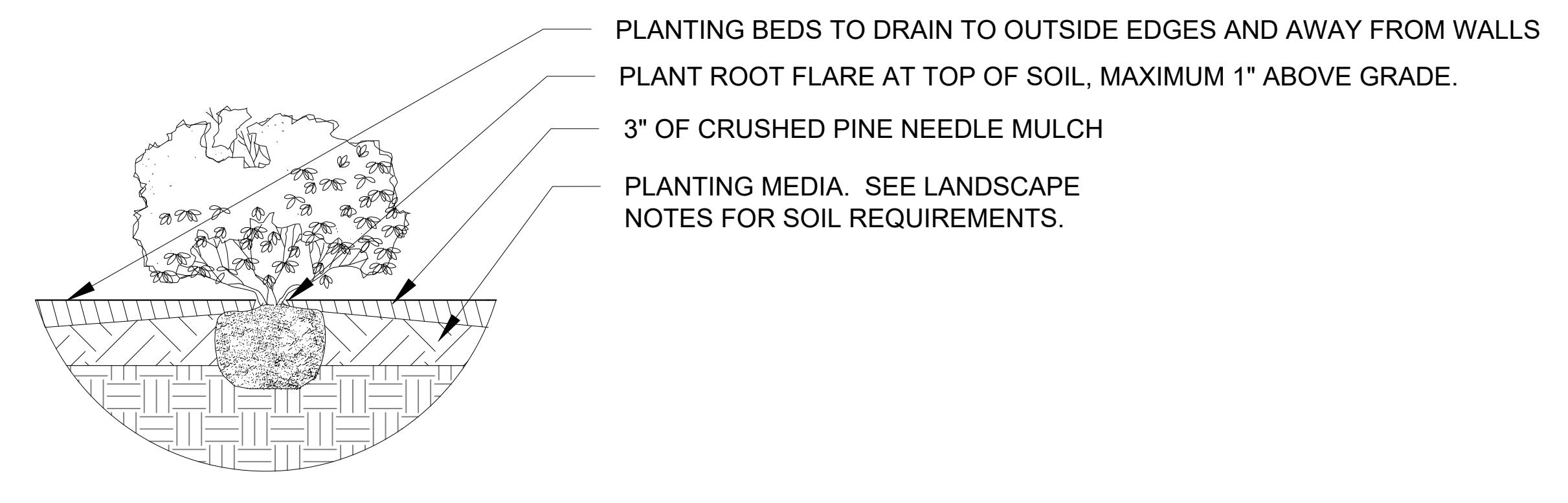


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 approved by:
 date: November 12, 2019
 drawing size: 30 X 42

Revision Number	Schedule Description	Date
3	CPC Comments	3/9/20



1 TREE PLANTING DETAIL
 SCALE: N/A



2 SHRUB PLANTING DETAIL
 SCALE: N/A

TREE AND SHRUB INSTALLATION NOTES:

1. AFTER PLANTING PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, BROKEN OR DEAD BRANCHES.
2. WATER THOROUGHLY WHILE BACKFILLING TO ELIMINATE AIR POCKETS. RE-WATER AFTER PLANTING.
3. REMOVE ANY STRING, TWINE AND TAGS FROM TRUNK AND BRANCHES.
4. PENETRATE SUBSOIL, BUT DO NOT PENETRATE ROOT BALL WITH STAKES.

LANDSCAPING INSTALLATION NOTES:

1. ALL PLANT MATERIAL MUST MEET THE LANDSCAPE ARCHITECT'S SPECIFICATIONS FOR PLANT SPECIES AND SIZE NOTED WITHIN THE PLANT MATERIAL SCHEDULE ON PAGE L-2.01. ANY CHANGES MUST BE AUTHORIZED BY THE LANDSCAPE ARCHITECT AND / OR THE OWNER OF THE PROPERTY.
2. ALL PLANT MATERIAL MUST BE HEALTHY AND FREE OF DISEASE BEFORE PLANTING.
3. PLANTING AREAS MUST BE MULCHED WITH GRADE 'A' CRUSHED PINE NEEDLE MULCH TO 3" IN DEPTH.
4. ALL LANDSCAPING SHALL BE GUARANTEED AND MAINTAINED WEEKLY UNTIL THE DATE OF THE PERMISSION TO OCCUPY PROJECT MORTGAGES. THESE PLANTS AND TREES MUST BE MAINTAINED IN A HEALTHY AND NEAT MANNER AT ALL TIMES; THIS SHALL INCLUDE WATERING, MOWING, EDGING, PRUNING, FERTILIZING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING.
5. LANDSCAPING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIALS OR PLANTS NOT PART OF THE LANDSCAPING.
6. LANDSCAPED AREAS WITHIN REQUIRED SITE TRIANGLES MUST MAINTAIN UNOBSTRUCTED VISIBILITY BETWEEN 3 AND 6 FEET IN HEIGHT.
7. ALL TREES REQUIRE STAKING, TREE STAKING MUST NOT INTERFERE WITH VEHICULAR OR PEDESTRIAN TRAFFIC AND SHALL BE SECURELY FASTENED IN A MANNER AS TO WITHSTAND PRESSURE FROM WINDS.
8. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE PLANT MATERIAL, MANAGEMENT OF THE INSTALLATION OF THE LANDSCAPING AND PLANTING MATERIAL NOR THE HEALTH OF THE PLANT MATERIALS IN THE FUTURE.
9. A SPRINKLER SYSTEM MUST BE INSTALLED FOR ALL GARDEN AND LAWN AREAS. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE TO INSTALL AN AUTOMATIC, PVC POP-UP SPRINKLER SYSTEM TO WATER PLANT MATERIALS AND GRASS ON A DAILY BASIS. SHOP DRAWINGS OF SPRINKLER HEADS, BACK FLOW, VALVES, TIMER AND ANY OTHER MECHANICS REQUESTED TO BE USED BY THE CONTRACTOR MUST BE PROVIDED BEFORE ANY LANDSCAPE INSTALL IS BEGUN. SPRINKLER HEAD LAYOUT, TIMER, BACK FLOW, VALVE LOCATION, MAIN LINE AND LATERAL LINE LOCATIONS MUST BE PROVIDED BEFORE ANY LANDSCAPE INSTALL IS BEGUN.

PLANTING DETAILS
 SFM / PERMIT / PRICING SET

LAKE FOREST MANOR, LLC
 SUBSTANTIAL
 REHABILITATION LAKE
 FOREST MANOR APARTMENTS
 1010 LAKE FOREST BLVD.
 NEW ORLEANS, LOUISIANA 70127

the michael lee studio
 limited liability company
 4127 S. Chalmette
 SUITE 105
 ARCHITECTURE INTERIOR DESIGN SPACE PLANNING
 713.921.2388

TMIL'S

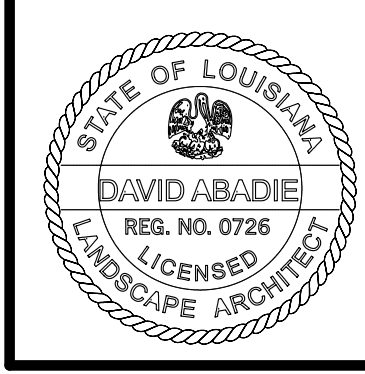
PROJECT NO.
 18008
 SHEET NO.
L-2.06
 of # sheets

MAGNOLIA LANDSCAPE ARCHITECTURE
 3605 GREEN ACRES
 METAIRIE, LA 70003
 PHONE: 504-460-9780
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Lucas & Usner Consulting Architects, PLLC
 3109 Veterans Avenue
 Metairie, LA 70002
 504.885.2980
 LCA PROJECT NO. 18003

REPLACE ENTIRE SHEET



Designed by: DMA
 Drawn by: DMA
 Checked by: DMA
 Approved by:
 Date: November 12, 2019
 Drawing size: 30 X 42

Revision Schedule Number	Description	CPC Comments	Date
3			3/9/20

OVERALL PLANTING PLAN
 SFM / PERMIT / PRICING SET

LAKE FOREST MANOR, LLC
 SUBSTANTIAL REHABILITATION LAKE FOREST MANOR APARTMENTS
 100 LAKE FOREST BLVD., SUITE 100
 NEW ORLEANS, LOUISIANA, 70117

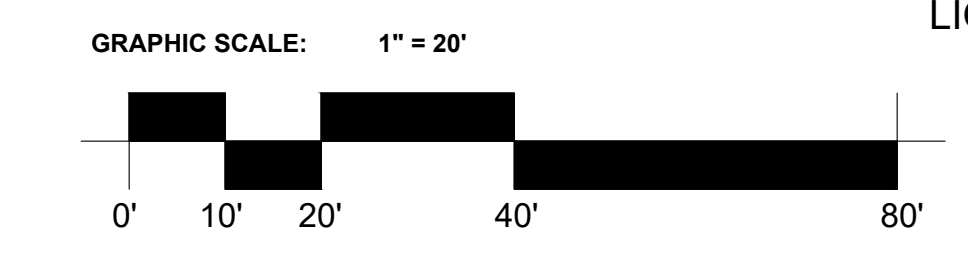
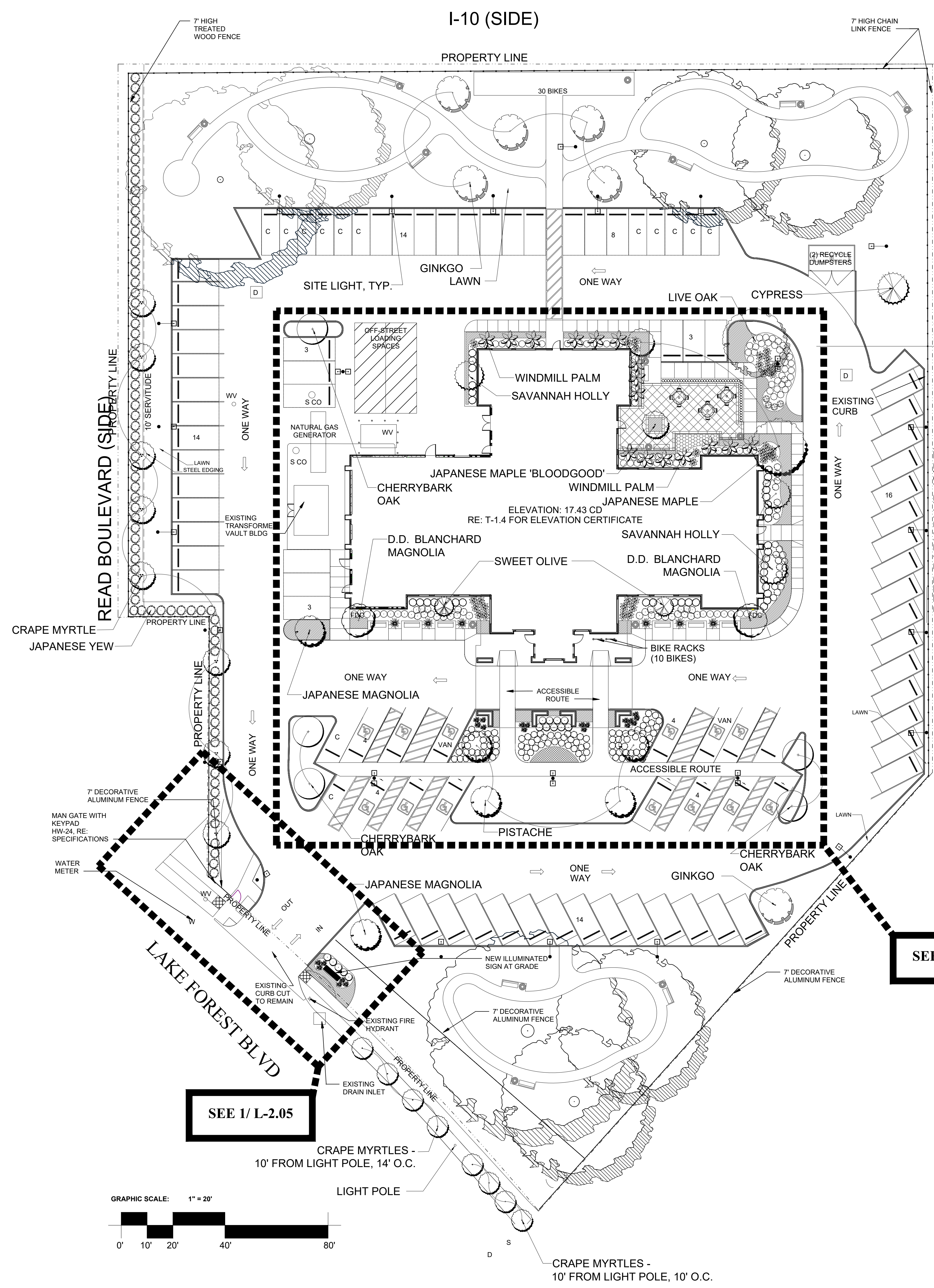
the michael lee studio
 limited liability company
 417 S. Claiborne Avenue
 Metairie, LA 70002
 ARCHITECTURE INTERIOR DESIGN SPACE PLANNING
 504.885.1111
 713.992.1388

TMIS

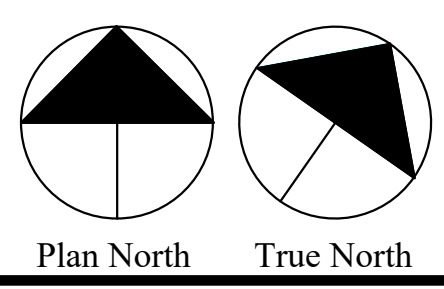
PROJECT NO. 18008
 SHEET NO. L-2.01
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PLANT MATERIAL SCHEDULE

QUANTITY	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
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	STEEL EDGING	GREEN	4" TALL, AS SHOWN PER PLAN AND 5" DIA. CIRCLE TO SEPARATE TREES FROM GRASS AREAS.
	ST. AUGUSTINE	GRADE 'A'	RE-SOD ALL LAWN AREAS
	MULCH	CRUSHED PINE NEEDLES, 3" THICK	



OVERALL PLANTING PLAN
 SCALE: 1" = 20'-0"



PARKWAYS APPROVED
 9 MARCH 2020

[Signature]

REPLACE ENTIRE SHEET



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 LCA PROJECT NO. 18003