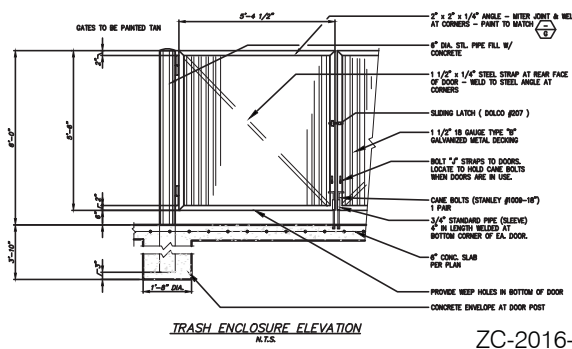
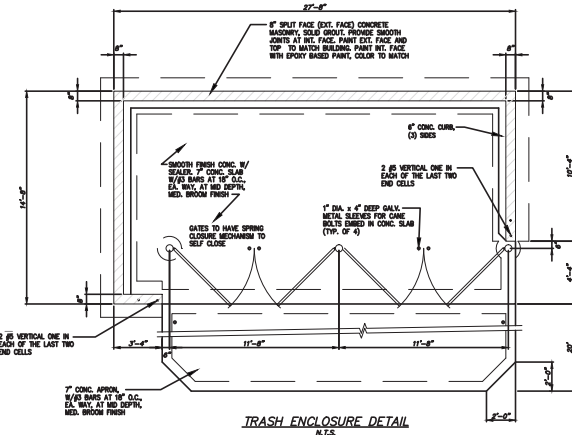


NOTE:
6 EXISTING OAK TREES
SHALL BE REMOVED.

SITE INFORMATION	
BUILDING AREA	2,660 SF
OUTDOOR SEATING AREA	0 SF
LOT AREA	42,855 SF; 0.984 ACRES
LOT COVERAGE	71.8%
IMPERVIOUS AREA	12,083 SF
ZONING	PD (PLANNED DEVELOPMENT)
CURRENT USE	PARKING LOT
PROPOSED USE	RESTAURANT W/ DRIVE THRU
REQUIRED PARKING	27 SPACES (1/100 BUILDING SF + 1/100 OUTDOOR SEATING SF)
PROPOSED PARKING	41 SPACES



icon Consulting Engineers, Inc.
Civil Engineers - Designers - Planners
2840 W. Southlake Blvd., Suite 110
Southlake, Tx 76092
Phone: (817) 552-6210
Fax: (817) 778-4845
Engineering Firm Registration Number F-9007

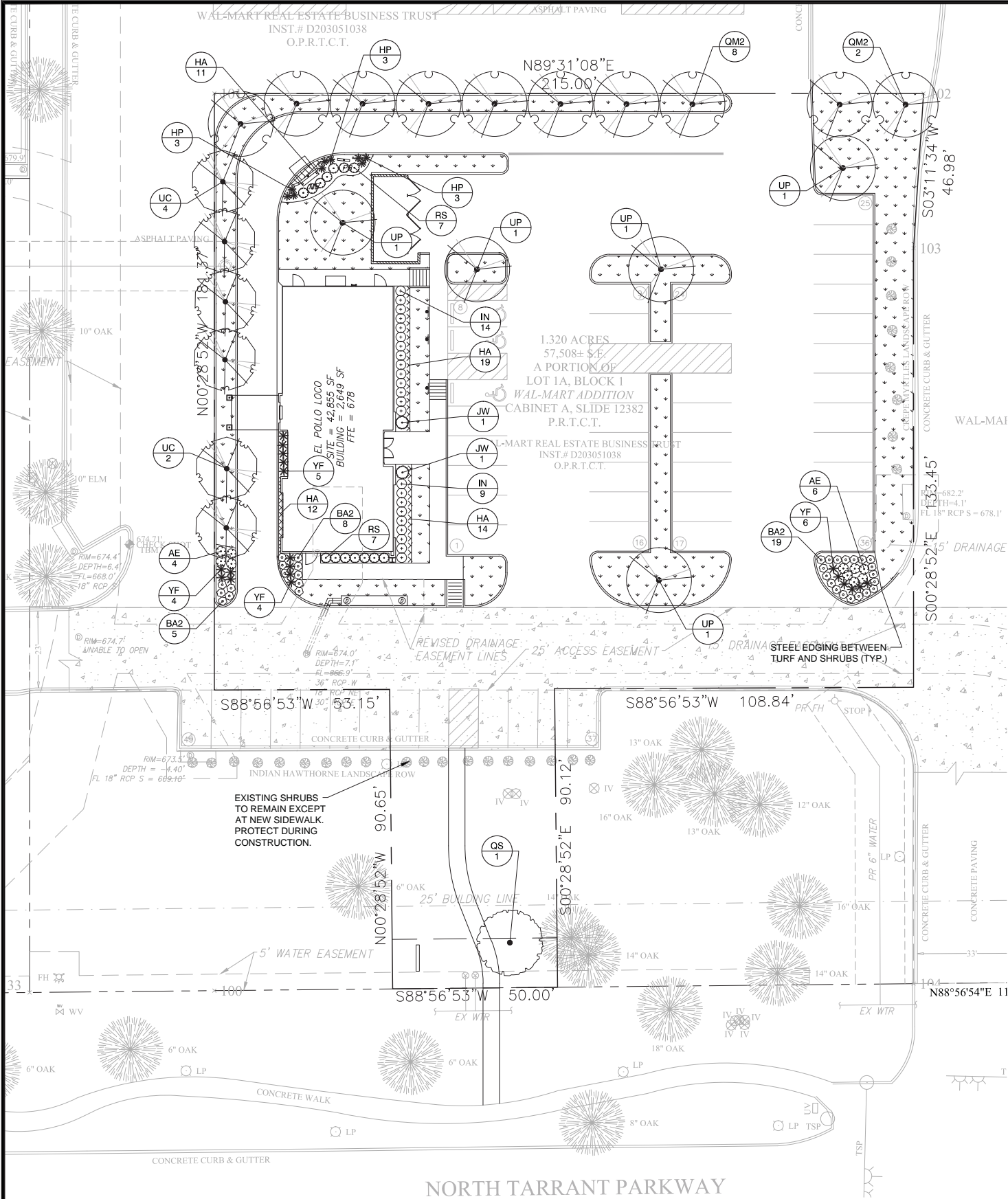


BUILDING TYPE:	----
STORE NUMBER:	#----
DRAWN BY:	ICE
CHECKED BY:	DCG

EL POLLO LOCO
NORTH TARRANT PKWY.
NORTH RICHLAND HILLS, TX

El Pollo Loco
SITE
PLAN
Lot 1A, Block 1
SP-1

ZC-2016-06



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	HEIGHT	QTY
	JW	Juniperus scopulorum 'Wichita Blue' / Wichita Blue Juniper	15 gal		4' minimum	2
	QM2	Quercus muehlenbergii / Chinkapin Oak	B & B	3"Cal	10'-12'	10
	QS	Quercus shumardii / Shumard Red Oak	B & B	3"Cal	10'-12'	1
	UC	Ulmus crassifolia / Cedar Elm	B & B	3"Cal	10'-12'	6
	UP	Ulmus parvifolia / Chinese Elm	B & B	3"Cal	10'-12'	5
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE		SPACING	QTY
	AE	Abelia x grandiflora 'Edward Goucher' / Glossy Abelia	3 gal		36" o.c.	10
	BA2	Berberis thunbergii 'Atropurpurea Nana' / Dwarf Redleaf Japanes Barberry	3 gal		30" o.c.	32
	HP	Hesperaloe parviflora / Red Yucca	3 gal		30" o.c.	9
	IN	Ilex vomitoria 'Nana' / Dwarf Yaupon	3 gal		36" o.c.	23
	RS	Raphiolepis indica 'Snow White' / Snow White Indian Hawthorn	5 gal		36" o.c.	14
	YF	Yucca flaccida 'Ivory Tower' / Ivory Tower Yucca	3 gal		36" o.c.	19
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT		SPACING	QTY
	CD	Cynodon dactylon / Bermuda Grass	sod			7,170 sf
	HA	Hemerocallis x 'Aztec Gold' / Dwarf Evergreen Day Lily	1 gal		18" o.c.	56

GENERAL PLANTING NOTES

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN), BEFORE STARTING WORK. THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- CONSTRUCT AND MAINTAIN FINISH GRADES IN LANDSCAPE AREAS AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 1" BELOW FINISH GRADE IN SOD AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- INSTALL 5 OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC (DuWITT 'PRO-5' OR EQUAL) UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.
- INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING BEDS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
- INSTALL 14G, GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
- HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
- PLANTS MAY BE INSPECTED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTNG OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- SHOULD SEEDDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
- TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2" INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDDED OR RESEEDDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

LANDSCAPE CALCULATIONS

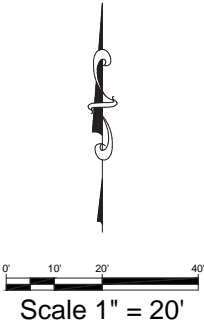
TOTAL SITE AREA:	57,508 SF
LANDSCAPE AREA REQUIRED:	8,626 SF (15% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	24,689 SF (42.9% OF SITE AREA)
LANDSCAPE SETBACK	
15' LANDSCAPE SETBACK REQUIRED ADJACENT TO ROW	15' SETBACK PROVIDED
REQUIRED TREES IN SETBACK - 1 LARGE TREE PER 50' 50 FEET / 50 ÷ 1 = 1 TREE REQUIRED	1 TREES PROVIDED (1 NEW TREE/3 EXISTING TREES)
REQUIRED TREES IN SETBACK - 10 SHRUBS PER 50' 50 FEET / 50 x 10 = 10 SHRUBS REQUIRED	10+ SHRUBS PROVIDED (INCLUDES EXISTING SHRUBS AT PARKING)
PARKING LOT SCREENING PARKING LOTS SHALL BE SCREENED WITH EVERGREEN SHRUBS PLACED AT 3 FEET O.C.	EVERGREEN SHRUB PARKING LOT SCREEN PROVIDED
PARKING LOT LANDSCAPING ONE LARGE TREE PER 20 SPACES REQUIRED 49 SPACES / 20 = 2.5 = 3 LARGE TREES	2 LARGE PARKING LOT TREES PROVIDED
LANDSCAPE ENTRANCES SHALL BE PLANTED WITH SMALL SHRUBS	SMALL SHRUBS AT ENTRANCES PROVIDED
PARKING LOTS SHALL BE AT LEAST 5% LANDSCAPED 18,050 SF x .05 = 905 SF LANDSCAPING REQUIRED	1,115 SF PARKING LOT LANDSCAPING PROVIDED
REPLACEMENT TREES REQUIRED 64 CALIPER INCHES / 3 = 21.33 = 22 TREES	22 REPLACEMENT TREES PROVIDED

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

ROOT BARRIERS

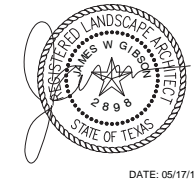
THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.



NORTH TARRANT PARKWAY

NOTE:
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORE STATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. AS SUCH THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED IMPROVEMENTS AND UTILITY CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION TO ASCERTAIN EXACT MATERIALS, LOCATIONS, ELEVATIONS, ETC. AND THEIR POTENTIAL CONFLICT WITH PROPOSED IMPROVEMENTS. GC SHALL CONSULT WITH CONSTRUCTION MANAGER AND ENGINEER AS APPROPRIATE BEFORE PROCEEDING WITH WORK.

Consulting Engineers, Inc.
Civil Engineers - Designers - Planners
2840 W. Southlake Blvd., Suite 110
Southlake, Tx 76092
Phone: (817) 552-6210
Fax: (817) 778-4845
Engineering Firm Registration Number F-9007



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BUILDING TYPE:	----
STORE NUMBER:	#----
DRAWN BY:	ICE
CHECKED BY:	DOG

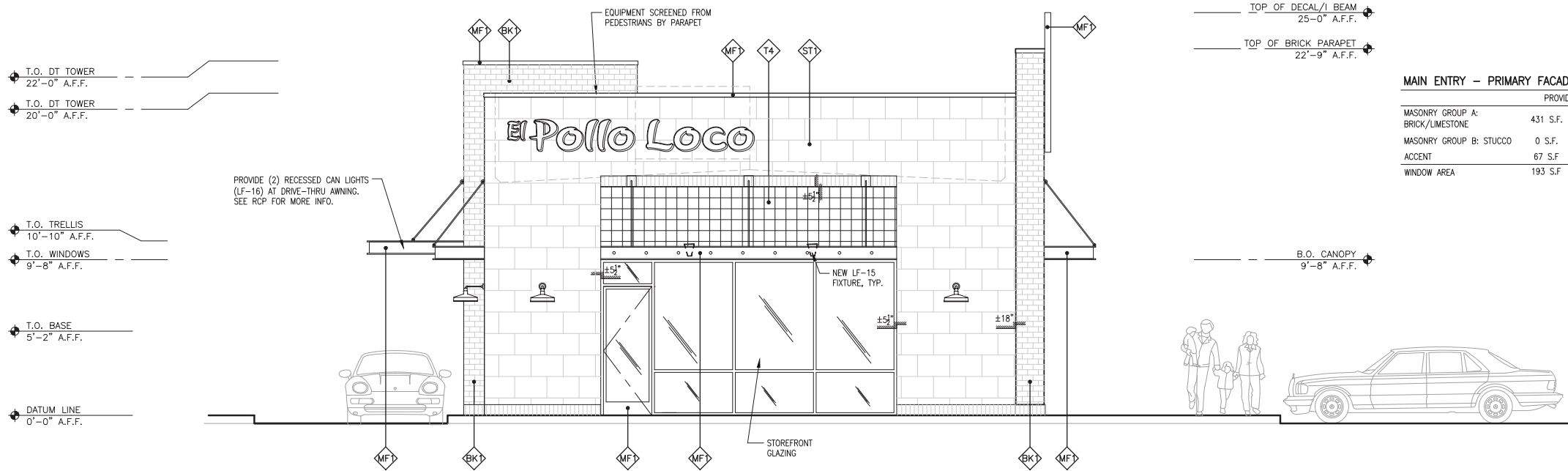
EL POLLO LOCO
NORTH TARRANT PKWY.
NORTH RICHLAND HILLS, TX



LANDSCAPE
PLANTING

LP-1

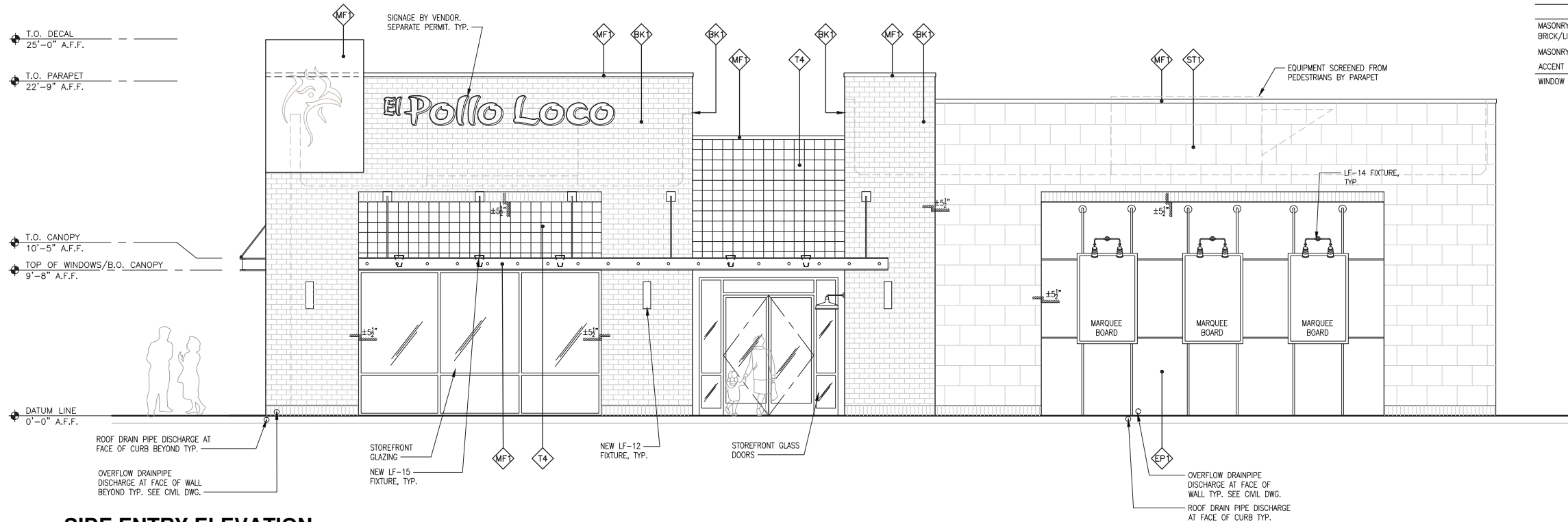
PLOT DATE:



MAIN ENTRY - PRIMARY FACADE			498 S.F.	
	PROVIDED	MIN.	MAX.	
MASONRY GROUP A:				
BRICK/LIMESTONE	431 S.F.	86%	70%	100%
MASONRY GROUP B: STUCCO	0 S.F.	0%	0%	30%
ACCENT	67 S.F.	13%	0%	15%
WINDOW AREA	193 S.F.	38%		

FRONT ELEVATION

SCALE: 1/4" = 1'-0"



MAIN ENTRY - PRIMARY FACADE			1,415 S.F.	
	PROVIDED	MIN.	MAX.	
MASONRY GROUP A:				
BRICK/LIMESTONE	1020 S.F.	71%	70%	100%
MASONRY GROUP B: STUCCO	257 S.F.	18%	0%	30%
ACCENT	138 S.F.	10%	0%	15%
WINDOW AREA	252 S.F.			

SIDE ENTRY ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND

- EP1 SHERWIN WILLIAMS - SW 7017 DORIAN GRAY
STUCCO = EXTERIOR GRADE EGGSHELL FINISH
DOORS = EXTERIOR GRADE SEMI-GLOSS FINISH
- EP2 DUNN EDWARDS - DE6376 LOOKING GLASS
EXTERIOR GRADE EGGSHELL FINISH
- BK1 McNeor BRICK & BLOCK - STD. SPLIT (1 1/4" THK.),
SANDMOLD SERIES-TVQJ
CONTACT: RESOURCE BUILDING MATERIALS (949) 855-9994
SPEC MIX TYPE #213 SLATE; JOINT WIDTH: 1/8"
- ST1 CORONADO - COLOSSEUM TRAVERTINE 16" x 24" x 1" - BLACK FOREST
MORTAR: CUSTOM BLDG. PRODUCTS #370 DOVE GRAY; JOINT WIDTH: 3/8"
- T4 CEMENT TILE SHOP - PACIFIC CLASSIC COLLECTION, PATCHWORK 8" x 8"
RANDOMLY MIX THE FOLLOWING COLORS:
25% BLACK & WHITE, 25% RED, 25% BLUE, 25% YELLOW
CONTACT: CUSTOMER SERVICE (800) 704-2701
GROUT: MAPEI 19 PEARL GRAY; JOINT WIDTH: 1/16"
- MF1 HOT-ROLLED STEEL - BLACKENED (GUN BLUE) BY VENDOR.
FLASHING: PAINT TO MATCH (FLAT BLACK)
- AW1 AWNINGS BY VENDOR: FINISH TO MATCH MF-1



ARMET DAVIS NEWLOVE &
ASSOCIATES, AIA ARCHITECTS

1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

REV. DATE DESCRIPTION

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EXPIRES 01/31/2017

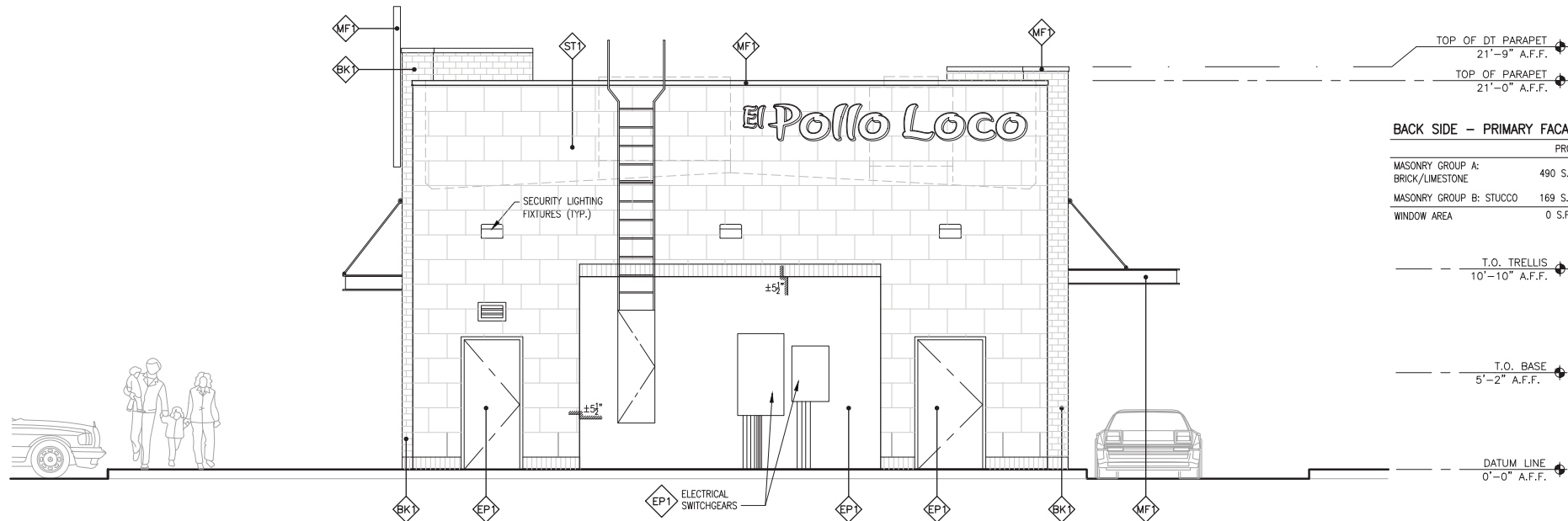
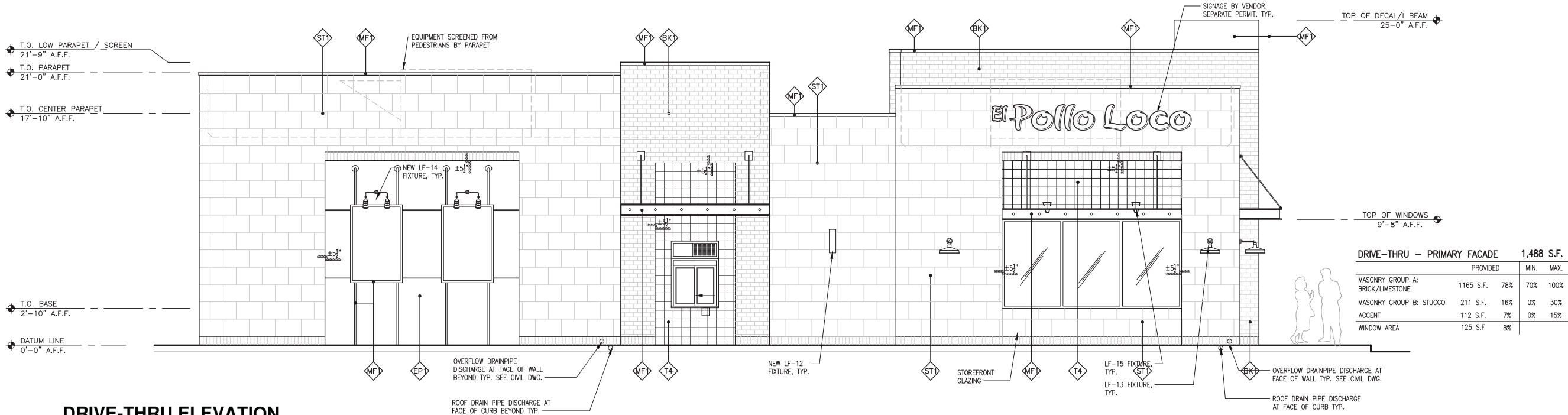


LOCATION
V2660-PROTOTYPE STD.
STORE #6149
TARRANT PKWY. & DAVIS BLVD.
N. RICHLAND HILLS, TX 76182

DATE
05/03/16
JOB NO.
16-6149
DRAWN BY
CW
CHECKED BY
PD/TF

ELEVATIONS - HDSP 2600

A4



REAR ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND

- EP1 SHERWIN WILLIAMS - SW 7017 DORIAN GRAY
STUCCO = EXTERIOR GRADE EGGSHELL FINISH
DOORS = EXTERIOR GRADE SEMI-GLOSS FINISH
- EP2 DUNN EDWARDS - DE6376 LOOKING GLASS
EXTERIOR GRADE EGGSHELL FINISH
- BK1 McNear BRICK & BLOCK - STD. SPLIT (1 1/4" THK.),
SANDWICH SERIES-TWO
CONTACT: RESOURCE BUILDING MATERIALS (949) 855-9994
SPEC MIX TYPE #213 SLATE; JOINT WIDTH: 1/8"
- ST1 CORONADO - COLOSSEUM TRAVERTINE 16" x 24" x 1" - BLACK FOREST
MORTAR: CUSTOM BLDG. PRODUCTS #370 DOVE GRAY; JOINT WIDTH: 1/8"
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RANDOMLY MIX THE FOLLOWING COLORS:
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EXPIRES 01/31/2017



LOCATION
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JOB NO.
16-6149
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CW
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PD/TF

ELEVATIONS - HDSP 2600

A5



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



SIDE ENTRY ELEVATION

SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	LS-12	4	BEGA-US	66 519	8" X 6" W. X 21-3/4" H. 36W LED TWO SIDED WALL LUMINAIRE ONE LED MODULE WITH ONE 3000K LED ARRAY ON BOTH ENDS OF FIXTURE CLEAR TEMPERED GLASS LENS WITH ANODIZED ALUMINUM REFLECTOR		1	Type LF12 66519.ies	1708	0.75	43.67
	LF-13	4	HI-LITE MANUFACTURING - WAREHOUSE	H-151-12	WITH WHITE INTERIOR AND NO LENS	ONE GE 100 WATT INCANDESCENT LAMP	1	Type LF-13 H-15112-100W INC.IES	1680	0.75	0
	LF-14	5	GE Lighting			LED12DP3LRW93040	1	Type LF14 84400 led12dp3lrw93040_lamp_1cm2011-9886.ies	952	0.75	24.94
	LF-15	9	EATON - INVUE (FORMER COOPER LIGHTING)	VFS-K-B20-3-LED-E1-VAT	ARCHITECTURAL FLOOD LUMINAIRE VERTICAL ASYMMETRIC RECTANGULAR DISTRIBUTION WITH 20 LED'S. 350mA DRIVE CURRENT ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET		20	Type LF15 VFS-K-B20-3-LED-E1-VAT.ies	0	0.75	23.9
	LF-16	9	DMF Lighting	DRD2M7930-DRD2TR6BWH	N/A	N/A	1	Type LF-16DRD2M7930-DRD2TR6BWH.ies	794.8224	0.75	11.7
	LF-17	3	Lithonia Lighting	TWA 100M	GENERAL PURPOSE BUILDING MOUNTED LUMINAIRE, 100W MH, W/ CLEAR LAMP.	ONE 100-WATT CLEAR ED-17 METAL HALIDE, TILTED 22-DEG.	1	Type LF17 TWA_100M.ies	8500	0.75	140
	S1	6	Sternberg Lighting	ML730-CA-136L45T2-MDL05	ML730 Series.MILLENNIA Arm Mount.Black Painted.Type 2 Optic.Clear Acrylic Lens	136 LEDs	1	ML730-CA-136L45T2-MDL05.IES	17946	0.9	234.2
	S2	2	Sternberg Lighting	ML730-CA-136L45T3-MDL05	ML730 Series.MILLENNIA Arm Mount.Black.Type 3 Optic, Clear Acrylic	136 LEDs	1	ML730-CA-136L45T3-MDL05.IES	17887	0.9	469.4
	S3	1	Sternberg Lighting	ML730-CA-136L45T3-MDL05	ML730 Series.MILLENNIA Arm Mount.Black.Type 3 Optic, Clear Acrylic	136 LEDs	1	ML730-CA-136L45T3-MDL05.IES	17887	0.9	234.7

