

SITE DEVELOPMENT PLAN  
FOR

**MOTEL 6**

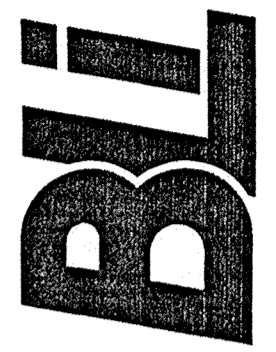
ALBUQUERQUE, NEW MEXICO

OCTOBER, 1996

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Consulting Engineers  
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Albuquerque, New Mexico 87110  
Ph: 505-888-6088 Fax: 505-888-6188



MOTEL 6  
ALBUQUERQUE, NEW MEXICO



REVISIONS:

DATE: 4/5/96

CHECKED BY: D.A.L.

DRAWN BY: D.D.E.

JOB NO: 6031

FILE NO: M6-TITLE.DWG

SHEET NO:

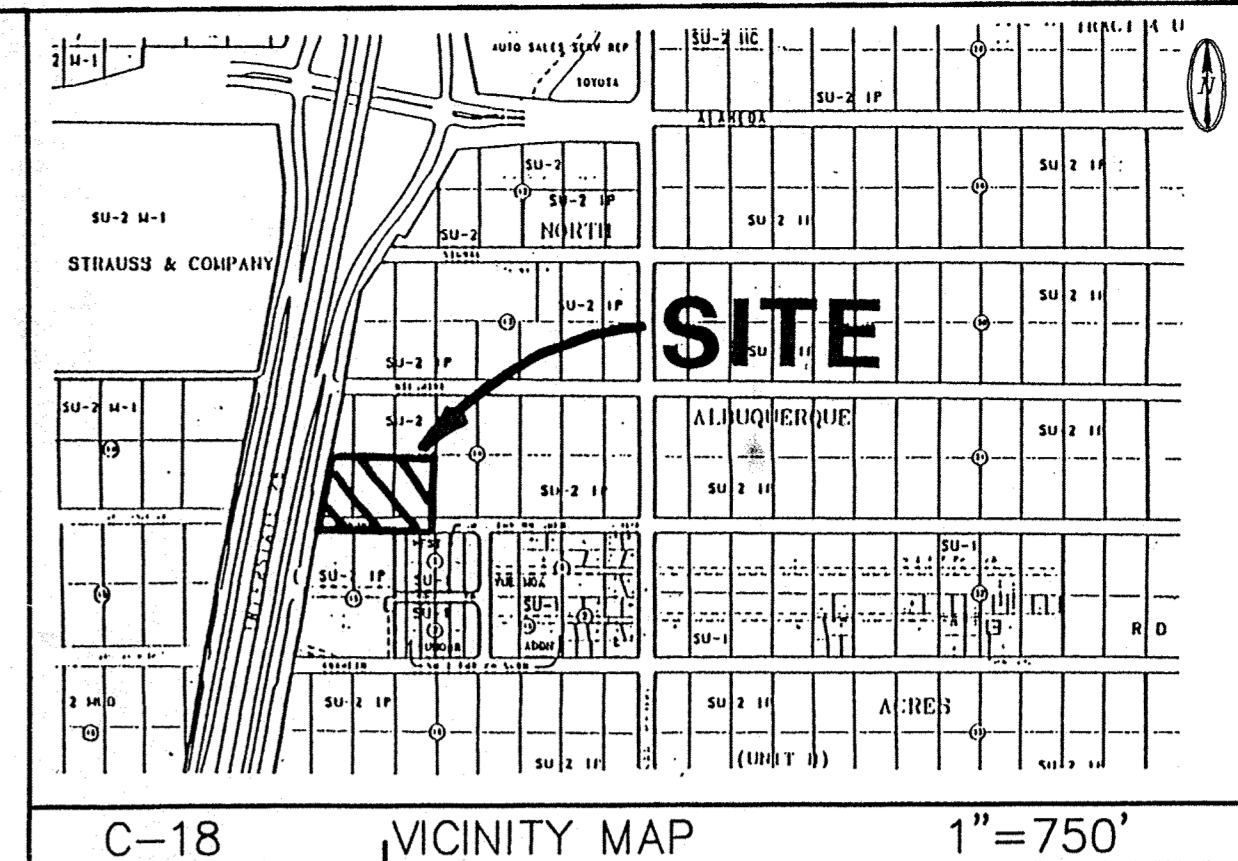
C-1

**LEGEND**

(N 89°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESES
(N 90°00'00" E)	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESCRIBED
●	DENOTES REBAR W/CAP TO BE SET UNLESS OTHERWISE NOTED
—	CHAINLINK FENCE
—	GUARD RAIL FENCE
—	UTILITY FEDESTAL
—	UTILITY POLE (WOOD)
—	ANCHOR
—	OVERHEAD UTILITY LINES
—	SIDEWALK
—	PROPERTY LINE

**CURB CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA
C1	2.00	4.33	124.04
C2	15.00	8.12	3101.10
C3	20.00	22.72	6505.16
C4	2.00	4.33	124.04
C5	15.00	14.90	5654.39
C6	20.00	15.80	4518.26
C7	2.00	3.14	9000.00
C8	2.00	2.87	8219.12
C9	75.00	35.06	2525.19
C10	2.00	3.09	8835.07
C11	97.00	24.51	1428.35
C12	33.00	38.91	6733.54
C13	2.00	3.22	9220.21
C14	31.00	21.16	2346.19
C15	15.00	15.81	6024.07
C16	2.00	4.19	11935.14
C17	2.00	3.13	8940.40
C18	15.00	17.07	6511.45
C19	2.00	4.03	11528.55
C20	2.00	4.28	12233.33
C21	15.00	15.37	5843.29
C22	15.00	14.96	5707.32
C23	2.00	4.28	12234.41
C24	2.00	4.07	11636.53
C25	15.00	16.74	6357.20
C26	15.00	16.28	6211.01
C27	2.00	4.06	11714.45
C28	15.00	23.48	8942.13
C29	2.00	3.14	9000.00
C30	2.00	3.90	11142.14
C31	15.00	17.89	6819.55
C32	15.00	22.64	8628.21
C33	2.00	3.26	9327.58
C34	44.00	34.77	4516.26
C35	55.00	47.04	4859.54
C36	75.00	73.44	5606.09



WILSHIRE AVENUE NE  
60' R/W

**SITE DATA**

ZONING:	SU-2 / IP
AREA:	2,5695 (111,930 SF)
LEGAL DESCRIPTION:	LOT 22-24, BLOCK 14, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES
PROPERTY ADDRESS:	1-25 EAST FRONTAGE ROAD
<b>MOTEL - LOT 22-A</b>	
SITE AREA:	2,1654 ACRES (94,327 sf)
BUILDING AREA:	13,785 SF PER FLOOR 41,355 SF TOTAL
ROOMS:	125
PARKING REQUIRED:	1 SPACE/ROOM
PARKING:	117 REGULAR 8 HANDICAP 125 TOTAL
LANDSCAPED AREA:	16,900 SF (17.9% SITE AREA),
<b>RESTAURANT - LOT 23-A</b>	
SITE AREA:	0,5000 ACRES (21,780 sf)

A SITE SPECIFIC SITE DEVELOPMENT PLAN WILL BE REQUIRED FOR APPROVAL BY DRB WITH A PUBLIC HEARING. IS REQUIRED FOR LOT 23-A PRIOR TO BUILDING PERMIT APPROVAL.

DEVELOPMENT REVIEW BOARD MEMBER APPROVAL  
SITE DEVELOPMENT PLAN APPROVAL FOR  
LOT 22A ONLY. SUBDIVISION APPROVAL FOR  
LOTS 22A, AND 23A:

*Kevin J. Davis* 10-25-96  
DEVELOPMENT REVIEW BOARD CHAIRMAN DATE

*Paul J. Ryan* 10-21-96  
CITY ENGINEER DATE

*Michael D. Dan* 10-22-96  
TRANSPORTATION DEVELOPMENT DATE

*Robert W. Kawa* 10-22-96  
UTILITIES DEVELOPMENT DATE

*Ed Stang* 10-22-96  
PARKS & GENERAL SERVICES DATE

DRB-96-191  
V.96.45

- KEYED NOTES**
- |   |   |
|---|---|
| ① ASPHALT PAVEMENT.                       | SEE PAVEMENT SECTION SHEET C9.                        |
| ② CONCRETE CURB & GUTTER.                 | SEE SHEET C9.   |
| ③ REFUSE ENCLOSURE.                       | SEE SHEET C8.   |
| ④ SAWCUT EXISTING PAVEMENT.               | MATCH NEW PAVEMENT TO EXISTING.                       |
| ⑤ DECELERATION LANE.                      | SEE CITY PUBLIC WORKS DRAWINGS.                       |
| ⑥ SEE SHEET C9 FOR HANDICAP RAMP DETAILS. |   |
| ⑦ 6" CONCRETE SIDEWALK.                   | SEE SHEET C9.   |
| ⑧ 6" SOLID FENCE.                         | SEE SHEET C8.   |
| ⑨ STUCCO RETAINING WALL.                  | SEE SHEET C8.   |
| ⑩ FIRE HYDRANT.                           | SEE UTILITY PLAN.                                     |
| ⑪ CONCRETE ALLEY GUTTER.                  | SEE SHEET C9.   |
| ⑫ DRAINAGE RUNDOWN.                       | SEE GRADING & DRAINAGE PLAN.                          |
| ⑬ 24" CULVERT.                            | SEE GRADING & DRAINAGE PLAN.                          |
| ⑭ CONCRETE SPLASH BLOCK.                  | SEE SHEET C9 (REFER TO BUILDING PLANS FOR LOCATIONS.) |
| ⑮ INSTALL POOL RAILING & GATES            | SEE SHEET A0.2  |

**NOTE:**  
1. RECIPROCAL PRIVATE CROSS ACCESS AND DRAINAGE EASEMENTS TO BE GRANTED ACROSS LOTS 22-A AND 23-A BY REPLAT.  
2. A DRIVEWAY PERMIT IS REQUIRED FROM THE NEW MEXICO STATE HIGHWAY AND TRANSPORTATION DEPT.

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MOTEL 6  
ALBUQUERQUE, NEW MEXICO

SITE PLAN

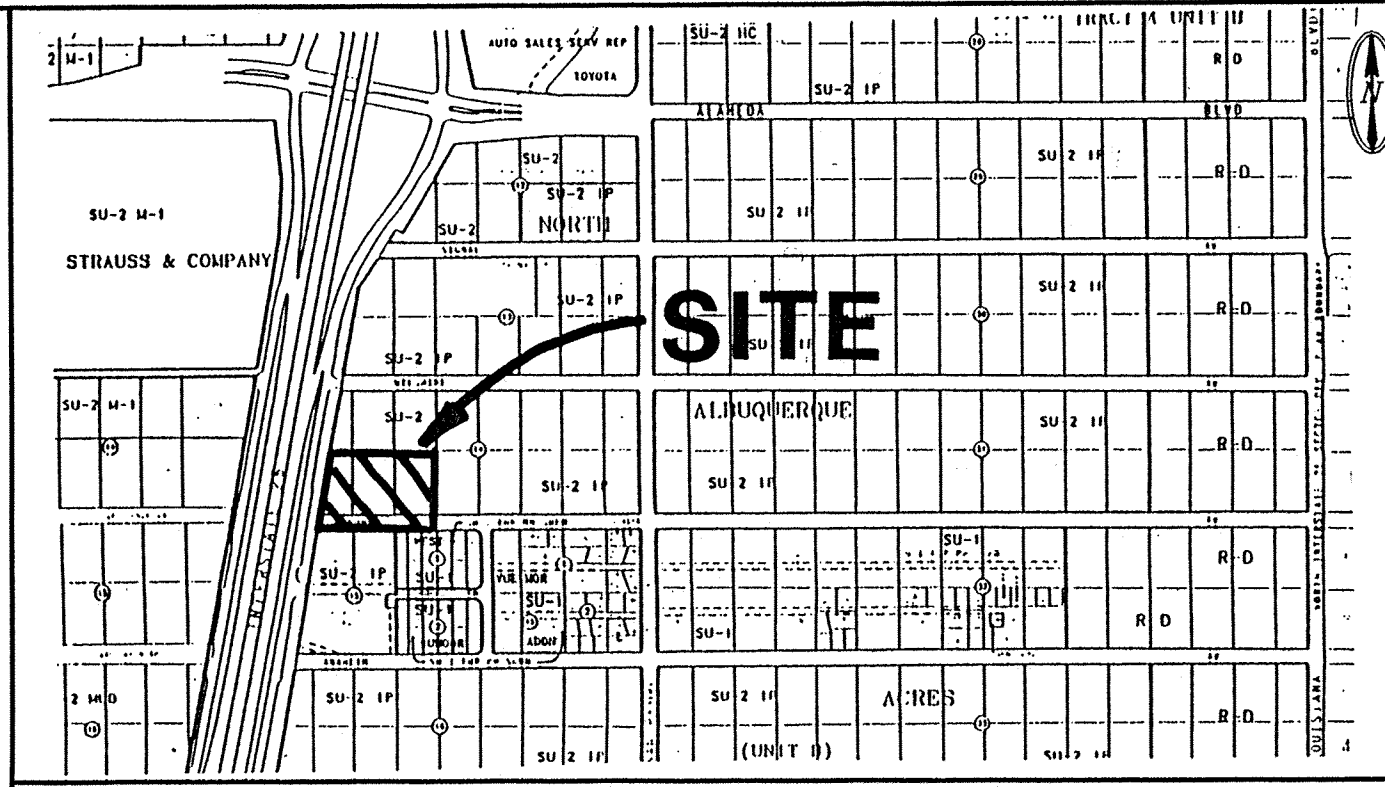


REVISIONS:

DATE:	9-26-96
CHECKED BY:	D.A.L.
DRAWN BY:	MT
JOB NO:	6031
FILE NO:	M6-SITE1.DWG
SHEET NO:	C-2

KEYED NOTES

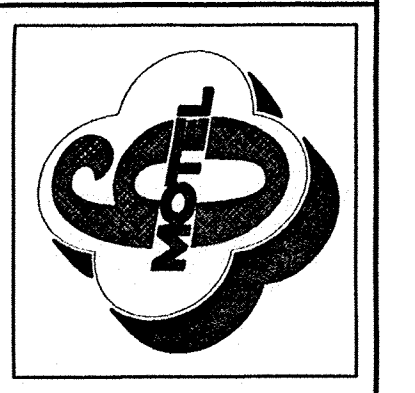
- |  |  |
|--|--|
| ① CONSTRUCT RETAINING WALL. SEE SHEET C 10                                 | ⑪ CONCRETE DRAINAGE RUNDOWN. SEE SHEET C 10            |
| ② CONSTRUCT ALLEY GUTTER. SEE SHEET C 9                                    | ⑫ PROVIDE EROSION CONTROL PAD. SEE SHEET C 10          |
| ③ CONSTRUCT CONCRETE CURB & GUTTER. SEE SHEET C 9                          | ⑬ SPILLWAY SEE SHEET C 10                              |
| ④ ASPHALT PAVEMENT. SEE SHEET C 9  | ⑭ 10" POND DRAINAGE LINE SEE SHEET C 10                |
| ⑤ SEE SHEET C-6 FOR CONTINUATION OF PRIVATE ACCESS ROAD.                   | ⑮ CHAINLINK FENCE @ POND PERIMETER                     |
| ⑥ SPLASH BLOCK - TYPICAL SEE SHEET C 9 (SEE BUILDING PLANS FOR LOCATIONS.) | ⑯ 3" PVC STORM DRAIN SEE SHEET PL-1,P1.8               |
| ⑦ SEE PUBLIC WORKS DRAWING FOR DECELERATION LANE AND DRIVEWAY.             | ⑰ STORM WATER CURB OPENING SEE SHEET C 10              |
| ⑧ SAWCUT EXISTING PAVEMENT. MATCH NEW PAVEMENT TO EXISTING.                | ⑱ CONNECT DOWNSPOUT TO 3" STORM DRAIN - SEE SHEET C 10 |
| ⑨ 24" CULVERT. SEE PUBLIC WORKS DRAWINGS.                                  | ⑲ TEMPORARY RUNDOWN - SEE PUBLIC WORKS DRAWINGS        |
| ⑩ PROVIDE 10' CURB CUT AT DRAINAGE RUNDOWN.                                | ⑳ EXISTING POWER POLES AND OHE TO BE RELOCATED BY PNM  |
|  | ㉑ LOT LINE TO BE VACATED                               |
|  | ㉒ FUTURE JUNCTION BOX                                  |



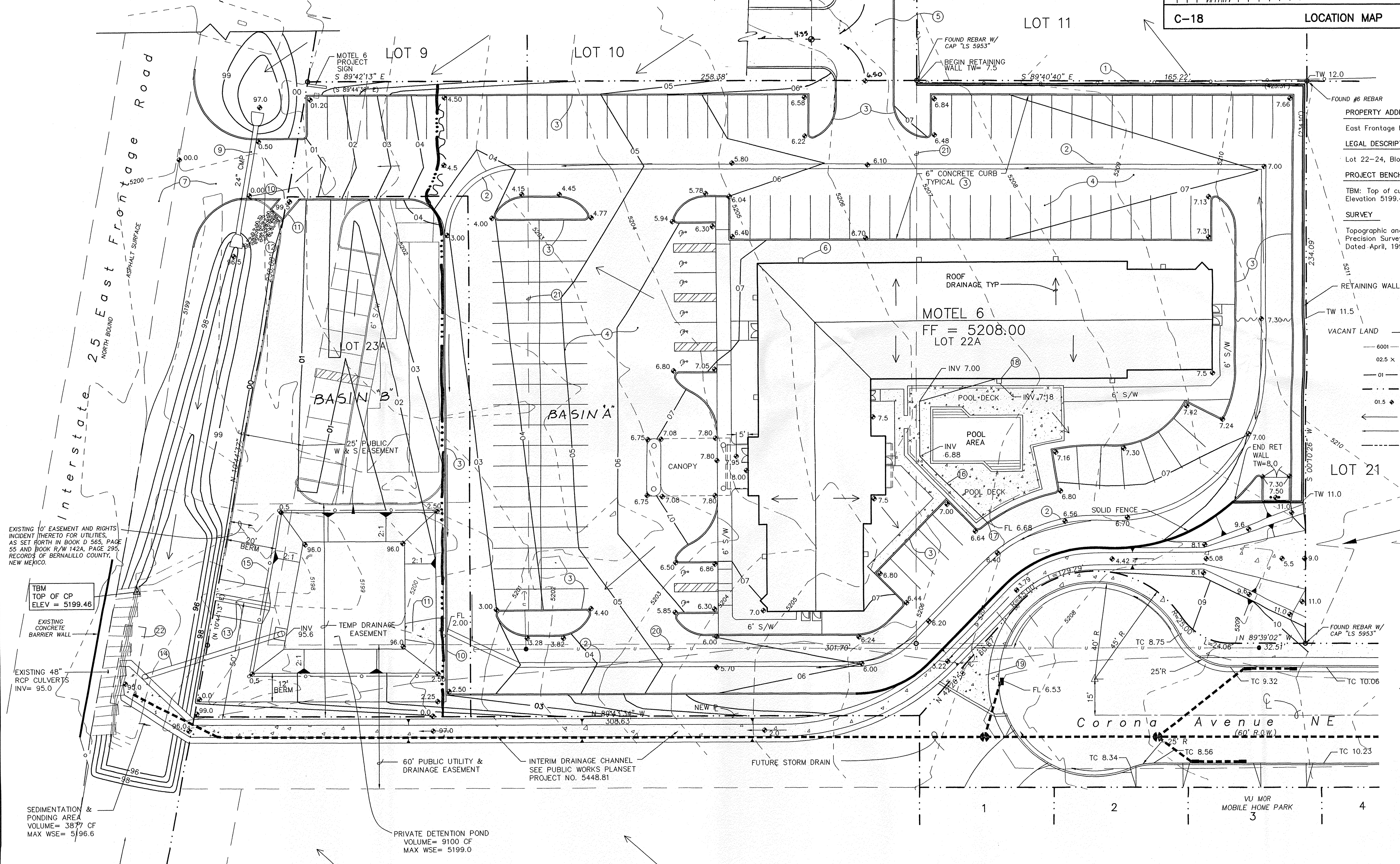
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**MOTEL 6**  
ALBUQUERQUE, NEW MEXICO

**GRADING & DRAINAGE PLAN**



REVISIONS:  
DATE: 9-26-96  
CHECKED BY: D.A.L.  
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FILE NO: M6-G-D.DWG  
SHEET NO: C 3



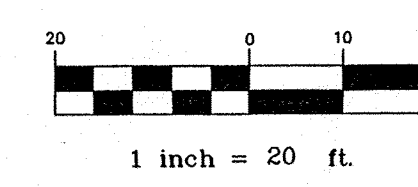
**PROPERTY ADDRESS**  
East Frontage Road NE

**LEGAL DESCRIPTION**  
Lot 22-24, Block 14, Tract A, Unit B, NAA

**PROJECT BENCHMARK**  
TBM: Top of culvert pipe  
Elevation 5199.46 feet

**SURVEY**  
Topographic and Field Measurement by  
Precision Surveys, Inc.  
Dated April, 1996

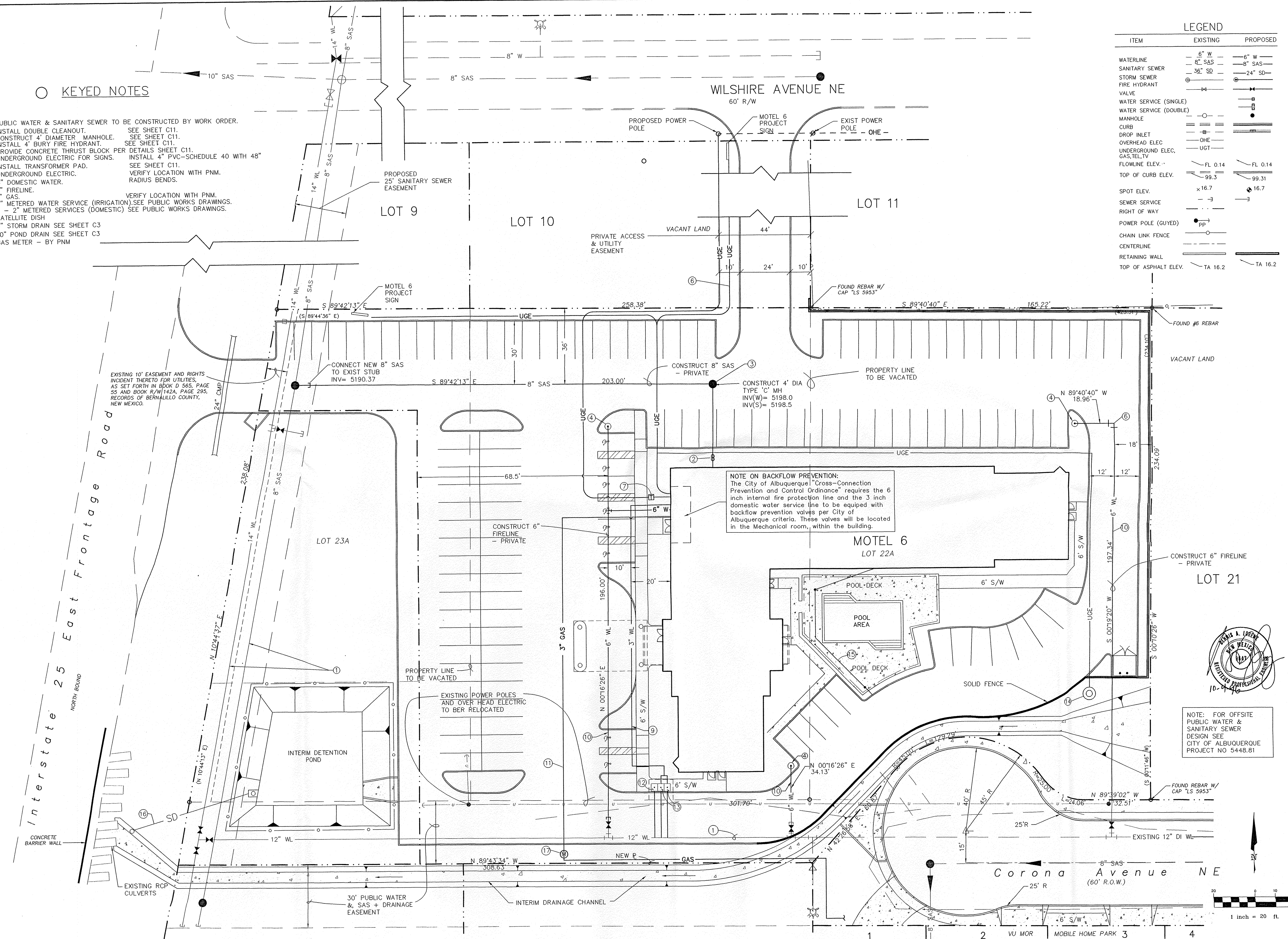
- LEGEND**
- 6001 — EXISTING CONTOUR ELEVATION
  - 02.5 x EXISTING SPOT ELEVATION
  - 01 - PROPOSED CONTOUR ELEVATION
  - ... PROPERTY LINE
  - 01.5 x PROPOSED SPOT ELEVATION
  - ← DIRECTION OF FLOW
  - DRAINAGE SWALE
  - - - DRAINAGE BASIN DIVIDE



KEYED NOTES

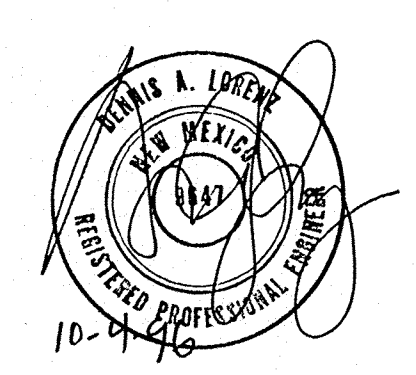
- PUBLIC WATER & SANITARY SEWER TO BE CONSTRUCTED BY WORK ORDER.
- INSTALL DOUBLE CLEANOUT. SEE SHEET C11.
- CONSTRUCT 4" DIAMETER MANHOLE. SEE SHEET C11.
- INSTALL 4" BURY FIRE HYDRANT. SEE SHEET C11.
- PROVIDE CONCRETE THRUST BLOCK PER DETAILS SHEET C11.
- UNDERGROUND ELECTRIC FOR SIGNS. INSTALL 4" PVC-SCHEDULE 40 WITH 48"
- INSTALL TRANSFORMER PAD. SEE SHEET C11.
- UNDERGROUND ELECTRIC. VERIFY LOCATION WITH PNM. RADIUS BENDS.
- 3" DOMESTIC WATER.
- 6" FIRELINE.
- 3" GAS. VERIFY LOCATION WITH PNM.
- 2" METERED WATER SERVICE (IRRIGATION). SEE PUBLIC WORKS DRAWINGS.
- 2 - 2" METERED SERVICES (DOMESTIC) SEE PUBLIC WORKS DRAWINGS.
- SATELLITE DISH
- 3" STORM DRAIN SEE SHEET C3
- 10" POND DRAIN SEE SHEET C3
- GAS METER - BY PNM

LEGEND		
ITEM	EXISTING	PROPOSED
WATERLINE	6" W	6" W
SANITARY SEWER	8" SAS	8" SAS
STORM SEWER	36" SD	24" SD
FIRE HYDRANT		
VALVE		
WATER SERVICE (SINGLE)		
WATER SERVICE (DOUBLE)		
MANHOLE		
CURB		
DROP INLET		
OVERHEAD ELEC		
UNDERGROUND ELEC.		
GAS, TEL, TV		
FLOWLINE ELEV.	FL 0.14	FL 0.14
TOP OF CURB ELEV.	99.3	99.31
SPOT ELEV.	x 16.7	16.7
SEWER SERVICE		
RIGHT OF WAY		
POWER POLE (GUYED)	PP	
CHAIN LINK FENCE		
CENTERLINE		
RETAINING WALL		
TOP OF ASPHALT ELEV.	TA 16.2	TA 16.2



NOTE ON BACKFLOW PREVENTION:  
The City of Albuquerque "Cross-Connection Prevention and Control Ordinance" requires the 6 inch internal fire protection line and the 3 inch domestic water service line to be equipped with backflow prevention valves per City of Albuquerque criteria. These valves will be located in the Mechanical room, within the building.

NOTE: FOR OFFSITE PUBLIC WATER & SANITARY SEWER DESIGN SEE CITY OF ALBUQUERQUE PROJECT NO 5448.81



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**BLI**

MOTEL 6  
ALBUQUERQUE, NEW MEXICO

UTILITY PLAN

REVISIONS:

DATE:	9/26/96
CHECKED BY:	D.A.L.
DRAWN BY:	MT
JOB NO:	6031
FILE NO:	M6-UTIL.DWG
SHEET NO:	C-4

WILSHIRE AVENUE NE

LANDSCAPE NOTES

- 1) All landscape maintenance shall be the responsibility of the owner.
- 2) All landscaping shall be watered by a complete underground irrigation system operated by automatic timer.
- 3) Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Ordinance. Water management is the sole responsibility of the property owner.

LANDSCAPE CALCULATIONS

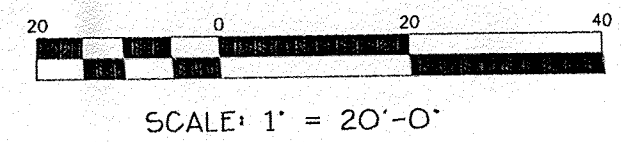
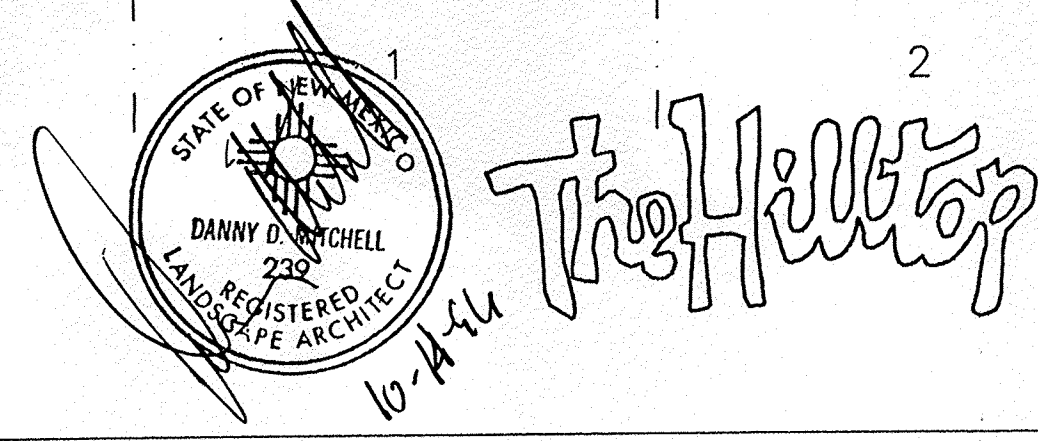
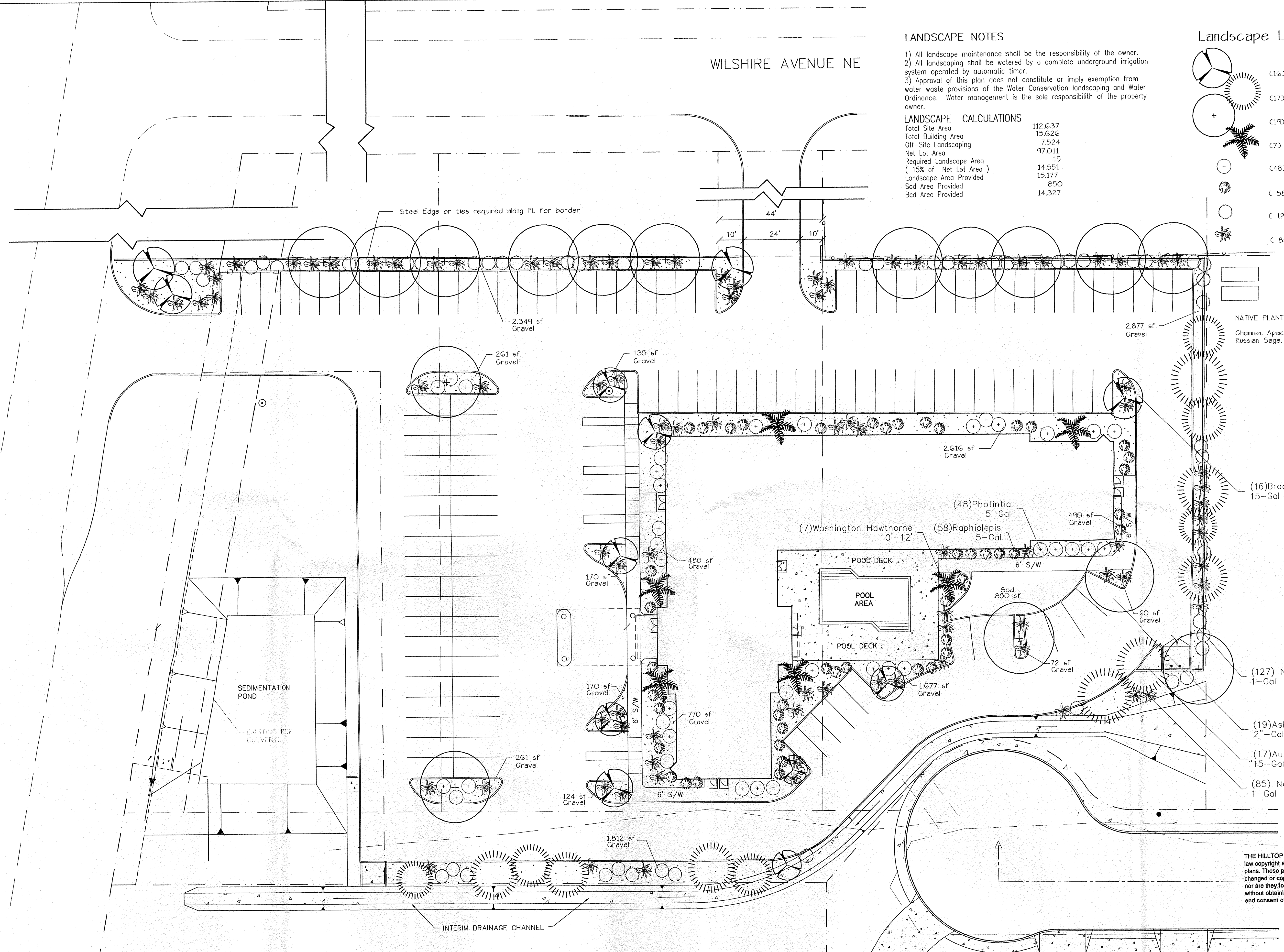
Total Site Area	112,637
Total Building Area	15,626
Off-Site Landscaping	7,524
Net Lot Area	97,011
Required Landscaping Area (15% of Net Lot Area)	14,551
Landscape Area Provided	15,177
Sod Area Provided	850
Bed Area Provided	14,327

Landscape Legend

- (16) 15 Gal Bradford Pear
- (17) 15 Gal Austrian Pine
- (19) 2" Cal Ash
- (7) 10'-12' Washington Hawthorne
- (48) 5 gal Photinia
- (58) 5 gal. Raphiolepis
- (127) 1 gal. Native Shrubs, see list
- (85) 5 Gal Buffalo Juniper
- 3/4" Crushed Grey Gravel with Filter Fabric
- Sod Lawn

NATIVE PLANT LIST

- Chamisa, Apache Plume, Four-Wing Saltbush, Russian Sage, Blue Mist Spirea

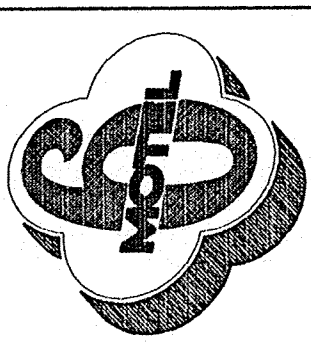


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MOTEL 6  
ALBUQUERQUE, NEW MEXICO

LANDSCAPING PLAN



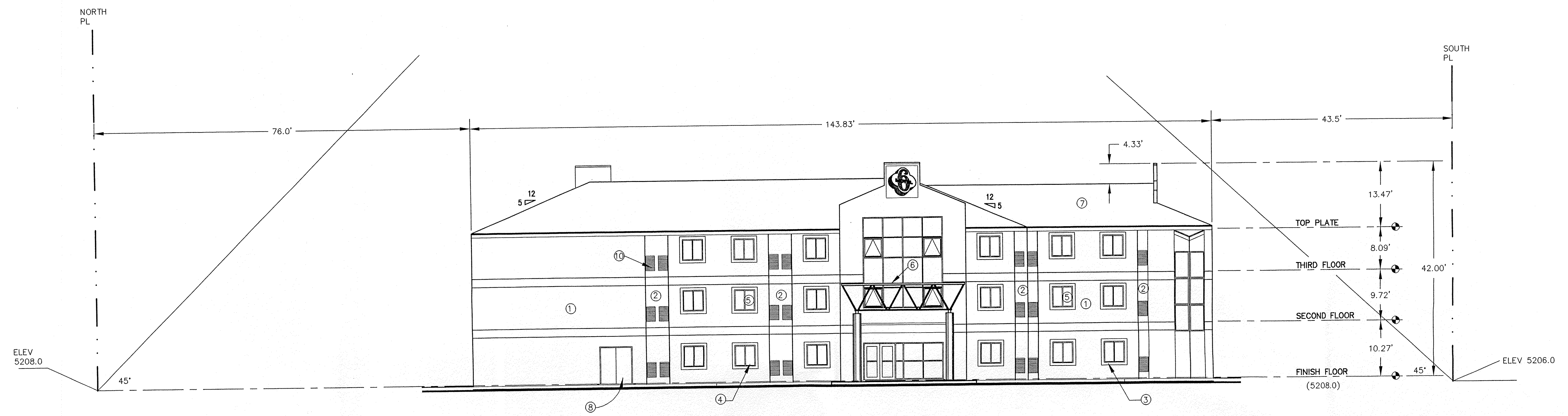
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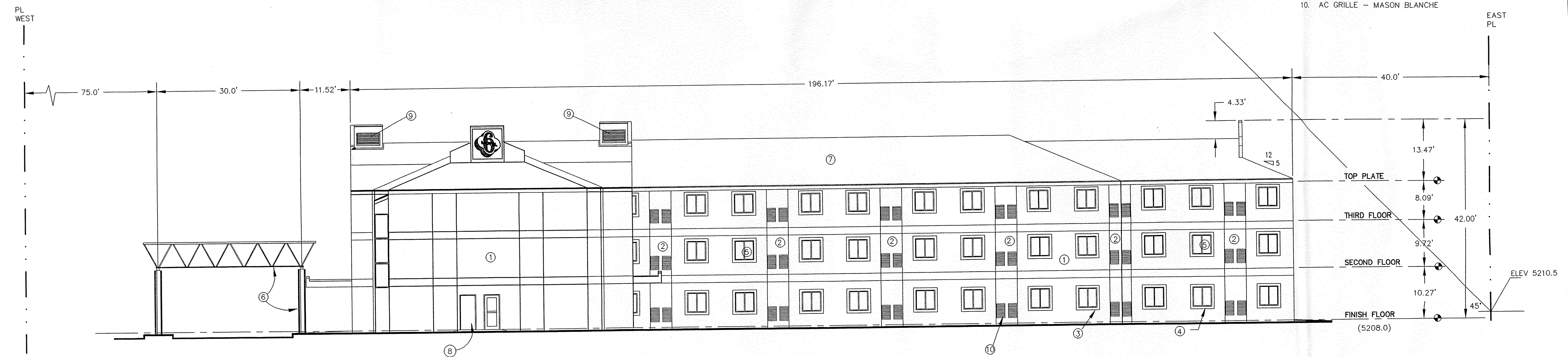
REVISIONS:

DATE:	5/13/96
CHECKED BY:	D.A.L.
DRAWN BY:	A.S.C.
JOB NO:	6031
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SHEET NO:	

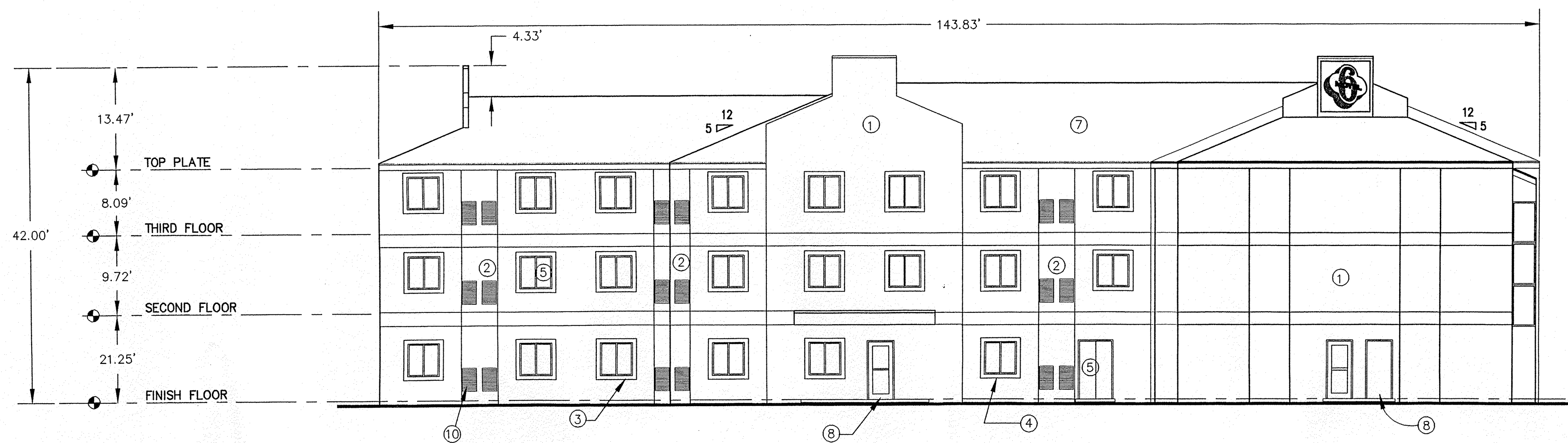


1  
3 WEST ELEVATION  
 SCALE: 1" = 10'

- BUILDING COLORS**
1. STUCCO - OFF WHITE
  2. MASON BLANCHE
  3. MASON BLANCHE TRIM
  4. WHITE ON WHITE WINDOW TRIM
  5. EVERGREEN - LOW "E" GLASS
  6. NAVY BLUE
  7. ASPHALT SHINGLES - BLUE-GREEN
  8. DOORS - OFF WHITE
  9. VENT GRILLE - MASON BLANCHE
  10. AC GRILLE - MASON BLANCHE



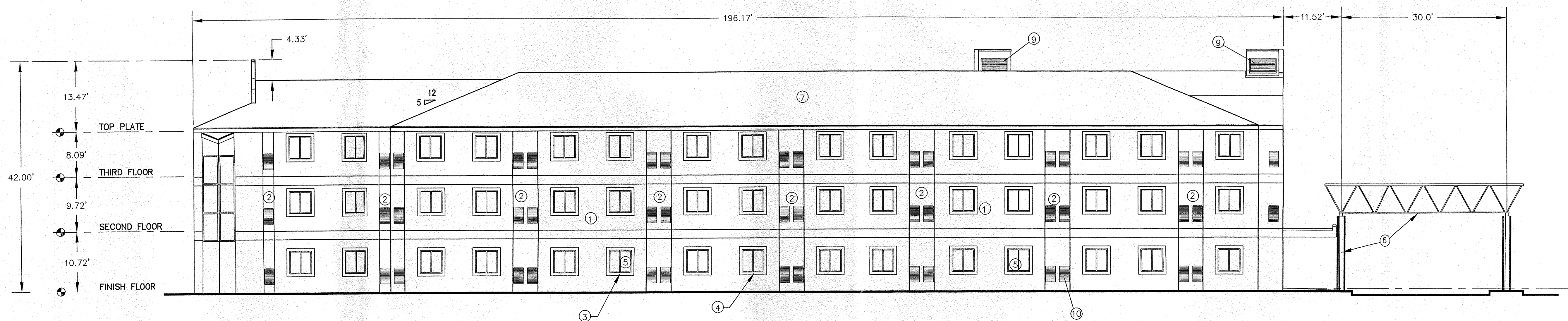
2  
3 SOUTH ELEVATION  
 SCALE: 1" = 10'



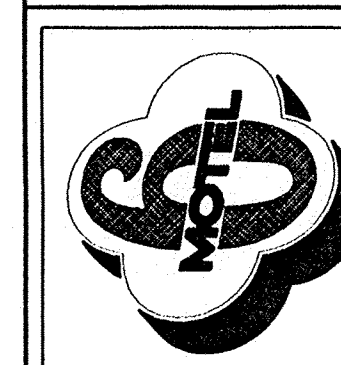
1 EAST ELEVATION  
4 SCALE: 1" = 10'

BUILDING COLORS

1. STUCCO - OFF WHITE
2. MASON BLANCHE
3. MASON BLANCHE TRIM
4. WHITE ON WHITE WINDOW TRIM
5. EVERGREEN - LOW "E" GLASS
6. NAVY BLUE
7. ASPHALT SHINGLES - BLUE-GREEN
8. DOORS - OFF WHITE
9. VENT GRILLE - MASON BLANCHE
10. AC GRILLE - MASON BLANCHE



2 NORTH ELEVATION  
4 SCALE: 1" = 10'



REVISIONS:

DATE: 5/13/96

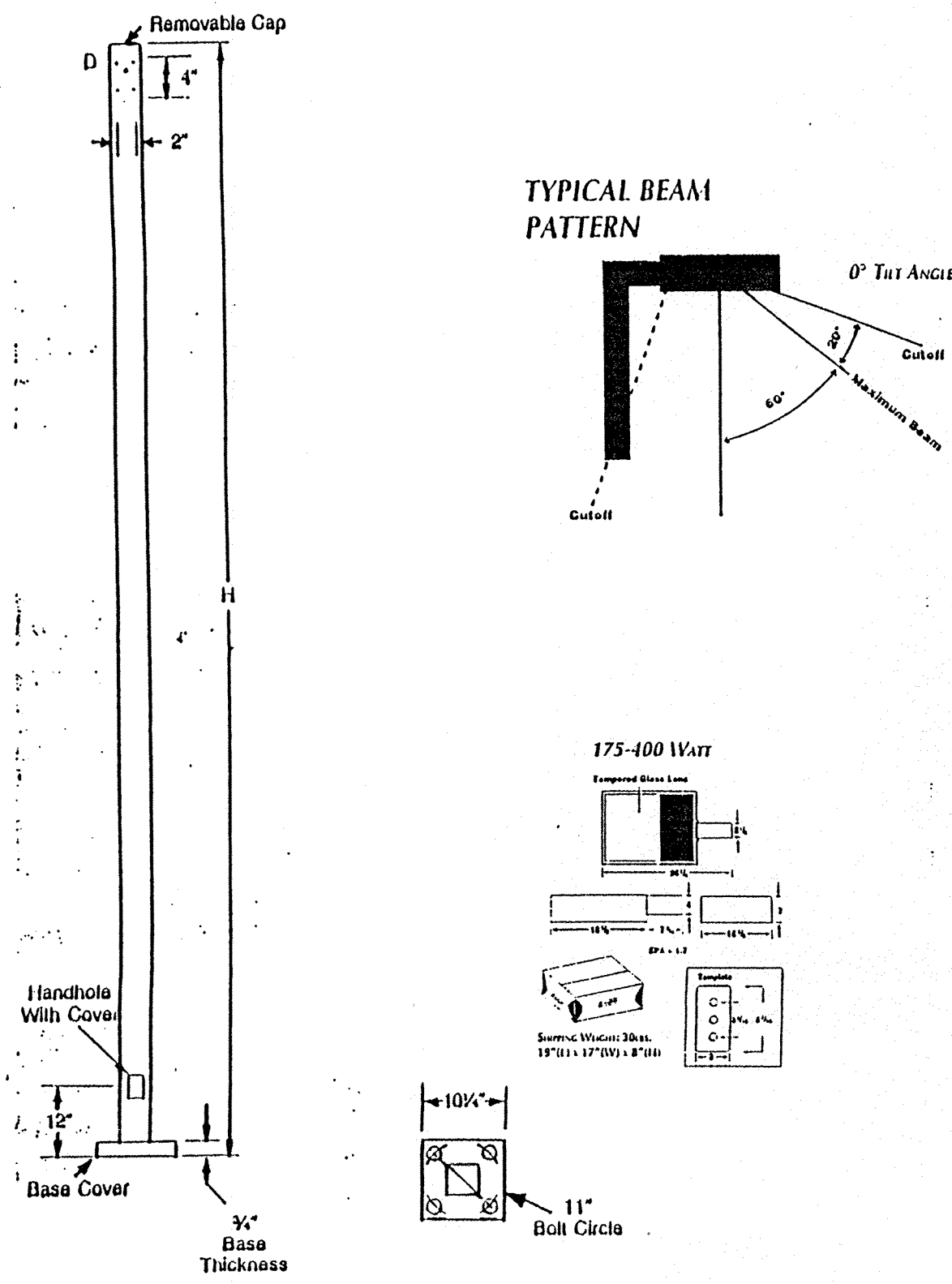
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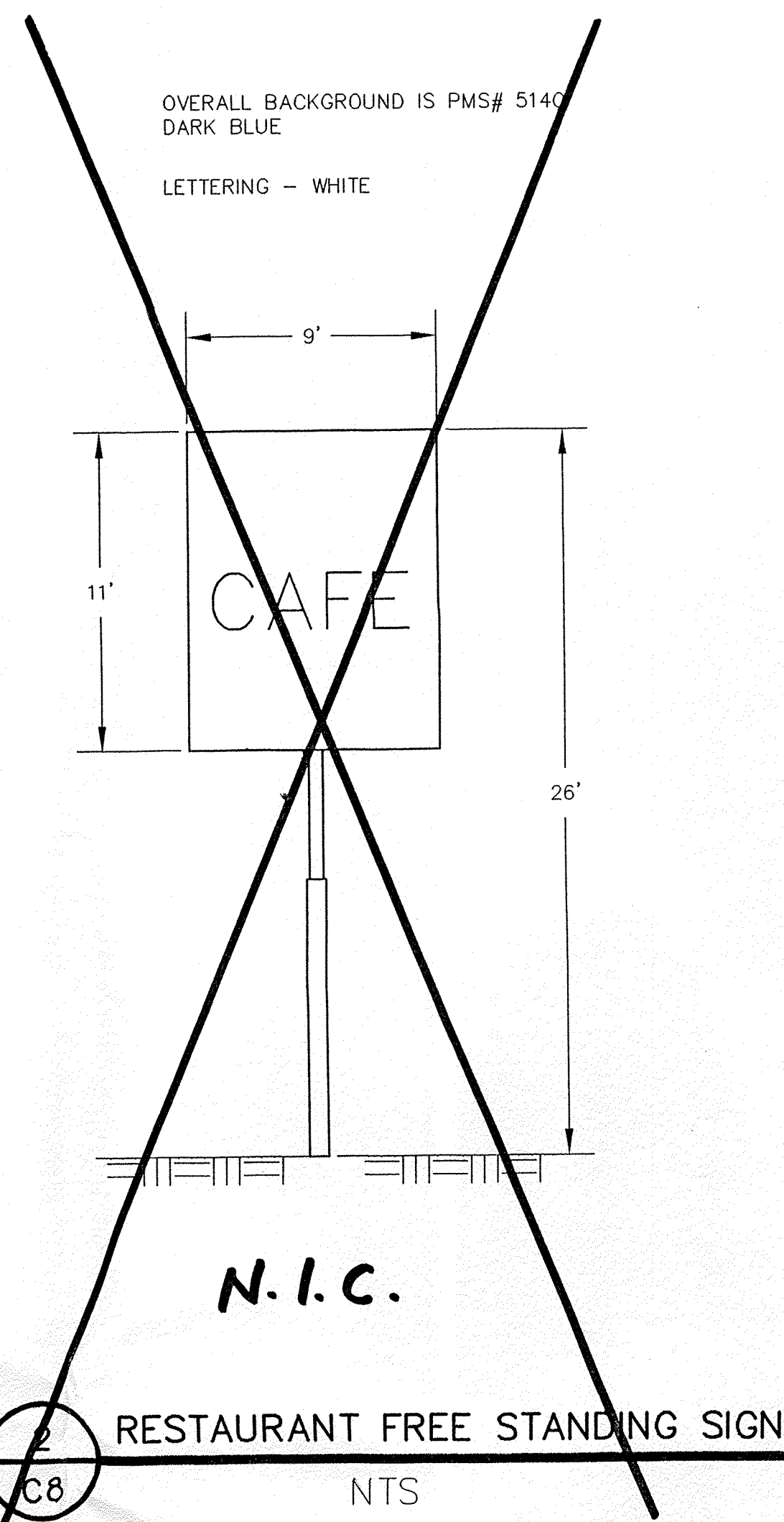
JOB NO: 6031

FILE NO: \MOTEL6\ELEV2.DWG

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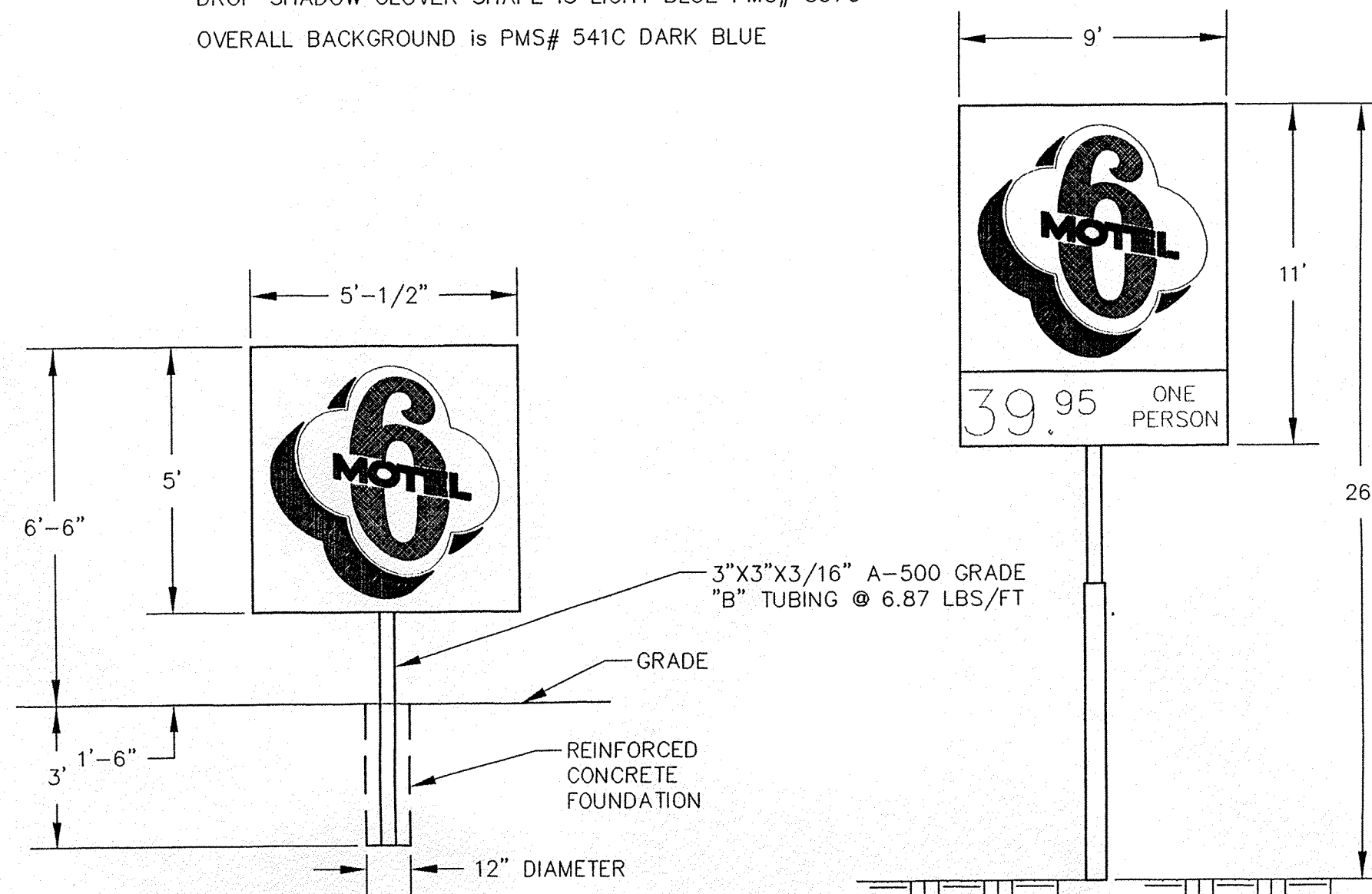


1 SITE LIGHTING DETAILS  
C8 NTS



2 RESTAURANT FREE STANDING SIGN  
C8 NTS

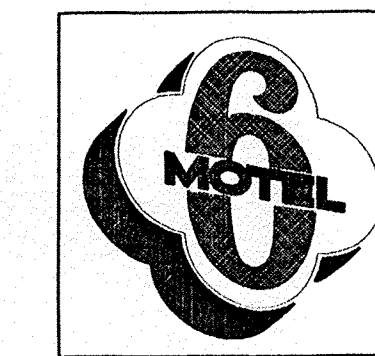
3 COLORS: ON LOGO AREA:  
PMS# 557C LIGHT BLUE  
PMS# 541C DARK BLUE  
PMS# 186C RED  
LOGO DESCRIPTION:  
CLOVER SHAPE IS WHITE with a RED "6"  
"MOTEL" is PMS# 541C DARK BLUE  
DROP SHADOW CLOVER SHAPE IS LIGHT BLUE PMS# 557C  
OVERALL BACKGROUND IS PMS# 541C DARK BLUE



3 MOTEL 6 FREE STANDING SIGNS  
C8 NTS

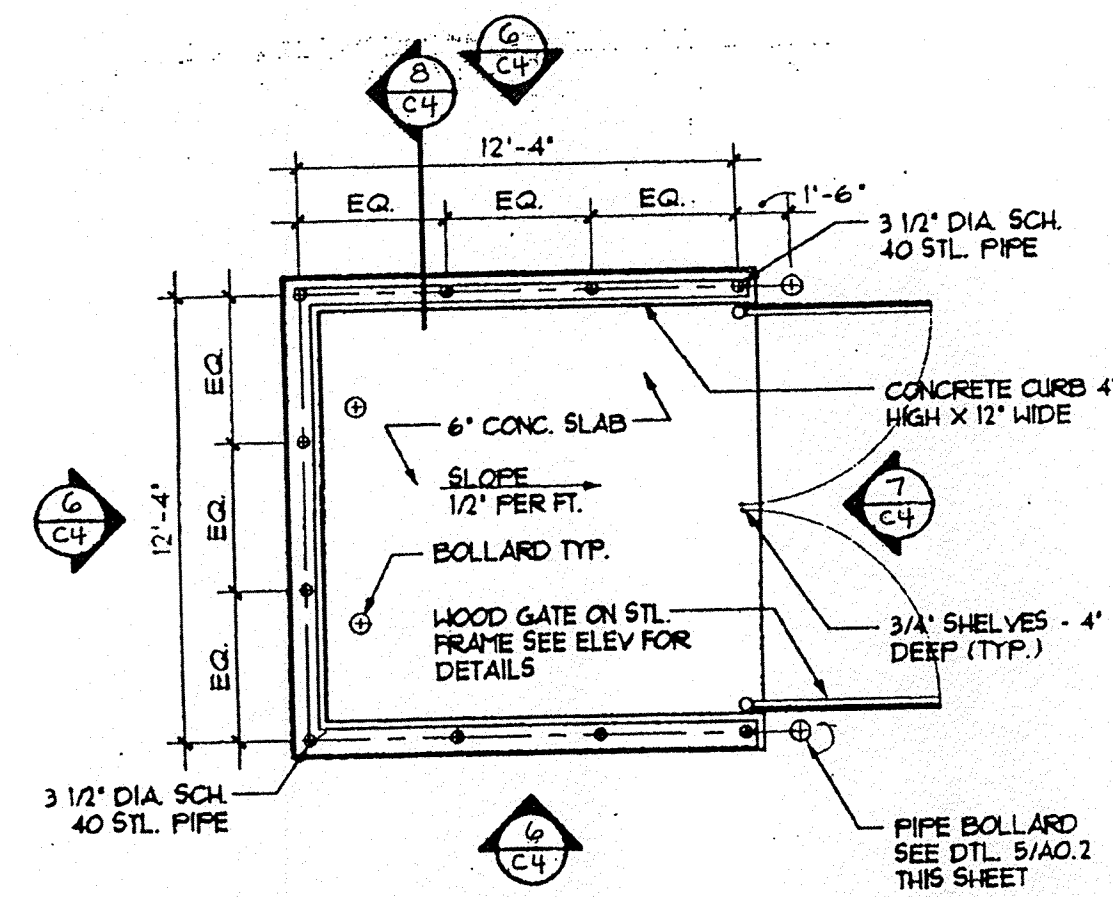
BUILDING MOUNTED SIGN -VS- BUILDING FACADE AREA

ELEVATION	FACADE AREA (sf)	SIGN AREA (sf)	SIGN /BLDG AREA (%)	ALLOWED (%)
N	5595	0	0.0	15
S	5725	36	0.6	15
E	4442	36	0.8	15
W	4220	36	0.8	20

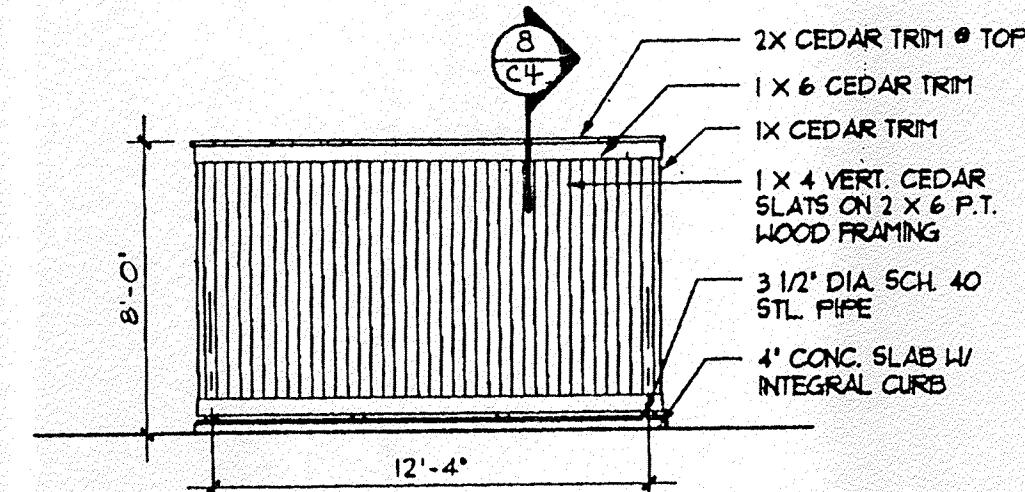


SCALE 3/8 INCH= 1 FOOT  
CABINET 6 FEET X 6 FEET  
SINGLE FACE WALL MOUNT  
PAN FORMED SOLAR GRADE LEXAN  
3 COLORS:  
PMS# 557 SEA FOAM  
PMS# 541 DARK BLUE  
PMS# 186 RED  
LOGO DESCRIPTION:  
CLOVER SHAPE IS WHITE with a RED "6"  
"MOTEL" COPY IS PMS# 541 DARK BLUE  
DROP SHADOW CLOVER SHAPE IS SEA FOAM PMS# 557  
OVERALL BACKGROUND BEHIND LOGO IS  
PMS# 541 DARK BLUE  
RETAINER PAINTED TO MATCH PMS# 541 DARK BLUE

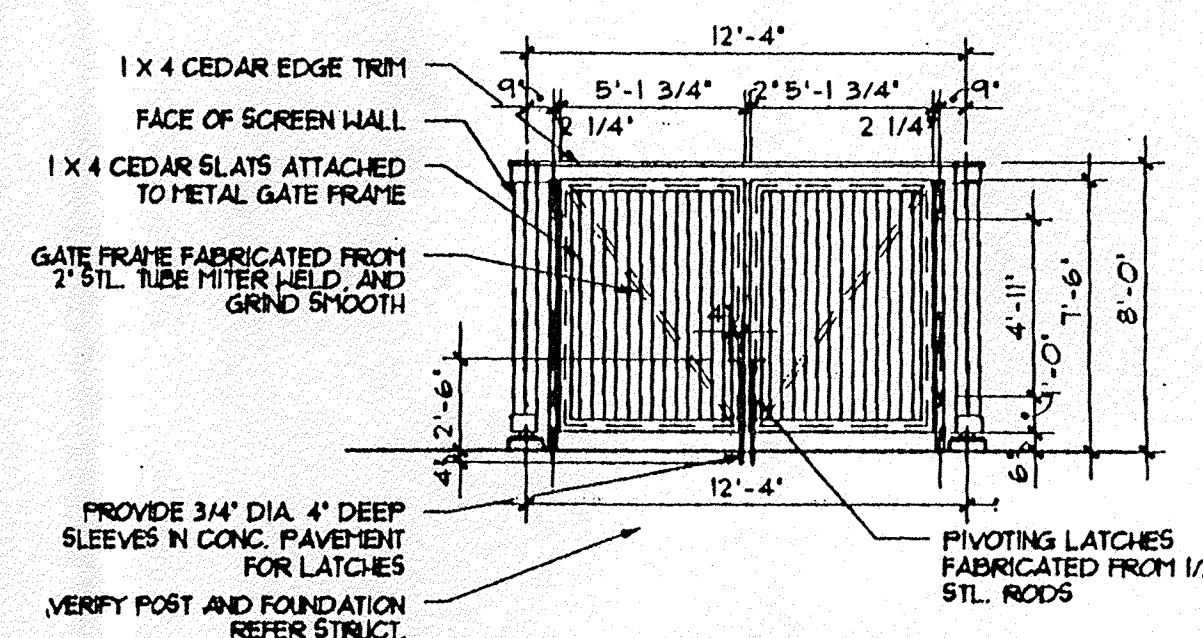
4 BUILDING MOUNTED SIGN  
C8 NTS



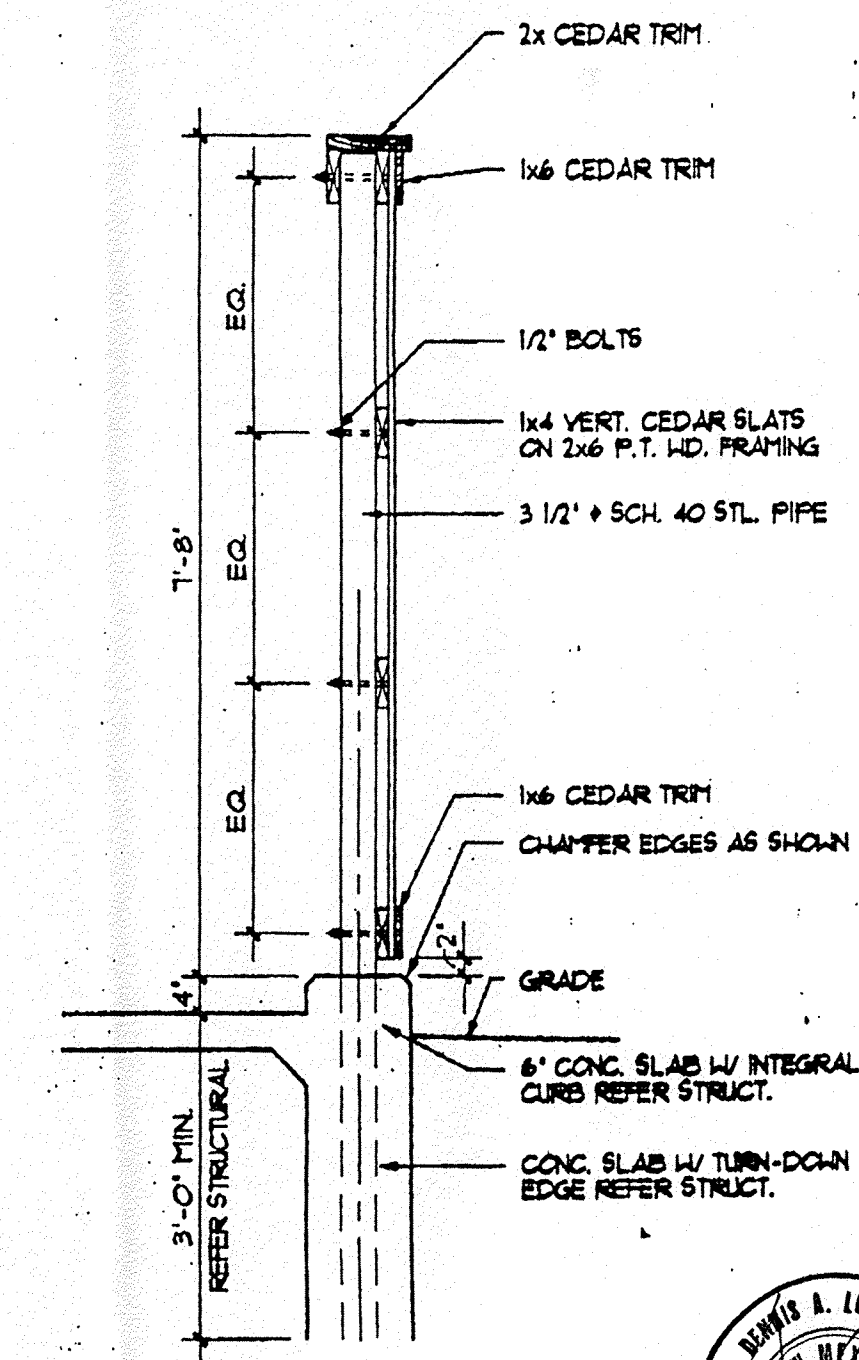
5 DUMPSTER ENCLOSURE PLAN  
C8 SCALE: 1/4" = 1'-0"



6 ELEVATION @ DUMPSTER ENCLOSURE  
C8 SCALE: 1/4" = 1'-0"



7 ELEVATION @ DUMPSTER ENCLOSURE  
C8 SCALE: 1/4" = 1'-0"



8 SECTION @ DUMPSTER ENCLOSURE  
C8 SCALE: 3/4" = 1'-0"



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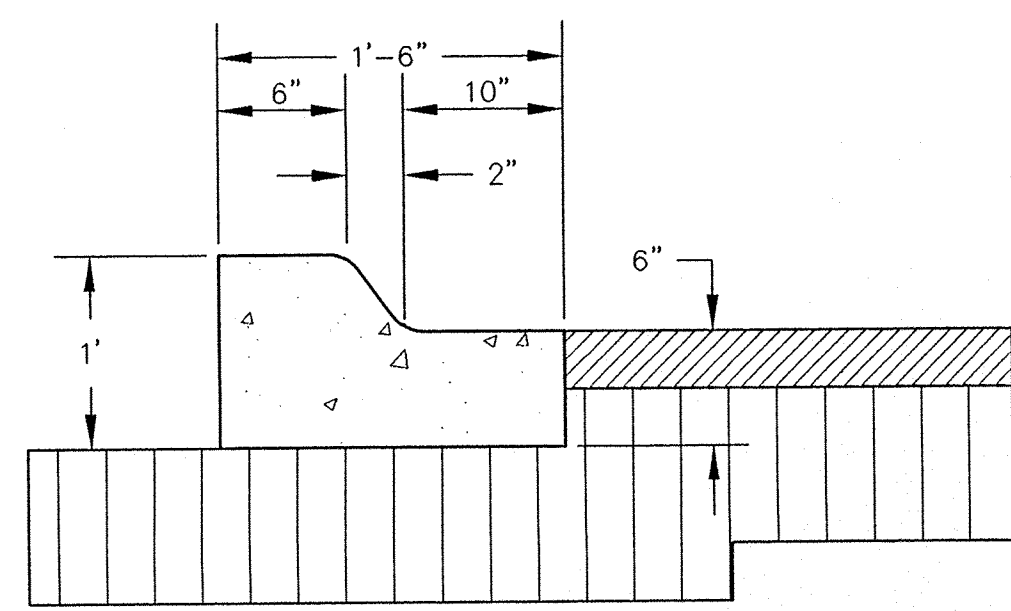
MOTEL 6  
ALBUQUERQUE, NEW MEXICO

SITE DETAILS

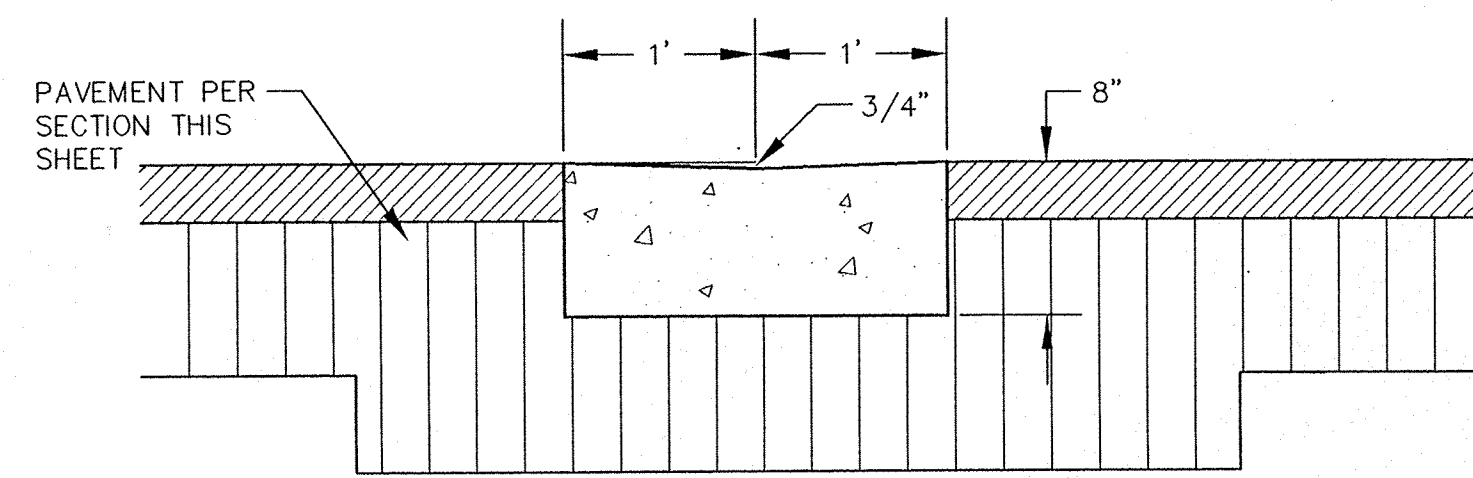
REVISIONS:

DATE: 5/13/96  
CHECKED BY: D.A.L.  
DRAWN BY: D.D.E.  
JOB NO: 6031  
FILE NO: SIGNS.DWG  
SHEET NO: C8

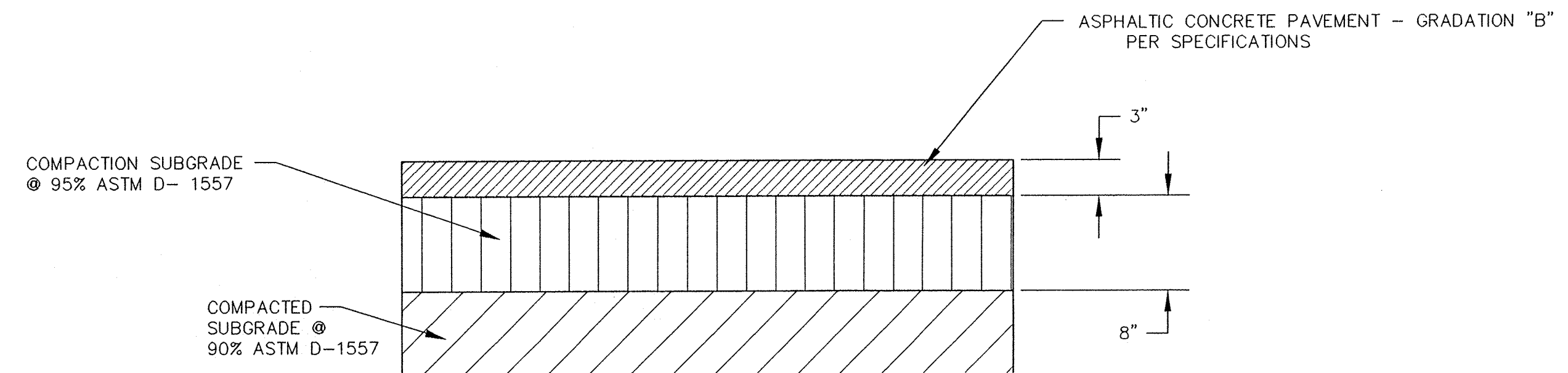




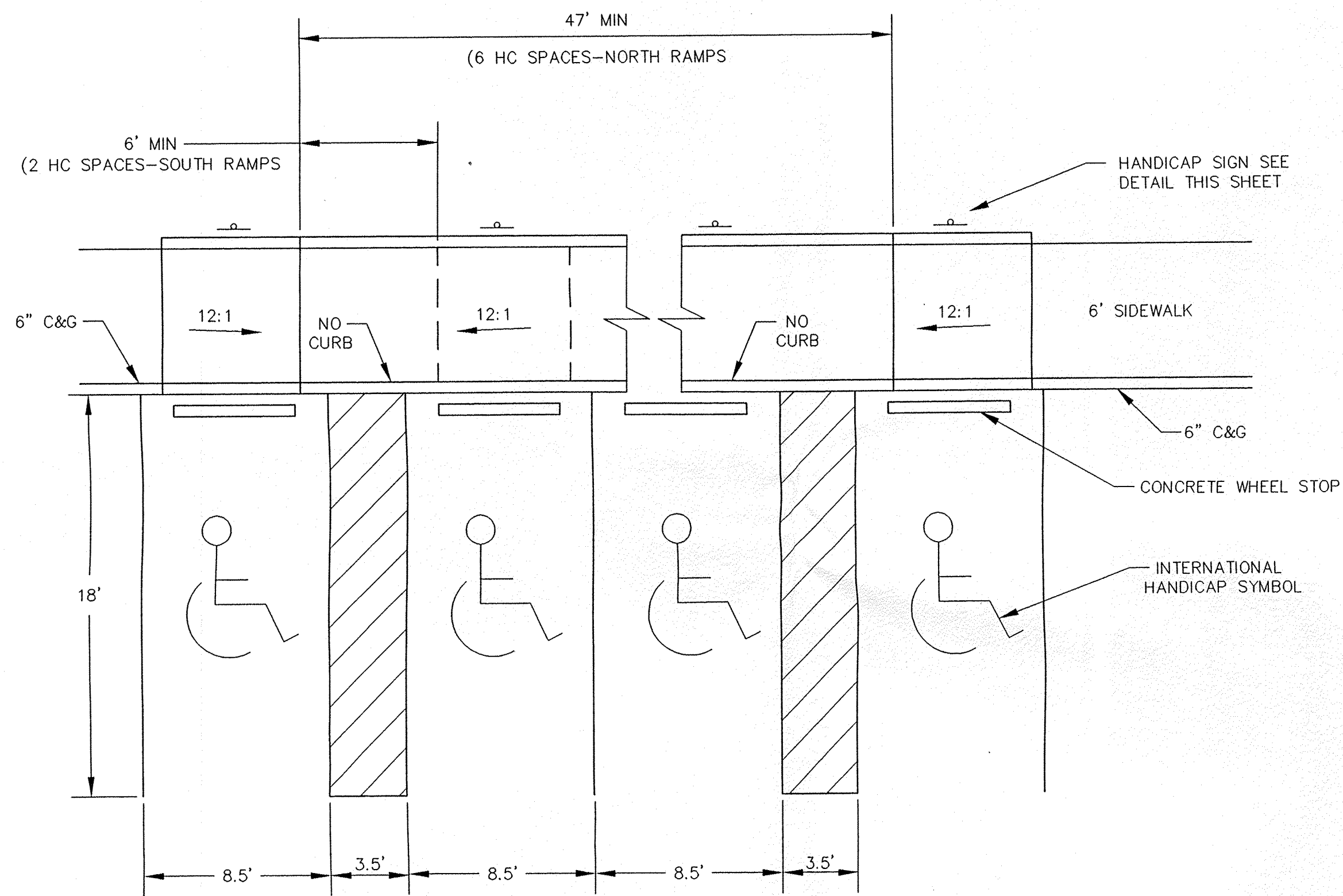
**CURB & GUTTER DETAIL**



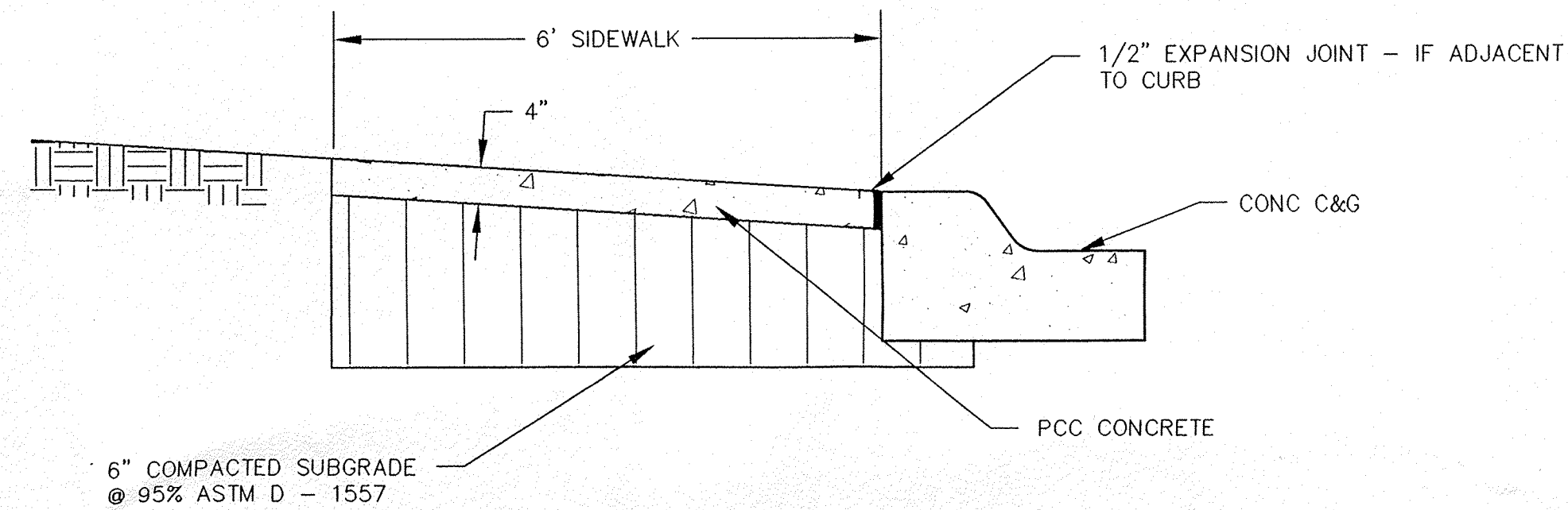
**ALLEY GUTTER DETAIL**



**ASPHALT PAVEMENT SECTION**



**HANDICAP PARKING LAYOUT DETAIL**

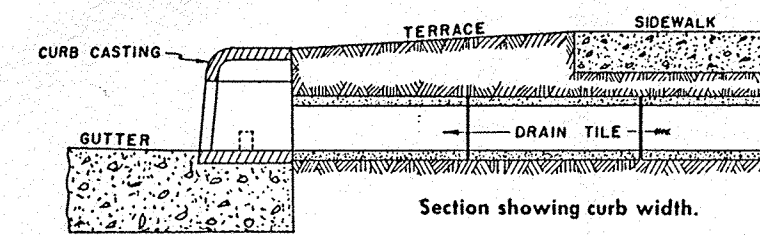


**SIDEWALK DETAIL**

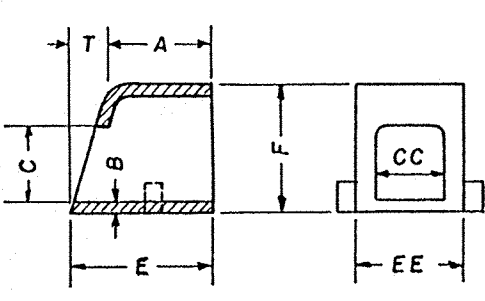
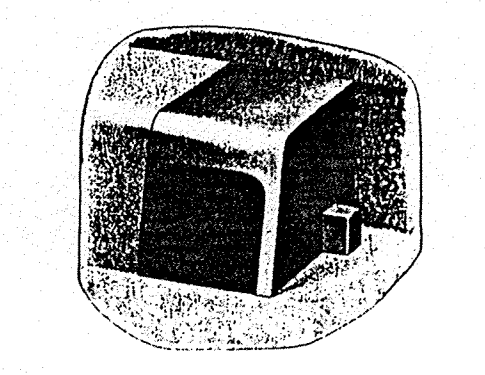
**R-3262 Series Storm Water Curb Openings**

Curb opening castings are used as shown, where it is advantageous to transmit storm water from downspout in shallow drains and discharge it through the curb to the street gutter.

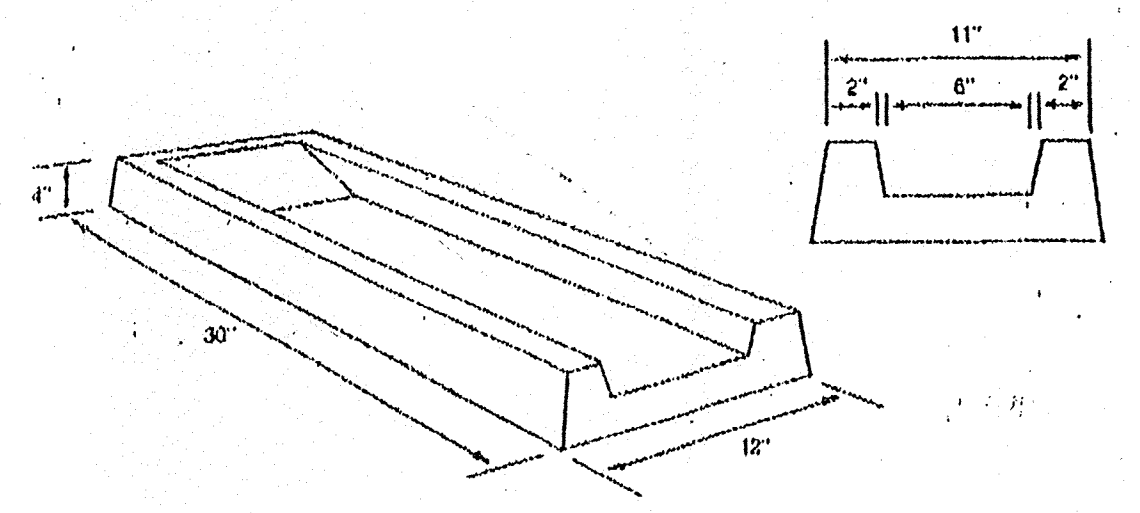
Specify:  
1. Catalog number.



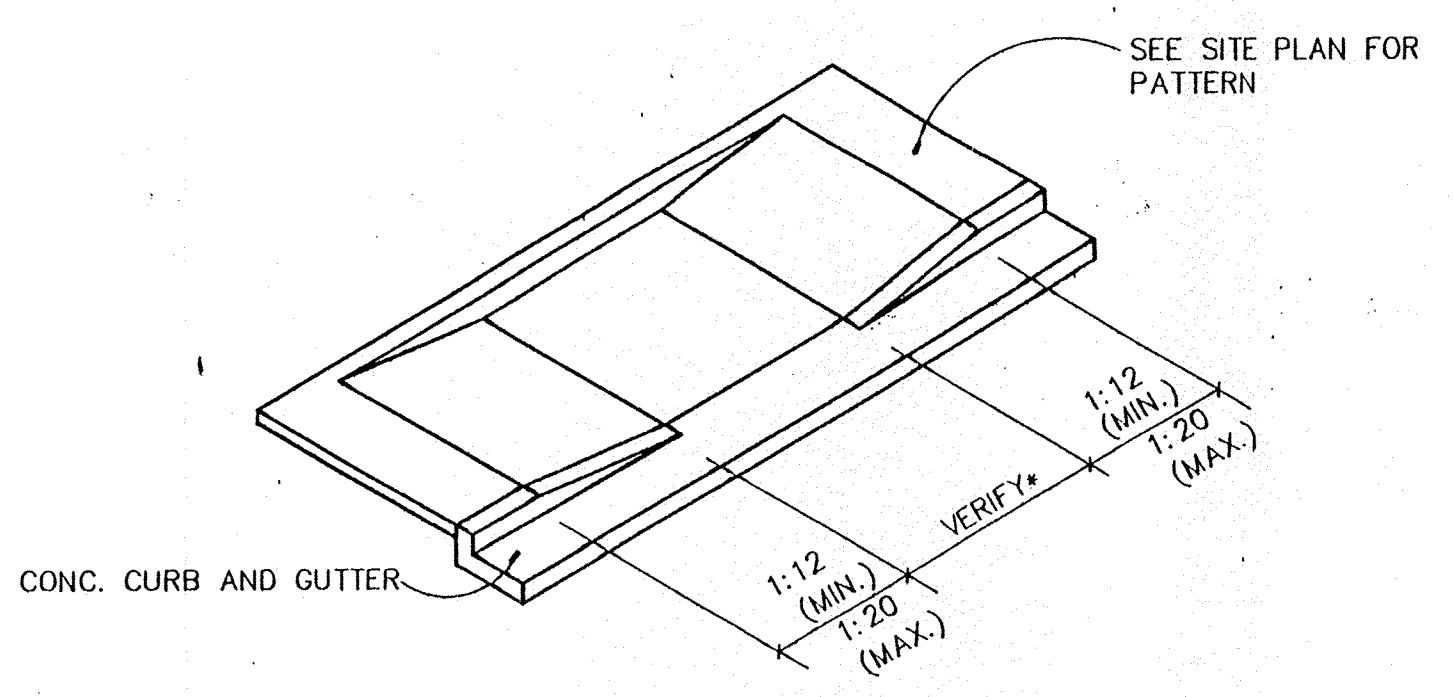
Catalog No.	Dimensions in inches								Wt. Lbs.
	A	B	C	C.C.	E	E.E.	F	T	
R-3262-1	5	1/2	4	4	6	5	7	1	20
R-3262-2	6	1/2	4	4	8 1/4	5	6	2 1/4	20
R-3262-3	5	1/2	4	5 1/2	6	6 1/2	6 1/2	1	20
R-3262-4	5	1/2	4	16	7	17	6 3/4	2	45
R-3262-5	6	1/2	5	5	8	6 1/4	8	2	30
R-3262-6	6	1/2	6	6	8	7 1/4	9	2	30



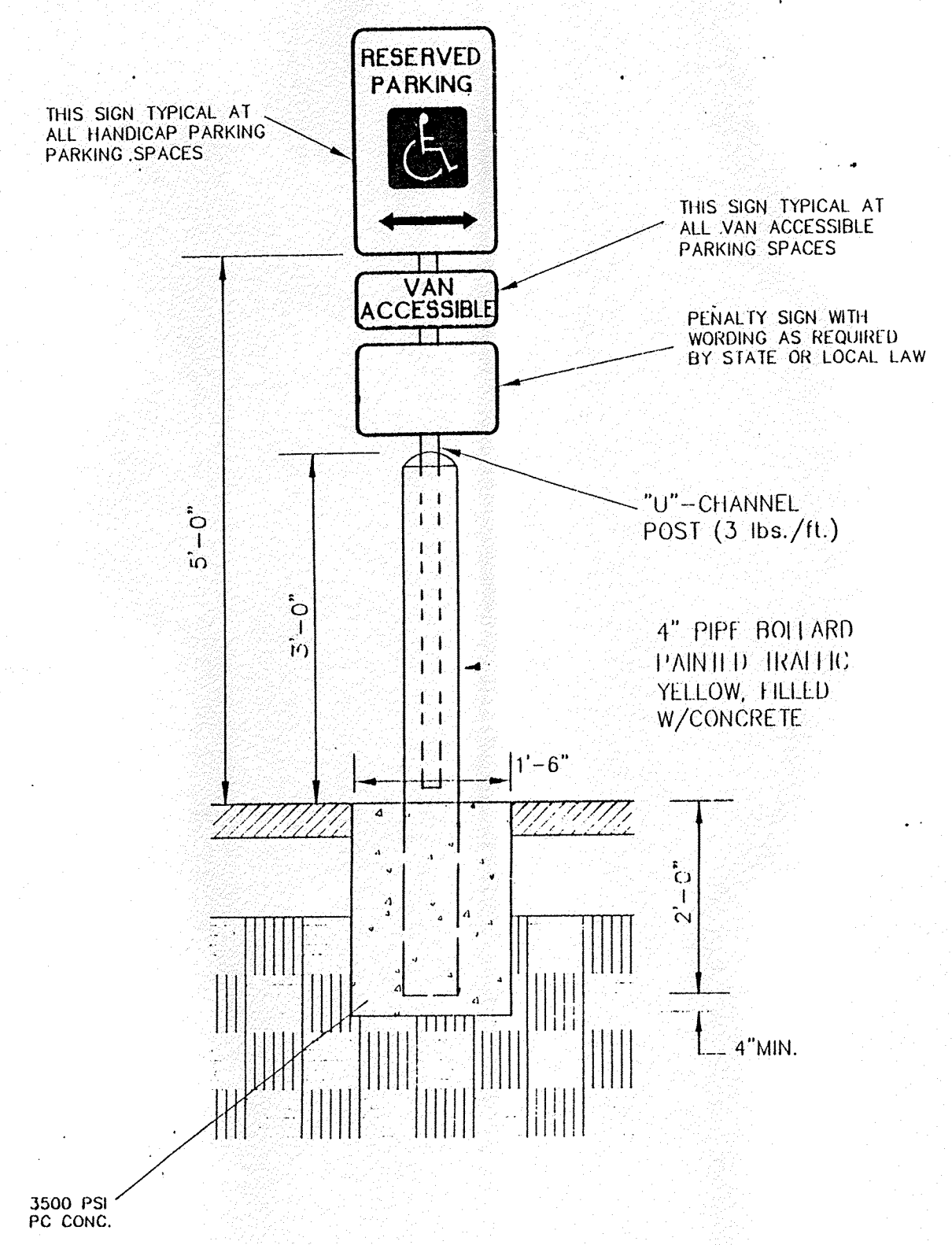
**STORM WATER CURB OPENING DETAIL**  
NEENAH FOUNDRY COMPANY



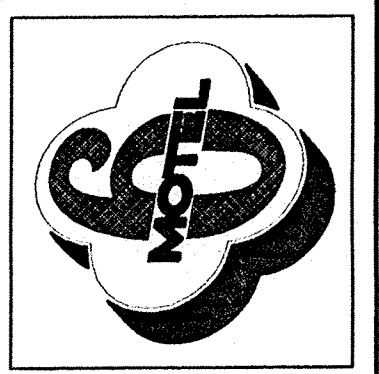
**SPLASH BLOCK DETAIL**



**HANDICAP RAMP DETAIL**



**HANDICAP SIGN ASSEMBLY DETAIL**



REVISIONS:

DATE: 5/13/96

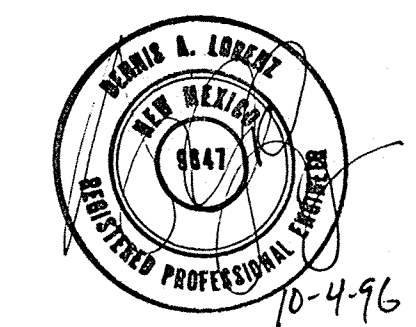
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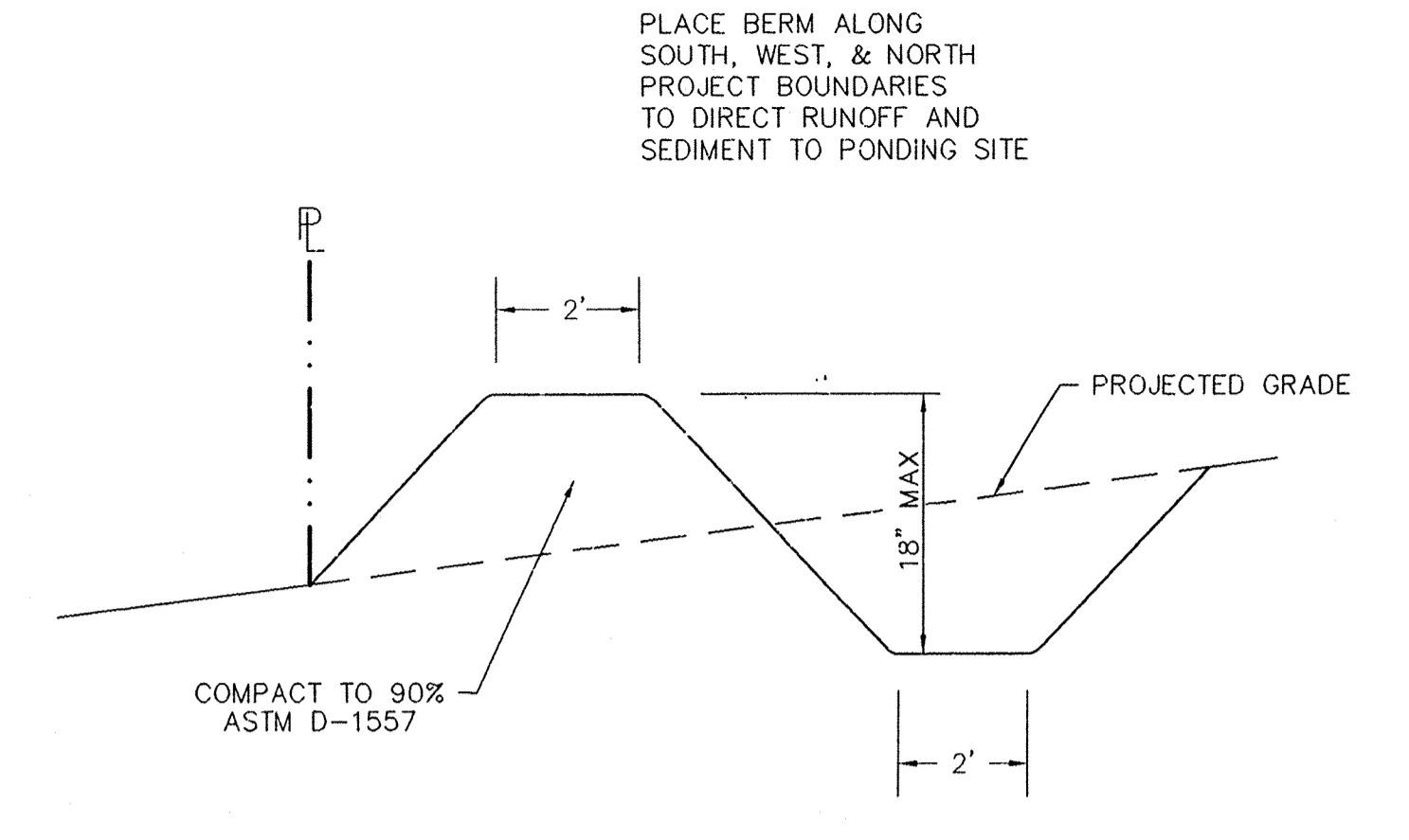
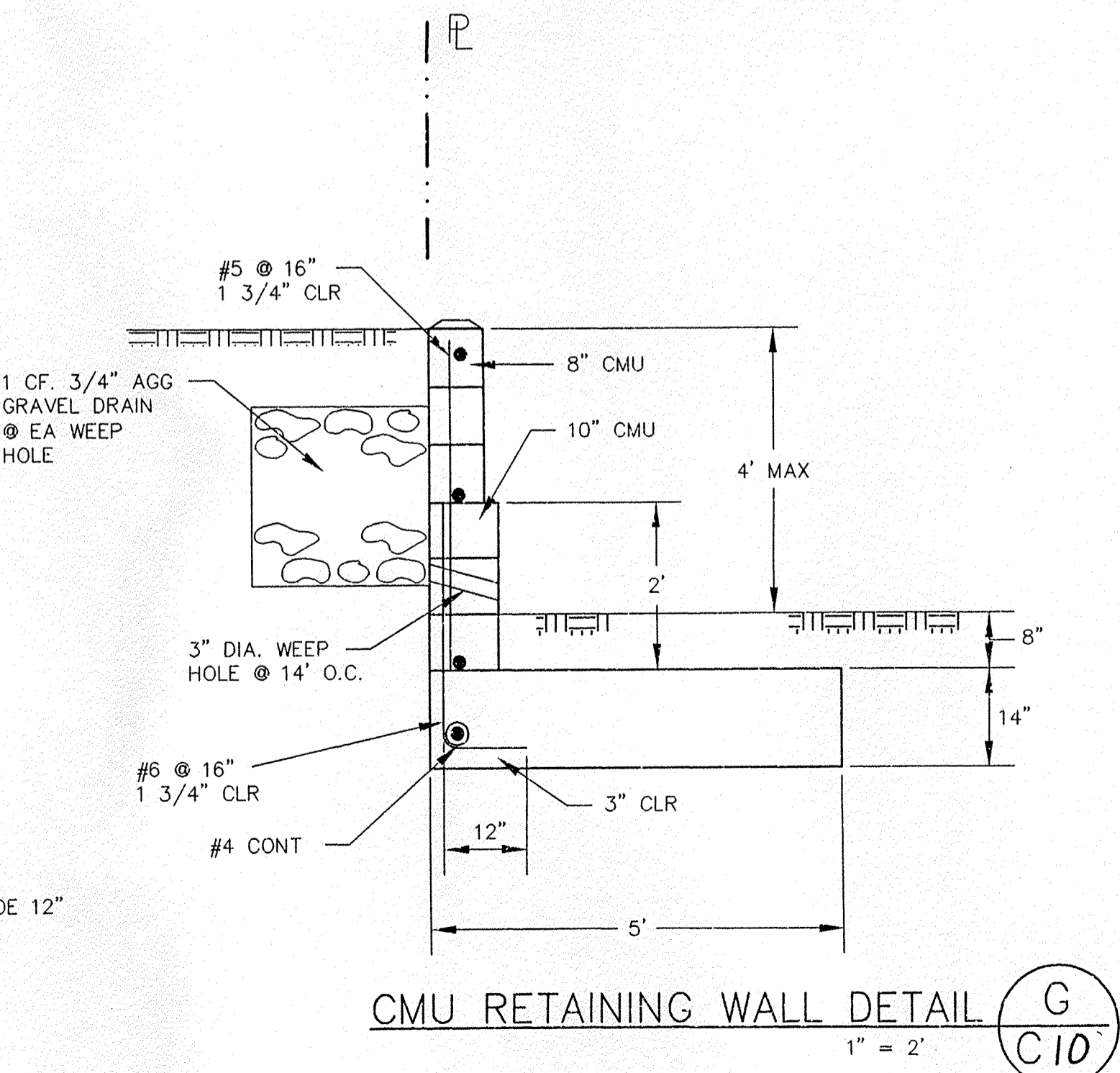
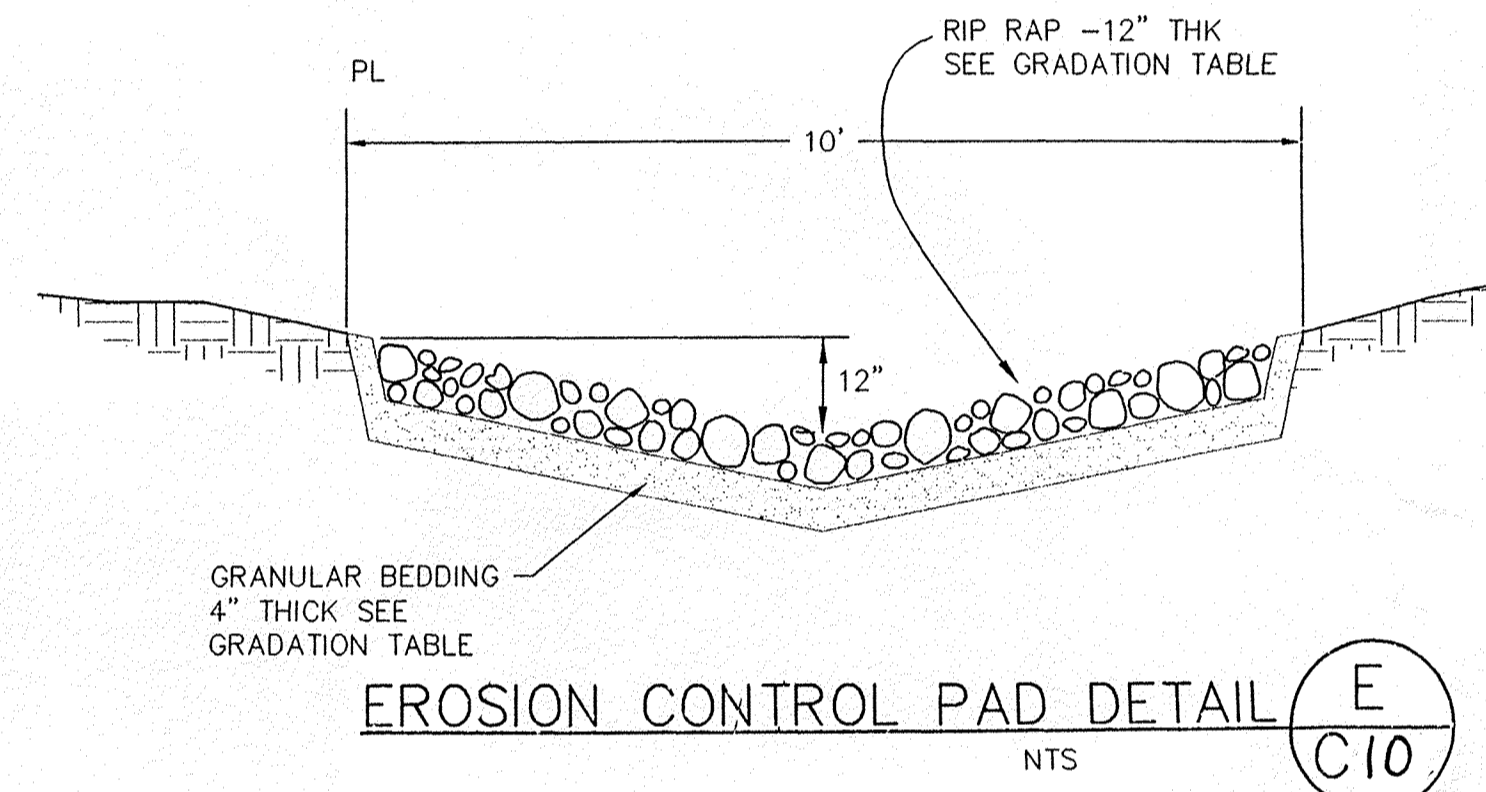
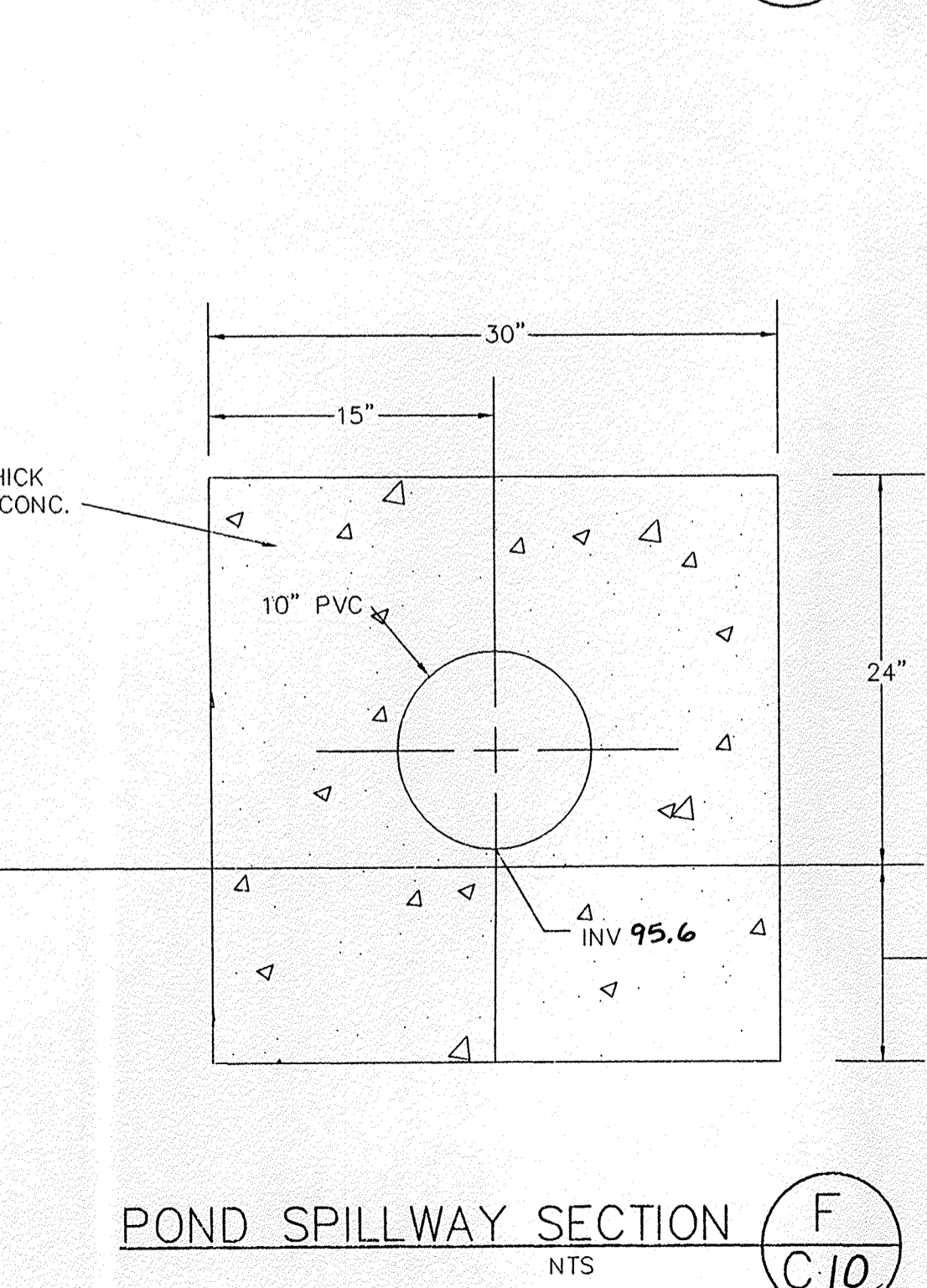
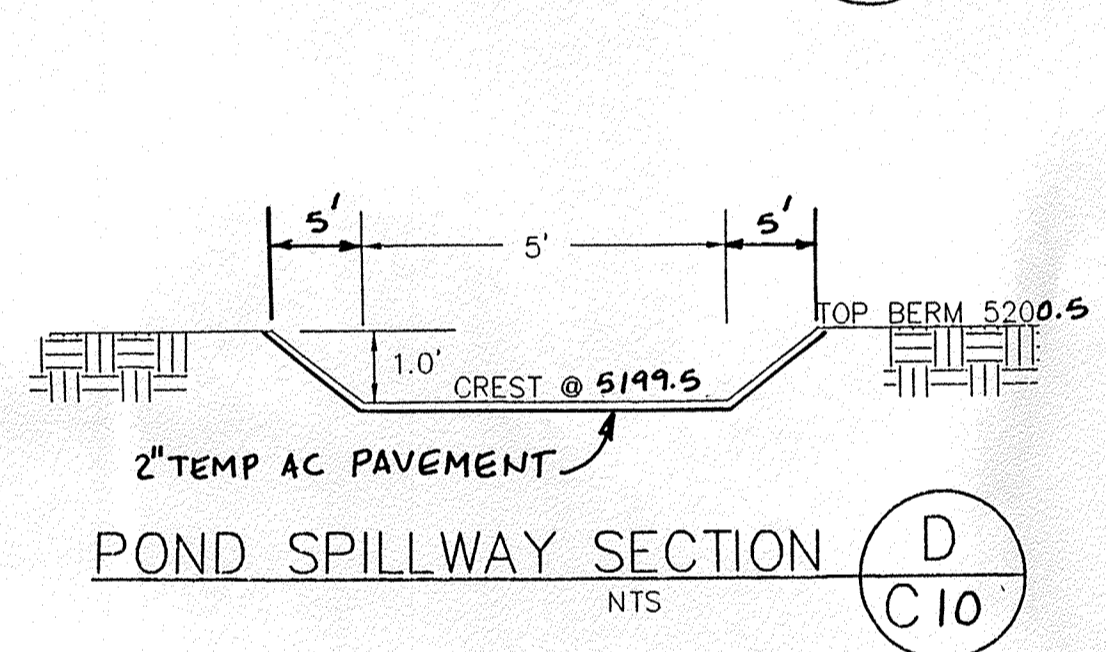
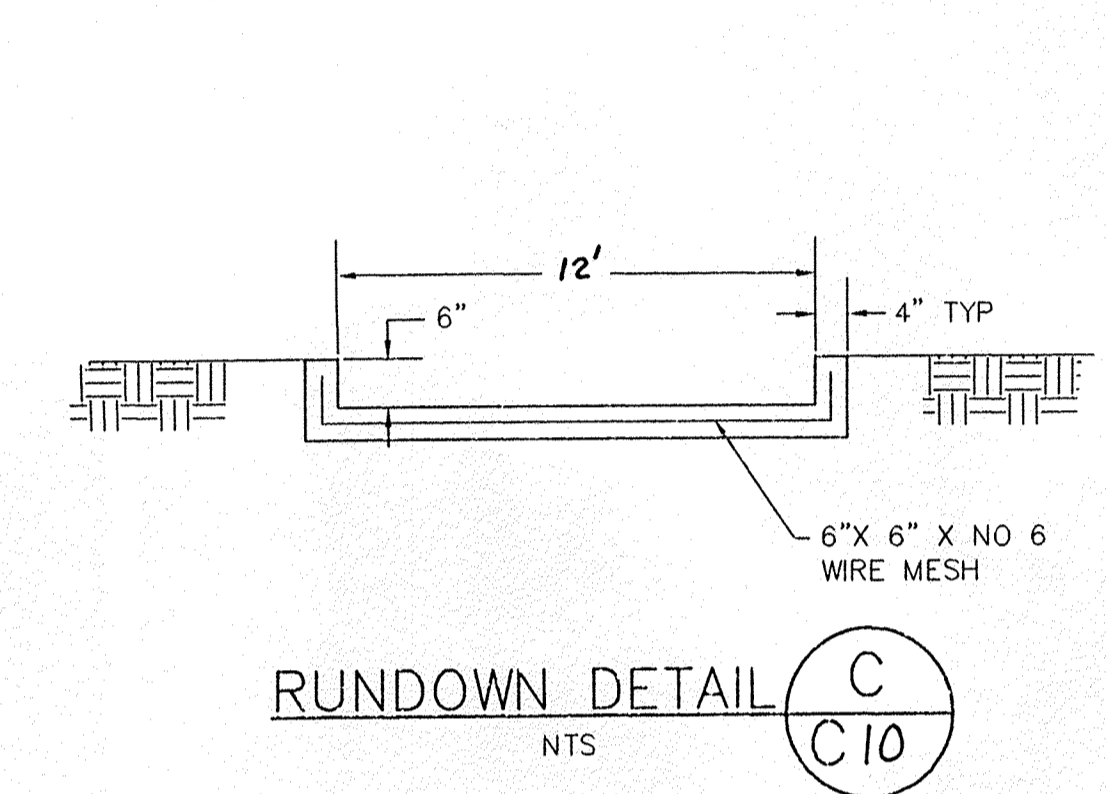
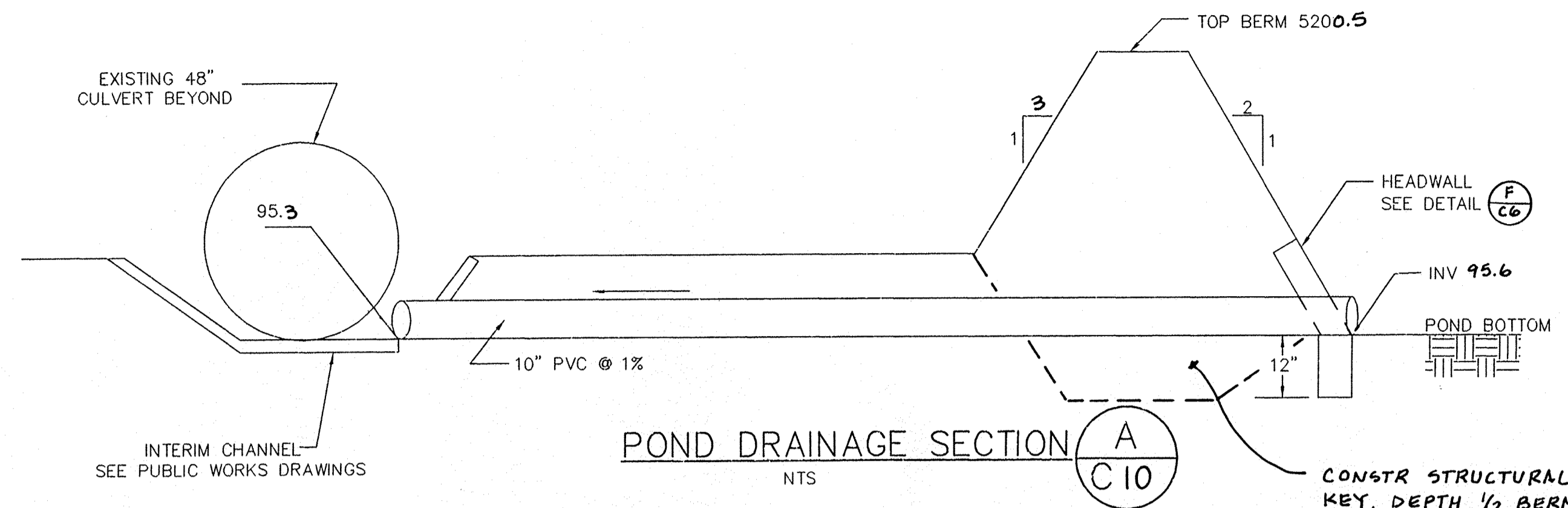
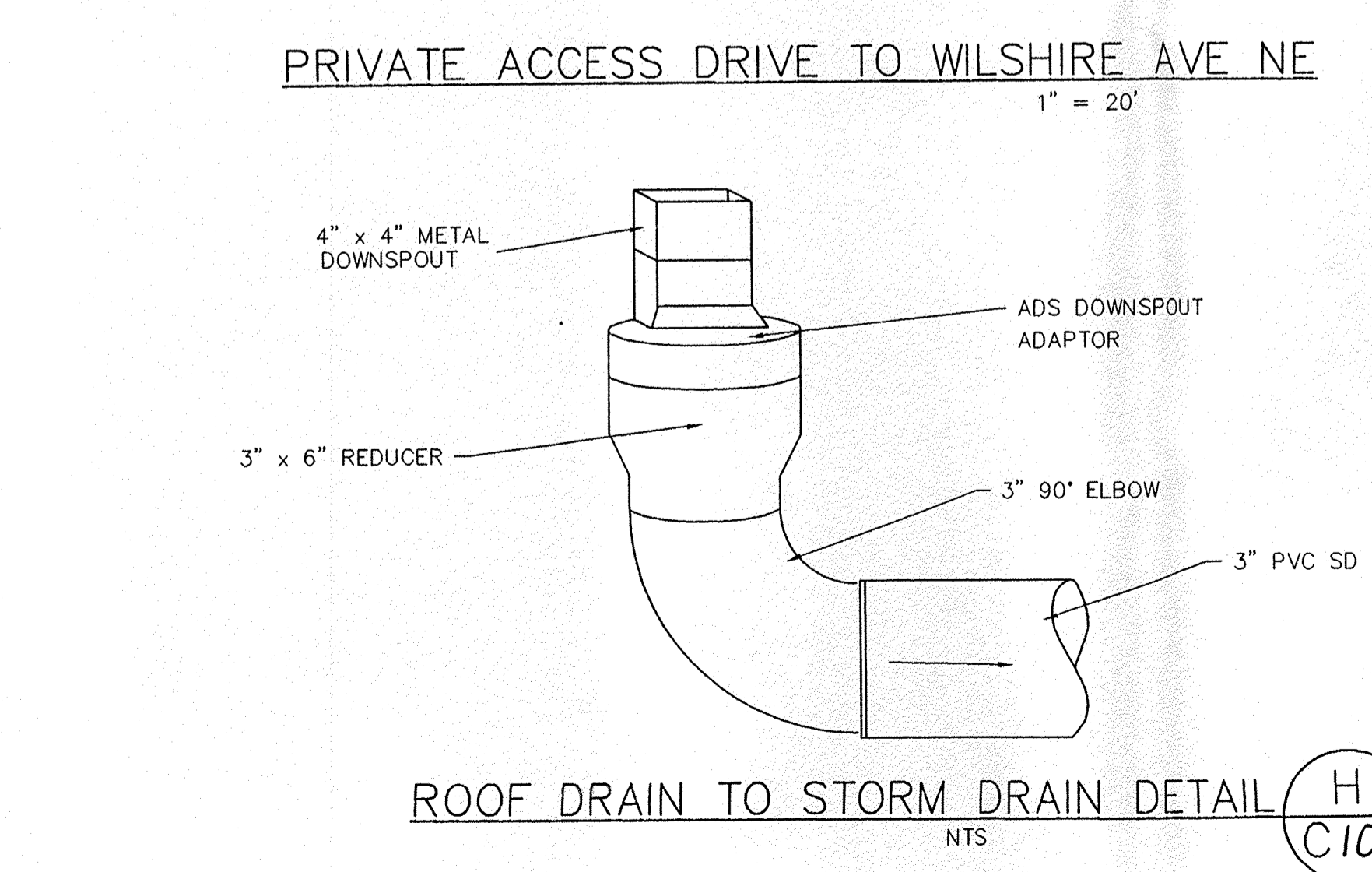
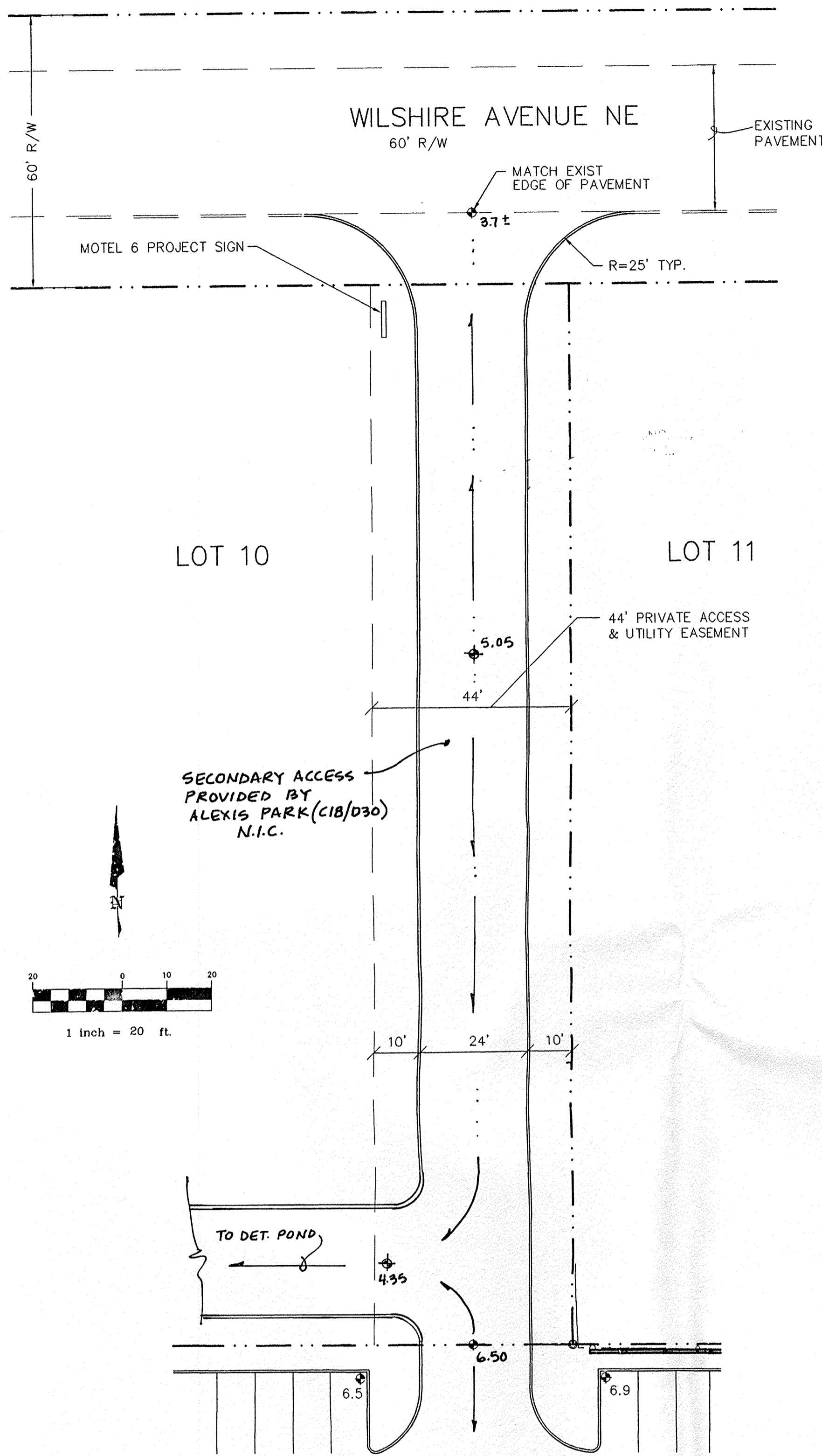
DRAWN BY: D.D.E.

JOB NO: 6031

FILE NO: DETAIL-1.DWG

SHEET NO: C9





GRADATION FOR RIP-RAP	
MIN DIMENSION	% SMALLER BY WEIGHT
12"	70-100
9"	50-70
6"	35-50
2"	2-10

GRADATION FOR GRANULAR BEDDING	
SIEVE SIZE	% BY WEIGHT
2"	90-100
3/4"	20-90
#4	0-20
#16	---
#50	---
#100	---
#200	---

All rip-rap shall be angular rock and free from cracks. No shale, no broken concrete and no cobbles will be accepted.

- RETAINING WALL NOTES:
- All cells shall be completely filled with concrete
  - All walls are designed based on special inspection per UBC and assumes garden wall heights are not to exceed 5 feet.
  - Contractor shall submit to Owner results of masonry test prisms built and tested per UBC STD 24-26, UBC SEC 2405.
  - Footing subgrade and base shall be compacted to 95% modified proctor per ASTM D-1557.
  - 1/2" felt expansion joints shall be installed at 30 foot on center and at section changes.
  - All masonry shall be laid in running bond only.
  - All masonry surfaces to be backfilled shall be coated with emulsified asphalt.
  - Walls are designed assuming the following:  
 $f'_c=4000$  psi: maximum aggregate size = 3/4"  
 $f_y=60,000$  psi (ASTM A-615 GR 60)  
 $f_m=1500$  psi  
 Wind loading on garden wall = 35 psf  
 Unit weight of backfill = 120 pcf  
 Concrete/soil coeff of friction = 0.35  
 Allowable soil bearing pressure = 1500 psf  
 Acting pressure = 44 psf/ft  
 Slope active pressure = 44 psf/ft  
 Passive pressure = 400 psf/ft

BRASHER & LORENZ  
CONSULTING ENGINEERS  
2201 San Pedro NE Building 1 Suite 210  
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Ph: 505-888-6088 Fax: 505-888-6188

8-26-96  
9-26-96

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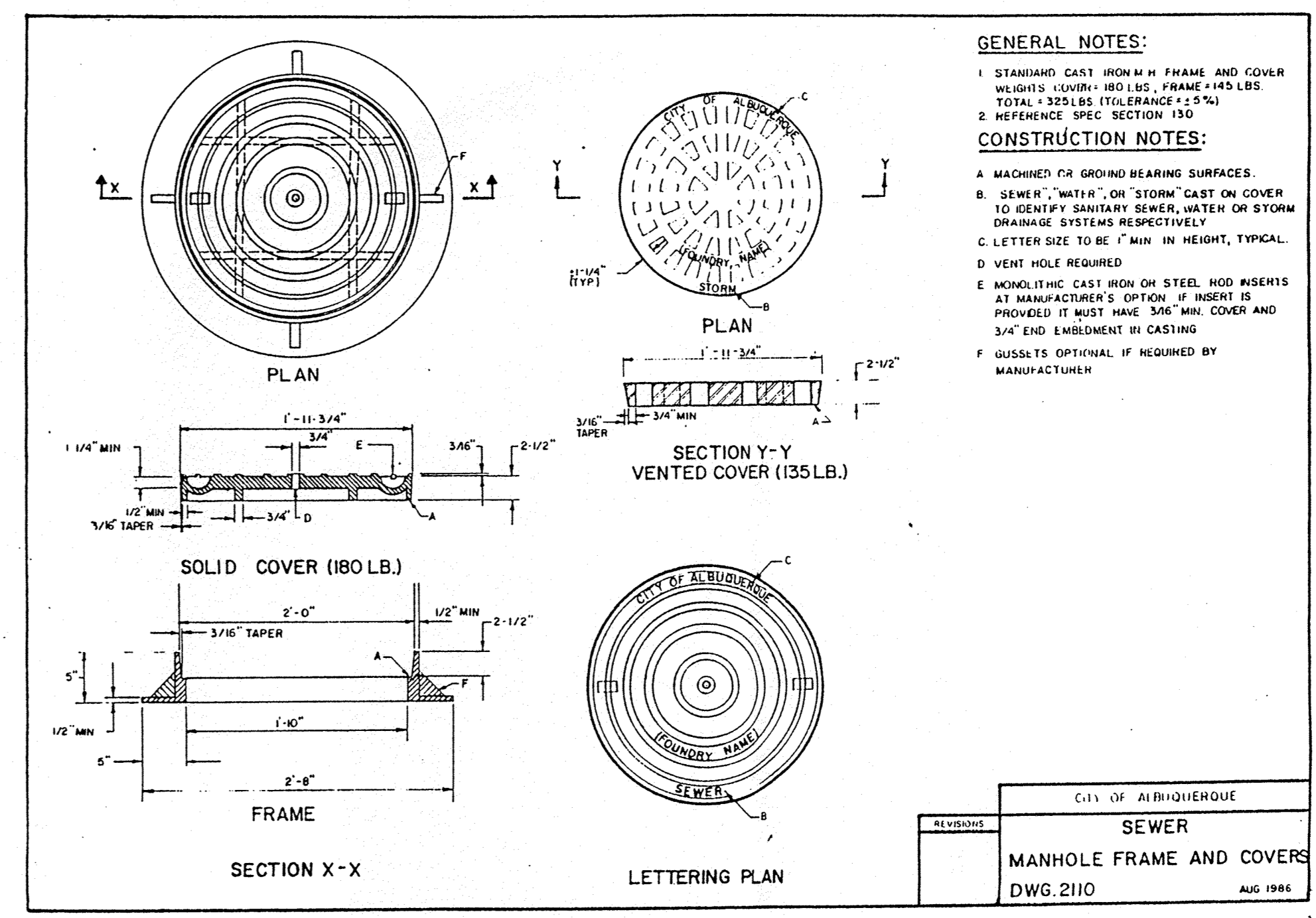
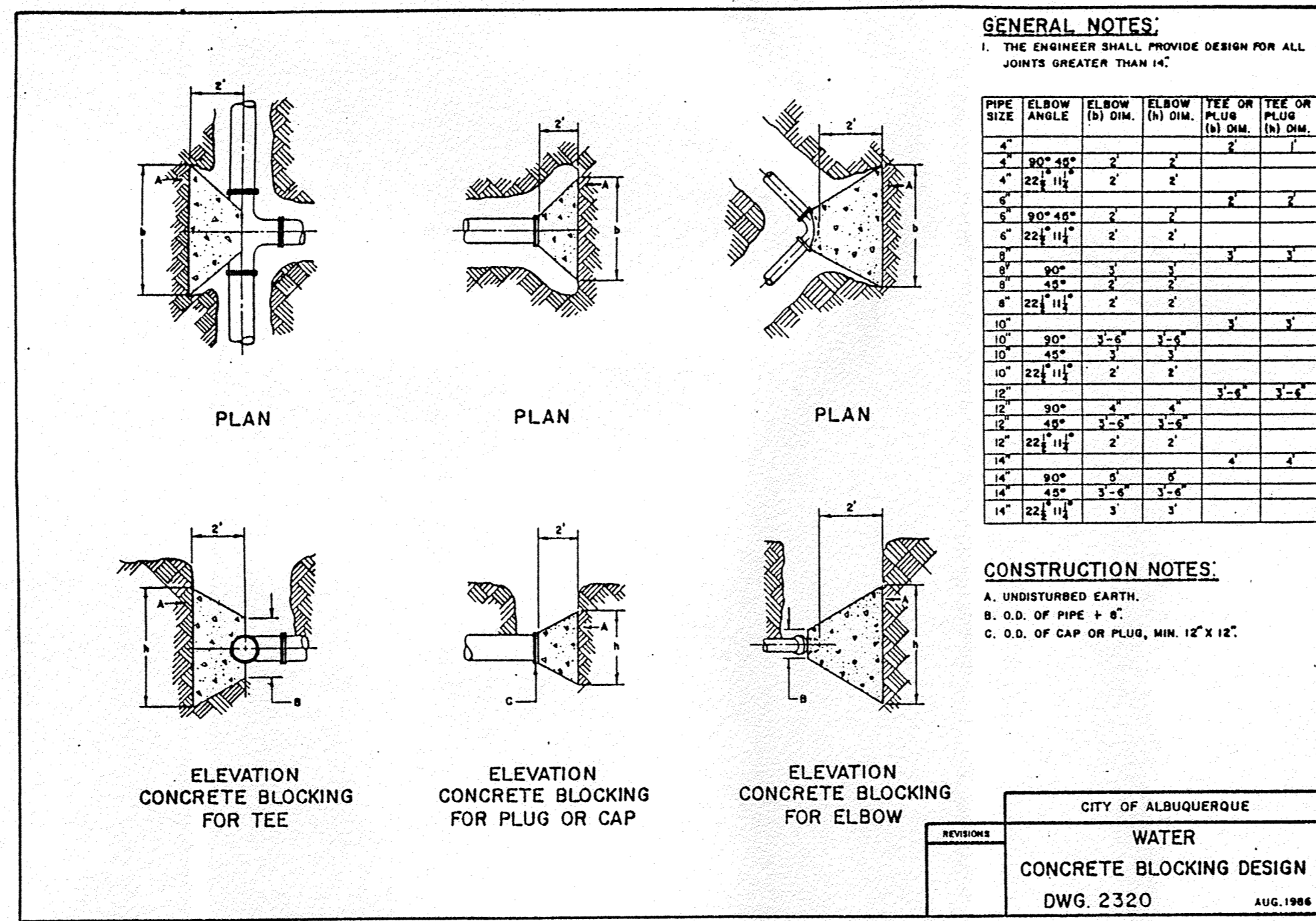
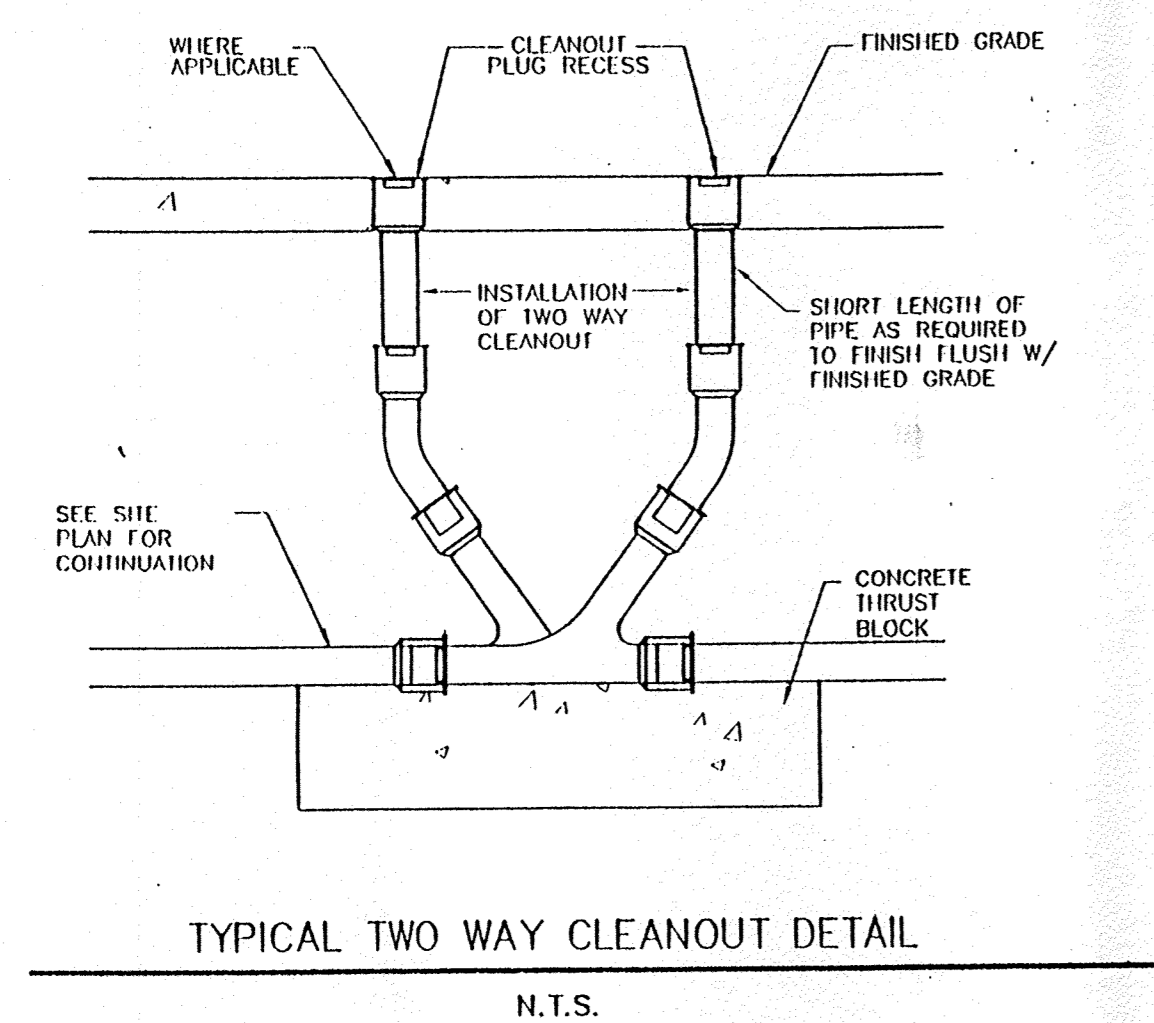
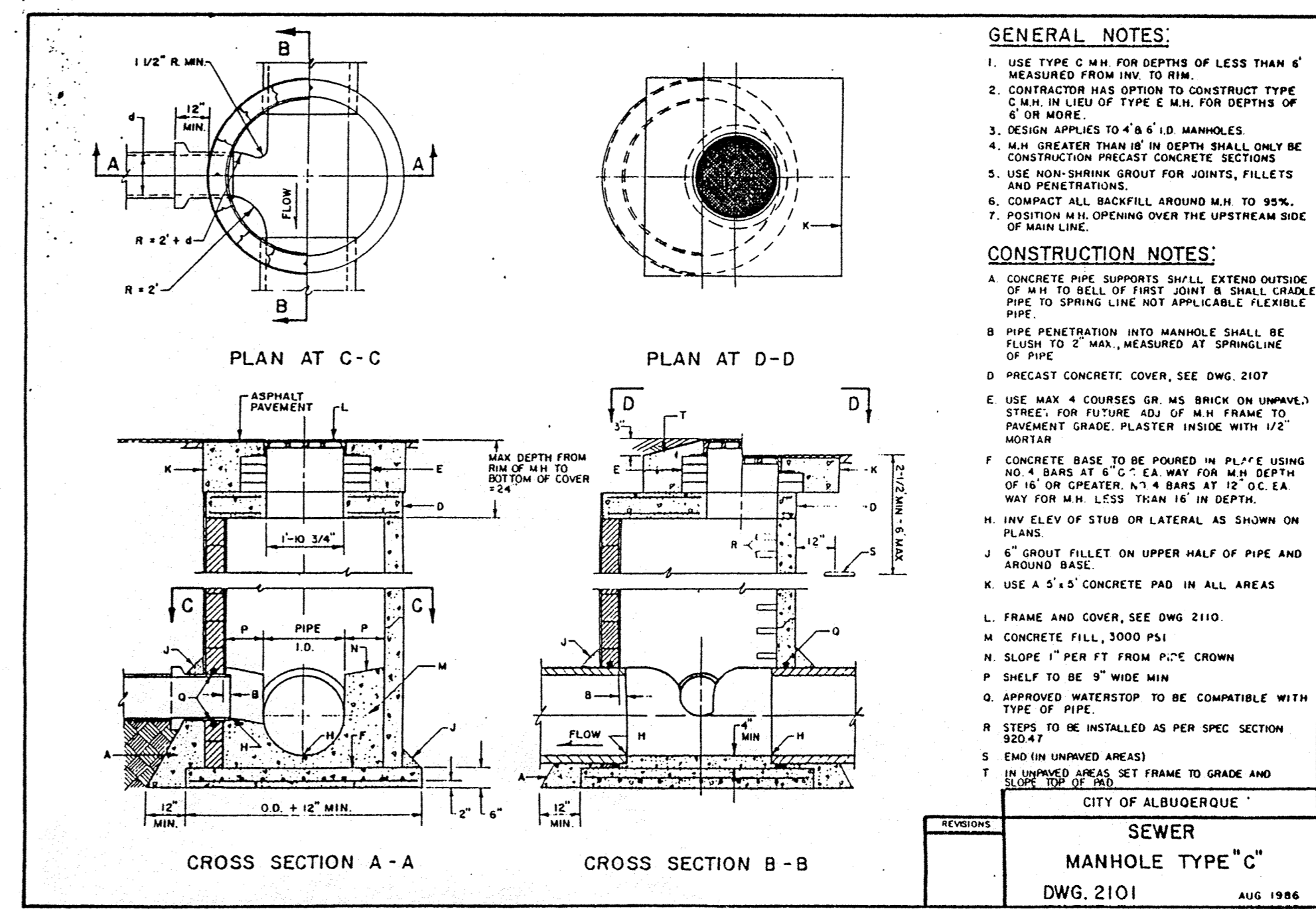
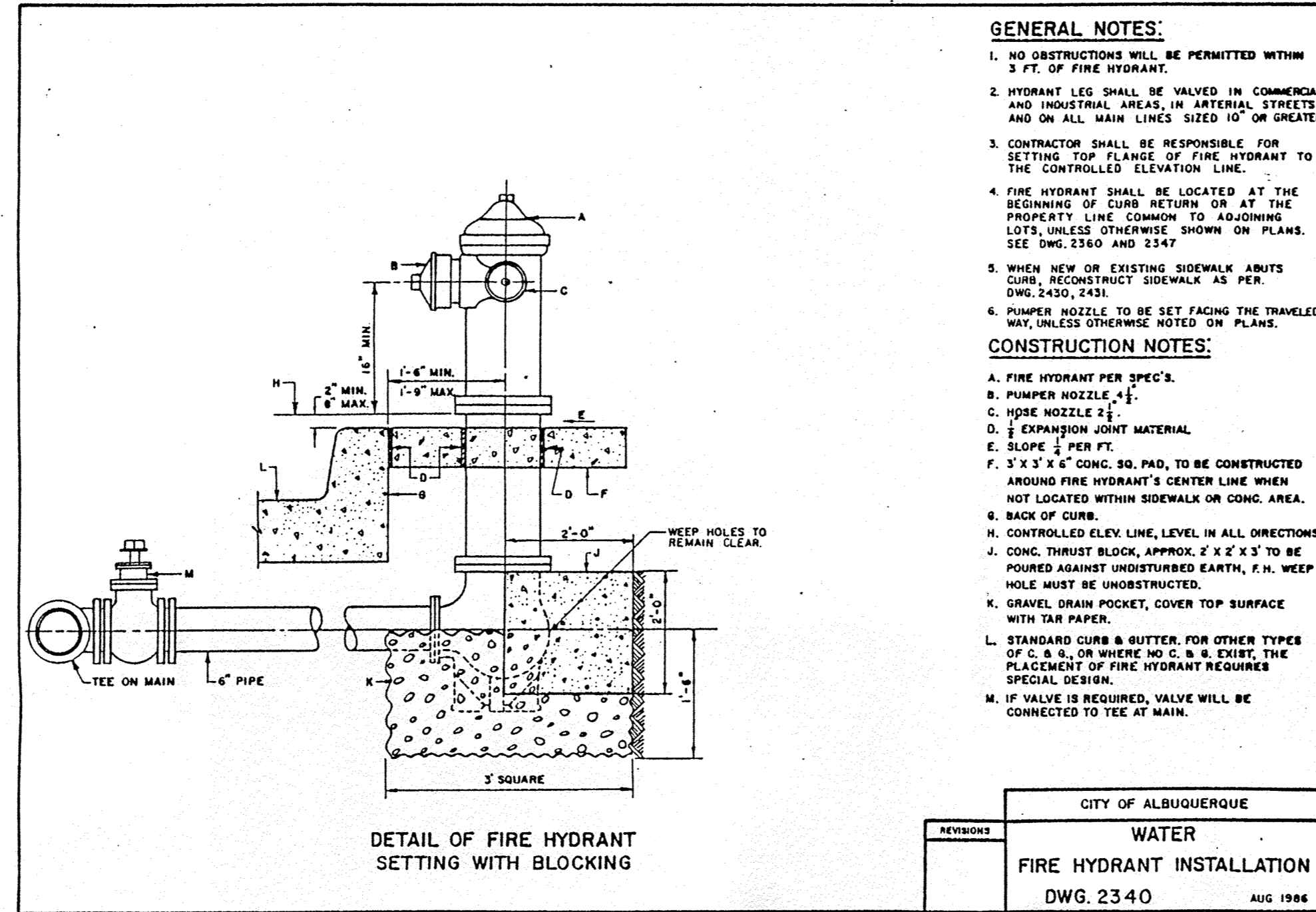
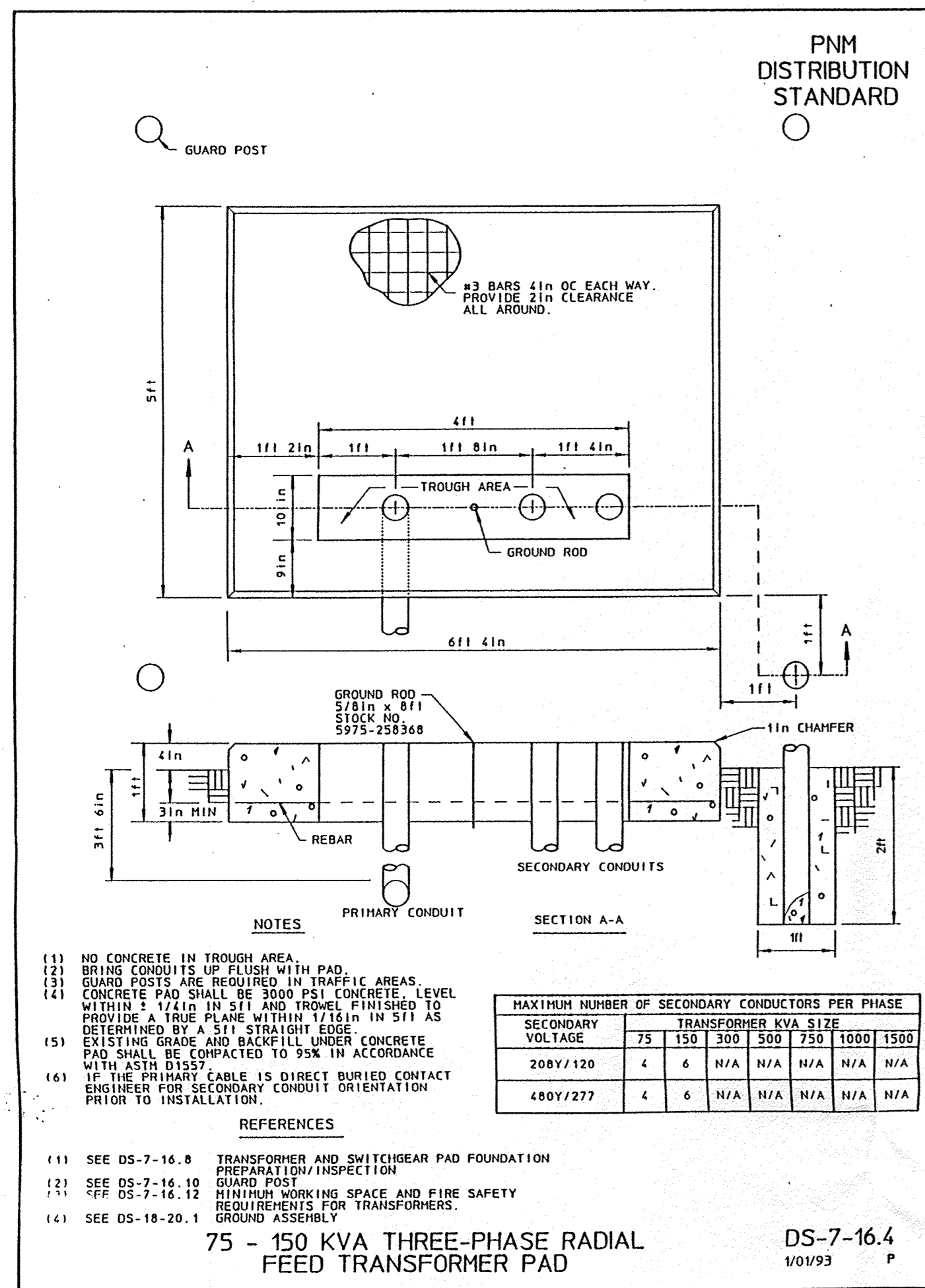
MOTEL 6  
ALBUQUERQUE, NEW MEXICO

GRADING & DRAINAGE  
DETAILS



REVISIONS:

DATE:	8-16-96
CHECKED BY:	D.A.L.
DRAWN BY:	MT
JOB NO:	6031
FILE NO:	GD-DTAIL.DWG
SHEET NO:	C10

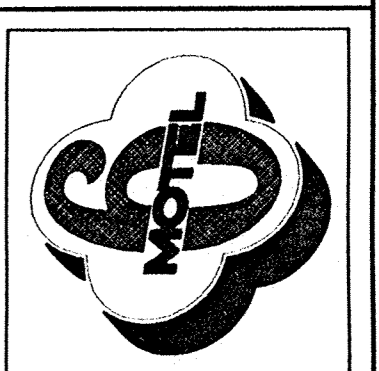


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**MOTEL 6**  
ALBUQUERQUE, NEW MEXICO

UTILITY DETAILS



REVISIONS:

DATE: 5/13/96

CHECKED BY: D.A.L.

DRAWN BY:

JOB NO: 6031

FILE NO: DETAIL.DWG

SHEET NO: C11

DANIEL A. LORENZ  
Professional Engineer  
No. 8847

10-4-96