1101 Central Expy S., Suite 100 Allen, TX. 75013 P. 972.499.8084

May 13, 2022

City of Albuquerque Building & Safety 600 2<sup>nd</sup> St NW Albuquerque, NM 87102 Phone: (505) 924-3964

RE: Raising Cane's Chicken Fingers
4800 Montgomery Blvd. NE
Albuquerque, NM 87109
Architect Response to Final Round of Review Comments

Confirmation must be provided that the Building Design requirements of 5-11(E) of the IDO are being met in a comment response letter and/or on the elevations. Staff could not discern that the requirements are being met per the EPC Staff Report, EPC Site Plan Amendment submittal, and EPC Final Site Plan Sign Off submittal.

1. Ground Floor Clear Height In any Mixed-use zone district in UC-MS-PT areas, the ground floor of primary buildings for development other than low-density residential development shall have minimum clear height of 10 feet.

Response: The main dining room is open to roof trusses sitting at 11'-0" AFF.

2. Façades shall be designed to provide a sense of human scale at ground level by providing a clear architectural distinction between ground floor levels and all additional levels.

Response: We provide a clear architectural distinction between ground level and the roof screen with different parapet heights and a roof screen that sits back on the roof. Transom window and lowered window sill for this single story building.

- 3. Each street-facing façade shall incorporate at least 2 of the following features along at least 30 percent of the length of the façade, distributed along the façade so that at least 1 of the incorporated features occurs every 40 feet.
  - Ground-floor transparent windows, with the lower edge of window sills no higher than 30 inches above the finished floor at street facing façade.

Response: We provide lower window sills and transom window high in the truss area in dining along both street facing façade.

Windows on upper floors

Response: We are showing transom windows up in the roof truss locations along both street facing façade.

Primary pedestrian entrances.

Response: Higher towers at building entrance and DT pickup lanes along street facing facade

 Portals, arcades, canopies, trellises, awnings over windows, or other elements that provide shade or protection from the weather.

### Response: Provided canopies and awning to provide shade or protection from weather

• Sun shelves or other exterior building features designed to reflect sunlight into the building and reduce the need for interior lighting.

Response: Provide awning that will bounce sun back into the high transom window into the building and reduce the need for interior lighting.

- 4. Each street-facing façade longer than 100 feet shall incorporate at least 1 of the following additional features. (See figure below for examples.)
  - Wall plane projections or recesses of at least 1 foot in depth at least every 100 feet of façade length and extending for at least 25 percent of the length of the façade.

## Response:

The Drive Thru Street facing façade is 98'-3 in total length. (3) towers total length is 31'-0". Which cover 30.5% of façade which 18" projection.

The Entry Street facing façade is 37'-7 ½" in total length (1) Tower total length is 13'-0". Which cover 34.5% of the façade which projects 8'-8"on both side.

• A change in color, texture, or material at least every 50 feet of façade length and extending at least 20 percent of the length of the façade.

Response: 2 different brick colors and 2 different stucco colors change between tower elements

• An offset, reveal, pilaster, or projecting element no less than 2 feet in width, projecting from the façade by at least 6 inches, and repeating at minimum intervals of 30 feet of façade length.

Response: A tower element project break the elevations up. Awning at windows project 42" from façade.

A projecting gable, hip feature, or change in parapet height at least every 100 feet of façade length.

Response: Change in parapet height

5. All accessory buildings visible from a public street shall be similar in color, material, distinctive rooflines, finishing details, and accent features to the primary building.

Response: The Menu board and pickup window canopy are painted the same color as awning and patio canopy color as shown in the rendering.

6. Lighting to meet all requirements of IDO section 5-8, Outdoor and Site Lighting.

Response: Outdoor Lighting package has been provided.

7. Must follow IDO section 5-12 for Signs, both Freestanding and Wall signs, even if painted on building, must meet percent of façade requirements (15% for MX-M zone).

### Response:

North/ DT Elevation – 1629 SF total elevation \* 15% of facade = 244.35 SF Total Signage per Elevation Total Square Footage of Sign on South Elevation is 169.25 SF

South/ Side Elevation – 1629 SF total elevation \* 15% of facade = 244.35 SF Total Signage per Elevation Total Square Footage of Sign on South Elevation is 62.75 SF

East/ Rear Elevation – 806 SF total elevation \* 15% of facade = 1120.85 SF Total Signage per Elevation Total Square Footage of Sign on South Elevation is 32 SF

West/ Front Elevation – 806 SF total elevation \* 15% of facade = 120.85 SF Total Signage per Elevation Total Square Footage of Sign on South Elevation is 48.88 SF

West Elevation Ground Floor Window Sign Window Sign 1 – 44 SF total Area \* 25% of Window Area = 11 SF Total Window area Total Signage for Window area = 2.63 SF

South Elevation Ground Floor Window Sign Window Sign 2 – 44 SF total Area \* 25% of Window Area = 11 SF Total Window area Total Signage for Window area = 5.07 SF

### Pole Sign

- We are allowed 1 Freestanding along street frontage where there is least 100 feet of street frontage. Site total length is 237.49' along Montgomery Blvd. NE
- Allowed 200 SF at allowable location abutting an arterial street or Highway. Total signage is 132.7 SF. Raising Canes sign at 94 SF and Reader at 38.7 SF.
- Allowed 26' max. Height. Pole sign total height is 26'

Refer to the provided proposed signage package for additional information. We believe that we meet Section 5-12 signage section for MX-M zone.

Christopher Scales Ken McCracken, Architect

1101 Central Expy Suite 100 Allen, TX 75013

Office: 469.619.5568 F: 972.499.7730

E: cscales@pmdginc.com

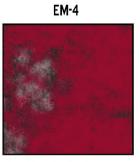




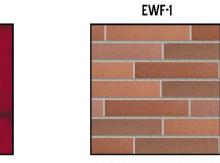




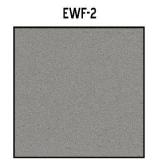
POWDER COATED STEEL MATTE **BLACK FINISH** 



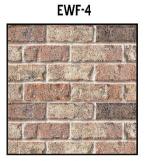
RECLAIMED METAL PANEL: VINTAGE CAR HOOD OCCURS AT FACE OF THE "1" ELEMENT ONLY



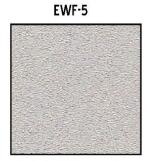
BELDEN NORMAN BRICK MASONRY MEDIUM RANGE, SMOOTH, IRON SPOT. MORTAR TO MATCH SOLOMON PRODUCTS IO H, WEATHERED HORIZONTAL STRIKE. VERTICAL JOINTS ARE FLUSH



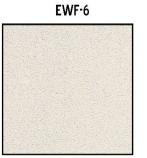
"SW 7669 SUMMIT GRAY" PORTLAND CEMENT STUCCO



BORAL: "ALAMO" QUEEN BRICK, MORTER TO MATCH SOLOMON PRODUCTS IO H, LIGHT BUFF SACK RUB FINISH.



"132 MOUNTAIN FOG" PORTLAND CEMENT STUCCO



"456 OYSTER SHELL" CEMENT STUCCO



ALUMINUM STOREFRONT SYSTEM FINISH: ANODIZED BLACK



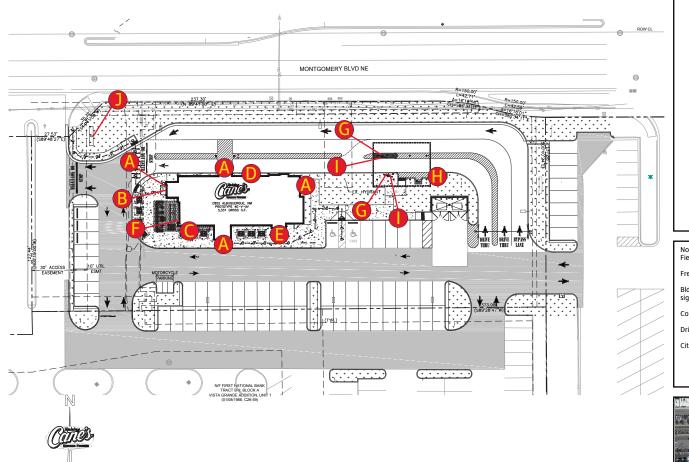
# **BRAND BOOK**



4800 Montgomery Blvd NE/RC0852 Alburquerque, NM 87109 5/4/2022

| DRAWING REVISIONS |    |   |  |  |
|-------------------|----|---|--|--|
| DATE              | PM | CHANGE  |  |  |
| 11/24/21          | SH | Updated elevations & changed to flame, added speaker post & lemonade sign |  |  |
| 12/21/21          | SH | Updated siteplan & elevations, changed to mural                           |  |  |
| 3/12/22           | SH | Updated siteplan & added pylon sign                                       |  |  |
| 4/5/22            | SH | Updated elevations & changed to OL channel letters                        |  |  |
|                   |    |   |  |  |
|                   |    |   |  |  |
|                   |    |   |  |  |
|                   |    |   |  |  |
|                   |    |   |  |  |
|                   |    |   |  |  |

# **SITEMAP**



|          | QTY. | CODE   | DESCRIPTION               |
|----------|------|--------|---------------------------|
| A        | 4    | WS-8FT | 4x8 Wall Sign             |
| B        | 1    | ONS    | Open Sign                 |
| 0        | 1    | CFNS   | Chicken Fingers Neon Sign |
| <b>D</b> | 1    | PMRL   | Painted Mural             |
| <b>(</b> | 1    | RD-1   | Red Dog                   |
| •        | 1    | CAN    | One Love Channel Letters  |
| G        | 2    | DTMB   | DT Menuboard              |
| •        | 1    | DTPS   | Pre Sell Board            |
| 0        | 2    | DTSP   | Speaker Post              |
| •        | 1    | PYLON  | 7X14 Pylon @ 26' OAH      |
|          |      |        |                           |

No development or LL restrictions noted as of 7/16/21. In Fiesta Crossings.

Freestanding sign pending LLA, multi-tenant existing Bldg. sign NTE 15% of facade attached to. Mural, window signs and advertising counts.

Cove lighting allowed downwashed.

Drive boards not regulated. Flags not allowed

City will not allow OL canopy letters (roof)

| YES | NO    |
|-----|-------|
|     |       |
|     |       |
|     |       |
|     |       |
|     | YES V |





| Location: Albuquerque, NM | AGI Rep: S. Holmes   |
|---------------------------|----------------------|
| Site ID: RC0852           | AGI PM: Katie Norman |
| Date: 07/20/2021          | Drawn by: M. Folden  |



|  | Co   | de Check Form  | Stand Alone  |   |
|--|--|--|--|---|
| Customer Name : Raising Cane's   | Parcel #:  | Zoning: MX-M   | Mixed Use  |   |
| roject Name : RC0852 Montgomery &  | San Mateo  | Re-ze  | oning Required/Recommended:  | Yes No  |
| ddress: 4800 Montgomery Blvd N   | E  | Jurisdiction: Ci   | ty of Albuquerque  |   |
| city: Albuquerque State: NM  | Zip: <u>87109</u>  | Contact Name: _  | Marcelo Ibarra   |   |
| ev.name: Fiesta Crossing   | Within PUD or CUP: Yes   | No Phone: <u>505.92</u>  | 4.3807; Zoning: 505-924-38   | 357   |
| Master Sign Program (MSP) or Developmer  | nt Criteria: Yes No  | E-Mail: marce  | eloibarra@cabq.gov   |   |
|  | Ground Signs   | s- Pylon (Pole) & Monume   | nt   | N/A   |
| are ground signs allowed? Yes No [   | ☐ If No, Tenant ☐ P  | Pylon/Pole Monument  | Minimum frontage to qu   | ualify:   |
| Number of signs allowed:   | Distance to ad   | djacent ground sign on same lot:_  | Surrounding I  | Lot:  |
| Maximum SF Allowed:  | Formula for  | area calculation:  | Wind I   | Load:   |
| //inimum setback:  | Maximum Overal   | Il Height:   | Visibility Triangle: _   |   |
| erm Allowed? Yes No  | How is height measured?  |  |  |   |
| Required base covering:  |  | How many   | r faces count toward sign area ?   |   |
| lumination/ Lighting Restrictions:   |  |  |  |   |
| Design restrictions for sign:  |  |  |  |   |
| MC - Can there be animation? Yes   | No Does it have  | to be static? Yes No   | Can price be displayed?  | Yes No  |
| Color restrictions:  |  |  |  |   |
| Rate of change restrictions:   |  |  |  |   |
| MC SF restrictions:  |  |  |  |   |
|  | sed on the street cla  | assification which looks   | I with 100' of street fro  | •   |
| The SF allowed is bas  | sed on the street cla  | assification which looks   |  | et and  |
| The SF allowed is bas allowed 200 SF.  | sed on the street cla  | assification which looks  Wall Signs   | to be an arterial stree  | et and  |
| The SF allowed is bas allowed 200 SF.  |  | Wall Signs  SF based on: Street  | t Frontage Building Frontage   | et and  - N/A  of wall area   |
| The SF allowed is bas allowed 200 SF.  Sumber of signs allowed: N/A Suggregate building SF allowed: N/A  | Maximum Projection   | Wall Signs  SF based on: Stree  Lighting F  Iculation: NTE 15% of facade   | t Frontage Building Frontage Restrictions: 200 foot lamberts or 685 nits   | et and  - N/A  % of wall area at night; internally or external  |
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Location: Albuquerque, NM AGI Rep: S. Holmes

Site ID: RC0852 AGI PM: Katie Norman

Date: 07/20/2021 Drawn by: M. Folden



|  |  | Specialized Sign                 | S                             |   | N/A                  |
|--|--|----------------------------------|-------------------------------|---|----------------------|
| Painted Commercial mural allowed   | on walls? Yes No   | If no, allowed painted on        | substrate? Yes No [           | If no, digital pi                                       | rint? Yes No         |
| Quantity allowed?  | Size re  | estriction? Same as wall         | sign Count towa               | rds signs sq. ft.? Ye                                   | s No                 |
| Quantity allowed? Size restriction? Same as wall sign Count towards signs sq. ft.? Yes No Graphics without branding/ Pin-Mounted Art allowed on walls? Yes No Can it be painted? Yes No Count towards signs sq.ft.? Yes No |  |                                  |                               |   |                      |
| Quantity allowed?  |  | <del>_</del>                     | <del></del>                   | · ·   |                      |
| Permanent banners allowed? Yes [   | No If I  | no, allowed flat sign on substra | ite? Yes 🗌 No 🗍               | Does copy count in                                      | SF? Yes No           |
| Quantity allowed?  | Size restriction? _  |                                  |                               | Does it require a fra                                   | ıme? Yes No          |
| Can Commercial flags be attached t   | to building parapet? Y   | es No Restrictions               | s on Qtv. size/height/project | tion on roof?   |                      |
| Interior illuminated window signs (Ne  |  |                                  |                               |   |                      |
| Is shield white LED lighting allowed   |  |                                  |                               |   |                      |
|  |  |                                  |                               |   |                      |
|  |  | Directionals/ Regula             | tory                          |   |                      |
| Maximum SF allowed: Directionals count towards allowed S   |  | erall height:                    |                               |   | clear traffic vision |
|  |  | Temporary Signa                  | age                           |   |                      |
|  |  |                                  |                               |   |                      |
|  |  | Setback: SF:                     | Height:                       | Permit Required?  | Time Allowed:        |
| Banner:  | Yes No   | Setback: SF:                     | Height:                       | Permit Required?  | Time Allowed:        |
| Banner:<br>Feather Sign:   | Yes No   | Setback: SF:                     | Height:                       | Permit Required?  | Time Allowed:        |
|  | Yes No   |                                  | Height:                       | Permit Required?  —  —  —  —  —  —  —  —  —  —  —  —  — | Time Allowed:        |
| Feather Sign:  | Yes  |                                  | Height:                       | Permit Required?  | Time Allowed:        |
| Feather Sign:<br>Inflatable:   | Yes No No Yes No   |                                  | Height:                       | Permit Required?  | Time Allowed:        |
| Feather Sign: Inflatable: Vehicle:   | Yes         No           Yes         No           Yes         No   | considered freestanding sign     | Height:                       | Permit Required?  —                                     | Time Allowed:        |
| Feather Sign: Inflatable: Vehicle: Flag (Non-commercial)   | Yes         No           Yes         No           Yes         No           Yes         No           Yes         No | considered freestanding sign     |                               | Permit Required?  | Time Allowed:        |



Location: Albuquerque, NM AGI Rep: S. Holmes

Site ID: RC0852 AGI PM: Katie Norman

Date: 07/20/2021 Drawn by: M. Folden



| Construction Sign                                |   |  |  |  |  |
|--|---|--|--|--|--|
| Max # allowed?: 4(part of total all tem          | mp signs) Max Height?:                    | <u>5ft</u>   | Timeframe allowed? during construction   |  |  |
| Max SF: 20 SF                                    | Setbacks?:                                | see notes  | Logo/Copy Restrictions? none   |  |  |
|  |   |  | Indirect Illumination Allowed? NO  |  |  |
| Preferred mounting method (no bi                 | uilding yet): <u>na</u>                   |  |  |  |  |
| Other restrictions? sign on                      | property can be                           | e in ROW if app  | roved by Municipal Development   |  |  |
|  |   | Construction Fence   | e Wrap   |  |  |
| Are fence wraps allowed: Yes                     | No Max SF:                                | Timeframe a  | allowed?   |  |  |
| Max He   | eight:                                    | Logo/Copy Rest   | rictions?  |  |  |
| Other restrictions? same as                      | all other tempo                           | rary signs   |  |  |  |
| CONSTRUCTION BANNER                              | OW HIRING<br>T MANAGERS<br>DRKATCANES.COM | CHICKEN FINGERS  RESULTING CRISING CRI | EAMY CHICAGO TO THE PROPERTY OF THE PROPERTY O |  |  |
|  |   | Now Hiring Bann  | er(s)  |  |  |
| Max # allowed?:                                  | Max Height:                               |  | Time frame allowed?  |  |  |
| Max SF:  |   |  | Logo/Copy Restrictions?:   |  |  |
| Preferred mounting method:                       |   |  | Indirect Illumination Allowed?   |  |  |
| Other restrictions?: same as                     |   | , ciano  |  |  |  |
| NOW HII SHIFT MAN UP TO \$1 APPLY Raising Canes. | AT CHICKEN                                |  | NOW HIRING CREWMEMBERS WORKATCANES.COM  Now Hiring Banner  |  |  |
| Notes:   |   |  |  |  |  |



Location: Albuquerque, NM AGI Rep: S. Holmes Site ID: RC0852 AGI PM: Katie Norman

Drawn by: M. Folden

Date: 07/20/2021



|   |   |   | Permit Ro   | equirements  |   |   |  |
|---|---|---|---|--|---|---|--|
| Permits can be applied for  | by:   | Mail  | Authorized Agent  | In Person  | Online  | Review Board: Yes No No   |  |
| License Required:   |   | Business  | Contractors   |  | Contact: Permitting Cou   | unter Service: Concetta Trujillo  |  |
| Signature Required on Ap  | olication:  | Owner   | Agent   | Designer   | Phone Number: <u>505-92</u>   | 24-3833;505-924-3320  |  |
| Documents Required (Sig   | n):   | Site Plan   | Elevations  | Sign Details   | Sealed Engineering  | Additional Professional Seals   |  |
| Number of Document Cop  | ies:  | 3   | 3   | 3  | *   | LL approval/ owner or agent   |  |
| Documents Required (Ban   | Documents Required (Banner): Site Plan Banner Details Number of Document Copies (Banner): no permit reg'd |   |   |  |   |   |  |
| Document Size: Portal;  | Document Size: Portal; 100%   |   |   |  |   |   |  |
| Length of time to secure p  | ermit: <u>fast</u>  | er online   | Other   | permit costs / fees: k   | oased on valuation of v   | vork  |  |
| When does the time frame  | permitted   | start (Banner)?   | From time of permit appro   | oval Time the ba   | anner is placed Other [   | na  |  |
| Current IBC used by munic   | ipality : <u>2(</u>   | <u>)15; 2017</u>  | NEC Any code to   | reference: Bu  | ilding code Electric  | cal Code Energy code  |  |
| If electrical permit is require   | ed for ONL  | Y the hook up of  | the sign, is a licensed elec  | ctrician required to c   | ome in person? Yes  | No No   |  |
| Are permits required to be  | obtained in   | person? If not, v   | what is the process: Offi   | ice Neighbo  | rhood Commur  | nication w/link first   |  |
| How long are permits good   | for: <u>6 m</u>   | nonths  |   |  |   |   |  |
| Notes:  |   |   |   |  |   |   |  |
| including foundations; may not connect or construct electrical signs. ES-01 or ES-98 - May erect electrical signs including foundations and structural elements.  PORTAL: https://posse.cabq.gov/posse/pub/lms/Login.aspx Associations. Min of 2 weeks for approval of permits. |   |   |   |  |   |   |  |
|   |   |   | Variance I  | Procedures   |   |   |  |
| Notes: Deviation:An   | or by: Mail lication:  Plan Ele  Bariance: fir  during the lifferent from                                 | Authorized Owner  evations Sign  est determine de site plan approv m the standard v | Agent Lawyer Viation or variance; see no variance process? Variance | Must att  Must att  Meering Addit. Protes Cost of variance  No  es from zoning stances that can be | ce: \$130  lards are reviewed and decidence of the control of the c | Document Color : Color B/W Document size:  ded by the Zoning Hearing Examiner  atively by City Planning |  |
| Department<br>Administrativ<br>approved du  | staff or<br>e Amer<br>ring this   | by the DRE<br>ndment req<br>s process. (  | 3 within threshold:<br>juired if foot print (                       | s and based of<br>of building or<br>d for online. D  | on criteria establish<br>facade is changed<br>ecisions Requiring  | ned by the IDO.   |  |



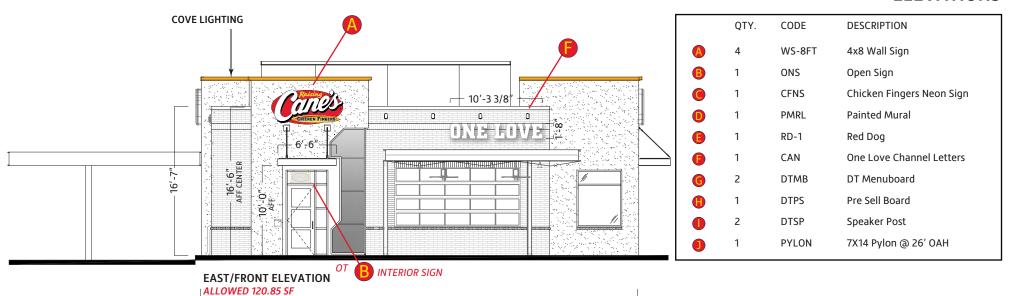
Location: Albuquerque, NM AGI Rep: S. Holmes

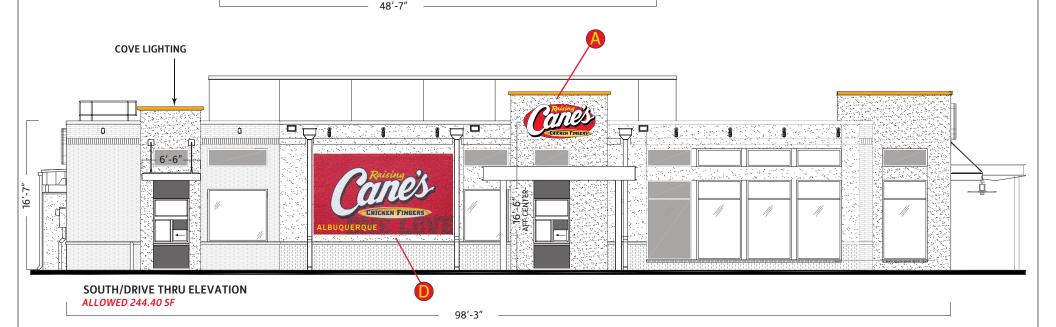
Site ID: RC0852 AGI PM: Katie Norman

Date: 07/20/2021 Drawn by: M. Folden



## **ELEVATIONS**





Scale: 3/32"=1'



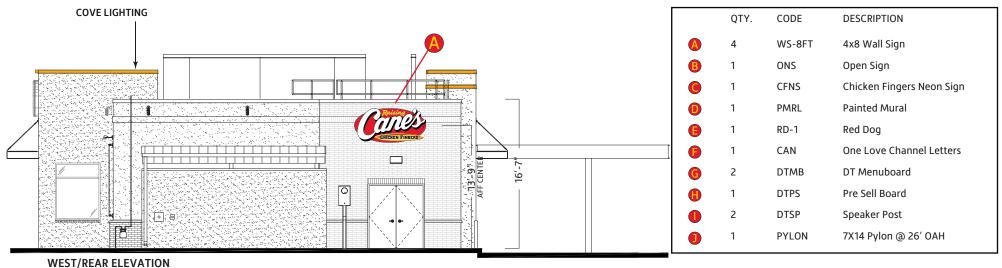
| Location: Albuquerque, NM | AGI Rep: S. Holmes   |
|---------------------------|----------------------|
| Site ID: RC0852           | AGI PM: Katie Norman |
| Date: 07/20/2021          | Drawn by: M. Folden  |

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PAGE 7

# **ELEVATIONS**



WEST/REAR ELEVATION ALLOWED 120.85 SF

48'-7"

NORTH/SIDE ENTRY ELEVATION
ALLOWED 244.40 SF

ON SUBSTRATE

98'-3"

Scale: 3/32"=1'



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# **CUTSHEET**

7x14 Pylon @ 26'-0" OAH



Scale: 3/16"=1'



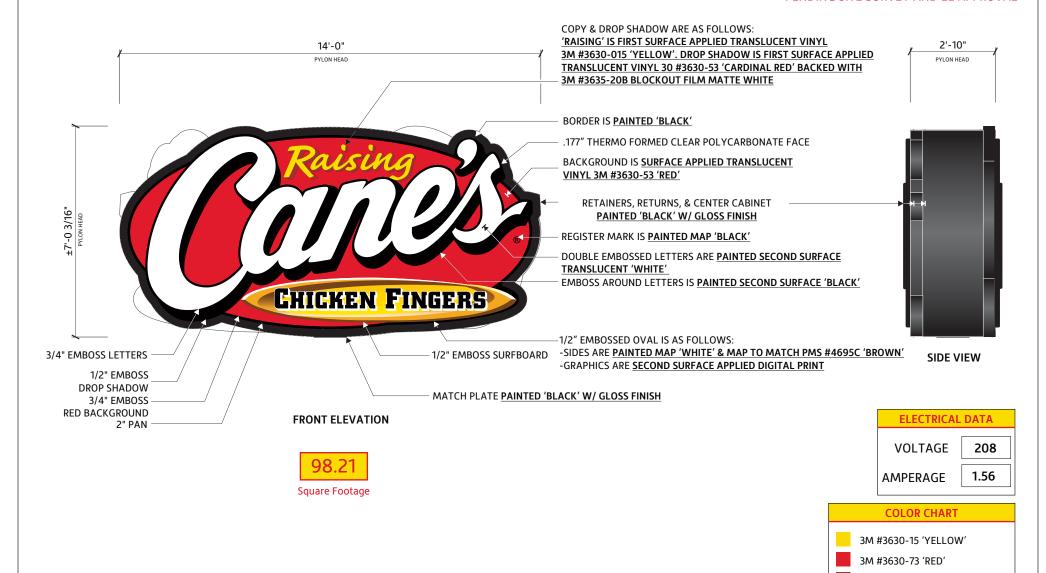
| Location: Albuquerque, NM | AGI Rep: S. Holmes   |
|---------------------------|----------------------|
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# **CUTSHEET**

PH-0714

PENDING SITE SURVEY AND LL APPROVAL





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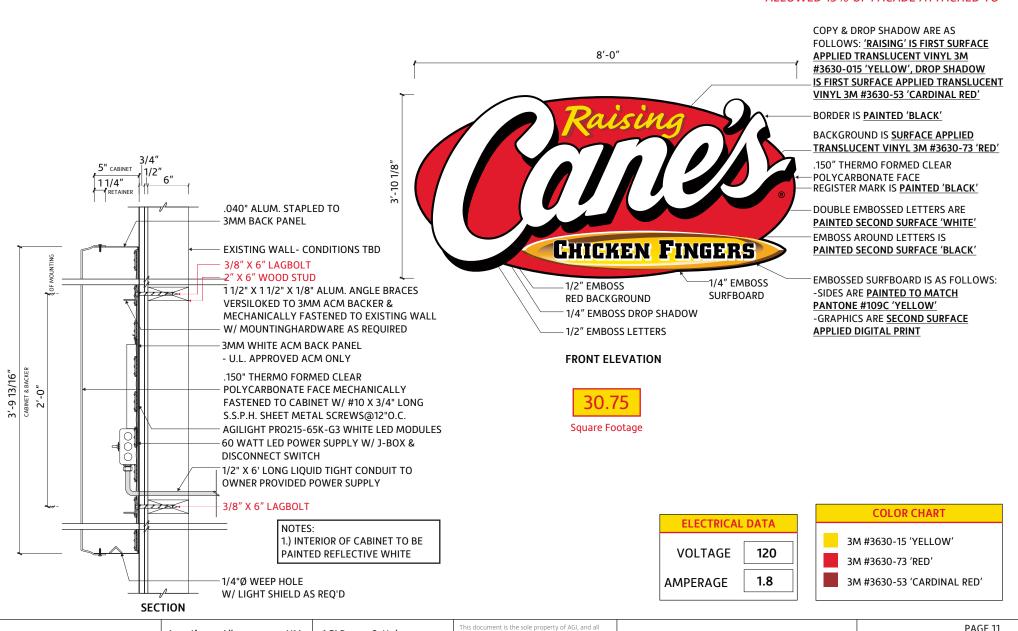
3M #3630-53 'CARDINAL RED'



## **CUTSHEET**

WS-8FT

### ALLOWED 15% OF FACADE ATTACHED TO

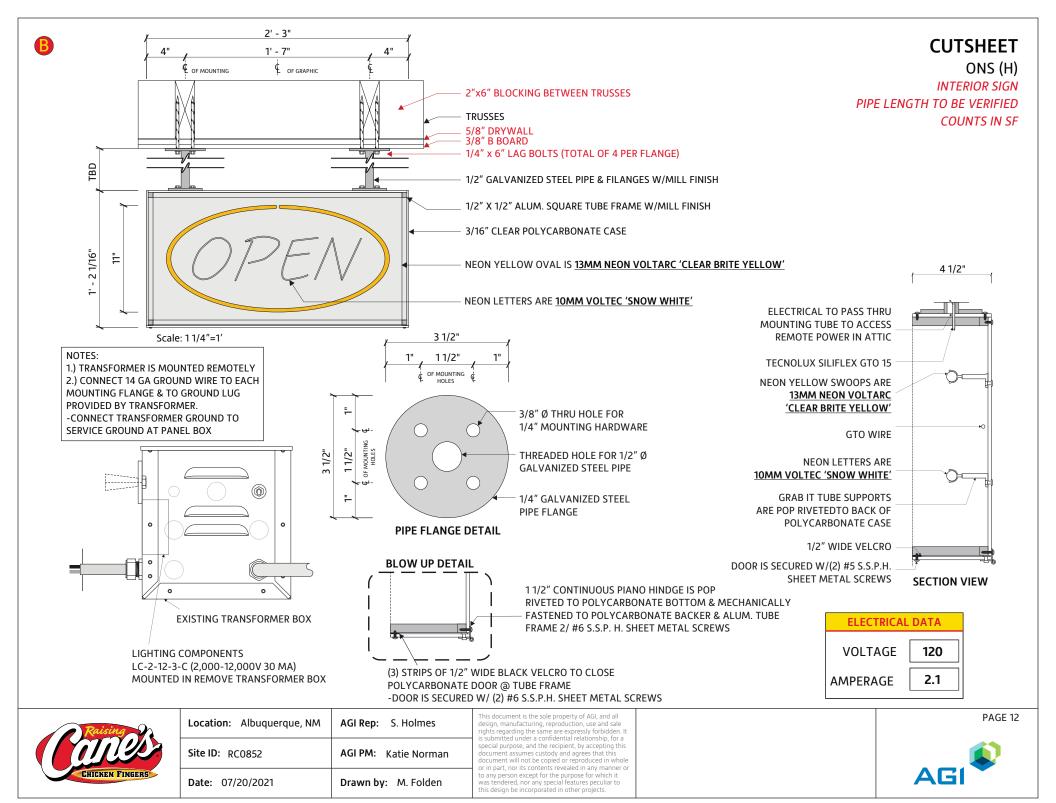


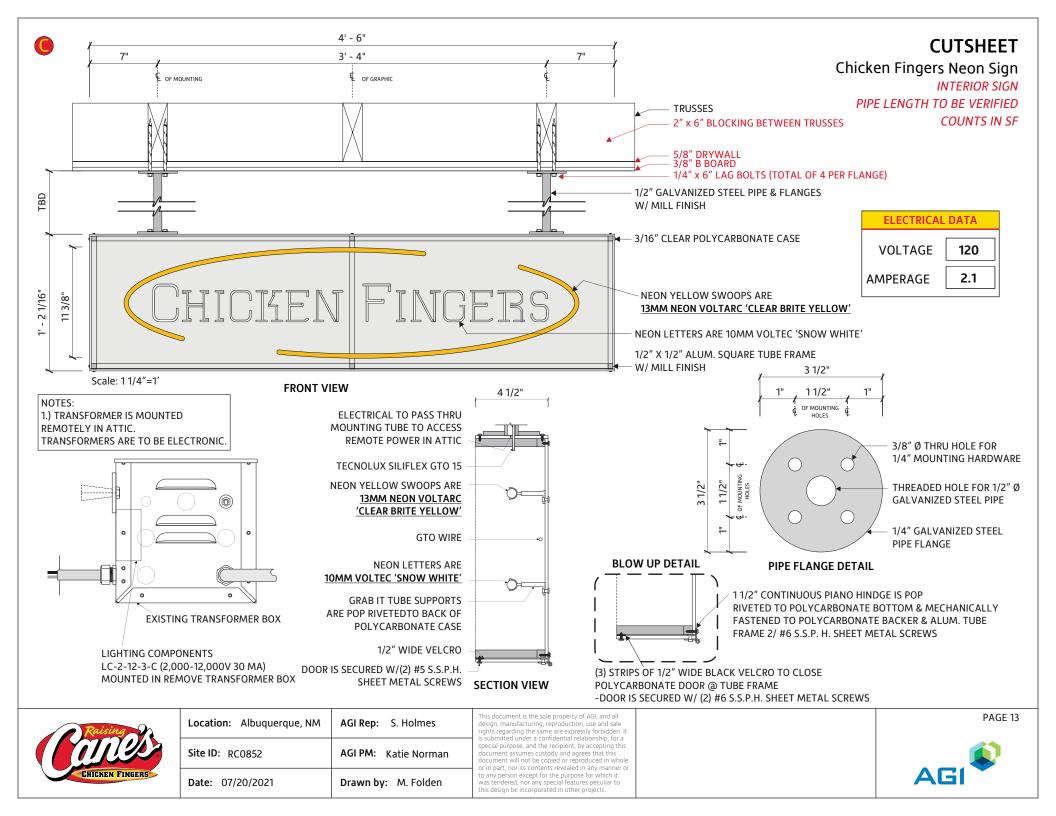


Location: Albuquerque, NM AGI Rep: S. Holmes Site ID: RC0852 AGI PM: Katie Norman Date: 07/20/2021 Drawn by: M. Folden











CUTSHEET
PMRL (0915)
COUNTS AS WALL SIGN

15'-6"



139.50 Square Footage

FOR ARTIST RENDERING USE ONLY MURAL PROVIDED BY OTHER VENDOR



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Date: 07/20/2021

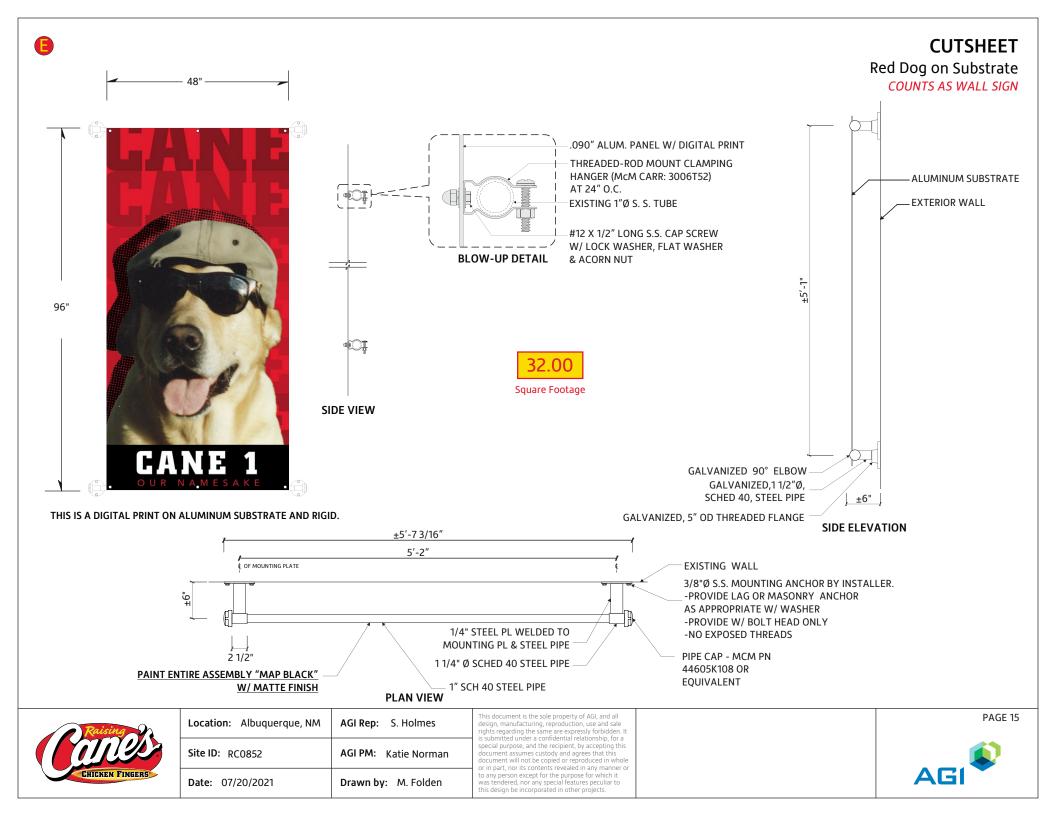
Drawn by: M. Folden

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PAGE 14



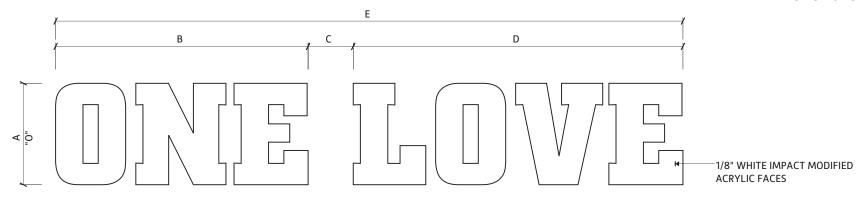


# **(F**)

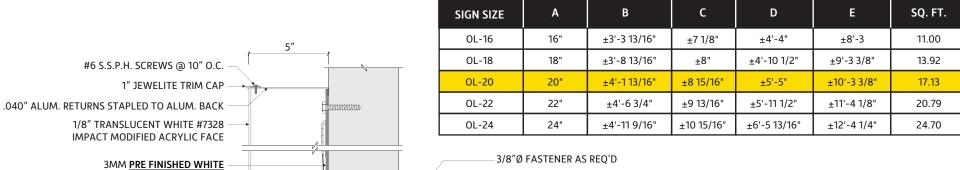
## **CUTSHEET**

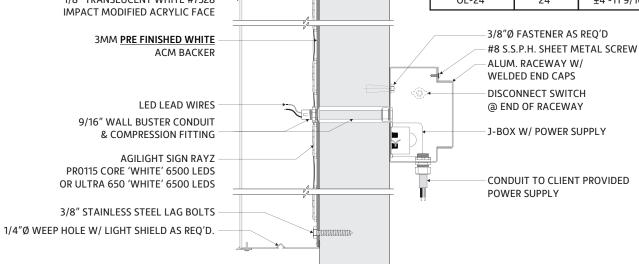
One Love 20" Channel Letters

**COUNTS AS WALL SIGN** 



### FRONT ELEVATION





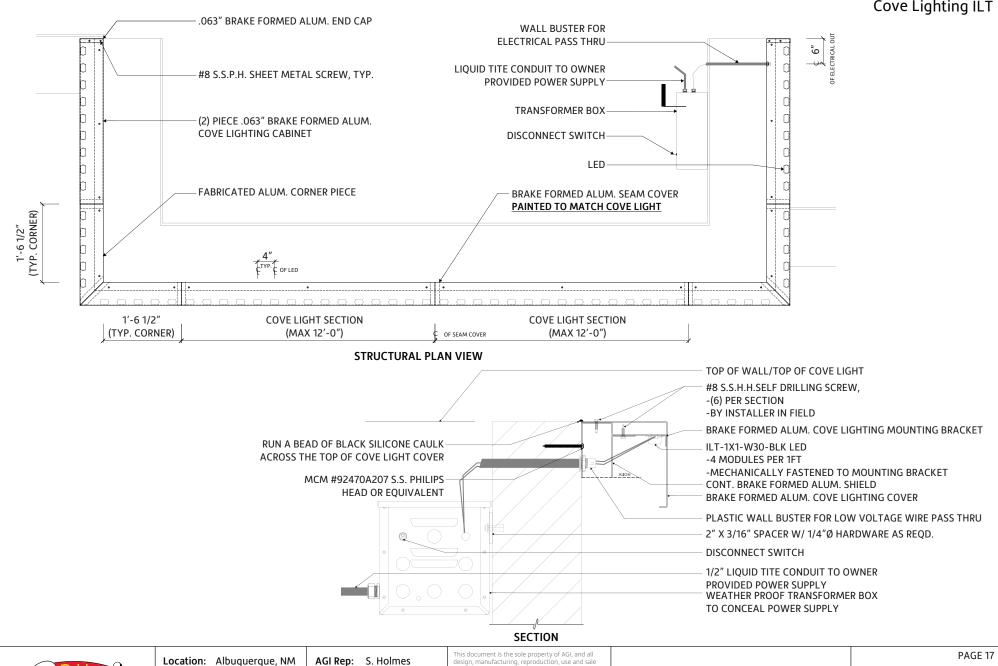
### SIDE SECTION



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# **CUTSHEET**Cove Lighting ILT





Site ID: RC0852

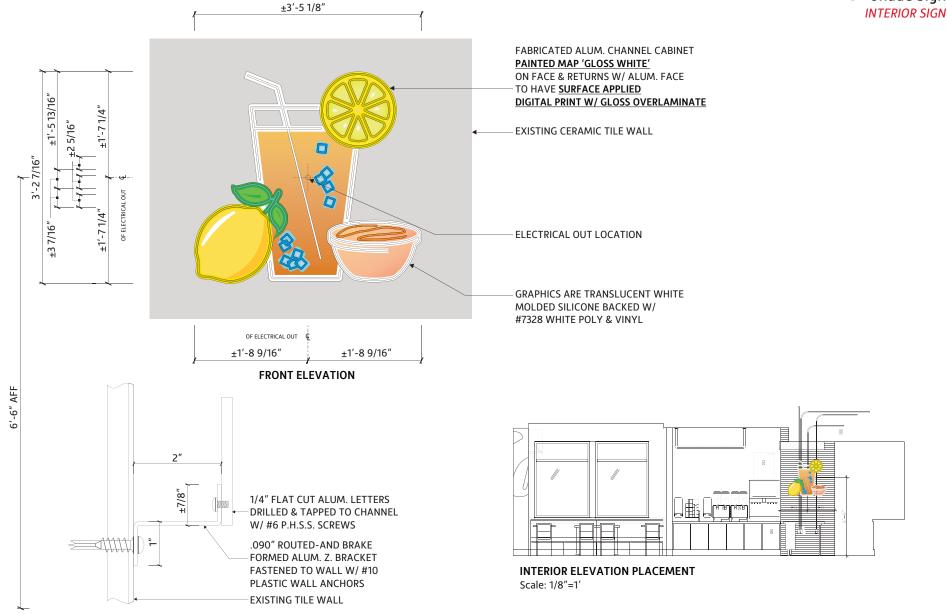
Date: 07/20/2021

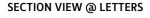
AGI PM: Katie Norman

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# CUTSHEET Lemonade Sign







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# **CUTSHEET**Drive Thru Menu Board



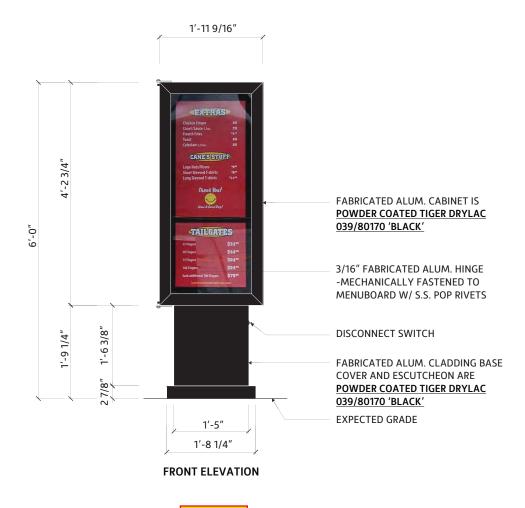


| Location: Albuquerque, NM | AGI Rep: S. Holmes   |
|---------------------------|----------------------|
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| Date: 07/20/2021          | Drawn by: M. Folden  |





# **CUTSHEET**Pre Sell Board



7 1/4" 3 15/16" 1'-3 1/4" SIDE VIEW

8.3

Square Footage

| CHICKEN FINGERS |
|-----------------|
|-----------------|

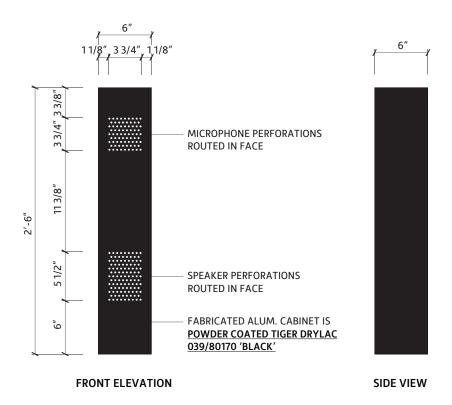
| Location: Albuquerque, NM | AGI Rep: S. Holmes   |
|---------------------------|----------------------|
| Site ID: RC0852           | AGI PM: Katie Norman |
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# **CUTSHEET**Speaker Post



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PAGE 21

## **SURROUNDING SITE PHOTOS**





















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Site ID: RC0852 AGI PM: Katie Norman

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PAGE 22



## **SURROUNDING SITE PHOTOS**







**NO IMAGE** 

**NO IMAGE** 

**NO IMAGE** 

**NO IMAGE** 

**NO IMAGE** 

**NO IMAGE** 



Location: Albuquerque, NM AGI Rep: S. Holmes

Site ID: RC0852 AGI PM: Katie Norman







## PM DESIGN GROUP, INC.

1101 Central Expy S., Suite 100 Allen, TX. 75013 P. 972.499.8084