

**TURQUOISE TRAIL BUSINESS PARK
41 BISBEE COURT, B4
SANTA FE, NM**

*** Office & R &D space**

*** 2,500 SQ.FT. TOTAL**

*** Warehouse plus dock**

*** \$395,000 SALE**

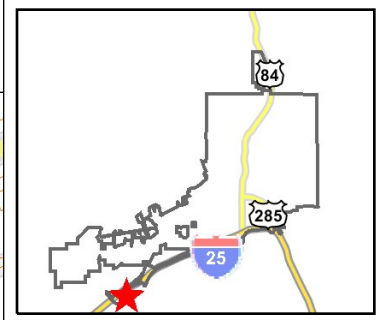
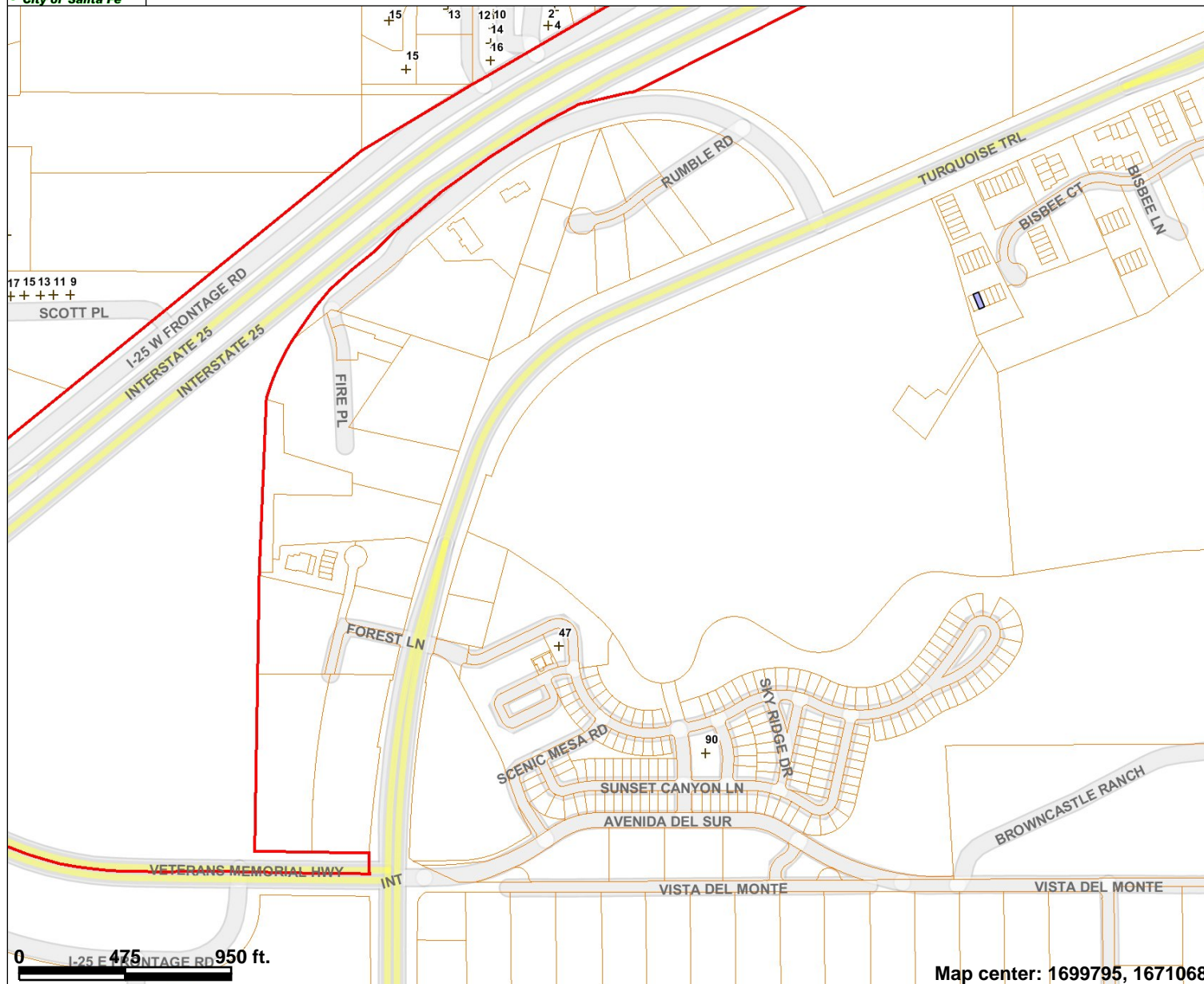
*** \$2,575 LEASE/MONTH**

**QUALITY SPACE
AT AN AFFORDABLE PRICE!!!!**

**COMMERCIAL PROPERTIES INC.
JAMES F. WHEELER, CCIM
505 988 8081**



41 BISBEE CT., B-4



- ### Legend
- City Limits
 - Address Points
 - Parcels
 - Airport Clear Zones
 - Santa Fe River
 - Major Roads and Highways
 - Other Roads and Streets



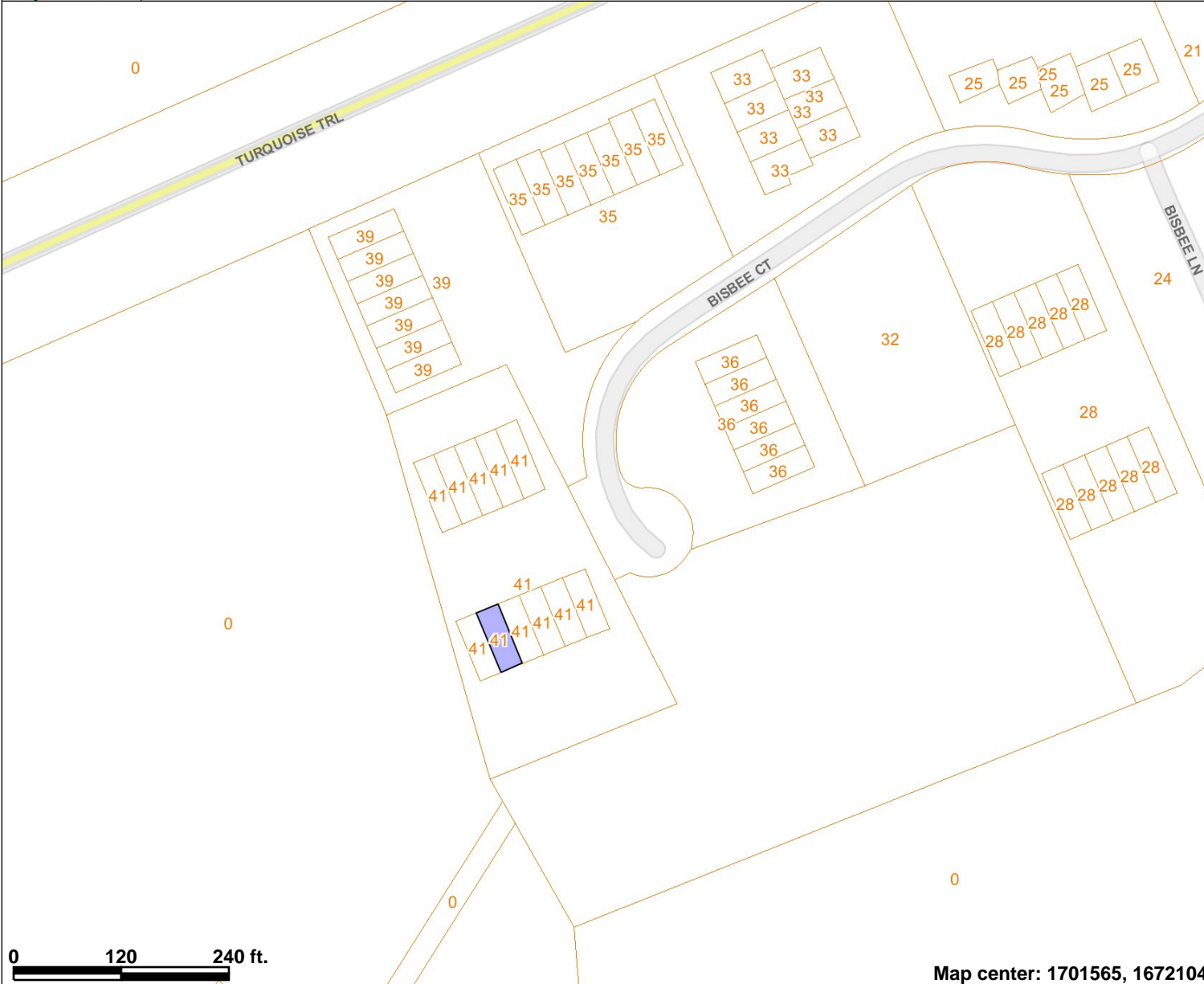
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Scale: 1:8,255

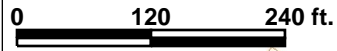
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41 BISBEE, B-4



Legend

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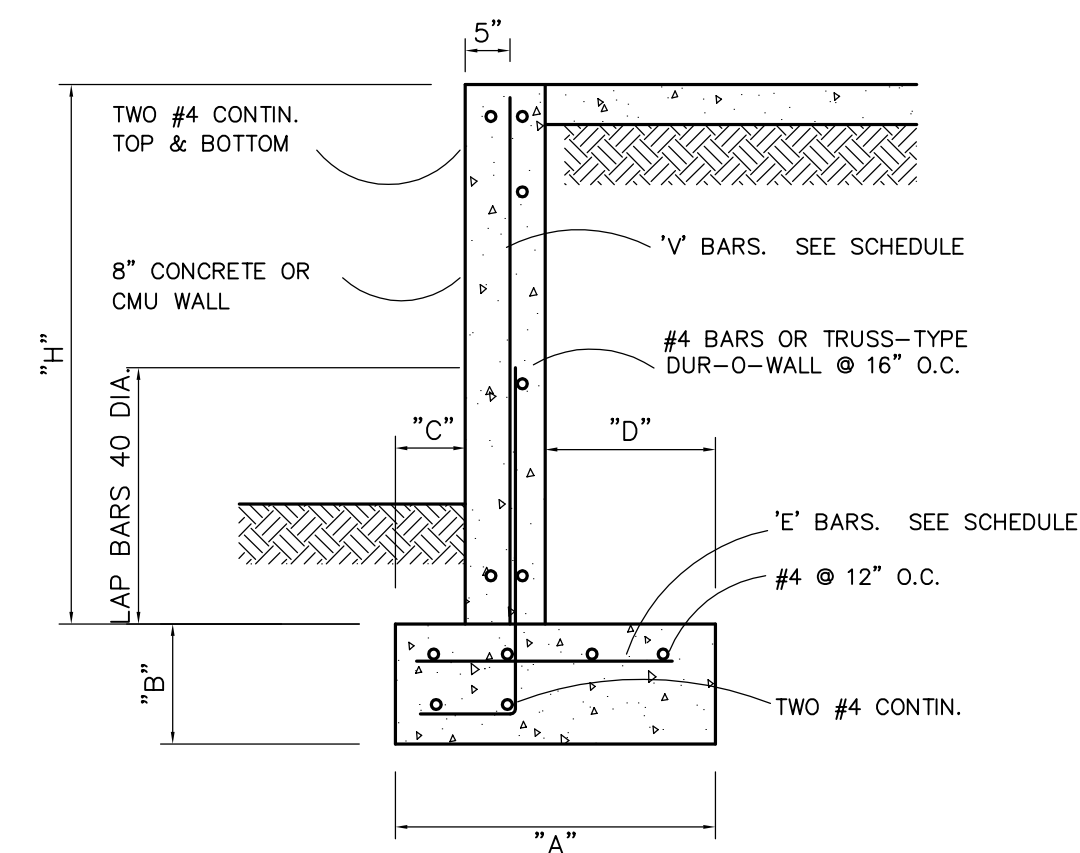


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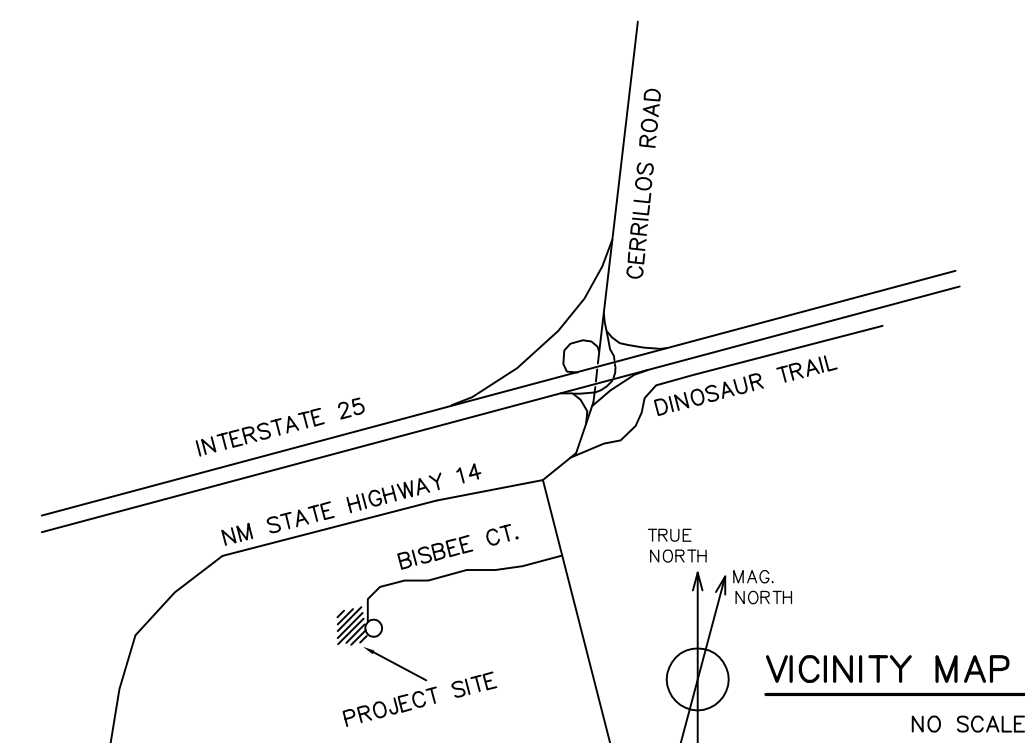
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MARK	"H"	"A"	"B"	"C"	"D"	"E" BARS	"F" BARS
A	30" TO 4'	1'-10"	10"	6"	6"	#4 @ 32" O.C.	#3 @ 24" O.C.
B	4' TO 6'	2'-6"	10"	6"	1'-2"	#5 @ 24" O.C.	#4 @ 18" O.C.
C	6' TO 8'	3'-8"	10"	8"	2'-2"	#6 @ 16" O.C.	#4 @ 12" O.C.
D	8' TO 10'	4'-6"	10"	12"	2'-8"	#6 @ 18" O.C.	#4 @ 10" O.C.

NOTE: PROVIDE 4' HIGH CHAIN LINK FENCE AS GUARD-RAILING AT ALL GRADE CHANGES OVER 30" WHICH ARE ADJACENT TO WALKING SURFACES.



AREAS

LOT AREA	- 1.78 ACRES (77,536 SF)
BUILDING FOOTPRINTS	- 20,880 S.F. EACH
ROOFED AREA:	- 22,688 SQUARE FEET
LOT COVERAGE:	- 29.3 %
PARKING	- 44 SPACES PROVIDED

BUILDING CODE INFORMATION (1997 UBC)

MAXIMUM BUILDING AREA: - 10,800 S. F., FULLY SPRINKLERED.
OCCUPANCY GROUP: S-1, STORAGE (WAREHOUSE)

OCCUPANCY LOAD FACTOR - 500 SQ. FT. (WAREHOUSE)
NUMBER OF OCCUPANTS FOR EXITING: 22 (PER TABLE 10A)

PLUMBING FIXTURE PROVIDED (PER UBC APPENDIX 29)
NUMBER OF OCCUPANTS FOR FIXTURE REQUIREMENTS: 2

MALE: 1 W.C. AND 1 SINK
FEMALE: 1 W.C. AND 1 SINK

UNISEX TOILET ROOM ALLOWED FOR UP TO FOUR EMPLOYEES

ALLOWABLE CONSTRUCTION TYPE: V-N PER UBC TABLE 5-B AND UBC SECTION 505.3.

SITE UTILITIES:

ALL SITE UTILITIES SHALL BE INSTALLED BELOW GRADE.

LANDSCAPE LEGEND

TREES

- HONEY LOCUST, 1-1/2" CALIPER, 6' HT. (18 EA.)
- NEW MEXICO LOCUST, 1-1/2" CALIPER, 6' HT. (18 EA.)

SHRUBS & PERENNIALS

- FERNBUSH, 5-GAL. (26 EA.)
- RUBBER RABBITRUSH, 5 GAL. (26 EA.)
- APACHE PLUME, 5-GAL. (26 EA.)
- CREeping JUNIPER, 5-GAL. (26 EA.)

RECLAMATION

DISTURBED AREAS SHALL BE SEEDED W/ BLUE GREYMA-BUFFALO GRASS MIX AT 4LB. PER 1000 SF.

SOIL AT ALL PLANTING AND SEEDED AREAS SHALL BE AMENDED W/ SOIL BUILDER. MULCH ALL PLANTINGS AND SEEDED AREAS.

IRRIGATION

ALL PLANTINGS SHALL BE MAINTAINED WITH A PERMANENT DRIP IRRIGATION SYSTEM. PROVIDE AUTOMATIC TIMER AND BACKFLOW PREVENTOR.

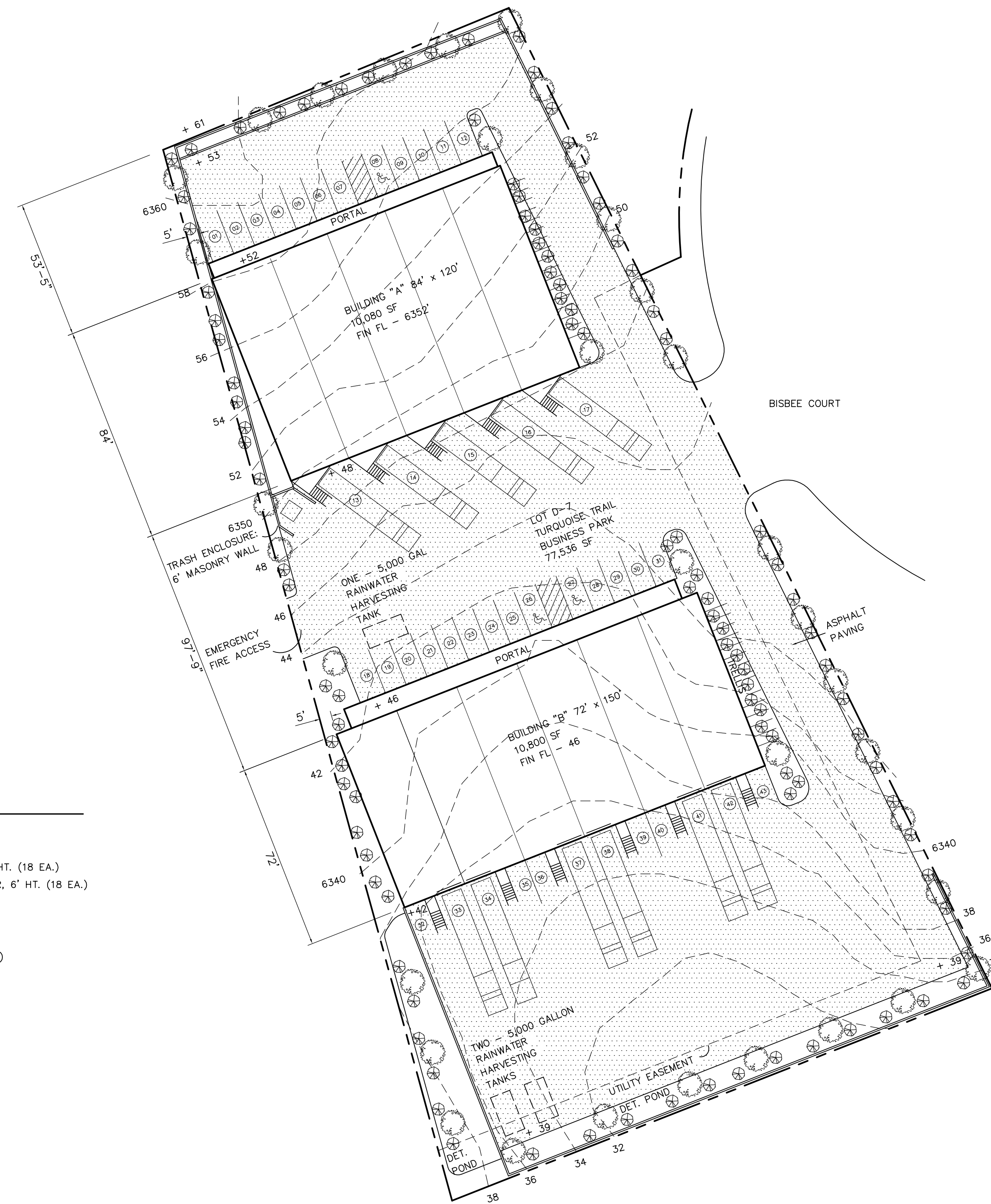
WATER BUDGET

COMMERCIAL USE:
10 EMPLOYEES x 20 GPD PER EMPLOYEE: 200 GPD

LANDSCAPE USE:
10,774 SF OF IRRIGATED LANDSCAPE AREA
x 9.5 GAL/SF/YR = 101,353 GAL/YR = 277 GPD

TOTAL WATER CONSUMPTION: 477 GPD

* PER WILSON + LUCERO, 1995



project

MILLSWORKS

mulligan dog five
lot D-7, turquoise trail business park
bisbee court, santa fe, nm

drawn G.A.

scale AS NOTED

date 7-21-2004

revisions:

- 8-19-04
- 11-26-2004, PER SFC LAND USE
- 8-9-2005, LANDSCAPE WATER BUDGET AND WATER HARVESTING TANKS

sheet title

SITE PLAN

sheet no.

MILLSWORKS -- MULLIGAN DOG FIVE

LOT D-7, TURQUOISE TRAIL BUSINESS PARK, SANTA FE

A-1

