



PACIFIC BUSINESS CENTER

BUILDING SHELL

LOUISE AVENUE

MANTECA, CALIFORNIA

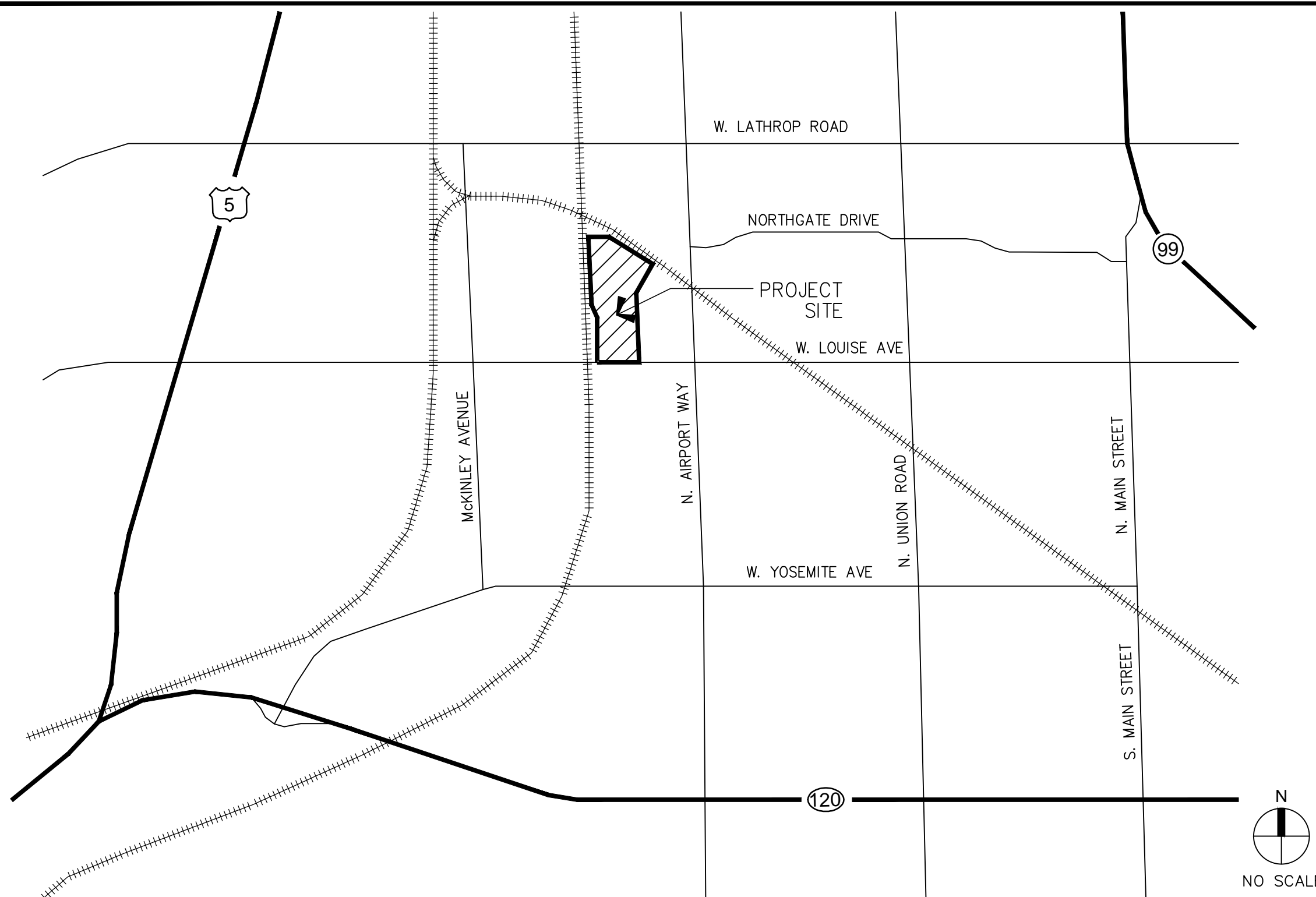
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VICINITY MAP



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PROJECT DESCRIPTION

WESTCORE PROPERTIES IS DEVELOPING A NEW 939,660 SQUARE FOOT DISTRIBUTION BUILDING SHELL. THE SITE, CURRENTLY UNDEVELOPED, SHALL BE DEVELOPED AS PART OF AN EXISTING BUSINESS CENTER. THE SITE HAS BEEN ENHANCED WITH NUMEROUS NEW TREES AND LANDSCAPED AREAS. THE PROJECT WILL INCORPORATE LANDSCAPE FEATURES TO CREATE AN AESTHETICALLY PLEASING ENVIRONMENT THAT COMPLEMENTS THE EXISTING BUSINESS CENTER AND SERVE AS STORM WATER POLLUTION PREVENTION. PARKING STALLS PROVIDE A TOTAL OF 493 CAR STALLS (0.5 STALLS PER 1,000 SF) AND 276 TRUCK STALLS.

THE BUILDING IS A ONE-STORY CONCRETE TILT-UP CONSTRUCTION WITH HIGH PERFORMANCE GLAZING AND A COLOR PALETTE THAT WILL COMPLEMENT THE EXISTING BUSINESS CENTER. THE BUILDING WILL INCORPORATE A LOADING TRUCKWELL ON THE EAST AND WEST SIDES OF THE BUILDING.

PACIFIC BUSINESS CENTER
MANTECA, CALIFORNIA

TITLE SHEET		REMARKS	DATE	REMARKS
1	DATE	05/17/12	PLANNING SUBMITTAL	

PA / PM: RAYMOND LEE
DRAWN BY: LP
JOB NO.:

SHEET
A0.1

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