

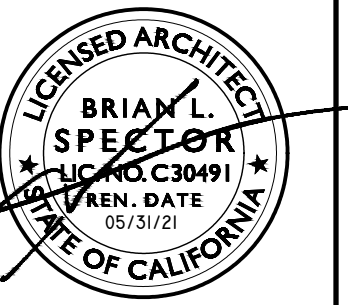
ASHA PHARMACEUTICALS CANNABIS MANUFACTURING

14505 & 14509 CATALINA STREET
SAN LEANDRO, CA 94577



SPECTOR CORBETT ARCHITECTS INC
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NOT FOR CONSTRUCTION

ASHA PHARMACEUTICALS CANNABIS MANUFACTURING
A.P.N.: 80G-933-34 & 80G-933-36

14505 & 14509 CATALINA STREET
SAN LEANDRO, CA 94577

PROJECT NUMBER:	19034
SET ISSUED:	
USE PERMIT APPLICATION	07/09/2019
RESUBMITTAL	09/-/2019
RESUBMITTAL	01/23/2020
RESUBMITTAL	06/01/2020

PLOT DATE: 6/1/2020

SHEET NAME:

COVER SHEET

SHEET NUMBER:

A001

ABBREVIATIONS AND SYMBOLS			
AFB	ABOVE FINISHED FLOOR	T.B.D.	TO BE DETERMINED
BLDG.	BUILDING	T.O.	TOP OF
B.O.	BOTTOM OF	TYP.	TYPICAL
CBC	CALIFORNIA BUILDING CODE	V.I.F.	VERIFY IN FIELD
CLR.	CLEAR	W.H.	WATER HEATER
C.M.U.	CONCRETE MASONRY UNIT		
DS.	DOWNSPOUT		
(E)	EXISTING		
F.D.	FLOOR DRAIN		
F.O.	FACE OF		
F.R.P.	FIBERGLASS REINFORCED PANEL		
FT.	FOOT OR FEET		
H.M.	HOLLOW METAL		
H.V.A.C.	HEATING/VENTILATING/AIR CONDITIONING		
I.C.C.	INTERNATIONAL CODE COUNCIL		
K.D.	KNOCKDOWN		
MAX.	MAXIMUM		
MIN.	MINIMUM		
M.R.	MOISTURE RESISTIVE		
O.C.	ON CENTER		
P.E.S.B.	PRE-ENGINEERED STEEL BUILDING		
S.F.	SQUARE FEET		
SIM.	SIMILAR		
SQ.	SQUARE		

GENERAL NOTES	
1.	ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND OTHER REQUIREMENTS WHICH HAVE BEEN ADOPTED BY THE LOCAL JURISDICTION OR ARE OTHERWISE APPLICABLE TO THIS PROJECT.
2.	THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES, AND OTHER CONDITIONS, AND SHALL CORRELATE AT THE JOB SITE ALL SUCH ITEMS. GENERAL CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION AND CORRECTION PRIOR TO BEGINNING ANY WORK.
3.	THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND THE COORDINATION OF ALL TRADES AND GOVERNING AGENCIES, AND SHALL PROVIDE ALL MATERIALS AND LABOR (SHOWN OR INFERRED) ON THESE PLANS TO RENDER THE WORK COMPLETE.
4.	IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY FOR THE SUPERVISION OF THE WORK.
5.	THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK OR THE PROPER EXECUTION OF THE SAME.
6.	WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY, PRIOR TO COMMENCEMENT OF WORK.
7.	THESE DRAWINGS SHALL BE CONSIDERED SUBSTANTIALLY COMPLETE. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO RENDER THE WORK COMPLETE, AS IS THE INTENT OF THESE DRAWINGS, EITHER SHOWN OR INFERRED HEREIN, THROUGH PROPER AND ESTABLISHED CONSTRUCTION PRACTICES.
8.	EXISTING CONSTRUCTION DETAILS SHOWN HEREIN ARE ASSUMED TO BE SUBSTANTIALLY CORRECT AND MAY NOT DEPICT THE ACTUAL CONDITION. THE GENERAL CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND NOTIFY THE ARCHITECT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
9.	ANY PROPOSED SHUT DOWN OF UTILITIES SHALL BE REGISTERED IN WRITING AT LEAST SEVEN (7) WORKING DAYS IN ADVANCE. REQUESTS SHALL BE DIRECTED TO THE ARCHITECT.
10.	ANY PROPOSED WORK THAT TAKES PLACE AFTER NORMAL BUSINESS HOURS SHALL BE MADE IN WRITING AT LEAST SEVEN (7) WORKING DAYS IN ADVANCE. REQUESTS SHALL BE DIRECTED TO THE ARCHITECT.
11.	PROVIDE ALL REQUIRED FIRE BLOCKING IN ACCORDANCE WITH SECTION 718 OF THE CURRENT ADOPTED EDITION OF C.B.C.
12.	EXISTING NOTE: THIS BUILDING OR SPACE SHALL PROVIDE A READILY DISTINGUISHABLE MEANS OF EGRESS COMPLYING WITH CHAPTER 10 AND CHAPTER 11 (WHERE APPLICABLE FOR ACCESSIBILITY PURPOSES) OF THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE. THE EXIT SYSTEM SHALL MAINTAIN A CONTINUOUS, UNOBSTRUCTED AND UNDIMINISHED PATH OF EXIT TRAVEL FROM ANY OCCUPIED POINT WITHIN THE BUILDING TO A PUBLIC WAY.
13.	JOB COPIES OF THE APPROVED BUILDING PLANS, REVISIONS, AND DEFERRED SUBMITTALS SHALL BE ON-SITE DURING INSPECTIONS.

PROJECT CONTACTS	
TENANT:	ASHA PHARMACEUTICALS, INC CONTACT: BINH TANG, COO 14505 CATALINA STREET SAN LEANDRO, CA 94577 (510)-460-0759 WELLOFF505@YAHOO.COM
ARCHITECT:	SPECTOR CORBETT ARCHITECTS CONTACT: BRIAN SPECTOR 54-C PENNY LANE WATSONVILLE, CA 95076 (831) 319-4045 BRIANS@SPECTORCORBETT.COM

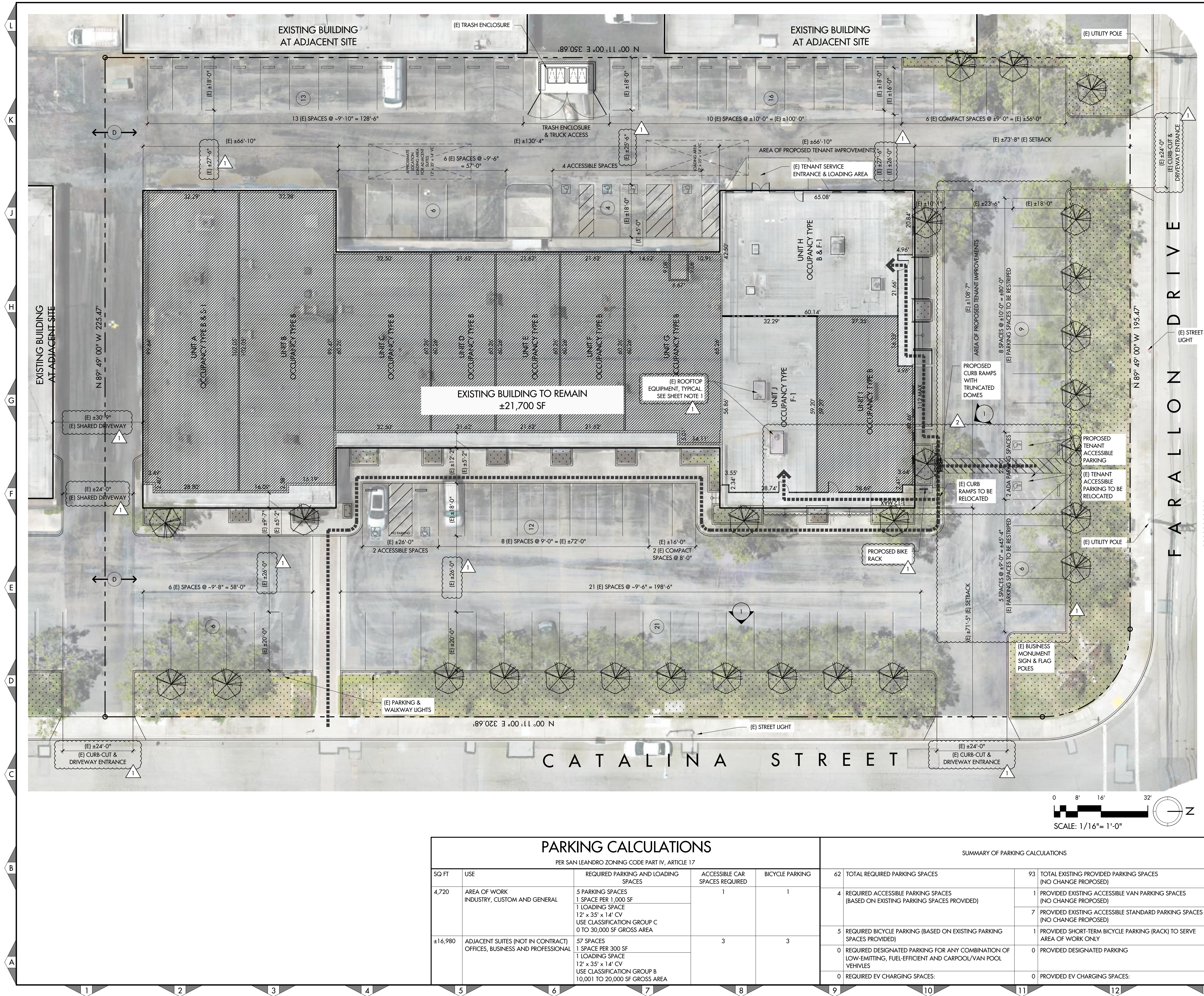
PROJECT INFORMATION	
PROJECT NAME:	ASHA PHARMACEUTICALS CANNABIS MANUFACTURING
ADDRESS:	14505 & 14509 CATALINA STREET, SAN LEANDRO, CA 94577
A.P.N.:	80G-933-34 & 80G-933-36
PROJECT DESCRIPTION:	THE PROJECT CONSISTS OF TENANT IMPROVEMENTS TO THE EXISTING BUILDING. THE PROPOSED IMPROVEMENT INVOLVES CONVERTING THE EXISTING TENANT SPACE INTO A CANNABIS MANUFACTURING FACILITY. THE IMPROVEMENTS ARE TO OCCUR IN TWO PHASES. <ul style="list-style-type: none"> PHASE 1 SHALL INCLUDE KIEF, ROSIN, JOINTS, MOON ROCKS, CARTRIDGES MANUFACTURING, ROSIN POST-PROCESSING, GRINDING, ACCESSORY STORAGE AND OFFICE SPACES, RESTROOMS, AND SHOWERS. RECONSTRUCTION OF THE FIRE WALL (DEMOLISHED BY PREVIOUS TENANT) TO DIVIDE UNITS H AND J TO TWO SEPARATE UNITS. SITE AND BUILDING ADA/ACCESSIBILITY UPGRADES IF NECESSARY TO BE DONE AT PHASE 1. PHASE 2 SHALL INCLUDE EDIBLE MANUFACTURING.
ZONING:	IP (INDUSTRIAL PARK)
PARCEL AREA:	78,875 SF
DESCRIPTION OF USE:	EXISTING: R & D LAB AND TESTING ROOM PROPOSED: CANNABIS PRODUCT MANUFACTURING
OCCUPANCY GROUP:	B, F-1 AND S-1, NO SEPARATION REQUIRED
TYPE OF CONSTRUCTION:	III-B
SPRINKLERS:	YES
STORIES:	1 STORY
BUILDING AREAS:	WHOLE BUILDING: ±21,700 SF (EXISTING, NO CHANGES PROPOSED) AREA OF WORK: 4,720 SF
PARKING:	93 SPACES, INCLUDING 8 ACCESSIBLE PARKING SPACES (EXISTING, NO CHANGES PROPOSED) REFER TO SHEET A101 FOR PARKING CALCULATIONS
LANDSCAPE AREA:	9,790 SF (EXISTING, NO CHANGES PROPOSED) 12.4% OF THE PARCEL AREA

PROJECT INFORMATION	
SHEET NUMBER	SHEET TITLE
A001	COVER SHEET
A101	OVERALL SITE PLAN
A201	EXISTING & 1ST PHASE FLOOR PLANS
A202	2ND PHASE FLOOR PLAN
A301	EXTERIOR BUILDING ELEVATIONS
A401	BUILDING SECTIONS
OCHM-1	ODOR CONTROL MITIGATION PLAN
SCLP-1	SECURITY CAMERA LOCATION PLAN

SYMBOL LEGEND			
#	DOOR TAG	X XXX	DETAIL TAG
X	GLAZING TAG	1	SECTION TAG
#	WALL TAG	A701	
A	REVISION TAG	A	
X	GRID LINE TAG	X X C	INTERIOR ELEVATION TAG
X	FACE OF STRUCTURE DIMENSION		
X	FACE OF FINISH DIMENSION		
X	CENTER DIMENSION		
X	ORIGIN INDICATOR		

REFERENCE CODES & STANDARDS	
2016 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24, C.C.R.	
2016 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.	
2016 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.	
2016 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.	
2016 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.	
2016 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.	
2016 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R.	
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen), PART 11, TITLE 24 C.C.R.	
2016 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R.	
TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS	
PARTIAL LIST OF APPLICABLE STATE STANDARDS	
NFPA 13, AUTOMATIC SPRINKLER SYSTEMS, (CA AMENDED) 2016 EDITION	
NFPA 72, NATIONAL FIRE ALARM CODE, (CA AMENDED) 2016 EDITION	

VICINITY MAP	
<p>PROJECT SITE 14505 & 14509 CATALINA STREET SAN LEANDRO, CA 94577</p>	
<p>N NOT TO SCALE</p>	



EXISTING LANDSCAPE TREES ON SITE (TYPICAL)
NO SCALE

SHEET NOTES

1 PAINT THE VISIBLE PORTIONS OF THE EXISTING HVAC UNITS (THAT ARE WITHIN THE AREA OF PROPOSED TENANT WORK) THE SAME COLOR AS THE DARK TRIM ON THE EXISTING BUILDING

LEGEND

- (E) BUILDING - AREA NOT IN SCOPE OF PROPOSED TENANT IMPROVEMENT WORK
- (E) PARKING SPACES WITH NUMBER OF SPACES NOTED
- PATH OF ACCESSIBILITY FROM PUBLIC WALKWAY TO SUITE ENTRANCE
- PATH OF ACCESSIBILITY OVER DRIVEWAY AREAS
- PROPERTY LINE
- 2H FIRE RATED WALL
- (E) CONCRETE CURB AT DRIVEWAYS, PARKING, AND WALKWAYS
- (E) LANDSCAPE AREAS
- (E) LANDSCAPE TREES - SEE PHOTO FOR REFERENCE
- (E) MUTUAL DRIVEWAY ACCESS

PARKING CALCULATIONS
PER SAN LEANDRO ZONING CODE PART IV, ARTICLE 17

SO FT	USE	REQUIRED PARKING AND LOADING SPACES	ACCESSIBLE CAR SPACES REQUIRED	BICYCLE PARKING
4,720	AREA OF WORK INDUSTRY, CUSTOM AND GENERAL	5 PARKING SPACES 1 SPACE PER 1,000 SF 1 LOADING SPACE 12' x 35' x 14' CV USE CLASSIFICATION GROUP C 0 TO 30,000 SF GROSS AREA	1	1
±16,980	ADJACENT SUITES (NOT IN CONTRACT) OFFICES, BUSINESS AND PROFESSIONAL	57 SPACES 1 SPACE PER 300 SF 1 LOADING SPACE 12' x 35' x 14' CV USE CLASSIFICATION GROUP B 10,001 TO 20,000 SF GROSS AREA	3	3

SUMMARY OF PARKING CALCULATIONS

62 TOTAL REQUIRED PARKING SPACES	93 TOTAL EXISTING PROVIDED PARKING SPACES (NO CHANGE PROPOSED)
4 REQUIRED ACCESSIBLE PARKING SPACES (BASED ON EXISTING PARKING SPACES PROVIDED)	1 PROVIDED EXISTING ACCESSIBLE VAN PARKING SPACES (NO CHANGE PROPOSED)
5 REQUIRED BICYCLE PARKING (BASED ON EXISTING PARKING SPACES PROVIDED)	7 PROVIDED EXISTING ACCESSIBLE STANDARD PARKING SPACES (NO CHANGE PROPOSED)
0 REQUIRED DESIGNATED PARKING FOR ANY COMBINATION OF LOW-EMITTING, FUEL-EFFICIENT AND CARPOOL/VAN POOL VEHICLES	1 PROVIDED SHORT-TERM BICYCLE PARKING (RACK) TO SERVE AREA OF WORK ONLY
0 REQUIRED EV CHARGING SPACES:	0 PROVIDED DESIGNATED PARKING
	0 PROVIDED EV CHARGING SPACES:

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BRIAN L. SPECTOR
LICENSED ARCHITECT
NO. 130491
EXPIRES 08/31/21
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

ASHA PHARMACEUTICALS CANNABIS MANUFACTURING

PROJECT NUMBER: 19034
SET ISSUED:
USE PERMIT APPLICATION 07/09/2019
RESUBMITTAL 09/1/2019
RESUBMITTAL 01/23/2020
RESUBMITTAL 06/01/2020

PLOT DATE: 6/1/2020

SHEET NAME: OVERALL SITE PLAN

SHEET NUMBER: A101

14505 & 14509 CATALINA STREET
SAN LEANDRO, CA 94577
A.P.N.: 80G-933-34 & 80G-933-36



PLUMBING CALCULATIONS - PHASE 1

UNIT H - 2741 SF GROSS AREA
 GROUP B
 1749 SF/200 = 8.8 OCCUPANTS
 GROUP 5
 972 SF/5000 = 0.2 OCCUPANT
 TOTAL OCCUPANT LOAD = 9*
 *PER 2016 CPC SECTION 422.2 ONE SINGLE USER UNISEX RESTROOM IS ALLOWED
 UNIT J - 1979 SF GROSS AREA
 GROUP F
 1632 SF/2000 = 1 OCCUPANT
 TOTAL OCCUPANT LOAD = 1*
 *PER 2016 CPC SECTION 422.2 ONE SINGLE USER UNISEX RESTROOM IS ALLOWED

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LICENSED ARCHITECT
BRIAN L. SPECTOR
 LIC. NO. C30491
 EXPIRES DATE 05/31/21
 STATE OF CALIFORNIA
 NOT FOR CONSTRUCTION

ASHA PHARMACEUTICALS CANNABIS MANUFACTURING
 14505 & 14509 CATALINA STREET
 SAN LEANDRO, CA 94577
 A.P.N.: 80G-933-34 & 80G-933-36

PROJECT NUMBER: 19034
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 RESUBMITTAL 06/01/2020

LEGEND

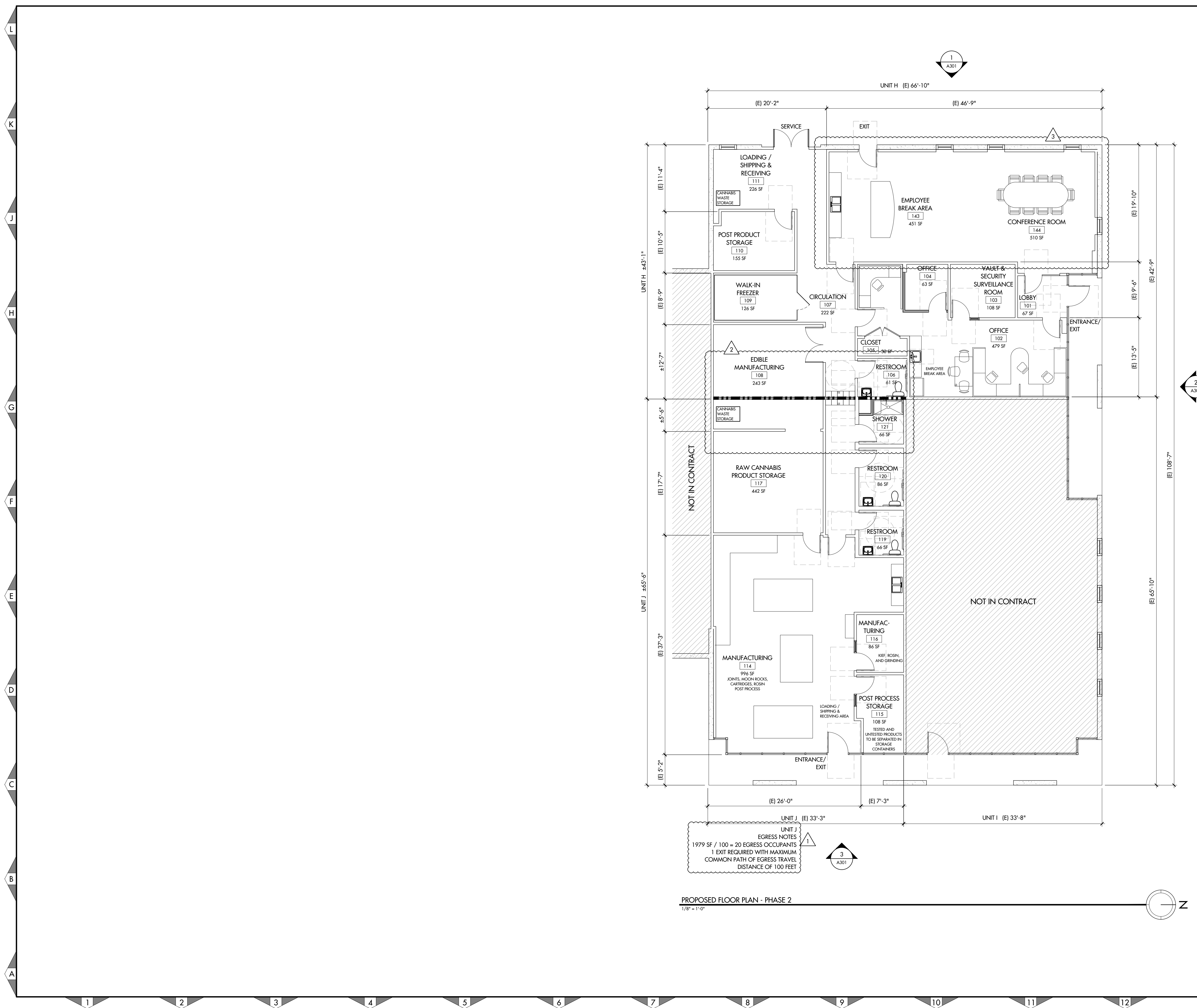
- (E) BUILDING - AREA NOT IN SCOPE OF PROPOSED TENANT IMPROVEMENT WORK
- EXISTING CONCRETE WALL TO REMAIN
- EXISTING WALL TO REMAIN
- NEW WALL
- 2H FIRE RATED WALL
- WALLS DEMOLISHED

PLOT DATE: 6/1/2020
 SHEET NAME: EXISTING & 1ST PHASE FLOOR PLANS
 SHEET NUMBER: A201

UNIT J (E) 33'-3"
 UNIT J
 EGRESS NOTES
 1979 SF / 100 = 20 EGRESS OCCUPANTS
 1 EXIT REQUIRED WITH MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE OF 100 FEET

2 PROPOSED FLOOR PLAN - PHASE 1
 1/8" = 1'-0"

1 EXISTING FLOOR PLAN
 1/8" = 1'-0"



PROPOSED FLOOR PLAN - PHASE 2
1/8" = 1'-0"

SHEET NOTES	
1	--
2	--
3	--
4	THERE ARE NO CULTIVATION ROOMS PROPOSED ON SITE

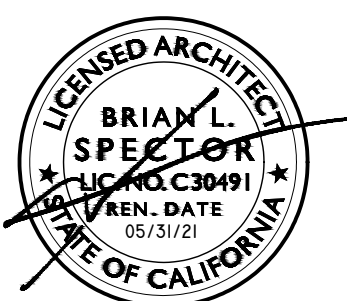
PLUMBING CALCULATIONS - PHASE 2

UNIT H - 2741 SF GROSS AREA
 GROUP B
 1769 SF/200 = 8.8 OCCUPANTS
 GROUP S
 507 SF/5000 = 0.1 OCCUPANT
 GROUP F
 465 SF/2000 = 0.2 OCCUPANT
 TOTAL OCCUPANT LOAD = 10"
 *PER 2016 CPC SECTION 422.2 ONE SINGLE USER UNISEX RESTROOM IS ALLOWED

UNIT J - 1979 SF GROSS AREA
 GROUP F
 1432 SF/2000 = 1 OCCUPANT
 TOTAL OCCUPANT LOAD = 1"
 *PER 2016 CPC SECTION 422.2 ONE SINGLE USER UNISEX RESTROOM IS ALLOWED

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ASHA PHARMACEUTICALS CANNABIS MANUFACTURING

A.P.N.: 80G-933-34 & 80G-933-36

14505 & 14509 CATALINA STREET
 SAN LEANDRO, CA 94577

PROJECT NUMBER:	19034
SET ISSUED:	
USE PERMIT APPLICATION	07/09/2019
RESUBMITTAL	09/-/2019
RESUBMITTAL	01/23/2020
RESUBMITTAL	06/01/2020

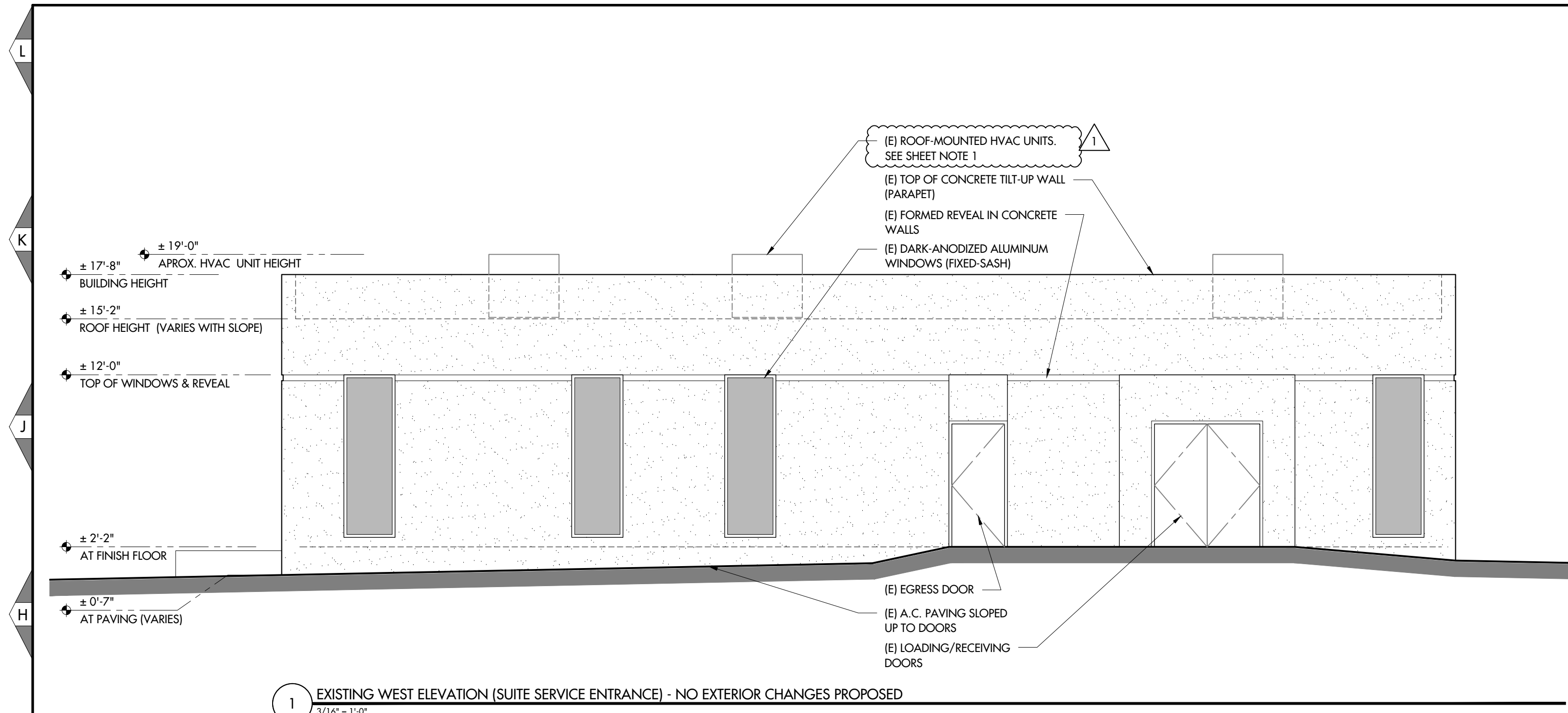
PLOT DATE: 6/1/2020

SHEET NAME:
2ND PHASE FLOOR PLAN

SHEET NUMBER:
A202

LEGEND

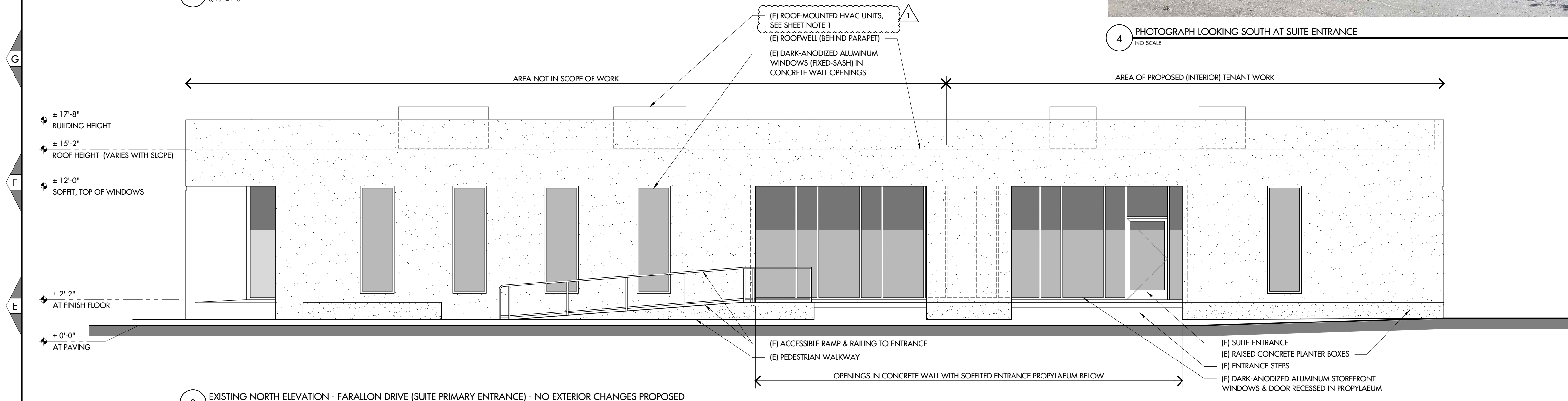
- (E) BUILDING - AREA NOT IN SCOPE OF PROPOSED TENANT IMPROVEMENT WORK
- EXISTING CONCRETE WALL TO REMAIN
- EXISTING WALL TO REMAIN
- NEW WALL
- 2H FIRE RATED WALL



1 EXISTING WEST ELEVATION (SUITE SERVICE ENTRANCE) - NO EXTERIOR CHANGES PROPOSED
3/16" = 1'-0"

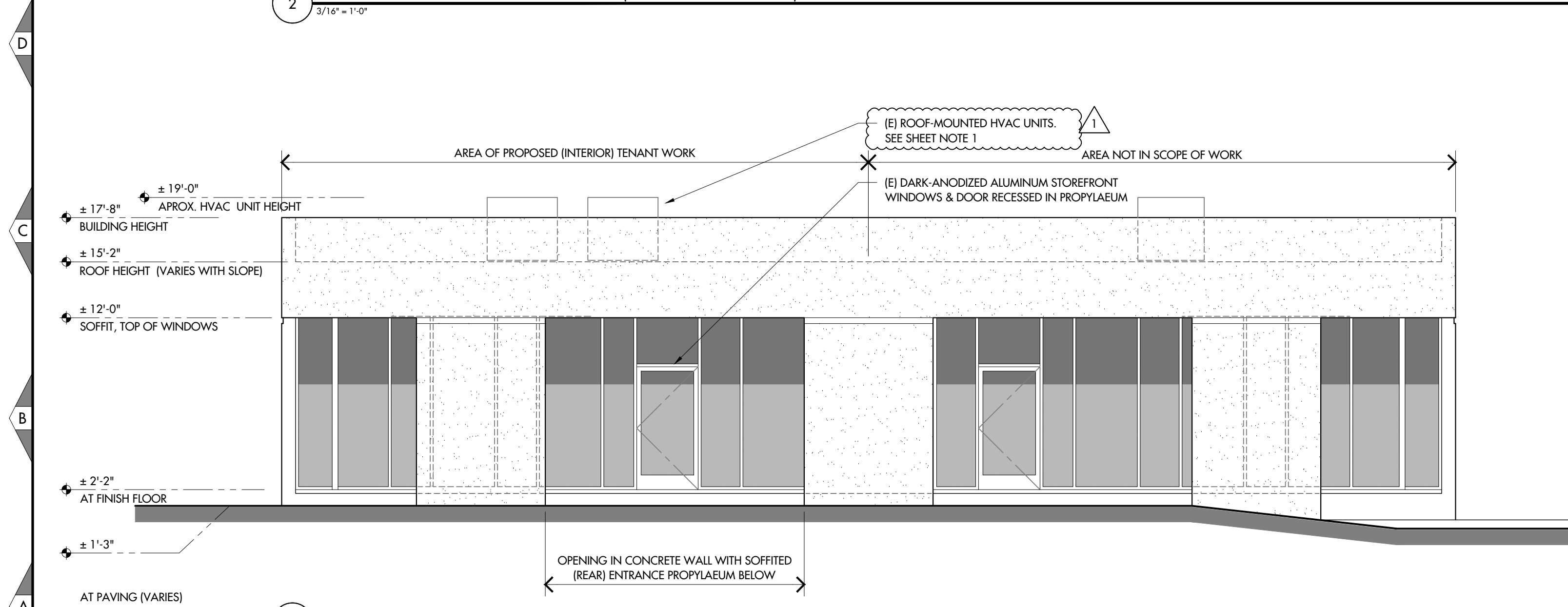


4 PHOTOGRAPH LOOKING SOUTH AT SUITE ENTRANCE
NO SCALE

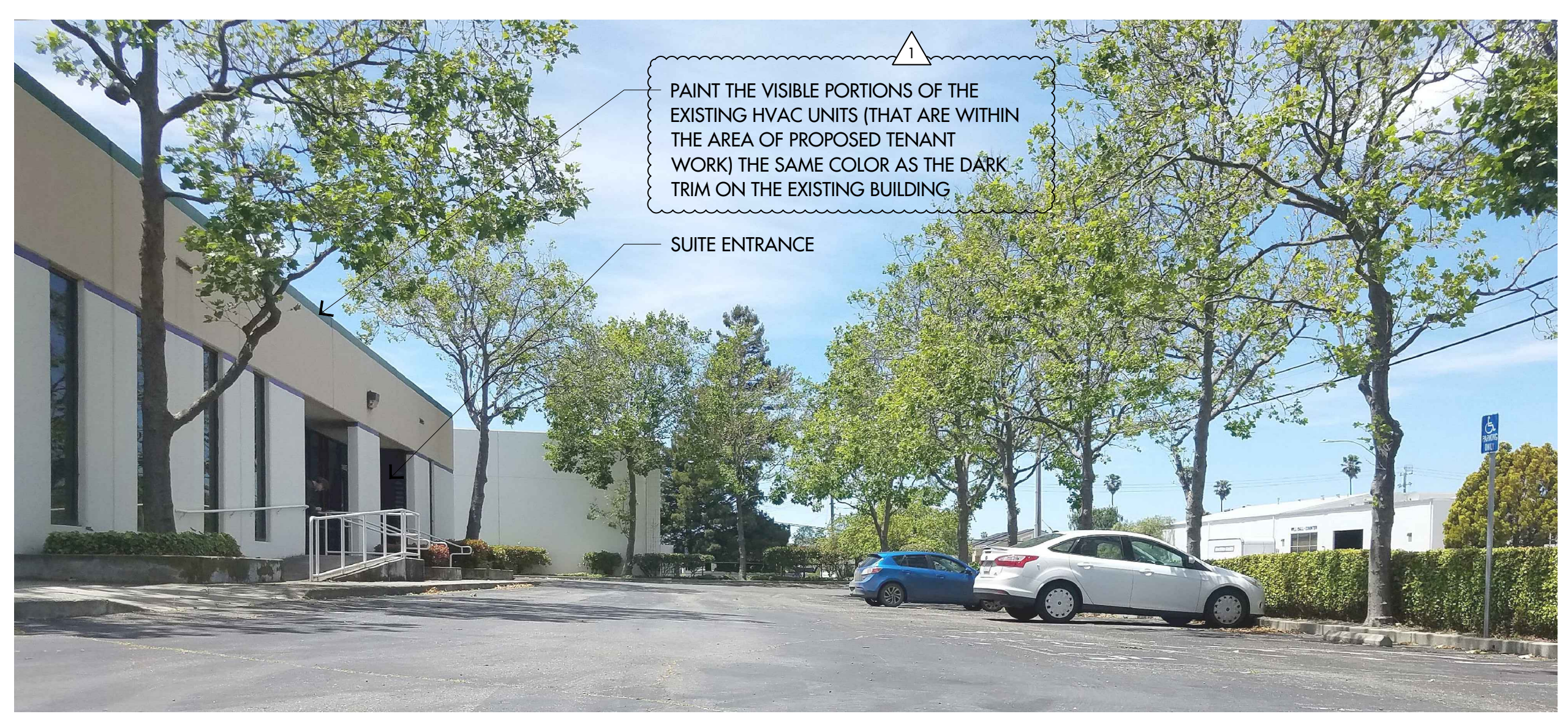


2 EXISTING NORTH ELEVATION - FARALLON DRIVE (SUITE PRIMARY ENTRANCE) - NO EXTERIOR CHANGES PROPOSED
3/16" = 1'-0"

SHEET NOTES	
1	PAIN THE VISIBLE PORTIONS OF THE EXISTING HVAC UNITS (THAT ARE WITHIN THE AREA OF PROPOSED TENANT WORK) THE SAME COLOR AS THE DARK TRIM ON THE EXISTING BUILDING



3 EXISTING EAST ELEVATION - CATALINA STREET (SUITE REAR ENTRANCE) - NO EXTERIOR CHANGES PROPOSED
3/16" = 1'-0"

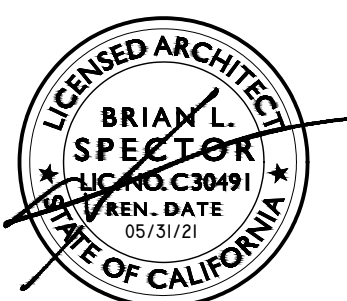


5 PHOTOGRAPH LOOKING WEST AT SUITE ENTRANCE
NO SCALE



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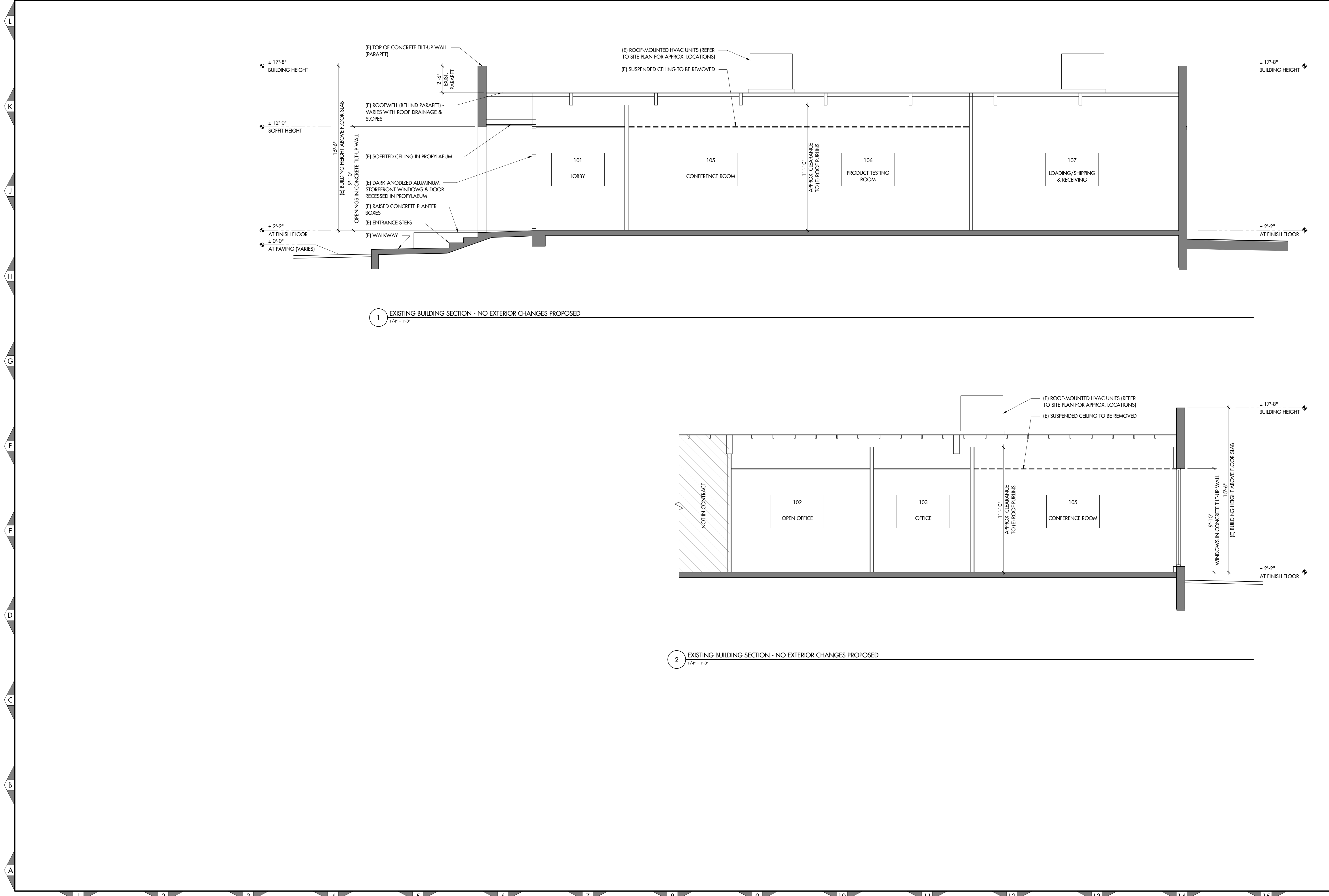
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RESUBMITTAL 06/01/2020

PLOT DATE: 6/1/2020

SHEET NAME:
EXTERIOR BUILDING ELEVATIONS

SHEET NUMBER:
A301



1 EXISTING BUILDING SECTION - NO EXTERIOR CHANGES PROPOSED
1/4" = 1'-0"

2 EXISTING BUILDING SECTION - NO EXTERIOR CHANGES PROPOSED
1/4" = 1'-0"

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RESUBMITTAL	01/23/2020
RESUBMITTAL	06/01/2020
PLOT DATE: 6/1/2020	
SHEET NAME: BUILDING SECTIONS	
SHEET NUMBER: A401	