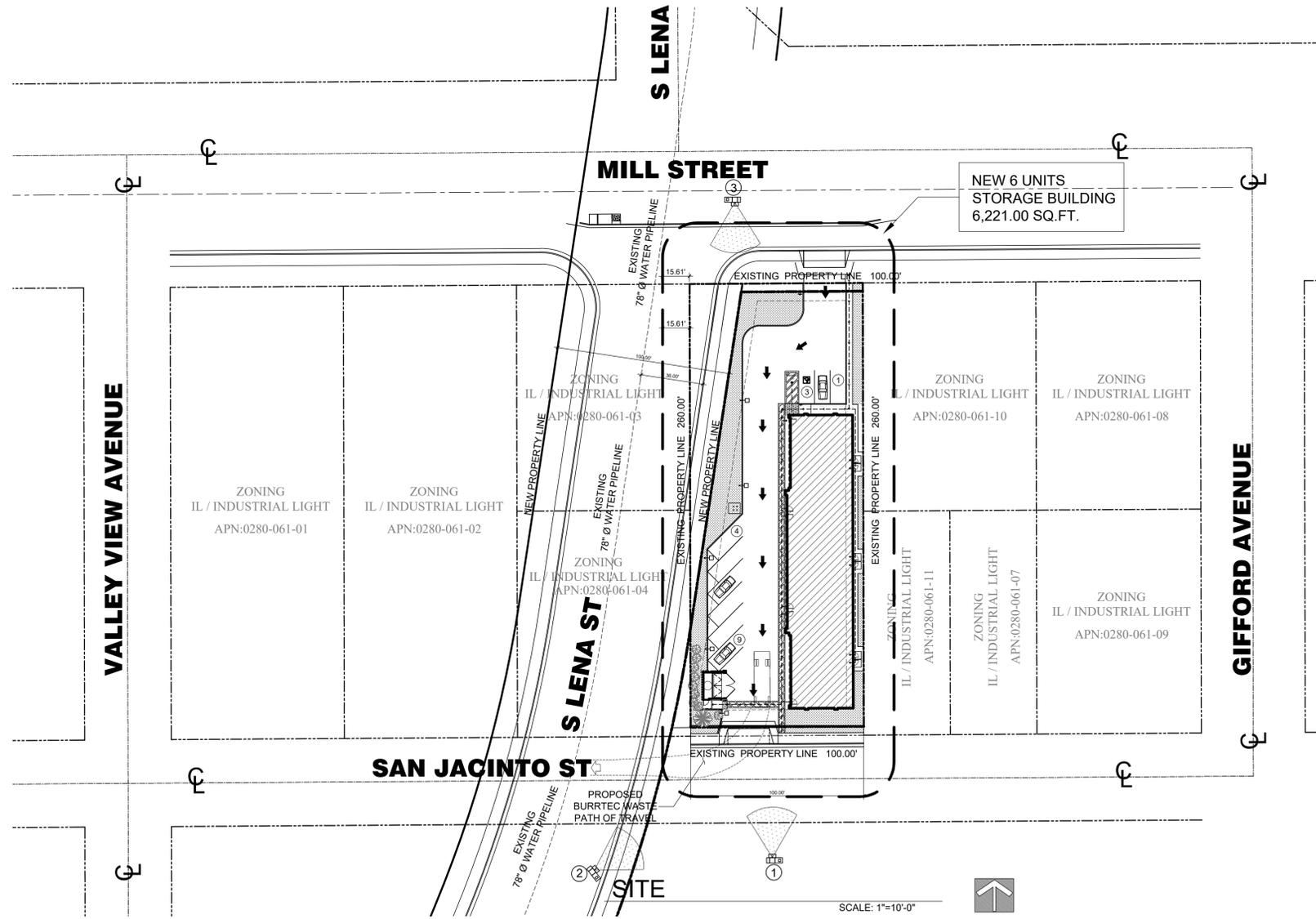


DEVELOPMENT PERMIT FOR NEW 6 UNITS STORAGE BUILDING

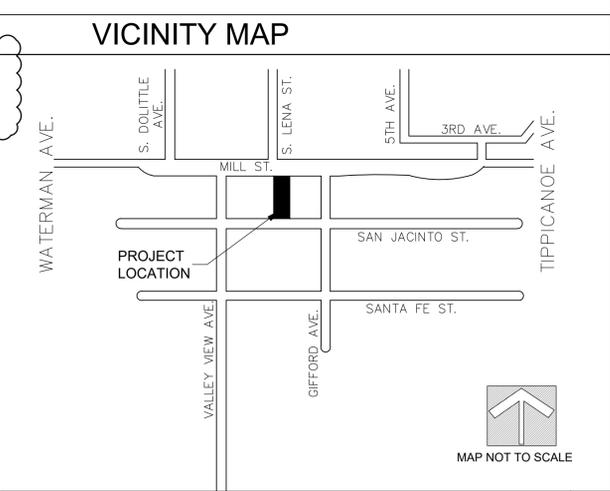
FOR APN: 0280-061-05



PROJECT DATA	
A.P.N.:	0280-061-05
ZONING:	INDUSTRIAL LIGHT
OWNER:	CVC LLC PO BOX 582, SAN BERNARDINO, CA 92402
APPLICANT:	FELIPE ALFARO PO BOX 582, SAN BERNARDINO, CA 92402 PHONE (951)543-2311
DESIGNER:	AEC MORENO 236 W ORANGE SHOW RD., STE. 112 SAN BERNARDINO, CA 92408 PHONE NO.: (909) 440-2855
LEGAL DESCRIPTION:	TRACT 2505 LOT 7
COUNTY:	SAN BERNARDINO
CITY:	SAN BERNARDINO
STATE:	CALIFORNIA
CONSTRUCTION TYPE:	TYPE V-B
OCCUPANCY GROUP:	S-1/B
APPLICABLE CODES:	ALL WORK SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NUMBER OF STORIES:	ONE STORY
AUTOMATIC FIRE SPRINKLERS:	YES

SHEET INDEX	
A-0.	INDEX SITE PLAN
A-1.	SITE PLAN
A-2.	FLOOR PLAN
A-3.	ELEVATIONS
A-3.1.	COLOR ELEVATIONS
A-3.2.	COLOR ELEVATIONS
A-3.3.	RENDER
A-3.4.	RENDER
A-3.5.	MATERIAL SAMPLE BOARD
A-4.	ROOF PLAN
A-5.	TRASH ENCLOSURE
A-5.1.	TRASH ENCLOSURE COLOR ELEVATIONS & MATERIAL SAMPLE BOARD
CL-1.	CONCEPTUAL LANDSCAPE PLAN

KEY NOTES	
	CAMERA LOCATION
	PHOTO'S NUMBER



BUILDING SUMMARY			
NEW BUILDING:	6,221.00 SQ. FT.	28.12%	
LANDSCAPE AREA ON SITE:	5,469.00 SQ. FT.	24.00%	
PARKING LOT AREA:	8,860.00 SQ. FT.	39.43%	
EXISTING LOT AREA(100'x260'):	26,000.00 SQ.FT.	0.6 AC.	
NEW LOT AREA(WITH LENA ST DEDICATION):	22,100.31 SQ.FT.	0.5 AC.	
TOTAL COVERED AREA PERCENTAGE:	6,221.0/22,464.8	27.70%	

OCCUPANT LOAD CALCULATION	
STORAGE GROUP S:	6 UNITS STORAGE BUILDING = 5,145.50 SQ. FT. GROSS PER TABLE 1004.5 WAREHOUSE 500.00 SQ. FT. PER OCCUPANT
UNITS 1-6	5,145.50 SQ.FT./500 SQ.FT. = 10.29 OCCUPANTS= 10 OCCUPANTS
BUSINESS GROUP B:	6 OFFICES 150 SQ.FT. PER OCCUPANT. 693.00 SQ.FT./150.00 SQ.FT. = 4.62OCCUPANTS=5.0 OCCUPANTS
TOTAL BUILDING OCCUPANTS=	10+5 = 15 OCCUPANTS

PARKING SPACE ANALYSIS				
PARKING REQUIREMENT BY SECTION 19.24.04 OF CITY OF SAN BERNARDINO REQUIREMENTS.				
BUILDING USE:	PARKING RATE:	AREA:	REQUIRED:	PROVIDED:
STORAGE BUILDING	1 SPACE / 750 SQ.FT.	5,145.50 SQ. FT.	6.86 SPACES	9 SPACES
			6.86 SPACES	9 SPACES
			TOTAL SPACES PROVIDED: 9 SPACES	
DESIGNATED EV CHARGING SPACES PARKING CALCULATION BY 2022 CGBSC TABLE 5.106.5.3.1 0-9 SPACES = 2 REQUIRED				
HANDICAPPED PARKING SPACES REQUIRED BY TABLE 11B-208.2 1-25 SPACES = 1 REQUIRED				
BICYCLE PARKING SPACES SHORT-TERM BICYCLE PARKING SPACES ARE EQUAL TO 5% OF TOTAL PARKING SPACES PER 2022 CGBSC SECTION 5.106.4.1.1 5%x 8= 0.05x8= 0.40= 1 SPACES= PROVIDED 2				
SHORT-TERM BICYCLE PARKING NEEDED ONLY. NUMBER OF TENANTS ARE 6 ONLY, NO LONG TERM BIKE PARKING REQUIRED PER SECTION 2022 CGBSC SECTION 5.106.4.1.2				

SCOPE OF WORK

THE PROJECT CONSISTS OF THE CONSTRUCTION OF NEW 6 UNITS STORAGE BUILDING OF 6,221.00 SQ. FT. WOOD FRAMED BUILDING. THE PROPOSED BUILDING WILL BE SITUATED ON 22,100.31 SQ. FT. LOT (APPROX 0.5 ACRES). THE SITE WILL INCLUDE THE IMPROVEMENTS INCLUDING THE CONSTRUCTION OF A NEW PARKING LOT OF APPROXIMATELY 8,860.00 SQ. FT. , THE INSTALLATION OF NEW PARKING LIGHT POLE LIGHTS INCLUDING THE POLE FOUNDATIONS, THE INSTALLATION OF LANDSCAPING AND IRRIGATION AND FINALLY THE CONSTRUCTION OF A TRASH ENCLOSURE.



PROPOSED 8 UNITS STORAGE BUILDING

INDEX

APPLICANT / DEVELOPER:
FELIPE ALFARO
P.O. BOX 582
SAN BERNARDINO, CA 92408

PROJECT ADDRESS:
MILL STREET
SAN BERNARDINO, CA 92408

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236 W ORANGE SHOW RD. SUITE 112
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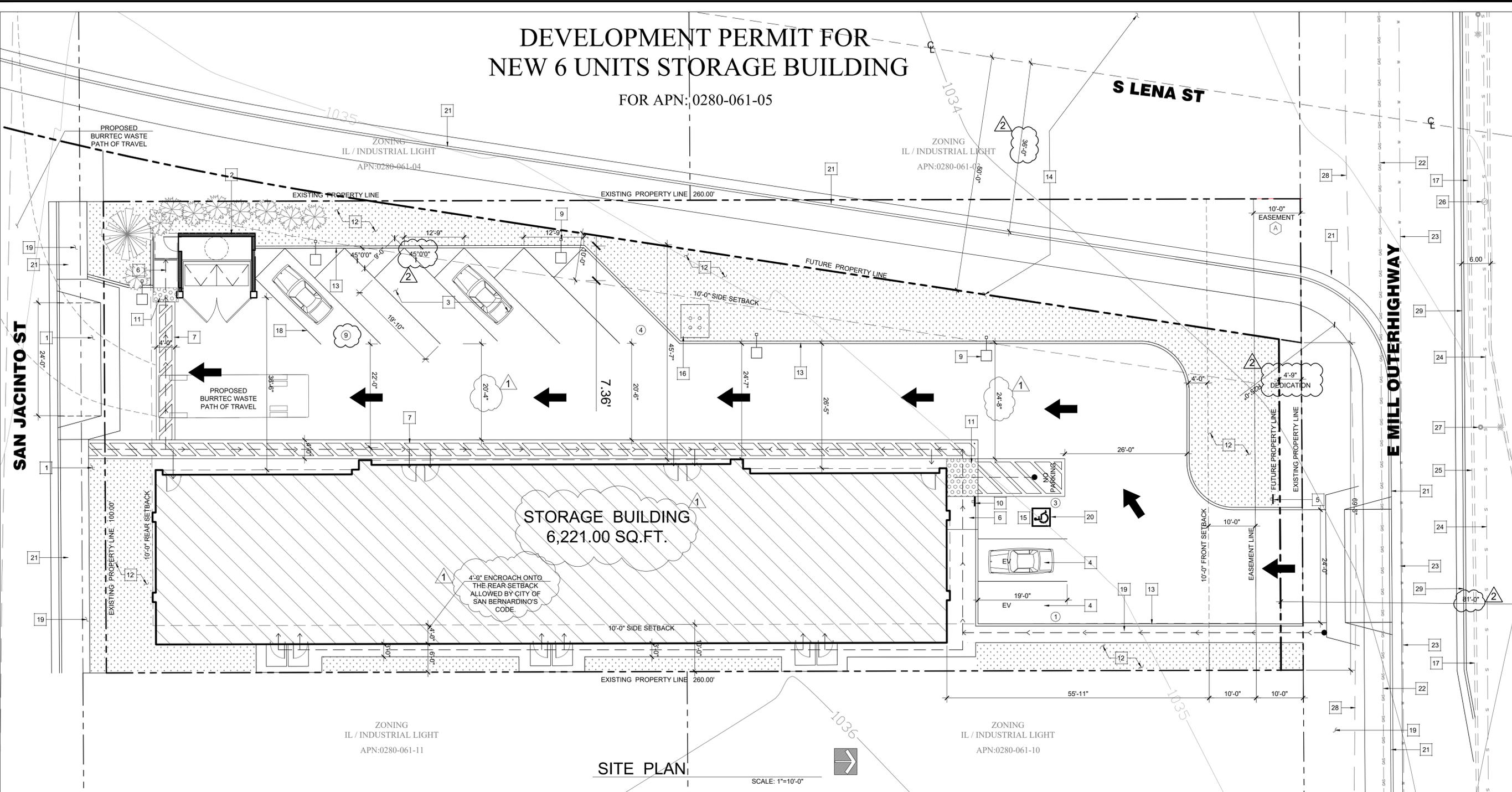
HECTOR M. MORENO R.C.E.
EXP. 06/30/26
DATE: 12-11-2025

SHEET NO:
A-0

reference:

DEVELOPMENT PERMIT FOR NEW 6 UNITS STORAGE BUILDING

FOR APN: 0280-061-05



**STORAGE BUILDING
6,221.00 SQ.FT.**

SITE PLAN

SCALE: 1"=10'-0"

KEY NOTES

- | | | |
|---|--|---|
| <p>1 NEW DRIVEWAY APPROACH PER CITY OF SAN BERNARDINO STANDARD 204</p> <p>2 NEW TRASH ENCLOSURE PER CITY OF SAN BERNARDINO STANDARD 508</p> <p>3 NEW PARKING STALL (9'-0"x19'-10")</p> <p>4 NEW EV ELECTRICAL VEHICLE CHARGING STATION /VAN POOL/CLEAN AIR PARKING</p> <p>5 NEW HANDICAP SIGN AT ENTRANCE</p> <p>6 NEW RAMP 8.33% MAX.</p> <p>7 ACCESSIBLE PATH OF TRAVEL 5% MAX SLOPE AND A MAX. CROSS SLOPE OF 2% ACCESSIBLE ROUTE FROM PUBLIC STREET</p> <p>9 NEW PARKING LOT LAMP. OUTDOOR LIGHTING SYSTEMS DESIGNED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF LIGHT POLLUTION REDUCTION OF CGBSC 5.106.8.</p> <p>10 NEW ACCESSIBLE PARKING SIGN TYP. 70" SQ. ON POLE (ADDITIONAL SIGN STATING "VAN ACCESSIBLE (IF VAN) AN ADDITIONAL SIGN BELOW THE INT. SYMBOL OF ACCESSIBILITY SHALL STATE " MINIMUM FINE \$250.00" SEE DETAIL R ON SHEET DS-1.</p> | <p>11 WARNING SURFACE(TRUNCATED DOMES) GROOVING</p> <p>12 PROPOSED LANDSCAPE</p> <p>13 NEW CURB</p> <p>14 FUTURE STREET PROJECTION</p> <p>15 NEW VAN ACCESSIBLE PARKING (9'x19')</p> <p>16 TWO-BIKE CAPACITY RACK</p> <p>17 EXISTING CURB TO BE REMOVED</p> <p>18 NEW 4" INCH WIDE STRIPING PAINTED WHITE COLOR. PAINT THE FOLLOWING CHARACTERS SUCH THAT LOWER EDGE OF THE LAST WORD ALIGNS WITH END OF THE STALL STRIPING AND IS VISIBLE BENEATH PARKED CAR. GBSC 5.106.5.2.1</p> <p>19 NEW CONCRETE SIDEWALK</p> <p>20 TYPICAL PAVEMENT SYMBOL 36" SQUARE WHEELCHAIR W/ OCCUPANT IN WHITE ON BLUE BACKGROUND.</p> <p>21 NEW CURB & GUTTER</p> <p>22 EXISTING GAS LINE</p> | <p>23 EXISTING WATER LINE</p> <p>24 EXISTING SEWER LINE</p> <p>25 EXISTING CURB TO PROTECT IN PLACE</p> <p>26 EXISTING SEWER MANHOLE</p> <p>27 EXISTING STREET LIGHTH</p> <p>28 EXISTING EDGE OF PAVEMENT</p> <p>29 CONSTRUCT 8" CURB AND GUTTER PER CITY STD. 200 TYPE B (PER SEPARATE PLAN AND PERMIT).</p> |
|---|--|---|

EASEMENT NOTES:

10 SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT PER FILE NO. 363 IN BOOK 6859, PAGE 792 OF O.R.

AEC MORENO DESIGN INC.
 236 W ORANGE SHOW RD. SUITE 112
 SAN BERNARDINO, CA 92408
 Office: (909) 440-2855
 Fax: (909) 533-2263
 www.aecmoreno.com

**PROPOSED 8 UNITS
STORAGE BUILDING**

SITE PLAN

APPLICANT / DEVELOPER:
 FELIPE ALFARO
 P.O. BOX 582
 SAN BERNARDINO, CA 92408

PROJECT ADDRESS:
 MILL STREET
 SAN BERNARDINO, CA 92408

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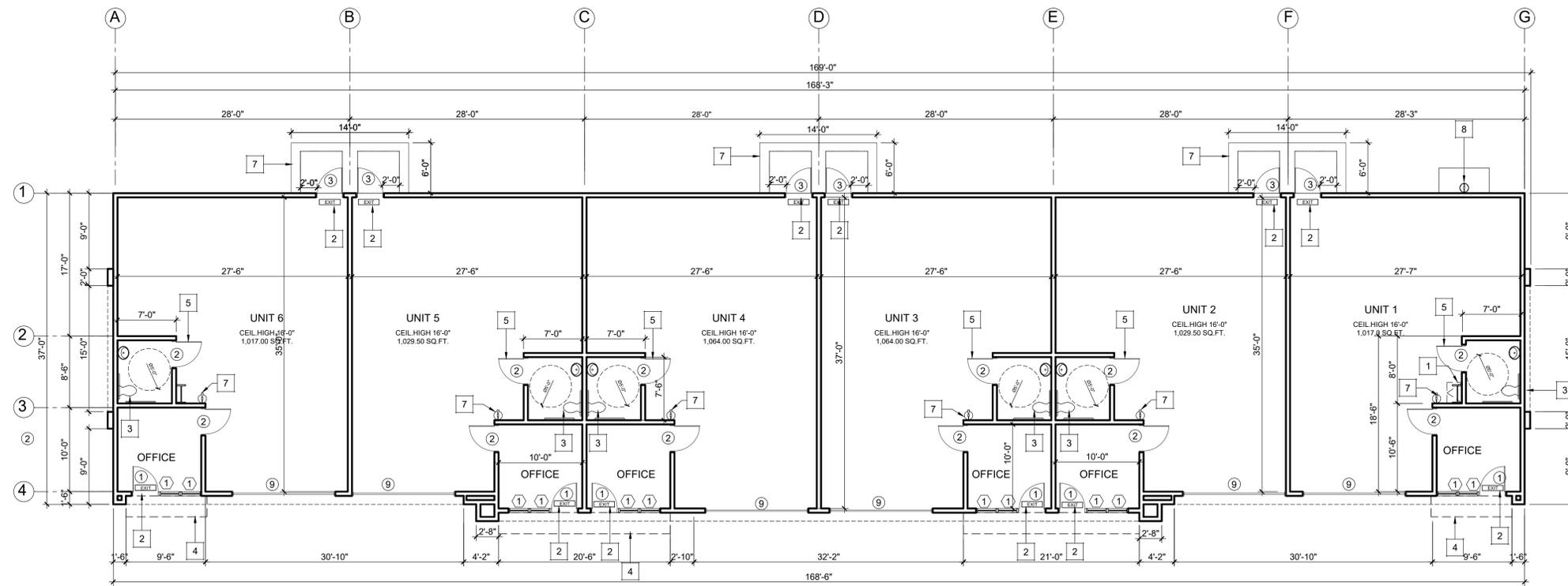
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HECTOR M. MORENO R.C.E.
 EXP. 06/30/26
 DATE: 12-11-2025

SHEET NO:
A-1

reference:



FLOOR PLAN

SCALE: 1/8"=1'-0"



WALL SCHEDULE

- 2X6 WOOD STUD WALLS@16" O.C.
- 2X4 WOOD STUD WALLS@16" O.C.

FLOOR PLAN NOTES

1. A SIGN STATING MAXIMUM OCCUPANT LOAD SHALL BE POSTED PER CBC 1004.3
2. DOORS MAY BE EQUIPPED WITH A KEY LOCKING DEVICE FROM EGRESS SIDE IF IT IS READILY DISTINGUISHABLE AS LOCKED AND A READILY SIGN IS POSTED ON THE EGRESS SIDE OF THE DOOR STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN THE BUILDING IS OCCUPIED"

DOOR SCHEDULE

DOOR	SIZE	TYPE	REMARKS	HARDWARE
①	3'-0" x 7'-0"	GLASS DOOR	TEMPERED GLASS, BOTTOM 10" W/ SMOOTH, UNINTERRUPTED SURFACE	PROVIDE LOCK, CLOSER AND PANIC DEVICE
②	3'-0" x 6'-8"	H.C. DOOR	SWING	
③	3'-0" x 6'-8"	METALIC DOOR	SWING	SELF-CLOSING, SELF LATCHING, AND TIGHT FITTING. 20 MINUTES RATED ASSEMBLY.
④	12'-0" x 12'-0"	METAL DOOR	SECTIONAL ROLL UP GARAGE DOOR	

WINDOW SCHEDULE

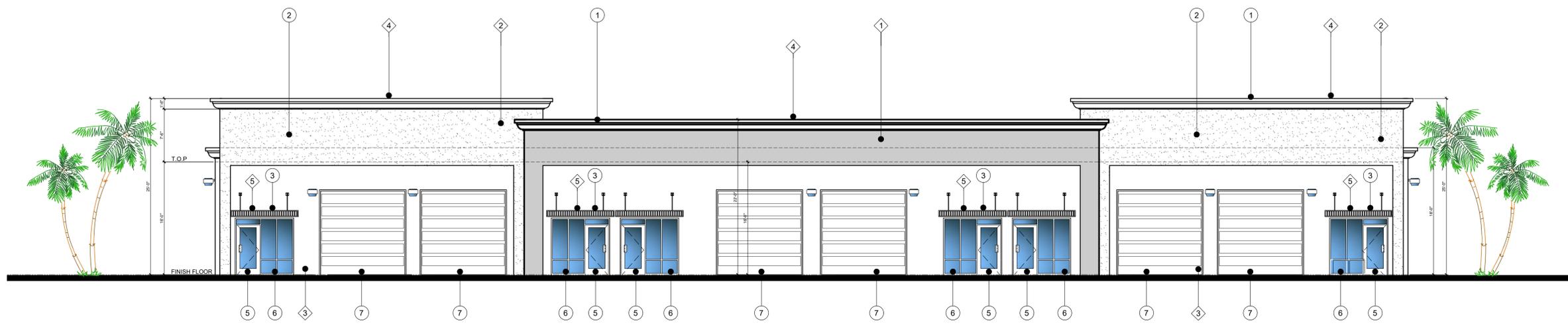
WINDOW	SIZE	TYPE	REMARKS	U-FACTOR/ SHGC
①	3'-0" x 8'-0"	FIXED	DUAL GLASS TEMPERED GLASS	U-FACTOR: .36 SHGC: .25
②	1'-6" X 1'-6"	FIXED	DUAL GLASS TEMPERED GLASS	U-FACTOR: .36 SHGC: .25

FLOOR PLAN KEY NOTES

- 1 22"x30" ROOF ACCESS
- 2 ILLUMINATED EXIT SIGN
- 3 WATER CLOSET SHALL BE 1.28 GALLONS PER FLUSH MAXIMUM
- 4 NEW METAL AWNING (PER MANUFACTURE)
- 5 IDENTIFICATION OF SINGLE-USER TOILET SIGN TO BE ADDED TO DOOR PER UNISEX GEOMETRIC SIGN DETAIL ON SHEET DS-02
- 6 NEW 4'-0" X 6'-0" CONCRETE LANDING
- 7 2A 10-B-C FIRE EXTINGUISHER LOCATION
- 8 36" X 72" RISER ROOM LOCATION. SEE DETAILS ON FIRE SPRINKLER PLANS.
- 9 ROLL UP DOOR PER DOOR SCHEDULE

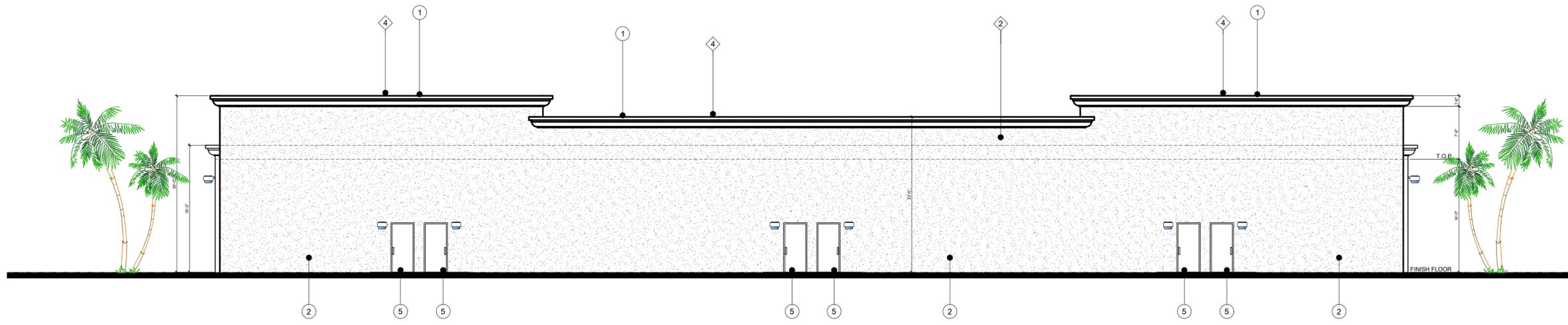
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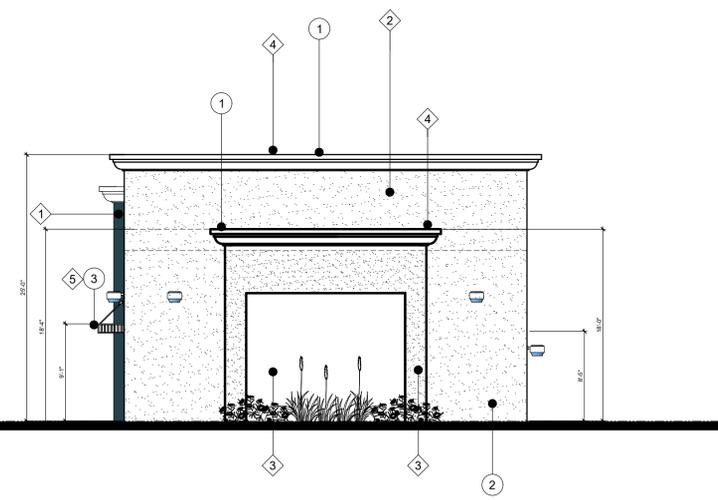
FRONT ELEVATION

SCALE: 1/8"=1'-0"



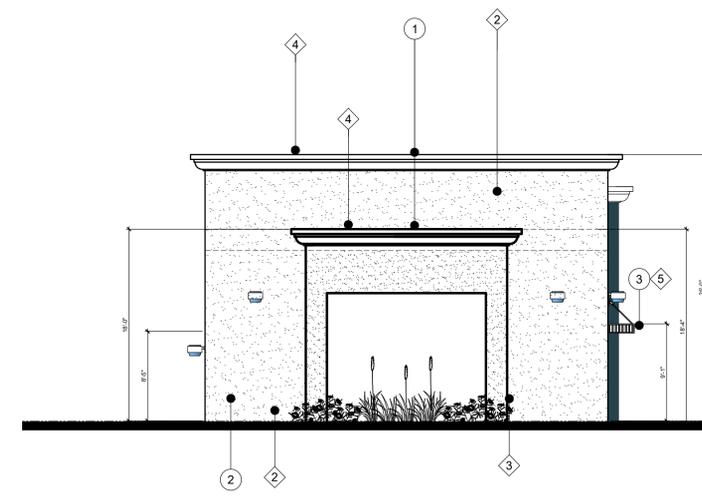
REAR ELEVATION

SCALE: 1/8"=1'-0"



RIGHT ELEVATION

SCALE: 1/8"=1'-0"



LEFT ELEVATION

SCALE: 1/8"=1'-0"

ELEVATIONS KEY NOTES

- ① CROWN MOLDING FOAM ACCENT MODEL SC-11 (POLYURETHANE FOAM FIRE RESISTANT & RETARDANT).
- ② 7/8" EXTERIOR STUCCO PLASTER (3-COATS)
- ③ COMMERCIAL METAL AWNING
- ④ FAUX GLASS FOR FAKE EXTERIOR WINDOW
- ⑤ DOOR PER DOOR SCHEDULE
- ⑥ WINDOW PER WINDOW SCHEDULE
- ⑦ ROLL UP DOOR PER DOOR SCHEDULE

COLORS PAINT: SHERWIN WILLIAMS

- ① STUCCO MIDDLE BUILDING- SERIOUS GRAY -SW 6256
- ② STUCCO SIDE TOWER-MORNING FOG -SW 6255
- ③ STUCCO - LAZY GRAY SW 6254
- ④ CROWN MOLDING- HIGH REFLECTIVE WHITE SW7757
- ⑤ METAL AWNING - SERIOUS GRAY -SW 6256
- ⑥ EXTERIOR LAMP- WHITE COLOR

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236 W ORANGE SHOW RD. SUITE 112
SAN BERNARDINO, CA 92408
Office: (909) 440-2855
Fax: (909) 533-2263



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SHEET NO:
A-3

reference:



FRONT ELEVATION



RIGHT ELEVATION



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www.aecmoreno.com

PROPOSED 8 UNITS
STORAGE BUILDING

COLOR ELEVATIONS

APPLICANT / DEVELOPER:
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REAR ELEVATION



LEFT ELEVATION



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PROPOSED 8 UNITS
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COLOR ELEVATIONS

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236 W ORANGE SHOW RD, SUITE 112
SAN BERNARDINO, CA 92408
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DESIGN INC.
236 W ORANGE SHOW RD, SUITE 112
SAN BERNARDINO, CA 92408
Office: (909) 440-2855
Fax: (909) 533-2263
www.aecmoreno.com

**PROPOSED 8 UNITS
STORAGE BUILDING**

RENDER

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P.O. BOX 582
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SAN BERNARDINO, CA 92408
Office: (909) 440-2855
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DESIGN INC.
236 W ORANGE SHOW RD, SUITE 112
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Fax: (909) 533-2263
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**PROPOSED 8 UNITS
STORAGE BUILDING**

RENDER

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A-3.4

reference:



FRONT ELEVATION



RIGHT ELEVATION

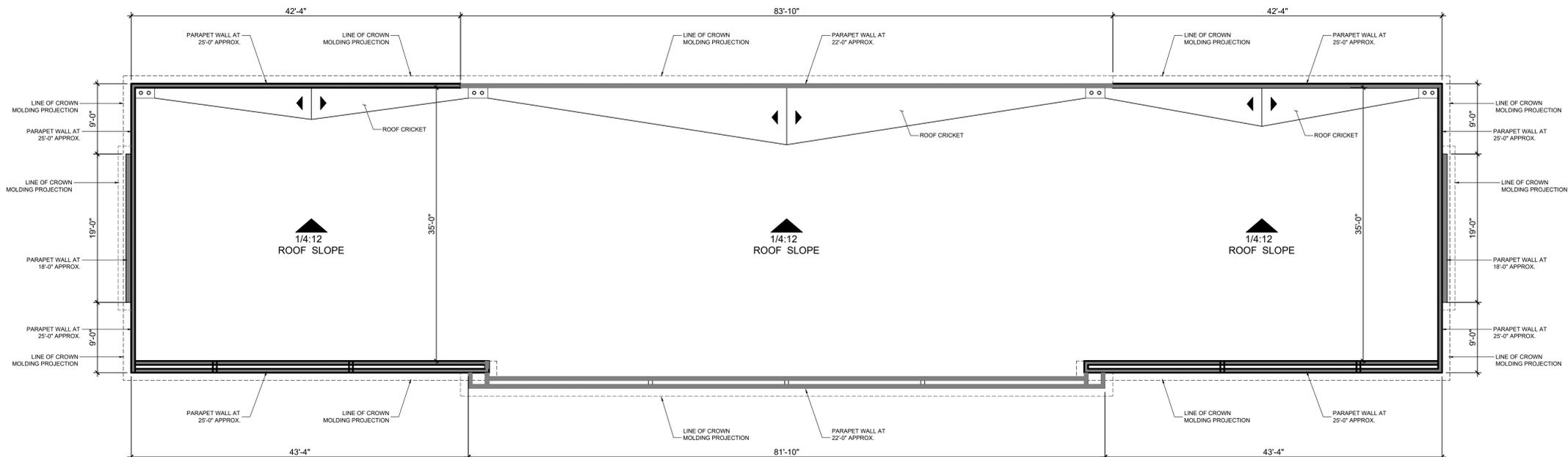


COLORS & MATERIALS		
SYM.	DESCRIPTION	MATERIAL
1	DECORATIVE FOAM MOLDING COLOR: HIGH REFLECTIVE WHITE SW7757	 SW 7757 High Reflective White
2	EXTERIOR STUCCO FINISH - SHERWIN WILLIAMS: COLOR SERIOUS GRAY SW6256	
3	EXTERIOR STUCCO FINISH - SHERWIN WILLIAMS: COLOR MORNING FOG SW6255	
4	EXTERIOR STUCCO FINISH - SHERWIN WILLIAMS: COLOR LAZY GRAY SW6254	
5	DECORATIVE COMMERCIAL METAL AWNING COLOR: SERIOUS GRAY SW6256	
6	METAL ROLL UP DOOR COLOR: HIGH REFLECTIVE WHITE SW7757	 SW 7757 High Reflective White

COLORS & MATERIALS		
SYM.	DESCRIPTION	MATERIAL
7	COMMERCIAL TEMPERATE GLASS DOOR AND METAL FRAME FRAME COLOR SERIOUS GRAY SW6256	
8	COMMERCIAL TEMPERATE GLASS WINDOW AND METAL FRAME FRAME COLOR HIGH REFLECTIVE WHITE SW7757	 SW 7757 High Reflective White
9	DECORATIVE LITHONIA LIGHT - LED WALL MOUNTED COLOR: SERIOUS GRAY SW6256	

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ROOF PLAN

SCALE: 1/8"=1'-0"



**PROPOSED 8 UNITS
STORAGE BUILDING**

ROOF PLAN

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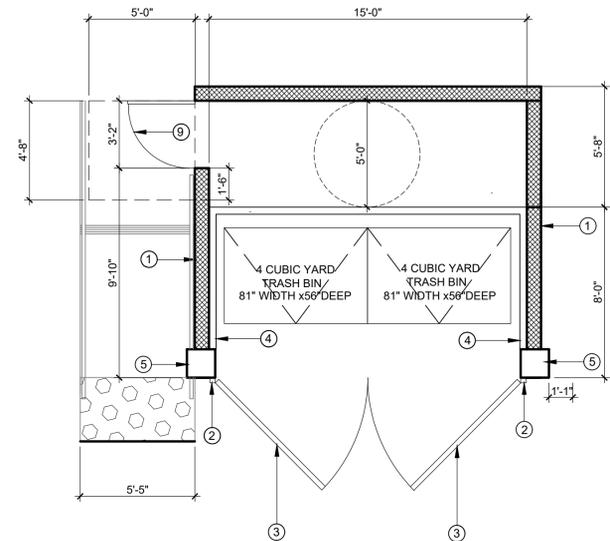
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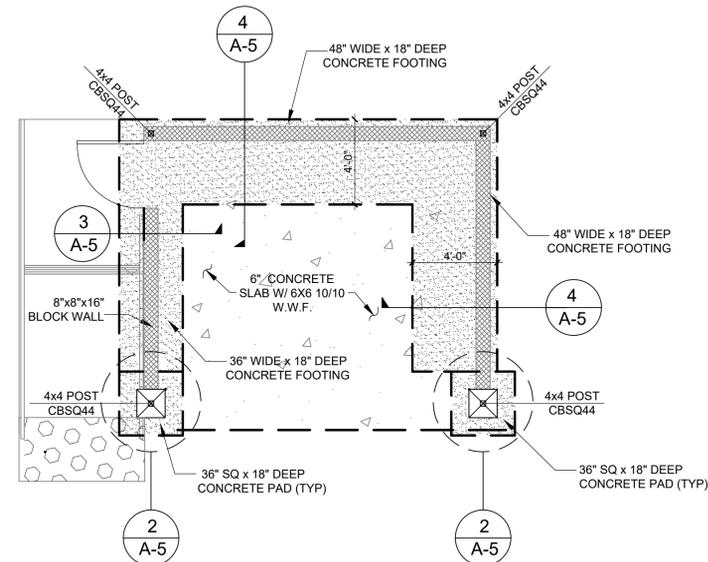
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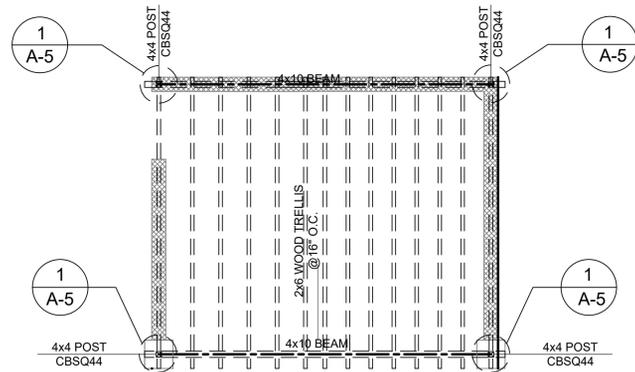
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SCALE: 1/4"=1'-0"



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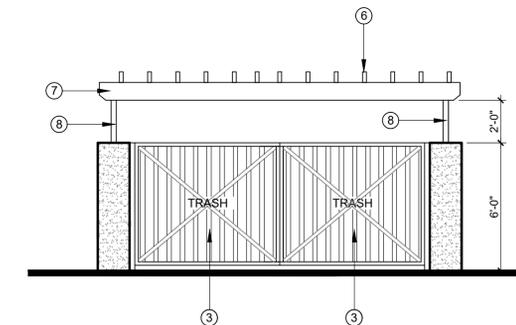
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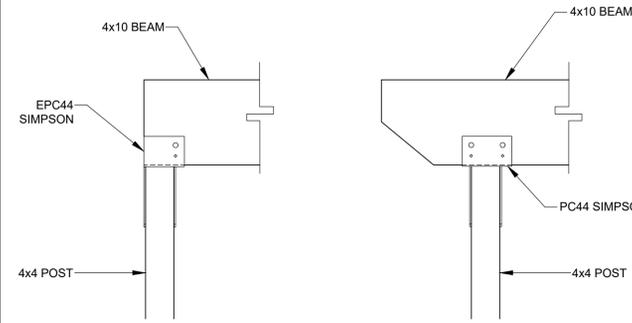
SCALE: 1/4"=1'-0"

- 1 6" HIGH DECORATIVE MASONRY WALL
- 2 STEEL 3"x3"x.1875 POST, WELD CAP AND GRIND SMOOTH
- 3 16" ga. RIBBED METAL GATES WITH 2"x2"x1/4" STEEL ANGLE IRON FRAME AND DIAGONAL BRACING. CONTINUOUS WELD ALL JOINTS.
- 4 4"x6" WD. BUMPER W/ 1/2" A.B. AT 32" O.C.(COUNTERSUNK)
- 5 DECORATIVE PILASTER
- 6 2x6 WOOD TRELLIS @ 16" O.C. RR-01
- 7 4x10 WOOD BEAM B-01
- 8 4x4 WOOD POST C-01
- 9 RIBBED METAL GATE TO COMPLY WITH ADA REQUIREMENTS PER SHEET DS-33. HARDWARE SHALL BE 3/4 INCHES MINIMUM. 44 INCHES MAXIMUM ABOVE FINISH FLOOR SURFACE WITHIN 10 INCHES OF THE FINISH FLOOR SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR.

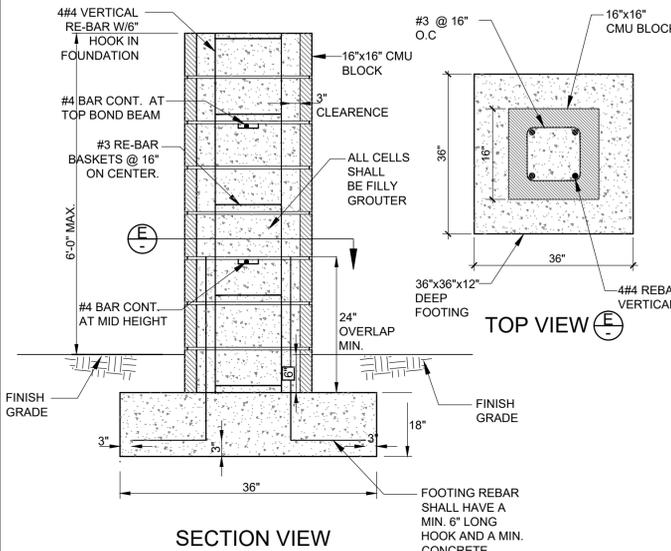


SCALE: 1/4"=1'-0"

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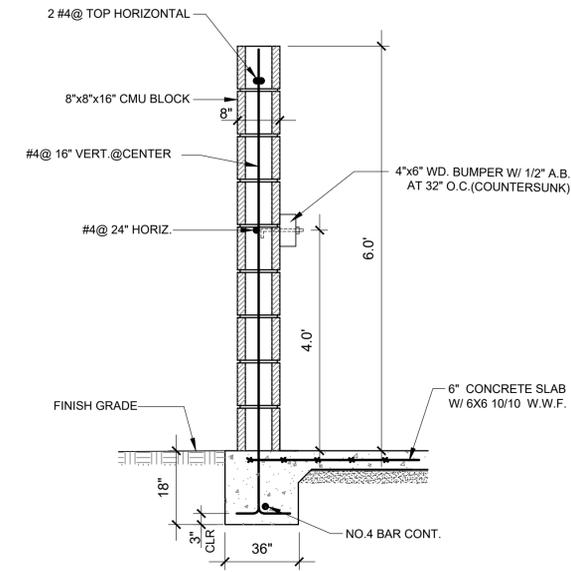
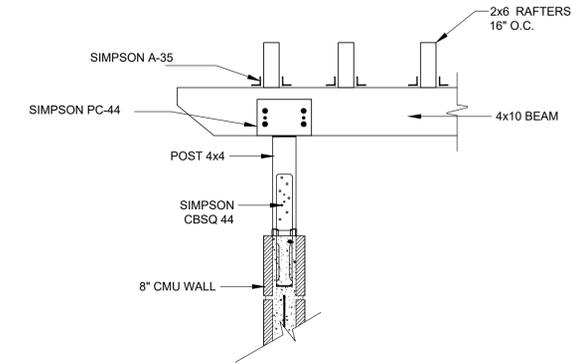


NOT TO SCALE



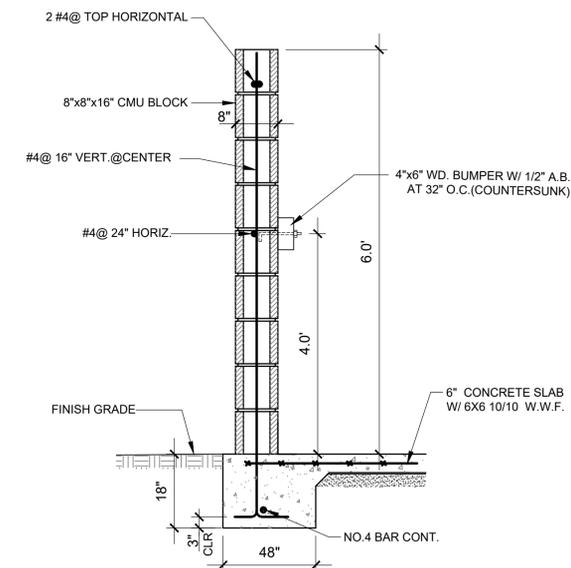
NOT TO SCALE

NOT TO SCALE



NOT TO SCALE

NOT TO SCALE



NOT TO SCALE

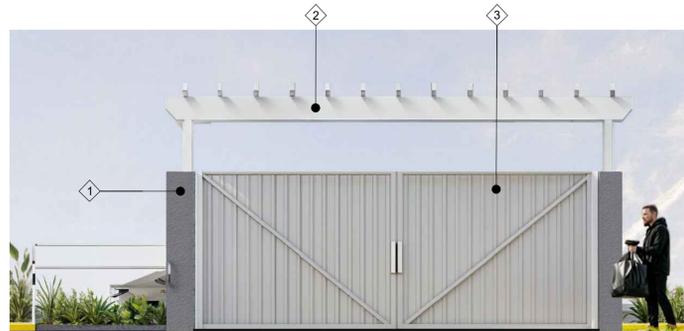
NOT TO SCALE

NO.	REVISION	DATE
1	1ST CORRECTIONS PLANNING	07/14/2021
2	2ND CORRECTIONS PLANNING	11/20/2025

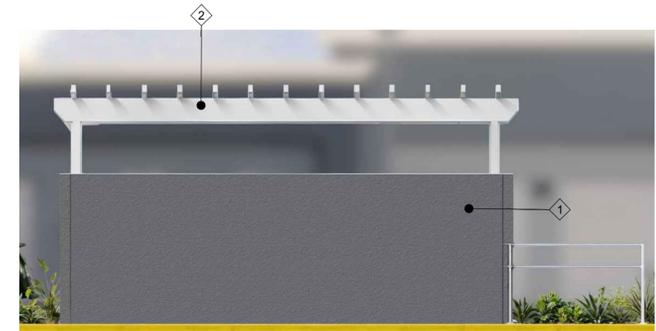




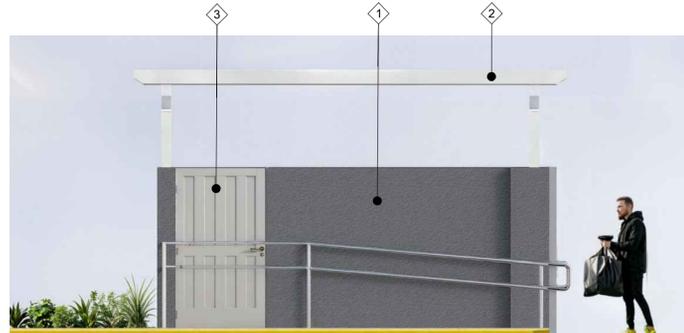
AEC | MORENO
CORPORATIVE



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

COLORS & MATERIALS

SYM.	DESCRIPTION	MATERIAL
①	EXTERIOR STUCCO FINISH - SHERWIN WILLIAMS: COLOR MORNING FOG SW6255	
②	WOOD TRELLIS - SHERWIN WILLIAMS: COLOR HIGH REFLECTIVE WHITE SW7757	
③	RIBBED METAL GATE SHERWIN WILLIAMS: COLOR LAZY GRAY SW6254	
④	RIBBED METAL MAN GATE SHERWIN WILLIAMS: COLOR LAZY GRAY SW6254	

AEC | MORENO
DESIGN INC.
236 W ORANGE SHOW RD. SUITE 112
SAN BERNARDINO, CA 92408
Office: (909) 440-2855
Fax: (909) 533-2263
www.aecmoreno.com

**PROPOSED 8 UNITS
STORAGE BUILDING**

TRASH ENCLOSURE
COLOR ELEVATIONS & MATERIAL SAMPLE BOARD

APPLICANT / DEVELOPER:
FELIPE ALFARO
P.O. BOX 582
SAN BERNARDINO, CA 92408

PROJECT ADDRESS:
MILL STREET
SAN BERNARDINO, CA 92408

NO.	REVISION	DATE	APPROVED BY	DATE
1	1ST CORRECTIONS PLANNING	07/14/2021		
2	2ND CORRECTIONS PLANNING	11/20/2025		

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Fax: (909) 533-2263



HECTOR M. MORENO R.C.E.
EXP. 06/30/26
DATE: 11-25-2025

SHEET NO:
A-5.1

reference: