

Proposed Apartment Complex For: LDC Homes Corp. 8256 Miller Avenue, Fontana, CA 92335



OWNER: LDC HOMES CORP.
CRISTIAN CAMARGO
473 EAST CARNEGIE DRIVE #200,
SAN BERNARDINO, CA 92408
(909) 903-5702
ldchomescorp@gmail.com

PROJECT ADDRESS: 8256 MILLER AVENUE,
FONTANA, CA 92335

ARCHITECT: ANDRESEN ARCHITECTURE INC.
DOUG ANDRESEN (C-14504)
17087 ORANGE WAY
FONTANA, CA 92335
(909) 355-6688
FLORY SMITH
flory.smith@aafirm.com

CONTACT: FBC - TRANSITIONAL DISTRICT
GROUP R-3
TYPE V-B
REQUIRED

ZONING: FBC - TRANSITIONAL DISTRICT
OCCUPANCY: GROUP R-3
CONSTRUCTION: TYPE V-B
FIRE SPRINKLERS: REQUIRED

PROJECT DESCRIPTION: PROPOSED 8-UNIT + 2 ADUs, 3-STORY APARTMENT BUILDING WITH PRIVATE OPEN SPACES, COVERED AND OPEN PARKING, TRASH ENCLOSURE, SITE LIGHTING, LANDSCAPING, COMMON OPEN SPACE (TRELIS & SEATING AREA) AND WOMP MEASURES.

BUILDING TYPE: MULTI-PLEX
FRONTAGE TYPE: DOORYARD
ARCHITECTURAL STYLE: CONTEMPORARY MODERN

GROSS LOT SIZE:
APN: 0190-171-11
DENSITY: 12 UNITS MIN - 39 UNITS MAX / ACRE
(4 UNITS MIN - 12 UNITS MAX)
PROPOSED UNITS: 8 UNITS + 2 ADU (25%)
MAXIMUM BUILDING HEIGHT: 3 STORIES/ 40'
LOT AREA: 13,218 SQ. FT. (30 ACRES)
BUILDING FOOTPRINT: 2,219 SF
COURTYARD, WALKWAY UNDER ROOF: 1,015 SF
TOTAL FOOTPRINT: 3,234 SF
LOT COVERAGE: 30.3%

BUILDING AREA	LIVING SPACE	BALCONIES / PATIOS	COMMON BUILDING AREAS	TOTAL
1ST FLOOR:	1,804 SF	175 SF	240 SF	2,219 SF
2ND FLOOR:	2,223 SF	241 SF	400 SF	2,864 SF
3RD FLOOR:	2,223 SF	241 SF	400 SF	2,864 SF
TOTAL:	6,250 SF	657 SF	1,040 SF	7,947 SF

APARTMENT UNITS	8 UNITS + 2 ADUs
UNIT 101 - TYPE "A" 3-BEDROOM / 2-BATH FLOOR AREA: OPEN SPACE PROVIDED:	1 UNIT 934 SF 95 SF
UNIT 102 - TYPE "B" 2-BEDROOM / 2-BATH FLOOR AREA: OPEN SPACE PROVIDED:	1 UNIT 870 SF 80 SF
UNIT 201, 301 - TYPE "C" 1-BEDROOM / 1-BATH FLOOR AREA: OPEN SPACE PROVIDED:	2 UNITS 582 SF 93 SF
UNIT 202, 302 - TYPE "D" 1-BEDROOM / 1-BATH FLOOR AREA: OPEN SPACE PROVIDED:	2 UNITS 519 SF 64 SF
UNIT 203, 303 - TYPE "E" 1-BEDROOM / 1-BATH FLOOR AREA: OPEN SPACE PROVIDED:	2 UNITS 592 SF 84 SF
ADU 204, 304 - TYPE "ADU" 1-BEDROOM / 1-BATH FLOOR AREA: OPEN SPACE PROVIDED:	2 UNITS 520 SF 25 SF

PARKING REQUIRED:
1 SPACE REQ/ 1 BED (1 UNITS X 6) = 6 SPACES
1.5 SPACES REQ/ 2+ BED (2 UNITS X 1.5) = 3 SPACE

PARKING REDUCTION: 15%
(5) LONG TERM BICYCLE PARKING
BUS STOP (0.1 MILE AWAY - SIERRA AVE. & MILLER AVE.)
TOTAL REDUCTION = 2 SPACES

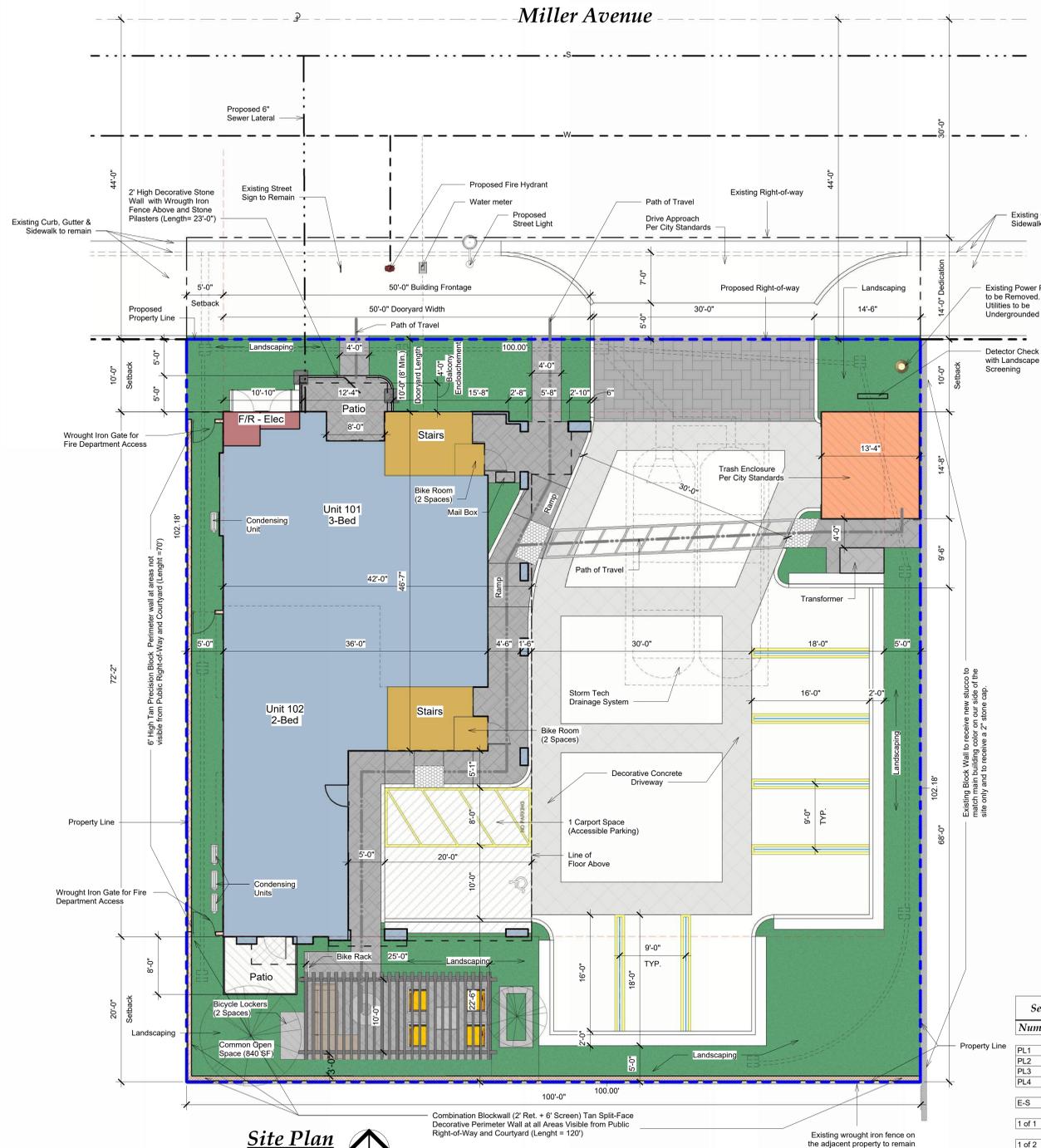
TOTAL REQUIRED = 9 SPACES

PARKING PROVIDED:
OPEN PARKING 9' x 18' (INCLUDING ONE ACCESSIBLE SPACE) = 6 SPACES
OPEN PARKING 9' x 20' = 1 SPACE
COURTYARD 10' x 20' = 2 SPACES
TOTAL PARKING PROVIDED = 9 SPACES

REQUIRED BICYCLE SPACE (CGBCS 4.106.9.1)
1 SPACE / 4 UNITS (8 UNITS / 4) = 2 SPACES REQUIRED

20% SHORT-TERM = 1 SPACES
80% LONG TERM = 1 SPACES
(1) 2 - BICYCLE RACK PROVIDED
6 LONG TERM BICYCLE SPACES PROVIDED
7 BICYCLE SPACES PROVIDED

REQUIRED PRIVATE OPEN SPACE: 64 SF MIN / UNIT (8' MIN. DIM.)
REQUIRED PRIVATE STORAGE: 125 CF MIN / UNIT
PROVIDED PRIVATE STORAGE: 14 SF X 9' HIGH = 126 CF.



Site Plan
1/8" = 1'-0"

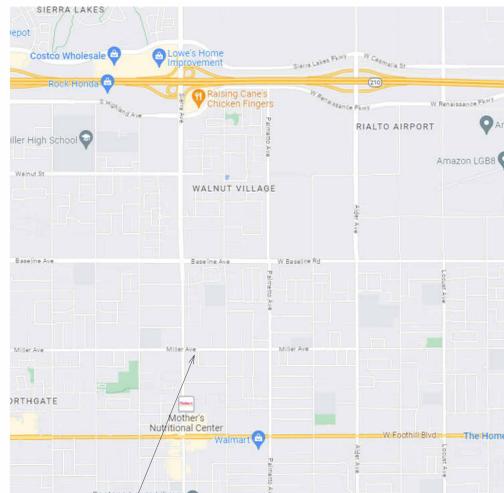
Sequence of Drawings - DR	
Number	Description
PL1	Site Plan
PL2	Floor Plans
PL3	Exterior Elevations & 3D Views
PL4	Amenities
E-S	Site Photometric Plan
1 of 1	Conceptual Grading Plan
1 of 2	Preliminary Landscaping Plan

Proposed Apartment Complex For:
LDC Homes Corp.
8256 Miller Avenue, Fontana, CA 92335

24 Apr. 2025					
23-5033					

Site Plan

PL1



Vicinity Map

C:\Users\Somya\Harba\Andresen Architecture Inc\AAI - Access\Projects\4 - Access\Projects\23-5033 Camargo Miller Apartments\Revit\23-5033 Camargo Miller Apartments (R25).rvt 7/29/2025 4:03:43 PM



Street View



North - Front Elevation
1/8" = 1'-0"



West - Side Elevation
1/8" = 1'-0"



East Side View



South - Rear Elevation
1/8" = 1'-0"



East - Side Elevation
1/8" = 1'-0"



Parking Lot View



Mark	Material	Manufacturer	Material Color	Product #
A1	MAIN STUCCO COLOR	DUNN EDWARDS	"CARRARA"	DET649
A2	ACCENT STUCCO COLOR	DUNN EDWARDS	"POROUS STONE"	DE8220
A3	ARTISAN SHILAP SIDING	DUNN EDWARDS	"OVERCAST SKY"	DE5821
A4	STONE VENEER	CULTURED STONE	"COUNTRY LEDGESTONE"	ESHO RIDGE PROFILE
A5	WALL TRIM	DUNN EDWARDS	"BLACK TIE"	DE6357
A6	WROUGHT IRON RAILING / DETAILS	DUNN EDWARDS	"BLACK"	DEA002

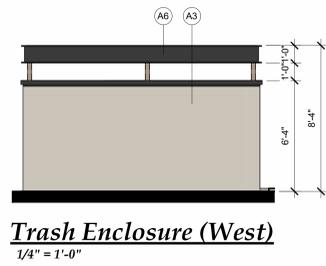
Proposed Apartment Complex For:
LDC Homes Corp.
8256 Miller Avenue, Fontana, CA 92335
24 Apr. 2025
23-5033



**Exterior Elevs'
& 3D Views**

PL3

C:\Users\AbrahamEsquivel\Andresen Architecture Inc\AAI - Access\Projects\4 - Access\Projects\23-5033 Camargo Miller Apartments (R25).rvt 4/24/2025 10:18:37 AM



8 **Trellis Area**

DOUBLE BIKE LOCKER

Weatherproof, spacious, secure, adaptable and customizable. The Double Bike Locker shows cyclists you care about the security of their ride.

CONSTRUCTION/MATERIAL
 - 14 & 16 Gauge Steel
 - 18 Gauge Steel Divider

DIMENSIONS
 - 79" Length
 - 39" Width
 - 48" Height

MOUNTING
 - Surface Mount
 (6) 437" Mounting Holes
 - Self-leveling feet
 - Stackable up to two high

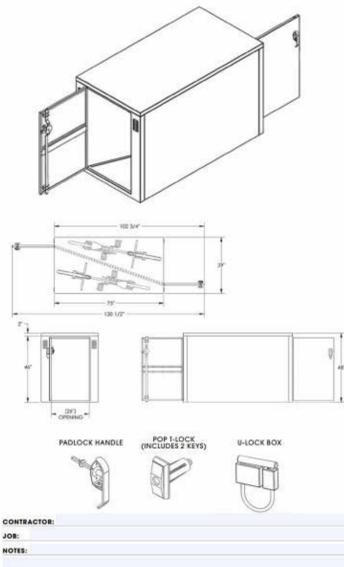
FINISH OPTIONS
 1304 Stainless Steel #4
 Satin Finish
 Powder Coating
 None

DECORATIVE OPTIONS
 No Perforation
 Custom Perforation
 None

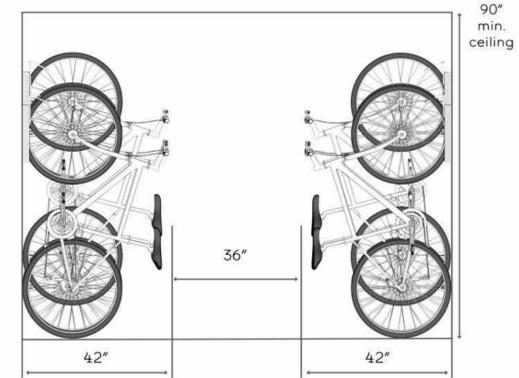
HANDLE OPTIONS
 Padlock Handle
 Pop-T-Lock
 U-Lock Box

DIVIDER OPTIONS
 Steel Feet (Adjust Cost)

Please note when ordering locker banks: All external walls are powder coated steel, internal walls are galvanized.



7 **Bike Lockers**



DESCRIPTION:

- WALL MOUNTED
- PARKS 1 BICYCLE
- HOLDS TIRES UP TO 2.75" WIDE
- CEILING CLEARANCE 90" MINIMUM GROUND OFFSET TO BOTTOM OF RACK
- WALL OFFSET: 16" MINIMUM WALL OFFSET TO CENTER OF RACK
- RACK SPACING: 16" MINIMUM SPACING BETWEEN RACKS, ON CENTER
- LOADING AISLE: 42" FOR BIKES AND AN ADDITIONAL 36" FOR LOADING

5 **Wall Mounted Bike Rack**

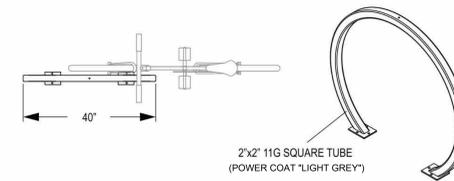


627 Amerasia Drive
 Naperville, IL 60563
 Phone: (800) 323-5664
 sales@belson.com

Model # ARC-FT-EPX

Dimension Sheet

ARC RACK | 2 BIKE CAPACITY
 SURFACE MOUNT



6 **Bike Rack**

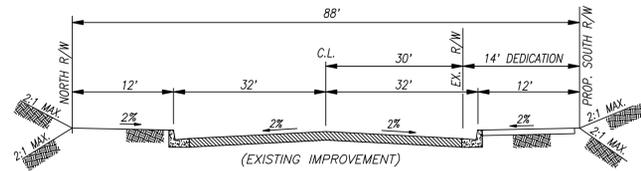


4 **Decorative Concrete Pattern**



1 **Patio Furniture set**

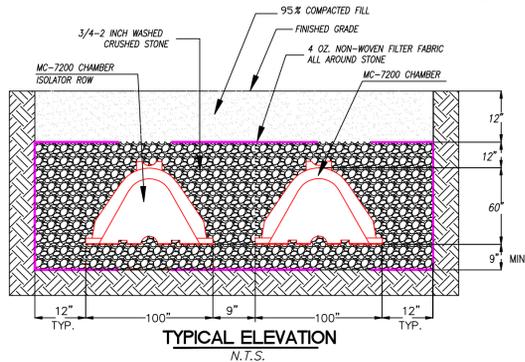
Proposed Apartment Complex For:		
LDC Homes Corp.		
8256 Miller Avenue, Fontana, CA 92335		
24 Apr. 2025		
23-5033		
Amenities		PL4



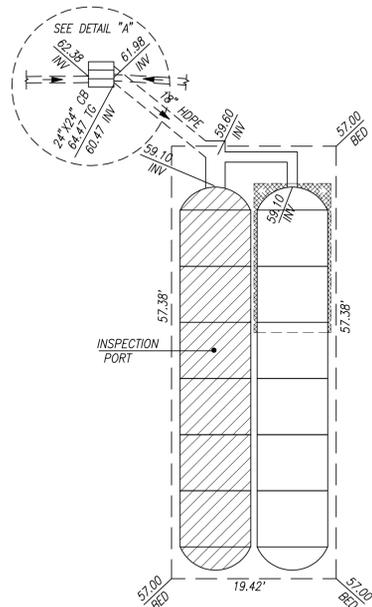
**EXISTING CROSS-SECTION
MILLER AVENUE**
NOT TO SCALE

KEY NOTES:

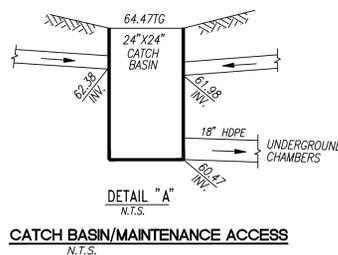
- 1 PROPOSED PCC OVER AGGREGATE BASE, SECTION PER SOIL'S REPORT
- 2 PROPOSED DRIVEWAY PER CITY STD. 1001
- 3 PROPOSED 6" CURB AND GUTTER
- 4 PROPOSED 6" PCC CURB PER CITY STANDARD NO. 1000
- 5 REMOVE POWER EXISTING POLE
- 6 PROPOSED 4" THICK PCC WALKWAY
- 7 PROPOSED 6' HIGH BLOCK WALL
- 8 PROPOSED UNDERGROUND INFILTRATION SYSTEM
- 9 PROPOSED COMBINATION BLOCKWALL, 2' RET. & 6' SCREEN WALL
- 10 PROPOSED PAVEMENT STRIPING
- 11 PROPOSED FIRE HYDRANT
- 12 PROPOSED LANDSCAPING PER LANDSCAPE PLAN
- 13 PROPOSED STREET LIGHT
- 14 PROPOSED 6" SEWER LATERAL PER CITY STANDARDS
- 15 PROPOSED WATER SERVICE
- 16 PROPOSED HANDICAP RAMP PER ADA STANDARDS
- 17 PROPOSED 4" DRAIN LINE
- 18 PROPOSED 24"x24" CATCH BASIN
- 19 PROPOSED 18" DRAIN LINE
- 20 PROPOSED OVERFLOW DRAIN LINE/UNDERSIDEWALK DRAIN
- 21 PROPOSED TRASH ENCLOSURE PER CITY STD.
- 22 PROPOSED 18x18" YARD DRAIN
- 23 ABANDON IN-PLACE EXISTING 4" SEWER LATERAL



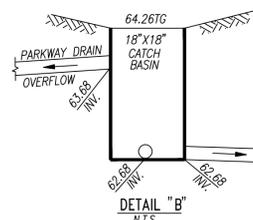
TYPICAL ELEVATION
N.T.S.



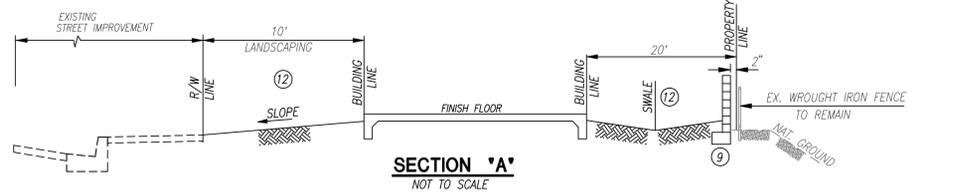
TYPICAL CONNECTION
N.T.S.



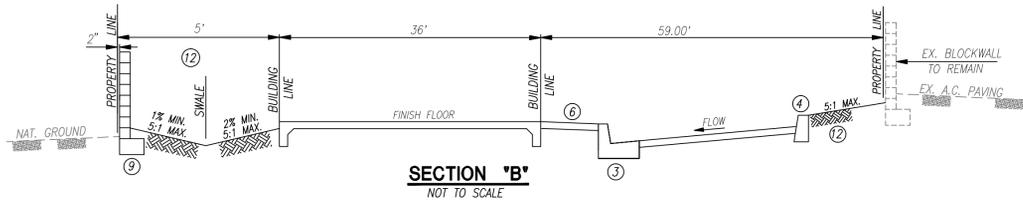
DETAIL "A"
N.T.S.
CATCH BASIN/MAINTENANCE ACCESS
N.T.S.



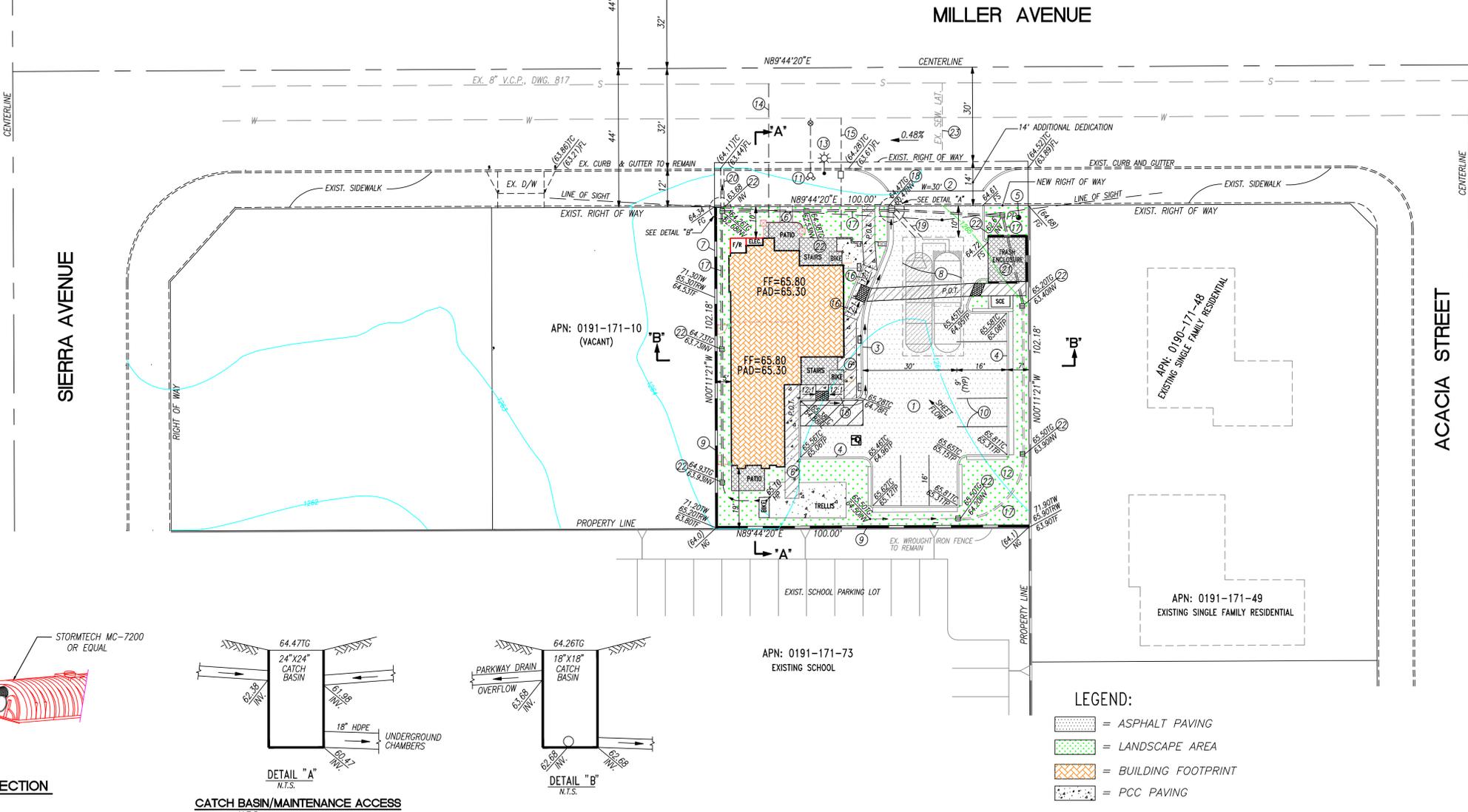
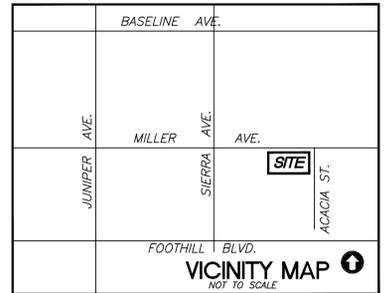
DETAIL "B"
N.T.S.



SECTION "A"
NOT TO SCALE



SECTION "B"
NOT TO SCALE



- LEGEND:**
- = ASPHALT PAVING
 - = LANDSCAPE AREA
 - = BUILDING FOOTPRINT
 - = PCC PAVING

PROJECT AREA=10,218 SF

UNDERGROUND SERVICE ALERT

CALL: TOLL FREE
1-800-227-2600

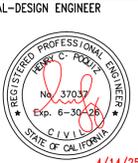
TWO WORKING DAYS BEFORE YOU DIG

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: HCP DRAWN BY: CADD CHECKED BY: HCP

SEAL-CITY ENGINEER

SEAL-DESIGN ENGINEER



DESIGNED BY: HENRY C. POQUIZ, RCE 37037 EXP. 6-30-28

APPROVED BY: [Signature]

CITY ENGINEER RCE 51152 DATE: 4/14/25

HP ENGINEERING, INC.
CIVIL ENGINEERING • LAND SURVEYING
1465 CRESTVIEW ROAD, REDLANDS, CA. 92374
Tel. (909) 335-8239 Fax (909) 335-9940

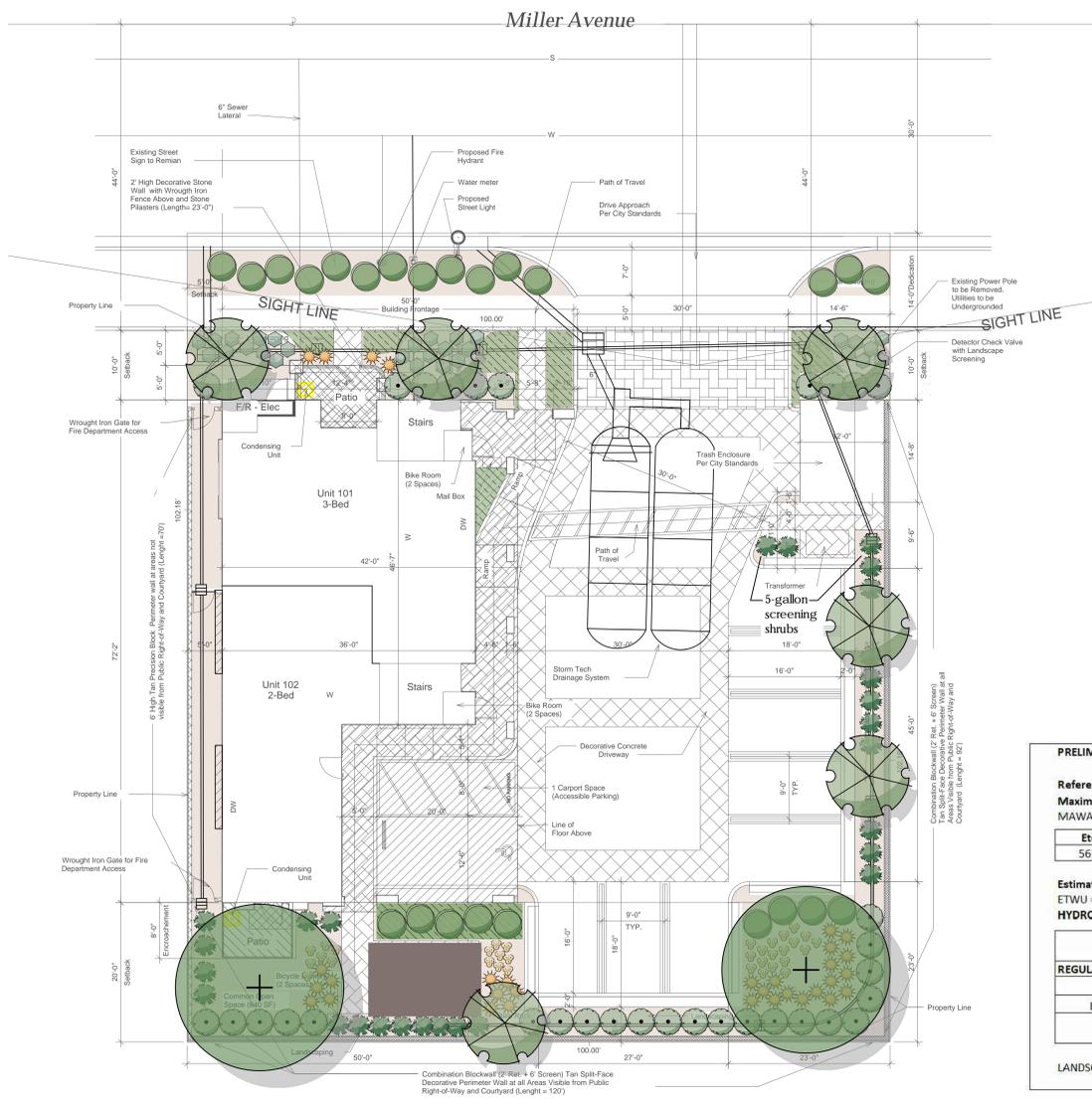
SCALE: 1"=20'

BENCH MARK: BEGINNING OF CURB RETURN AT THE SOUTHWEST CORNER OF MILLER AVENUE AND SIERRA AVENUE ELEVATION = 1363.44

CITY OF FONTANA
CONCEPTUAL GRADING PLAN
APN: 0190-171-11
MILLER AVENUE

OWNER: [Blank]

PLAN No. 1 OF 1 SHEETS



PLANT PALETTE WUCOLS SIZE

TREES

AFROCARPUS falcatus
AFRICAN FERN PINE Mod. 40-60' TALL, 25' WIDE

LAGERSTROEMIA indica 'Natchez'
NATCHEZ CRAPE MYRTLE Mod. 20' TALL & WIDE

SHRUBS AND GROUNDCOVERS

ANIGOZANTHOS Yellow
YELLOW KANGAROO PAW Low 1-3' TALL & WIDE

BACCHARIS pilularis 'Pigeon Point'
DWARF COYOTE BUSH Low 1-2' TALL, 8-10' WIDE

CALLISTEMON 'Little John'
LITTLE JOHN DWARF BOTTLEBRUSH Low 3' TALL, 3-5' WIDE

LANTANA montevidensis
TRAILING LANTANA Low 1-2' TALL, 3-5' WIDE

LANTANA 'New Gold'
NEW GOLD LANTANA Low 1-2' TALL, 2-4' WIDE

LEUCOPHYLLUM frutescens 'Green Cloud'
GREEN CLOUD TEXAS SAGE Low 6-8' TALL & WIDE

Note: All planters shall receive 3" layer shredded bark mulch.

PRELIMINARY WATER USE CALCULATIONS

Reference Eto (sta.44) 56.7 Conservation Factor 0.55 (residential)

Maximum Allowable Water Allocation Equation:
MAWA = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF)xSLA)]

Eto	0.62	ETAF	LA	1-ETAF	SLA	53,982	MAWA
56.7	0.62	0.55	2792	0.45	0		

Estimated Total Water Use Equation:
ETWU = Eto x 0.62 + ETAF x LA

25,901 ETWU

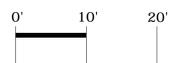
HYDROZONE MATRIX

HYDROZONE BASIS	S.F.	%TOTAL	PLANT TYPE	PLANT FACTOR	IRRIGATION EFFICIENCY	Eto	0.62	ETAF	LA	ETWU	IRRIGATION METHOD
REGULAR LANDSCAPE AREAS											
LOW / SHRUBS	2664	95%	LOW	0.20	0.81	56.70	0.62	0.25	2664	23,124	Dripline
LOW/MODERATE TREES	128	5%	MODERATE	0.50	0.81	56.70	0.62	0.62	128	2,778	Dripline
TOTAL LANDSCAPE AREA:	2792									ETWU: 25,901	

LANDSCAPE TO BE INSTALLED WITH LOW-VOLUME IRRIGATION AND AUTOMATIC WEATHER-SENSING IRRIGATION CONTROLLER

Preliminary Landscape Plan
Proposed Apartment Complex
Miller Avenue and Sierra Avenue, Fontana, CA 92335

DIG ALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST THREE DAYS
BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF
SOUTHERN CALIFORNIA



April 3, 2025

DESIGNER: GREG ZICK
SHEET NO. 850

SHEET
1 of 1



