SENIOR CONDOS AT 1624 W PHILADELPHIA STREET, ONTARIO

PARTICIPANTS

OWNER
MRS JUDY LEE
3536 CONCOURSE STREET, SUITE 235
ONTARIO, CA 91764

PROJECT MANAGER
CLOVER ESTATE INC.
2361 FULLERCREEK ROAD
CHINO HILLS, CA 91709
PHONE: 909-973-6999

ARCHITECTURAL DESIGN
YOUKUN STUDIO
813 N. MONTEREY STREET #1
ALHAMBRA, CA 91801
PHONE: 626-232-4300

CIVIL ENGINEER
FOCUS ENGINEERING, INC.
8 CORPORATE PARK, SUITE 300
IRVINE, CA 92606
PHONE: 949-450-0590

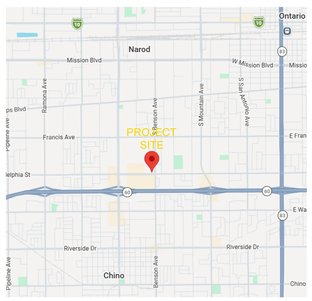
LANDSCAPE ARCHITECT
THE LCW GROUP INC.
31473 RANCHO VIEJO ROAD, SUITE 208
SAN JUAN CAPISTRANO, CA 92675
PHONE: 949-388-8588

DISCRIPTION OF WORK

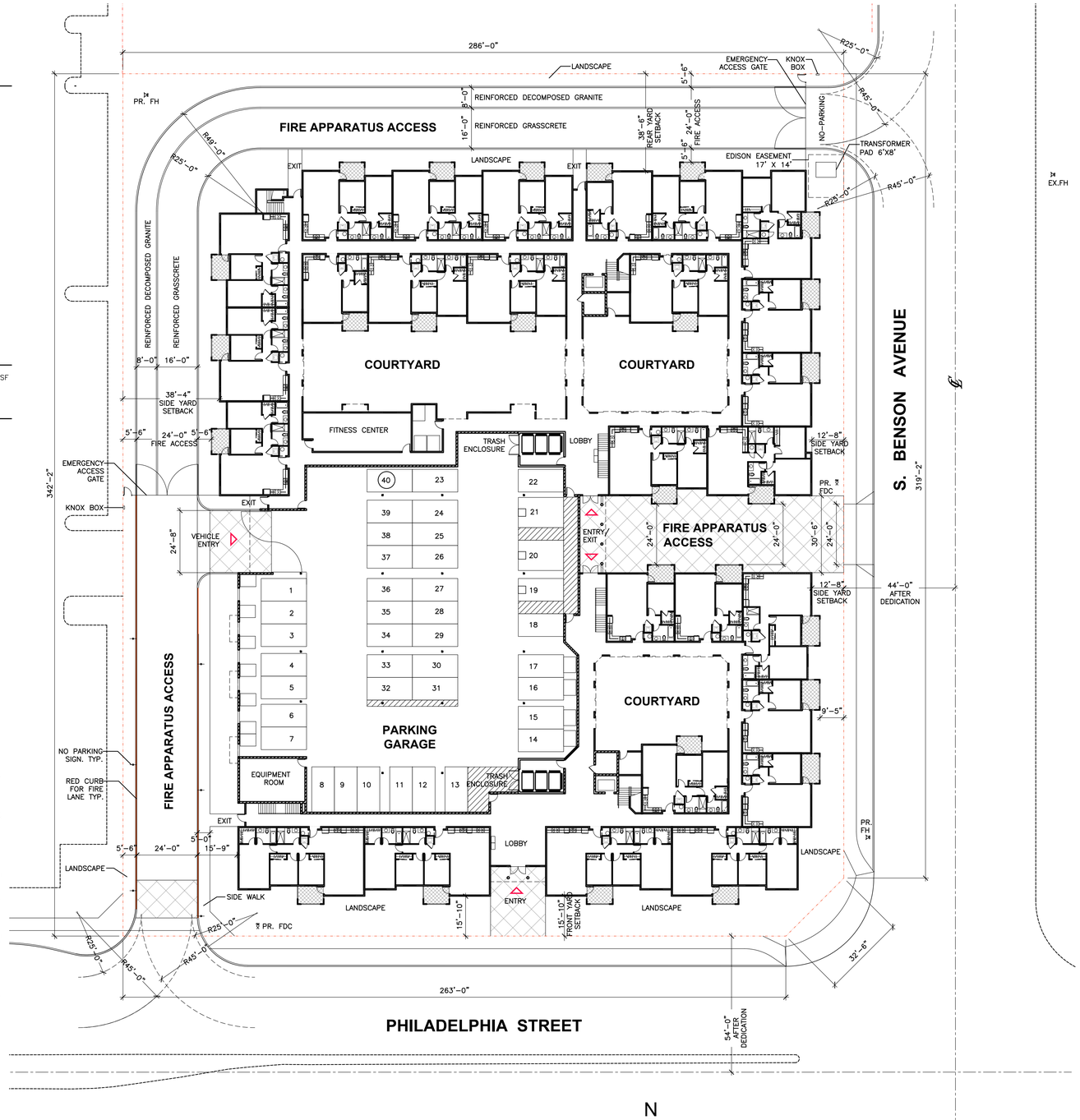
TO DEVELOP A TWO-STORY SENIOR CONDO BUILDING IN 100,493 SF WITH 66 UNITS.

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VICINITY MAP
NOT TO SCALE



SITE PLAN
SCALE: 1" = 20'
0 10' 20' 30' 40'
N

PROJECT DATA

ADDRESS		1624 W PHILADELPHIA ST., ONTARIO, CA 91761
APN		101459104000 & 101459105000
ZONING		CN-NEIGHBORHOOD COMMERCIAL
LOT SIZE (AFT. DEDICATION)		2.2 Acres 95,832 S.F.
PROPOSED USE		SENIOR CONDOS (MDR-25)
CONSTRUCTION TYPE		TYPE V A
OCCUPANCY CLASSIFICATION		SENIOR CONDOS R-2 PARKING GARAGE S-2
COVERAGE %	ALLOWED 60% MAX.	PROPOSED 52.2%
BUILDING AREA	TOTAL	100,493 S.F. 59,505 SF (HABITABLE) 40,988 SF (GARAGE, UTILITY, REQ'D STORAGE, CIRCULATIONS)
UNIT DISTRIBUTION	ALLOWED	PROPOSED
TOTAL AMOUNT	66 MAX	66
		21 1-BEDROOM UNITS, 32% 37 2-BEDROOM UNITS, 56% 8 3-BEDROOM UNITS, 12%
OPEN SPACE	REQUIRED 26,400 SF (400 SF/U X 66 U)	PROPOSED 19,426 SF (294 SF/U)
SETBACK	REQUIRED	PROPOSED
FRONT (PHILADELPHIA)	20'-0"	15'-10"
SIDE (WEST)	5'-0"	38'-4"
SIDE (BENSON)	20'-0"	12'-8"
REAR (NORTH)	5'-0"	38'-6"
BUILDING HEIGHT	ALLOWED 60' MAX.	PROPOSED 28'-9", 2 STORIES 46'-8" ARCH. FEATURE
PARKING	REQUIRED	PROPOVIDED
SENIOR PARKING (0.5 SPACE/UNIT)	33	37 STANDARD 1 ADA STANDARD
VISITORS (20% SENIOR PARKING)	7	2 ADA VAN
TOTAL	40	40
BICYCLE PARKING	RREQUIRED	PROPOSED
SHORT TERM 5% OF REQ'D PARKING	2	2
LONG TERM 5% OF REQ'D PARKING	2	2

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ALHAMBRA, CA 91801
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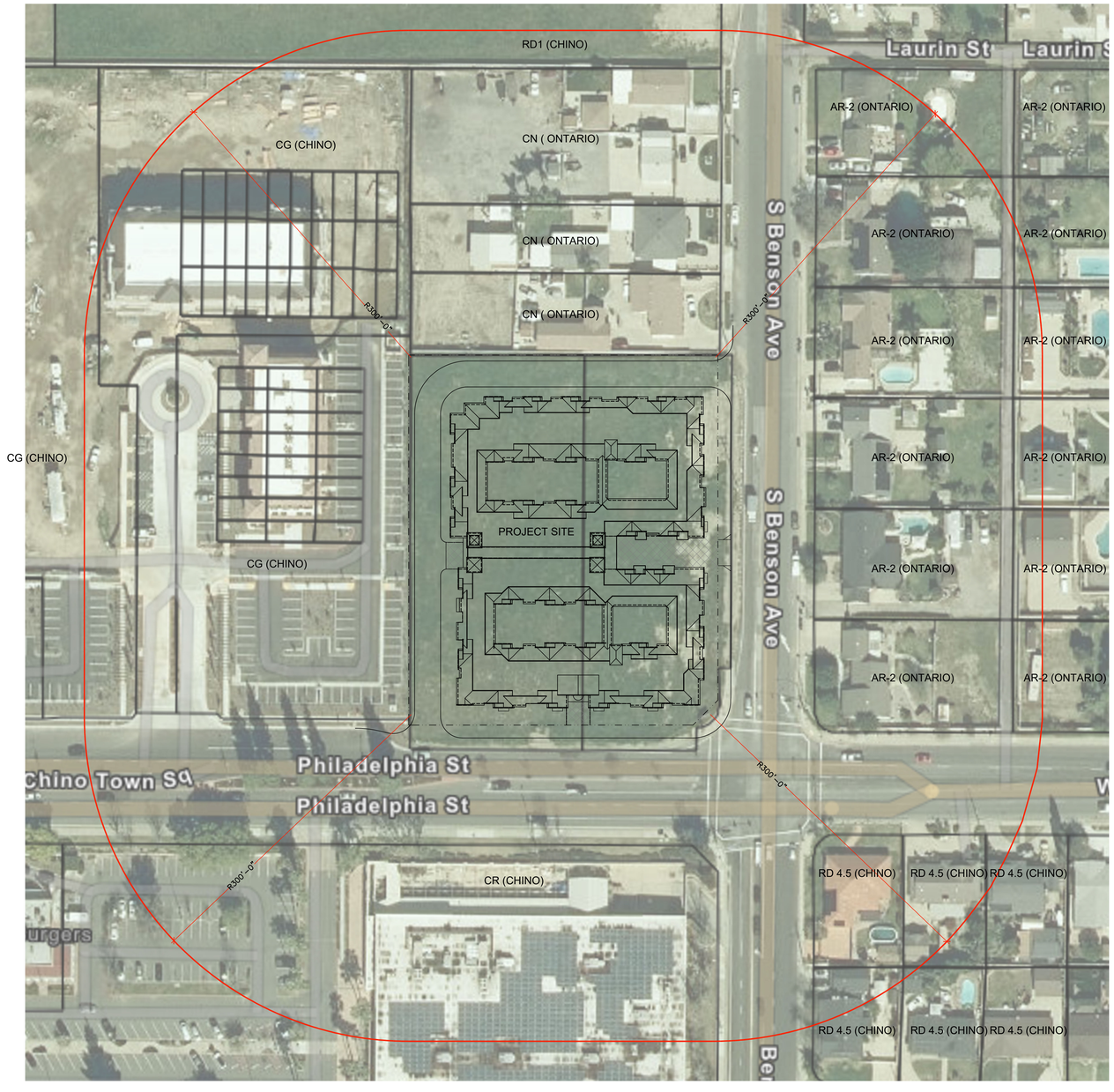
SENIOR CONDOS
1624 W PHILADELPHIA STREET,
ONTARIO, CA

PROJECT DATA, VICINITY MAP, & SITE PLAN

09/16/2026

AS-101

RD1 (CHINO)



SITE UTILITY MAP

SCALE: 1" = 50'

N

0 25' 50' 75' 100'

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SITE UTILITY MAP

AS-102





OPEN SPACE ANALYSIS:

PRIVATE OPEN SPACE PROVIDED:
4,620 SF(70 SF/U)

COMMON OPEN SPACE PROVIDED:
FIRST FLOOR: 10,963 SF
SECOND FLOOR: 3,843 SF

TOTAL COMMON = 14,806 SF

TOTAL OPEN SPACE PROVIDED:
PRIVATE + COMMON
= 19,426 SF(294 SF/U)
< REQ'D 26,400 SF (400SF/U X 66 U)

PRIVATE: 23.8 % OF TOTAL
COMMON: 76.2 % OF TOTAL

FIRST FLOOR PLAN
SCALE: 1" = 20'

0 10' 20' 30' 40'

N

LEGEND

COMMON OPEN SPACE

PRIVATE OPEN SPACE

SECOND FLOOR PLAN
SCALE: 1" = 20'

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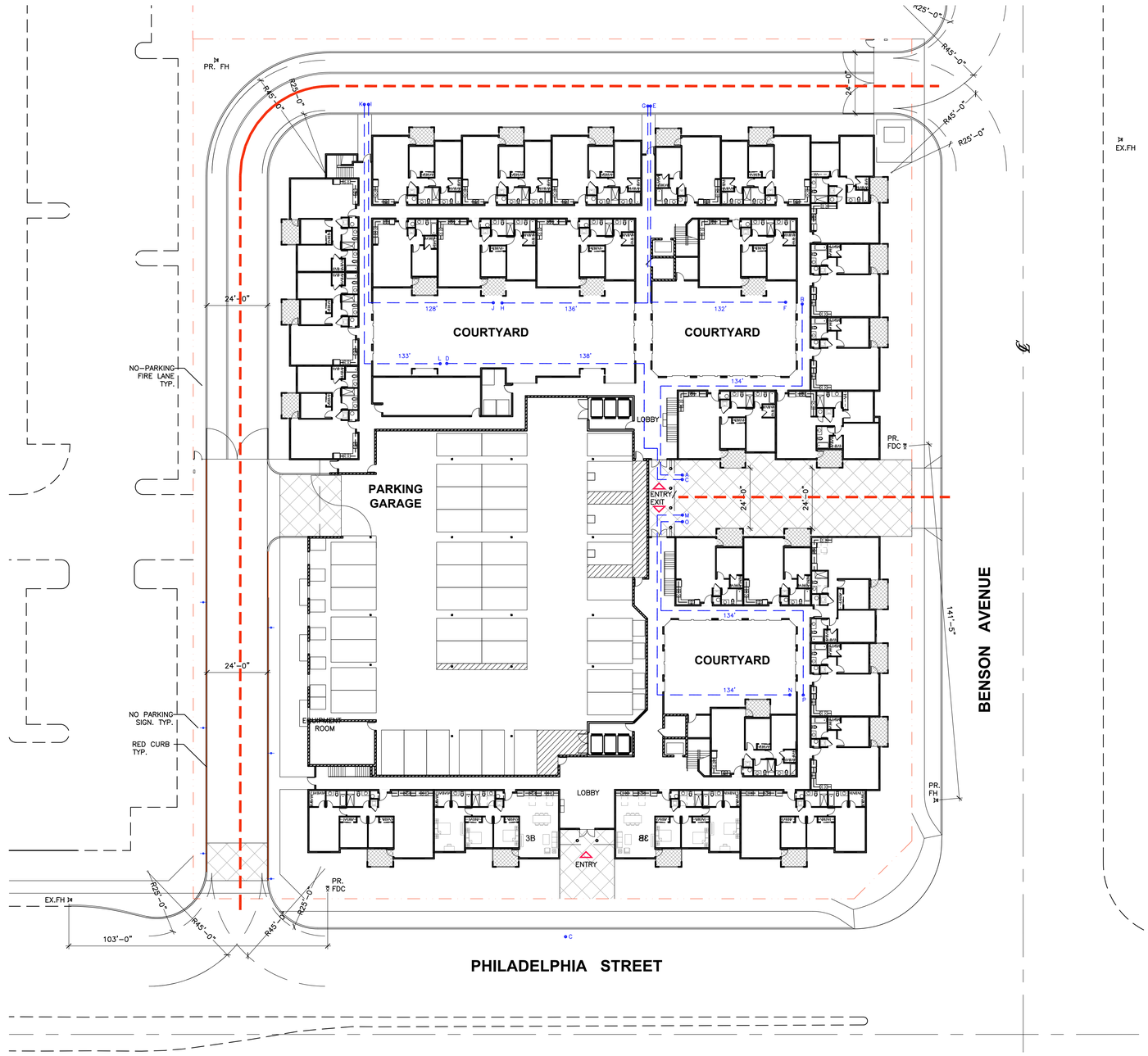
SENIOR CONDOS

1624 W PHILADELPHIA STREET,
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OPEN SPACE ANALYSIS

AS-103



LEGEND

FIRE APPARATUS ACCESS

DISTANCE HOSE PULL DISTANCE

SITE FIRE ACCESS ANALYSIS

SCALE: 1" = 20'

0 10' 20' 30' 40'

N

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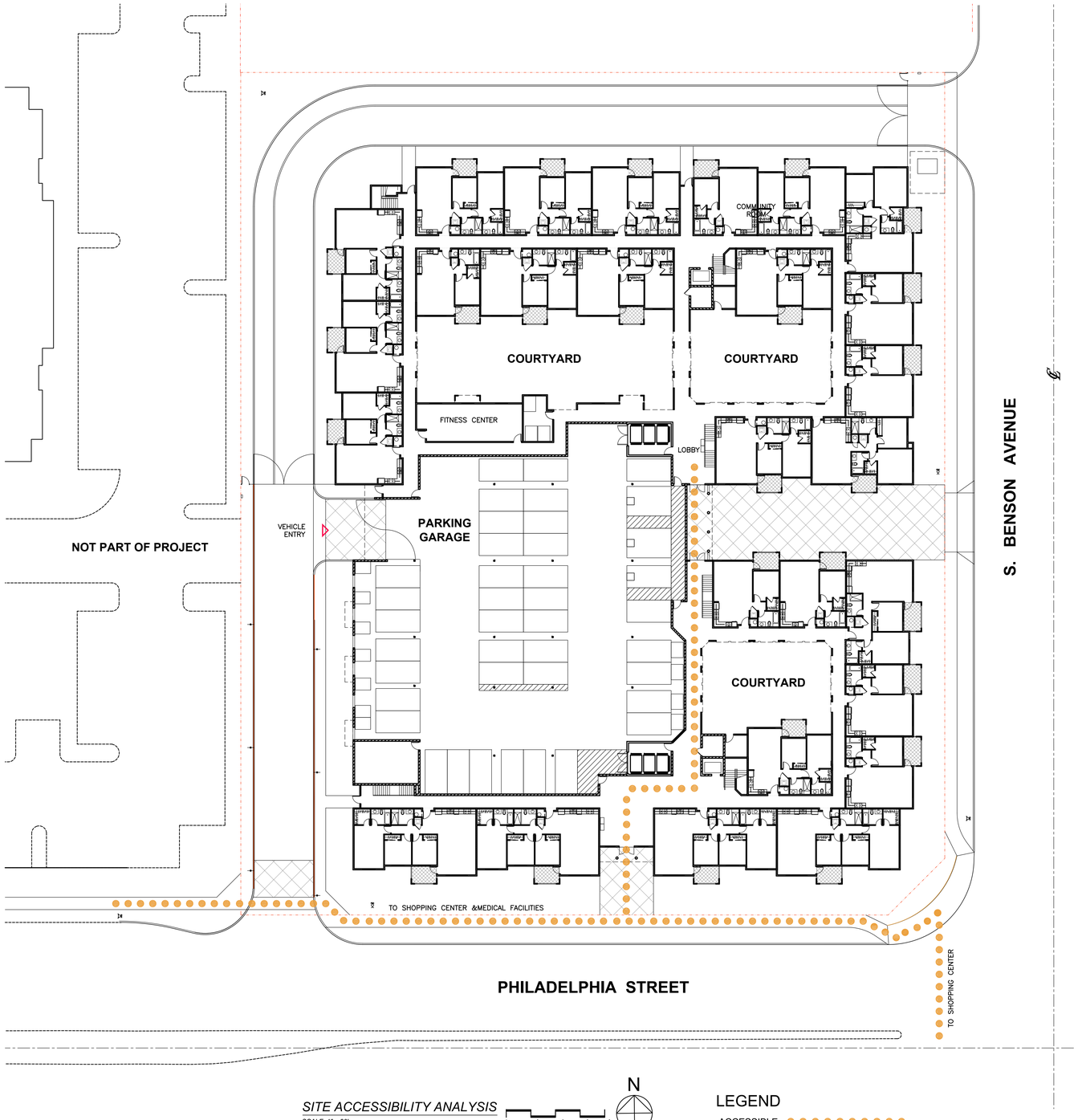
SENIOR CONDOS

1624 W PHILADELPHIA STREET,
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SITE FIRE ACCESS ANALYSIS

09/16/2026

AS-104



SITE ACCESSIBILITY ANALYSIS

SCALE: 1" = 20'

0 10' 20' 30' 40'

N

LEGEND

ACCESSIBLE PEDESTRIAN ROUTE

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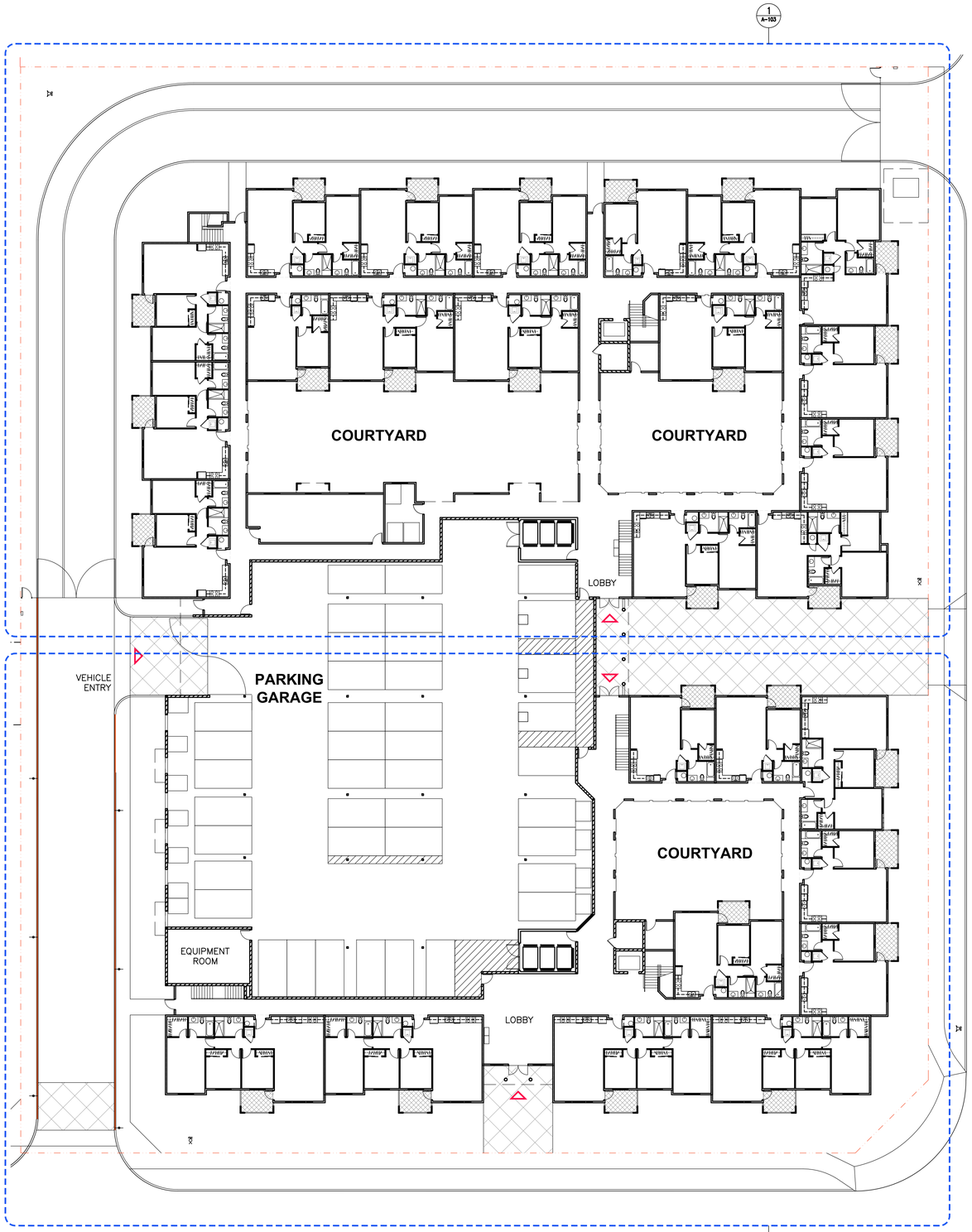
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SENIOR CONDOS

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SITE ACCESSIBILITY ANALYSIS

AS-105



FIRST FLOOR PLAN

SCALE: 1"/16 = 1'-0"

0 4' 8' 12' 16' 20' 24' 28' 32'

N



SECOND FLOOR PLAN

SCALE: 1"/16 = 1'- 0"

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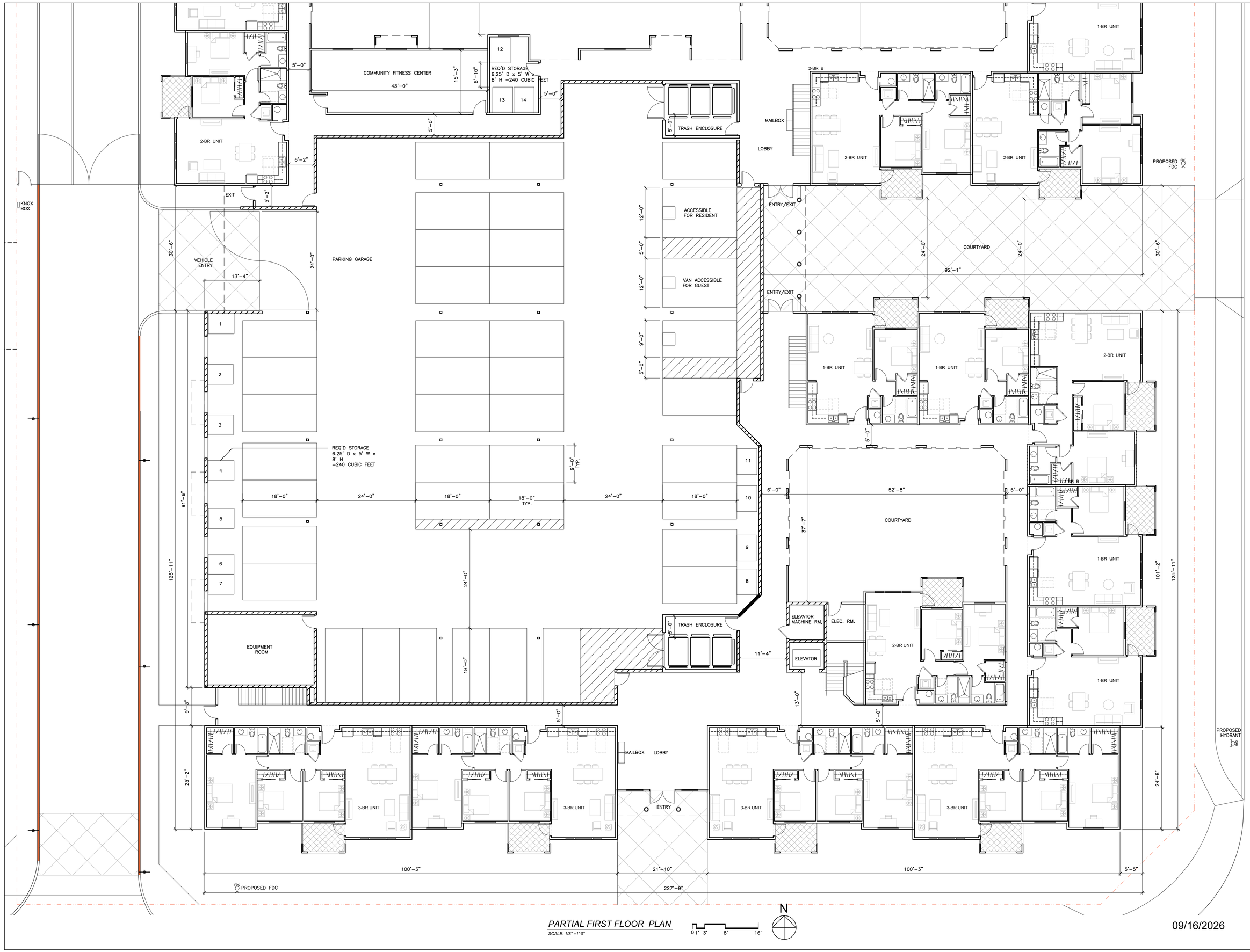
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SENIOR CONDOS

1624 W PHILADELPHIA STREET,
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FLOOR PLANS

A-101



PARTIAL FIRST FLOOR PLAN

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

0 1' 3' 8' 16'

N

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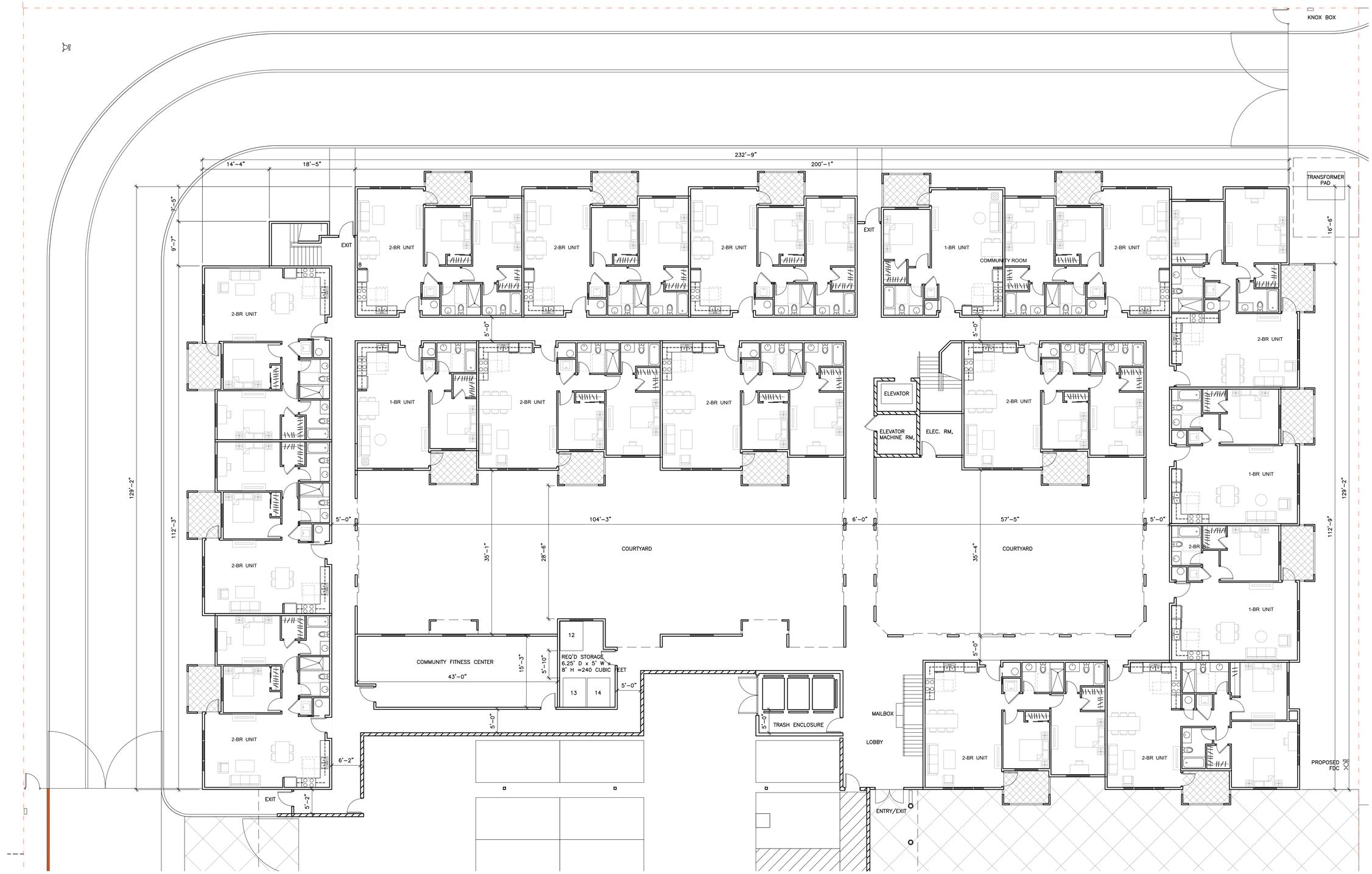
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SENIOR CONDOS

1624 W PHILADELPHIA STREET,
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ENLARGED
PARTIAL FIRST
FLOOR PLANS

A-102



PARTIAL FIRST FLOOR PLAN

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

0 1" 3' 8' 16'

N

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SENIOR CONDOS

1624 W PHILADELPHIA STREET,
ONTARIO, CA

ENLARGED
PARTIAL FIRST
FLOOR PLAN

A-103



PARTIAL SECOND FLOOR PLAN

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

0 1' 3' 8' 16'

N

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SENIOR CONDOS

1624 W PHILADELPHIA STREET,
ONTARIO, CA

ENLARGED
PARTIAL SECOND
FLOOR PLAN

A-104



PARTIAL SECOND FLOOR PLAN

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

0 1' 3' 8' 16'

N

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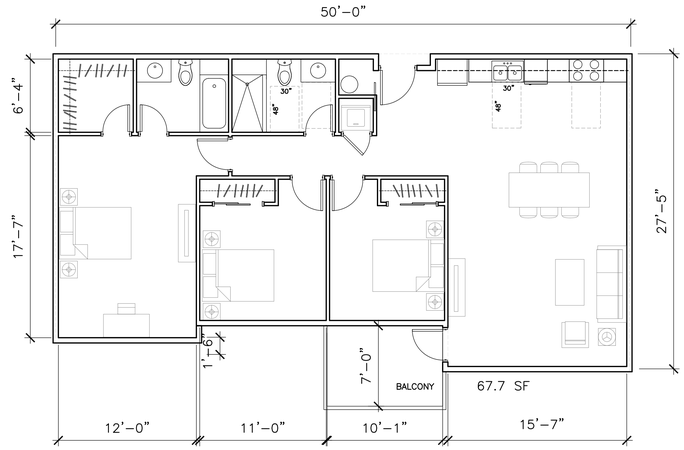
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1624 W PHILADELPHIA STREET,
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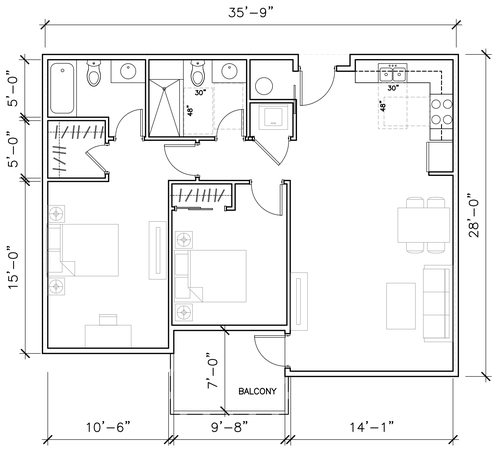
ENLARGED PARTIAL SECOND FLOOR PLAN

A-105



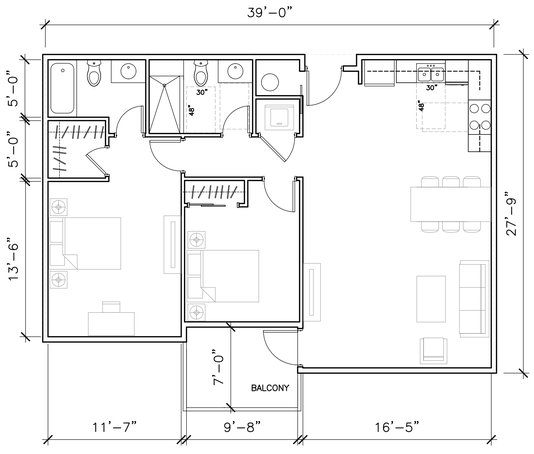
3-BEDROOM

UNIT AREA: 1,259 S.F.
PRIVATE OPEN SPACE: 67.7 S.F.



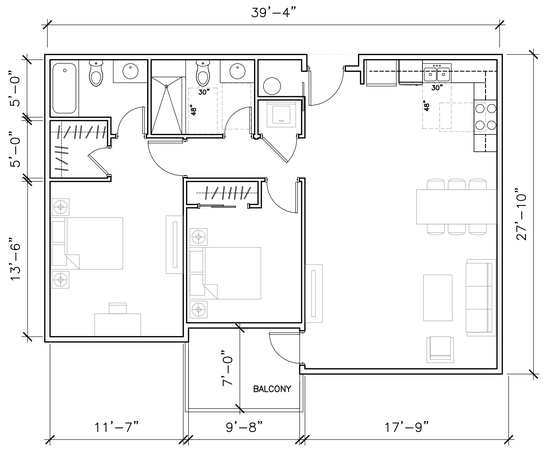
2-BEDROOM A

UNIT AREA: 934 S.F.
PRIVATE OPEN SPACE: 67.7 S.F.



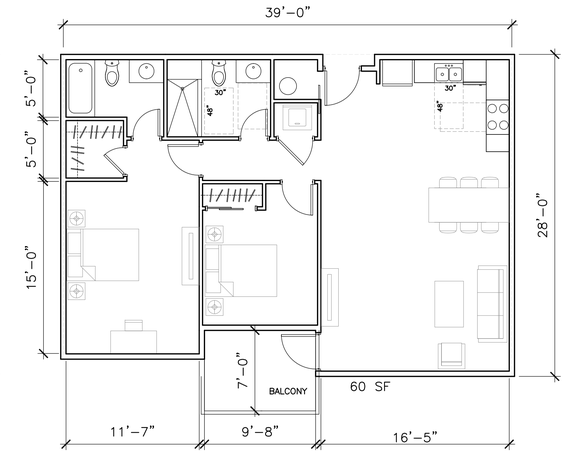
2-BEDROOM B

UNIT AREA: 1,004 S.F.
PRIVATE OPEN SPACE: 67.7 S.F.



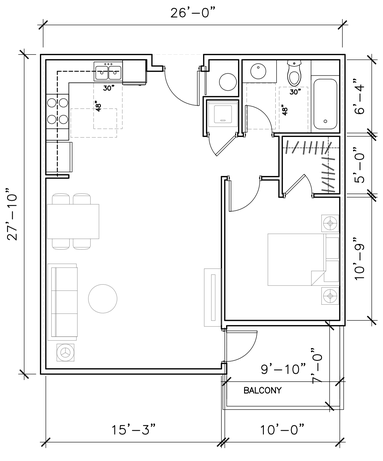
2-BEDROOM C

UNIT AREA: 1,015 S.F.
PRIVATE OPEN SPACE: 67.67 S.F.



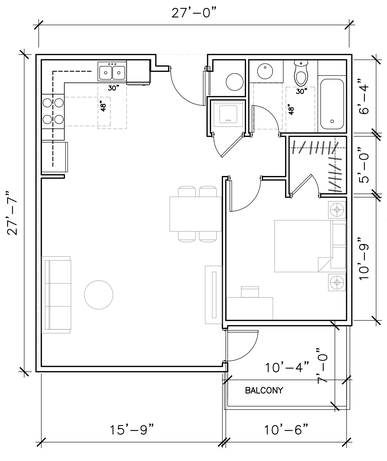
2-BEDROOM D

UNIT AREA: 1,030 S.F.
PRIVATE OPEN SPACE: 67.6 S.F.



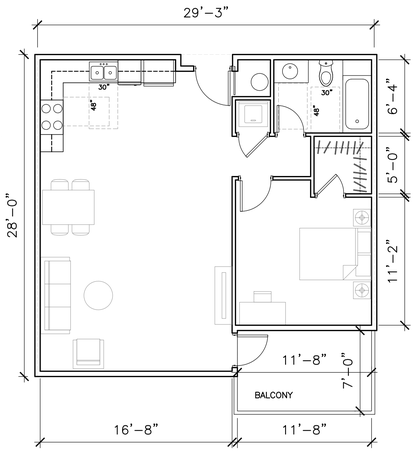
1-BEDROOM A

UNIT AREA: 676 S.F.
PRIVATE OPEN SPACE: 68.8 S.F.



1-BEDROOM B

UNIT AREA: 698 S.F.
PRIVATE OPEN SPACE: 72.31 S.F.



1-BEDROOM C

UNIT AREA: 768 S.F.
PRIVATE OPEN SPACE: 82.8 S.F.

NOTE:
UNITS' ACCESSIBILITY TO COMPLY WITH CALIFORNIA BUILDING CODE 1102A.3.2. DIVISION IV

UNIT PLANS
SCALE:3/16" = 1'- 0"
0 1' 2' 4' 6'

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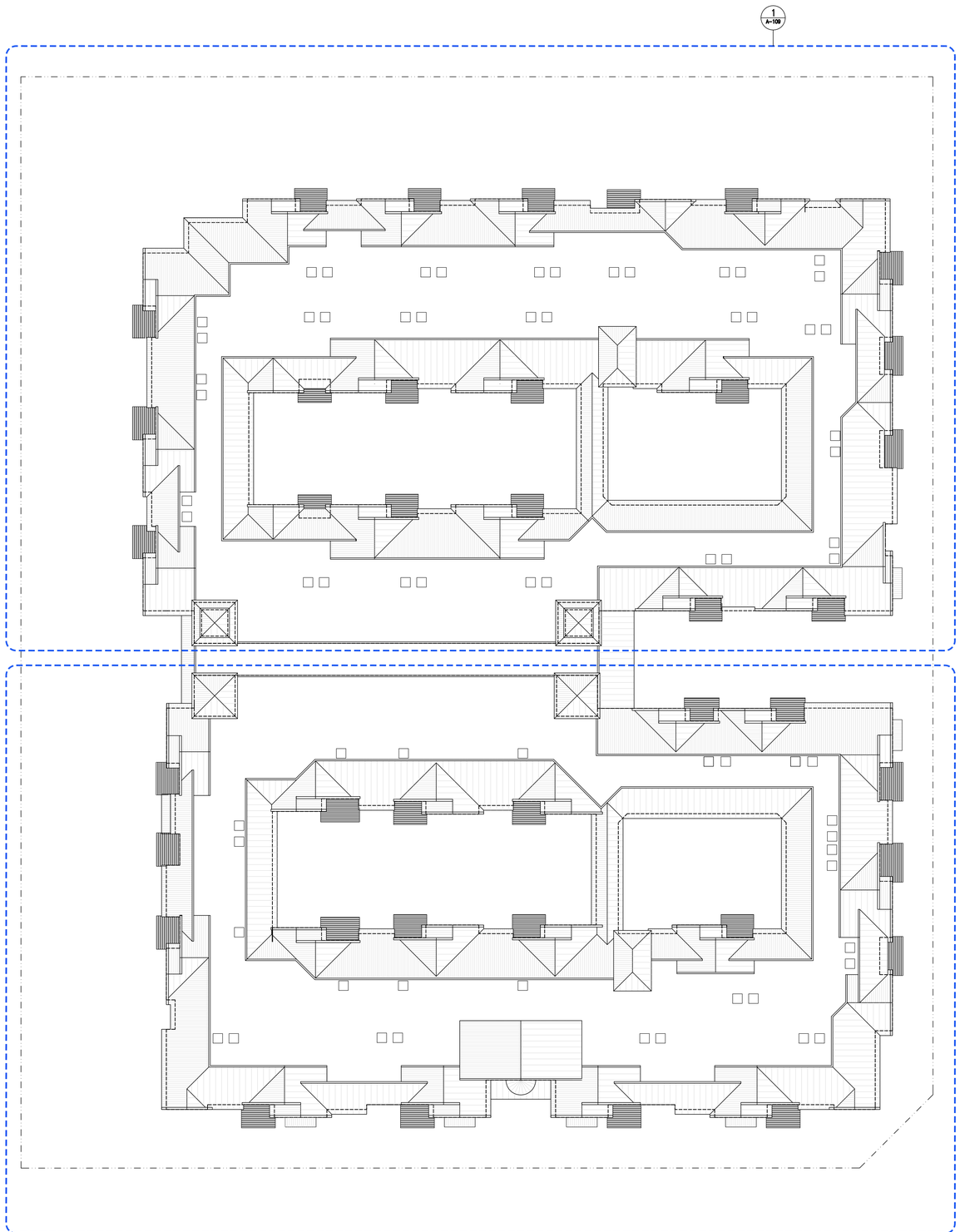
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SENIOR CONDOS

1624 W PHILADELPHIA STREET,
ONTARIO, CA

UNIT PLANS

A-106



ROOF PLAN
SCALE: 1/16" = 1'-0"

0 4' 8' 12' 16' 20' 24' 28' 32'

N

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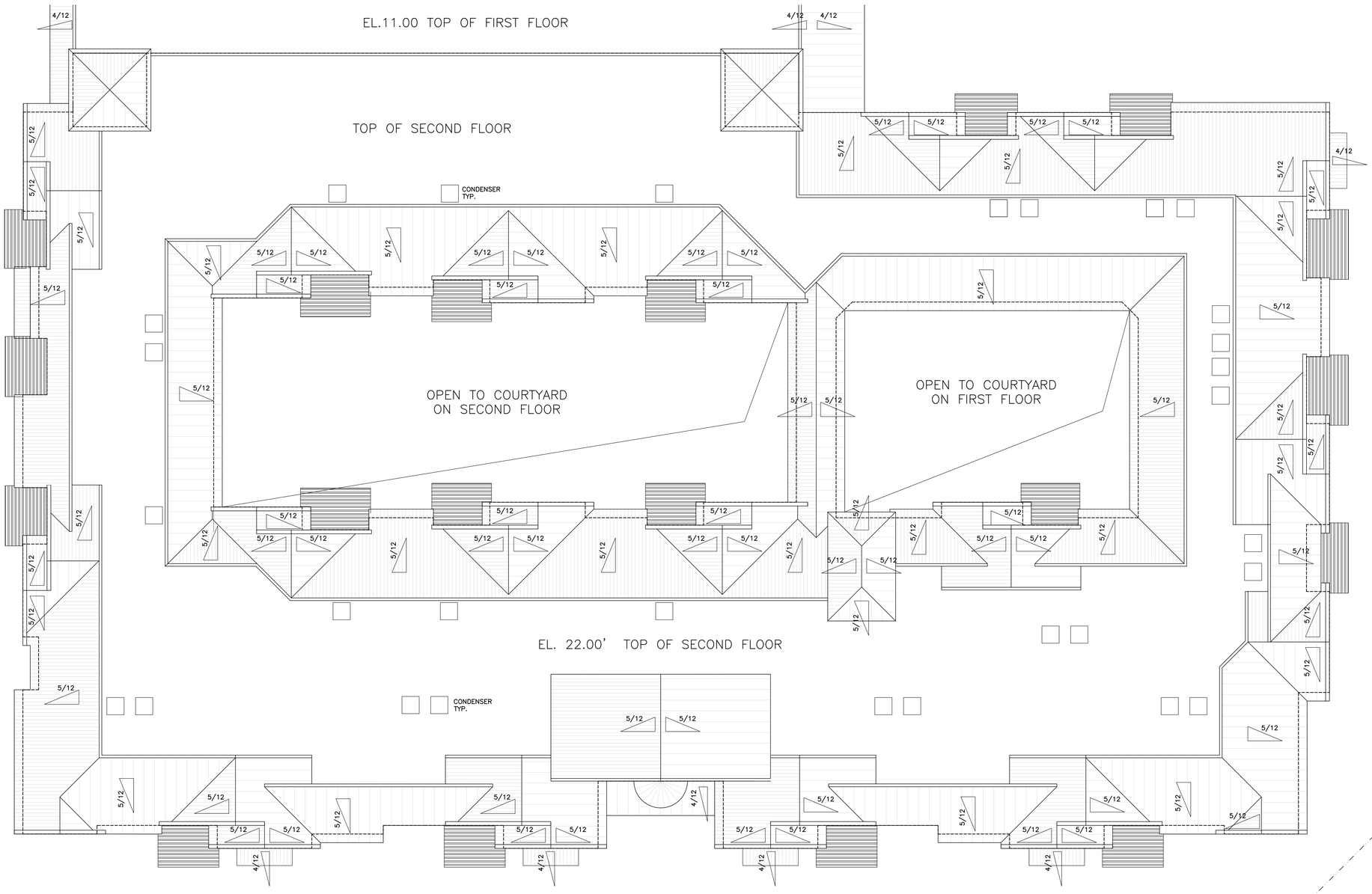
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SENIOR CONDOS

1624 W PHILADELPHIA STREET,
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ROOF PLAN

A-107



PARTIAL ROOF PLAN

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

0 1' 3' 8' 16'

N

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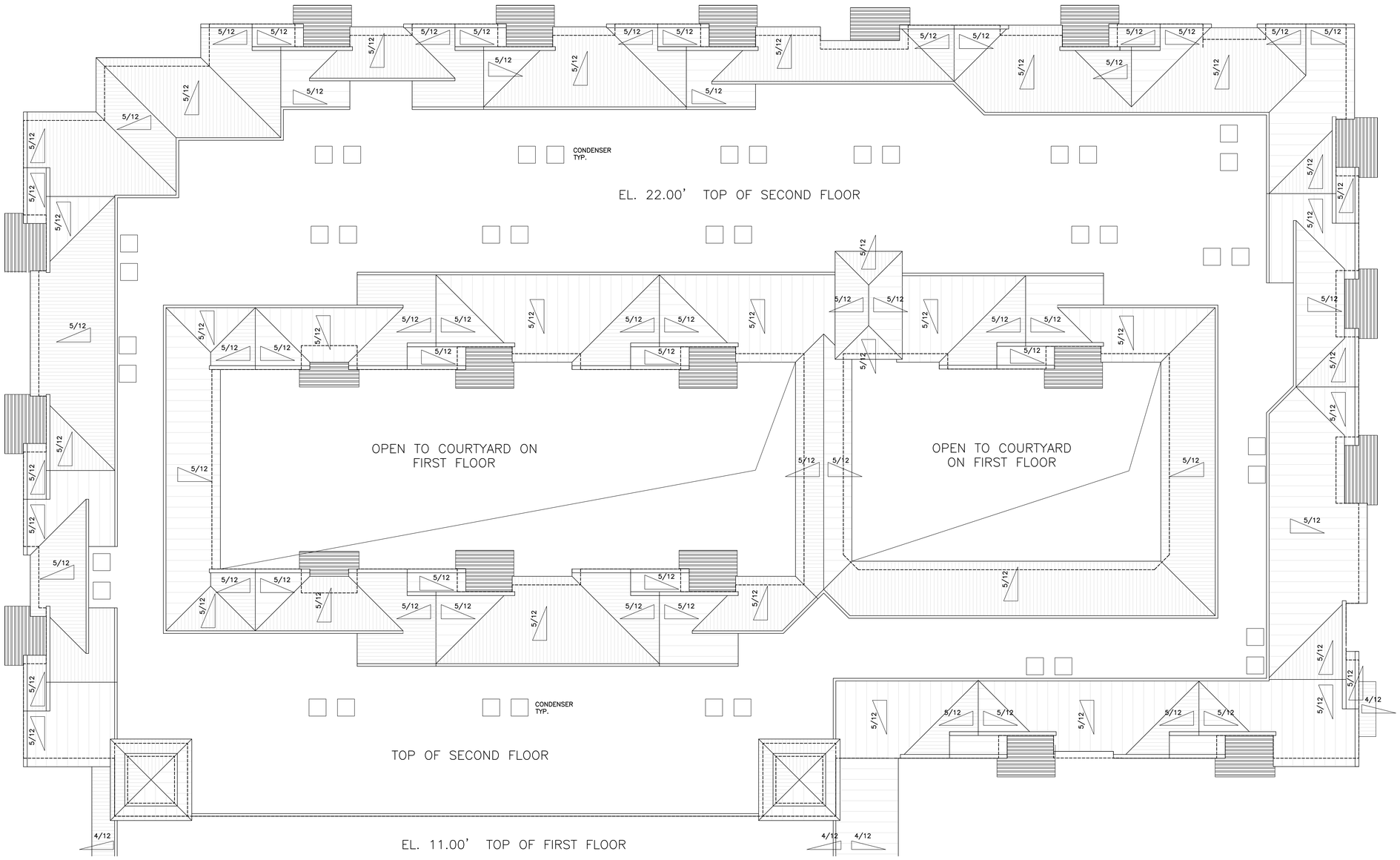
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SENIOR CONDOS

1624 W PHILADELPHIA STREET,
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ENLARGED PARTIAL ROOF PLAN

A-108



PARTIAL ROOF PLAN

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

0 1' 3' 8' 16'

N

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SENIOR CONDOS

1624 W PHILADELPHIA STREET,
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ENLARGED PARTIAL ROOF PLAN

A-109



2 EAST ELEVATION (AT BENSON AVENUE)
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION (AT PHILADELPHIA ST.)
SCALE: 1/8" = 1'-0"

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SENIOR CONDOS

1624 W PHILADELPHIA STREET,
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ELEVATIONS

A-301



4 WEST ELEVATION (SIDE YARD)
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION (REAR YARD)
SCALE: 1/8" = 1'-0"

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SENIOR CONDOS

1624 W PHILADELPHIA STREET,
ONTARIO, CA

ELEVATIONS

A-302



2 *EAST ELEVATION (AT BENSON AVENUE)*

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



1 *SOUTH ELEVATION (AT PHILADELPHIA ST.)*

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

0 1' 3' 8' 16'

EXTERIOR FINISH KEY NOTES

1. STUCCO:ECOSTUCCO, FINISH: SMOOTH
   COLOR MATCH: DUNN EDWARDS DEW344 FROSTING CREAM
2. STUCCO:ECOSTUCCO, FINISH: SMOOTH
   COLOR MATCH: DUNN EDWARDS DE6220 POROUS STONE
3. STUCCO:ECOSTUCCO, FINISH: SMOOTH
   COLOR MATCH: DUNN EDWARDS DE6219 CRYSTAL HAZE
4. STUCCO:ECOSTUCCO, FINISH: SMOOTH
   COLOR MATCH: DUNN EDWARDS DE6060 TWILIGHT TAUPE
5. CONCRETE TILES: EAGLE ROOFING, CAPISTRANO HIGH BARREL PROFILE, 3532 WEATHERED TERRACOTTA
6. METAL RAILING, COLOR TO MATCH DUNN EDWARDS DE6063 BLACK WALNUT
7. WOOD, COLOR TO MATCH DUNN EDWARDS DE6063 BLACK WALNUT
8. FABRIC

09/16/2026

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SENIOR CONDOS

1624 W PHILADELPHIA STREET,
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ELEVATIONS

A-301



4 *WEST ELEVATION (SIDE YARD)*

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



3 *NORTH ELEVATION (REAR YARD)*

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

0 1' 3' 8' 16'

EXTERIOR FINISH KEY NOTES

1. STUCCO:ECOSTUCCO, FINISH: SMOOTH
   COLOR MATCH: DUNN EDWARDS DEW344 FROSTING CREAM
2. STUCCO:ECOSTUCCO, FINISH: SMOOTH
   COLOR MATCH: DUNN EDWARDS DE6220 POROUS STONE
3. STUCCO:ECOSTUCCO, FINISH: SMOOTH
   COLOR MATCH: DUNN EDWARDS DE6219 CRYSTAL HAZE
4. STUCCO:ECOSTUCCO, FINISH: SMOOTH
   COLOR MATCH: DUNN EDWARDS DE6060 TWILIGHT TAUPE
5. CONCRETE TILES: EAGLE ROOFING, CAPISTRANO HIGH BARREL PROFILE, 3532 WEATHERED TERRACOTTA
6. METAL RAILING, COLOR TO MATCH DUNN EDWARDS DE6063 BLACK WALNUT
7. WOOD, COLOR TO MATCH DUNN EDWARDS DE6063 BLACK WALNUT
8. FABRIC

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DESIGN:

YOUKUN STUDIO

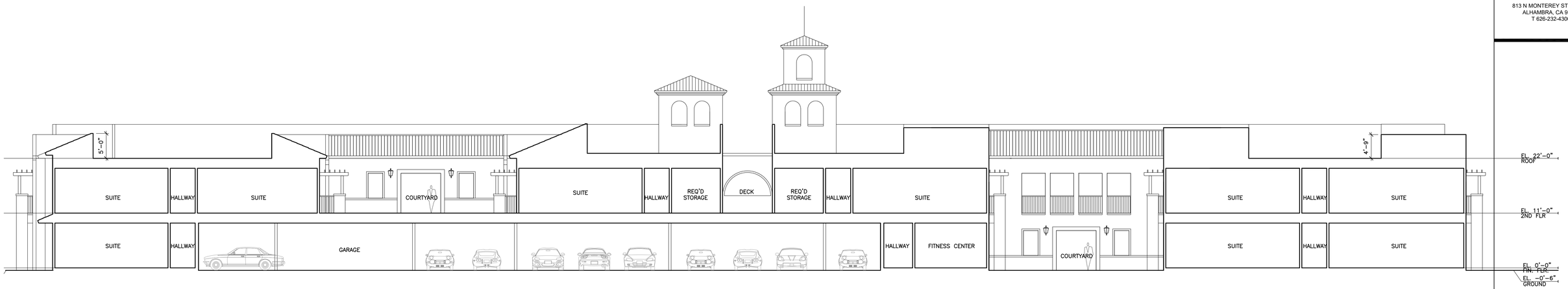
813 N MONTEREY STREET #1
ALHAMBRA, CA 91801
T 626-232-4300

SENIOR CONDOS

1624 W PHILADELPHIA STREET,
ONTARIO, CA

ELEVATIONS

A-302



2 *SECTION B - B*

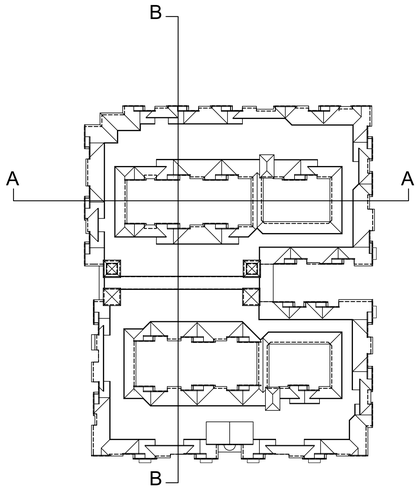
SCALE: 1/8" = 1'-0"



1 *SECTION A - A*

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

0 1' 3' 8' 16'



ROOF PLAN

NOT TO SCALE

09/16/2026

OWNER:

MRS. JUDY LEE

3536 CONCOURSE STREET, SUITE 235
ONTARIO, CA91764

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SECTIONS

A-401