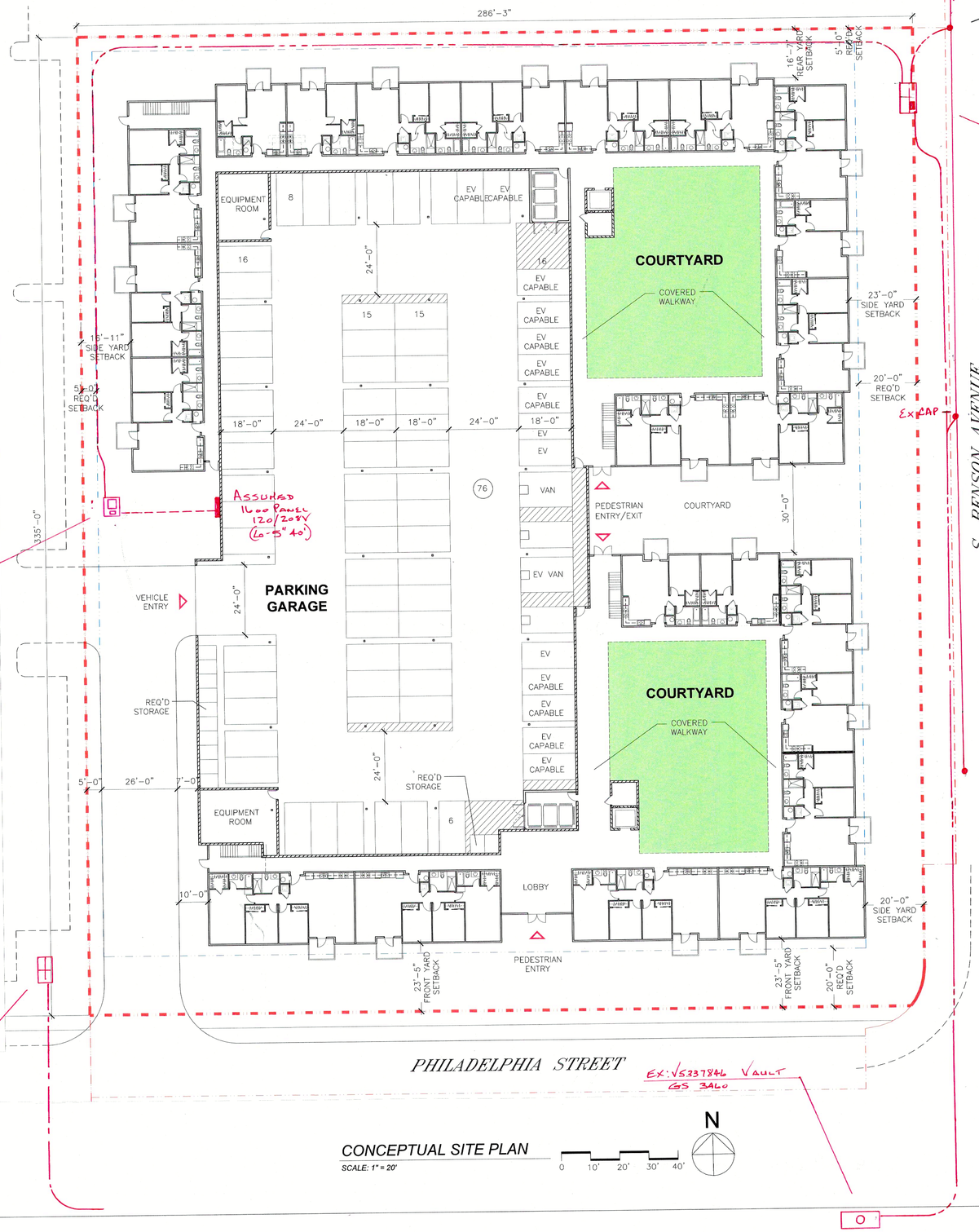
# SENIOR CONDOS AT 1624 W PHILADELPHIA STREET, ONTARIO

## PROJECT DATA

| | | |
|---|---|---|
| ADDRESS | | 1624 W PHILADELPHIA ST., ONTARIO, CA 91761 |
| APN | | 101459104000 & 101459105000 |
| ZONING | | CN-NEIGHBORHOOD COMMERCIAL |
| LOT SIZE ( AFT. DEDICATION) | | 2.2 Acres<br>95,832 S.F. |
| PROPOSED USE | | SENIOR CONDOS (MDR-25) |
| CONSTRUCTION TYPE | | TYPE V B |
| COVERAGE % | ALLOWED<br>60% MAX. | PROPOSED<br>60%<br>57,436 SF |
| BUILDING AREA | TOTAL | 103,060 S.F.<br>47,867 SF (HABITABLE)<br>55,193 SF (GARAGE, UTILITY, REQ'D STORAGE, CIRCULATIONS) |

| | | |
|---|---|---|
| UNIT DISTRIBUTION | ALLOWED | PROPOSED |
| TOTAL AMOUNT | 61 MAX<br>(25 /AC X 2.2 AC)( 1+ 10% BONUS) | 61<br>16 1-BEDROOM UNITS, 26.2%<br>37 2-BEDROOM UNITS, 60.7%<br>8 3-BEDROOM UNITS, 13.1% |
| OPEN SPACE | REQUIRED<br>24,400 SF<br>( 400 SF/U X 61 U) | PROPOSED<br>27,755 SF |
| SETBACK | REQUIRED | PROPOSED |
| FRONT (PHILADELPHIA) | 20'-0" | 23'-5" |
| SIDE ( WEST ) | 5'-0" | 16'-11" |
| SIDE ( BENSON ) | 20'-0" | 20'-0" |
| REAR (NORTH) | 5'-0" | 16'-7" |
| BUILDING HEIGHT | ALLOWED<br>60' MAX. | PROPOSED<br>25'. 2 STORIES |

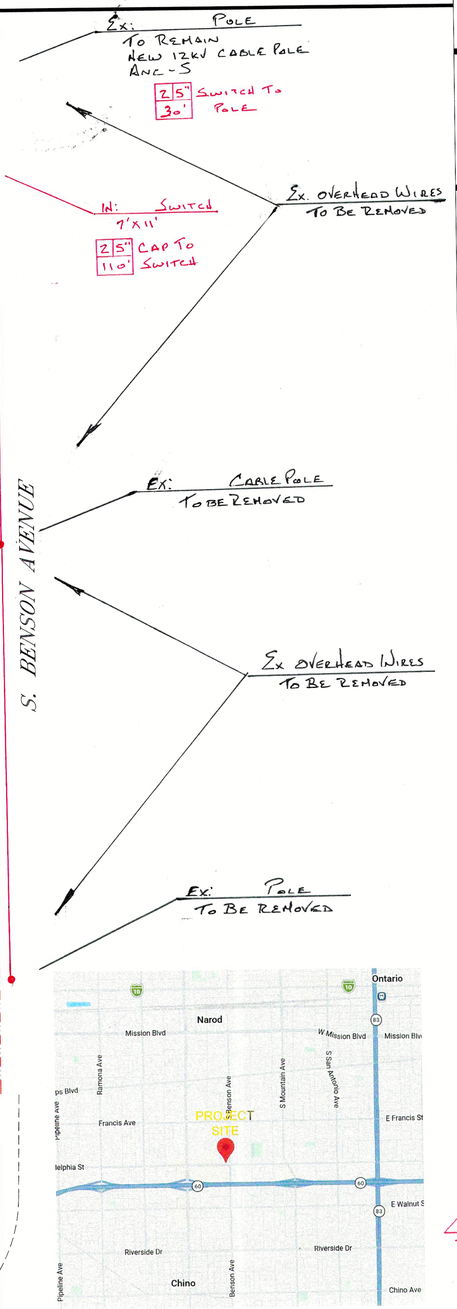
| PARKING | REQUIRED | PROPOVIDED |
|---|---|---|
| SENIOR PARKING (1 SPACE/UNIT) | 61 | 58 STANDARD<br>2 ADA ST ANDARD |
| VISITORS 20% SENIOR PARKING | 12 | 1 ADA VAN |
| EV CHARGE STATIONS 5% REQ'D PARKING | 4 | 1 EV VAN<br>3 EV ST ANDARD |
| EV CAPABLE 15% REQ'D PARKING | 11 | 11 EV CAPABLE |
| TOTAL | 73 | 76 |




CONCEPTUAL SITE PLAN
SCALE: 1" = 20'

0 10' 20' 30' 40'

N







VICINITY MAP
NOT TO SCALE

03/15/2026

OWNER:

**MRS. JUDY LEE**

3536 CONCOURSE STREET, SUITE 235
ONTARIO, CA91764

DESIGN:

**YOUKUN STUDIO**

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

ISSUED FOR: -
DATE: -

ISSUED FOR: DATE:

**SENIOR CONDOS**

1624 W PHILADELPHIA STREET, ONTARIO, CA

Conceptual Electric Design 3-31-26

CONCEPTUAL SITE PLAN

A-101