



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

April 16, 2026

Elysian Housing, LLC
c/o Greg Comanor
584 ½ N. Larchmont Boulevard
Los Angeles, CA 90004

Via email: greg@elysian.la

NOTICE OF DECISION

Consolidated Design Review

600 N. Rosemead Boulevard – New 133-Unit Multi-Family Residential Project

Case #: DHP2026-00073

Council District 4

Dear Mr. Comanor:

On April 14, 2026, at a public hearing held at Robinson Park Recreation Center Multi-Purpose Room, the Design Commission, acting under the provisions of Section 17.61.030 of the Pasadena Municipal Code, reviewed your application for Consolidated Design Review for the construction of a new five-story, 110,593 square-foot multi-family residential building with 82 dwelling units and conversion of an existing two-story, 56,828 square-foot office building into a multi-family residential building with 51 dwelling units for a total of 133 residential units (131 affordable units and two manager units) with 55 at-grade parking spaces at the above-referenced address. The application for the project includes utilization of State Density Bonus Law (SDBL) and requests incentives and concessions. As a 100% affordable housing project (exclusive of manager units), within one-half mile of a major transit stop, under SDBL, the project is receiving incentives to allow unlimited density, three additional stories of height (33 feet) above the height limit and no minimum parking requirement. The project is also eligible for up to five concessions from the development standards. The application requests concessions to:

- Reduce the Front Yard Setback: A 10-foot front yard setback reduction in lieu of the average blockface requirement, with a minimum of 20 feet required, pursuant to PMC Section 17.22.070.B.
- Increase the Length of the Street Façade: 140-foot increase in the length of the street façade in lieu of the 60-foot maximum allowed, pursuant to PMC Section 17.22.070.E.1.
- Be Exempt from Garden Requirements: The exemption from the RM-48 Garden Requirements for a multi-family residential use in the EPSP-d2-CO-D-2 Zone pursuant to PMC Section 17.22.080.

- Provide Alternative Open Space: The ability to utilize the Adaptive Reuse open space development standards in lieu of the required RM-48 zoning district garden standards for multifamily projects, pursuant to PMC Section 17.50.030.F.
- Deviate from the Parking Location Requirement: The ability to provide a parking structure that is not located within the 40% rear of the site in lieu of the parking location requirement for podium buildings, pursuant to PMC Section 17.46.020.K.4.

The design guidelines applied to this review were the design-related goals and policies in the Land Use Element of the General Plan, the Design Guidelines in the East Pasadena Specific Plan and the Design Guidelines for Neighborhood Commercial and Multi-Family Residential Districts. In its decision, the Commission:

Environmental Determination

Found that the application for Consolidated Design Review is Categorically Exempt pursuant to State CEQA Guidelines Section 15332 (Class 32: In-fill Development Projects) and that there are no features that distinguish this project from others in the exempt class and, therefore, there are no unusual circumstances.

Findings for Compliance with the Tree Protection Ordinance

1. Acknowledged that a tree inventory submitted with the application identifies removal of five specimen trees (trees no. 22, 23, 33, 34, and 35) and two protected mature trees (trees no. 36 and 37).
2. Found that the removal of trees no. 33 and 34 meets finding no. 2. Of the Tree Protection Ordinance: "The present condition of the trees is such that it is not reasonably likely to survive;"
3. Found that the removal of trees no. 22, 23, 35, 36, and 37 meets finding no. 6 of the Tree Protection Ordinance: "The project, as defined in Section 17.80.020, includes a landscape design plan, which will result in a tree canopy coverage of greater significance than the tree canopy coverage being removed, within a reasonable time after completion of the project;" and, therefore,

Approved the removal of five protected specimen trees and two protected mature trees.

Findings for Consolidated Design Approval

Found that the project, upon implementation of the conditions of Consolidated Design Review approval, will be consistent with the purposes of design review, the design-related goals and policies in the Land Use Element of the General Plan, the Design Guidelines in the East Pasadena Specific Plan and the Design Guidelines for Neighborhood Commercial and Multi-Family Residential Districts; and

Based on these findings, **approved** the application for Consolidated Design Review subject to the conditions in Attachment A to be further reviewed during plan check.

Effective Date	Appeals	Call for Review
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You are hereby notified that any person affected or aggrieved by the decision of the Design Commission has the right to appeal this decision within ten days. The regular appeal fee is \$2,610.02. If the tenth day falls on a day when City offices are closed, the appeal deadline is extended through the next day when offices are open. **The last day to file an appeal is April 24, 2026.** This decision becomes effective on **April 25, 2026.** Prior to such effective date, a member of the City Council may request that it be called for review to the City Council. However, if there is a request for a call for review, the appeal period will continue to run. Appeals must cite a reason for objecting to a decision. Please note that appeals and calls for review are conducted as *de novo* reviews, meaning that the lower decision is set aside and the entire application is reviewed as a new proposal.

This approval expires **three** years from the effective date. The approval may be extended for one year by filing a written request with the Planning Director before the expiration of the effective date (along with the fee for renewal of an approval). Any changes in the approved design for the project, whether before construction or during construction, must be submitted to City staff for review and approval. Major or minor changes must be reviewed as part of a separate application for changes to an approved project. Major changes must be reviewed by the Design Commission at a noticed public hearing. Two applications for changes to the project may be filed during a calendar year. Changes may be approved only if there are findings of changed circumstances that justify the revisions.

Please contact me if you have any questions about this letter.

Sincerely,



Rathar Duong
Senior Planner
Design & Historic Preservation Section
Tel: 626-744-7346
Email: rduong@cityofpasadena.net

Attachments:

- A. Conditions of Approval
- B. Approved Plans, Elevations & Renderings (Abridged; full set of plans available for view upon request)

cc: Address file; Energov; City Clerk; City Council; City Council District 4 Liaison; Director of Planning & Community Development; Deputy Director of Planning & Community Development; Dana Sayles (via email: dana@three6ixty.net); Stephanie DeWolfe (via email: stephanie@dewolfeconsultants.com)

ATTACHMENT A

CONDITIONS OF APPROVAL 600 N. ROSEMEAD BOULEVARD CONSOLIDATED DESIGN REVIEW

The applicant or the successor in interest shall comply with the following conditions, which shall be reviewed and approved by staff prior to issuance of a building permit, unless otherwise stated:

Design & Historic Preservation

1. The project shall comply with all Zoning Code requirements except as modified during the design review process or through State Density Bonus Law.
2. Introduce a dimensional projecting band above the fourth floor to better define the Top section of the building. The projecting band may be constructed of stone or pre-cast concrete, which may have a high-density foam interior. Alternatively, a simple projecting band finished in stucco is also an appropriate treatment.
3. The 5th floor of the west (front) elevation is proposed to be recessed 24 inches. Study and incorporate a recessed 5th floor along all elevations of the westerly two building elements to achieve a consistent and differentiated treatment of the top section of the building. If necessary to maintain the required programming, including unit count and/or unit mix/configuration, a reduced recess that is less than 24 inches may be provided along all facades.
4. Continue to explore ways to reduce the height of the concrete wall that encloses the accessibility ramp on the north side of the stairs to achieve an improved pedestrian scale along the public right-of-way and a welcoming design to enhance the entry experience, such as converting the solid concrete wall to an open railing and/or introducing landscape features or planters to soften the appearance of the concrete wall.
5. Restudy the fenestration of the 5th floor (top section of the building), by exploring alternative window pattern/organization/cadence, including size and proportion that is better aligned with the window patterning of the middle section and appear less arbitrary while highlighting and accentuating the top section, as well as the stucco color to be less faded. Additionally, study the width of the grey band at the overhang, lowering the window sill or raising the midband to meet the bottom of the windows and similar design treatments and detailing as appropriate to achieve an improved proportion to the top section. Furthermore, re-examine all junctions where different materials meet to achieve appropriate transitions.
6. The color of the metal awnings and sunshades shall be factory-applied powder coated or similar durable finish. A painted finish shall not be allowed.
7. Restudy the feasibility of achieving a greater than 10 feet front setback for the new building that is consistent or comparable to the 15-foot setback of the existing building in order to improve the quality of the outdoor space and buffer from the street, provided that the increased setback would not reduce the unit count, unit size, or unit mix/configuration that is contrary to the required programming of the project.

8. Reconsider the color of the window frames for the new building other than bronze to be more consistent with the window frame color of the existing building.
9. The required and/or proposed bike storage or bike parking facility for both buildings shall be conveniently located to be accessible and in close proximity to circulation in order to encourage use by residents.
10. A section drawing through the roof/screen and mechanical equipment shall be provided for staff review and approval. Upon review of this section, if it is determined that rooftop equipment will not be sufficiently screened by the parapet wall, a separate screening shall be required of a design and material that is complementary to the building design as determined by staff.
11. Identify the location of the backflow preventer, FDC, and water and gas meters on the site plan and shall be sufficiently screened if visible from the public right-of-way. The backflow preventer shall be screened to the extent possible and permitted by the utility company.
12. The transformers shall be located in underground vaults not above ground on concrete pads, or as required and/or approved by Pasadena Water and Power.
13. Reglets/control joints shall be painted to match the adjoining stucco color and the size of the reglets shall be as small as possible to minimize cracking of the stucco finish. A section detail shall be provided for review. Similarly, determine if the singular vertical control joint on the west elevation is necessary and remove if it is not.
14. Provide details and manufacturer specifications for the vent caps for review and approval.
15. Study the possibility of providing roof drainage internally in the building walls in lieu of exterior scuppers and downspouts to maintain an uninterrupted design on the exterior. If this is found to be infeasible, provide a detail where the downspouts intersect with the horizontal banding proposed to ensure proper installation. If used, downspouts shall be painted to match the color of the adjoining wall.
16. The brick base shall be capped with a projecting rowlock-course brick matching the material used at the base. A detail of the capping for the brick veneer before it transitions to stucco shall be provided for review. Also consider an appropriate treatment to cap the transition between the brick and concrete, such as a concrete cap or similar, at the entrance into the parking garage.
17. Provide manufacturer's specifications for all outdoor furniture and benches, planters, hardscape materials and exterior lighting for review and approval during plan check.
18. Any soffits in the recessed areas on the ground floor shall be painted to match the color of the wall surface above. Additionally, the underside of the second floor above the tucked-in parking spaces shall be treated with a dropped soffit, which shall conceal all piping and conduits and shall be painted to match the color of the wall surface above it.
19. If more than six non-exempt signs are proposed, a Master Sign Plan will be required.

20. All windows shall be recessed a minimum of two inches from the exterior wall plane and shall be specified in the window details.
21. The design and details of all fences and gates shall be consistent and complementary with the building design and provided for review and approval during plan check. Additionally, the design of the fence/gate at the entry portal shall be light and transparent to allow visibility into and out of the courtyard.
22. All metal finishes, such as exterior lighting, metal sunshades/canopies, pergola structures, aluminum storefront system, fences/gates, and railings shall be maintained a consistent color throughout the project.
23. The installation of the brick veneer shall wrap into the openings and corner bricks shall be used to treat the corners.
24. Consider incorporating shade structures at both roof decks to enhance their usability. The material and design shall complement the building design and details shall be provided for review and approval.
25. Consider extending the brick base for the entirety of the north and south elevations. Alternatively, in lieu of brick, consider a closely related color to the brick color for the rear portions of these facades.
26. Restudy the placement of the vents on the front (west) façade and if possible, relocate them to the side or interior façade to maintain a clean and attractive street-facing elevation.
27. Consider integrating exterior lighting on the building, such as at the building primary entry and entries to the units. Exterior lighting fixtures shall be depicted on the elevations and manufacturer's specifications shall be provided for review and approval.
28. Show the landscape lighting design at the roof decks on the lighting plan.
29. The lighting temperature specified on the final plans shall not rise above 3,000 kelvin for all proposed exterior fixtures. Replacement lighting elements should be regulated by maintenance staff in the future.
30. Mechanical screening shall be constructed of high-quality materials to complement the building design and shall utilize finishes that appear unified and integrated with the building as a whole.
31. Clarify the material of the windows proposed for the residential units and ensure consistency throughout the plans.
32. All ground-mounted utilities shall be placed in locations that are as hidden as possible from public view and shall be screened.
33. A final landscape and irrigation plan, in compliance with Chapter 17.44 (Landscaping) of the Zoning Code, identifying all remaining and proposed vegetation and trees shall be submitted along with plans for building permit. The plan shall include a mix of plant size and materials. Plant materials shall emphasize drought-tolerant and/or native species.

34. This decision letter, including written responses to each condition indicating how and where they are addressed in the building plans, shall be included in the plans submitted for building permit plan check.
35. An 8' x 8' minimum mock-up panel of the building finishes shall be provided and, shall be reviewed and approved by staff prior to construction and installation.
36. The Design Commission Subcommittee shall review the 8' x 8' mock-up and the applicant's responses to conditions 2-10.
37. This project will be subject to framing, exterior sheathing/lathing, and final site inspection (50%, 75%, and 100% inspection points) and sign-off by staff of the Design & Historic Preservation Section staff to ensure that the project is constructed as approved and specified in the decision letter and that all work is performed consistent with the approved plans.
38. Any changes to the Design Commission-approved design may require submittal and review of an application for Changes to an Approved Project.
39. The project shall comply with the Model Water Efficient Landscape Ordinance and any changes to the proposed landscape design that may be required shall be reviewed and approved by staff prior to issuance of a building permit.

Department of Public Works

40. No private improvements may be placed within the public right-of-way, including, but not limited to, soldier beams, tie-backs, utility conduits, backflow preventers, transformers, fire sprinkler valve, decorative sidewalk and applicable parade post holes on Colorado Boulevard per Standard Drawing S-419. Private improvements may only be placed in the public right-of-way by submitting a license agreement, which must be approved by the City. The license agreement application for any private improvement within the public right-of-way shall be submitted to the Department of Public Works for review and shall be approved by the City before any permits are granted.

The applicant shall submit the application, plan and processing fee/deposit, associated with processing the license agreement, at least three to four (3-4) months prior to the issuance of any building or demolition permits. An approved license agreement will allow the applicant to install and maintain the private improvements within the public right-of-way with conditions.

A license agreement for shoring requires an indemnity bond in order to guarantee that shoring and tie-backs are free from defect due to faulty material, workmanship and failure. Upon review of the license agreement exhibits, an indemnity bond estimate will be prepared and forwarded to the applicant. The estimated amount is equivalent to the cost of reconstructing the public right of way, including all affected utilities, public facilities, and infrastructures, based on the plane of failure at a 45-degree angle from the lowest point of excavation. The indemnity bond shall be submitted to the City prior to the execution of the agreement and the issuance of any building or demolition permits.

All steel rods in every tie-back unit shall be relieved of all tension and stresses, and any portion of soldier beams and any portion of the tie-backs located be removed entirely from the public right-of-way. A monthly monitoring report stamped and certified by a licensed surveyor shall be submitted to indicate that the deflection from any piles or soldier beams does not exceed one inch. Upon completion of construction, the developer or his contractor shall remove all tie-back rods within the public right-of-way. The removal shall be documented by a report certified by a licensed deputy inspector. The report shall be submitted to the City for review and approval. The applicant will be charged a penalty of \$7,000 for each tie-back rod not removed from the public right-of-way. For temporary tie-backs or shoring, the maximum width of the license area fronting the development frontage(s) shall only extend to the centerline of the public right-of-way.

41. Some of the existing sidewalk on Rosemead Boulevard adjacent to street trees are substandard in width. The applicant shall dedicate sufficient land to widen the sidewalk in compliance with the current American with Disabilities standards. The applicant shall submit the dedication documents and shall be responsible for all the costs required to complete the dedication. The applicant shall be responsible for all the costs required to complete the dedications. The dedication documents and processing fee/deposit shall be submitted to this office, at least three to four (3-4) months prior to the issuance of any permits. The dedication documents shall be executed and recorded prior to the issuance of a Certificate of Occupancy.
42. The applicant shall demolish existing and construct the following public improvements along the subject development frontage of Rosemead Boulevard including concrete drive approach per Standard S-403; and concrete sidewalk per Standard Plan S-421. The public improvements shall be completed prior to the issuance of Certificate of Occupancy.
43. Rosemead Boulevard restorations, fronting the subject development, shall be a half width (from the centerline to gutter) cold milling and resurfacing of asphalt concrete roadway per Standard Plan S-415. The work shall be completed prior to the issuance of Certificate of Occupancy.
44. The proposed development shall connect to the public sewer with one or more new six-inch diameter house sewers laid at a minimum slope of two percent. In accordance with PMC Chapter 13.24.010, house sewer "means that part of the horizontal piping beginning 24 inches from the exterior wall of the building or structure and extending to its connection with the public sewer." The section of house sewers within the public right-of-way - from the property line to the public sewer, or within easement, shall be vitrified clay or cast iron pipe. The house sewer shall meet City Standards as determined by the Department of Public Works, and a permit issued by the Department of Public Works is required for work within the public right-of-way. The construction of all new house sewers shall be completed prior to the issuance of Certificate of Occupancy.
45. The applicant is responsible for the design, preparation of plans and specifications, and construction of all required public improvements. Plans for the above improvements shall be prepared by a Civil Engineer, registered in the State of California. Upon submittal of improvement plans to the Departments of Public Works for review, the applicant will be required to submit fees, per the current General Fee Schedule, to cover the cost of plan

checking and construction inspection of the improvements. Fees shall be paid in accordance with Government Code Section 66007, and a payment contract may be required pursuant to this section. Note that building plans approved by the City's Planning (Building) Department do not constitute approvals for work in the public right-of-way. Separate plans shall be submitted to the Department of Public Works – Engineering Division – at 175 North Garfield Avenue Window 6. The applicant shall submit public improvements plans and the plan check fees at least two (2) months prior to the issuance of any building or demolition permits.

46. Pruning of street trees may be required to facilitate the construction of the project. The work shall be done by the City's crew. The applicant shall be responsible for the cost of pruning the street trees and submit to the Department of Public Works the appropriate fee per General Fee Schedule, for the City crew to prune the street trees.
47. Any proposed removal of public street trees shall be subject to the review and support of the City's Urban Forestry Advisory Committee.
48. All new drive approaches shall be at least seven (7) feet clear of the existing street trees measured from the edge of the trunk closest to the drive approach. All public trees shall be protected and fenced with a posting on the fences advising of the tree protection.
49. To protect existing City trees during construction, the applicant shall fully conformed to the Tree Protection Guidelines signed by the City Manager. The full guidelines is available at the following link: <https://www.cityofpasadena.net/public-works/engineering-and-construction/engineering/>
50. A Tree Protection Zone (TPZ) shall be established for all existing City trees within the scope of a construction project. The TPZ extends from the base of the tree to four (4) radial feet beyond the dripline of a tree and applies to the entirety of the tree – from the roots to the canopy of the tree.
51. The applicant is prohibited from the following within a designated TPZ: construction vehicle access, construction vehicle operation, staging of materials, and trenching without the consent of the Department of Public Works.
52. The applicant shall at minimum provide the following within a designated TPZ: mulching, irrigation, and protective fencing.
53. Prior to the issuance of any permit, the applicant shall submit a Preliminary Tree Protection Plan (PMC Ch. 8.52 – City Trees and Tree Protection Ordinance), prepared by a Landscape Architect or certified Arborist, showing the TPZ and all structures, footings, and grading that may impact City trees shall be submitted to the Department of Public Works, for review and approval. Given that each construction project poses unique conditions, it is the responsibility of the applicant to develop a Tree Protection Plan based off the TPZ standards to the extent feasible. The Plan shall conform to the Tree Protection Standards which specifically require showing the locations of all existing trees, their diameters, canopies, whether the tree is a public tree or private tree, as well as any trees to be planted with their canopy at mature size. The final conditions of the Tree Protection Plan shall be approved by the Forestry Superintendent. A non-

refundable flat fee, per the current General Fee Schedule, will be required for staff time to review the Tree Protection Ordinance compliance.

54. Prior to any construction, tree protections including the installation of fencing to protect public trees must be in place. The fencing material shall be chain-link attached to posts inserted into the ground at the edge of the dripline and shall be a minimum of 6' in height. See Standard Plan S-642 – Tree Protection Chain Link Fencing. Fencing shall maintain visual lines of sight in order to avoid vehicle and pedestrian hazards. Fencing shall include a minimum 8.5" x 11" warning sign with the following information: 'Tree Protection Zone'; name and contact information of project owner or authorized representative; 'Please contact the City of Pasadena Citizen Service Center to report any concerns (626) 744-7311'. All protective fencing must be permitted, inspected and approved by Public Works prior to the commencement of any construction.
55. Prior to issuance of any permit, the applicant shall submit a valuation assessment report of the existing public tree(s) along the boundary of their project. The report shall be prepared by a registered Arborist and submitted to PNR for review and approval. If it is determined that the applicant has failed to care for any City tree within their Tree Protection Plan, and the health of the tree(s) was critically compromised requiring its removal, the applicant shall be liable for the following costs: assessed value of tree determined by a PNR Arborist using a current ISA assessment methodology; the removal cost determined by PNR; and any applicable infraction or administrative fines determined by Code Compliance.
56. Prior to issuance of any permit, a deposit in the amount of the applicant's total liabilities based on the aforementioned approved tree assessment report shall be submitted to the City. The deposit is fully refundable, less administrative fees, upon the satisfaction of Public Works prior to the issuance of a Certificate of Occupancy.
57. In order to ensure that the developer maintains a clean and safe site during the construction phase of development, the applicant shall place a \$10,000 deposit with the Department of Public Works prior to the issuance of a building or grading permit. This deposit is a guarantee that the applicant will keep the site clean and safe, and will make permanent repairs to the abutting street improvements that are damaged, including striping, slurry seal/ resurfacing, street trees, curb, gutter, and sidewalk, either directly or indirectly, by the construction on this site. This deposit may also be used for charges due to damage to existing street trees and for City personnel to review traffic control plans and maintain traffic control.
58. Prior to the start of construction or the issuance of any permits, the applicant shall submit a Construction Staging and Traffic Management Plan to the Department of Public Works for review and approval. The template for the Construction Staging and Traffic Management Plan can be obtained from the Department of Public Works webpage at: <https://www.cityofpasadena.net/public-works/engineering-and-construction/engineering/>. A non-refundable flat fee, based on the current General Fee Schedule, is required for plan review and on-going monitoring during construction. This plan shall show the impact of the various construction stages on the public right-of-way (and the private street) including all street occupations, lane closures, detours, staging areas, and routes of construction vehicles entering and exiting the construction site. An occupancy permit

shall be obtained from the department for the occupation of any traffic lane, parking lane, parkway, or any other public right-of-way. All lane closures shall be done in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) and California Supplement. If the public right-of-way occupation requires a diagram that is not a part of the MUTCD or California Supplement, a separate traffic control plan must be submitted as part of the Construction Staging and Traffic Management Plan to the department for review and approval. No construction truck idling or staging, material storage, or construction trailer are allowed in the public right-of-way.

All costs associated with these conditions shall be the applicant's responsibility. Unless otherwise noted in this memo, all costs are based on the General Fee Schedule that is in effect at the time these conditions are met.

In addition to the above conditions, the requirements of all applicable Pasadena Municipal Code (PMC) will apply and be implemented during the corresponding plan review and permitting. They may include but not limited to:

- Sidewalk Ordinance - Chapter 12.04
- Sewer Facility Charge – Chapter 4.53
- Residential Impact Fee – Chapter 4.17
- City Trees and Tree Protection Ordinance - Chapter 8.52
- Construction and Demolition Waste Ordinance - Chapter 8.62
- Holiday Moratorium of activities within public right-of-way – Chapter 12.24.100

Department of Transportation

59. In accordance with City Ordinance No. 7157 and PMC Chapter 10.64, the project is subject to the City's Trip Reduction Ordinance (TRO) requirements.
 - Per the requirements, a Transportation Demand Management (TDM) Plan shall be submitted for review and approval prior to receipt of the Certificate of Occupancy and a review fee of \$2,000 shall be paid prior to the issuance of the first permit for construction (demolition, grading, or building).
 - The plan shall conform to the requirements set forth in PMC Chapter 10.64, including the annual reporting requirement and fee.
 - To understand the TDM Plan requirements and associated review fees for the report submittal, contact the Multimodal Planning Division at (626) 744-6168 for submittal requirements.
 - The review fee is based on the current General Fee Schedule and are subject to change.
60. Pursuant to the adopted Street Design Guidelines, the applicant shall comply with the following:
 - Rosemead Boulevard shall maintain a minimum five-foot (5') walk zone.
61. Driveway approaches shall be located a minimum distance of fifty feet (50') from the curb of any intersecting street. Driveway approaches design shall comply with the latest City of Pasadena standards. Driveway approach locations must be approved by the Department of Transportation prior to the issuance of the first permit for construction (demolition, grading, or building). All required public improvements shall be coordinated

with the City of Pasadena's Department of Public Works. Reference *Public Works Conditions of Approval* for more information.

62. All existing bus zones and transit amenities shall remain in place and protected during and after construction. The existing bus zone will not be relocated without written approval from the Transit Division. Tree wells, streetlights, fire hydrants and other items shall not be placed in the public right of way within bus zone(s) without prior approval. The proposed project shall not interfere with bus operations (this includes, but is not limited to, building overhangs, awnings, landscaping, etc.).
63. Driveway design, width, and clearance shall comply with the minimum requirements specified in PMC Section 17.46.150. The driveway design shall be approved by the Department of Transportation prior to the issuance of the first permit for construction (demolition, grading, or building). Any deviations will have to be approved by the City Traffic Engineer.
64. Driveway visibility shall comply with the minimum requirement specified in PMC Section 17.40.180 & 17.46.170. Please note that the edge of driveway or back of sidewalk may change due to right-of-way dedication, as specified in the Public Realm – Sidewalks condition. Driveway visibility triangle shall be included in plans and be approved by the Department of Transportation prior to the issuance of the first permit for construction (demolition, grading, or building). Any deviations will have to be approved by the City Traffic Engineer.
65. Ramp design shall comply with the minimum requirements as specified in PMC Section 17.46.270. To improve the safety of pedestrians crossing the driveway, the ramp shall have a two percent (2%) or less grade for the first twenty feet (20') from the back of the sidewalk. The ramp design shall be included in the plans and be approved by the Department of Transportation prior to the issuance of the first permit for construction (demolition, grading, or building). Any deviations will have to be approved by the City Traffic Engineer.
66. If proposed, a vehicle entry gate shall be setback a minimum of twenty feet (20') from the back of the sidewalk. The gate shall be included in plans and approved by the Department of Transportation prior to the issuance of the first permit for construction (demolition, grading, or building). Any deviations will have to be approved by the City Traffic Engineer.
67. A parking circulation plan shall be included in the plans and be approved by the Department of Transportation prior to the issuance of the first permit for construction (demolition, grading, or building). Any deviations will have to be approved by the City Traffic Engineer.
68. Any loading/unloading spaces shall be off-street and on-site. A loading zone will not be installed in the public right of way. Off-Street loading shall comply with the minimum requirements as specified in *PMC Section 17.46.260*.
69. The applicant is responsible for the design, preparation of plans and specifications, and construction of all required public improvements. For transportation, such changes

include, but are not limited to, the removal, relocation, and reconstruction of traffic control devices (i.e., longitudinal markings, pavement markings, curb markings, signage, and channelizing devices). All required public improvements shall be coordinated with the City of Pasadena's Department of Public Works. Reference *Public Works Conditions of Approval* for more information.

70. Prior to the start of construction or the issuance of any permits, the applicant shall submit a Construction Staging & Traffic Management Plan to the Department of Public Works for review and approval. This plan shall show the impact of the various construction stages on the public right-of-way including street occupations, parking space relocation agreements, closures, detours, staging areas, and routes of construction vehicles entering and exiting the construction site. Permitted hours for construction vehicles (delivery, haul) may be limited to the hours between 9:00 AM and 3:00 PM. Reference *Public Works Conditions of Approval* for more information.

71. The Traffic Reduction and Transportation Improvement Fee (Ordinance No. 7076) will apply to all net new residential, retail, industrial, and office developments and is based on the City of Pasadena General Fee Schedule. The fee will be calculated and invoice prior to the issuance of Certificate of Occupancy. The fee per unit is subject to change based on the time of the project completion. Affordable housing projects may receive fee credits.

Fire Department

72. GOVERNING CODES:

Comply with the current edition of the California Fire Code and referenced NFPA standards and the Pasadena Municipal Code.

73. FIRE AND LIFE SAFETY PROTECTION SYSTEMS:

- a. The installation of a fire sprinkler system complying with the currently adopted California Fire Code, Pasadena Municipal Code, and applicable NFPA standard is required.
- b. The installation of a fire alarm system complying with the currently adopted California Fire Code, Pasadena Municipal Code, and NFPA 72 standard is required.
- c. A Standpipe system is required in accordance with the California Fire Code and NFPA Standard.
- d. Provide emergency and standby power in accordance with the current adopted California Building Code, California Fire Code, and Pasadena Municipal Code.
- e. An Emergency Responder Radio Coverage System shall be provided in accordance with the current adopted California Fire Code and Pasadena Municipal Code.
- f. A Fire Command Center is required in buildings greater than three (3) stories above and below grade. The Fire Command Center shall comply with 2025 CFC sections 508.1.1 through 508.1.7. (2026 PMC Chapter 14.28.060).
- g. Include plan for compliance with the current adopted California Fire Code Chapter 33, Fire Safety During Construction, in the building plan set.

74. FIRE ACCESS

- a. A fire road shall extend into the property so that no portion of the exterior of the structure is more than 150' from the fire road. Show dimensions on re-submitted plan (on site plan) to demonstrate compliance.
Note: Alternative materials and methods of construction proposed by the applicant can be reviewed for consideration. Contact nberry@cityofpasadena.net if additional information is needed.
- b. A 5-foot unobstructed firefighter access path is required to all exterior portions of the structure.
- c. Provide emergency escape and rescue openings in accordance with the California Building and Fires Codes. Provide area around the building for laddering locations (to access all emergency escape and rescue openings to bedrooms) so that the climbing angle does not exceed 75%.
Note: Group R-2 occupancies constructed of Type I, IIA, Type IIIA or Type IV construction equipped throughout with an approved automatic sprinkler system in accordance with CFC Section 903.3.1.1 (NFPA 13 compliant systems) are exempt from this requirement.
- d. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided.
 - i. Aerial apparatus access roads are required to be a minimum of 26' of unobstructed width and clear to the sky, and the proximity to the building shall be not less than 15' and not greater than 30' from the building and shall be positioned parallel to the entire side of the longest side of the building.
Note: Where approved by the fire code official, buildings of Type IA, IB, or Type IIA construction equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and having fire fighter access through an enclosed stairway with a Class I standpipe from the lowest level of fire department vehicle access to all roof surfaces.
 - ii. Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Any other obstructions must be shown for Fire Department review and consideration for approval.
- e. Stairs are required to extend through the roof for any building over 4 stories in height.

75. FIRE HYDRANTS AND FIRE FLOW

- a. Fire Hydrant spacing and fire flow shall be provided in accordance with the California Fire Code and Pasadena Municipal Code.
 - i. Please provide the construction type for Building A and I will be able to provide the required fire flow information. Currently, Building B requires 2,000 gpm at 20psi for 2 hours. The required number of fire hydrants will also be provided once accurate building information is provided.
 - ii. Plot the locations of the nearest existing and/or proposed fire hydrants. Fire hydrants are required to be within 400' of all portions of exterior walls.

76. EGRESS

- a. Egress shall comply with Chapter 10 of the California Building Code and the California Fire code for exit path and means of egress.
- b. A minimum of two means of egress are required from each floor. Additional exits may be required as per the California Building Code.

77. FIRE MASTER PLAN: A Fire Master plan shall be included in the building plan as part of the architectural plan submittal and shall show compliance with Fire Department access (fire road access, access to roof where required, entry points into building) and laddering location requirements as well as key fire protection system features (i.e. proposed Fire Control room location, FDC location, summary of the fire protection systems to be installed under deferred submittals) and other items as required by the Pasadena Fire Department.

Building & Safety Division

78. GOVERNING CODES:

- Comply with the Current Edition of California Building Code, California Electrical Code, California Plumbing Code, California Mechanical Code, California Energy Code, California Green Building Standard Code, California Fire Code, and the City of Pasadena Municipal Code. The governing edition is based on the date in which the project is submitted to the City of Pasadena for review.
- Important: **2025 California Codes are currently in effect since January 1st, 2026.**
- Project needs to determine and document public or non-public funding source on the application and plans and identify applicable Pasadena Building Code Standards and Accessibility Chapter 11A or Chapter 11 B.
- Project must be designed by California Licensed professionals in accordance with California Laws.

79. SITE LAYOUT

- Building setbacks at all levels are required to be identified for code compliance evaluation.
- Underground setbacks are to be identified in relationship to property lines and other structures.
- Emergency back-up power for emergency illumination, underground buildings, elevators, etc., compliance on all floors as required in accordance with California Building Code section 2702 (2022 Code reference).

80. BUILDING CODE ANALYSIS:

- Provide a Building Code Analysis on the title sheet. Include the code(s) information for each building proposed: Descriptive scope of work, occupancy group, assessor's parcel number, number of stories, hillside district, fire hazard level of property, type of construction, fire sprinklers, floor area, height, and allowable floor area.
- Soils report and evaluation will be required for this project as the site is located on or near liquefaction zones established by the Department of Conservation California Geological Survey.

81. BUILDING HEIGHT AND NUMBER OF STORIES LIMITS:

- Building height limits are restricted to comply with Table 504.3 of the California Building Code and other applicable sections.

- Building number of stories are restricted to comply with Table 504.4 of the California Building Code and other applicable sections.
- Egress balconies are subject to comply with the requirements of California Building Code section 1021.
- Rooftop area use is not clarified with detail on the provided plan set. Further information is required for evaluation of the project. Roof area must comply with the California Building Code for all required access, fall protections, uses, etc.
- In buildings four or more stories above grade plane, one stairway shall extend to the roof surface unless the roof has a slope steeper than four units vertical in 12 units horizontal in accordance with California Building Code section 1011.12.

82. BUILDING AREA LIMITS:

- Building area limits are restricted to comply with Table 506.2 of the California Building Code and other applicable sections.
- Parking garage wall setbacks are not identified with setbacks dimension to the property lines. The project construction process needs to incorporate and reflect actual shoring construction standards and footing dimension to maintain construction entirely on private property. Setbacks below grade may need to be revised based on proposed construction methods.
- Building projections within less than the 5-foot setback must be fire rated and protected in accordance with California Building Code.

83. BEST MANAGEMENT PRACTICES:

- Photocopy to plans and complete the BEST MANAGEMENT PRACTICE page 1 (form must be signed). Photocopy any other applicable pages and cross reference the location on the site plan, i.e. the material storage, the concrete waste management, etc. These forms can be found at <https://www.cityofpasadena.net/planning/building-and-safety/bs-applications-forms/#informational-handouts>

84. GREEN CODE:

- Complete and attach the 2025 CALIFORNIA GREEN (CalGreen) BUILDING RESIDENTIAL STANDARDS CODE WITH CITY OF PASADENA AMENDMENTS FORMS. These forms can be found at <https://www.cityofpasadena.net/planning/building-and-safety/bs-applications-forms/#informational-handouts>.
- Electric Vehicle Charging and stalls shall be incorporated in the project in accordance with Chapter 4, Division 4.1 of CalGreen requirements by providing Electric Vehicle Charging Stations and Electric Vehicle ready parking stalls.

85. PROPERTY LINE SURVEY REQUIRED.

Per City of Pasadena Policy property line survey is required for:

- New construction.
- Auxiliary buildings and additions where setback is less than 5'-0" to the property line.
- All buildings where specific Zoning Division Variance is issued for approved setbacks, whether newly constructed or altered.

86. SOILS REPORT REQUIRED.

Soils engineer report is required for:

- All new constructed single and multi-family residential, commercial, and industrial buildings.
- Second (2nd) story addition to existing one-story building.

87. GRADING, SLOPES SETBACKS & RETAINING WALLS:

- Show compliance with City of Pasadena Municipal Code Chapter 14.05 – Excavation and Grading in Hillside Areas and the CBC 2025 Appendix J – Grading with City of Pasadena Amendments.
- Clearly show the cubic yard quantities for excavation (cuts) and fills, and clearly label where site grading or foundation excavations are taking place. A grading permit may not be required per section J103.2 Exemptions.
- This project is subject to LID permitting requirements for modification of more than 5,000 square feet of non-permeable surfaces and structures.
- Retaining walls (PMC 14.05.250). If applicable
 - The cumulative height of retaining walls (existing, new, replacement or combination) built because of cuts or fills pursuant to this chapter **shall not exceed 8 feet in height** as viewed in the vertical plane. The height of freeboard shall be included in measuring the height of retaining walls.
 - Retaining walls shall be constructed with a minimum of freeboard not to exceed a maximum of 6 inches and designed to prevent drainage from continuing down the slope. Drainage devices should be placed at the top or the bottom of the retaining wall.

88. MEANS OF EGRESS (EXITING), NATURAL LIGHT & VENTILATION:

- Provide and specify operable exterior opening in every sleeping room with the minimum clear opening requirements for an **emergency escape and rescue opening** on the plans or schedules or applicable exemptions.
- Provide a minimum of 8 percent for **natural lighting** and 4 percent for **natural ventilation** of the floor area of all habitable rooms/areas.
- Exit access travel distances shall be in compliance with Table 1017.2 of the California Building Code and applicable code sections.
- Areas of Refuge. Every required area of refuge shall be accessible from the space it serves by an accessible means of egress in accordance with California Building Code section 1009.6.
- Rooftop access stairs must be in compliance with California Building Code chapter 10.

89. FIRE AND SMOKE PROTECTION FEATURES:

- Show materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings.

90. ENERGY:

- Submit the current, applicable **Multi-Family residential energy documentation** using either the “Prescriptive Standard” or the “Performance Standard”. Photocopy form to plans, include the 2022 mandatory measures. Identify and incorporate the energy compliance components on the development renderings and construction documents.

91. ACCESSIBILITY:

- This project is required to comply with Federal and California Accessibility Laws. The project must disclose if the project is recipient of public funding, public property recipient, or associated with any public financial benefit and a statement shall be clearly included on the construction documents plans.
- Projects complying with Chapter 11A shall provide accessible units in accordance with California Building Code section 1102A.
- Parking shall provide accessible parking and public right of way access according with California Building Code.

92. REQUIRED PLANS AND PERMITS(S):

- In addition to architectural plans, provide Structural, Shoring, Plumbing, Mechanical, Electrical plan, PV systems and grading plans as required.
- Separate permits are required for the following: Mechanical, Electrical, Plumbing, Fire Sprinkler, Demolition, Block walls, others.
- New ePermitting services. Visit the city website at:
<https://www.cityofpasadena.net/planning/permit-center/permit-center-online/>

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NOT FOR CONSTRUCTION

PROJECT NAME:
ROSEMEAD FAMILY APARTMENTS
PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER: -

CLIENT NAME: ELYSIAN HOUSING CLIENT ADDRESS:



ROSEMEAD FAMILY APARTMENTS

600 N ROSEMEAD AVE,
PASADENA, CA 91107

CLIENT
ELYSIAN HOUSING

DRAWING TITLE:
COVER SHEET

PLAN CHECK

Date	2/13/2026
Drawn by	Author
Checked by	Checker

GO.00

Scale

PROJECT SUMMARY:

LEGAL DESCRIPTION

EXISTING PROJECT ADDRESS:	600 N ROSEMEAD AVE PASADENA, CA 91107
LOT AREA:	93,759 SF
ASSESSOR ID:	5757-006-060
PROPOSED PROJECT ADDRESSES:	BUILDING B: (NEW) 550 N ROSEMEAD AVE PASADENA, CA 91107
	BUILDING A: (CONVERSION) 600 N ROSEMEAD AVE PASADENA, CA 91107

STATEMENT OF SCOPE OF WORK

BUILDING A:
CONVERSION OF 2-STORY OFFICE BUILDING TO 51 AFFORDABLE HOUSING UNITS

BUILDING B:
DEMOLITION OF 2-STORY PARKING GARAGE. CONSTRUCTION OF 5 STORIES OF TYPE-III OVER 1-STORY TYPE-I PARKING GARAGE. 82 AFFORDABLE HOUSING UNITS

ZONING ANALYSIS/DENSITY CALCULATIONS

A. SITE ANALYSIS	
ZONING:	= EPSP-D2-CO-D-2 (RM-48 STANDARDS APPLIED FOR MULTI-FAMILY RESIDENTIAL)
LOT AREA:	=93,759 SF / 2.15 AC

B. SET BACK	
BUILDING A:	
SETBACK REQUIREMENTS	
-REQUIRED (Rosemead / Side Yard / Rear Yard)	= 20' / 5' / 25'
-PROVIDED (Rosemead / Side Yard / Rear Yard)	= 10' / 10' / 25'
BUILDING B:	
SETBACK REQUIREMENTS	
-REQUIRED (Rosemead / Side Yard / Rear Yard)	= 20' / 5' / 25'
-PROVIDED (Rosemead / Side Yard / Rear Yard)	= 10' / 10' / 25'

C. HEIGHT	
BUILDING A:	
BUILDING HEIGHT (Allowed / Proposed)	= EXISTING + 15' / NO INCREASE
BUILDING B:	
BUILDING HEIGHT (Allowed / Proposed)	= 71' (38' + 33') / 71' (AB 1287)

D. DENSITY CALCULATIONS	
BUILDING A:	
BASE DENSITY:	= 1 UNIT / 910 SF LOT AREA
ALLOWABLE DENSITY:	= 103 UNITS
PROPOSED DENSITY:	= 51 UNITS
BUILDING B:	
BASE DENSITY:	= 1 UNIT / 910 SF LOT AREA
ALLOWABLE DENSITY:	= 103 DWELLING UNITS
PROPOSED DENSITY:	= 206 DWELLING UNITS (PER AB 1287)
	= 82 DWELLING UNITS

E. F.A.R. CALCULATIONS	
BUILDING A:	
BASE DENSITY:	= 1 UNIT / 910 SF LOT AREA
ALLOWABLE DENSITY:	= 103 DWELLING UNITS
PROPOSED DENSITY:	= 206 DWELLING UNITS (PER AB 1287)
	= 133 UNITS (62 UNITS / AC)

SITE DENSITY:	
BASE DENSITY:	= 1 UNIT / 910 SF LOT AREA
ALLOWABLE DENSITY:	= 103 DWELLING UNITS
PROPOSED DENSITY:	= 206 DWELLING UNITS (PER AB 1287)
	= 82 DWELLING UNITS

UNDER STATE LAW FOR 100% AFFORDABLE HOUSING, THIS TOD SITE QUALIFIES FOR UNLIMITED DENSITY, NO MINIMUM PARKING REQUIREMENT, 33' ADDITIONAL HEIGHT, OPEN SPACE AND ADDITIONAL INCENTIVES	
--	--

* UNDER STATE LAW FOR 100% AFFORDABLE HOUSING, THIS TOD SITE QUALIFIES FOR UNLIMITED DENSITY, NO MINIMUM PARKING REQUIREMENT, 33' ADDITIONAL HEIGHT, OPEN SPACE AND ADDITIONAL INCENTIVES

F.A.R. CALCULATIONS	
BUILDING A:	
N/A - EXISTING*	
*ADDITIONAL FLOOR AREA DOES NOT COUNT TOWARDS F.A.R. MAX. MAY BE INCREASED BY UP TO 10% FOR RESIDENTIAL AMENITIES	
TOTAL AREA PROPOSED	= 56,828 SF
BUILDING B:	
N/A - DENSITY BONUS	
TOTAL AREA PROPOSED	= 90,674 SF

CONCESSION REQUESTS

- A. CONCESSION REQUEST #1** - 10' YARD SET BACK REDUCTION IN LIEU OF 20' REQUIRED
 - FRONT YARD REQUIRED = 20' - 0"
 - FRONT YARD PROVIDED = 10' - 0"
- B. CONCESSION REQUEST #2** - EXEMPTION FROM RM DISTRICT GARDEN REQUIREMENTS
- C. CONCESSION REQUEST #3** - PARKING LOT NOT LOCATED WITHIN THE 40% REAR OF THE SITE
- D. CONCESSION REQUEST #4** - ALLOW ALTERNATE OPEN SPACE REQUIREMENT IN LIEU OF GARDEN STANDARDS

BUILDING AREA SUMMARY

BUILDING A	
A. PER ZONING CODE DEFINITION	
LEVEL 0 (S-2)	= 0 SF
LEVEL 1 (S-2)	= 315 SF
LEVEL 2 (R-2, B, A-3,)	= 21,204 SF
LEVEL 3 (R-2, B)	= 19,464 SF
TOTAL AREA	= 40,983 SF

A. PER BUILDING CODE DEFINITION	
LEVEL 0 (S-2)	= 4,145 SF
LEVEL 1 (S-2)	= 11,105 SF
LEVEL 2 (R-2, B, A-3,)	= 21,663 SF
LEVEL 3 (R-2, B)	= 19,915 SF
TOTAL AREA	= 56,828 SF
NET HABITABLE AREA (RESIDENTIAL):	= 28,823 SF

BUILDING B	
A. PER ZONING CODE	
BASEMENT (S-2)	= 14,595 SF
GROUND FLOOR (R-2, B, A-3, S-2)	= 13,554 SF
SECOND FLOOR (R-2)	= 16,230 SF
THIRD FLOOR (R-2)	= 16,230 SF
FOURTH FLOOR (R-2)	= 16,230 SF
FIFTH FLOOR (R-2)	= 13,845 SF
TOTAL AREA	= 90,674 SF

B. PER BUILDING CODE	
BASEMENT (S-2)	= 19,040 SF
GROUND FLOOR (R-2, B, A-3, S-2)	= 18,067 SF
SECOND FLOOR (R-2)	= 18,164 SF
THIRD FLOOR (R-2)	= 19,336 SF
FOURTH FLOOR (R-2)	= 19,336 SF
FIFTH FLOOR (R-2)	= 16,650 SF
TOTAL AREA	= 110,593 SF
NET HABITABLE AREA (RESIDENTIAL):	= 71,770 SF

UNIT SUMMARY

BUILDING A	
STUDIO	= 8 UNITS
1-BEDROOM	= 42 UNITS
2-BEDROOM (1x MANAGER)	= 1 UNITS
TOTAL UNITS PROVIDED AT BUILDING A	= 51 UNITS

BUILDING B	
1-BEDROOM	= 15 UNITS
2-BEDROOM	= 33 UNITS
3-BEDROOM (1x MANAGER)	= 34 UNITS
TOTAL UNITS PROVIDED AT BUILDING B	= 82 UNITS

TOTAL UNITS PROVIDED = 133 UNITS

PARKING SUMMARY (VEHICULAR)

TOTAL EXISTING PARKING: = 120 STALLS
BUILDING A

TOTAL PARKING REQUIRED = NONE
(PER AB 2097; ROSEMEAD & FOOTHILL BUS LINES)

BUILDING A	
STANDARD STALLS	= 17 STALLS
ACCESSIBLE STALLS	= 1 STALLS
EVCS STALLS (ACCESSIBLE)	= 1 STALLS
BUILDING A PARKING PROVIDED	= 19 STALLS

BUILDING B	
STANDARD STALLS	= 33 STALLS
ACCESSIBLE STALLS	= 1 STALLS
VAN ACCESSIBLE EVCS	= 1 STALLS
EVCS STALLS (ACCESSIBLE)	= 1 STALLS
BUILDING B PARKING PROVIDED	= 36 STALLS

TOTAL PARKING PROVIDED = 55 STALLS

PARKING SUMMARY (BIKE)

TOTAL PARKING REQUIRED (BUILDING A+B) = 22 STALLS
(1 SPACE / 6 UNITS PER TITLE / 17 17,46.320)

TOTAL PARKING PROVIDED = 22 STALLS

OPEN SPACE SUMMARY

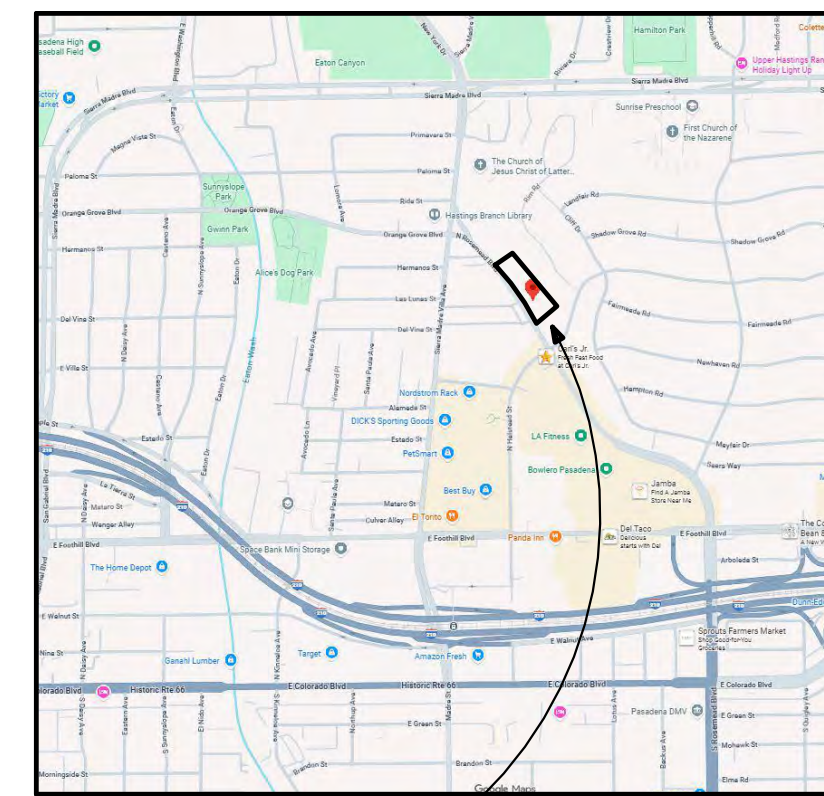
REQUIRED OPEN SPACE:	
BUILDING A	= 7,650 SF (150 SF / D.U.)
BUILDING B	= 12,150 SF (150 SF / D.U.)
	= 19,800 SF

25% OPEN SPACE REDUCTION (PMC 3.23.010) = 4,950 SF

TOTAL REQUIRED OPEN SPACE = 14,850 SF

TOTAL PROVIDED OPEN SPACE: = 15,000 SF

VICINITY MAP:



PROJECT SITE
DRAWING NOT TO SCALE

SYMBOL LEGEND

WALL TYPES	
	DEMOLISHED WALL
	EXISTING WALL
	NEW WALL
	CONCRETE WALL
	MASONRY WALL

SPACE IDENTIFICATION	
Room name	
	ROOM NUMBER
	ROOM AREA
	MOBILITY UNITS
	COMMUNICATION UNITS
	ADAPTABLE UNITS

DOOR & WINDOW IDENTIFICATION	
	DOOR TAG
	WINDOW TAG

GRADE REFERENCES	
	ELEVATION MARK (SPOT)
	ELEVATION MARK (FINISH FLOOR)

REFERENCES	
	DETAIL / SHEET NUMBER
	BLOW UP
	BLDG. SECTION NUMBER AND SHEET
	DETAIL REFERENCE NUMBER AND SHEET
	INTERIOR ELEVATION #
	SHEET #
	MATERIAL LEGEND NUMBER ON SAME SHEET
	KEYNOTE TAG ON SAME SHEET
	STRUCTURAL GRID LINES
	EXIT SIGN
	EQUIPMENT TAG

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NOT FOR CONSTRUCTION

PROJECT NAME:
ROSEMEAD FAMILY APARTMENTS
PROJECT ADDRESSES:
600 N. ROSEMEAD AVE.
PASADENA CA 91107

PROJECT NUMBER: -
CLIENT NAME: ELYSIAN HOUSING
CLIENT ADDRESS:

DRAWING TITLE:
PROJECT INFORMATION

PLAN CHECK	
Date	2/13/2026
Drawn by	Author
Checked by	Checker

G0.01
Scale 1/8" = 1'-0"

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NOT FOR CONSTRUCTION



PROJECT NAME:
 ROSEMEAD FAMILY APARTMENTS

PROJECT ADDRESSES:
 600 N. ROSEMEAD AVE.
 PASADENA CA 91107

PROJECT NUMBER: -

CLIENT NAME: ELYSIAN HOUSING
CLIENT ADDRESS: Client Address

DRAWING TITLE:
 PERSPECTIVES

PLAN CHECK
 Date: 2/13/2026
 Drawn by: Author
 Checked by: Checker

G2.07

Scale

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NOT FOR CONSTRUCTION

PROJECT NAME:
ROSEMEAD FAMILY APARTMENTS

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE.
PASADENA CA 91107

PROJECT NUMBER: -

CLIENT NAME: ELYSIAN HOUSING CLIENT ADDRESS: Client Address



DRAWING TITLE:
PERSPECTIVES

PLAN CHECK

Date	2/13/2026
Drawn by	Author
Checked by	Checker

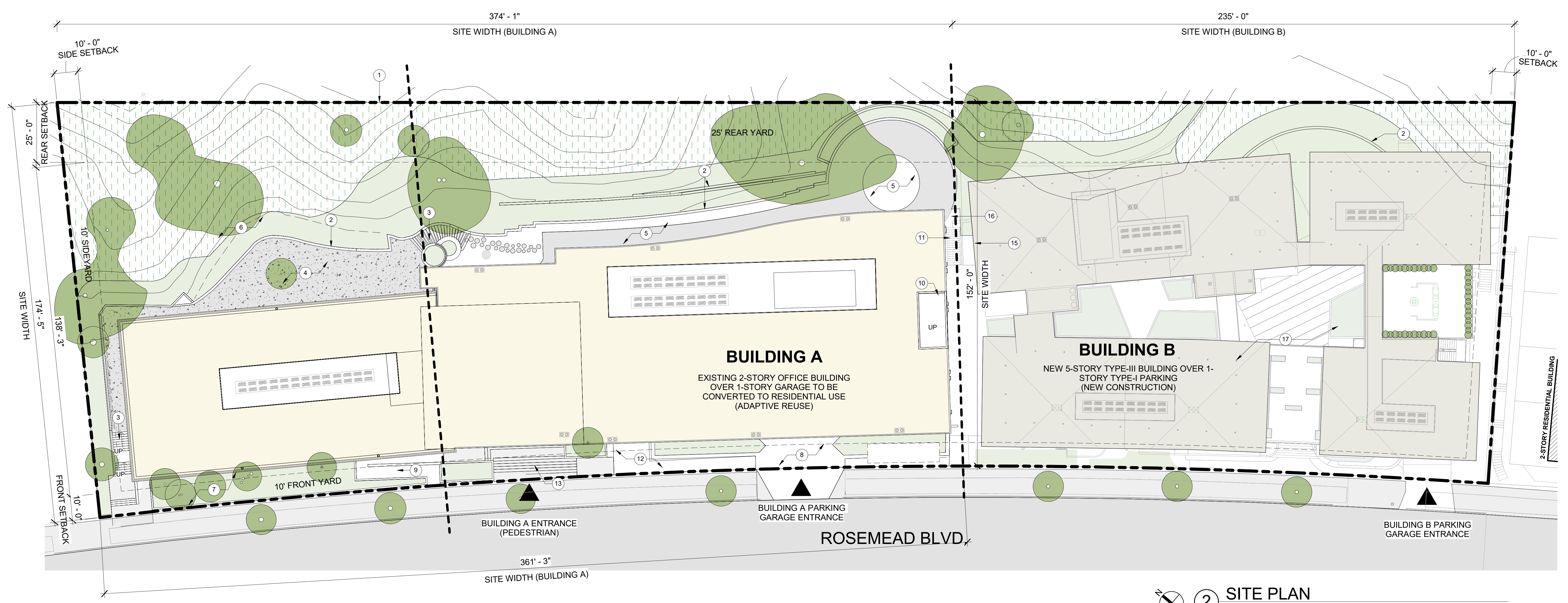
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Scale



ROSEMEAD BLVD.

1 OVERALL SITE PLAN - DEMO
1" = 20'-0"



2 SITE PLAN
1" = 20'-0"

- KEYNOTES**
1. SITE PROPERTY LINE (TYP.)
 2. EXISTING RETAINING WALL TO REMAIN (SEE CIVIL DRAWINGS)
 3. EXISTING STAIRS TO REMAIN
 4. EXISTING PATIO TO BE MODIFIED (LEVEL 3)
 5. EXISTING PATIO TO BE MODIFIED (LEVEL 2)
 6. EXISTING LANDSCAPE TO BE MODIFIED (SEE LANDSCAPE PLANS)
 7. EXISTING RAISED PLANTER TO REMAIN
 8. EXISTING DRIVEWAY TO BE MODIFIED. (SEE CIVIL DRAWINGS)
 9. EXISTING RAMP TO REMAIN
 10. NEW EGRESS STAIRS
 11. NEW STEPS. (SEE LANDSCAPE PLANS)
 12. EXISTING CONCRETE TO REMAIN
 13. EXISTING BRICK ENTRY STEPS TO REMAIN
 14. NEW PWP ELECTRICAL SERVICE IN VAULT.
 15. EXISTING STAIR TOWER TO BE DEMOLISHED.
 16. EXISTING ROOF OVERHANG TO BE MODIFIED.
 17. EXISTING PARKING GARAGE TO BE DEMOLISHED.
 18. EXISTING DRIVEWAY TO BE DEMOLISHED.
 19. EXISTING STAIR TO BE DEMOLISHED.
 20. EXISTING TREES TO BE REMOVED.
 21. EXISTING RETAINING WALL TO BE DEMOLISHED.
 22. EXISTING MECHANICAL EQUIPMENT TO BE DEMOLISHED.
 23. EXISTING ROOF TO BE REMOVED, AND REPLACED.

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NOT FOR CONSTRUCTION

PROJECT NAME:
ROSEMEAD FAMILY APARTMENTS
PROJECT ADDRESSES:
600 N. ROSEMEAD AVE.
PASADENA CA 91107
PROJECT NUMBER:
-
CLIENT NAME: ELYSIAN HOUSING
CLIENT ADDRESS:

- KEYNOTES**
- EXISTING WALL TO REMAIN
 - EXISTING EGRESS STAIR TO REMAIN.
 - EXISTING CONCRETE FLOOR TO REMAIN.
 - EXISTING DRIVEWAY TO REMAIN
 - EXISTING SITE CONCRETE TO BE MODIFIED.
 - EXISTING RAISED PLANTER TO REMAIN.
 - EXISTING COLUMN TO REMAIN.
 - NEW INTERIOR PARTITION WALL. SEE WALL TYPES.
 - NEW INTERIOR EGRESS STAIRCASE.

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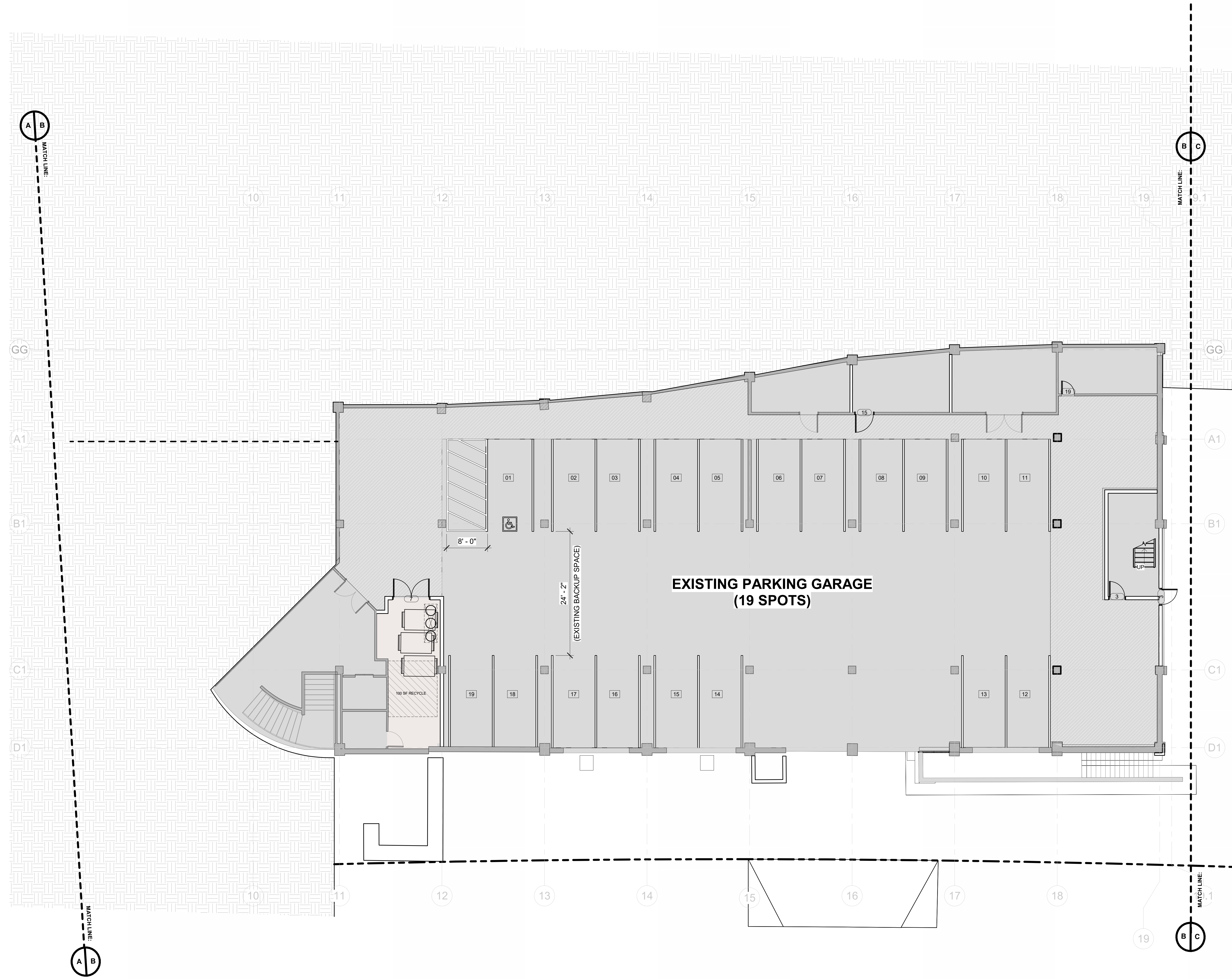
NOT FOR CONSTRUCTION

PROJECT NAME:
ROSEMEAD FAMILY APARTMENTS

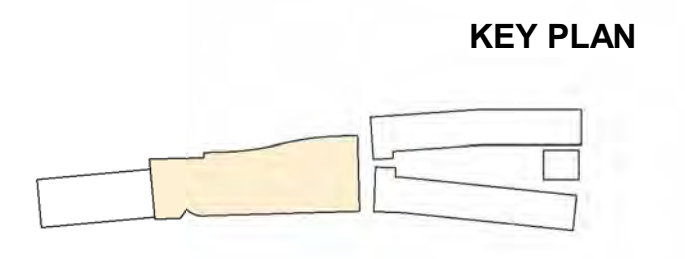
PROJECT ADDRESSES:
600 N. ROSEMEAD AVE.
PASADENA CA 91107

PROJECT NUMBER: -

CLIENT NAME: ELYSIAN HOUSING
CLIENT ADDRESS: Client Address



**BUILDING A.2
LEVEL 1 PLAN**
 1/8" = 1'-0"

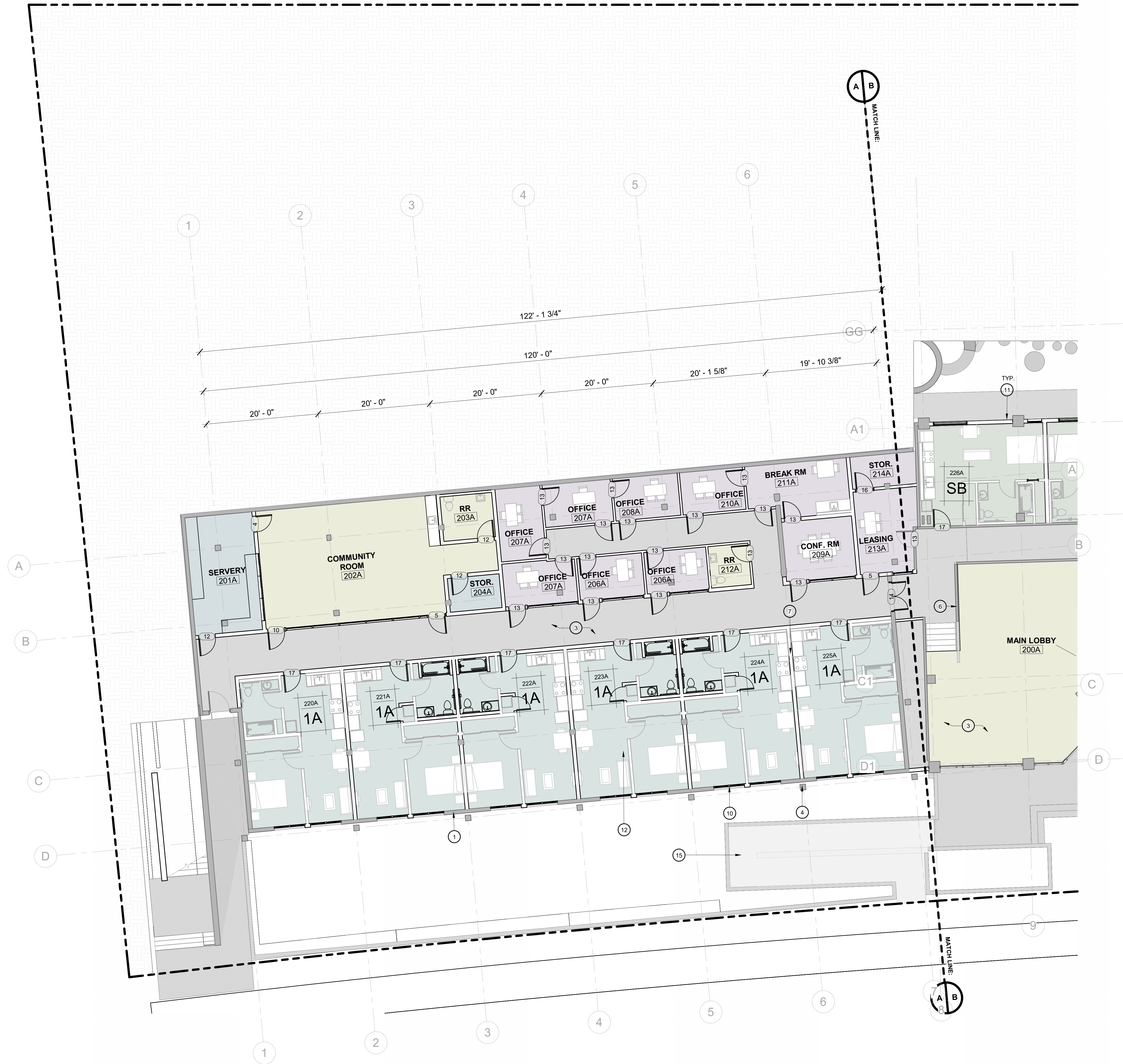


DRAWING TITLE:
BLDG A.2 - LEVEL 1

PLAN CHECK	
Date	2/13/2026
Drawn by	Author
Checked by	Checker

A-A2.01

Scale: As indicated



**BUILDING A.1
LEVEL 2 PLAN**
1/8" = 1'-0"

- KEYNOTES**
- EXISTING WALL TO REMAIN
 - EXISTING EGRESS STAIR TO REMAIN.
 - EXISTING FLOOR TO REMAIN.
 - EXISTING COLUMN TO REMAIN.
 - EXISTING ELEVATOR TO REMAIN.
 - EXISTING LOW HEIGHT WALL TO REMAIN.
 - NEW INTERIOR PARTITION WALL. SEE WALL TYPES.
 - NEW INTERIOR EGRESS STAIRCASE.
 - NEW WALL INFILL.
 - NEW WINDOW.
 - NEW EXTERIOR WALL.
 - NEW INTERIOR LAYOUT. SEE ENLARGED UNIT PLANS, A-A6.01.
 - EXISTING RAISED PLANTER TO REMAIN.
 - EXISTING EXTERIOR CONCRETE FLOOR TO REMAIN.
 - EXISTING EXTERIOR RAMP TO REMAIN.

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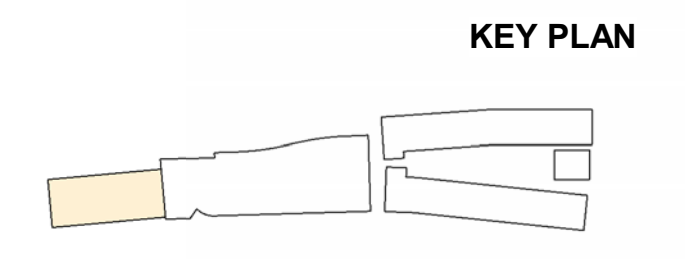
NOT FOR CONSTRUCTION

PROJECT NAME:
ROSEMEAD FAMILY APARTMENTS

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE.
PASADENA CA 91107

PROJECT NUMBER: -

CLIENT NAME: ELYSIAN HOUSING
CLIENT ADDRESS: Client Address

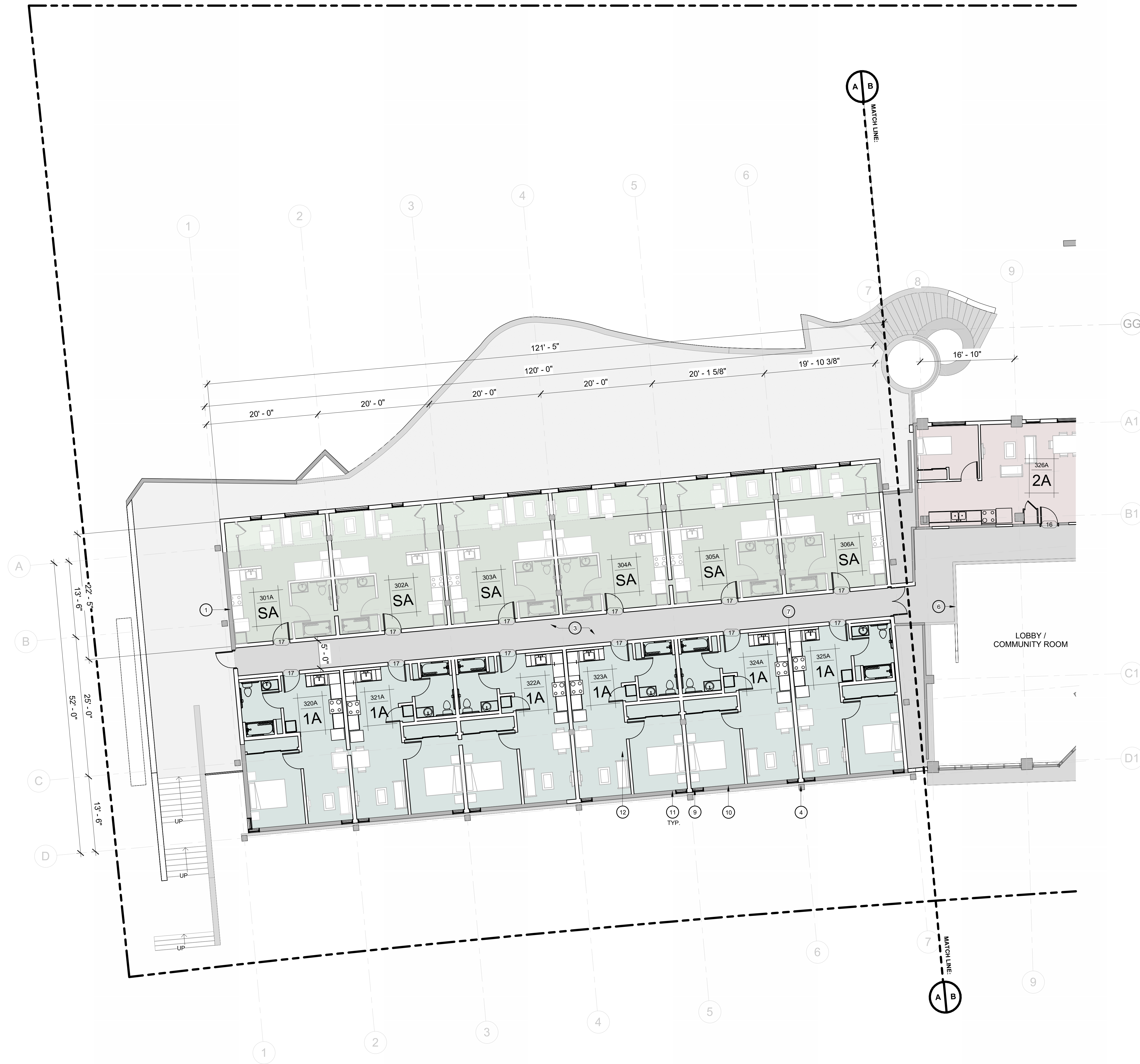


DRAWING TITLE:
BLDG A.1 - LEVEL 2

PLAN CHECK	
Date	2/13/2026
Drawn by	Author
Checked by	Checker

A-A2.02

Scale: As indicated



**BUILDING A.1
LEVEL 3 PLAN**
1/8" = 1'-0"

- KEYNOTES**
1. EXISTING WALL TO REMAIN
 2. EXISTING EGRESS STAIR TO REMAIN.
 3. EXISTING FLOOR TO REMAIN.
 4. EXISTING COLUMN TO REMAIN.
 5. EXISTING ELEVATOR TO REMAIN.
 6. EXISTING LOW HEIGHT WALL TO REMAIN.
 7. NEW INTERIOR PARTITION WALL. SEE WALL TYPES.
 8. NEW INTERIOR EGRESS STAIRCASE.
 9. NEW WALL INFILL.
 10. NEW WINDOW.
 11. NEW EXTERIOR WALL.
 12. NEW INTERIOR LAYOUT. SEE ENLARGED UNIT PLANS, A-A6.01.

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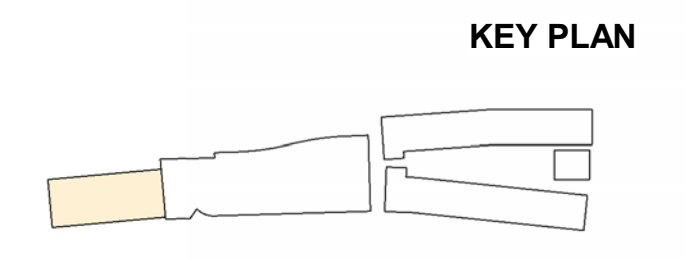
NOT FOR CONSTRUCTION

PROJECT NAME:
ROSEMEAD FAMILY APARTMENTS

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE.
PASADENA CA 91107

PROJECT NUMBER: -

CLIENT NAME: ELYSIAN HOUSING
CLIENT ADDRESS: Client Address

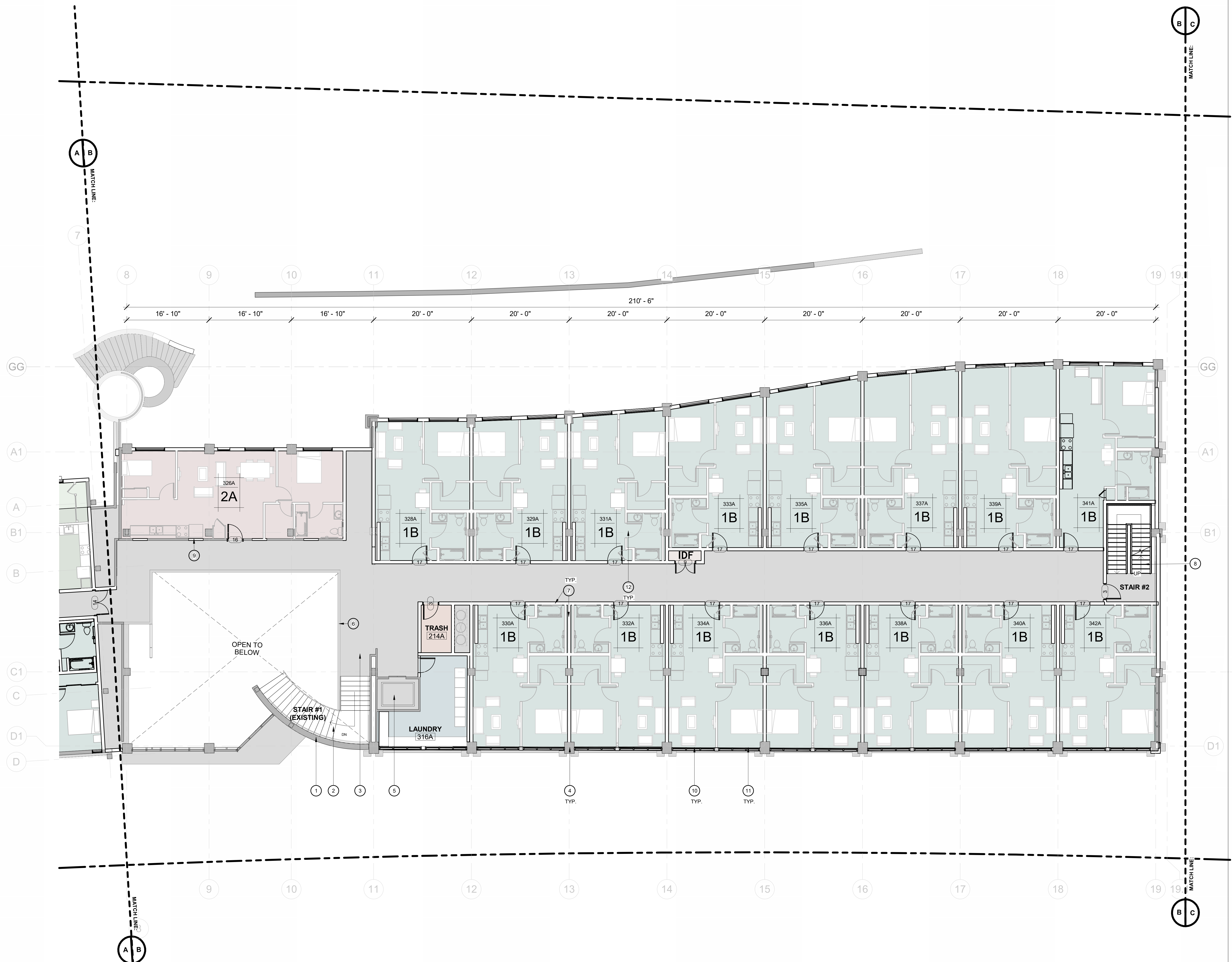


DRAWING TITLE:
BLDG A.1 - LEVEL 3

PLAN CHECK	
Date	2/13/2026
Drawn by	Author
Checked by	Checker

A-A2.04

Scale: As indicated



- KEYNOTES**
- EXISTING WALL TO REMAIN
 - EXISTING EGRESS STAIR TO REMAIN.
 - EXISTING FLOOR TO REMAIN.
 - EXISTING COLUMN TO REMAIN.
 - EXISTING ELEVATOR TO REMAIN.
 - EXISTING LOW HEIGHT WALL TO REMAIN.
 - NEW INTERIOR PARTITION WALL. SEE WALL TYPES.
 - NEW INTERIOR EGRESS STAIRCASE.
 - NEW WALL INFILL.
 - NEW WINDOW.
 - NEW EXTERIOR WALL.
 - NEW INTERIOR LAYOUT. SEE ENLARGED UNIT PLANS, A-A6.01.

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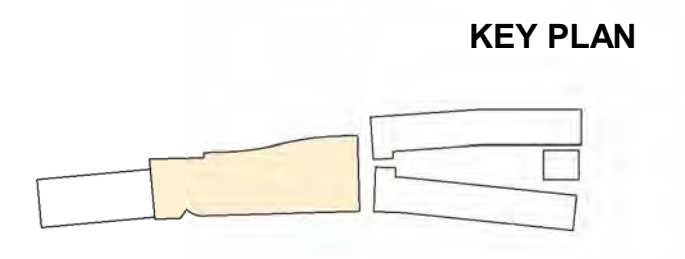
PROJECT NAME:
ROSEMEAD FAMILY APARTMENTS

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE.
PASADENA CA 91107

PROJECT NUMBER: -

CLIENT NAME: ELYSIAN HOUSING
CLIENT ADDRESS: Client Address

BUILDING A.2
LEVEL 3 PLAN
 1/8" = 1'-0"



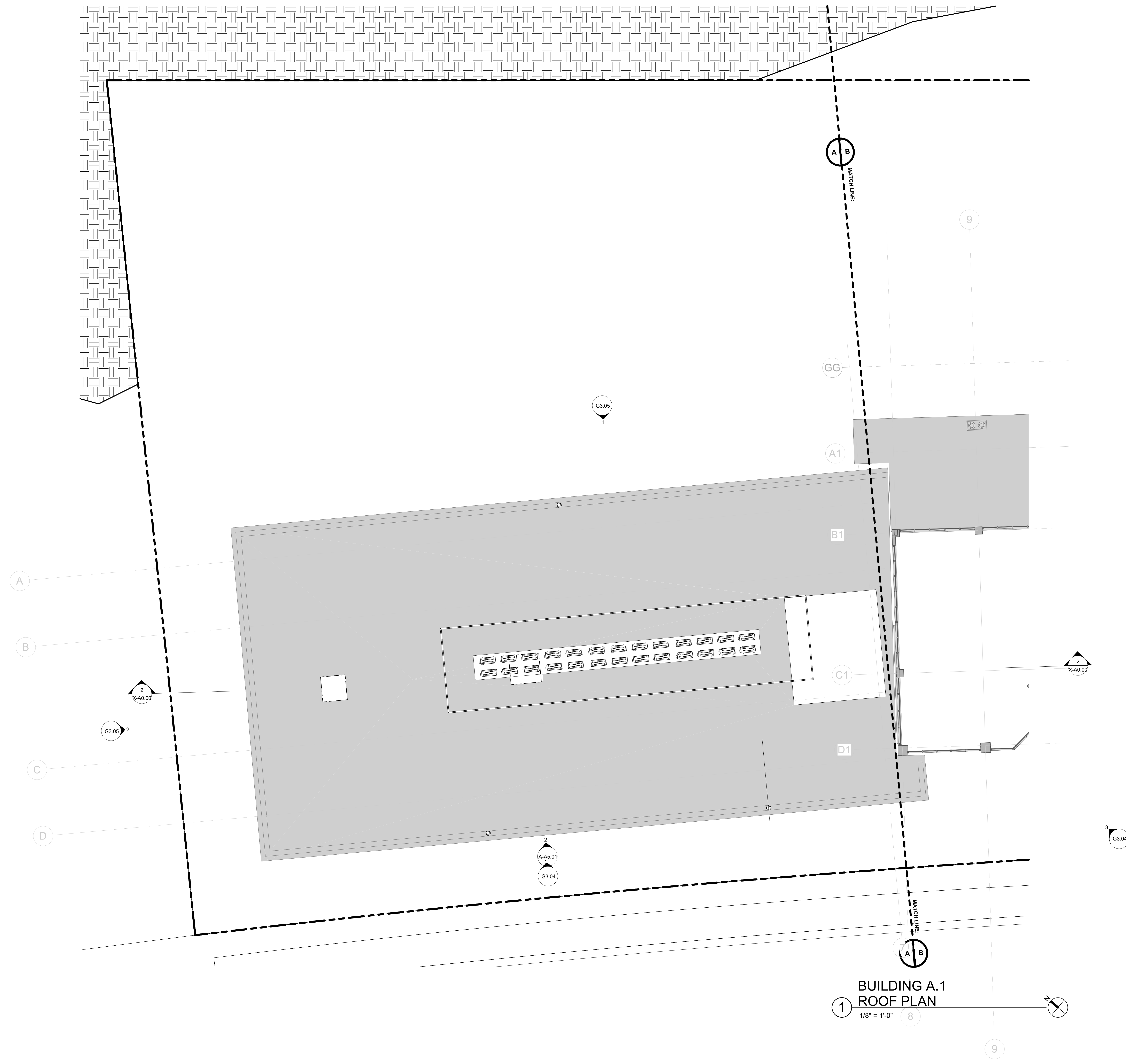
DRAWING TITLE:
BLDG A.2 - LEVEL 3

PLAN CHECK	
Date	2/13/2026
Drawn by	Author
Checked by	Checker

A-A2.05

Scale: As indicated

100025



**BUILDING A.1
ROOF PLAN**
1/8" = 1'-0"

KEYNOTES

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NOT FOR CONSTRUCTION

PROJECT NAME:
ROSEMEAD FAMILY APARTMENTS

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE.
PASADENA CA 91107

PROJECT NUMBER: -

CLIENT NAME: ELYSIAN HOUSING CLIENT ADDRESS: Client Address

DRAWING TITLE:
BLDG A.1 - ROOF

PLAN CHECK

Date	2/13/2026
Drawn by	Author
Checked by	Checker

A-A2.06

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

1/2/2025

KEYNOTES

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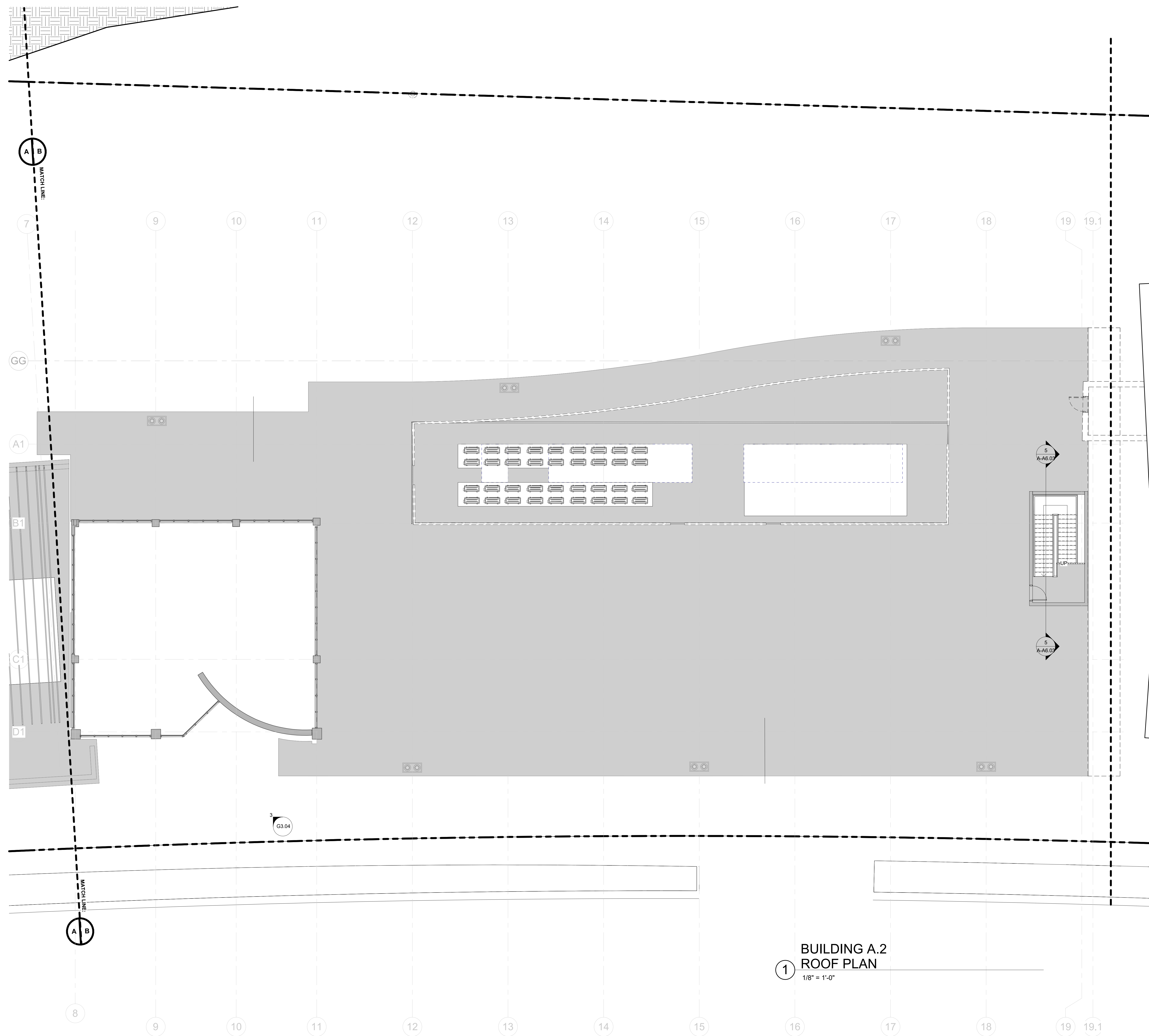
NOT FOR CONSTRUCTION

PROJECT NAME:
ROSEMEAD FAMILY APARTMENTS

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE.
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME: ELYSIAN HOUSING CLIENT ADDRESS: Client Address



1 BUILDING A.2
ROOF PLAN
1/8" = 1'-0"

DRAWING TITLE:
BLDG A.2 - ROOF

PLAN CHECK

Date: 2/13/2026 Author: _____
Checked by: _____ Checker: _____

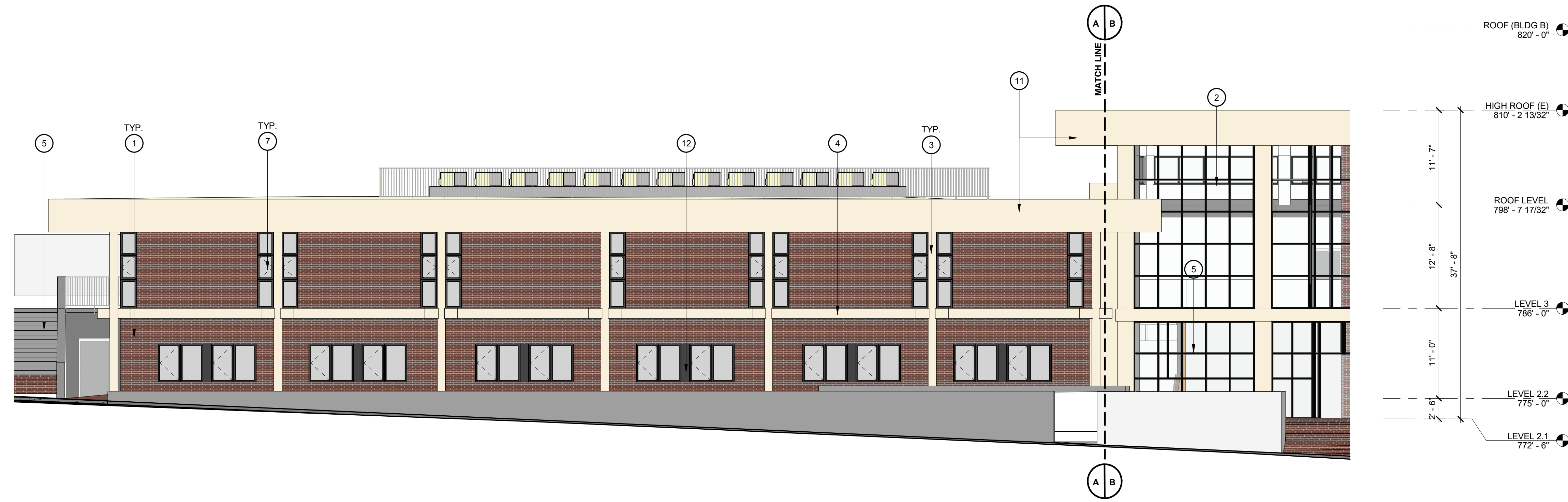
A-A2.07

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

09/06/25



1 WEST ELEVATION (FULL SITE)
3/64" = 1'-0"



2 BUILDING A (PART 1)
WEST ELEVATION
1/8" = 1'-0"



3 BUILDING A (PART 2)
WEST ELEVATION
1/8" = 1'-0"

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NOT FOR CONSTRUCTION

PROJECT NAME:
ROSEMead FAMILY APARTMENTS

PROJECT ADDRESSES:
600 N. ROSEMead AVE.
PASADENA CA 91107

PROJECT NUMBER: -

CLIENT NAME: ELYSIAN HOUSING
CLIENT ADDRESS: Client Address

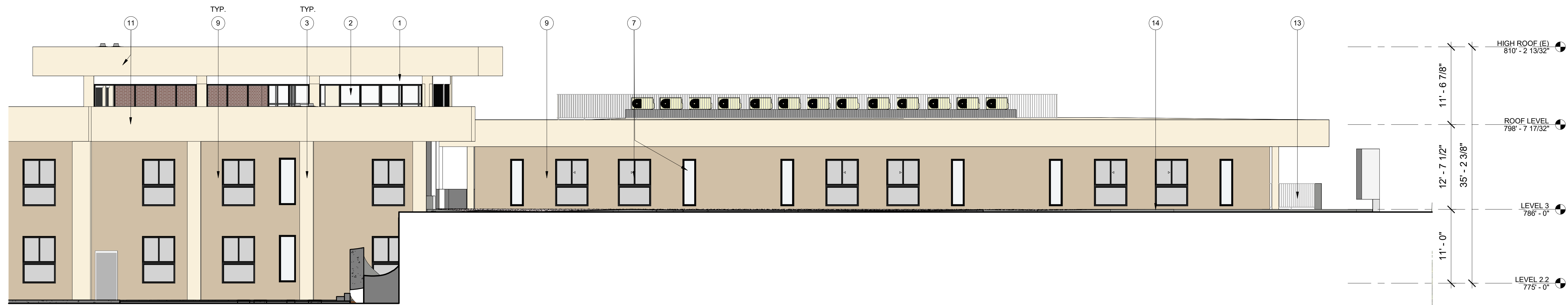
DRAWING TITLE:
BLDG A - ELEVATIONS

PLAN CHECK

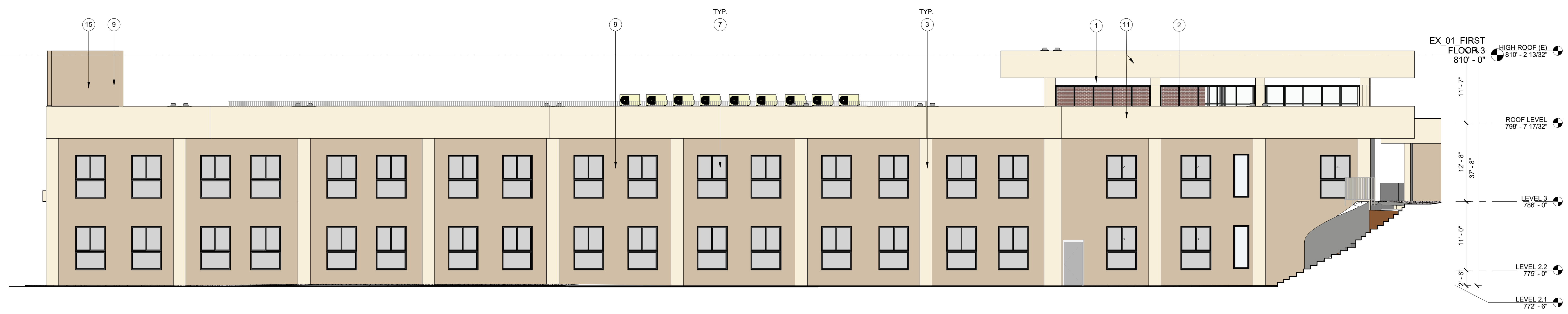
Date: 2/13/2026
Author
Checked by: Checker

A-A4.01

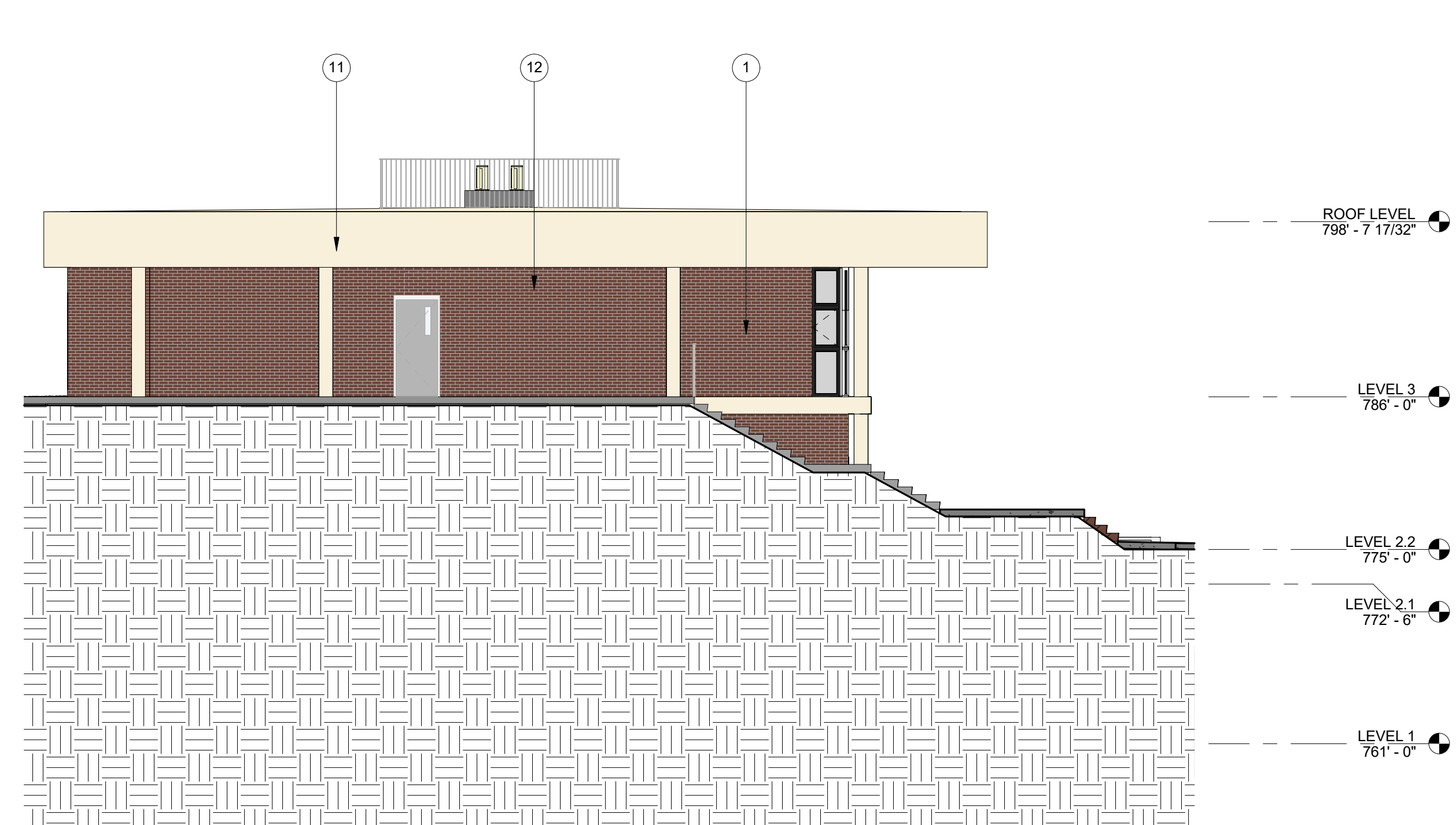
Scale: As indicated



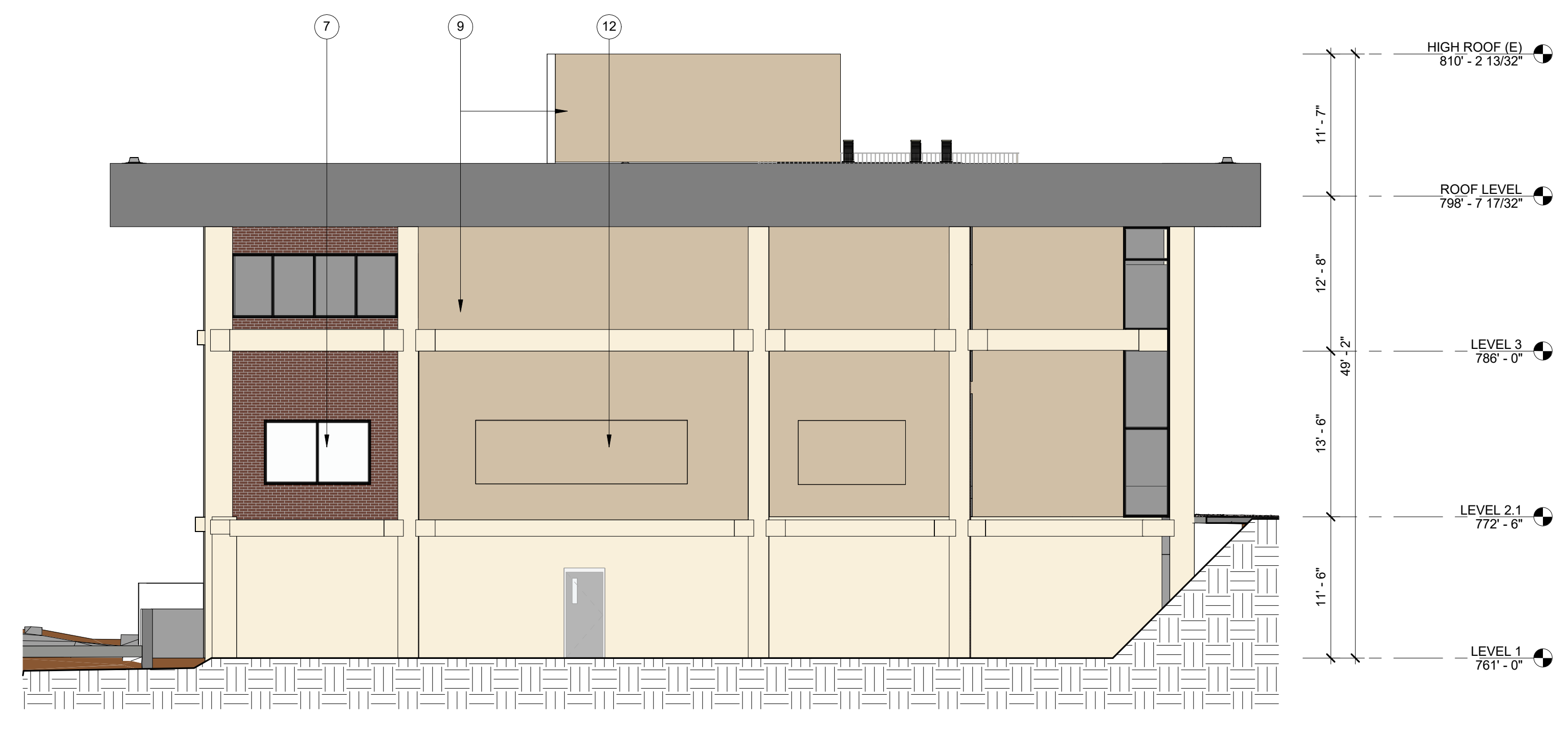
**BUILDING A (PART 1)
EAST ELEVATION**
②
1/8" = 1'-0"



**BUILDING (PART 2)
EAST ELEVATION**
①
1/8" = 1'-0"



**BUILDING A
NORTH ELEVATION**
③
1/8" = 1'-0"



**BUILDING A
SOUTH ELEVATION**
④
1/8" = 1'-0"

- KEYNOTES**
- EXISTING EXTERIOR WALL / FINISH TO REMAIN
 - EXISTING STOREFRONT TO REMAIN.
 - EXISTING EXPOSED COLUMN TO REMAIN. (SEE STRUCTURAL PLANS)
 - EXISTING EXPOSED BEAM TO REMAIN. (SEE STRUCTURAL PLANS)
 - EXISTING EXTERIOR STEPS TO REMAIN.
 - EXISTING RAISED PLANTER TO REMAIN.
 - NEW WINDOW PER PLAN. SEE WINDOW SCHEDULE
 - NEW EXTERIOR WALL. FINISH TO BE STUCCO COLOR #1.
 - NEW EXTERIOR WALL. FINISH TO BE STUCCO COLOR #2.
 - NEW PROPOSED BUILDING B WITH SEPARATE PERMIT.
 - EXISTING ROOF STRUCTURE TO REMAIN.
 - NEW WALL INFILL WITHIN EXISTING WALL.
 - EXISTING RAILING TO REMAIN
 - EXISTING PATIO TO REMAIN.
 - NEW EGRESS STAIRCASE. SEE A-A6.03
 - EXISTING FLOOR ASSEMBLY TO REMAIN.
 - NEW PARTITION WALL.

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NOT FOR CONSTRUCTION

PROJECT NAME:
ROSEMEAD FAMILY APARTMENTS

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE.
PASADENA CA 91107

PROJECT NUMBER: -

CLIENT NAME: ELYSIAN HOUSING
CLIENT ADDRESS: Client Address

DRAWING TITLE:
BLDG A - ELEVATIONS

PLAN CHECK

Date: 2/13/2026
Drawn by: Author
Checked by: Checker

A-A4.02

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

100625



- KEYNOTES**
- CONCRETE SLAB ON-GRADE OVER WATERPROOFING MEMBRANE PER PROJECT SPECIFICATIONS. SLOPED TO DRAINAGE PER PLAN (MAX 1/8"). SEE STRUCTURAL.
 - CONCRETE RAMP W/ MIN. SRI OF 0.35. SLOPED PER PLAN (SEE FIGURE 11B ON LADDS BULLETIN P/22-001).
 - STRUCTURAL CONCRETE COLUMN (SEE STRUCTURAL DWGS).
 - 2-HOUR SHAFT (OPEN TO ABOVE).
 - CLASS 1 STAIRS AT ALL STAIRS THROUGH TO ROOF COMBINED WITH AUTOMATIC SPRINKLER SYSTEM. TYP.
 - CONTINUOUS TRENCH TRIN W/ VEHICULAR RATING (PER DETAIL 13/A5.42. ALSO SEE CIVIL / PLUMBING PLANS).
 - EXPOSED VERTICAL PLUMBING RISER (PER DETAIL 13/A5.42).
 - SURFACE MOUNTED FIRE EXTINGUISHER CABINET (PER DETAIL 304.51). FIRE MARSHAL TO DETERMINE FINAL LOCATIONS OF CABINETS DURING FIELD INSPECTIONS (SEE FIGURE 7/G3.04 FOR PROPOSED LOCATIONS).
 - ELEVATOR (MANUFACTURER: OTIS OR APPROVED EQUAL). NO STANDBY POWER PROVIDED PER CBC SECTION 1009.2.1 EXCEPTION 1 (SEE A3.51 FOR MORE INFORMATION).
 - TRUNCATED DOMES, TYP (TO COMPLY W/ 11B-705 OF THE 2019 CALIFORNIA BUILDING CODE).
 - DOUBLE STRIPING OF PARKING STALLS PER LETTER OF COMPLIANCE AND CULVER CITY BUILDING MUNICIPAL CODE STANDARDS 17.320.035 (PER DETAIL 6/G4.51).
 - DOUBLE STRIPING OF LOADING ZONES AND ACCESSIBLE PATHS PER CITY OF CULVER CITY MUNICIPAL CODE 17.320.035. ACCESSIBLE SHALL BE MARKED WITH A BLUE PAINTED BORDERLINE AROUND THEIR PERIMETER.
 - ACCESSIBLE PARKING SIGNAGE (PER DETAIL 10/G4.50).
 - ELECTRIC VEHICLE CHARGING STATION (SINGLE CHARGE), COMPLYING WITH 11B/12.10. RECESSED WITHIN CONCRETE WALL. SEE EV CONSULTANT DRAWINGS.
 - ELECTRICAL EQUIPMENT (SEE ELECTRICAL DRAWINGS).
- LID / STORMWATER MANAGEMENT NOTES**
- A. ALL STORMWATER RUN-OFF FROM ROOF DRAINS, DOWNSPOUTS, AND AREA DRAINS WITHIN PODIUM AND SIDE YARDS TO BE CONNECTED TO APPROVED LID / BMP (SEE C3.00, P1.02 - P1.09 FOR MORE INFORMATION).
- B. PUMP DESIGN FOR RAINWATER HARVESTING TANK SHALL BE PROVIDED BY MANUFACTURER (TBD AT LATER DATE). SEE SYSTEMS DIAGRAM IN APPROVED LID EXHIBIT ON C3.01.

- GENERAL NOTES:**
- A. PROVIDE INTERNET WIFI SYSTEM IN EXTERIOR CORRIDORS FOR UNIT SUBMETER DISPLAYS. CLIENT TO CONFIRM SERVICE PROVIDER DURING CONSTRUCTION.
- B. PROVIDE CCTV SYSTEM WITH CAMERAS AT ALL EXTERIOR CORRIDORS, INTERIOR COMMON ROOMS, AND EXTERIOR COURTS AND SIDE YARDS. TO BE PROVIDED AS A DESIGN-BUILD SYSTEM BY THE GENERAL CONTRACTOR DURING CONSTRUCTION.
- C. EV CAPABLE STALLS WITH THE ELECTRICAL PROVISIONS FOR SUPPORTING FUTURE LEVEL 2 EVSE. SEE ELECTRICAL DRAWINGS.
- D. EV READY STALLS EQUIPPED WITH LOW POWER LEVEL 2 EV CHARGING RECEPTACLES. SEE ELECTRICAL DRAWINGS.

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NOT FOR CONSTRUCTION

PROJECT NAME:
600 N. ROSEMEAD AVE

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE.
PASADENA CA 91107

PROJECT NUMBER:

CLIENT NAME: ELYSIAN HOUSING

CLIENT ADDRESS: 584 112 N. Larchmont Blvd.
Los Angeles, CA 90004

1 BUILDING B - BASEMENT PLAN
1/8" = 1'-0"

KEY PLAN

DRAWING TITLE:
BUILDING B - BASEMENT PLAN

PLAN CHECK SUBMISSION #1

Date	02/17/2026
Drawn by	Author
Checked by	Checker

B-A2.01

Scale: As indicated



- KEYNOTES**
1. SOLACHROME LIGHTWEIGHT CONCRETE TOPPING SLAB OVER FLUID APPLIED WATERPROOFING MEMBRANE PER PROJECT SPECIFICATIONS. SLOPED TO DRAINAGE PER PLAN (MIN. 1.0% SLOPE, MAX. 1.8% SLOPE). SEE 21H-A5.52.
 2. PEDESTAL FLOORING SYSTEM (SEE 13-15H-A5.54)
 3. CONCRETE PLANTERS (SEE LANDSCAPE & DETAIL 8, 9, 10 ON B-A5.54)
 4. TOURNESOL PLANTERS (SEE 11H-A5.54)
 5. WOOD BENCH (SEE 5-6H-A5.54)
 6. AREA DRAN (SEE 14H-A5.51 / PLUMBING DRAWINGS)
 7. TRENCH DRAIN (SEE 6H-A5.55 / PLUMBING DRAWINGS)
 8. PLUMBING RISER (SEE 12H-A5.41 & PLUMBING DRAWINGS)
 9. EXPOSED W-F STEEL COLUMN (SEE 6H-A5.52)
 10. EXPOSED PIPE STEEL COLUMN (SEE 6H-A5.52)
 11. 42" TALL METAL PANEL GUARDRAIL (PER DETAIL 21H-A5.32)
 12. METAL SUNSHADING AWNING (PER DETAIL 61H-A6.01)
 13. METAL SUNSHADING AWNING (PER DETAIL 61H-A6.01)
 14. METAL CANOPY ABOVE (SEE 6H-A5.51)
 15. SHEET METAL FLASHING (SEE XXXH-XX.XX)
 16. 1-HOUR RATED SEISMIC GAP W/ EXPANSION JOINT COVER TOP OF COVER SHALL NOT EXCEED ADJACENT F.F.E BY MORE THAN 1/2" AND SHALL COMPLY W/ SECTIONS 11B-302 AND 11B-303 (SEE DETAIL 11H-A5.54 & STRUCTURAL PLANS).
 17. SEMI-RECESSED FIRE EXTINGUISHER CABINET (SEE DETAIL 31H-G4.51). FIRE MARSHAL TO DETERMINE FINAL LOCATIONS OF CABINETS DURING FIELD INSPECTIONS (IF TOTAL).
 18. INTERIOR METAL STAIR ASSEMBLY (SEE 11H-A5.31)
 19. EXTERIOR METAL STAIR ASSEMBLY (SEE 21H-A5.31)
 20. EXTERIOR CONCRETE STAIR ASSEMBLY (SEE 31H-A5.31)
 21. CLASS II STAIRWELL AT ALL STAIRS THROUGH TO ROOF COMBINED WITH AUTOMATIC SPRINKLER SYSTEM - TYP. AND WALL MOUNTED CANE DETECTOR.
 22. ACCESSIBLE MEANS OF EGRESS ELEVATOR. NO STANDBY POWER PROVIDED PER CBC SECTION 1009.2.1 EXCEPTION 1. SEE H-A5.51 FOR MORE INFORMATION.
 23. OVERHEAD ELEVATOR DOOR SMOKE CONTAINMENT SYSTEM COMPLYING WITH ICC E543.77 REQUIREMENTS. TYPICAL AT ALL ELEVATOR HOISTWAY OPENINGS. THE DOOR SHALL BE SMOKE ACTIVATED PER SECTION 715.4.8 OF THE 2022 CBC. SEE 61H-A5.55. (SMOKE GUARD MODEL 200 OR APPROVED EQUAL).
 24. TRASH CHUTE / RECYCLING CHUTE WITH PNEUMATIC DOOR COMPLYING WITH SECTION 11B-309.4. INSTALL PER MANUFACTURER'S STANDARD DETAILS. CHUTE TERMINATES IN TRASH / RECYCLING ROOM ON THE SECOND FLOOR.
 25. ACCESSIBLE MANEUVERING CLEARANCE (SIZE PER PLAN)
 26. EDGE OF BUILDING / STRUCTURE ABOVE
 27. WATER HEATER (PER PLUMBING PLANS) W/ PERFORMED DOUBLE METAL SWING GATE ENCLOSURE - SEE 6H-A3.01.
 28. WATER HEATER (PER PLUMBING PLANS) W/ PERFORMED SINGLE METAL SWING GATE ENCLOSURE - SEE 7H-A3.01.
 29. EXTERIOR FURNITURE (SEE LANDSCAPE DRAWINGS)
 30. EXPOSED HSS STRUCTURAL STEEL COLUMN W/ 1-HOUR RATED INTUMESCENT PAINT FINISH - SEE STRUCTURAL PLANS FOR MORE INFORMATION.
 31. STORM DRAIN STUB OUT TO RECEIVE PLANTER DRAINAGE CENTER STUB-OUT DIRECTLY BELOW PLANTER DRAIN OUTLET. REFER TO MANUFACTURER RECOMMENDATIONS.

- LID / STORMWATER MANAGEMENT NOTES**
- A. ALL STORMWATER RUN-OFF FROM ROOF DRAINS, DOWNSPOUTS, AND AREA DRAINS WITHIN PODIUM AND SIDE YARDS TO BE CONNECTED TO APPROVED LID / BMP (SEE C3.00, P1.02 - P1.09 FOR MORE INFORMATION).
 - B. PUMP DESIGN FOR RAINWATER HARVESTING TANK SHALL BE PROVIDED BY MANUFACTURER (TBD AT LATER DATE). SEE SYSTEMS DIAGRAM IN APPROVED LID EXHIBIT ON C3.01.

- GENERAL NOTES:**
- A. PROVIDE INTERNET WIFI SYSTEM IN EXTERIOR CORRIDORS FOR UNIT SUBMETER DISPLAYS. CLIENT TO CONFIRM SERVICE PROVIDER DURING CONSTRUCTION.
 - B. PROVIDE CCTV SYSTEM WITH CAMERAS AT ALL EXTERIOR CORRIDORS, INTERIOR COMMON ROOMS, AND EXTERIOR COURTS AND SIDE YARDS. TO BE PROVIDED AS A DESIGN-BUILD SYSTEM BY THE GENERAL CONTRACTOR DURING CONSTRUCTION.
 - C. EV CAPABLE STALLS WITH THE ELECTRICAL PROVISIONS FOR SUPPORTING FUTURE LEVEL 2 EVSE. SEE ELECTRICAL DRAWINGS.
 - D. EV READY STALLS EQUIPPED WITH LOW POWER LEVEL 2 EV CHARGING RECEPTACLES. SEE ELECTRICAL DRAWINGS.

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NOT FOR CONSTRUCTION

PROJECT NAME:
600 N. ROSEMEAD AVE
PROJECT ADDRESSES:
600 N. ROSEMEAD AVE, PASADENA CA 91107

CLIENT NAME: ELYSIAN HOUSING
CLIENT ADDRESS: 584 1/2 N. Larchmont Blvd. Los Angeles, CA 90004

KEY PLAN

DRAWING TITLE:
BUILDING B - FIRST FLOOR PLAN

PLAN CHECK SUBMISSION #1

Date	02/17/2026
Drawn by	Author
Checked by	Checker

B-A2.02

Scale: As indicated

1 BUILDING B - FIRST FLOOR PLAN
1/8" = 1'-0"



- KEYNOTES**
- HARDROCK TOPPING SLAB W/ "CLASS A" FLAME SPREAD RATING. SLOPED TO DRAINAGE PER PLAN (MAX 1/8"). FLOOR ASSEMBLY TO BE 1-HOUR AND SLIP RESISTANT.
 - 42" TALL METAL PICKET GUARDRAIL (PER DETAIL 1AAS.32)
 - METAL SUNSHADING AWNING (PER DETAIL 4A6.01)
 - SEMI-RECESSED FIRE EXTINGUISHER CABINET (PER DETAIL 3A5.11). FIRE MARSHAL TO DETERMINE FINAL LOCATIONS OF CABINETS DURING FIELD INSPECTIONS (SEE FIGURE 7103.04 FOR PROPOSED LOCATIONS)
 - 1-HOUR RATED SEISMIC GAP W/ EXPANSION JOINT COVER. TOP OF COVER SHALL NOT EXCEED ADJACENT F.F.E. BY MORE THAN 1/2" AND SHALL COMPLY W/ SECTIONS 118-302 AND 118-303 (PER DETAIL 3AAS.32 & STRUCTURAL DWGS).
 - EXTERIOR METAL STAIR ASSEMBLY (PER DETAIL 1AAS.31)
 - EXPOSED HSS STRUCTURAL STEEL COLUMN W/ 1-HOUR RATED INTUMESCENT PAINT FINISH (PER DETAIL 1AAS.33. SEE STRUCTURAL PLANS FOR MEMBER SIZES)
 - ELEVATOR (MANUFACTURER: OTIS OR APPROVED EQUAL). NO STANDBY POWER PROVIDED PER CSC SECTION 1009.2.1 EXCEPTION 1 (SEE A3.51 FOR MORE INFORMATION)
 - OVERHEAD ELEVATOR DOOR SMOKE CONTAINMENT SYSTEM (SMOKE GUARD MODEL 200 OR APPROVED EQUAL) COMPLYING WITH ICS 5342.77 REQUIREMENTS. THE DOOR SHALL BE SMOKE ACTIVATED PER SECTION 715.4.8 OF THE 2025 CBC (PER DETAIL 6AAS.33)
 - TRASH / RECYCLING / COMPOST CHUTES WITH PNEUMATIC DOORS COMPLYING WITH SECTION 118-309.4. INSTALL PER MANUFACTURER'S STANDARD DETAILS. CHUTES TERMINATE IN TRASH / RECYCLING ROOM AT BASEMENT LEVEL
 - CLASS 1 STANDPIPE AT ALL STAIRS THROUGH TO ROOF COMBINED WITH AUTOMATIC SPRINKLER SYSTEM - TYP.
 - VERTICAL PLUMBING RISER (SEE PLUMBING PLANS)
 - ACCESSIBLE MANEUVERING CLEARANCE (SIZE PER PLAN)
 - ROOF LINE ABOVE

- LID / STORMWATER MANAGEMENT NOTES**
- ALL STORMWATER RUN-OFF FROM ROOF DRAINS, DOWNSPOUTS, AND AREA DRAINS WITHIN ROOMS AND SIDE YARDS TO BE CONNECTED TO APPROVED LID / BMP (SEE C3.00, P1.02 - P1.09 FOR MORE INFORMATION)
 - PUMP DESIGN FOR RAINWATER HARVESTING TANK SHALL BE PROVIDED BY MANUFACTURER (TED AT LATER DATE). SEE SYSTEMS DIAGRAM IN APPROVED LID EXHIBIT ON C3.01

- GENERAL NOTES:**
- PROVIDE INTERNET WIFI SYSTEM IN EXTERIOR CORRIDORS FOR UNIT SUBMETER DISPLAYS. CLIENT TO CONFIRM SERVICE PROVIDER DURING CONSTRUCTION
 - PROVIDE CCTV SYSTEM WITH CAMERAS AT ALL EXTERIOR CORRIDORS, INTERIOR COMMON ROOMS, AND EXTERIOR COURTS AND SIDE YARDS. TO BE PROVIDED AS A DESIGN-BUILD SYSTEM BY THE GENERAL CONTRACTOR DURING CONSTRUCTION
 - EV CAPABLE STALLS WITH THE ELECTRICAL PROVISIONS FOR SUPPORTING FUTURE LEVEL 2 EVSE. SEE ELECTRICAL DRAWINGS
 - EV READY STALLS EQUIPPED WITH LOW POWER LEVEL 2 EV CHARGING RECEPTACLES. SEE ELECTRICAL DRAWINGS

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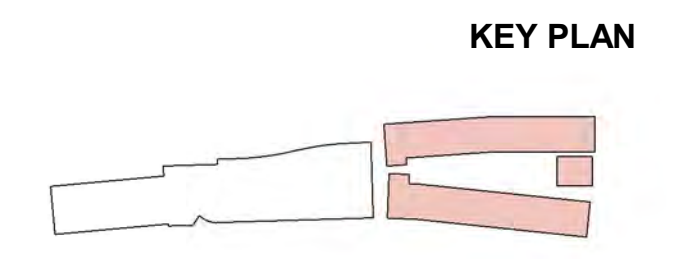
PROJECT NAME:
600 N. ROSEMEAD AVE

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER:

CLIENT NAME: ELYSIAN HOUSING

CLIENT ADDRESS: 584 1/2 N. Larchmont Blvd. Los Angeles, CA 90004



DRAWING TITLE:
BUILDING B - SECOND FLOOR PLAN

PLAN CHECK SUBMISSION #1

Date: 02/17/2026
Author: _____
Checked by: _____

1 BUILDING B - SECOND FLOOR PLAN
1/8" = 1'-0"

B-A2.03

Scale: As indicated



- KEYNOTES**
- HARDROCK TOPPING SLAB W/ "CLASS A" FLAME SPREAD RATING. SLOPED TO DRAINAGE PER PLAN (MAX 1/8"). FLOOR ASSEMBLY TO BE 1-HOUR AND SLIP RESISTANT.
 - 42" TALL METAL PICKET GUARDRAIL (PER DETAIL 1AAS.32)
 - METAL SUNSHADING AWNING (PER DETAIL 4A6.01)
 - SEMI-RECESSED FIRE EXTINGUISHER CABINET (PER DETAIL 3A4.1). FIRE MARSHAL TO DETERMINE FINAL LOCATIONS OF CABINETS DURING FIELD INSPECTIONS (SEE FIGURE 7103.04 FOR PROPOSED LOCATIONS)
 - 1-HOUR RATED SEISMIC GAP W/ EXPANSION JOINT COVER TOP OF COVER SHALL NOT EXCEED ADJACENT F.F. BY MORE THAN 1/2" AND SHALL COMPLY W/ SECTIONS 118-302 AND 118-303 (PER DETAIL 1AAS.52 & STRUCTURAL DWGS)
 - EXTERIOR METAL STAIR ASSEMBLY (PER DETAIL 1AAS.51)
 - EXPOSED HSS STRUCTURAL STEEL COLUMN W/ 1-HOUR RATED INTUMESCENT PAINT FINISH (PER DETAIL 1AAS.53. SEE STRUCTURAL PLANS FOR MEMBER SIZES)
 - ELEVATOR (MANUFACTURER: OTIS OR APPROVED EQUAL). NO STANDBY POWER PROVIDED PER CBC SECTION 1009.2.1 EXCEPTION 1 (SEE A3.51 FOR MORE INFORMATION)
 - OVERHEAD ELEVATOR DOOR SMOKE CONTAINMENT SYSTEM (SMOKE GUARD MODEL 200 OR APPROVED EQUAL) COMPLYING WITH ICC E564.77 REQUIREMENTS. THE DOOR SHALL BE SMOKE ACTIVATED PER SECTION 715.4.8 OF THE 2022 CBC (PER DETAIL 1AAS.53)
 - TRASH / RECYCLING / COMPOST CHUTES WITH PNEUMATIC DOORS COMPLYING WITH SECTION 118-309.4. INSTALL PER MANUFACTURER'S STANDARD DETAILS. CHUTES TERMINATE IN TRASH / RECYCLING ROOM AT BASEMENT LEVEL
 - CLASS 1 STANDPIPE AT ALL STAIRS THROUGH TO ROOF COMBINED WITH AUTOMATIC SPRINKLER SYSTEM - TYP.
 - VERTICAL PLUMBING RISER (SEE PLUMBING PLANS)
 - ACCESSIBLE MANEUVERING CLEARANCE (SIZE PER PLAN)
 - ROOF LINE ABOVE
- LID / STORMWATER MANAGEMENT NOTES**
- ALL STORMWATER RUN-OFF FROM ROOF DRAINS, DOWNSPOUTS, AND AREA DRAINS WITHIN POOLUM AND SIDE YARDS TO BE CONNECTED TO APPROVED LID / BMP (SEE C3.00, P1.02 - P1.09 FOR MORE INFORMATION).
 - PUMP DESIGN FOR RAINWATER HARVESTING TANK SHALL BE PROVIDED BY MANUFACTURER (TBD AT LATER DATE). SEE SYSTEMS DIAGRAM IN APPROVED LID EXHIBIT ON C3.01
- GENERAL NOTES:**
- PROVIDE INTERNET WIFI SYSTEM IN EXTERIOR CORRIDORS FOR UNIT SUBMETER DISPLAYS. CLIENT TO CONFIRM SERVICE PROVIDER DURING CONSTRUCTION
 - PROVIDE CCTV SYSTEM WITH CAMERAS AT ALL EXTERIOR CORRIDORS, INTERIOR COMMON ROOMS, AND EXTERIOR COURTS AND SIDE YARDS. TO BE PROVIDED AS A DESIGN-BUILD SYSTEM BY THE GENERAL CONTRACTOR DURING CONSTRUCTION
 - EV CAPABLE STALLS WITH THE ELECTRICAL PROVISIONS FOR SUPPORTING FUTURE LEVEL 2 EVSE. SEE ELECTRICAL DRAWINGS
 - EV READY STALLS EQUIPPED WITH LOW POWER LEVEL 2 EV CHARGING RECEPTACLES. SEE ELECTRICAL DRAWINGS.



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NOT FOR CONSTRUCTION

PROJECT NAME:
600 N. ROSEMEAD AVE
PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
584 1/2 N. Larchmont Blvd.
Los Angeles, CA 90004

KEY PLAN

DRAWING TITLE:
BUILDING B - THIRD & FOURTH FLOOR PLAN

PLAN CHECK SUBMISSION #1

Date: 02/17/2026
 Drawn by: JDP, SD
 Checked by: SD, VM

B-A2.04

Scale: As indicated

1 BUILDING B - 3RD & 4TH FLOOR PLAN
1/8" = 1'-0"



- KEYNOTES**
- HARDROCK TOPPING SLAB W/ "CLASS A" FLAME SPREAD RATING. SLOPED TO DRAINAGE PER PLAN (MAX 1/8"). FLOOR ASSEMBLY TO BE 1-HOUR AND SLIP RESISTANT.
 - 42" TALL METAL PICKET GUARDRAIL (PER DETAIL 4/A6.01)
 - METAL SUNSHADING AWNING (PER DETAIL 4/A6.01)
 - SEMI-RECESSED FIRE EXTINGUISHER CABINET (PER DETAIL 3/G4.01). FIRE MARSHAL TO DETERMINE FINAL LOCATIONS OF CABINETS DURING FIELD INSPECTIONS (SEE FIGURE 7/G3.04 FOR PROPOSED LOCATIONS)
 - 1-HOUR RATED BEARING GAP W/ EXPANSION JOINT COVER TOP OF COVER SHALL NOT EXCEED ADJACENT F.F. BY MORE THAN 1/2" AND SHALL COMPLY W/ SECTIONS 11B-302 AND 11B-303 (PER DETAIL 3/A5.03 & STRUCTURAL DWGS).
 - EXTERIOR METAL STAIR ASSEMBLY (PER DETAIL 1/A5.11)
 - EXPOSED HSS STRUCTURAL STEEL COLUMN W/ 1-HOUR RATED INTUMESCENT PAINT FINISH (PER DETAIL 1/A5.03. SEE STRUCTURAL PLANS FOR MEMBER SIZES)
 - ELEVATOR (MANUFACTURER: OTIS OR APPROVED EQUAL). NO STANDBY POWER PROVIDED PER CBC SECTION 1009.2.1 EXCEPTION 1 (SEE A3.51 FOR MORE INFORMATION)
 - OVERHEAD ELEVATOR DOOR SMOKE CONTAINMENT SYSTEM (SMOKE GUARD MODEL 200 OR APPROVED EQUAL) COMPLYING WITH ICS 5542.77 REQUIREMENTS. THE DOOR SHALL BE SMOKE ACTIVATED PER SECTION 715.4.8 OF THE 2022 CBC (PER DETAIL 6/A5.03)
 - TRASH / RECYCLING / COMPOST CHUTES WITH PNEUMATIC DOORS COMPLYING WITH SECTION 11B-309.4. INSTALL PER MANUFACTURERS STANDARD DETAILS. CHUTES TERMINATE IN TRASH / RECYCLING ROOM AT BASEMENT LEVEL
 - CLASS 1 STANDPIPE AT ALL STAIRS THROUGH TO ROOF COMBINED WITH AUTOMATIC SPRINKLER SYSTEM - TYP.
 - VERTICAL PLUMBING RISER (SEE PLUMBING PLANS)
 - ACCESSIBLE MANEUVERING CLEARANCE (SIZE PER PLAN)
 - ROOF LINE ABOVE

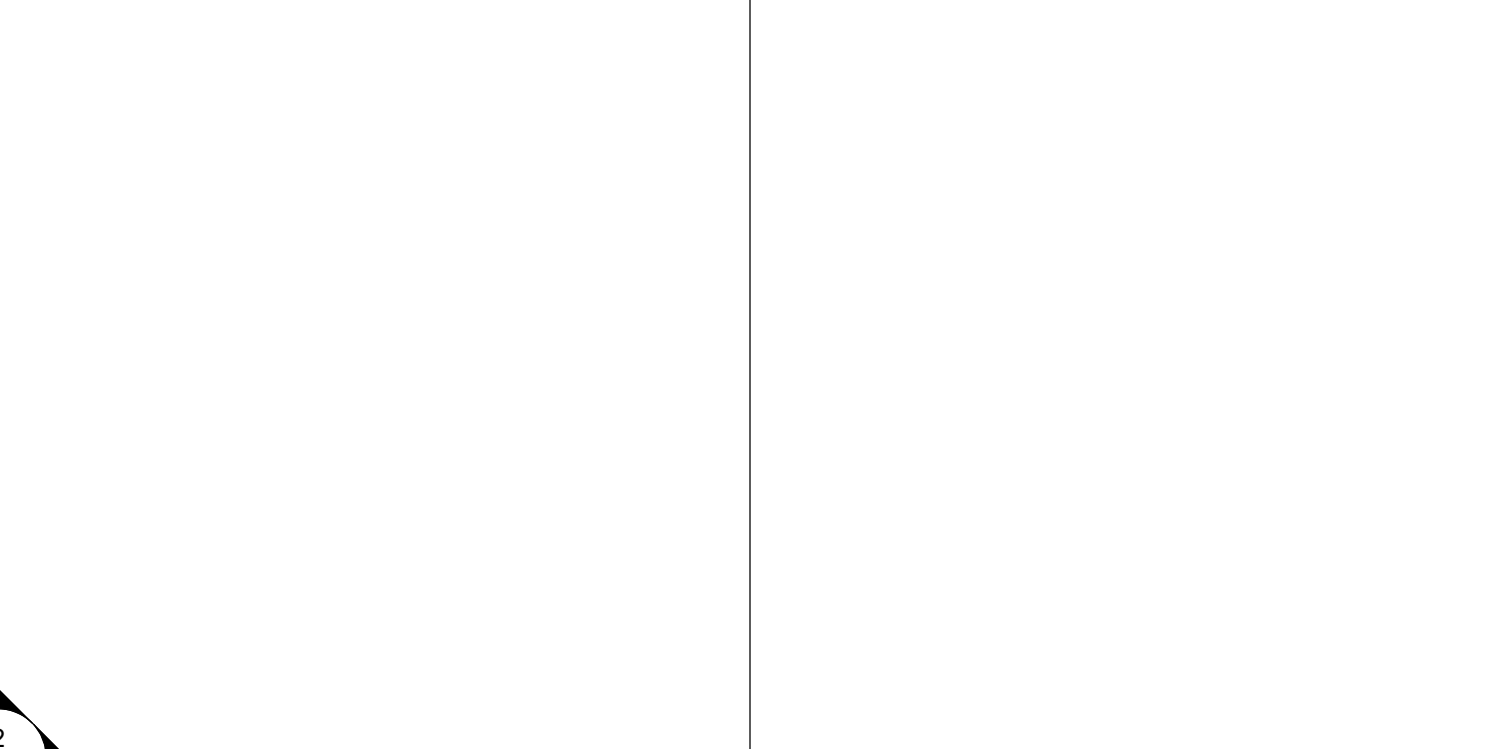
NOT FOR CONSTRUCTION

PROJECT NAME:
600 N. ROSEMEAD AVE
PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER: _____

CLIENT NAME: ELYSIAN HOUSING
CLIENT ADDRESS: 584 1/2 N. Larchmont Blvd.
Los Angeles, CA 90004

- LID / STORMWATER MANAGEMENT NOTES**
- ALL STORMWATER RUN-OFF FROM ROOF DRAINS, DOWNSPOUTS, AND AREA DRAINS WITHIN POOLUM AND SIDE YARDS TO BE CONNECTED TO APPROVED LID / BMP (SEE C3.00, P1.02 - P1.09 FOR MORE INFORMATION).
 - PUMP DESIGN FOR RAINWATER HARVESTING TANK SHALL BE PROVIDED BY MANUFACTURER (TBD AT LATER DATE). SEE SYSTEMS DIAGRAM IN APPROVED LID EXHIBIT ON C3.01
- GENERAL NOTES:**
- PROVIDE INTERNET WIFI SYSTEM IN EXTERIOR CORRIDORS FOR UNIT SUBMETER DISPLAYS. CLIENT TO CONFIRM SERVICE PROVIDER DURING CONSTRUCTION
 - PROVIDE CCTV SYSTEM WITH CAMERAS AT ALL EXTERIOR CORRIDORS, INTERIOR COMMON ROOMS, AND EXTERIOR COURTS AND SIDE YARDS. TO BE PROVIDED AS A DESIGN-BUILD SYSTEM BY THE GENERAL CONTRACTOR DURING CONSTRUCTION
 - EV CAPABLE STALLS WITH THE ELECTRICAL PROVISIONS FOR SUPPORTING FUTURE LEVEL 2 EVSE. SEE ELECTRICAL DRAWINGS.
 - EV READY STALLS EQUIPPED WITH LOW POWER LEVEL 2 EV CHARGING RECEPTACLES. SEE ELECTRICAL DRAWINGS.



1 BUILDING B - FIFTH FLOOR PLAN
1/8" = 1'-0"

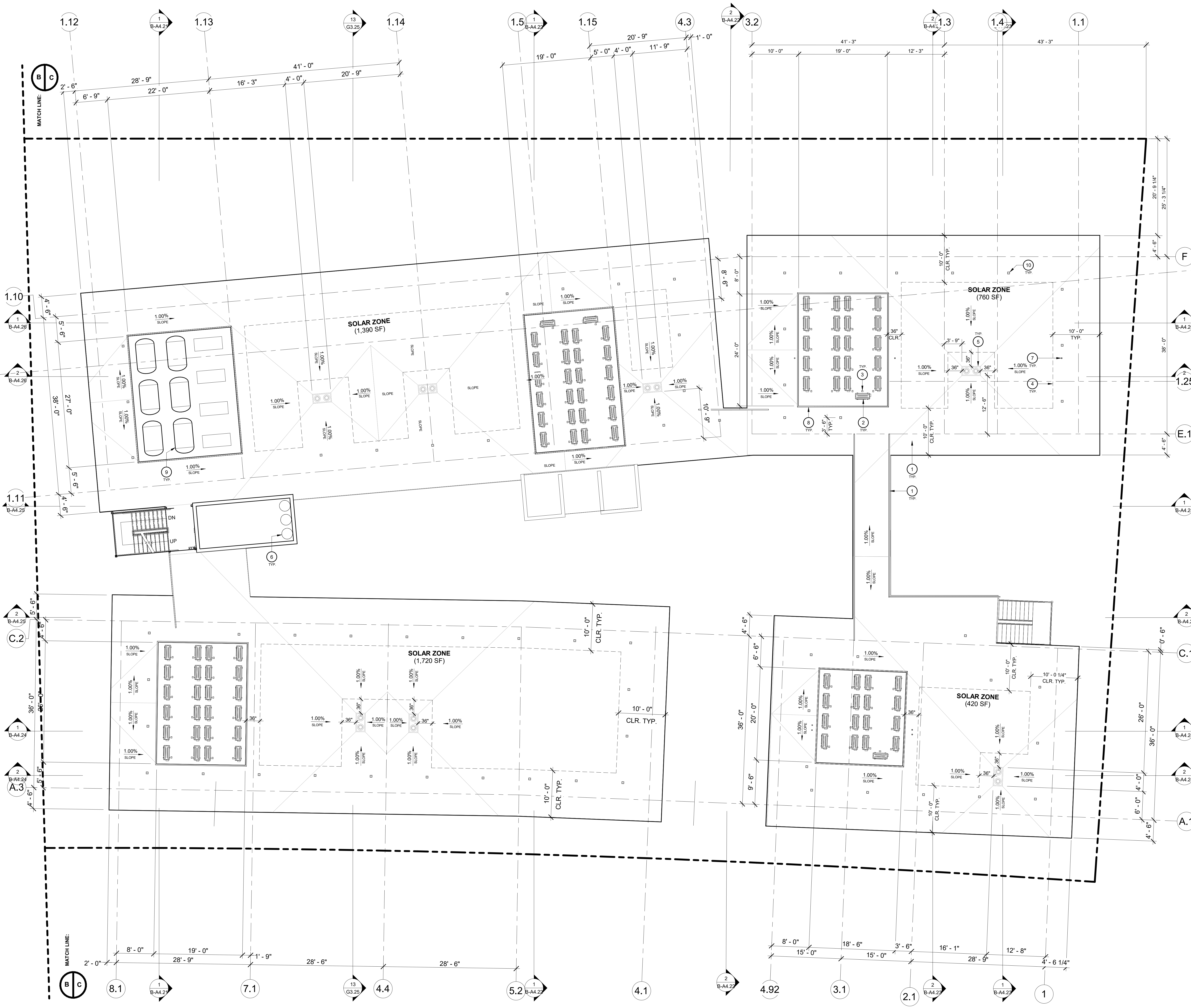
DRAWING TITLE:
BUILDING B - FIFTH FLOOR PLAN

PLAN CHECK SUBMISSION #1

Date: 02/17/2026
Author: _____
Checked by: _____
Checker: _____

B-A2.05

Scale: As indicated



1 ROOF PLAN
1/8" = 1'-0"

- KEYNOTES**
- 65MIL MIN FIRESTONE ULTRAPLY WHITE OR EQUAL CLASS 'A' SINGLE PLY COOL ROOF OVER 1/4" DENS DECK PRIME SHEATHING INSTALLED PER MANUFACTURER RECOMMENDATIONS. PROVIDE PENETRATION FLASHING AND TPO COATED SHEET METAL FLASHING PER MANUFACTURER REQUIREMENTS. MINIMUM 75 SRI (SOLAR REFLECTANCE INDEX) CONTRACTOR TO PROVIDE MINIMUM 20 YEAR NDL WARRANTY. ICC ESR 2851 (REFER TO S723-RFS-012 CUT SHEET ON BB-G1 B0)
 - MECHANICAL CONDENSER UNITS ON EQUIPMENT PAD (MIN. 2' x 4' HIGHEST ADJACENT ROOF FINISH ELEVATION PER MANUFACTURER RECOMMENDATIONS)
 - CONDENSER UNIT DISCONNECT TO BE MOUNTED ON EQUIPMENT PAD (SEE ELECTRICAL / MECHANICAL PLANS)
 - SOLAR PV PANEL ARRAY SYSTEM (TO BE PREPARED BY SOLAR PV CONSULTANT AS A DESIGN BUILD ITEM. GENERAL CONTRACTOR TO PROVIDE ALLOWANCE FOR SCOPE)
 - ROOF DRAIN AND OVERFLOW DRAIN. OVERFLOW DRAIN SHALL DISCHARGE THROUGH WALL SCUPPERS ONTO ROOF DECK AT LEVEL BELOW.
 - TRASH CHUTE EXHAUST VENTS
 - PLUMBING VENT TO ROOF
 - EQUIPMENT SCREEN
 - WATER TANK MOUNTED ON EQUIPMENT PAD (SIZE TBD BY PLUMBING ENGINEER)
 - ROOF ANCHOR
 - 42" TALL METAL GAUDDRAIL
 - EXTERIOR METAL STAIR ASSEMBLY (PER DETAIL 1/A5.31)

- LID / STORMWATER MANAGEMENT NOTES**
- ALL STORMWATER RUN-OFF FROM ROOF DRAINS, DOWNSPOUTS, AND AREA DRAINS WITHIN PODIUM AND SIDE YARDS TO BE CONNECTED TO APPROVED LID / BMP (SEE C3.00, P1.02 - P1.09 FOR MORE INFORMATION)
 - PUMP DESIGN FOR RAINWATER HARVESTING TANK SHALL BE PROVIDED BY MANUFACTURER (TBD AT LATER DATE). SEE SYSTEMS DIAGRAM IN APPROVED LID EXHIBIT ON C3.01

SOLAR ZONE NOTES
SOLAR ZONE AREA WITH TOTAL AREA EQUAL TO OR GREATER THAN 15% OF THE BUILDING'S TOTAL ROOF AREA PROVIDED (2020 LAGBC 4.211.4)

ROOF AREA: 18,750 SF
SOLAR ZONE AREA REQUIRED: 18,750 SF x .15 = 2,812 SF
SOLAR ZONE AREA PROVIDED: 4,200 SF > 15% REQUIRED

SOLAR ZONE SHALL BE FREE OF OBSTRUCTIONS AND BE SETBACK AT LEAST TWO TIMES THE HEIGHT OF OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, VENTS, CHIMNEYS, AND EQUIPMENT (2020 LAGBC 4.211.4)

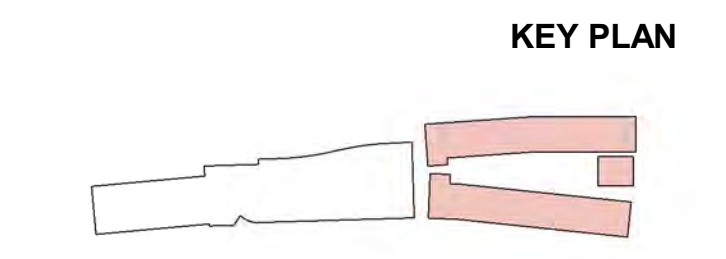
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NOT FOR CONSTRUCTION

PROJECT NAME:
600 N. ROSEMEAD AVE
PROJECT ADDRESSES:
600 N. ROSEMEAD AVE, PASADENA CA 91107

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
584 1/2 N. Larchmont Blvd. Los Angeles, CA 90004



DRAWING TITLE:
BUILDING B - ROOF PLAN

PLAN CHECK SUBMISSION #1

Date: 02/17/2026
Author: _____
Checked by: _____

B-A2.06
Scale: As indicated



2 BUILDING B - EAST ELEVATION
1/8" = 1'-0"



1 BUILDING B - WEST ELEVATION
1/8" = 1'-0"

- KEYNOTES**
1. STUCCO W/ CEMENT 2030 FINISH (LA HABRA W/ PAREX USA INTEGRAL COLOR #1 - MOONDANCE 3027-LRV 66)
 2. STUCCO W/ CEMENT 2030 FINISH (LA HABRA W/ PAREX USA INTEGRAL COLOR #2 - CLIFF 3039-LRV 6)
 3. STUCCO W/ CEMENT 2030 FINISH (LA HABRA W/ PAREX USA INTEGRAL COLOR #3 - RED ROCK 3043-LRV 14)
 4. STUCCO CONTROL JOINT (PER DETAIL 11/A5.52) (METAL SHALL BE INTEGRAL BLACK COLOR, OR PAINTED) (TERRACOTTA COLOR SCHEME)
 5. STACK BOND BRICK VENEER SIDING (TERRACOTTA COLOR SCHEME)
 6. EXPOSED STRUCTURAL CONCRETE WALL (PROVIDE MDO FORMWORK W/ ARCHITECTURAL FINISH)
 7. ALUMINUM METAL PANEL FASCIA (INTEGRAL BLACK COLOR)
 8. VINYL WINDOW PER PLAN AND SCHEDULE
 9. STOREFRONT PER PLAN AND SCHEDULE
 10. DOOR PER PLAN AND SCHEDULE
 11. METAL SUNSHADING AWNING (PER DETAIL 4/A6.01)
 12. EXTERIOR METAL STAIR ASSEMBLY (PER DETAIL 1/A5.31)
 13. 42" TALL METAL PICKET GUARDRAIL (PER DETAIL 8/A5.32)
 14. EXTERIOR METAL LOUVER (PER DETAIL 8/A5.52)
 15. BUILDING ADDRESS SIGNAGE (PER DETAIL 13/A5.52) SIGNAGE UNDER SEPARATE PERMIT, COMPLYING WITH LAFAC 505.1 REQUIREMENTS
 16. MOTORIZED PARKING ENTRANCE GATE (SEE SCHEDULE)
 17. EQUIPMENT SCREEN CONCEALING MEP ELEMENTS
 18. EXPOSED W/ STRUCTURAL STEEL COLUMN W/ 1-HOUR RATED INTUMESCENT PAINT FINISH (PER DETAIL 2/A5.33, SEE STRUCTURAL PLANS FOR MEMBER SIZES)
 19. PROJECTING BAND OF BRICK VENEER (SOLDIER COURSE)
 20. CNC METAL FENCE AND ACCESS GATE (FINAL DESIGN TBD)

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NOT FOR CONSTRUCTION

PROJECT NAME:
600 N. ROSEMEAD AVE
PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER:

CLIENT NAME: ELYSIAN HOUSING
CLIENT ADDRESS: 584 1/2 N. Larchmont Blvd. Los Angeles, CA 90004

DRAWING TITLE:
BUILDING B - ELEVATIONS

PLAN CHECK SUBMISSION #1
Date: 02/17/2026
Drawn by: Author
Checked by: Checker

B-A4.01

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

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NOT FOR CONSTRUCTION

PROJECT NAME:
600 N. ROSEMEAD AVE

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER: -

CLIENT NAME: ELYSIAN HOUSING

CLIENT ADDRESS: 584 1/2 N. Larchmont Blvd.
Los Angeles, CA 90004

1. STUCCO (COLOR 1)
2. STUCCO (COLOR 2)
3. SMOOTH STUCCO (COLOR 3)
4. STACK BOND BRICK VENEER SIDING
5. WINDOW (PER PLAN)
6. STOREFRONT (PER PLAN)
7. DOOR (PER PLAN)
8. EXTERIOR METAL RAILING
9. EXTERIOR METAL CANOPY
10. EXISTING WALL MATERIAL
11. RECESS



2 BUILDING B - SOUTH ELEVATION
DRAWING NOT TO SCALE



1 BUILDING B - NORTH ELEVATION
DRAWING NOT TO SCALE

DRAWING TITLE:
BUILDING B - ELEVATIONS

PLAN CHECK SUBMISSION #1

Date: 02/17/2026
Author: _____
Checked by: _____
Checker: _____

B-A4.02

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

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NOT FOR CONSTRUCTION

PROJECT NAME:
600 N. ROSEMEAD AVE

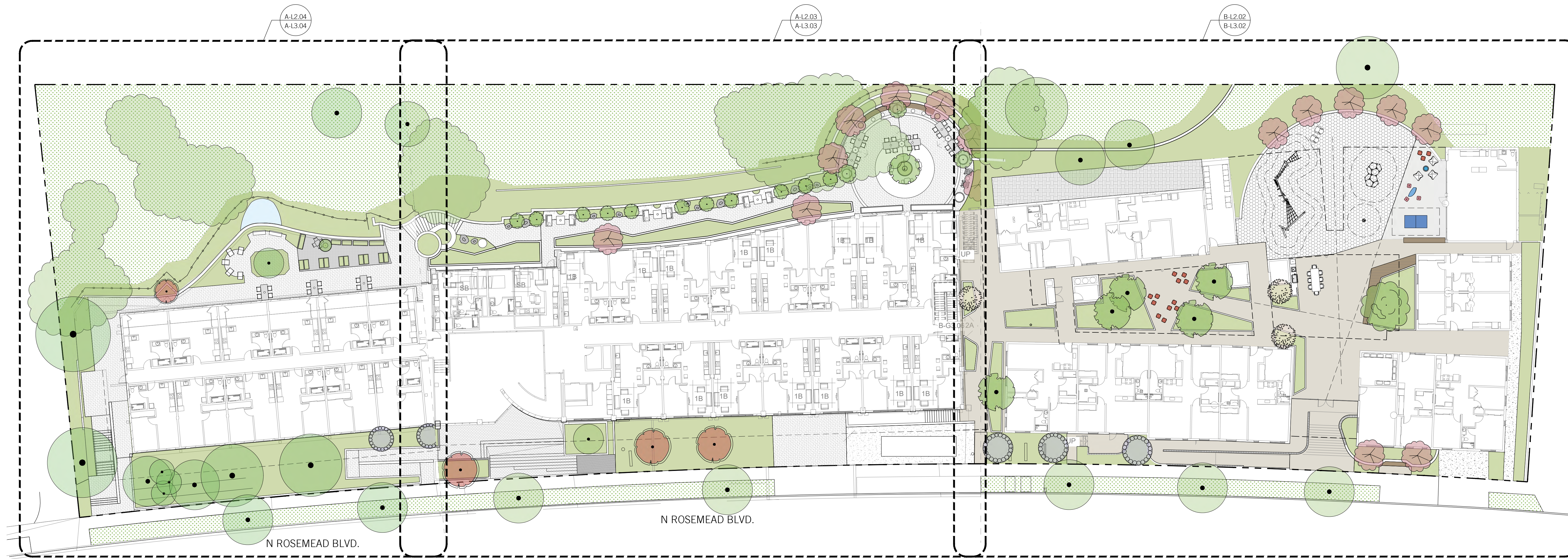
PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER

CLIENT NAME: ELYSIAN HOUSING CLIENT ADDRESS:

[place]

(publishing landscape and architectural collaboration)
8500 National Blvd
Culver City, CA 90232
310 450 8100



1 SITE REFERENCE PLN
SCALE: 1" = 20'-0"

PLANTING AREA (EXCLUDES EX. HILLSIDE VEGETATION TO REMAIN)	
BUILDING A	BUILDING B
LEVEL 2: 5680 SF	LEVEL 1: 6000 SF
LEVEL 3: 4700 SF	LEVEL 5: 715 SF
TOTAL: 10,380 SF	TOTAL: 6715 SF



DRAWING TITLE:
LANDSCAPE REFERENCE PLANS

CONSOLIDATED DESIGN REVIEW

Date: 03/09/2026

Drawn by

Checked by

A-L0.20

Scale: As Noted

LEVEL TWO PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
(Circle with dot)	Existing Tree	-
(Circle with dot and line)	Existing Protected Tree	-
(Circle with green dots)	Arbutus 'Marina'	Marina Strawberry Tree
(Circle with red dots)	Arctostaphylos manzanilla 'Dr. Hurd'	Dr. Hurd Manzanita
(Circle with blue dots)	Ceanothus 'Ray Hartman'	Ray Hartman Ceanothus
(Circle with purple dots)	Cercis occidentalis	Western Redbud
(Circle with green dots and line)	Platanus racemosa	California Sycamore
SHRUBS		
(Circle with green dots and line)	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree
(Circle with green dots)	Arctostaphylos 'John Dourley'	Mazanita
(Circle with green dots and line)	Baccharis pilularis ssp. consanguinea	Coyote Brush
(Circle with blue dots)	Ceanothus 'Concha'	Concha Ceanothus
(Circle with yellow dots)	Dendromecon harfordii	Island Bush Poppy
(Circle with red dots)	Encelia californica	California Bush Sunflower
(Circle with red dots and line)	Eriogonum grande var. rubescens	San Miguel Island Buckwheat
(Circle with red dots and line)	Prunus ilicifolia ssp. lyonii	Catalina Cherry
(Circle with red dots)	Rosa californica	California Rose
(Circle with purple dots)	Salvia leucophylla 'Point Sal Spreader'	Purple Sage
(Circle with purple dots)	Solanum xanthi 'Mountain Pride'	Purple Nightshade
(Circle with purple dots)	Trichostema 'Midnight Magic'	Midnight Magic Blue Curly
(Circle with purple dots)	Verbena ilicina 'De La Mina'	Cedros Island Verbena
GROUNDCOVER & VINES		
(Circle with green dots)	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush
(Triangle with green dots)	Clematis lasiantha	Chaparral Clematis
(Triangle with green dots)	Ficus pumila	Creeping Fig
(Circle with purple dots)	Rubus ursinus	California Blackberry
(Circle with purple dots)	Salvia sonomensis 'Mrs. Beard'	Mrs. Beard Creeping Sage
(Circle with purple dots)	Salvia 'Dara's Choice'	Dara's Choice Sage

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NOT FOR CONSTRUCTION

PROJECT NAME:
600 N. ROSEMEAD AVE

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE.
PASADENA CA 91107

PROJECT NUMBER:

CLIENT NAME: ELYSIAN HOUSING
CLIENT ADDRESS:

[place]

(landscape and architectural collaboration)
 8500 National Blvd
 Culver City, CA 90232
 310.450.8100



SEE B-L3.00 FOR COMPLETE PLANTING LEGEND AND IMAGES
 SEE TREE REPORT FOR EXISTING TREE SPECIES AND SIZES

1 LEVEL 2 PLANTING PLAN
 SCALE: 1/8" = 1'-0"



DRAWING TITLE:
BUILDING A.2
PLANTING PLAN
LEVEL 2
CONSOLIDATED DESIGN REVIEW

Date: 03/09/2026
 Drawn by:
 Checked by:

A-L3.03

Scale: As Noted

**LEVEL 1
PLANTING LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
●	Existing Tree	-
○	Existing Protected Tree	-
●	Arbutus 'Marina'	Marina Strawberry Tree
●	Arctostaphylos manzanita 'Dr. Hurd'	Dr. Hurd Manzanita
●	Ceanothus 'Ray Hartman'	Ray Hartman Ceanothus
●	Cercis occidentalis	Western Redbud
●	Platanus racemosa	California Sycamore
●	Umbellularia californica	California Bay
SHRUBS		
●	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree
●	Baccharis pilularis ssp. conserguinea	Coyote Brush
●	Ceanothus 'Concha'	Concha Ceanothus
●	Dendromecon harfordii	Island Bush Poppy
●	Encelia californica	California Bush Sunflower
●	Eriogonum grande var. rubescens	San Miguel Island Buckwheat
●	Podocarpus gracilior (Afrocarpus gracilior)	African Fern Pine
●	Prunus ilicifolia ssp. lyonii	Catalina Cherry
●	Rosa californica	California Rose
●	Salvia leucophylla 'Point Sal Spreader'	Purple Sage
●	Solanum xanthi 'Mountain Pride'	Purple Nightshade
●	Trichostema 'Midnight Magic'	Midnight Magic Blue Curtis
●	Verbena ilacina 'De La Mina'	Cedros Island Verbena
GROUNDCOVER & VINES		
●	Baccharis pilularis 'Pigeon Plant'	Dwarf Coyote Brush
●	Clematis lasiantha	Chaparral Clematis
●	Ficus pumila	Creeping Fig
●	Rubus ursinus	California Blackberry
●	Salvia somnensis 'Mrs. Beard'	Mrs. Beard Creeping Sage
●	Salvia 'Dara's Choice'	Dara's Choice Sage

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NOT FOR CONSTRUCTION

PROJECT NAME:
600 N. ROSEMEAD AVE

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER:

CLIENT NAME: ELYSIAN HOUSING **CLIENT ADDRESS:**

[place]

(landscape and architectural collaborator)
8590 National Blvd
Culver City, CA 90232
310.450.6100

**LEVEL 1 COURTYARD
PLANTING LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
●	Ulmus parvifolia 'Alter'	Chinese Elm
●	Umbellularia californica	California Bay
PERENNIALS		
●	Agastache urticifolia	Nettle Leaf Giant Hyssop
●	Aquilegia formosa	Western Columbine
●	Heuchera maxima	Island Alumroot
●	Lupinus latifolius	Broadleaf Lupine
●	Salvia chiapensis	Chiapas Sage
●	Salvia spathacea	Hummingbird Sage
SHRUBS		
●	Holodiscus discolor	Ocean Spray
●	Lepechinia fragrans	Fragrant Pitcher Sage
●	Ribes speciosum	Fuchsia-flowering Gooseberry
GRASSES & FERNS		
●	Liriope spicata 'Silver Dragon'	Variegated Lily Turf
●	Lomandra 'Platinum Beauty'	Variegated Dwarf Mat Rush
●	Woodwardia fimbriata	Giant Chain Fern
GROUNDCOVER & VINES		
●	Berberis aquifolium var. repens	Creeping Barberry
●	Clematis lasiantha	Chaparral Clematis



1 LEVEL 1 PLANTING PLAN
SCALE: 1/8" = 1'-0"

DRAWING TITLE:
BUILDING B
PLANTING PLAN
LEVEL 1
CONSOLIDATED DESIGN REVIEW

Date: 03/09/2026
Drawn by: [Signature]
Checked by: [Signature]

B-L3.02

Scale: As Noted