



New Project Information

The City of Rocklin is processing the below referenced application(s) for project approval. The request is now being reviewed for compliance with the requirements and regulations of relevant City, State, and Federal agencies, and Utility providers. Once any issues have been resolved a hearing date will be set and public notice provided to alert neighbors and interested parties of the hearing date, availability of project information, the opportunity to comment on the project.

Application Received: April 30, 2026

Project Name and Requested Approvals:

Clements Sign Shop

BARRO Zone (BZ2026-0002)

- Design Review

Staff Description of Project:

The project is a request for a Design Review, pursuant to the Business Attraction, Retention, and Revitalization (BARRO) Overlay Zone, to allow for the development of an existing ±0.26-acre vacant site with a commercial building. The applicant proposes to construct a new 1,800-square-foot commercial building, with a covered porch, to be used as a commercial sign shop. Customer traffic is expected to be approximately one to two visits per day. On-site staffing is anticipated to consist of two to three employees at any given time.

Location:

The property is located at 4920 Pacific Street, Rocklin CA 95677 (APN: 010-072-002).

Land Use Designation(s)/Zoning:

The property is designated Mixed Use (MU) in the Rocklin General Plan. The property is zoned General Retail/Service Commercial (C-4) / Residential Minimum Density Overlay (RMDO-MU10+) and is located within the BARRO Overlay Zone.

This project does / XX does not require modification or change of the land use designations and regulations currently applicable to the project site.

Compliance with the California Environmental Quality Act:

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

Applicant & Property Owner:

The applicant is Robert Wood with Millennium Planning and Engineering and the property owner is Zachariah Clements.

Attached Information:

For additional detail, please visit the following link: <https://www.rocklin.ca.us/post/>

LEGEND	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING CONCRETE
	EXISTING ASPHALT
	EXISTING OVERHEAD UTILITY LINES
	EXISTING UTILITY POLE
	EXISTING GAS MAIN
	EXISTING SEWER LINE
	EXISTING WATER SERVICE
	EXISTING LIGHTING INFRASTRUCTURE
	EXISTING CONCRETE CURB
	EXISTING TREE TO REMAIN
	EXISTING TREE TO REMOVE
	PROPOSED PERVIOUS PAVERS
	PROPOSED CONCRETE
	PROPOSED LANDSCAPE AREA
	PROPOSED PLANTER
	PROPOSED SEWER SERVICE
	PROPOSED SEWER CLEANOUT
	PROPOSED WATER SERVICE
	PROPOSED WATER METER LOCATION
	PROPOSED FLOW LINE
	PROPOSED OVERHEAD UTILITY LINE
	PROPOSED STREET LIGHT
	PROPOSED ADA PATH OF TRAVEL
	PROPOSED ROCK OUTLET PROTECTION
	FINISHED FLOOR ELEVATION
	CONCRETE ELEVATION
	PAVEMENT ELEVATION
	FLOW LINE ELEVATION
	MATCH EXISTING ELEVATION
	PROPOSED CHANNEL DRAIN

SITE STATISTICS

DESCRIPTION	AREA (SF)
BUILDING (PER ARCHITECT)	1,650
CONCRETE (PARKING, WALKWAY, CURBS)	1,692
PERVIOUS PAVERS	3,212
TRASH ENCLOSURE	40
LANDSCAPE	4,656
TOTAL SITE AREA	11,250

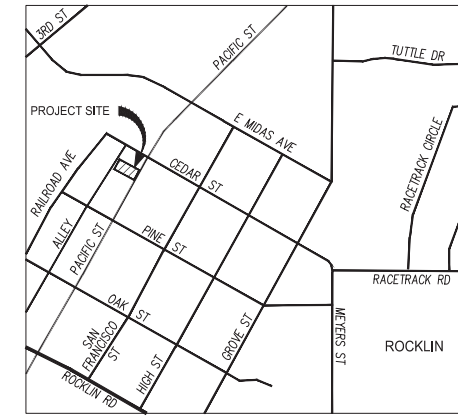
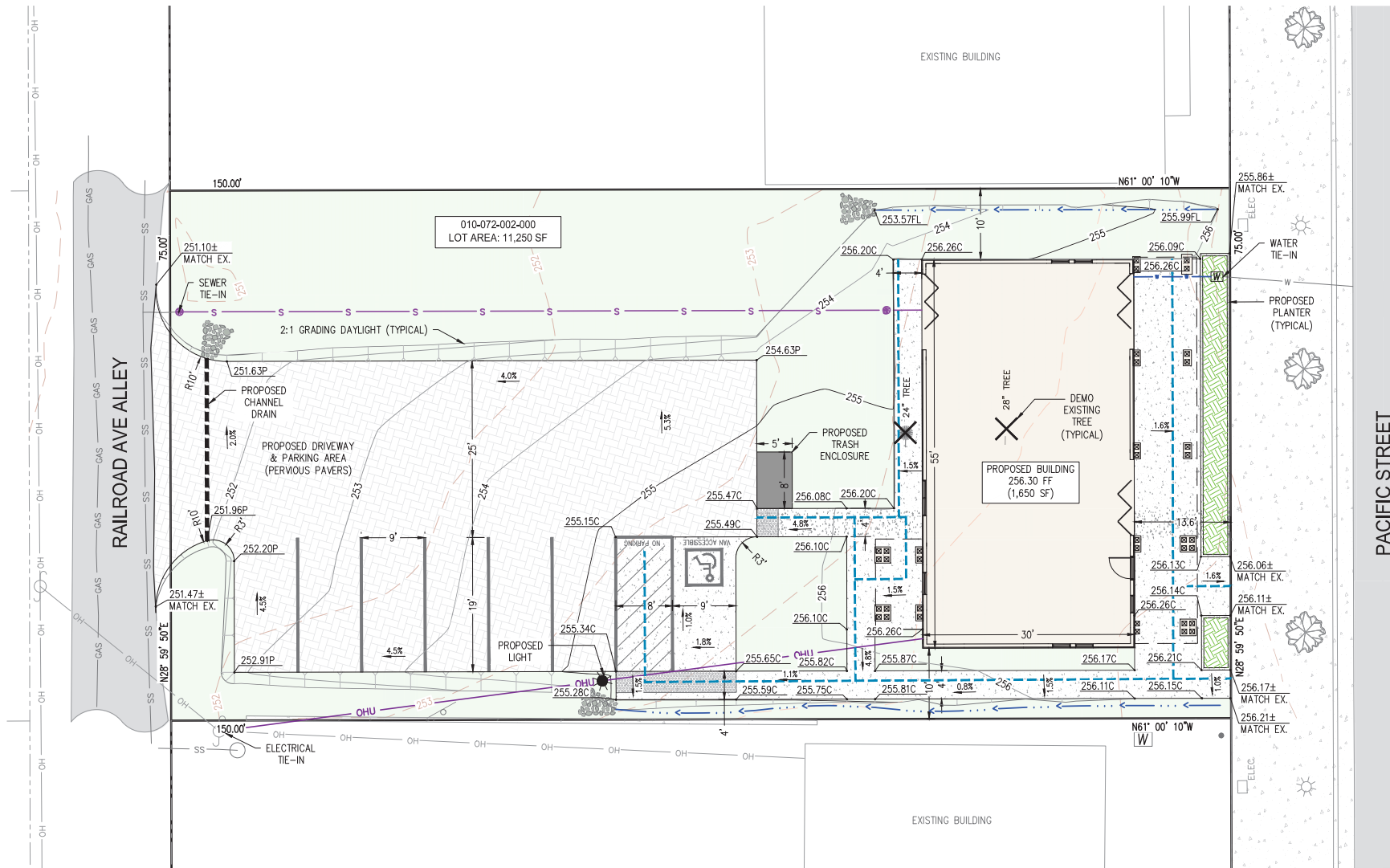
EARTHWORK CALCULATIONS

CUT:	0	C.Y.
FILL:	140	C.Y.
TOTAL:	140	C.Y. IMPORT

PARKING STATISTICS

REQUIRED: 1 PARKING SPACE / 250 SF BUILDING AREA
 1,650 SF BUILDING AREA / 250 SF = 6.6 PARKING SPACES REQUIRED

PROPOSED: (1) VAN ACCESSIBLE PARKING SPACE
 (6) STANDARD PARKING SPACES
 (7) TOTAL PROPOSED PARKING SPACES



OWNER / DEVELOPER

ZACHARIAH CLEMENTS
 3049 BEARDSLEY WAY
 ROSEVILLE, CALIFORNIA 95661
 PHONE: (530) 205-8750

PROPERTY ADDRESS

4926 PACIFIC STREET
 ROCKLIN, CALIFORNIA 95677

PLANNING / ENGINEERING / SURVEYING

MILLENNIUM PLANNING, ENGINEERING & SURVEYING
 159 SOUTH AUBURN STREET
 GRASS VALLEY, CALIFORNIA 95945
 PHONE: (530) 446-6765
 CONTACT: ROBERT WOOD, AICP (ROB@MILLPE.COM)

ARCHITECTURE

TR-ARCHITECTURE
 PHONE: (530) 205-8750
 CONTACT: THOMAS ROMAN (TOM@TR-ARCHITECTURE.COM)

GENERAL PLAN / ZONING

GENERAL PLAN: MIXED USE (MU)
 ZONING: GENERAL RETAIL/SERVICE COMMERCIAL (C-4) ZONE WITHIN THE RESIDENTIAL MINIMUM DENSITY OVERLAY- MIXED USE +10 (RMDO-MU10+) ZONE AND THE BUSINESS ATTRACTION, RETENTION, AND REVITALIZATION OVERLAY (BARRO) ZONE

ASSESSOR'S PARCEL NUMBER

010-072-002-000

LOT AREA

11,250 S.F.

SERVICE PROVIDERS

ELECTRICITY: PG&E
 TELEPHONE: AT&T
 WATER: PCWA
 SEWER: SPMUD

BASIS OF BEARING

THE MERIDIAN OF THIS SURVEY IS BASED ON NAD 83 CALIFORNIA STATE PLANE COORDINATE SYSTEM ZONE 2. DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET AND DECIMALS THEREOF.

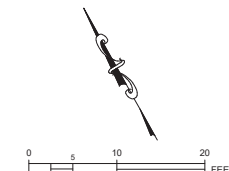
GRID TO GROUND SCALE FACTOR = 1.000079906

VERTICAL DATUM

THE VERTICAL DATUM IS BASED ON NAVD 88 DETERMINED BY A MINIMUM 2 HOUR STATIC GPS OBSERVATION POST PROCESSED USING OPUS.

EROSION CONTROL NOTE

EROSION CONTROL PLANS TO BE COMPLETED DURING FINAL DESIGN PHASE.



MILLENNIUM
 PLANNING ENGINEERING SURVEYING

159 SOUTH AUBURN STREET, GRASS VALLEY, CA 95945 (530) 446-6765

DATE	DESCRIPTION	REV.

CLEMENTS SIGNAGE SHOP
 4926 PACIFIC STREET
 ROCKLIN, CALIFORNIA 95667

PRELIMINARY SITE, GRADING, DRAINAGE & UTILITY PLAN

REGISTERED PROFESSIONAL ENGINEER
 TALLAN A. SPARKS
 No. C95724
PRELIMINARY
 CIVIL
 STATE OF CALIFORNIA

DESIGNED BY: LAS
 DRAWN BY: LAS
 PROJECT NO.: 26-0126
 DATE: 4/15/2026
 SHEET NUMBER:
C1.0

LEGEND:

106 ROOM NUMBER
- SEE ROOM FINISH SCHEDULE, SHEET A-XXX

4 KEY NOTE
- SEE KEY NOTES THIS SHEET

FE FIRE EXTINGUISHER
PROVIDE FIRE EXTINGUISHER WITHIN SURFACE MOUNTED CABINET
- FIRE EXTINGUISHERS SHALL HAVE A MINIMUM RATING OF 2A:10BC
- MINIMUM ONE FIRE EXTINGUISHER FOR EVERY 3,000 SQ. FT.
- MAXIMUM TRAVEL DISTANCE NOT TO EXCEED 75 FT. TO ALL INTERIOR PORTIONS OF THE SPACE
- FINAL LOCATIONS TO BE DETERMINED IN FIELD WITH LOCAL FIRE DEPARTMENT OFFICIALS

WAREHOUSE BUILDING -
NEW EXTERIOR WALL / STEEL PANEL SIDING

2x6 WOOD FRAMED INTERIOR PARTITION WITH R-21 BATT INSULATION
2x6 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE
- SEE PARTITION DETAILS ON SHEET A-XXX

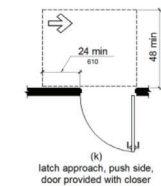
2x4 WOOD FRAMED INTERIOR PARTITION
2x4 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE
- SEE PARTITION DETAILS ON SHEET A-XXX

GENERAL NOTES:

MAXIMUM OCCUPANT SEATING SHALL BE PROVIDED IN ACCORDANCE WITH THE CBC IF DEEMED NECESSARY BY THE LOCAL BUILDING OFFICIALS.
SWITCHES, OUTLETS, AND JUNCTION BOXES SHALL NOT BE INSTALLED BACK TO BACK.
DOORS SHALL BE LOCATED SO AS TO ALLOW A FULL 90 DEGREE OPENING AT A MAXIMUM OF 4" FROM ADJACENT WALLS OR PARTITIONS WITHOUT INTERFERENCE FROM LATCHSETS, DOORS, OR OTHER HARDWARE.
MANEUVERING CLEARANCES AT DOORS SHALL COMPLY WITH ACCESSIBILITY REQUIREMENTS OF CBC CHAPTER 11-B. DOORS, OPEN TO ANY POSITION, SHALL NOT REDUCE THE REQUIRED WIDTH OF MANEUVERING CLEARANCES BY MORE THAN 5" WHEN FULLY OPEN.
ALL DRAPES, HANGINGS, CURTAINS, DROPS, AND ALL OTHER DECORATIVE MATERIAL, INCLUDING CHRISTMAS TREES, THAT WOULD TEND TO INCREASE THE FIRE AND PANIC HAZARD SHALL BE MADE FROM A NONFLAMMABLE MATERIAL OR SHALL BE TREATED AND MAINTAINED IN A FLAME-RETARDANT CONDITION BY MEANS OF A FLAME-RETARDANT SOLUTION APPROVED BY THE STATE FIRE MARSHAL. CCR TITLE 19, SECTION 3.06.
NO HAZARDOUS MATERIALS TO BE STORED OR USED IN THE BUILDING.
PLUMBING FIXTURES TO COMPLY WITH CAL-GREEN INDOOR WATER USE REQUIREMENTS:
WATER CLOSET = 1.28 GALLONS PER FLUSH MAX.
LAVATORY FAUCETS = 0.5 GPM MAX. AT 60 PSI
KITCHEN FAUCETS = 2.2 GPM MAX. AT 60 PSI

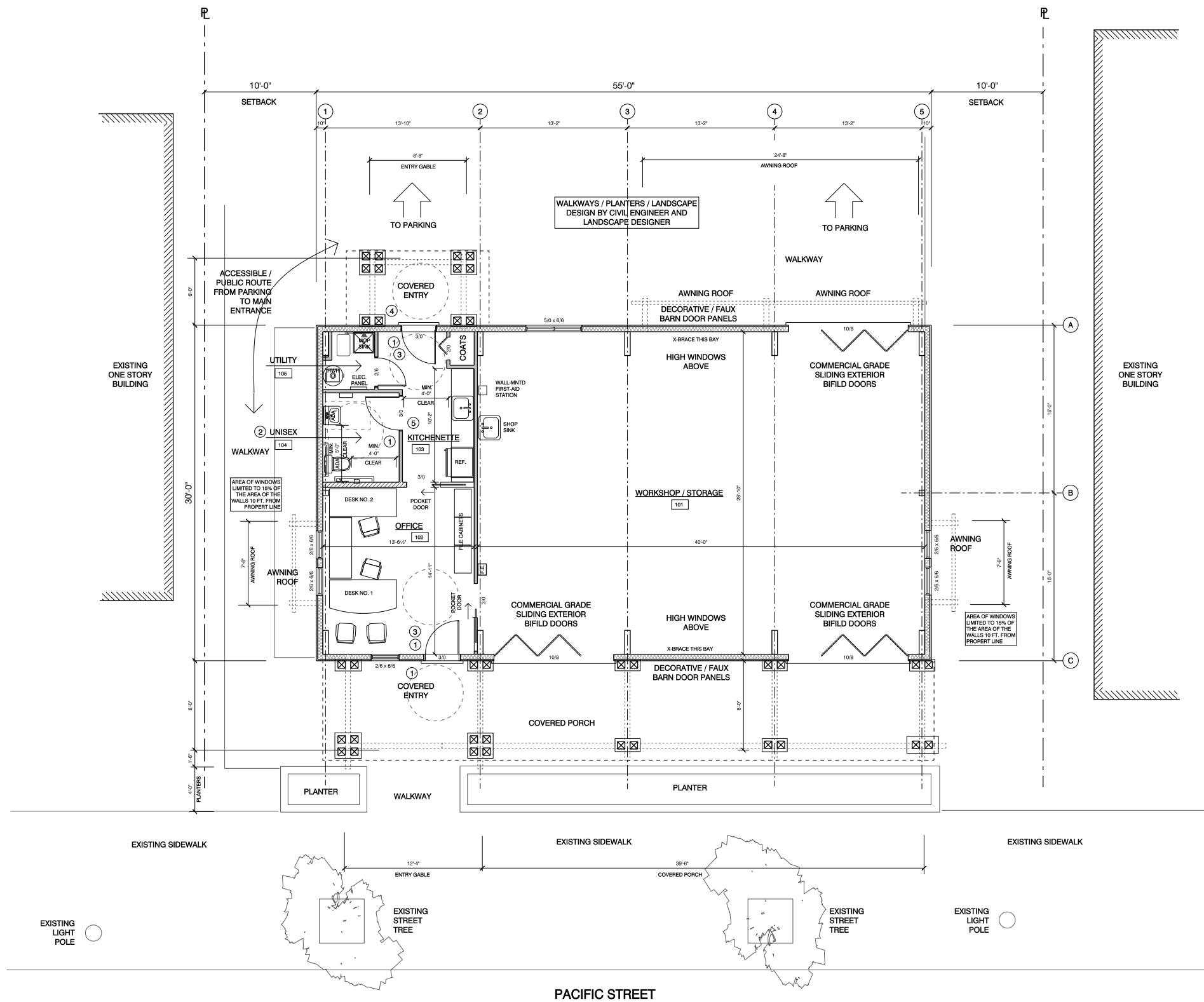
KEY NOTES:

- 1 PROVIDE MINIMUM 18 INCH STRIKE-SIDE CLEARANCE ON FULL SIDE OF ALL INTERIOR DOORS
- 2 NEW ACCESSIBLE TOILET ROOM TO FULLY COMPLY WITH ALL APPLICABLE REQUIREMENTS OF CBC SECTION 11-B
- 3 EGRESS DOOR / HARDWARE - EGRESS HARDWARE SHALL OPEN LOCK / LATCH WITH SINGLE ACTION PROVIDE SIGNAGE: "NO NOT LOCK DOOR DURING BUSINESS HOURS"
- 4 FIRE DEPARTMENT KEY BOX (KNOX BOX) - COORDINATE FINAL LOCATION AND DETAILS WITH LOCAL FIRE DEPARTMENT REQUIREMENTS - SEE NOTATIONS ON SHEET A-001
- 5 PROVIDE MINIMUM DOOR MANEUVERING CLEARANCES AS PER CBC SECTION 11B-404.2 - LATCH APPROACH, PUSH SIDE, DOOR WITH CLOSER



ANALYSIS:

FLOOR AREA: 1,650 SQ. FT.
COVERED PORCHES: 500 SQ. FT.



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



PROPOSED SIGNAGE SHOP FOR ZACHARIAH CLEMENTS / FOOTHILLS SIGNPOST
4926 PACIFIC STREET, ROCKLIN, CA 95677
APN #010-072-002-000

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.

THOMAS ROMAN ARCHITECTURE EXPRESSLY RESERVE THEIR COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS.
THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WITHOUT THE WRITTEN PERMISSION OF THE OWNER AND CONTRACTOR FOR PERMITS AND CONSTRUCTION.
THESE DOCUMENTS SHALL NOT BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF THOMAS ROMAN ARCHITECTURE.

REMARKS	DATE
PLANNING / DRC	04-16-26

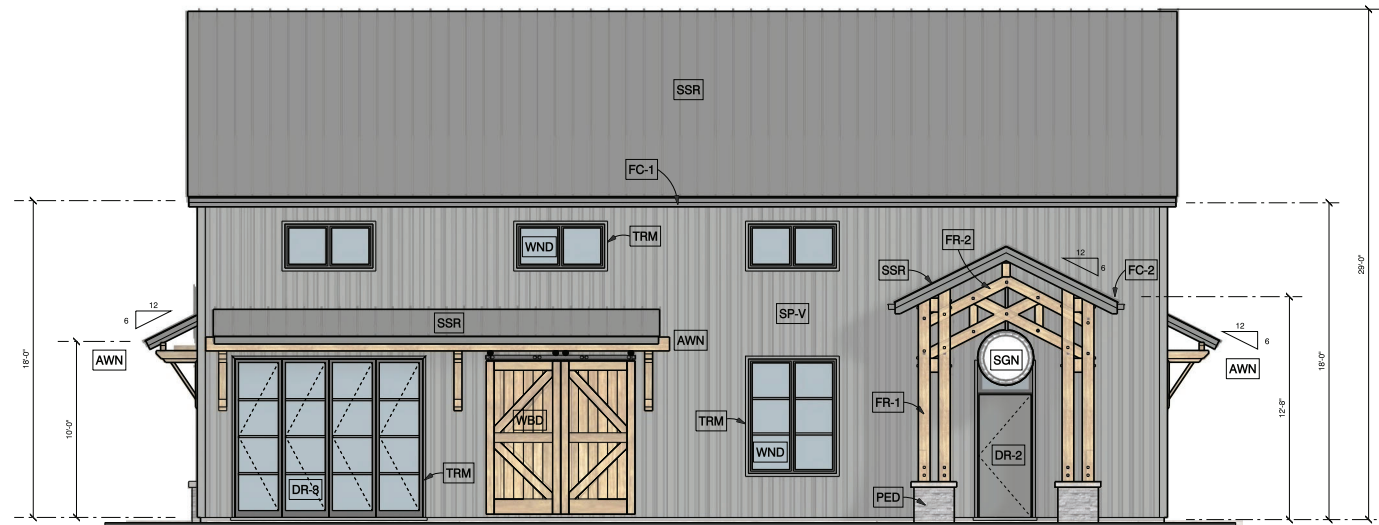
ALL FIELD CHANGES TO APPROVED SET OF PLANS SHALL BE FIRST APPROVED BY THE BUILDING DEPARTMENT. FAILURE TO PROVIDE CHANGES TO THE BUILDING DEPARTMENT MAY BE CAUSE FOR THE DEPARTMENT TO ISSUE A STOP WORK NOTICE.

FOLDER: Pacific St. Signage Shop
DRAWN BY: TR / JF
FILE: A1

LOWER PLAN
A1

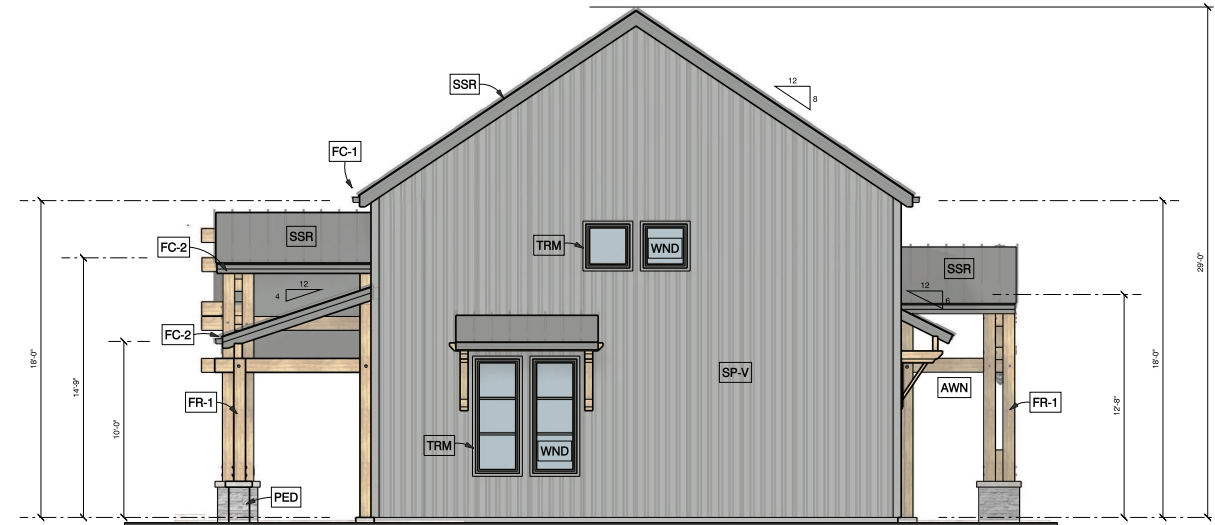
EXTERIOR FINISH MATERIAL KEY:

- SP-V** METAL BOX-RIB PANEL SIDING - VERTICAL - COLOR: MANUFACTURER'S STANDARD ZINC GRAY (MEDIUM GRAY)
- TRM** PRE-FINISHED METAL TRIMS AT ALL WINDOWS AND DOORS - COLOR: MANUFACTURER'S STANDARD ZINC GRAY (MEDIUM GRAY)
- SSR** STANDING SEAM METAL ROOF - COLOR: MANUFACTURER'S STANDARD MIDNIGHT BRONZE (DARK GRAY)
- FR-1** ROUGH-SAWN 8x8 POSTS - WITH EXPOSED CONNECTIONS - COLOR: BLACK
- FR-2** FIELD FABRICATED GABLE TRUSS OF ROUGH-SAWN LUMBER - WITH EXPOSED CONNECTIONS - COLOR: BLACK
- FR-3** EXPOSED ROUGH-SAWN BEAMS, RAFTERS AND FRAMING - WITH EXPOSED CONNECTIONS - COLOR: BLACK
- WBD** FAUX / DECORATIVE WOOD "BARN DOOR" PANELS ANCHORED TO EXTERIOR WALL - COLOR: NATURAL FINISH WITH MEDIUM STAIN - HARDWARE COLOR: BLACK
- PED** RAISED PEDESTALS AT COLUMNS WITH THIN STONE VENEER - STONE TO BE CORANADO STRIP STONE - BLACK FOREST CAP TO BE CORANADO FLAGSTONE CAP - LIGHT GREY
- SGN** SIGNAGE BY OWNER
- DR-1** MAIN ENTRY DOOR WITH WOOD FINISHES - COLOR: NATURAL FINISH WITH MEDIUM STAIN
- DR-2** HOLLOW METAL DOOR AND FRAME - COLOR: MANUFACTURER'S STANDARD ZINC GRAY (MEDIUM GRAY)
- DR-3** METAL EXTERIOR COMMERCIAL GRADE BI-FOLD DOOR SYSTEM - COLOR: MANUFACTURER'S STANDARD BLACK OR DARK BRONZE
- WND** HIGH QUALITY METAL WINDOWS / STOREFRONT WINDOW SYSTEMS - COLOR: MANUFACTURER'S STANDARD BLACK OR DARK BRONZE
- AWN** ROUGH-SAWN TIMBER AWNING ROOF BRACKETS ANCORED TO EXTERIOR WALL - WITH EXPOSED CONNECTIONS - COLOR: BLACK
- FC-1** HIGH ROOF FASCIA / GUTTERS TO BE PRE-FINISHED METAL BY PRE-FABRICATED METAL BUILDING SUPPLIER - COLOR: MANUFACTURER'S STANDARD MIDNIGHT BRONZE (DARK GRAY)
- FC-2** PORCH AND AWNING ROOF FASCIA TO BE WRAPPED WITH PRE-FINISHED METAL / METAL GUTTERS - COLOR: MANUFACTURER'S STANDARD MIDNIGHT BRONZE (DARK GRAY)



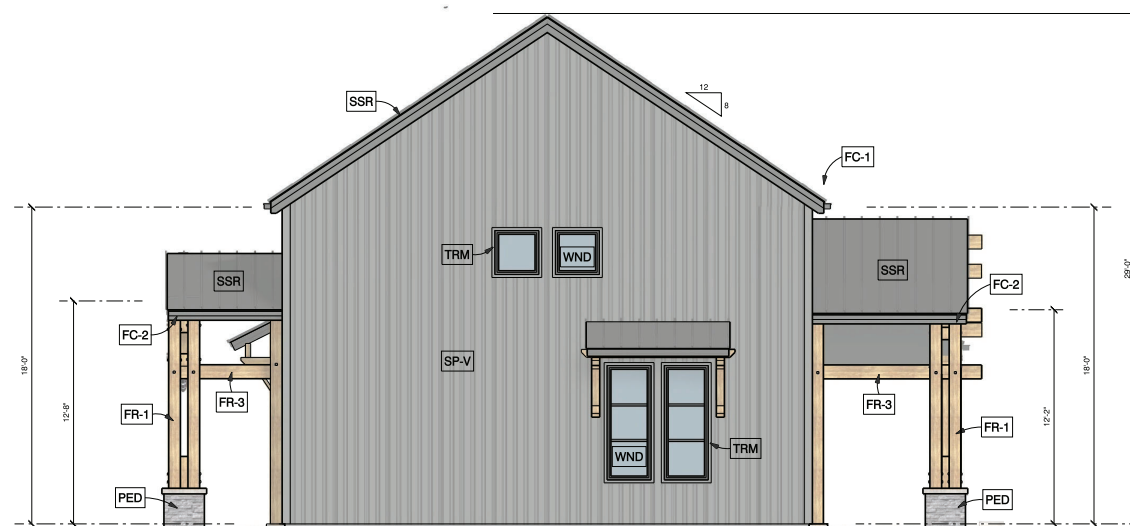
REAR ELEVATION

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



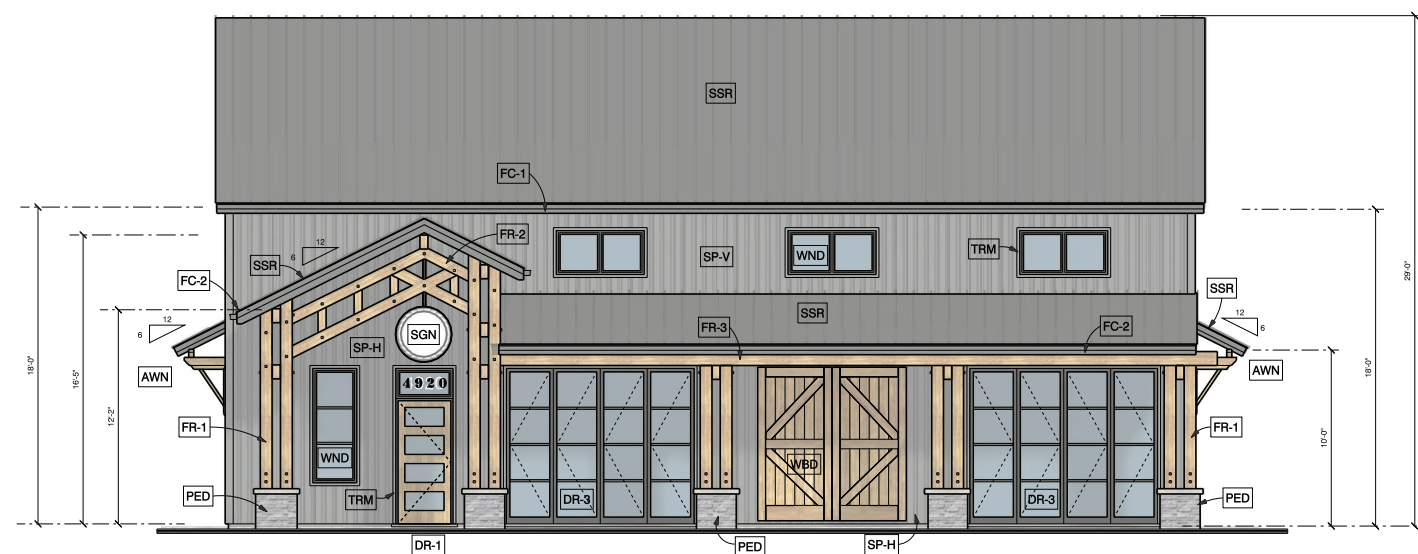
RIGHT ELEVATION

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



LEFT ELEVATION

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



FRONT ELEVATION

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

**PROPOSED SIGNAGE SHOP
 FOR ZACHARIAH CLEMENTS /
 FOOTHILLS SIGNPOST**
 4926 PACIFIC STREET, ROCKLIN, CA 95677
 APN #010-072-002-000

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REMARKS DATE

PLANNING / DRC
 04-16-26

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FOLDER Pacific St. Signage Shop
 DRAWN BY TR/JF
 FILE AS

ELEVATIONS

A3



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PROPOSED SIGNAGE SHOP
FOR ZACHARIAH CLEMENTS /
FOOTHILLS SIGNPOST

RENDERING IMAGE
NOT TO SCALE
DATE: 03/09/26

VIEW FROM PACIFIC STREET





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PROPOSED SIGNAGE SHOP
4926 PACIFIC STREET
APN #010-072-002-000

PROPOSED MATERIALS / COLORS
NOT TO SCALE
DATE: 04/15/26

VIEW FROM PACIFIC STREET





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PROPOSED SIGNAGE SHOP
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APN #010-072-002-000

PROPOSED MATERIALS / COLORS
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DATE: 04/15/26

VIEW FROM
PACIFIC STREET





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PROPOSED SIGNAGE SHOP
4926 PACIFIC STREET
APN #010-072-002-000

PROPOSED MATERIALS / COLORS
NOT TO SCALE
DATE: 04/15/26

VIEW FROM PACIFIC STREET





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PROPOSED SIGNAGE SHOP
4926 PACIFIC STREET
APN #010-072-002-000

PROPOSED MATERIALS / COLORS
NOT TO SCALE
DATE: 04/15/26

VIEW FROM PARKING /
RAILROAD AVE ALLEY





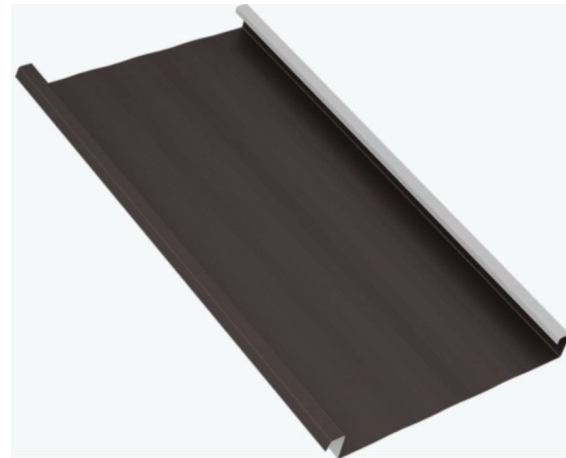
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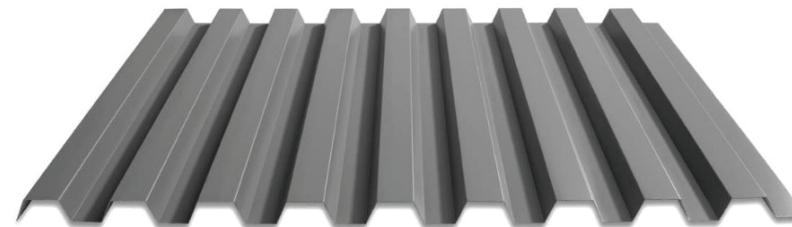
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4926 PACIFIC STREET
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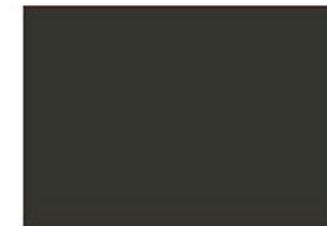
VIEW FROM PACIFIC STREET



STANDING SEAM METAL
ROOF PANELS
COLOR: MANUFACTURER'S
STANDARD MIDNIGHT BRONZE
(DARK GRAY)



METAL BOX-RIB PANEL SIDING
- VERTICAL -
COLOR: MANUFACTURER'S
STANDARD ZINC GRAY
(MEDIUM GRAY)



Cool MIDNIGHT BRONZE

STANDING SEAM METAL ROOF
COLOR: MANUFACTURER'S STANDARD
MIDNIGHT BRONZE (DARK GRAY)

ROOF FASCIA / GUTTERS / TRIMS TO BE
PRE-FINISHED METAL
COLOR: MANUFACTURER'S STANDARD
MIDNIGHT BRONZE (DARK GRAY)



ROUGH-SAWN 8x8 POSTS
COLOR: NATURAL FINISH WITH MEDIUM STAIN

FIELD FABRICATED GABLE TRUSS OF ROUGH-
SAWN LUMBER
COLOR: NATURAL FINISH WITH MEDIUM STAIN

ROUGH-SAWN BEAMS, RAFTERS AND FRAMING
COLOR: NATURAL FINISH WITH MEDIUM STAIN

FAUX / DECORATIVE WOOD "BARN DOOR" PANELS
COLOR: NATURAL FINISH WITH MEDIUM STAIN

MAIN ENTRY DOOR WITH WOOD FINISHES
COLOR: NATURAL FINISH WITH MEDIUM STAIN

ROUGH-SAWN TIMBER AWNING ROOF BRACKETS
COLOR: NATURAL FINISH WITH MEDIUM STAIN



Flagstone Post Cap - Light Grey



Coronado Strip Stone - Black Forest

RAISED PEDESTALS AT COLUMNS
WITH THIN STONE VENEER

STONE TO BE CORANADO STRIP
STONE - BLACK FOREST

CAP TO BE CORANADO
FLAGSTONE CAP - LIGHT GREY



Cool ZINC GRAY

METAL BOX-RIB PANEL SIDING - VERTICAL -
COLOR: MANUFACTURER'S STANDARD
ZINC GRAY (MEDIUM GRAY)

PRE-FINISHED METAL TRIMS AT ALL
WINDOWS AND DOORS COLOR:
MANUFACTURER'S STANDARD ZINC
GRAY (MEDIUM GRAY)

HOLLOW METAL DOOR AND FRAME
COLOR: MANUFACTURER'S STANDARD
ZINC GRAY (MEDIUM GRAY)

METAL EXTERIOR COMMERCIAL GRADE
BI-FOLD DOOR SYSTEM
COLOR: MANUFACTURER'S STANDARD
DARK BRONZE

HIGH QUALITY METAL WINDOWS /
STOREFRONT WINDOW SYSTEMS
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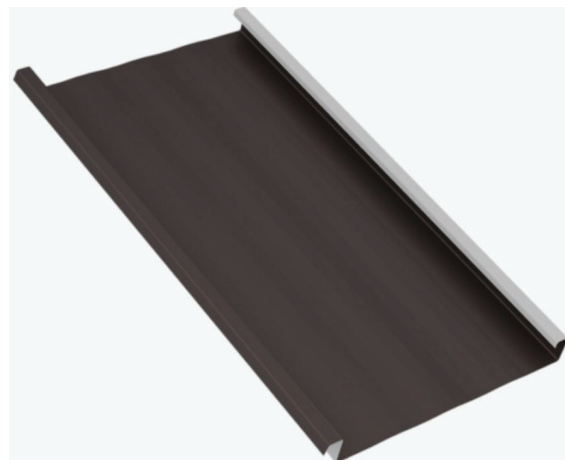
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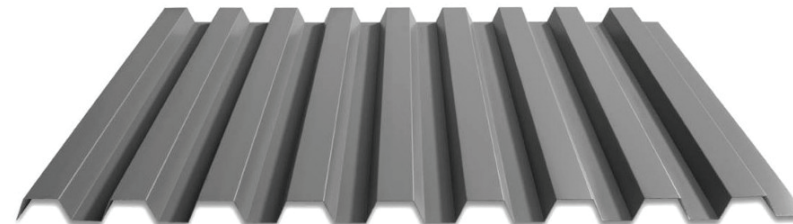
PROPOSED SIGNAGE SHOP
4926 PACIFIC STREET
APN #010-072-002-000

PROPOSED MATERIALS / COLORS
NOT TO SCALE
DATE: 04/15/26

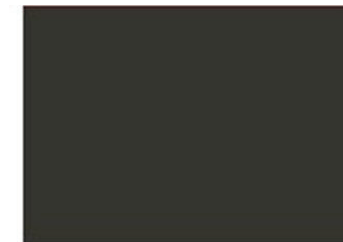
VIEW FROM PARKING / RAILROAD AVE ALLEY



STANDING SEAM METAL
ROOF PANELS
COLOR: MANUFACTURER'S
STANDARD MIDNIGHT BRONZE
(DARK GRAY)



METAL BOX-RIB PANEL SIDING
- VERTICAL -
COLOR: MANUFACTURER'S
STANDARD ZINC GRAY
(MEDIUM GRAY)



STANDING SEAM METAL ROOF
COLOR: MANUFACTURER'S STANDARD
MIDNIGHT BRONZE (DARK GRAY)

ROOF FASCIA / GUTTERS / TRIMS TO BE
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MIDNIGHT BRONZE (DARK GRAY)

Cool MIDNIGHT BRONZE



Flagstone Post Cap - Light Grey



METAL BOX-RIB PANEL SIDING - VERTICAL -
COLOR: MANUFACTURER'S STANDARD
ZINC GRAY (MEDIUM GRAY)

PRE-FINISHED METAL TRIMS AT ALL
WINDOWS AND DOORS COLOR:
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GRAY (MEDIUM GRAY)

HOLLOW METAL DOOR AND FRAME
COLOR: MANUFACTURER'S STANDARD
ZINC GRAY (MEDIUM GRAY)

Cool ZINC GRAY



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MAIN ENTRY DOOR WITH WOOD FINISHES
COLOR: NATURAL FINISH WITH MEDIUM STAIN

ROUGH-SAWN TIMBER AWNING ROOF BRACKETS
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Coronado Strip Stone - Black Forest

RAISED PEDESTALS AT COLUMNS
WITH THIN STONE VENEER

- STONE TO BE CORANADO STRIP
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FLAGSTONE CAP - LIGHT GREY

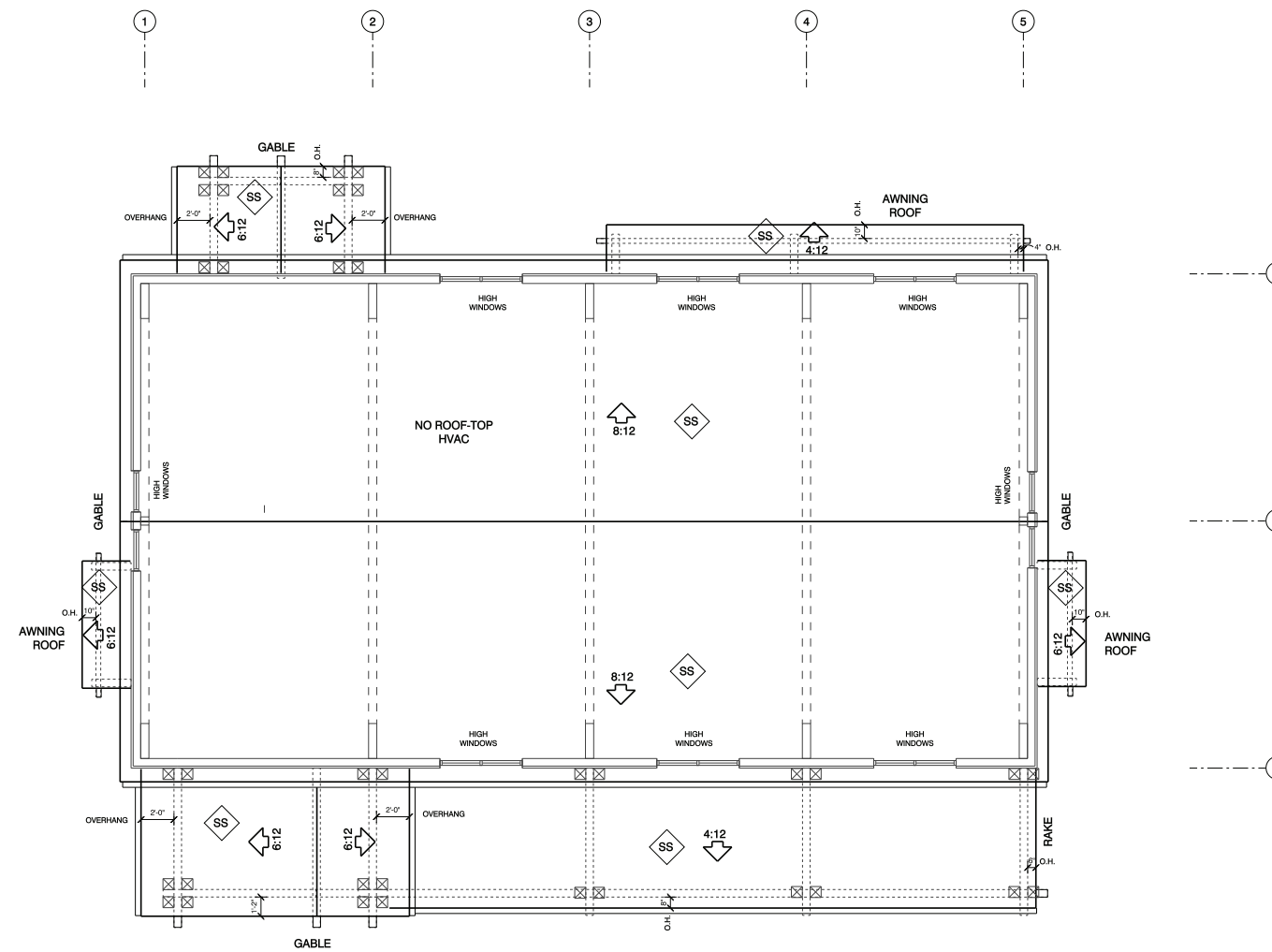


METAL EXTERIOR COMMERCIAL GRADE
BI-FOLD DOOR SYSTEM
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DARK BRONZE

HIGH QUALITY METAL WINDOWS /
STOREFRONT WINDOW SYSTEMS
COLOR: MANUFACTURER'S STANDARD
DARK BRONZE

LEGEND

- SS **STANDING SEAM METAL ROOFING:**
 PRE-FINISHED METAL STANDING SEAM ROOF PANELS WITH CONCEALED FASTENING SYSTEM.
 FIRE CLASSIFICATION CLASS A
 COLOR: MANUFACTURERS STANDARD MIDNIGHT BRONZE (DARK GRAY)
 INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND U.L. LISTING.
 ALL FLASHING, TRIMS AND ACCESSORIES SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND U.L. LISTING.
- AT THE TIME OF INSPECTION, THE ROOF MANUFACTURERS SPECIFICATIONS, INSTALLATION INSTRUCTIONS AND APPLICABLE ES REPORT SHALL BE ON SITE.
- *LEAF-GUARD* TYPE PREFINISHED METAL GUTTERS AND DOWNSPOUTS.
 DOWNSPOUTS SHALL BE CONNECTED TO UNDERGROUND DRAINPIPES - SEE SITE PLANS.



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



**PROPOSED SIGNAGE SHOP
 FOR ZACHARIAH CLEMENTS /
 FOOTHILLS SIGNPOST**
 4926 PACIFIC STREET, ROCKLIN, CA 95677
 APN #010-072-002-000

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
 CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.

THOMAS ROMAN ARCHITECTURE EXPRESSLY RESERVE THEIR COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS.
 THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, EXCEPT AS NEEDED BY THE OWNER AND CONTRACTOR FOR PERMITS AND CONSTRUCTION.
 THESE DOCUMENTS SHALL NOT BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF THOMAS ROMAN ARCHITECTURE.

REMARKS	DATE
PLANNING / DRC	04-16-26

ALL FIELD CHANGES TO APPROVED SET OF PLANS SHALL BE FIRST APPROVED BY THE BUILDING DEPARTMENT. FAILURE TO PROVIDE CHANGES TO THE BUILDING DEPARTMENT MAY BE CAUSE FOR THE DEPARTMENT TO ISSUE A STOP WORK NOTICE.

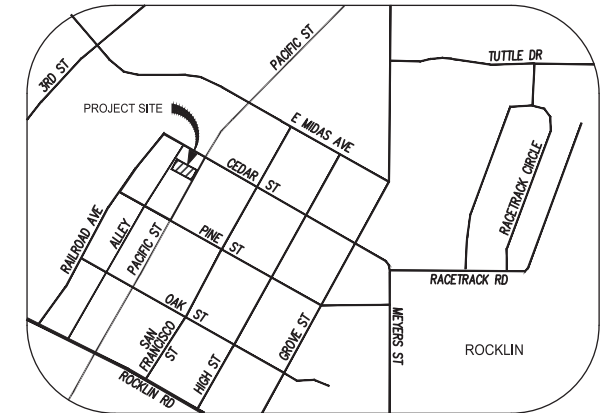
FOLDER Pacific St. Signage Shop
 DRAWN BY TR / JF
 FILE A2

TOPOGRAPHIC BASE MAP

FOR:
CLEMENTS
APN # 010-072-002

LEGEND

- FOUND MONUMENT AS NOTED
- NOTHING FOUND, NOTHING SET
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- OVERHEAD ELECTRICAL LINE
- UTILITY POLE
- LIGHT POLE
- ELECTRICAL BOX
- WATER METER
- GAS LINE
- SEWER SANITATION LINE
- SEWER CLEANOUT
- CURB INLET
- TREE
- TREE TYPE & SIZE
- SIGN



LOCATION MAP

CLIENT

ZACHARIAH CLEMENTS
3049 BEARDSLEY WAY
ROSEVILLE, CA 95661
PHONE: (530) 205-8750

PROPERTY ADDRESS

4920 PACIFIC ST
ROCKLIN, CA 95677

MAP PREPARED BY

MILLENNIUM PLANNING, ENGINEERING & SURVEYING
159 SOUTH AUBURN ST.
GRASS VALLEY, CA 95945
(530) 446-6765
CONTACT: ROBERT LAWLESS, P.E., P.L.S.

ASSESSOR'S PARCEL NUMBER

010-072-002

LOT AREA

11,250 S.F.

SERVICES

ELECTRICITY: PG&E
TELEPHONE: AT&T
WATER: PCWA
SEWER: SPMUD

BASIS OF BEARING

THE MERIDIAN OF THIS SURVEY IS BASED ON NAD 83 CALIFORNIA STATE PLANE COORDINATE SYSTEM ZONE 2. DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET AND DECIMALS THEREOF.

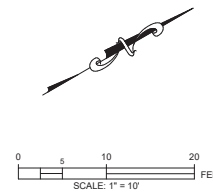
GRID TO GROUND SCALE FACTOR = 1.000079906

VERTICAL DATUM:

THE VERTICAL DATUM IS BASED ON NAVD 88 DETERMINED BY A MINIMUM 2 HOUR STATIC GPS OBSERVATION POST PROCESSED USING OPUS.

NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO PROVIDE A TOPOGRAPHIC SURVEY FOR PLANNING AND DESIGN PURPOSES.



TOPOGRAPHIC BASE MAP

4920 PACIFIC ST
ROCKLIN, CA 95677

CLEMENTS



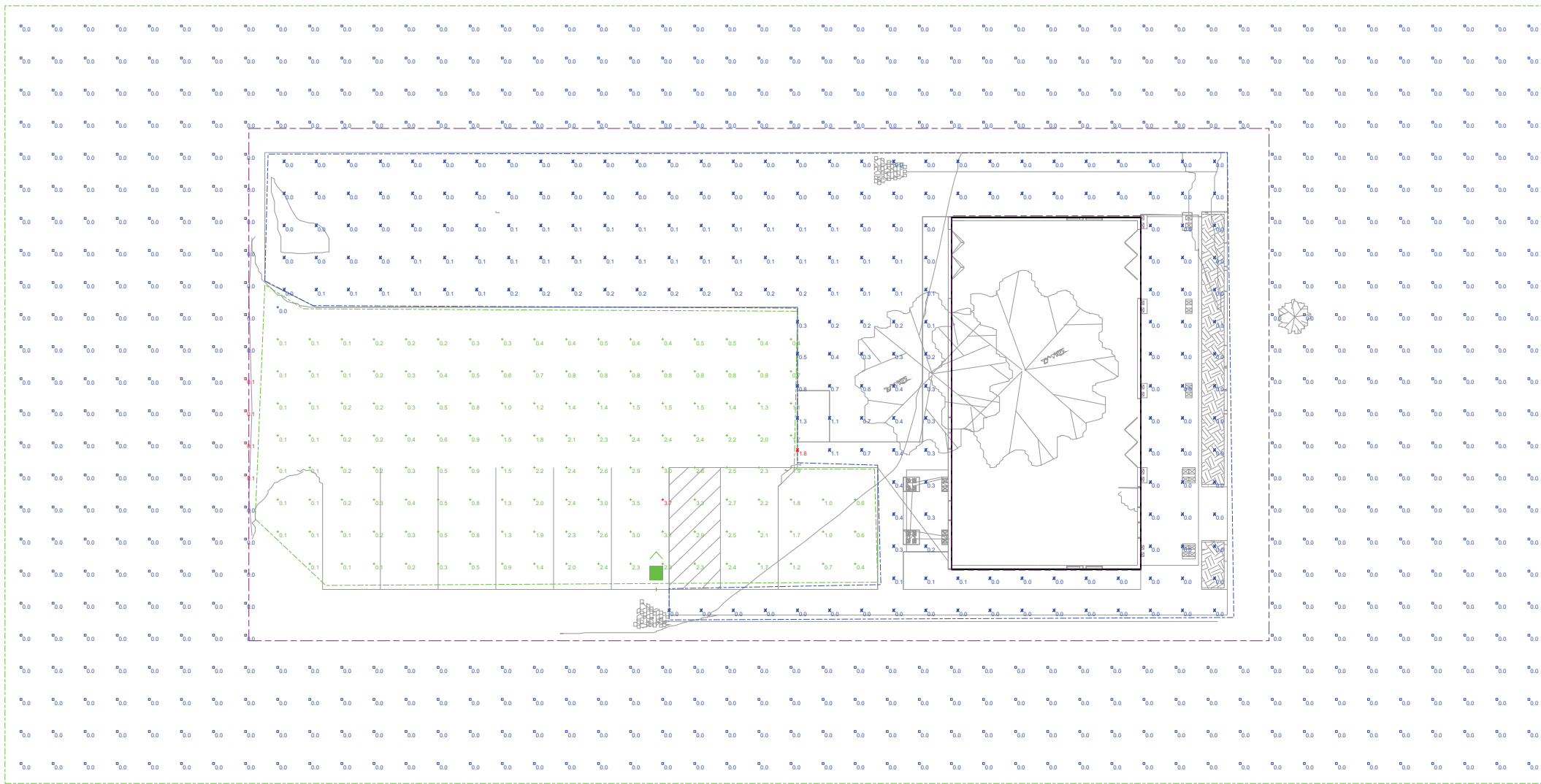
REV.	DESCRIPTION	DATE



DESIGNED BY:
DRAWN BY: ZLL
PROJECT NO.: 26-0126

SHEET NUMBER:
SV1

159 SOUTH AUBURN STREET, GRASS VALLEY, CA 95945



Plan View
Scale - 1" = 10ft



Specifications
EPA: 0.69 ft² (0.06m²)
Length: 32.71" (833mm)
Width: 14.26" (362mm)
Height H1: 7.88" (200mm)
Height H2: 2.73" (69mm)
Weight: 34 lbs (15.4kg)

Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.
The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.aualighting.com/designselect.
*See ordering tree for details.

Ordering Information EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAR2 PIRNH DBX0

DSX1 LED Series	LEDs	Color Temperature	Color Rendering Index	Distribution	Mounting	Shipped Included				
DSX1 LED	Forward optics (this section 70CRI only)	70CRI	AFR	Automotive front beam	TSM	Spot (medium)	MVOLT (20V-277V) ¹	SPA	Square pole mounting (H-tilt)	
P1	P6	30K	3000K	T15	Type 1 short	TSLG	Type 1 low glare	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P2	P7	40K	4000K	T24	Type 2 medium	TSM	Type 2 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P3	P8	50K	5000K	T30	Type 3 medium	BLC3	Type 3 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P4	P9	50K	5000K	T36	Type 4 medium	BLC3	Type 4 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P5	P10	50K	5000K	T42	Type 5 medium	BLC3	Type 5 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P6	P11	50K	5000K	T48	Type 6 medium	BLC3	Type 6 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P7	P12	50K	5000K	T54	Type 7 medium	BLC3	Type 7 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P8	P13	50K	5000K	T60	Type 8 medium	BLC3	Type 8 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P9	P14	50K	5000K	T66	Type 9 medium	BLC3	Type 9 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P10	P15	50K	5000K	T72	Type 10 medium	BLC3	Type 10 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P11	P16	50K	5000K	T78	Type 11 medium	BLC3	Type 11 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P12	P17	50K	5000K	T84	Type 12 medium	BLC3	Type 12 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P13	P18	50K	5000K	T90	Type 13 medium	BLC3	Type 13 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P14	P19	50K	5000K	T96	Type 14 medium	BLC3	Type 14 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P15	P20	50K	5000K	T102	Type 15 medium	BLC3	Type 15 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P16	P21	50K	5000K	T108	Type 16 medium	BLC3	Type 16 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P17	P22	50K	5000K	T114	Type 17 medium	BLC3	Type 17 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P18	P23	50K	5000K	T120	Type 18 medium	BLC3	Type 18 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P19	P24	50K	5000K	T126	Type 19 medium	BLC3	Type 19 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P20	P25	50K	5000K	T132	Type 20 medium	BLC3	Type 20 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P21	P26	50K	5000K	T138	Type 21 medium	BLC3	Type 21 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P22	P27	50K	5000K	T144	Type 22 medium	BLC3	Type 22 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P23	P28	50K	5000K	T150	Type 23 medium	BLC3	Type 23 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P24	P29	50K	5000K	T156	Type 24 medium	BLC3	Type 24 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P25	P30	50K	5000K	T162	Type 25 medium	BLC3	Type 25 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P26	P31	50K	5000K	T168	Type 26 medium	BLC3	Type 26 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P27	P32	50K	5000K	T174	Type 27 medium	BLC3	Type 27 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P28	P33	50K	5000K	T180	Type 28 medium	BLC3	Type 28 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P29	P34	50K	5000K	T186	Type 29 medium	BLC3	Type 29 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P30	P35	50K	5000K	T192	Type 30 medium	BLC3	Type 30 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P31	P36	50K	5000K	T198	Type 31 medium	BLC3	Type 31 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P32	P37	50K	5000K	T204	Type 32 medium	BLC3	Type 32 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P33	P38	50K	5000K	T210	Type 33 medium	BLC3	Type 33 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P34	P39	50K	5000K	T216	Type 34 medium	BLC3	Type 34 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P35	P40	50K	5000K	T222	Type 35 medium	BLC3	Type 35 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P36	P41	50K	5000K	T228	Type 36 medium	BLC3	Type 36 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P37	P42	50K	5000K	T234	Type 37 medium	BLC3	Type 37 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P38	P43	50K	5000K	T240	Type 38 medium	BLC3	Type 38 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P39	P44	50K	5000K	T246	Type 39 medium	BLC3	Type 39 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P40	P45	50K	5000K	T252	Type 40 medium	BLC3	Type 40 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P41	P46	50K	5000K	T258	Type 41 medium	BLC3	Type 41 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P42	P47	50K	5000K	T264	Type 42 medium	BLC3	Type 42 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P43	P48	50K	5000K	T270	Type 43 medium	BLC3	Type 43 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P44	P49	50K	5000K	T276	Type 44 medium	BLC3	Type 44 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P45	P50	50K	5000K	T282	Type 45 medium	BLC3	Type 45 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P46	P51	50K	5000K	T288	Type 46 medium	BLC3	Type 46 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P47	P52	50K	5000K	T294	Type 47 medium	BLC3	Type 47 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P48	P53	50K	5000K	T300	Type 48 medium	BLC3	Type 48 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P49	P54	50K	5000K	T306	Type 49 medium	BLC3	Type 49 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)
P50	P55	50K	5000K	T312	Type 50 medium	BLC3	Type 50 medium	WVOLT (24V-480V) ¹	SPA	Square pole mounting (H-tilt)

Control options	Other options	Finish options	
Shipped installed NEMO PIRNH - All 40 pin 24Vdc with 24Vdc inverter / ambient sensor & 40 mounting height, ambient sensor enabled at 2K. High flow, medium ambient sensor & 40 mounting height, ambient sensor enabled at 2K. NEMA twist lock receptacle only (ambush ordered separately). Five pin receptacle only (ambush ordered separately).	PER7 - Seven pin receptacle only (ambush ordered separately). PIB - Field adjustable height. BL30 - 30 level switched dimming. BL50 - 50 level switched dimming. DWG - 0-10V dimming with 24Vdc dimmer for use with an external control, ordered separately. DS - Dual switching.	SPEEDY - 180 degree protection. HS - Horizontal shield black finish standard. LW - Left recessed optic. RW - Right recessed optic. CC - Coastal Composite. HA - 50°C ambient operation. BAA - Bay Area Lighting Institute (BALI) America's Bay Area Qualified. SF - Single flux (110, 277, 480V). DF - Double flux (110, 277, 480V). Shipped separately ESB - Special clear shield (available, field install required, matches housing finish). ESB - Bird spikes (field install required).	DBX0 - Dark Bronze DBL0 - Black DBAL - Natural Aluminum DBWH - White DBD0 - Textured dark bronze DBD2 - Textured dark bronze DBD3 - Textured natural aluminum DBD4 - Textured white

1 Acuity Way • Decatur, Georgia 30030 • Phone: 1-800-705-SERV (7378) • www.aualighting.com
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Light Heights

No.	Label	MH	Tilt
1	A	15.00	0.00

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Off Property	□	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
Parking Area	+	1.1 fc	3.7 fc	0.0 fc	N/A	N/A
Non-Parking On Property	X	0.1 fc	1.8 fc	0.0 fc	N/A	N/A











Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
□	A		1	Lithonia Lighting	DSX1 LED P1 27K 80CRI BLC3	D-Series Size 1 Area Luminaire P1 Performance Package 2700K CCT 80 CRI Type 3 Extreme Backlight Control	1	4667	1	50.9	

CLEMENTS SIGN SHOP

4926 PACIFIC STREET, ROCKLIN, CALIFORNIA
APN #010-072-002-000

PRELIMINARY PLANT LEGEND

SYM	BOTANICAL/COMMON NAME	SIZE	QTY
TREES			
	PISTACIA CHINENSIS 'KEITH DAVEY' / CHINESE PISTACHE (MIN. HEIGHT 10' AT TIME OF PLANTING)	15 GAL	4
SHRUBS			
	CISTUS LADANIFER/CRIMSON SPOT ROCKROSE	5 GAL	23
	DIETES VEGETA/ FORTNIGHT LILY	5 GAL	21
	LANTANA MONTEVIDENSIS/ TRAILING LANTANA	5 GAL	8
	LAVANDULA ANGUSTIFOLIA/ ENGLISH LAVENDER	5 GAL	28
	MUHLENBERGIA RIGENS/ DEER GRASS	5 GAL	41
	NANDINA 'GULF STREAM'/ HEAVENLY BAMBOO	5 GAL	18
FRONTAGE PLANTER			
	ACHILLEA MILLEFOLIUM/YARROW	5 GAL	5
	OSTEOSPERMUM FRUTICOSUM/ AFRICAN DAISY	5 GAL	10
	TULBAGHIA VIOLACEA SOCIETY GARLIC	5 GAL	20

SITE AREA: 11,250 SF
PROPOSED LANDSCAPE AREA: 4,691 SQUARE FEET (41% OF SITE)

PRELIMINARY WATER USE CALCULATIONS

WATER EFFICIENT LANDSCAPE WORKSHEET

Project: **Clements Sign Shop**
Pacific Street
Rocklin, California

Maximum Applied Water Allowance (MAWA)
Area: 4,691 ETAF: 0.45 Project Type: Commercial
ETo: 52.2 Station: Roseville SLA: 0

MAWA = (ETo) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
68,319 Gallons Per Year

Hydrozone/Planting Description	Plant Water Use	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF (PF/IE)	Hydrozone Area (HA) (square feet)	ETAF X Area	Estimated Total Water Use
Regular Landscape Areas								
Shrubs	Low	0.2	Drip	0.81	0.247	4,391	1,084	35,089
Trees	Low	0.2	Drip	0.81	0.247	300	74	2,397
						Area Total	4,691	1,158
Special Landscape Areas								
1						1	0	0
2						1	0	0
						Area Total	0	0
							ETWU Total	37,486
							MAWA	68,319

TREES



CRAPE MYRTLE



CHINESE PISTACHE

SHRUBS



CISTUS



DIETES



LANTANA



LAVENDER



NANDINA

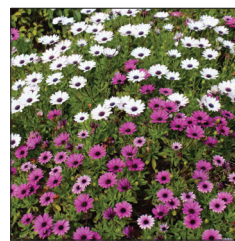


DEER GRASS

FRONTAGE PLANTER



YARROW



OSTEOSPERMUM



TULBAGHIA

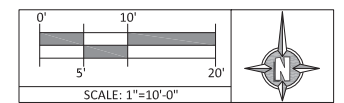
PRELIMINARY LANDSCAPING PLAN

- Planting schedule that includes quantities, botanical and common names of all plants used, symbols for all plants, minimum container size (specify 15 gallon size for trees and 5 gallon for shrubs), and the average height range for trees in the specified container size (based on the American Standards for Nursery Stock).
- Detailed planting plans are required for entrances to multifamily residential, commercial, and industrial projects.
- Indicate use of granite in landscaping/freestanding signage, plants will not block signs.
- Parking lot shading provided at 1 tree located every 5 spaces.
- Provide calculations demonstrating that at least 20% of a non-residential site is in landscaping.
- Berming or masonry screening walls three feet high along rights-of-way where adjacent to proposed parking or driveway aisles. Provide line of sight cross sections from streets and parking areas including medians and entrances to assure traffic safety.
- Year round color and screening.
- Utility features such as manholes, pipes, and ditches are to be kept out of the landscape planter areas to the extent possible. In instances where such features are proposed in the landscape areas, they should be located in a way that minimizes impacts to anticipated tree locations or the establishment of trees, shrubs, and ground cover.
- Drought resistant plantings, use of appropriate plant materials, meets requirements of the Water Conservation in Landscaping Act.
- Fencing, materials and location.
- Indicate preserved oak trees and tree preservation techniques implemented.
- Scale (Scale shall be shown in printed text and with a bar scale).

1 TREE PER EVERY 5 PARKING SPACES REQUIRED (6 SPACES PROPOSED, 3 TREES PROVIDED)

DIRECTIONAL SWALE WITH DEER GRASS PLANTINGS

TWO EXISTING TREES TO BE REMOVED



PRELIMINARY LANDSCAPE PLAN

APRIL 16, 2026