

CONDITIONAL USE PERMIT MODIFICATION



4035 Motherlode Drive  
Shingle Springs, California 95682

APPROVED  
EL DORADO COUNTY  
PLANNING COMMISSION

DATE May 28, 2020

BY Tiffany Schmid Gas  
EXECUTIVE SECRETARY

PROJECT DATA

OWNER: James Down  
4060 Motherlode Drive - Suite E  
Shingle Springs, California 95682  
956-671-1695

ARCHITECT: Jon N. Meszhal  
6160 Old Creek Road  
Shingle Springs, California 95682  
(956) 671-9040  
C-14845

PROJECT ADDRESS: 4035 Motherlode Drive  
Shingle Springs, California 95682

ASSESSOR'S PARCEL NUMBER: 040-430-1-0

CODE REFERENCES: 2014 C.S.B.C., G.B.C., G.E.C., G.M.C., G.P.C., G.E.C., Title 24  
2018 California Fire Code

OCCUPANCY GROUP: F-1 ZONING: CC

CONSTRUCTION TYPE: V-b

SNOW LOAD: 30 psf SPRINKLERS: No SPECIAL INSP. No

PROJECT SCOPE: A conditional use permit modification for an expansion of an existing automotive service facility located in Shingle Springs, California

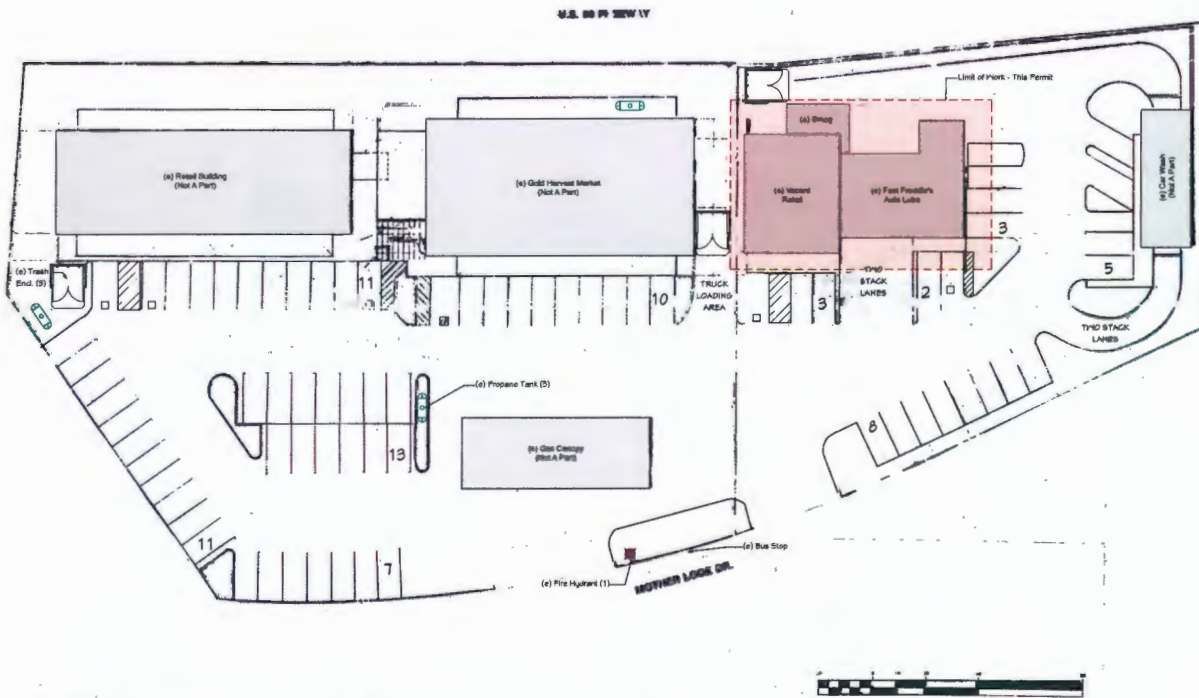
SHEET INDEX

A-1 COVER SHEET  
A-2 EXISTING FLOOR PLAN & ELEVATIONS  
A-3 PROPOSED FLOOR PLAN & ELEVATIONS

AREA ANALYSIS

EXISTING GARAGE AREA (Fast Freddy's Lube Express) = ±1,890 S.F.  
PROPOSED GARAGE ADDITION (Former Video Store - Vacant) = ±1,548 S.F.  
TOTAL PROPOSED AREA: (Fast Freddy's Lube Express) = ±3,438 S.F.

VICINITY MAP



ATTACHMENT 2 - REVISED PLANS 5/15/20  
Revised Exhibit I - Site Plan

SITE PLAN  
~1" = 20'-0"



Jon N. Meszhal - Architect  
6160 Old Creek Road  
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COVER SHEET

CONDITIONAL USE PERMIT MODIFICATION  
Fast Freddy's Lube Express  
4035 Motherlode Drive  
Shingle Springs, California 95682  
040-430-1-0

FILE NO: 1508asc  
DATE: 5/15/2020  
SHEET NO: A-1

# ATTACHMENT 2 - REVISED PLANS 5/15/20



EXISTING FRONT ELEVATION - (FACES MOTHER LODE DRIVE)

3/16" = 1'-0"



Overview



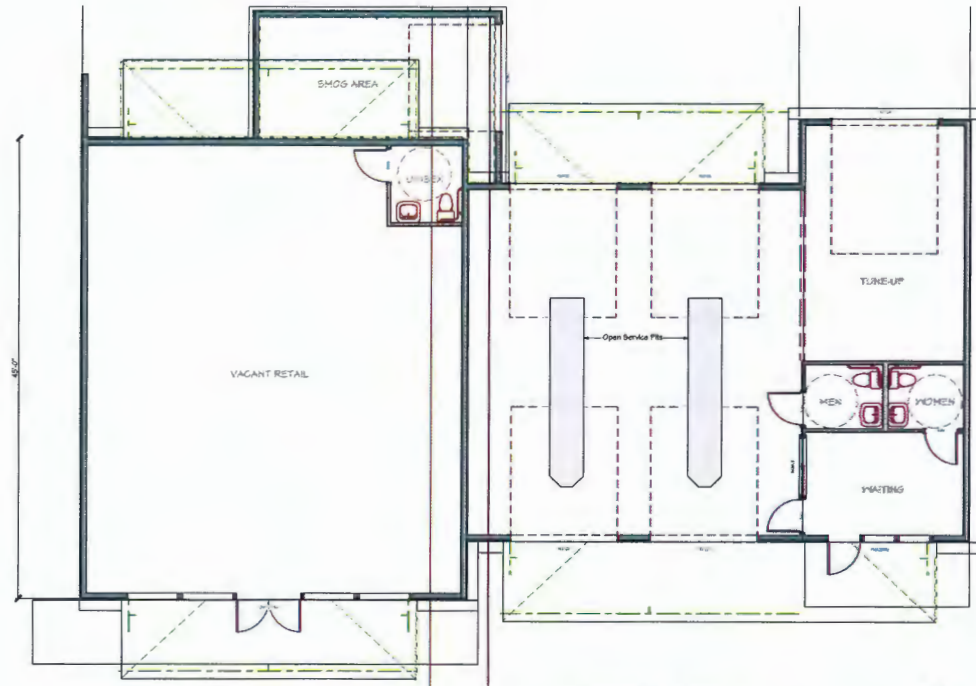
EXISTING LEFT ELEVATION - (FACES EAST)

1/8" = 1'-0"



EXISTING REAR ELEVATION - (FACES HIGHWAY 50)

1/8" = 1'-0"



EXISTING FLOOR PLAN

3/16" = 1'-0"

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PLANNING COMMISSION



DATE: *May 28, 2020*  
BY: *Tiffany Schmid*  
EXECUTIVE SECRETARY



Jon N. Westphal - Architect  
6880 Old Creek Road  
Shingle Springs, California 95682  
(916) 677-9840 - jon@westphal.com



EXISTING FLOOR PLAN &  
ELEVATIONS

CONDITIONAL USE PERMIT MODIFICATION  
Fast Freddie's Lube Express  
4035 Motherlode Drive  
Shingle Springs, California 95682  
040-430-1-0

FILE NO:	14502400
DATE:	5/15/2020
SHEET NO:	A-2

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# ATTACHMENT 2 - REVISED PLANS 5/15/20

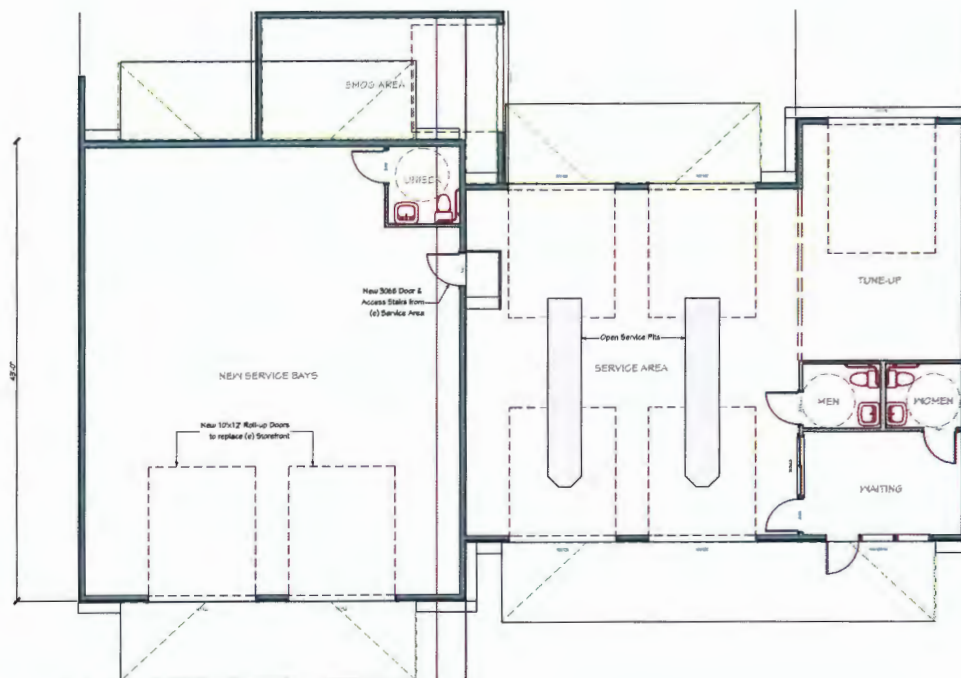


Overview

PROPOSED FRONT ELEVATION - (FACES MOTHER LODE DRIVE)

3/16" = 1'-0"

No Changes Proposed to the Other Exterior Elevations



## Revised Exhibit J - Architectural Elevations

PROPOSED FLOOR PLAN

3/16" = 1'-0"



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 6900 Gold Creek Road  
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PROPOSED FLOOR PLAN  
& ELEVATIONS

CONDITIONAL USE PERMIT MODIFICATION  
 Fast Freddie's Lube Express  
 4035 Motherlode Drive  
 Shingle Springs, California 95682  
 049-430-110

FILE NO:	1430Base
DATE:	5/19/2020
SHEET NO:	A-3