



Project Description
Market Ready Commercial/Retail Shell Building
6740 Lone Tree Way
Brentwood, CA.

Date: September 25, 2023

Description :

The project consists of one approximately 6,061 square foot commercial/retail market ready building located on an approximately 0.825 Acre site at 6740 Lonetree Way in Brentwood, CA. The project is within the PD-38 Zone Sub-Area F along the Lonetree Way frontage of the Winco Shopping Center. The Applicant is also the owner of the commercial center. This building is a continuation of this development and completes the build out for this commercial center. Parking and access is shared with the adjacent parcels as part of an established cross access and parking agreement. There is ample parking in this area of the commercial center.

The operating hours for the drive thru tenant space would be 4:30am to 11pm seven days a week. The drive thru space as identified in the design review booklet would have a maximum employee count of five persons.

The building consists of Commercial shell building for market ready tenant spaces. No tenants have been assigned any spaces within the building, nor are they a part of this application. The shell has been designed for up to 5 tenant spaces and a drive thru amenity for the East end tenant space. Possible drive through tenant uses include bank, pharmacy, quick serve food or beverage, or retail. Depending on the tenant's use, the drive through component can serve a minimum of 1135 sq ft and a maximum of 6061 sq ft. The proposed demising walls allow for flexibility of tenancy and use.

The drive thru has a capacity of up to 24 vehicles. This is well above many drive-thru locations in Brentwood. Additionally, the drive thru design consists of a double lane configuration at the entry point and a two lane turn-out at the exit to speed throughput and minimize congestion. Should any overflow occur, it will be solely on the owner's property and not in the public right of way. Should any congestion create issues, at the request of the City, the owner will recommend the tenant staff the drive thru area to alleviate any congestion. The drive-thru will be screened with a 'green screen' wall which consists of a fence with structural support for the growth of vines. See Landscape Plan for more information. A speaker box for drive through ordering is proposed as shown on the architectural site plan.

(continued)

Principal Architects:

Ralph Strauss C19511 • Jeff Potts C26734 • Keeth Lichtenberger C17338 • Lance Crannell C31189 • Jennifer Mastro C32960

SDG Architects, Inc. 3361 Walnut Blvd. Suite 120, Brentwood, CA 94513 925.634.7000 sdgarchitectsinc.com



By observation, below are the nearby drive-thrus and their associated car stacking numbers:

- In-n- Out 5581 Lone Tree Way 15 cars |||
- Carl’s Jr. 6291 Lone Tree Way 11 cars |||
- Wendy’s 6021 Lone Tree Way 8 cars |||
- Taco Bell 5941 Lone Tree Way 8 cars |||
- **Proposed 6740 Lone Tree Way 24 Cars |||**

The site includes an open paved area on the East side of the building for future tenant use. The design of the elevations is consistent with the design guidelines as well as the elements of the surrounding commercial center. This includes a combination of shed, gable and parapet roofing elements as well as massing and articulation to provide visual texture and interest. Cornice and trim elements compliment the awning and eave details on the elevation. The parapet roof has been designed to provide screening for future roof top units. Signage areas designated as shown on the plans and are subject to the City of Brentwood standards. This will be under a separate application by future tenants.

If you have any questions, please feel free to contact me at my office.

Lance Crannell AIA LEED AP NCARB
Architect | Principal

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