



JOHNSON
LYMAN
ARCHITECTS, LLP

Project Description

TO Jose Cortez
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City of Antioch
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Project Description:

We are proposing a new 2-tenant building containing a 1133 sf Dutch Bros drive thru and a 1400 sf tenant on Hillcrest Avenue. The current site is an un-developed piece of land (approx. .95 acres) adjacent to an Arco/AM-PM gas station and along the backside of The Crossings Shopping Center (pictures included below).

The building consists of horizontal composite siding at the Dutch Bros tower, stucco, brick base and steel awnings. The 1400 sf tenant space will also have a stucco finish and the same brick finish at the entry tower and wall base.

1133 sf Dutch Bros (info from nearest 2 locations in Oakley and Brentwood)

Business Type: Drive-thru retail coffee business.

Activities: Customers order in either lane and pick up at drive-thru window. There maybe be some walk-up customer orders but most are drive-thru

Number of Employees: (3) shifts with 5 employees each

Parking: 21 total stalls, shared with pad building

Customers: Mostly drive thru, very little walk-up, no interior seating

Days/Hours of Operation: 24 hours/day, 7 days/week

Outdoor Activities: 2 drive-thru lanes to order coffee and 2 tables for outdoor seating

Hours of Traffic: Weekday peak hours 3pm-4pm (approx. 60 cars/hr)

Weekend peak hours: 11am-12pm

Deliveries: Early morning deliveries via small delivery trucks.

1400 sf Pad Bldg

Business Type: Small food use (sandwich shop, ice cream, etc)

Number of Employees: 2-3 employees

Parking: 21 total stalls, shared with pad building

Customers: All walk-in, no drive-thru proposed

Days/Hours of Operation: TBD

Outdoor Activities: 2 tables for outdoor seating

Deliveries: Early morning deliveries via small delivery trucks.



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Thank you,
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