

# A-1 Cover Page & Sheet Index



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## Description

Streets of Brentwood is an existing, approximately 460,000 square foot, lifestyle center, with 23 buildings on 54 acres, at the intersection of Highway 4 and Sand Creek Road in Brentwood, CA. The complex includes a theater, junior anchor retail, out-lot buildings and restaurants on the central green.

The proposed improvements to the Streets of Brentwood project site aim to further complete the vision of the original project approvals by constructing a new approximately 5,700 square foot restaurant building, with an approximately 1,290 square foot exterior patio and canopy adjacent to the theater. Two pavilion buildings are proposed along the central green: an approximately 850 square foot pavilion for two food & beverage tenants with an approximately 1,600 square foot canopy; and an approximately 1,500 square foot single-tenant pavilion building with an approximately 700 square foot canopy, including public restrooms accessible from the central green.

The restaurant and pavilions are designed in the 20th-century mid-western style required by the Brentwood Planning Commission design review approval dated January 16, 2007. This style can be defined as non-derivative, distinctly American architecture, rooted in nature and with a sense of place, but also incorporating modern elements such as flat planes and stylized ornamentation. It includes, but is not limited to:

- Primary defining characteristic: emphasis on the horizontal rather than the vertical
- Strong geometry and massing
- Connected indoor and outdoor spaces
- Restrained use of applied ornamentation, and stucco exteriors

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**MAR 25, 2025**

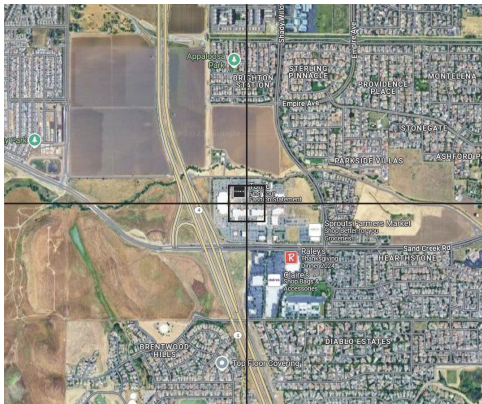
**CITY OF BRENTWOOD COMMUNITY DEVELOPMENT DEPT.**

The restaurant and pavilions are integrated into the existing lifestyle center with a warm contemporary style, echoing the AMC theater's modern, cubist 20th-century mid-western commercial style. They reinforce the variety in the architecture present at the center—including Italianate, simplified Mediterranean, and modern cubist languages. This variety in palette builds on and reinforces the street and civic character found in modern mid-western city centers, providing interest and novelty to the walking pedestrian.

The restaurant located at building B-8 includes metal channel cornice edging, metal posts, smooth stucco, and a horizontal band of windows. It provides indoor/outdoor connections via large patio doors from indoors to the outdoor seating. Accents include the textural mural (motif) and wood louvers. The Pavilions at PV-10/20 and PV-40 are designed with a similar warm contemporary palette, and include additional accents such as breeze blocks and geometric fireplaces. They emphasize a direct connection to the walkable central green where the pavilions are situated.

Both the B-8 restaurant building and each of the pavilions will be incorporated into the existing landscape and hardscape, providing patio seating. Amenities at the pavilions include an outdoor fireplace and an existing fountain integrated into the design. Breeze-block screening elements at the public restrooms provide privacy from vehicles parked against the sidewalks directly adjacent to the pavilions.

## Vicinity Map



## Team List

**Developer: CenterCal Properties, LLC**  
3200 Park Center Drive, Suite 1250  
Costa Mesa, CA 92626  
424 217 2337

**Architecture: RMW Architecture & Interiors**  
235 Montgomery Street, Suite 400  
San Francisco, CA 94104  
415 781 9800

**Structural Engineering: Buehler Engineering, Inc.**  
180 Montgomery Street, Suite 1500  
San Francisco, CA 94104  
415 495 1635

**Mechanical, Electrical and Plumbing: Alfa Tech Consulting Engineers, Inc.**  
1 Post Street, Suite 2200  
San Francisco, CA 94104  
415 403 3000

## Project Summary

**Restaurant B-8**  
Project type: new construction  
Occupancy: A-2, restaurant  
Construction type: V-B  
Building area: 5,700 gsf  
Outdoor covered area: 1,290 sf

**Pavilions PV-10 & PV-20**  
Project type: new construction  
Occupancy: B, commercial kitchen  
Construction type: V-B  
Building area: 846 gsf  
Outdoor covered area: 1685 sf

**Pavilion PV-40**  
Project type: new construction  
Occupancy: B, commercial kitchen  
Construction type: V-B  
Building area: 1,608 gsf  
Outdoor covered area: 568 sf



# A-2 Design Conformance—Key Elements

## 20th-Century Mid-Western Style Key Elements

- Emphasis on horizontals rather than verticals
- Strong geometry and massing
- Connected indoor and outdoor spaces
- Restrained use of applied ornamentation, stucco exteriors

### Emphasis on Horizontal B-8



### PV-10 & PV-20



### PV-40



Existing



Existing



Existing



### Strong Geometry and Massing B-8



### PV-10 & PV-20



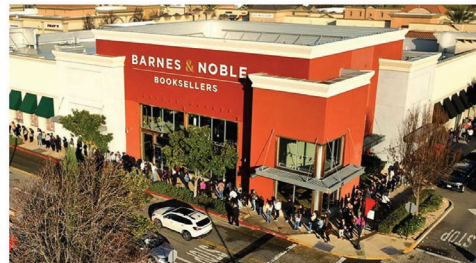
### PV-40



Existing



Existing





A-3 Design Conformance—Key Elements Continued

20th-Century Mid-Western Style Key Elements

- Emphasis on horizontals rather than verticals
- Strong geometry and massing
- Connected indoor and outdoor spaces
- Restrained use of applied ornamentation, stucco exteriors

Connected Indoor and Outdoor Spaces B-8



PV-10 & PV-20



PV-40



Existing



Restrained Use of Applied Ornamentation Stucco Exteriors B-8



PV-10 & PV-20



PV-40



Existing



Existing



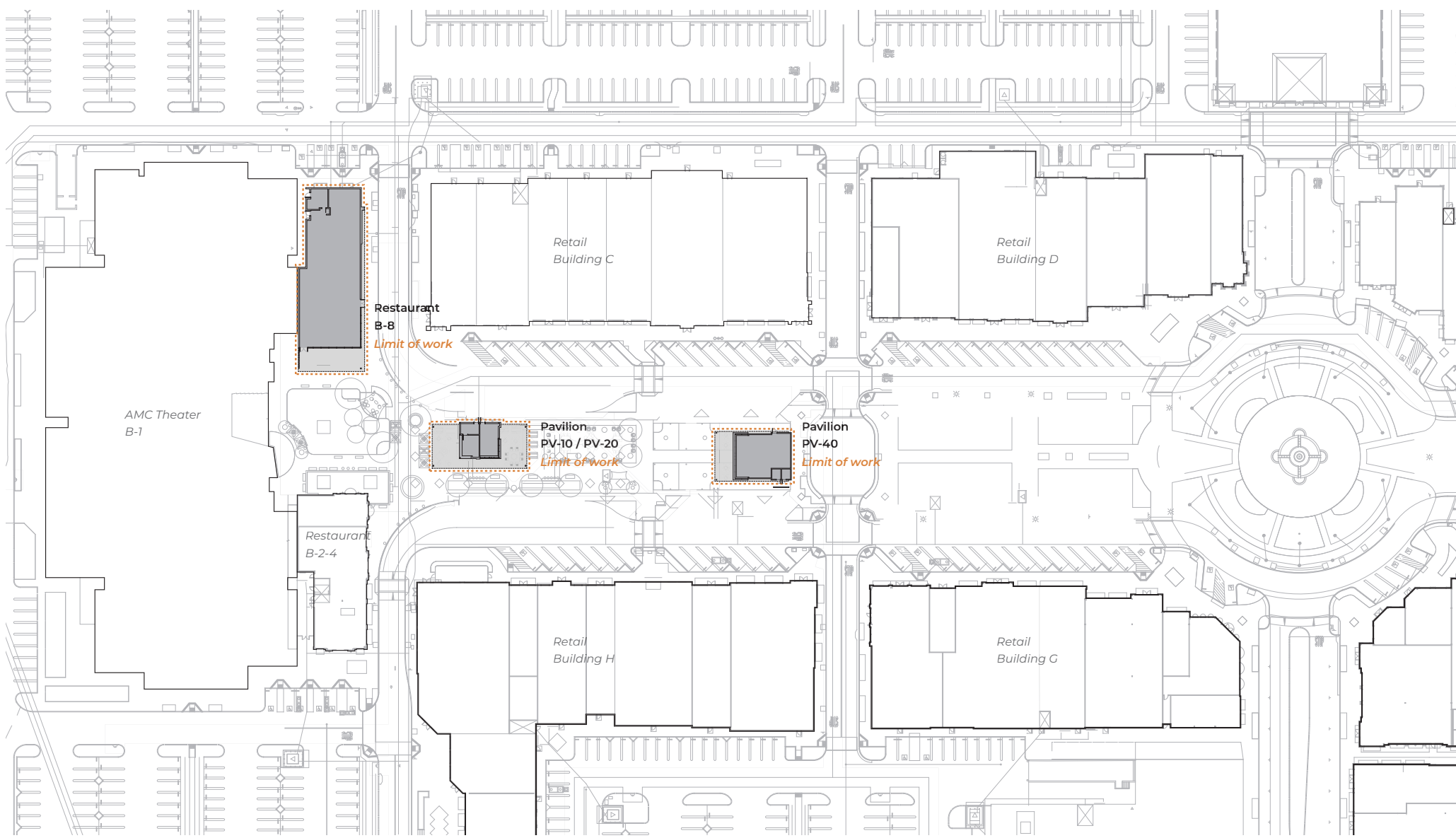
Existing



Existing



A-4 Site Plan

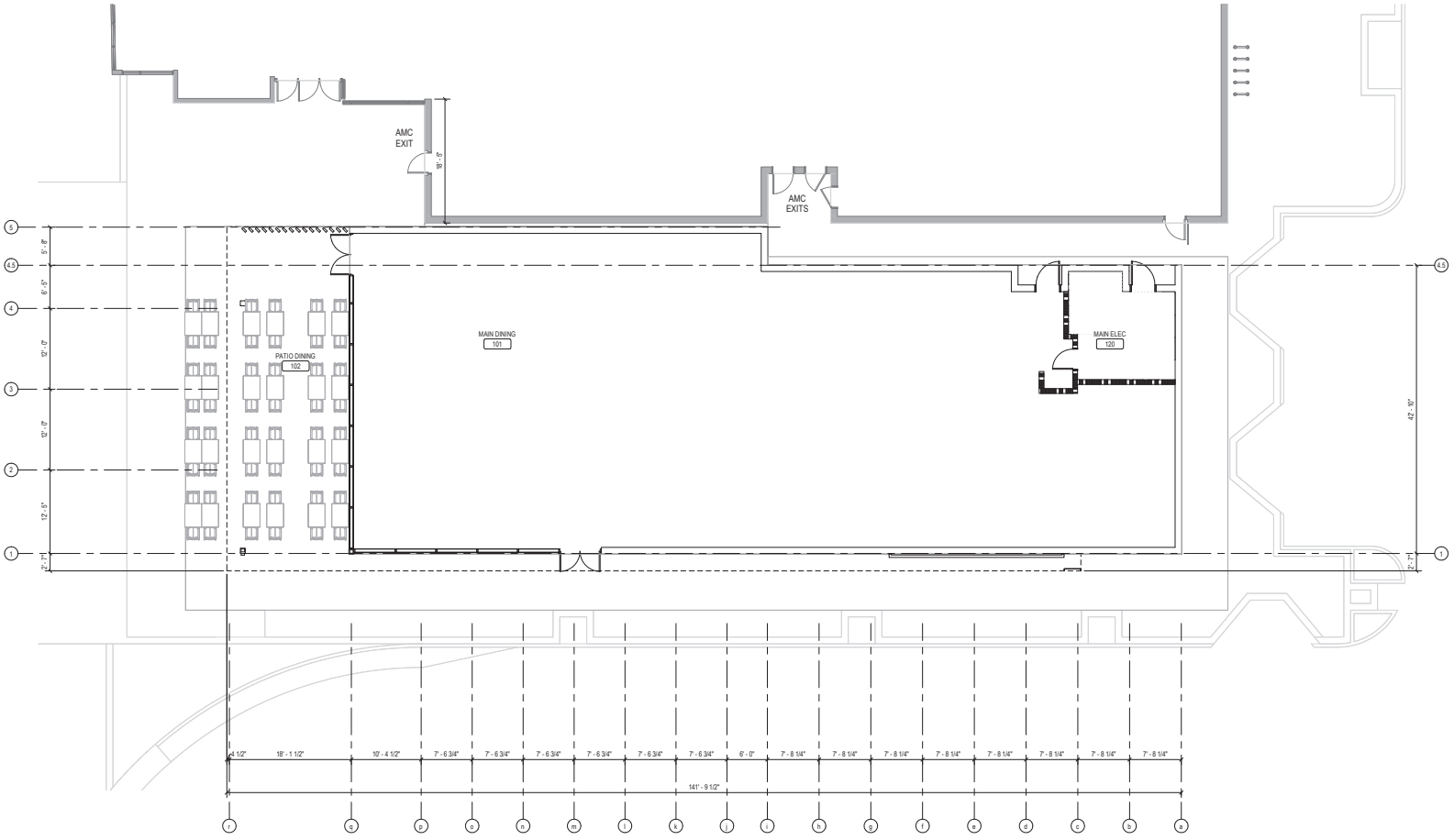


01 Site Plan  
Scale 1/32" = 1'-0"



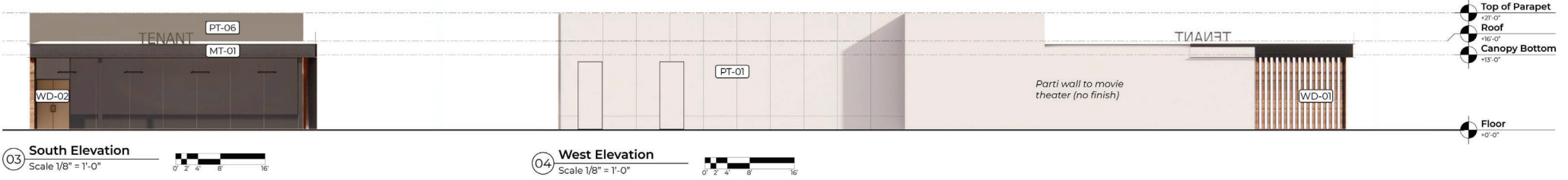


A-5 Restaurant B-8 Floor Plan



01 Floor Plan  
 Scale 1/8" = 1'-0"  
 Note: furniture layout to illustrate patio extents only; layout to be finalized under tenant package

A-6 Restaurant B-8 Elevations



**Material Palette**

PT-01 Cream stucco	TL-01 Tile color per tenant
PT-02 Stucco color per tenant	TL-02 Tile color per tenant
PT-03 Stucco color per tenant	TL-03 Breeze block or metal screening
PT-04 Stucco color per tenant	MT-01 Dark grey metal
PT-06 Grey stucco	WD-01 Longboard faux wood ceiling
PT-07 Custom mural	WD-02 Faux wood vertical finish



A-7 Restaurant B-8 Material Palette and Renders



01 Southeast View  
Scale N.T.S.



02 South View  
Scale N.T.S.

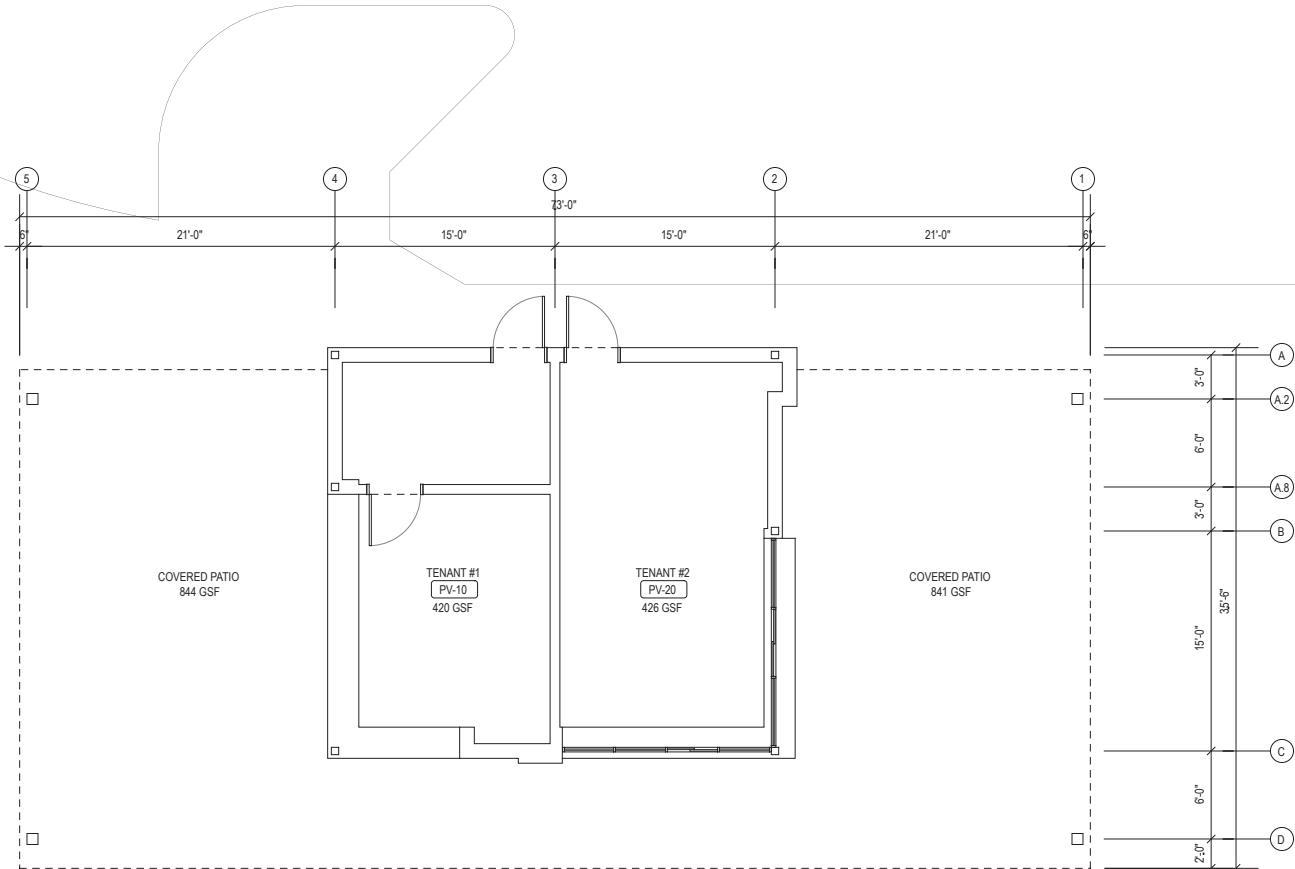
**Material Palette**

PT-01 Cream stucco	TL-01 Tile color per tenant
PT-02 Stucco color per tenant	TL-02 Tile color per tenant
PT-03 Stucco color per tenant	TL-03 Breeze block or metal screening
PT-04 Stucco color per tenant	MT-01 Dark grey metal
PT-06 Grey stucco	WD-01 Longboard faux wood ceiling
PT-07 Custom mural	WD-02 Faux wood vertical finish



03 Northeast View  
Scale N.T.S.

A-8 Pavilions PV-10 & PV-20 Floor Plan

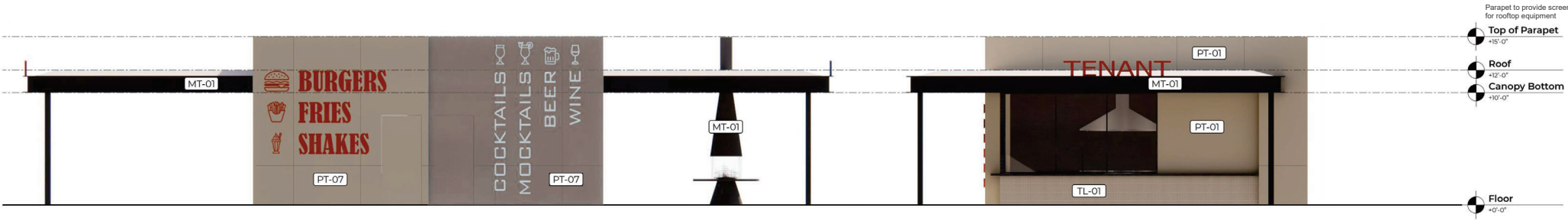


01 Floor Plan  
Scale 1/4" = 1'-0"



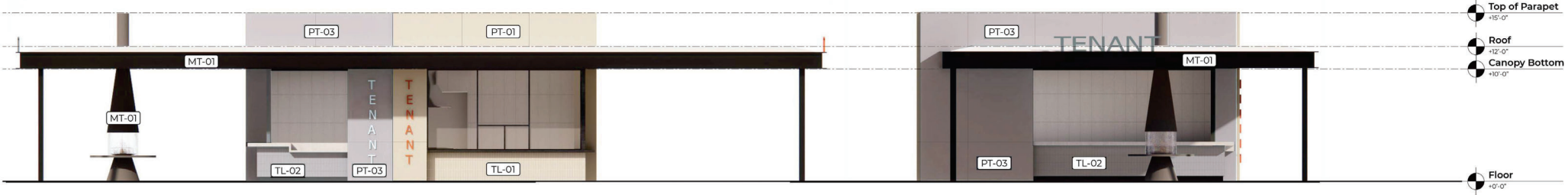


A-9 Pavilions PV-10 & PV-20 Elevations



01 North Elevation  
Scale 1/4" = 1'-0"

02 East Elevation  
Scale 1/4" = 1'-0"



03 South Elevation  
Scale 1/4" = 1'-0"

04 West Elevation  
Scale 1/4" = 1'-0"

**Material Palette**

PT-01 Cream stucco	TL-01 Tile color per tenant
PT-02 Stucco color per tenant	TL-02 Tile color per tenant
PT-03 Stucco color per tenant	TL-03 Breeze block or metal screening
PT-04 Stucco color per tenant	MT-01 Dark grey metal
PT-06 Grey stucco	WD-01 Longboard faux wood ceiling
PT-07 Custom mural	WD-02 Faux wood vertical finish

A-10 Pavilions PV-10 & PV-20 Material Palette and Renders



01 Southwest View  
Scale N.T.S.



02 Southeast View  
Scale N.T.S.

Material Palette

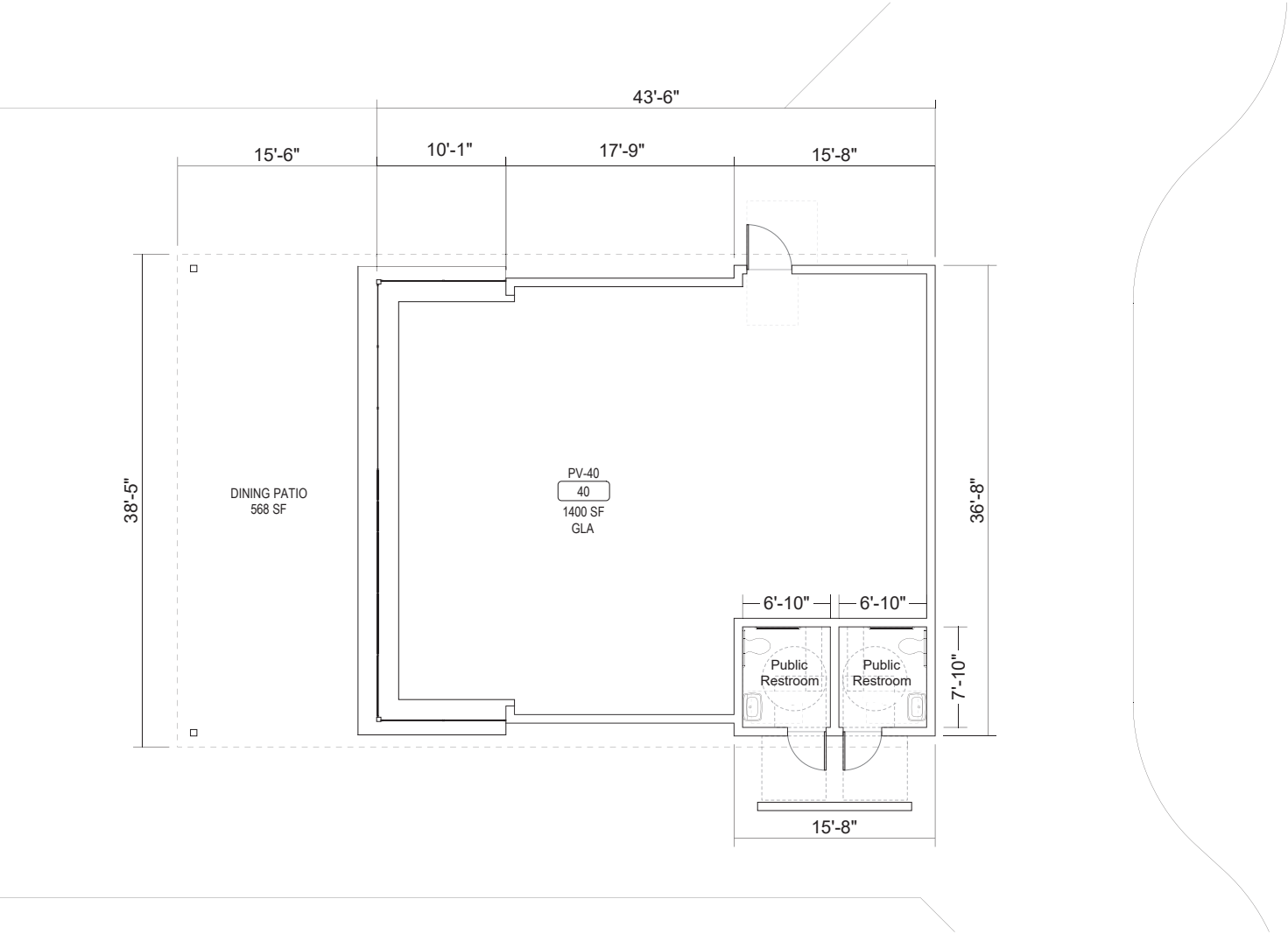
- PT-01 Cream stucco
- PT-02 Stucco color per tenant
- PT-03 Stucco color per tenant
- PT-04 Stucco color per tenant
- PT-06 Grey stucco
- PT-07 Custom mural
- TL-01 Tile color per tenant
- TL-02 Tile color per tenant
- TL-03 Breeze block or metal screening
- MT-01 Dark grey metal
- WD-01 Longboard faux wood ceiling
- WD-02 Faux wood vertical finish



03 Northeast View  
Scale N.T.S.



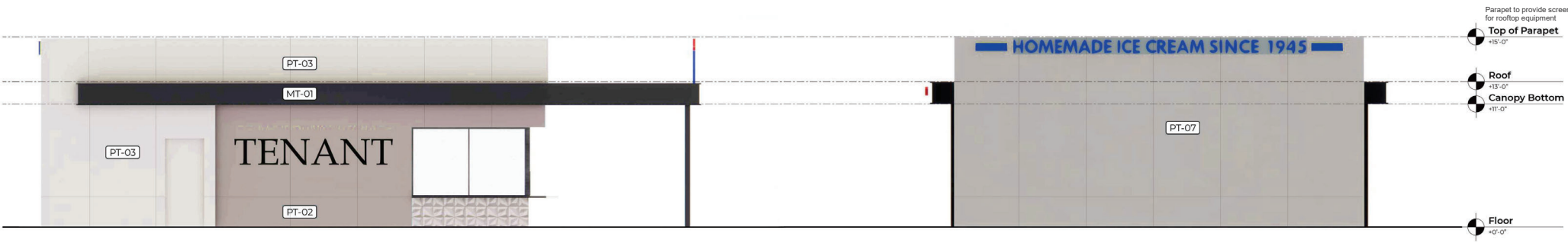
A-11 Pavilion PV-40 Floor Plan



01 Floor Plan  
Scale 1/8" = 1'-0" (11 x 17 print)



A-12 Pavilion PV-40 Elevations



Parapet to provide screening for rooftop equipment

Top of Parapet +15'-0"

Roof +13'-0"

Canopy Bottom +11'-0"

Floor +0'-0"

01 North Elevation  
Scale 1/4" = 1'-0"

02 East Elevation  
Scale 1/4" = 1'-0"



Top of Parapet +15'-0"

Roof +13'-0"

Canopy Bottom +11'-0"

Floor +0'-0"

03 South Elevation  
Scale 1/4" = 1'-0"

04 West Elevation  
Scale 1/4" = 1'-0"

**Material Palette**

PT-01 Cream stucco	TL-01 Tile color per tenant
PT-02 Stucco color per tenant	TL-02 Tile color per tenant
PT-03 Stucco color per tenant	TL-03 Breeze block or metal screening
PT-04 Stucco color per tenant	MT-01 Dark grey metal
PT-06 Grey stucco	WD-01 Longboard faux wood ceiling
PT-07 Custom mural	WD-02 Faux wood vertical finish



A-13 Pavilion PV-40 Material Palette and Renders



01 Southwest View  
Scale N.T.S.



02 North View  
Scale N.T.S.

Material Palette

 PT-01 Cream stucco	 TL-01 Tile color per tenant
 PT-02 Stucco color per tenant	 TL-02 Tile color per tenant
 PT-03 Stucco color per tenant	 TL-03 Breeze block or metal screening
 PT-04 Stucco color per tenant	 MT-01 Dark grey metal
 PT-06 Grey stucco	 WD-01 Longboard faux wood ceiling
 PT-07 Custom mural	 WD-02 Faux wood vertical finish



03 Southeast View  
Scale N.T.S.