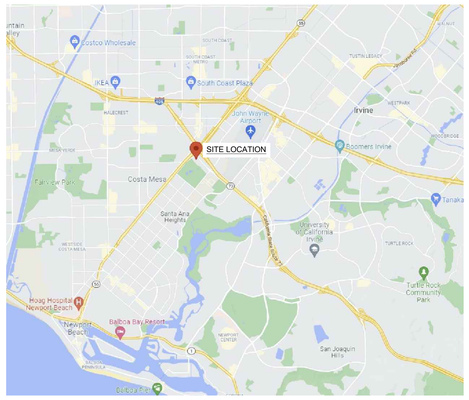
BRISTOL STREET PROMENADE

1120 (APN: 439-321-11), 1122 (APN: 439-321-12), & 1124 (APN: 439-321-13) BRISTOL ST.

ATTACHMENT 6

VICINITY MAP



PROJECT INFORMATION

ZONING: C1 (LOCAL BUSINESS DISTRICT)

LAND USE DESIGNATION: GC (GENERAL COMMERCIAL)

JURISDICTION: CITY OF COSTA MESA

1120 BRISTOL ST. (PARCEL 1):

A.P.N. / PARCEL ID: 439-321-11
SUBDIVISION NAME: PARCEL 1 OF PARCEL MAP 2002-246

SITE DATA:..... ± 0.67 ACRES

BUILDING DATA:
OF STORIES:..... (2)
CONSTRUCTION TYPE:..... III-A
OCCUPANCY USE:..... B
FIRE SPRINKLERS:..... YES (EXISTING)

TOTAL BUILDING SQ. FT.:..... ± 11,496 SF.

1122 BRISTOL ST. (PARCEL 2):

A.P.N. / PARCEL ID: 439-321-12
SUBDIVISION NAME: PARCEL 2 OF PARCEL MAP 2002-246

SITE DATA:..... ± 0.65 ACRES

BUILDING DATA:
OF STORIES:..... (2)
CONSTRUCTION TYPE:..... III-A
OCCUPANCY USE:..... B
FIRE SPRINKLERS:..... YES (EXISTING)

TOTAL BUILDING SQ. FT.:..... ± 14,193 SF.

1124 BRISTOL ST. (PARCEL 3):

A.P.N. / PARCEL ID: 439-321-13
SUBDIVISION NAME: PARCEL 3 OF PARCEL MAP 2002-246

SITE DATA:..... ± 0.78 ACRES

BUILDING DATA:
OF STORIES:..... (2)
CONSTRUCTION TYPE:..... III-A
OCCUPANCY USE:..... B
FIRE SPRINKLERS:..... YES (EXISTING)

TOTAL BUILDING SQ. FT.:..... ± 13,103 SF.

SHEET INDEX

SHEET #	SHEET NAME	⚠
01 - ARCHITECTURAL		
A0.0	TITLE SHEET, SITE PLAN & PARKING CALCULATIONS	
A1.0	1120 BRISTOL ST. - OVERALL FLOOR PLAN	
A1.1	1122 BRISTOL ST. - OVERALL FLOOR PLAN	
A1.2	1124 BRISTOL ST. - OVERALL FLOOR PLAN	

SCOPE OF WORK

REVISE ENTITLEMENT OF THE SUBJECT COMPLEX TO ADD MEDICAL USE FOR 1120, 1122, & 1124 BRISTOL ST. SUBJECT TO SPECIFIC MEDICAL PRACTICE TYPES AND PARKING ADEQUACY ANALYSIS.

PROJECT DIRECTORY

DESIGNER
MIKE EASTON - PROJECT MANAGER

1900 E. WARNER AVE., SUITE M
SANTA ANA, CA 92705

OFFICE: (949) 223-5090
FAX: (949) 223-5099
EMAIL: MEASTON@EASTONPACIFIC.COM

CONTRACTOR
EPCC INC. - LIC. # 713525
MIKE EASTON - PROJECT MANAGER

1900 E. WARNER AVE., SUITE M
SANTA ANA, CA 92705

OFFICE: (949) 223-5090
FAX: (949) 223-5099
EMAIL: MEASTON@EASTONPACIFIC.COM

PARKING TABULATION

EXISTING COMPLEX PARKING PROVIDED:

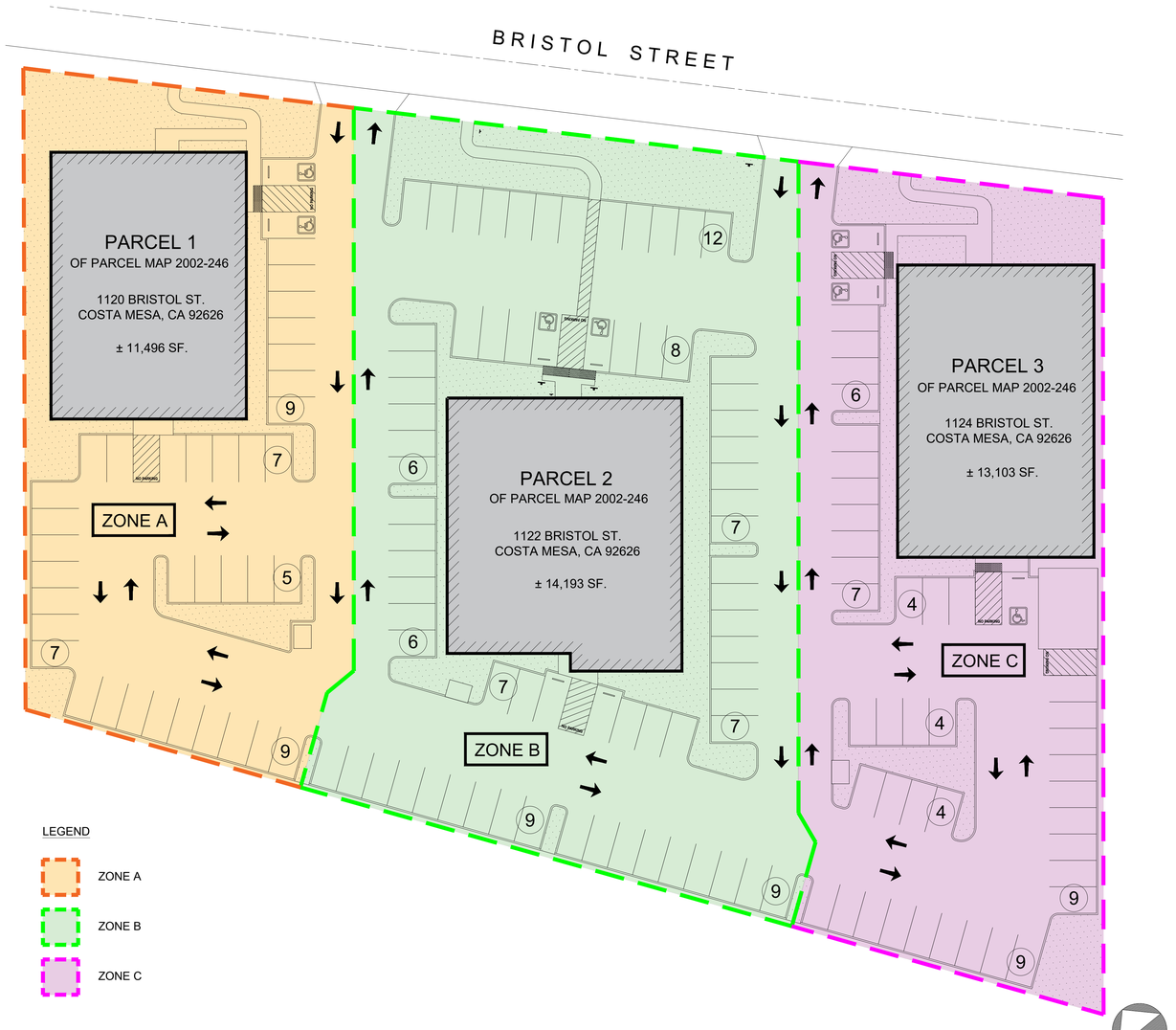
STANDARD PARKING.....	144 STALLS
HANDICAP ACCESSIBLE.....	4 STALLS
HANDICAP VAN ACCESSIBLE.....	3 STALLS
TOTAL PARKING PROVIDED.....	151 STALLS

PARKING TABLE ANALYSIS - CURRENT DEMAND (EXISTING)

4/21/2026	Zone A	Zone B	Zone C	Total Shared Parked Cars	% of Peak
Tuesday	1120 Bristol St.	1122 Bristol St.	1124 Bristol St.		
Time of Day	# of Parked Cars	# of Parked Cars	# of Parked Cars		
10:00 AM	1	18	17	36	31%
10:30 AM	1	20	18	39	35%
11:00 AM	1	18	17	36	31%
11:30 AM	1	16	17	34	29%
12:00 PM	1	19	18	38	34%
12:30 PM	1	17	19	37	32%
1:00 PM	1	17	18	36	31%
1:30 PM	1	19	15	35	30%
2:00 PM	1	19	15	35	30%
2:30 PM	1	20	16	37	32%
3:00 PM	1	20	13	34	29%
3:30 PM	1	20	11	32	27%
4:00 PM	1	23	8	32	27%
4:30 PM	1	17	5	23	18%

4/22/2026	Zone A	Zone B	Zone C	Total Shared Parked Cars	% of Peak
Wednesday	1120 Bristol St.	1122 Bristol St.	1124 Bristol St.		
Time of Day	# of Parked Cars	# of Parked Cars	# of Parked Cars		
10:00 AM	1	22	18	41	37%
10:30 AM	0	21	18	39	35%
11:00 AM	1	20	22	43	40%
11:30 AM	1	18	22	41	37%
12:00 PM	1	18	21	40	36%
12:30 PM	0	20	20	40	36%
1:00 PM	0	22	17	39	35%
1:30 PM	0	22	16	38	34%
2:00 PM	0	23	14	37	32%
2:30 PM	0	24	13	37	32%
3:00 PM	0	28	15	43	40%
3:30 PM	1	30	10	41	37%
4:00 PM	1	29	8	38	34%
4:30 PM	1	23	2	26	21%

4/29/2026	Zone A	Zone B	Zone C	Total Shared Parked Cars	% of Peak
Wednesday	1120 Bristol St.	1122 Bristol St.	1124 Bristol St.		
Time of Day	# of Parked Cars	# of Parked Cars	# of Parked Cars		
10:00 AM	0	23	15	38	34%
10:30 AM	0	23	17	40	36%
11:00 AM	3	22	15	40	36%
11:30 AM	3	16	16	35	30%
12:00 PM	1	19	16	36	31%
12:30 PM	1	19	15	35	30%
1:00 PM	0	13	16	29	24%
1:30 PM	2	17	15	34	29%
2:00 PM	2	18	14	34	29%
2:30 PM	2	20	13	35	30%
3:00 PM	2	20	12	34	29%
3:30 PM	3	23	7	33	28%
4:00 PM	1	24	3	28	23%
4:30 PM	1	21	2	24	19%



OVERALL SITE PLAN

SCALE: 1"=20'-0"

1

PROJECT DESIGNER
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1900 E. Warner Ave. Suite M, Santa Ana, CA 92705
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Phone: 949.223.5090 Fax: 949.223.5099
License # 713525

SIGNIFICANT DATES

	DATE	DESCRIPTION
2	07-01-26	PLANNING REVIEW #1
1	08-19-26	CITY CORRECTION #1

B - 1 LICENSED GENERAL CONTRACTOR
MIKE S. EASTON
NO. 713525
EXP. 10-31-2027
STATE OF CALIFORNIA

E.P.C.C. INC. - STATE LICENSE #713525
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BRISTOL STREET PROMENADE

COMMON INTEREST DEVELOPMENT

1120, 1122, & 1124 BRISTOL ST.
COSTA MESA, CA 92626

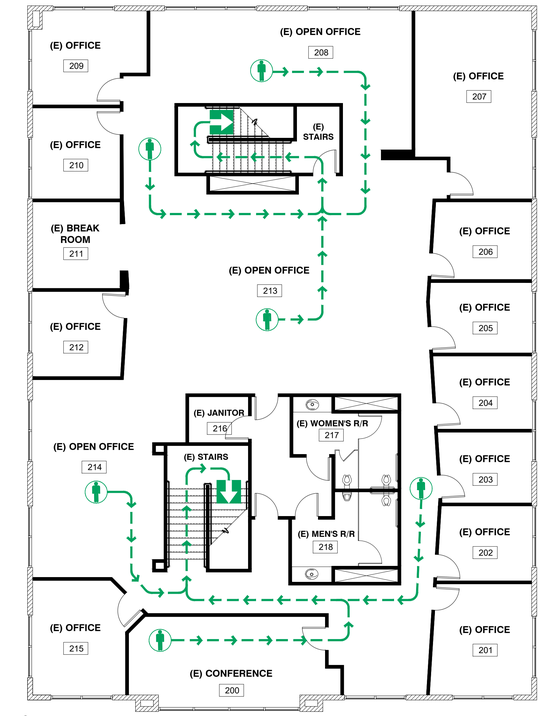
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JOB #: 3770
DRAWN BY: T.L.
SCALE: AS-NOTED (30"x42")

TITLE SHEET AND SITE PLAN

A0.0

BRISTOL STREET PROMENADE

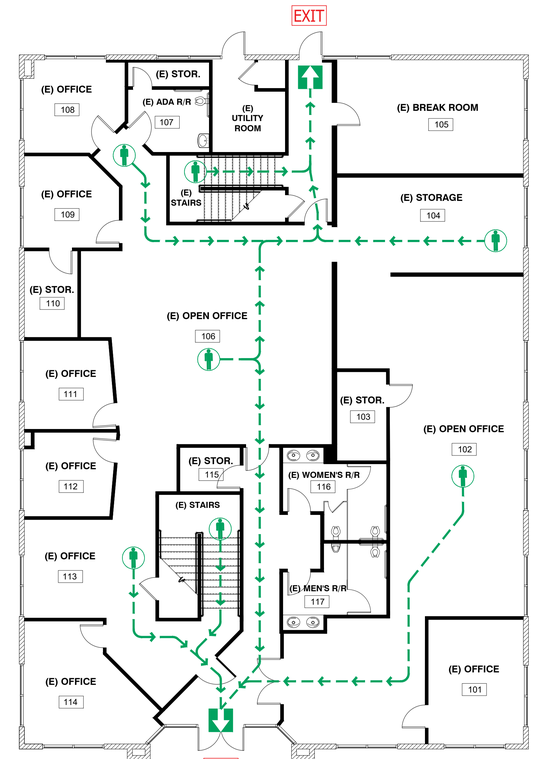
PARCEL 1 OF PARCEL MAP 2002-246: 1120 BRISTOL ST. (APN: 439-321-11) - ZONE A



1

* NOTE: ACCESSIBLE ELEVATOR WILL BE PROVIDED IN FUTURE TENANT IMPROVEMENT

EXISTING SECOND FLOOR PLAN | SCALE: 1/8"=1'-0" | 2

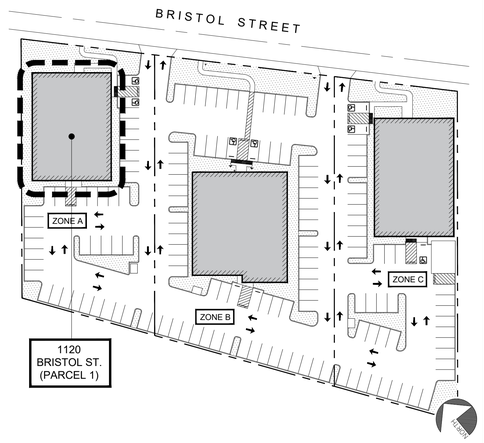


1

* NOTE: ACCESSIBLE ELEVATOR WILL BE PROVIDED IN FUTURE TENANT IMPROVEMENT

EXISTING FIRST FLOOR PLAN | SCALE: 1/8"=1'-0" | 1

OVERALL SITE MAP



LEGEND

WALLS

EXISTING EXTERIOR WALL - TO REMAIN

EXISTING INTERIOR WALL - TO REMAIN

SYMBOLS

EGRESS PATH OF TRAVEL

EXIT ROUTE

BUILDING INFORMATION

ASSESSOR'S PARCEL NO.: 439-321-11 (PARCEL 1 OF PARCEL MAP 2002-246)

BUILDING DATA:

TOTAL EXISTING BUILDING AREA =	± 11,496 S.F.
# OF STORIES:	(2) EXISTING
CONSTRUCTION TYPE:	III-A
CURRENT USE:	OFFICE (EXISTING)
PROPOSED USE:	OFFICE & PROFESSIONAL MEDICAL
OCCUPANCY TYPE:	B
FIRE SPRINKLERS:	YES, EXISTING

PROJECT DESIGNER
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License # 713525

SIGNIFICANT DATES

#	DATE	DESCRIPTION
2	07-01-26	PLANNING REVIEW #1
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MIKE S. EASTON
NO. 713525
EXP. 10-31-2027
STATE OF CALIFORNIA

E.P.C.C. INC. - STATE LICENSE #713525
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BRISTOL STREET PROMENADE

COMMON INTEREST DEVELOPMENT

1120, 1122, & 1124 BRISTOL ST.
COSTA MESA, CA 92626

DATE: 08-17-26

JOB #: 3770

DRAWN BY: T.L.

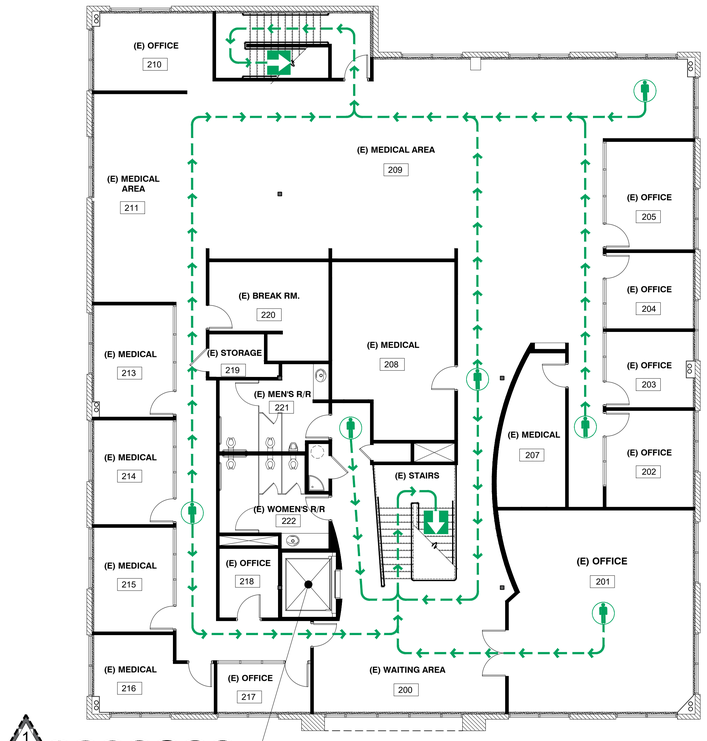
SCALE: AS-NOTED (30"x42")

1120 BRISTOL ST.
OVERALL
FLOOR PLAN

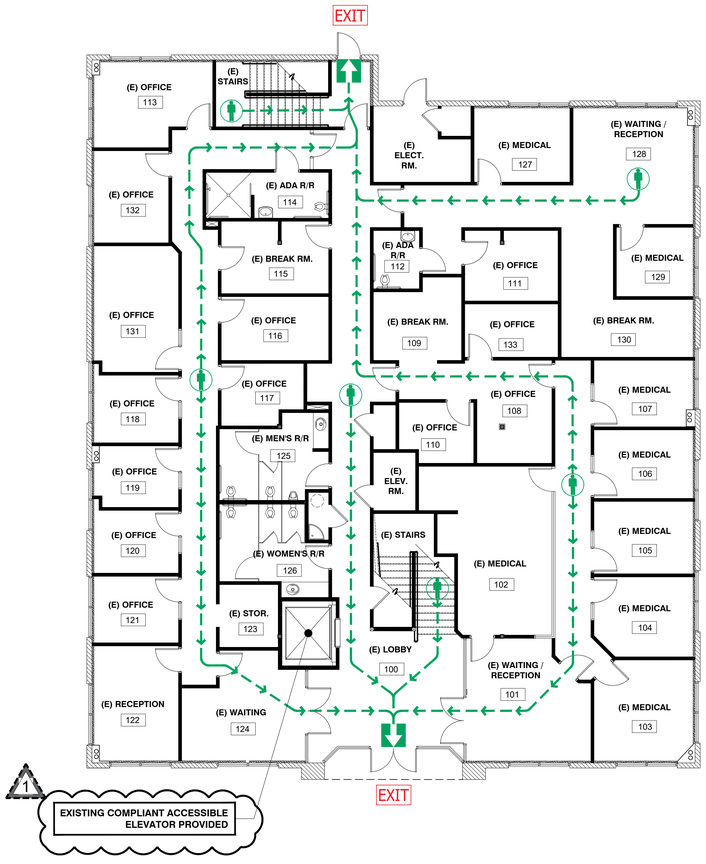
A1.0

BRISTOL STREET PROMENADE

PARCEL 2 OF PARCEL MAP 2002-246: 1122 BRISTOL ST. (APN: 439-321-12) - ZONE B

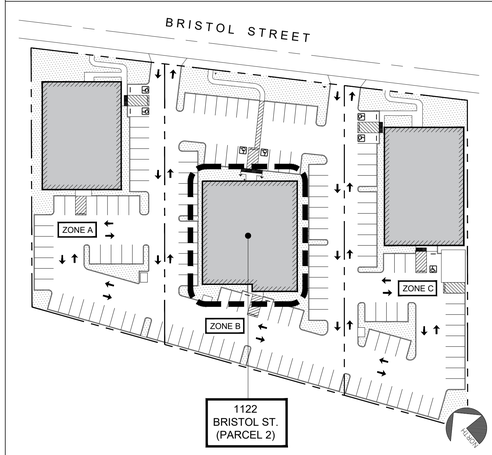


EXISTING SECOND FLOOR PLAN — SCALE: 1/8"=1'-0" — 2



EXISTING FIRST FLOOR PLAN — SCALE: 1/8"=1'-0" — 1

OVERALL SITE MAP



LEGEND

WALLS

EXISTING EXTERIOR WALL - TO REMAIN

EXISTING INTERIOR WALL - TO REMAIN

SYMBOLS

EGRESS PATH OF TRAVEL

EXIT ROUTE / TO EXIT

1

BUILDING INFORMATION

ASSESSOR'S PARCEL NO.: 439-321-12 (PARCEL 2 OF PARCEL MAP 2002-246)

BUILDING DATA:

TOTAL EXISTING BUILDING AREA =	± 14,193 S.F.
# OF STORIES:	(2) EXISTING
CONSTRUCTION TYPE:	III-A
CURRENT USE:	OFFICE & PROFESSIONAL MEDICAL (EXISTING)
OCCUPANCY TYPE:	B
FIRE SPRINKLERS:	YES, EXISTING

PROJECT DESIGNER
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Commercial Construction, Project Management
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E-mail: measton@eastonpacific.com
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License # 713525

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B - 1 LICENSED GENERAL CONTRACTOR — MIKE S. EASTON — NO. 713525 — EXP. 10-31-2027 — STATE OF CALIFORNIA

E.P.C.C. INC. - STATE LICENSE #713525
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BRISTOL STREET PROMENADE

COMMON INTEREST DEVELOPMENT

1120, 1122, & 1124 BRISTOL ST.
COSTA MESA, CA 92626

DATE: 08-17-26

JOB #: 3770

DRAWN BY: T.L.

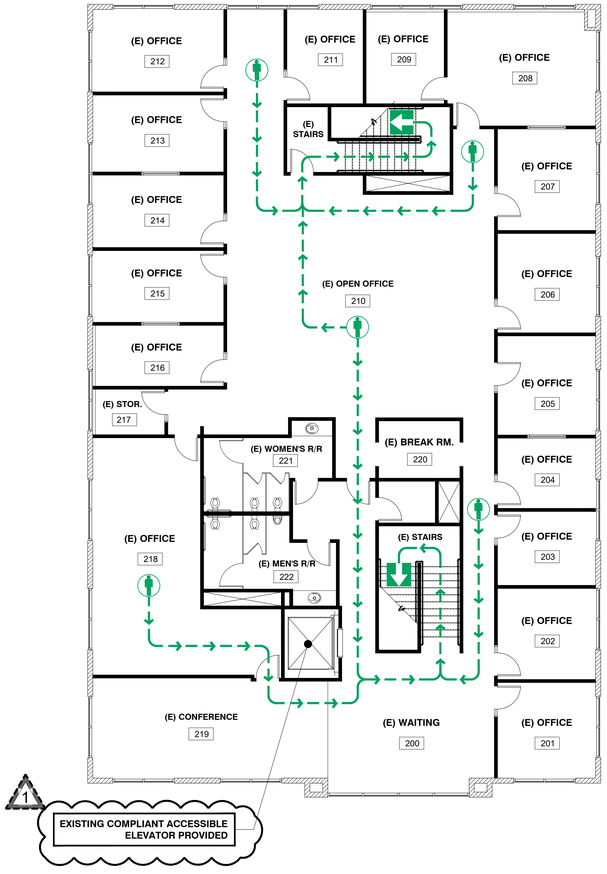
SCALE: AS-NOTED (30"x42")

1122 BRISTOL ST.
OVERALL
FLOOR PLAN

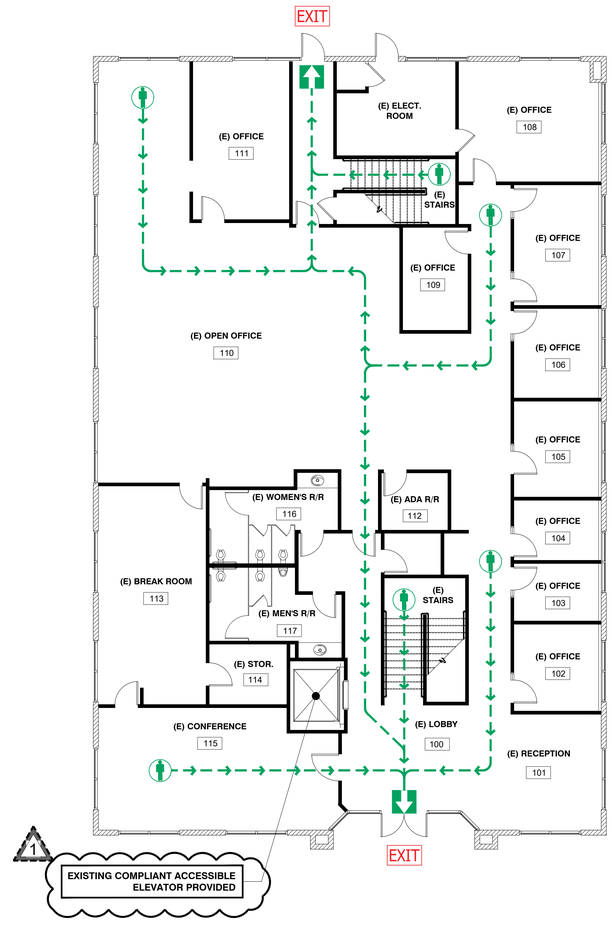
A1.1

BRISTOL STREET PROMENADE

PARCEL 3 OF PARCEL MAP 2002-246: 1124 BRISTOL ST. (APN: 439-321-13) - ZONE C

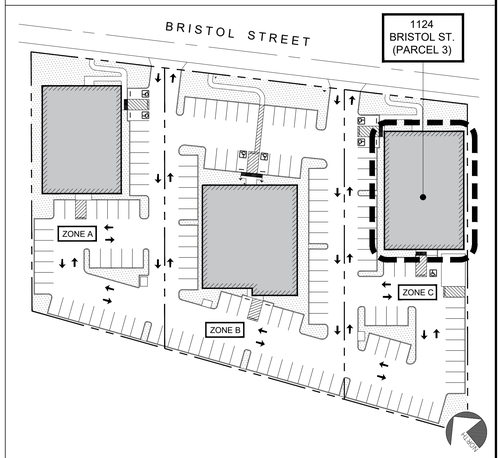


EXISTING SECOND FLOOR PLAN — SCALE: 1/8"=1'-0" — 2



EXISTING FIRST FLOOR PLAN — SCALE: 1/8"=1'-0" — 1

OVERALL SITE MAP



LEGEND

WALLS

EXISTING EXTERIOR WALL - TO REMAIN

EXISTING INTERIOR WALL - TO REMAIN

SYMBOLS

EGRESS PATH OF TRAVEL

EXIT ROUTE / TO EXIT

BUILDING INFORMATION

ASSESSOR'S PARCEL NO.: 439-321-13 (PARCEL 3 OF PARCEL MAP 2002-246)

BUILDING DATA:

TOTAL EXISTING BUILDING AREA =	± 13,103 S.F.
# OF STORIES:	(2) EXISTING
CONSTRUCTION TYPE:	III-A
CURRENT USE:	OFFICE (EXISTING)
PROPOSED USE:	OFFICE & PROFESSIONAL MEDICAL
OCCUPANCY TYPE:	B
FIRE SPRINKLERS:	YES, EXISTING

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SIGNIFICANT DATES		
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BRISTOL STREET PROMENADE

COMMON INTEREST DEVELOPMENT

1120, 1122, & 1124 BRISTOL ST.
COSTA MESA, CA 92626

DATE: 08-17-26

JOB #: 3770

DRAWN BY: T.L.

SCALE: AS-NOTED (30"x42")

1124 BRISTOL ST.
OVERALL
FLOOR PLAN

A1.2