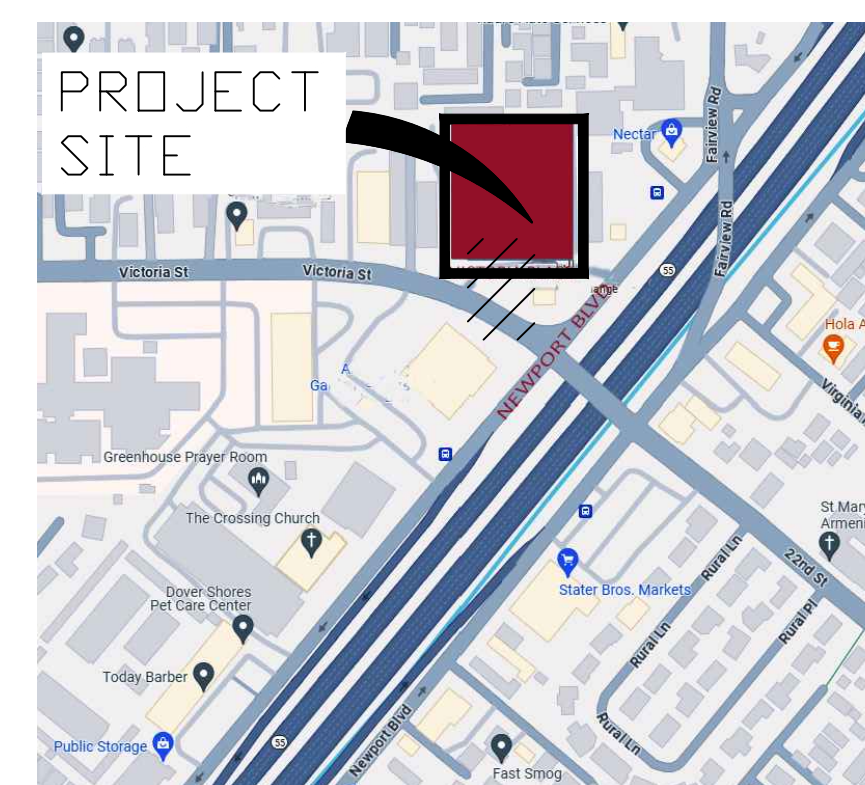


# VICTORIA PLACE MIXED-USE

## 222 VICTORIA PLACE COSTA MESA, CA 92627



**PROJECT DIRECTORY:**

**CLIENT:**  
WMC LLC  
8015 Crystal Court  
Anaheim, CA 92836  
Attn: Tony Weeda  
Phone: 714.329.2405  
Email: tweeda@soglobal.net

**CIVIL ENGINEER:**  
CA Engineering, Inc.  
13821 Newport Ave., Ste. 110  
Tustin, CA 92780  
Attn: Fred Cornwell  
Phone: (949) 724-9490  
Email: fcornwell@ce-eng.net

**ARCHITECT:**  
Bundy-Finkel Architects  
1120 Bristol St., Ste. 120  
Costa Mesa, CA 92626  
Phone: (714) 850-7575  
Attn: Richard Finkel  
Email: rfinkel@bundyfinkel.com

**LANDSCAPE ARCHITECT:**  
To Be Selected

**Sheet Index:**

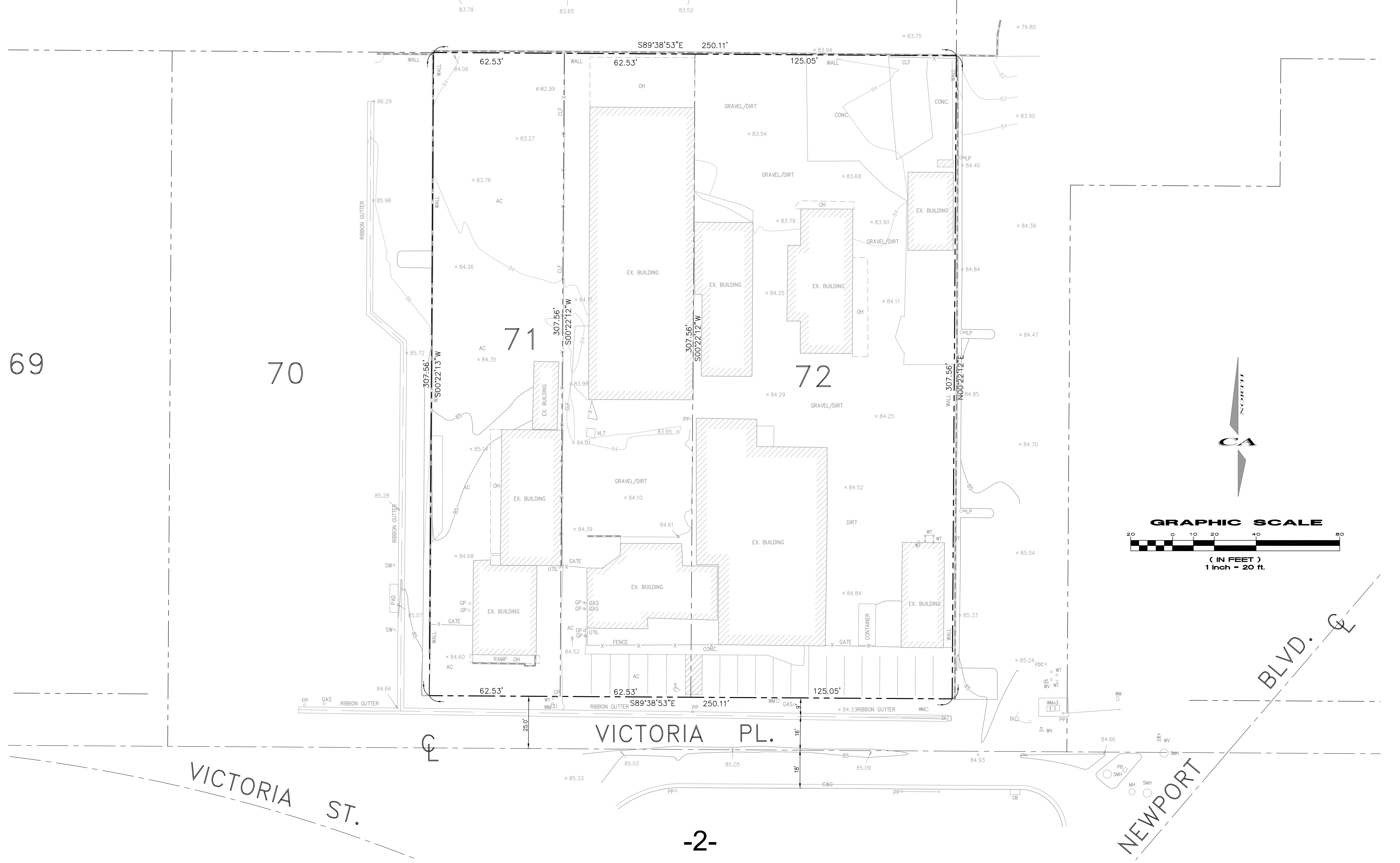
**COVER**

- 1 of 1 PRELIMINARY GRADING & UTILITY PLAN
- A0.1 SITE PHOTOS
- A1.1 SITE PLAN
- A2.1 FLOOR PLAN - TYPICAL DUPLEX UNIT
- A2.2 FLOOR PLAN - TYPICAL MIXED-USE UNIT
- A3.1 OVERALL ELEVATIONS
- A3.2 VICTORIA PLACE - STREET ELEVATIONS
- A3.3 TYPICAL MIXED-USE UNIT ELEVATIONS
- A3.4 TYPICAL DUPLEX UNIT ELEVATIONS
- A4.1 3D IMAGES

### CITY SUBMITTAL #1

# TOPOGRAPHY MAP

## 220, 222 & 234 Victoria Place, Costa Mesa, CA



BLVD. &  
NEWPORT

# CONCEPTUAL GRADING AND UTILITY PLAN

## Victoria Place, Costa Mesa, CA

### LEGAL DESCRIPTION

THE EASTERLY ONE HALF OF LOT 71 OF TRACT NO. 57, AS PER MAP RECORDED IN BOOK 10, PAGE 3, MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

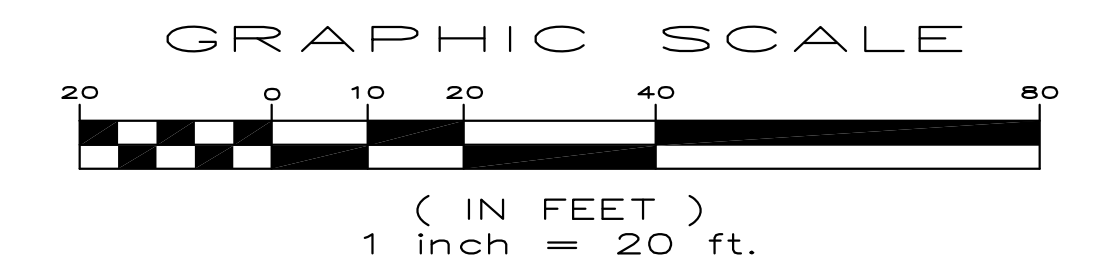
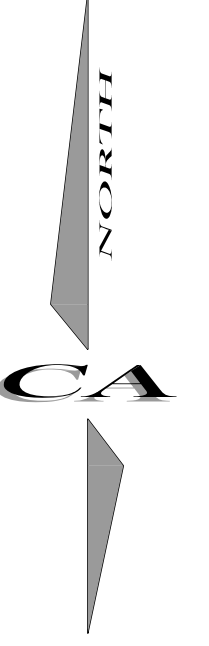
LOT 72 OF TRACT NO. 57, AS PER MAP RECORDED IN BOOK 10, PAGE 3, MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

APN: 419-111-19 & 20

### LEGEND

BOUNDARY LINE	---
PROP. CURB	---
EX. CURB	---
EXISTING SEWER	SS
PROPOSED SEWER	SS
EXISTING WATER	WT
PROPOSED WATER	WT
EXISTING STORM DRAIN	SD
PROPOSED STORM DRAIN	SD
MODULAR WETLANDS	■

UNIT NUMBER	(38)
FL	— FLOW LINE
P	— PAD ELEVATION
FF	— FINISH FLOOR
FS	— FINISH SURFACE
GFF	— GARAGE FINISH FLOOR
HP	— HIGH POINT
LP	— LOW POINT



### GENERAL NOTES

- EXISTING LAND USE: COMMERCIAL
- PROPOSED LAND USE: MULTI-FAM. RESIDENTIAL
- EXISTING ZONING: C-2 GENERAL BUSINESS
- PROPOSED ZONING: PDR-HD (PLANNED DEVELOPMENT RESIDENTIAL-HIGH DENSITY)
- WATER SERVICE PROVIDED BY: MESA WATER DISTRICT
- ELECTRIC SERVICE PROVIDED BY: CALIFORNIA EDISON COMPANY.
- SEWER SERVICE PROVIDED BY: COSTA MESA SANITARY DISTRICT
- NATURAL GAS SERVICE PROVIDED BY: THE GAS COMPANY
- FEMA FLOOD ZONE: ZONE X FEMA FLOOD MAP: 06059 C0268J
- CROSS AREA 1.77 AC. / NET AREA 1.77 AC.
- SEE PWQMP FOR WATER QUALITY BMP'S
- STORM DRAINS, STREET AND LANDSCAPING SHALL BE MAINTAINED BY THE H.O.A.
- TOTAL NUMBER OF UNITS = 40

### ADDRESS

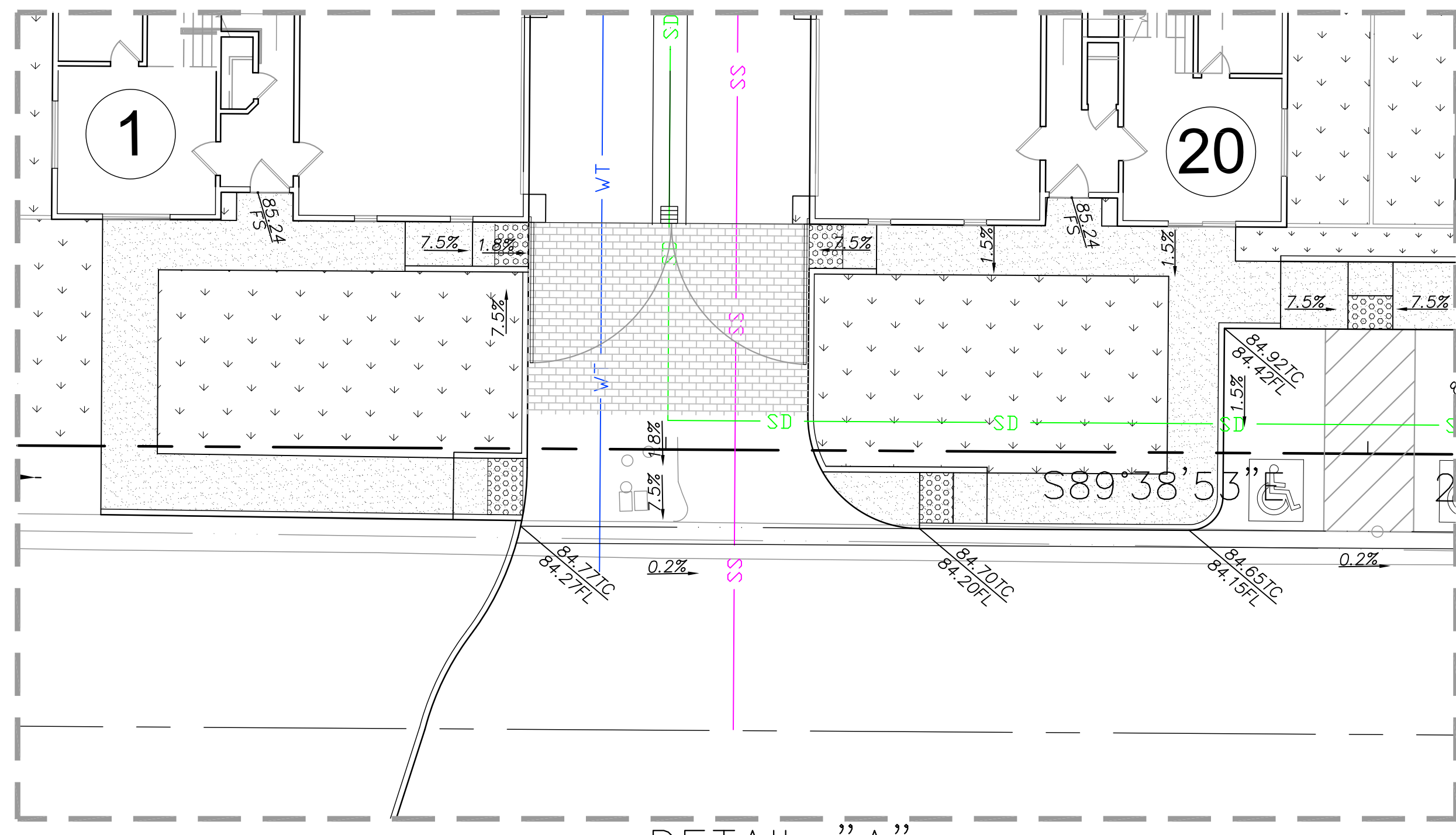
220, 222, 234 & 236 Victoria Place  
Costa Mesa, CA 92626  
A.P.N. 419-111-19 & 20

### SUBDIVIDER/OWNER

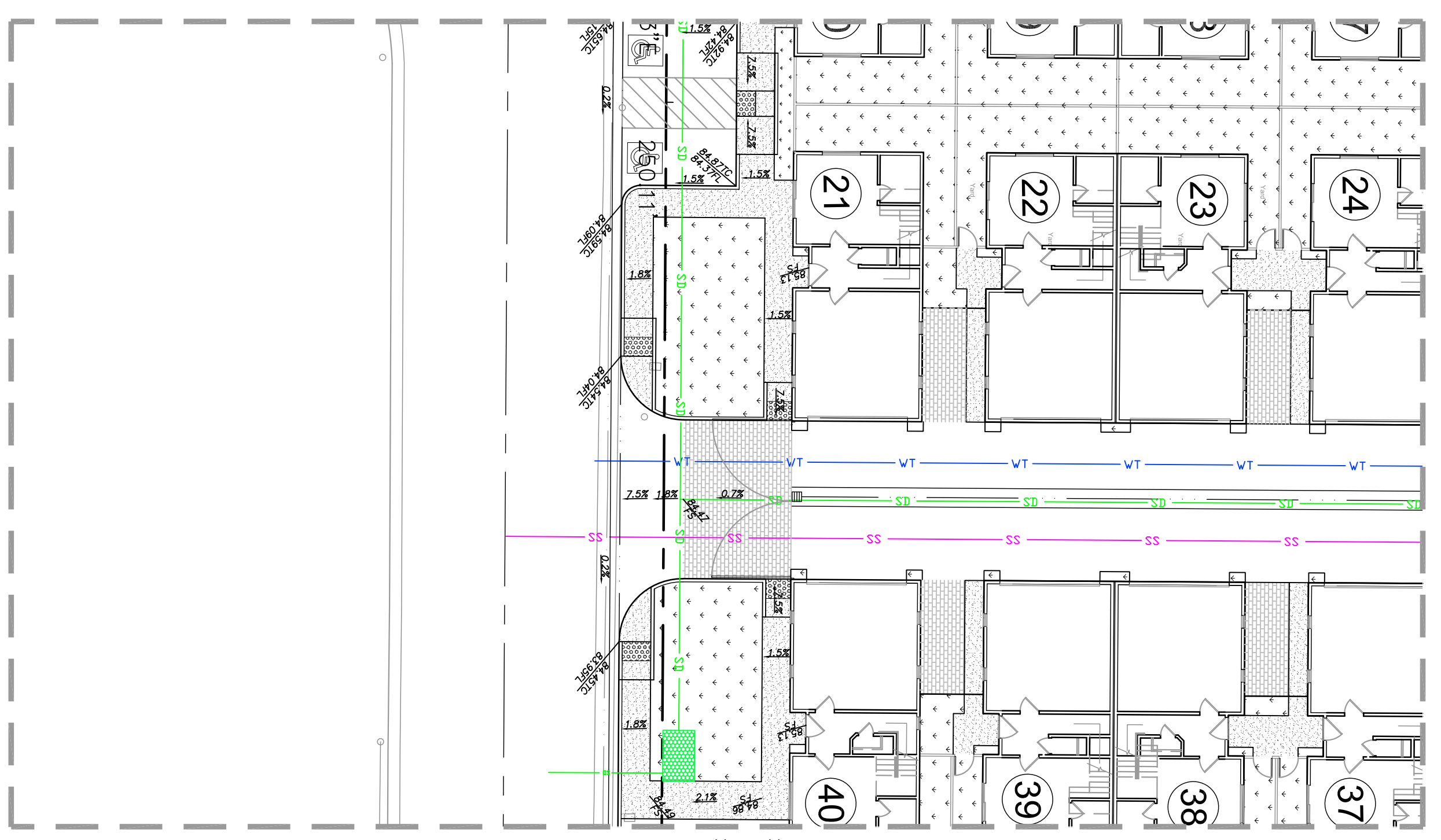
WMC, L.L.C.  
1024 Bayside Dr., #109  
Newport Beach, CA 92660  
(714) 329-2405  
Contact: Tony Weeda

### PREPARED BY:

**CA ENGINEERING, INC.**  
Planning Engineering • Surveying  
4101 BIRCH ST., STE 140  
NEWPORT BEACH, CA 92660  
949-724-9480



DETAIL "A"  
SCALE: 1"=10'



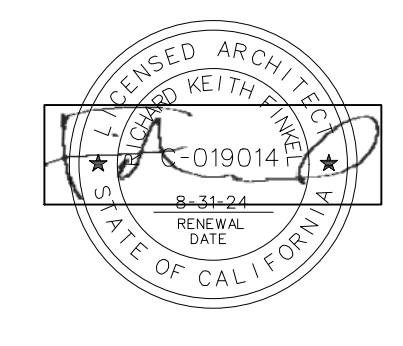
DETAIL "B"  
SCALE: 1"=10'



SEE DETAIL "A" @ LT.

SEE DETAIL "B" @ LT.

© 2024 WMC, L.L.C. All Rights Reserved. Project: 24-001-01 Victoria Place. Date: 2/27/24.

STAMP  
  
 PROJECT NAME:

**VICTORIA PLACE**  
 222 VICTORIA PLACE  
 COSTA MESA, CA 92627

SHEET TITLE  
**SITE PHOTOS**

NOTICE: THE DESIGN SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS, SPECIFICATIONS, AND RELATED MATERIALS, ARE PRELIMINARY AND SHALL NOT BE COPIED, REPRODUCED, RELETED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BUNDY-FINKEL ARCHITECTS. ADDITIONALLY, THESE DOCUMENTS HAVE BEEN PREPARED TO ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE ARCHITECTURAL PROFESSION. THE ARCHITECT DOES NOT WARRANT IN ANY WAY THE ACCURACY OF THE INFORMATION AND SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN THIS DOCUMENT AND EXISTING CONDITIONS. THESE PLANS ARE THE PROPERTY OF THE ARCHITECT, AND ANY REUSE OR ALTERATION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF BUNDY-FINKEL ARCHITECTS IS STRICTLY PROHIBITED. ADDITIONALLY, CONTRACTORS SHALL VERIFY DIMENSIONS AND SHALL NOT SCALE THE DRAWING AT ANY TIME.

PROJECT NO.: 23-822  
 LAST ISSUE DATE: 03-14-24  
 BY: SD CHKD: RF

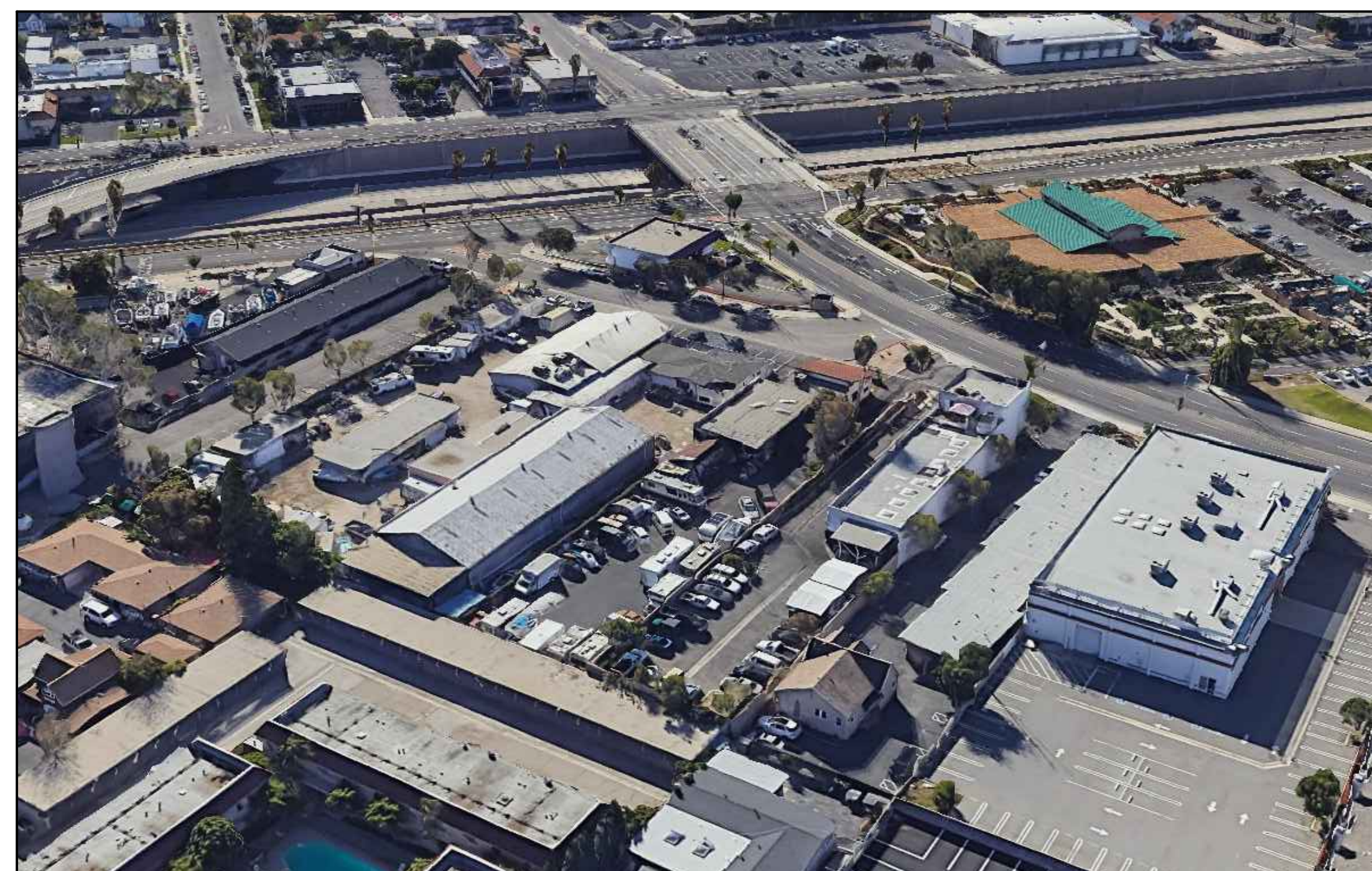
FILE:  
 SHEET  
**A0.1**



2



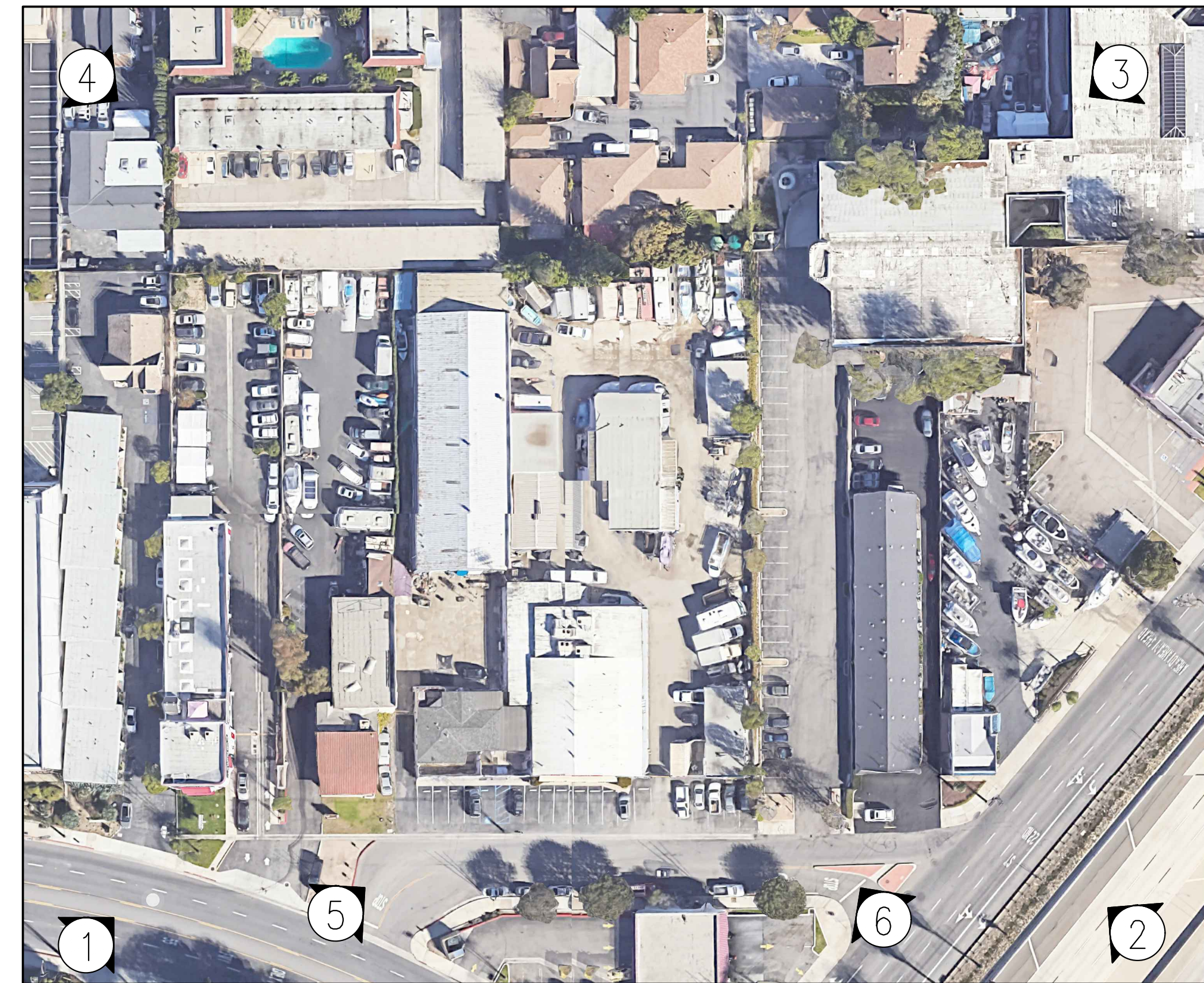
1



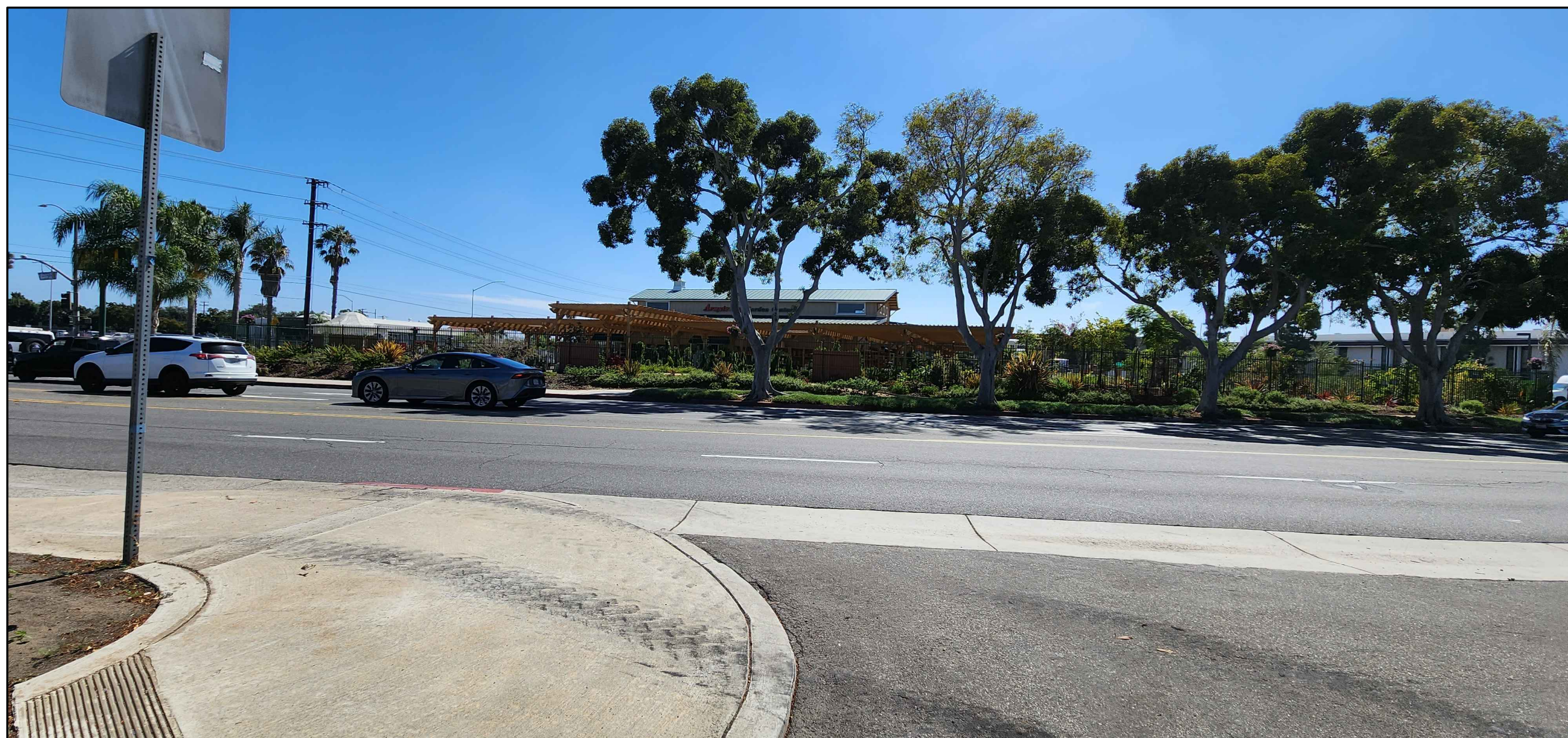
4



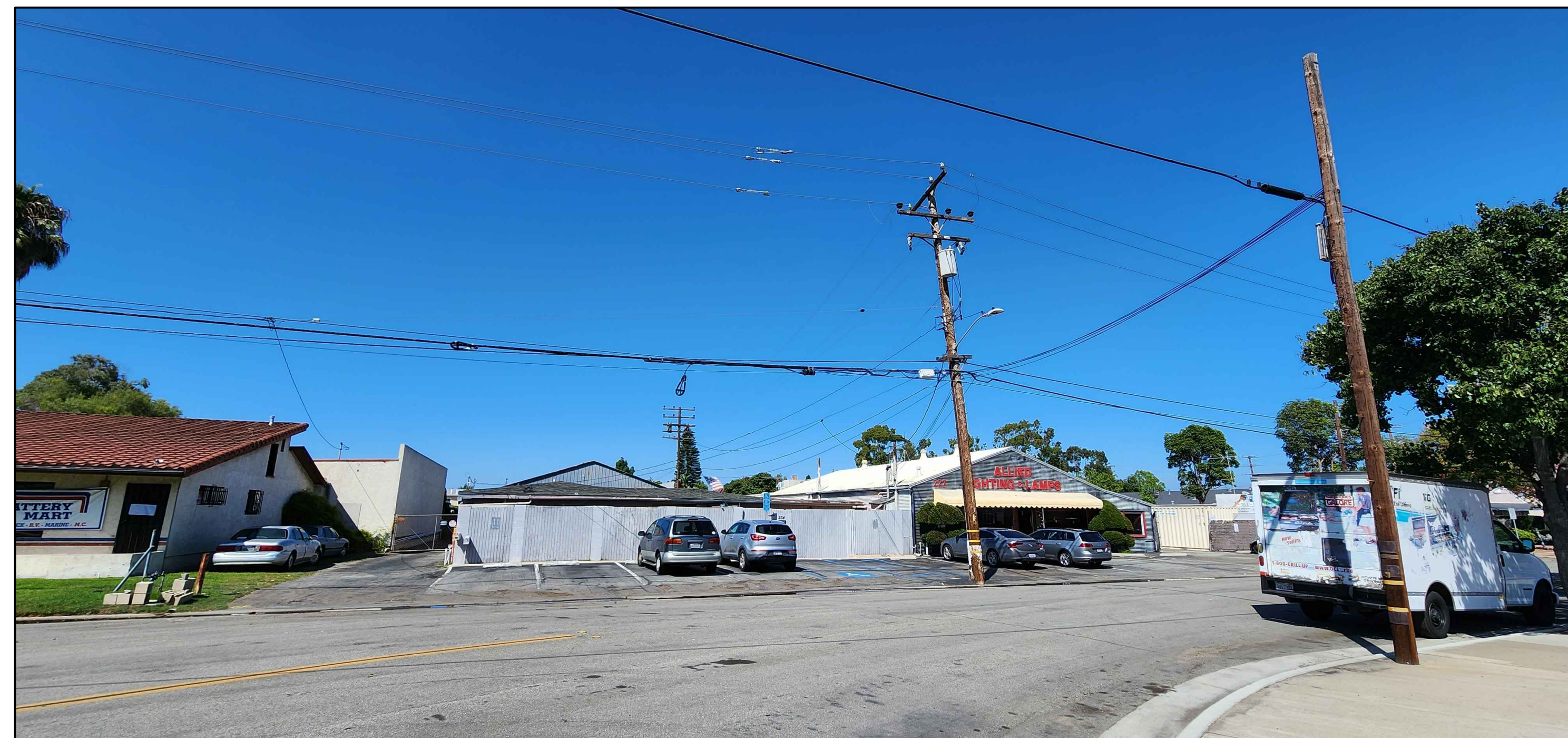
3



Key Plan



6



5



**KEYNOTES:**

- | NO. | DESCRIPTION                        |
|-----|------------------------------------|
| 1.  | NEW SIDEWALK                       |
| 2.  | ACCESSIBLE STALLS AND LOADING ZONE |
| 3.  | CURB-CUT RAMP WITH TRUNCATED DOMES |
| 4.  | MOTOR-OPERATED SWINGING GATES      |
| 5.  | NEW 7" HIGH CONCRETE BLOCK WALL    |
| 6.  | WOOD FENCES BETWEEN RESIDENCES     |
| 7.  | DECORATIVE PAVING                  |
| 8.  | CARPORT ABOVE                      |
| 9.  | NEW DRIVEWAY APPROACH              |

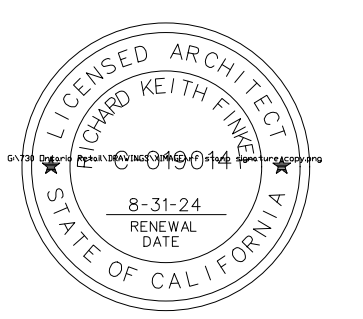
**ZONING DATA:**

APNS: 419-111-20 (PARCEL 1), 419-111-19 (PARCEL 2),  
 APNT: 419-111-21 (PARCEL 3)

LOT AREA: 76,923 S.F. (1.77 AC)  
 EXISTING ZONING: C-2 GENERAL BUSINESS  
 PROPOSED ZONING: PDR-HD  
 LOT COVERAGE PROPOSED:  
 UNITS PROVIDED: = 40 UNITS (22.6 UNITS PER AC)  
 BUILDING HEIGHT PROPOSED: 39'-6"

UNITS	AREA	QTY.
3-BEDROOM	2,283 S.F.	20
3-BEDROOM	2,321 S.F.	20
<b>TOTAL:</b>		<b>40</b>
<b>PARKING REQUIRED:</b>		
3-BEDRM @ 2.5 SPACES PER UNIT =		100
GUEST @ 5 SPACES PER UNIT =		20
<b>TOTAL:</b>		<b>120</b>
<b>PARKING PROVIDED:</b>		
GARAGE:		80
COVERED CARPORT:		9
OPEN:		23
<b>TOTAL:</b>		<b>112</b>

STAMP



PROJECT NAME:

**VICTORIA PLACE**  
 222 VICTORIA PLACE  
 COSTA MESA, CA 92627

SHEET TITLE

**SITE PLAN**

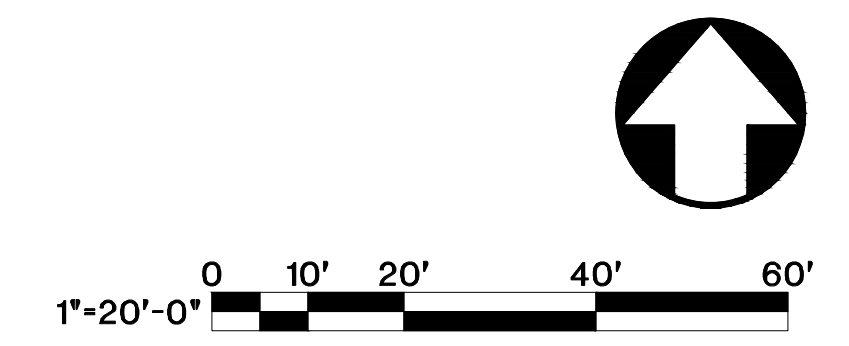
NOTICE: THE DESIGNS SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS, GRAPHS, AND MODEL IMAGES, ARE PROPRIETARY AND SHALL NOT BE COPIED, QUOTED, REPRODUCED, OR COMMERCIALLY EXPLOITED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BUNDY-FINKEL ARCHITECTS. ADDITIONALLY, THESE DOCUMENTS HAVE BEEN PREPARED TO ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF ARCHITECTS AND ENGINEERS OF THE STATE OF CALIFORNIA. THE ARCHITECT DOES NOT WARRANT IN ANY MANNER THE ACCURACY OF THE INFORMATION AND SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN THIS DOCUMENT AND EXISTING CONDITIONS. THESE PLANS AND THE SERVICES OF THE ARCHITECT AND ANY CONSULTANTS, CONTRACTORS, ENGINEERS, SURVEYORS, AND OTHER PROFESSIONALS, ONLY IN ACCORDANCE WITH THE NOTICE. ADDITIONALLY, CONTRACTORS SHALL VERIFY DIMENSIONS AND SHALL SCALE THE DRAWINGS AT ALL TIMES.

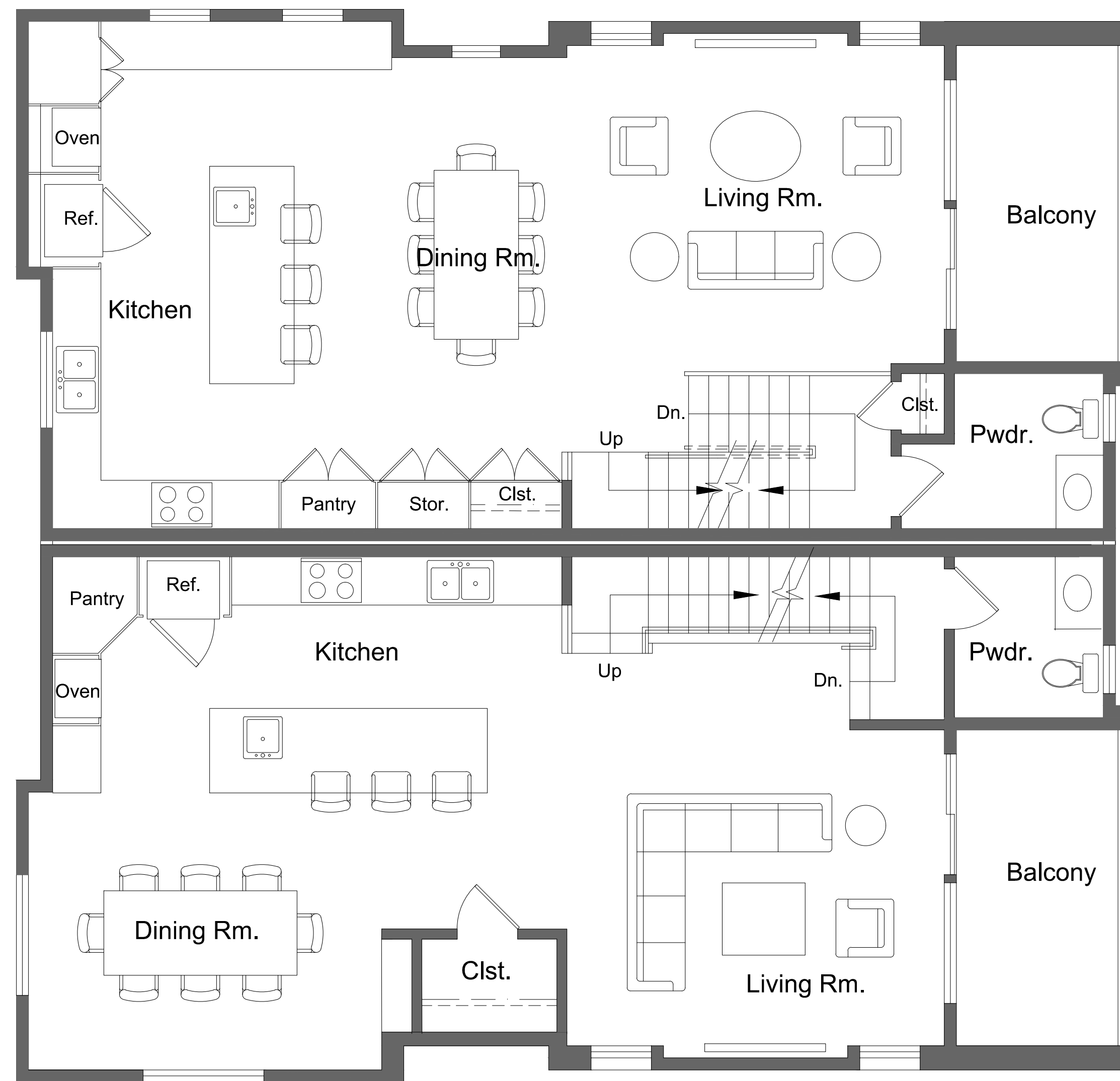
PROJECT NO.: 23-822  
 LAST ISSUE DATE: 03-14-24  
 BY: SD CHKD: RF

FILE:

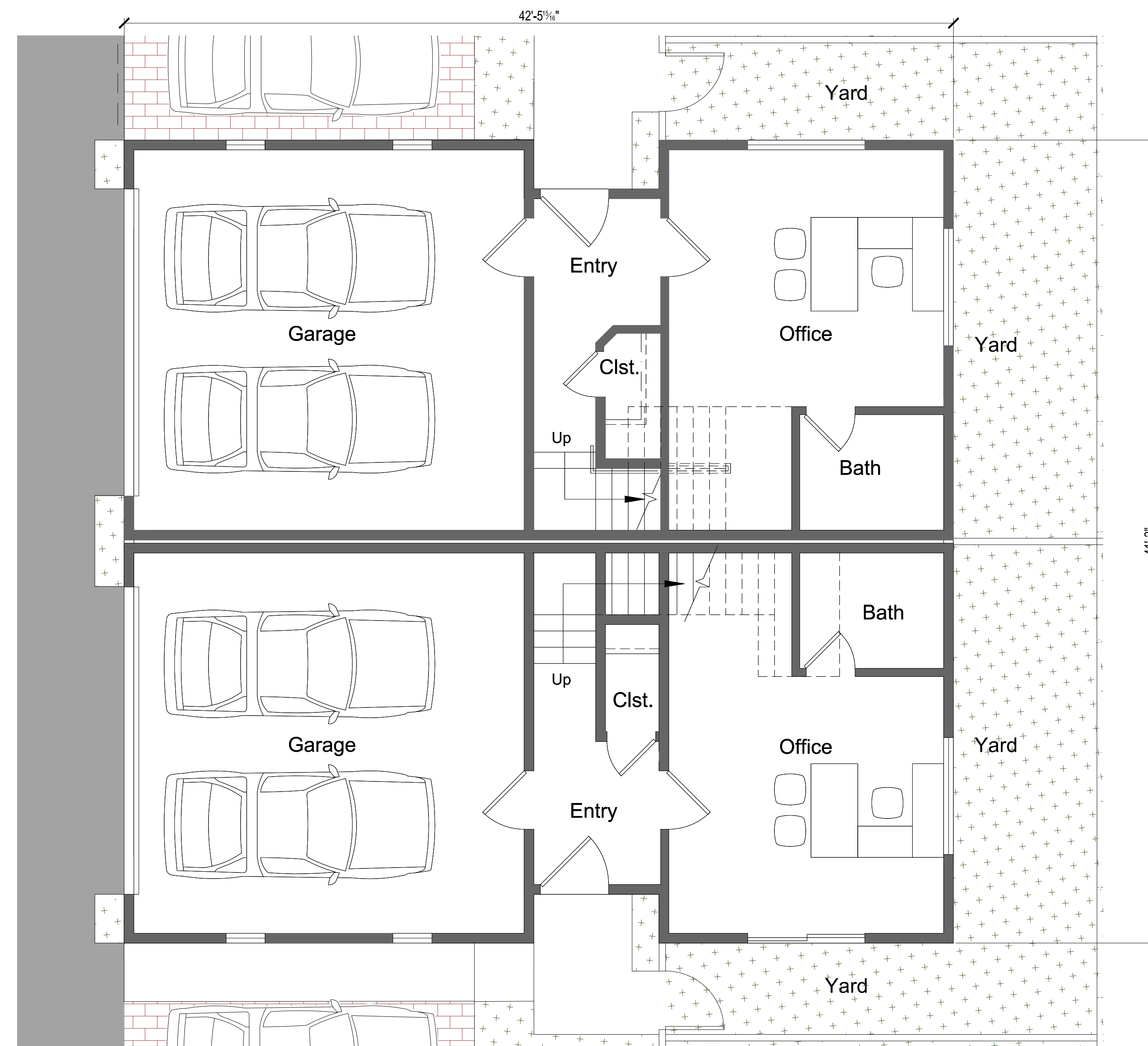
SHEET

**A1.1**

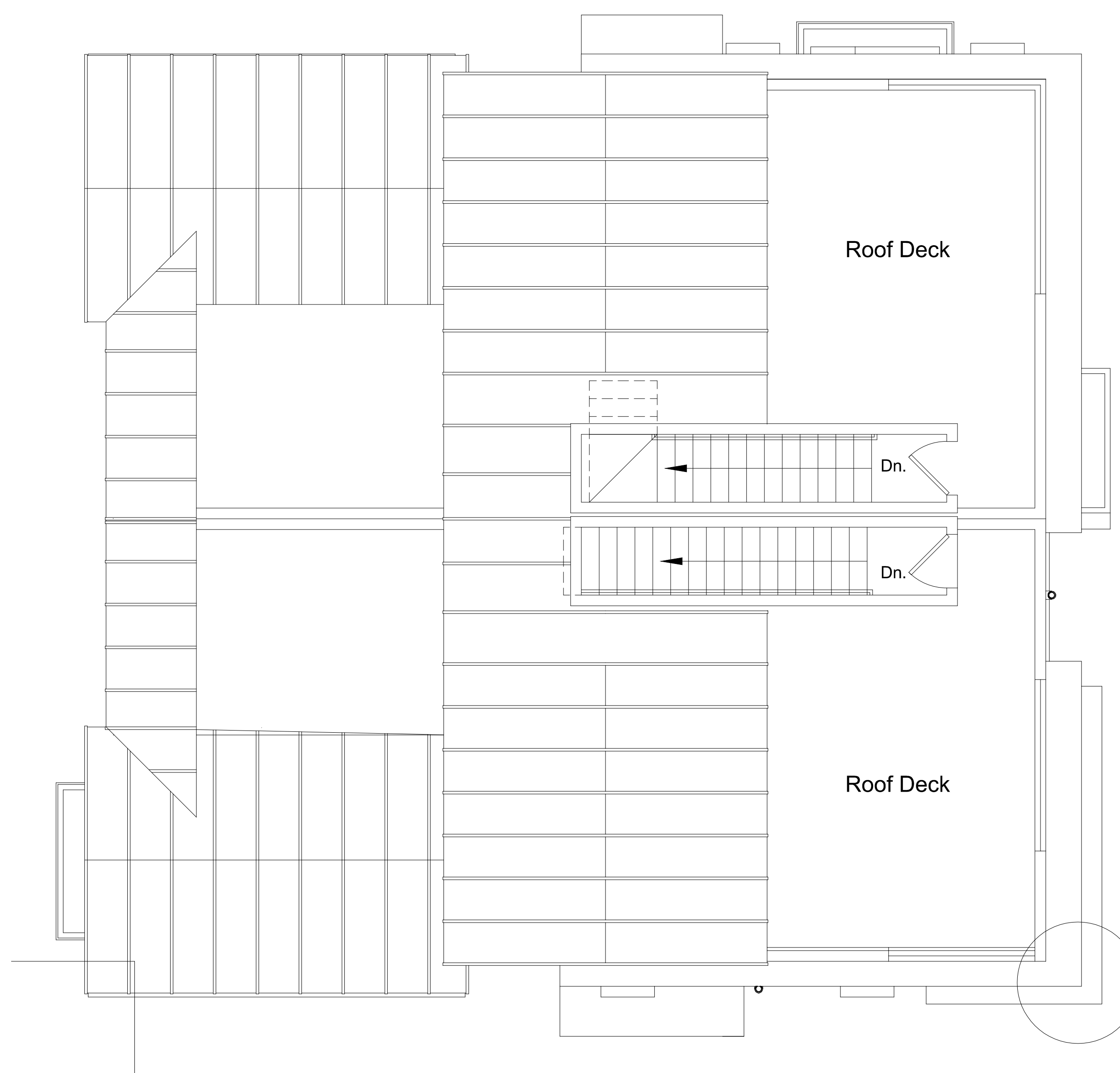




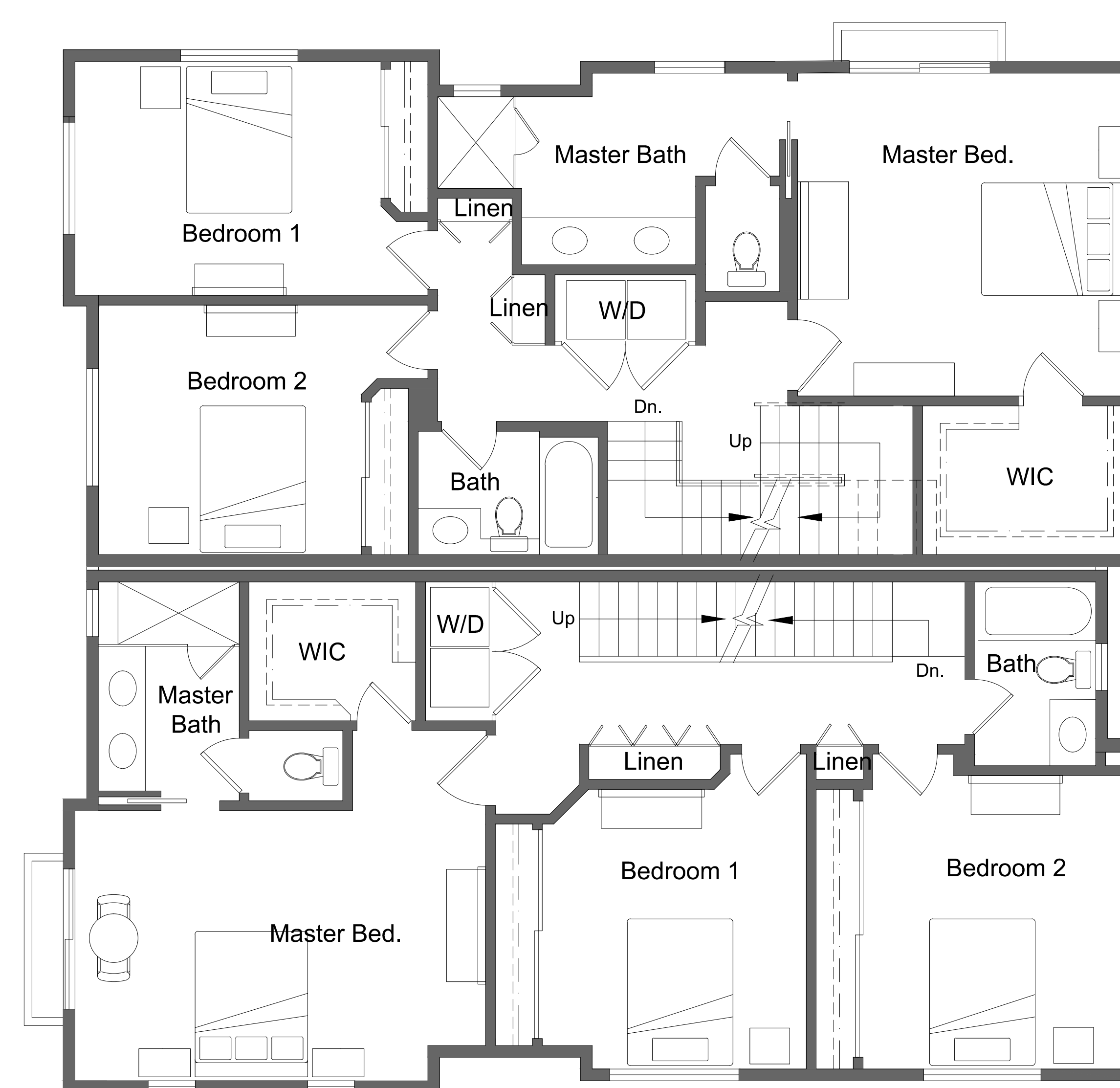
SECOND FLOOR PLAN - DUPLEX UNIT



FIRST FLOOR PLAN - DUPLEX UNIT

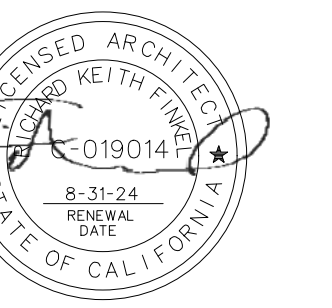


SCHEME 1 - ROOF PLAN DUPLEX UNIT



THIRD FLOOR PLAN - DUPLEX UNIT

STAMP



PROJECT NAME:

**VICTORIA PLACE**  
 222 VICTORIA PLACE  
 COSTA MESA, CA 92627

SHEET TITLE

**TYPICAL DUPLEX FLOOR PLANS**

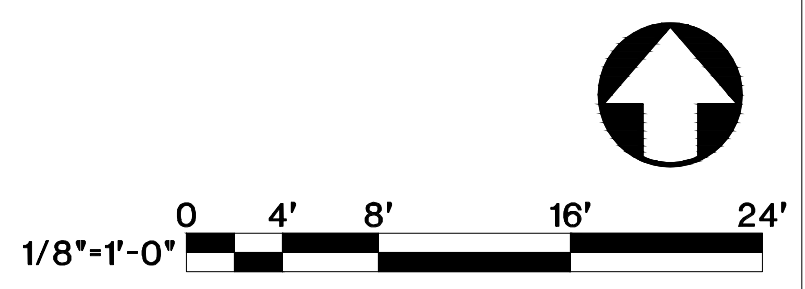
NOTE: THE DESIGN SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS, GRAPHS, AND MODEL IMAGES, ARE PROPRIETARY AND SHALL NOT BE COPIED, REPRODUCED, REUSED, OR COMMERCIALLY EXPLOITED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BUNDY-FINKEL ARCHITECTS. ADDITIONALLY, THESE DOCUMENTS HAVE BEEN PREPARED TO ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF ARCHITECTURE, STATE OF CALIFORNIA. THE ARCHITECT DOES NOT WARRANT IN ANY MANNER THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN THIS DOCUMENT AND EXISTING CONDITIONS THEREOF AND THE RESPONSIBILITY OF THE ARCHITECT AND ARCHITECTS CONSULTANTS, CONTRACTORS, CONTRACTING AGENCIES, VENDORS, AND OTHER PERSONNEL, ONLY IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF ARCHITECTURE, STATE OF CALIFORNIA. ADDITIONALLY, CONTRACTORS SHALL VERIFY DIMENSIONS AND SHALL NOT SCALE THE DRAWINGS IN ANY MANNER.

PROJECT NO.: 23-822  
 LAST ISSUE DATE: 03-14-24  
 BY: SD CHKD: RF

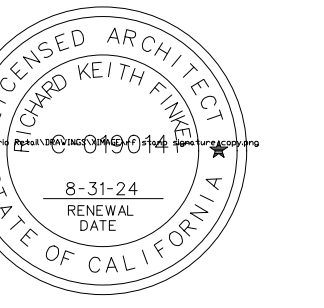
FILE:

SHEET

**A2.1**



STAMP



PROJECT NAME:

**VICTORIA PLACE**  
 222 VICTORIA PLACE  
 COSTA MESA, CA 92627

SHEET TITLE

**TYPICAL MIXED-USE UNIT FLOOR PLANS**

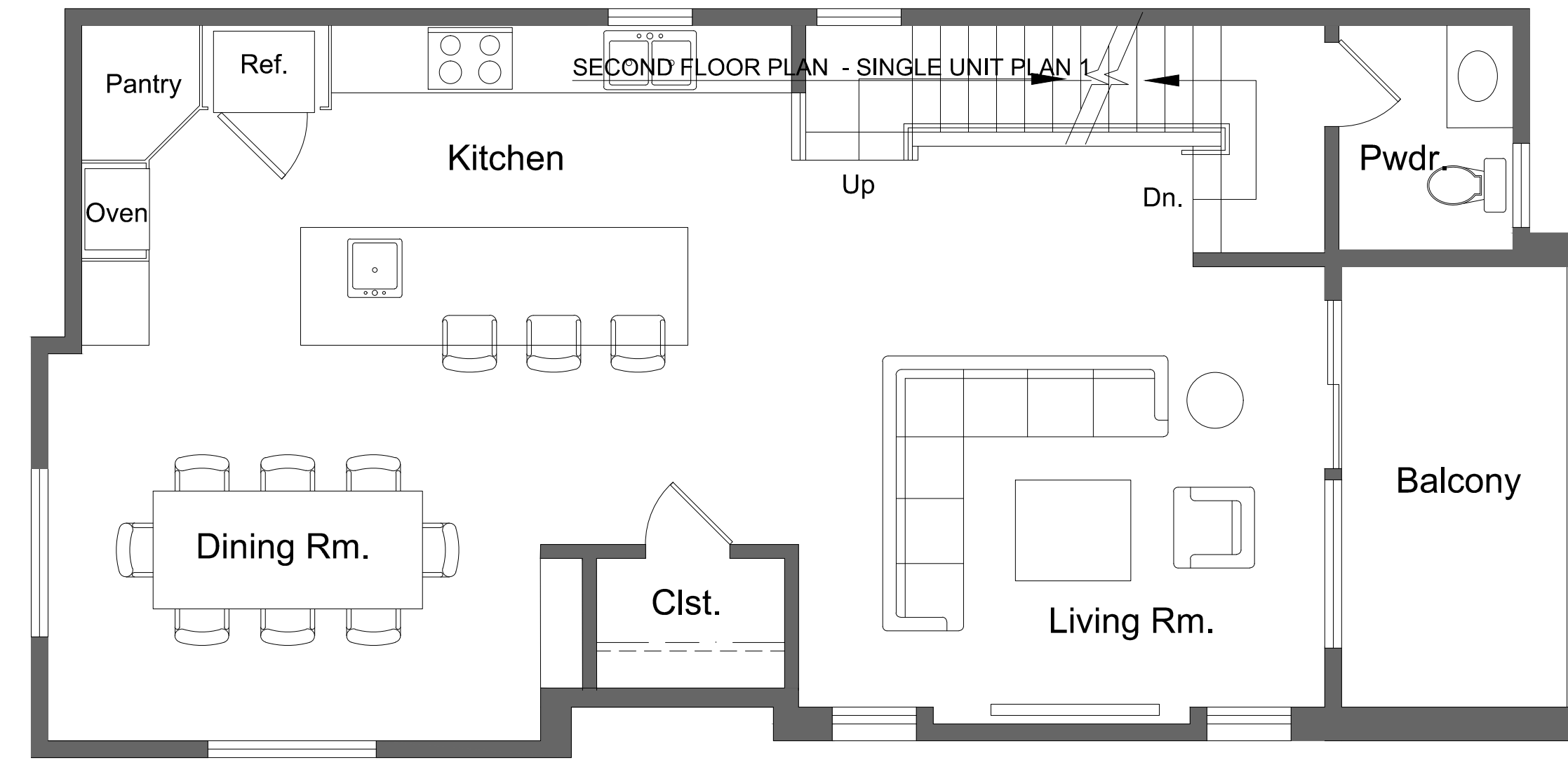
NOTICE: THE DESIGN SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS, GRAPHS, AND MODEL IMAGES, ARE PROPRIETARY AND SHALL NOT BE COPIED, REPRODUCED, REUSED, OR COMMERCIALLY EXPLOITED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BUNDY-FINKEL ARCHITECTS. ADDITIONALLY, THESE DOCUMENTS HAVE BEEN PREPARED TO ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF ARCHITECTURE AND ENGINEERING PROFESSIONALS OF THE STATE OF CALIFORNIA. THE ARCHITECT DOES NOT WARRANT IN ANY MANNER THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN THIS DOCUMENT AND EXISTING CONDITIONS. THESE PLANS AND THE DESIGN ARE THE PROPERTY OF BUNDY-FINKEL ARCHITECTS AND ARE CONSIDERED CONFIDENTIAL. CONTRACTORS, CONSULTING ARCHITECTS, ENGINEERS, AND OTHER PROFESSIONALS SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS. CONTRACTORS SHALL VERIFY DIMENSIONS AND SHALL NOT SCALE THE DRAWINGS AT ANY TIME.

PROJECT NO.: 23-B22  
 LAST ISSUE DATE: 03-14-24  
 BY: SD CHKD: RF

FILE:

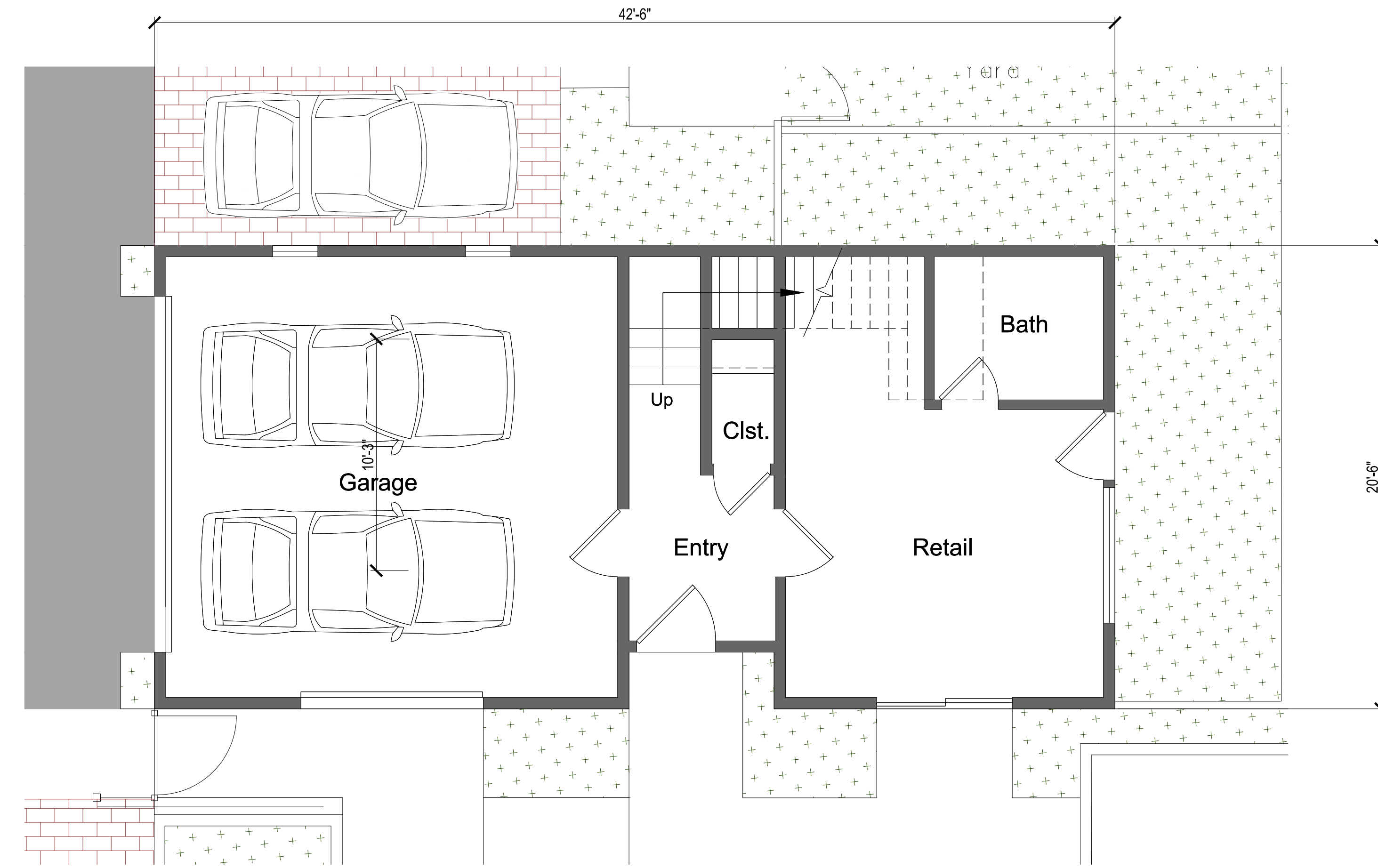
SHEET

**A2.2**



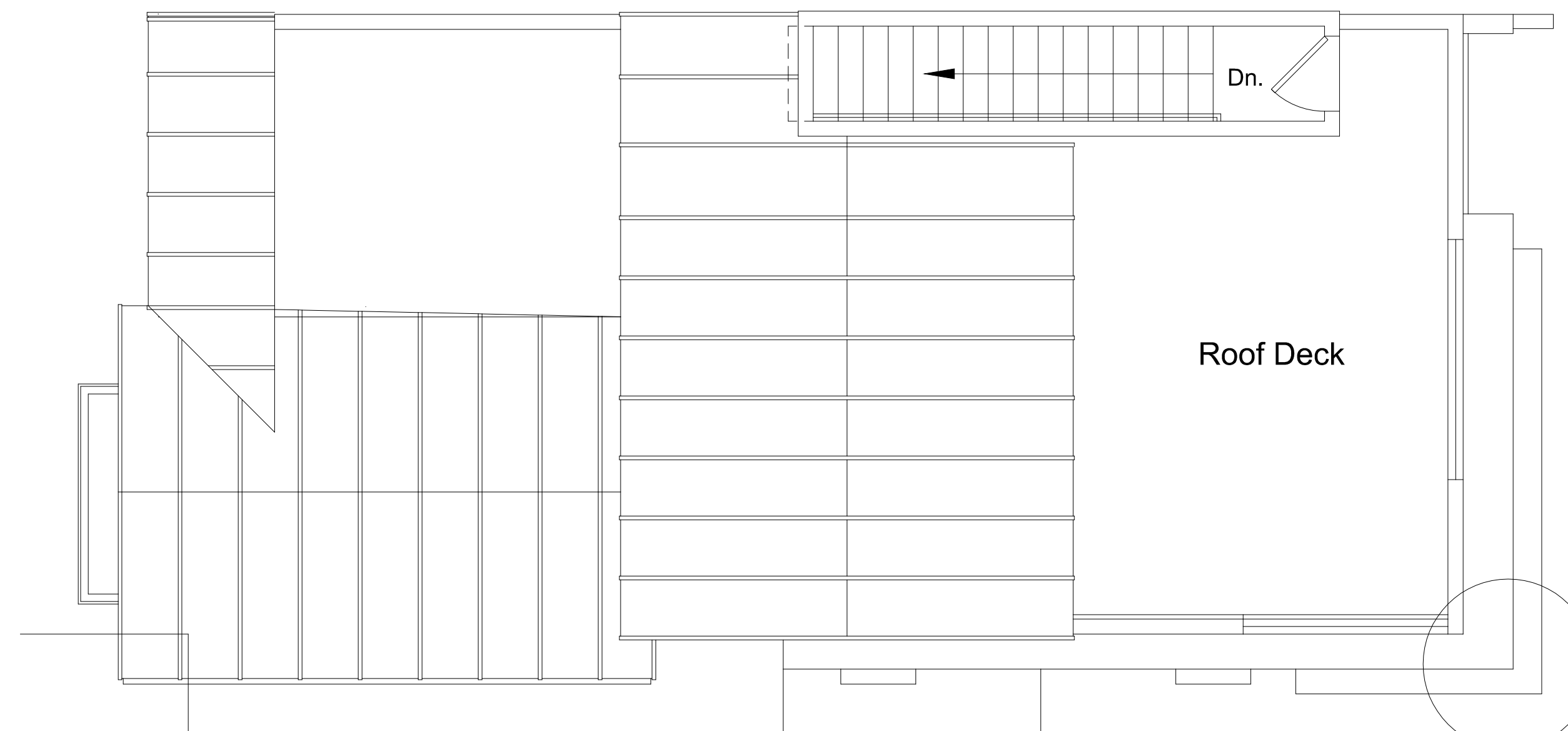
**SECOND FLOOR PLAN - MIXED USE UNIT**

1/4"=1'-0"



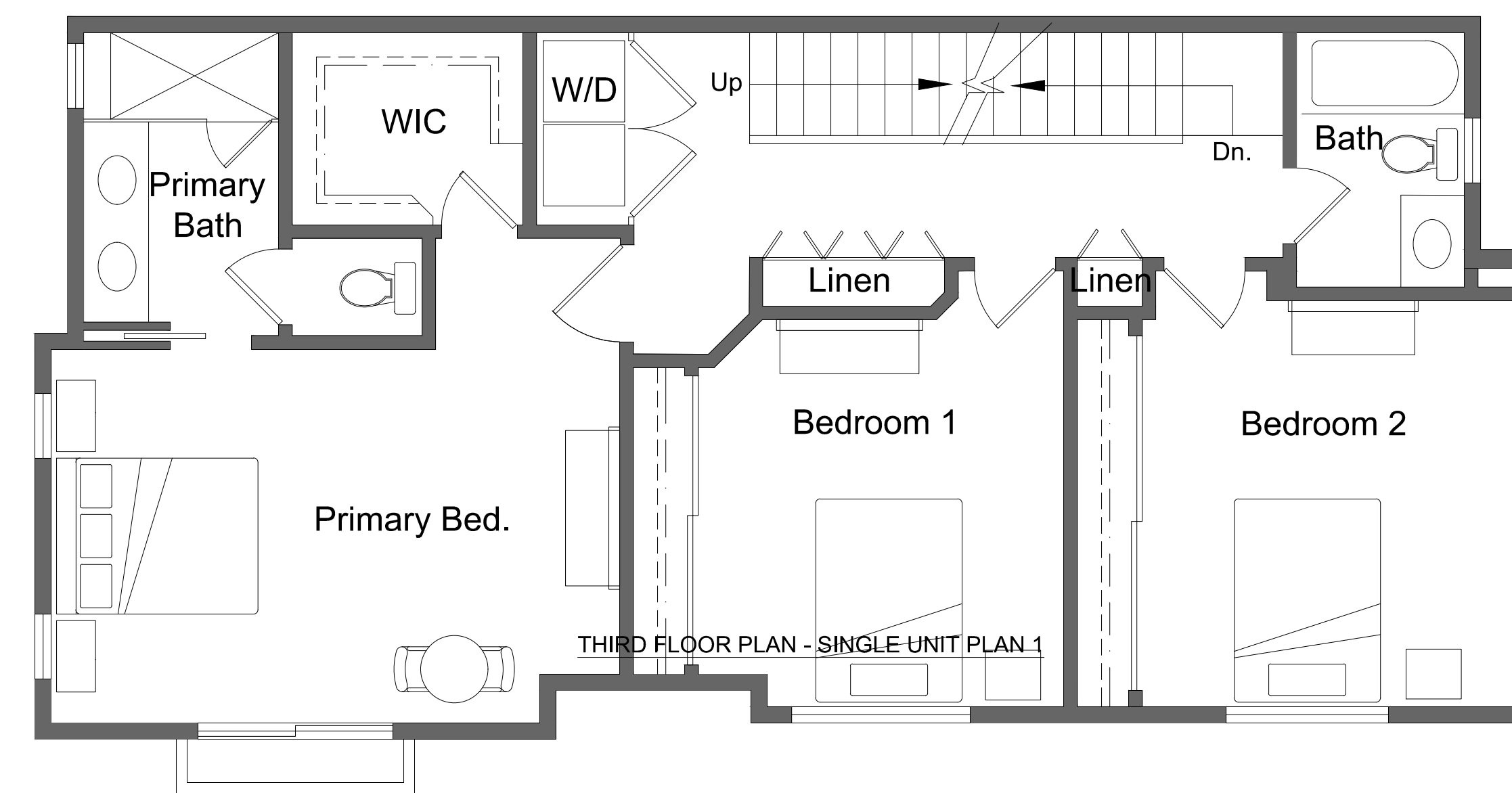
**FIRST FLOOR PLAN - MIXED USE UNIT**

1/4"=1'-0"



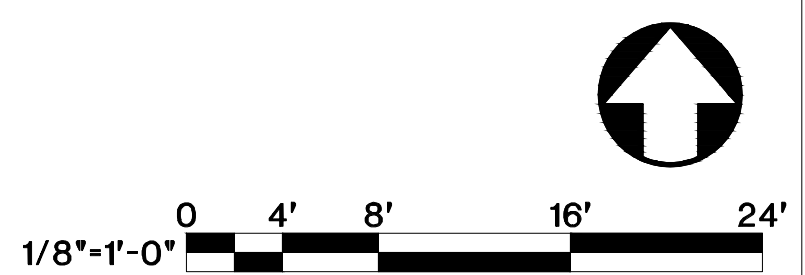
**ROOF PLAN - MIXED USE UNIT**

1/4"=1'-0"



**THIRD FLOOR PLAN - MIXED USE UNIT**

1/4"=1'-0"





**SOUTH (VICTORIA PLACE)**

3/32"=1'-0"



**EAST**

3/32"=1'-0"



**NORTH**

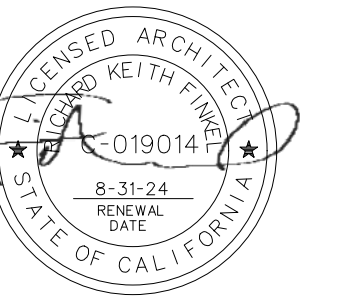
3/32"=1'-0"



**WEST**

3/32"=1'-0"

STAMP



PROJECT NAME:

**VICTORIA PLACE**  
222 VICTORIA PLACE  
COSTA MESA, CA 92627

SHEET TITLE

**OVERALL ELEVATIONS**

NOTICE: THE DESIGNS SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS, GRAPHS, AND MODEL IMAGES, ARE PROPRIETARY AND SHALL NOT BE COPIED, REPRODUCED, REUSED, OR COMMERCIALLY EXPLOITED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BUNDY-FINKEL ARCHITECTS. ADDITIONALLY, THESE DOCUMENTS HAVE BEEN PREPARED TO ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF ARCHITECTS AND ENGINEERS AND IN ACCORDANCE WITH THE PROFESSIONAL ETHICS AND STANDARDS OF THE ARCHITECTS AND ENGINEERS. THE ARCHITECT DOES NOT WARRANT IN ANY MANNER THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN THIS DOCUMENT AND EXISTING CONDITIONS THEREOF AND THE RESPONSIBILITY OF THE ARCHITECT AND ANY CONSULTANTS, CONTRACTORS, CONTRACTING AGENCIES, VENDORS, AND OTHER PERSONNEL SHALL BE ACCORDING WITH THE NOTICE. ADDITIONALLY, CONTRACTORS SHALL VERIFY DIMENSIONS AND SHALL NOT SCALE THE DRAWINGS IN ANY MANNER.

PROJECT NO.: 23-B22

LAST ISSUE DATE: 03-14-24

BY: SD CHKD: RF

FILE: 637\_A3\_1\_EE.dwg

SHEET

**A3.1**





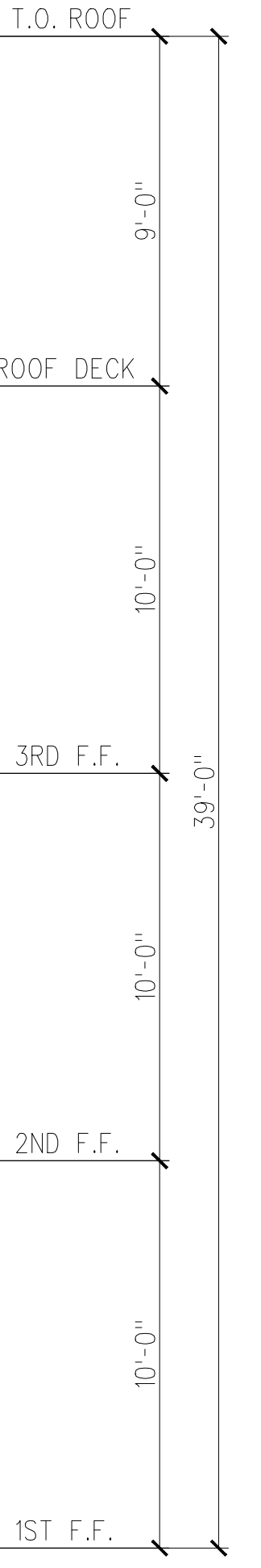
BUILDING 1 - STREET ELEVATION

1/4"=1'-0"



BUILDING 2 - STREET ELEVATION

1/4"=1'-0"



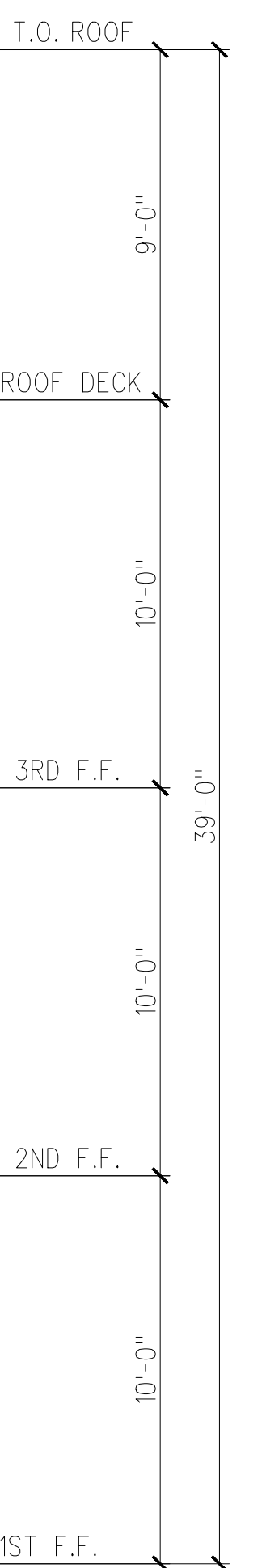
BUILDING 3 - STREET ELEVATION

1/4"=1'-0"

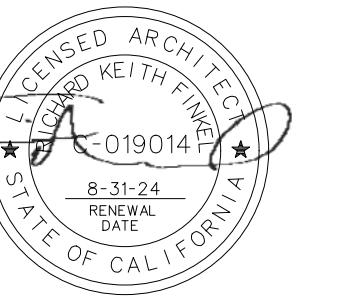


BUILDING 4 - STREET ELEVATION

1/4"=1'-0"



STAMP



PROJECT NAME:

**VICTORIA PLACE**  
 222 VICTORIA PLACE  
 COSTA MESA, CA 92627

SHEET TITLE

**ELEVATIONS**  
 ---  
**VICTORIA PLACE**  
**STREET VIEW**

NOTICE: THE DESIGN SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS, GENERAL AND MODEL SHOWN, ARE PROPRIETARY AND SHALL NOT BE COPIED, REPRODUCED, REUSED, OR COMMERCIALLY EXPLOITED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BUNDY-FINKEL ARCHITECTS. ADDITIONALLY, THESE DOCUMENTS HAVE BEEN PREPARED TO ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF ARCHITECTS AND ENGINEERS OF THE STATE OF CALIFORNIA. THE ARCHITECT DOES NOT WARRANT IN ANY MANNER THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN THIS DOCUMENT AND EXISTING CONDITIONS. THESE DRAWINGS AND THE INFORMATION OF THIS ARCHITECTIC AND ARE AVAILABLE FOR LIMITED REVIEW AND CONSULTATION BY THE CLIENT, CONSULTANTS, CONTRACTORS, CONTRACTING AGENCIES, FINANCIAL AND OTHER PERSONNEL, ONLY IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE ARCHITECT'S AGREEMENT AND SHALL NOT BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF BUNDY-FINKEL ARCHITECTS. ALL RIGHTS RESERVED. © COPYRIGHT, BUNDY-FINKEL ARCHITECTS, 2024

PROJECT NO.: 23-822  
 LAST ISSUE DATE: 03-14-24  
 BY: SD CHKD: RF

FILE: 637\_A3\_1\_EE.dwg

SHEET

**A3.2**



**WEST ELEVATION**  
 1/4"=1'-0"



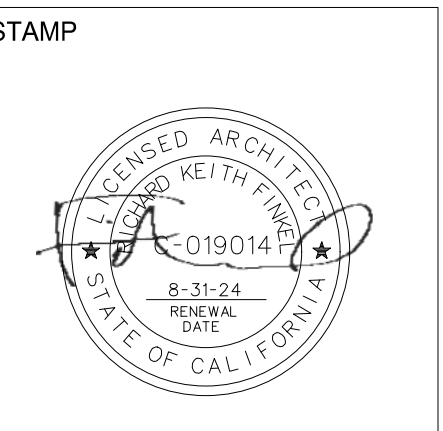
**SOUTH (STREET) ELEVATION**  
 1/4"=1'-0"



**EAST ELEVATION**  
 1/4"=1'-0"



**NORTH ELEVATION**  
 1/4"=1'-0"



PROJECT NAME:  
**VICTORIA PLACE**  
 222 VICTORIA PLACE  
 COSTA MESA, CA 92627

SHEET TITLE  
**TYPICAL MIXED-USE UNIT ELEVATIONS**

NOTICE: THE DESIGNS SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS, GRAPHS, AND MODEL IMAGES, ARE PROPRIETARY AND SHALL NOT BE COPIED, REPRODUCED, REUSED, OR COMMERCIALLY EXPLOITED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BUNDY-FINKEL ARCHITECTS. ADDITIONALLY, THESE DOCUMENTS HAVE BEEN PREPARED TO ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE BOARD OF ARCHITECTURE AND ARE TO BE USED ONLY FOR THE PROJECT AND UNDER THE SUPERVISION OF THE ARCHITECT. THE ARCHITECT DOES NOT WARRANT IN ANY WAY THE ACCURACY OF THE INFORMATION AND SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN THIS DOCUMENT AND EXISTING CONDITIONS THEREOF AND THE RESPONSIBILITY OF THE ARCHITECT AND ARCHITECTS CONSULTANTS, CONTRACTORS, CONTRACTING AGENCIES, ENGINEERS, AND OTHER PROFESSIONALS, ONLY IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE BOARD OF ARCHITECTURE AND SHALL NOT SCALE THE DRAWINGS IN ANY MANNER.

PROJECT NO.: 23-822  
 LAST ISSUE DATE: 03-14-24  
 BY: SD CHKD: RF

FILE: 637\_A3\_1\_EE.dwg

SHEET  
**A3.3**



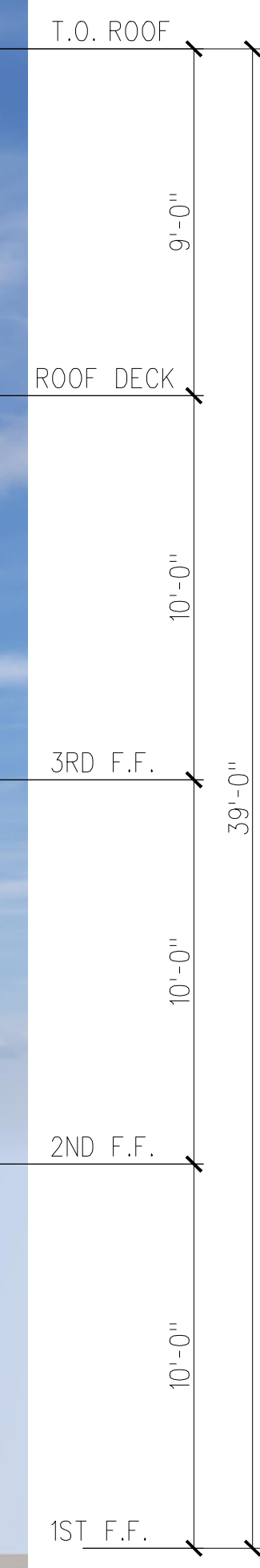
**SIDE / ENTRY ELEVATION**

1/4"=1'-0"



**SIDE / ENTRY ELEVATION**

1/4"=1'-0"



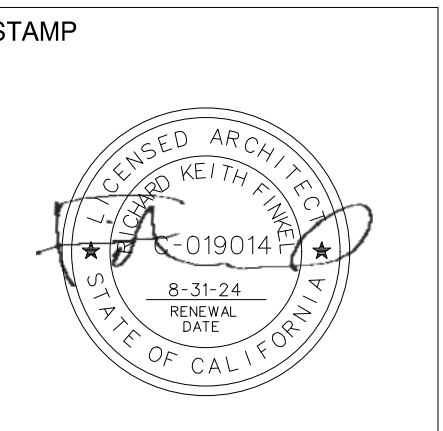
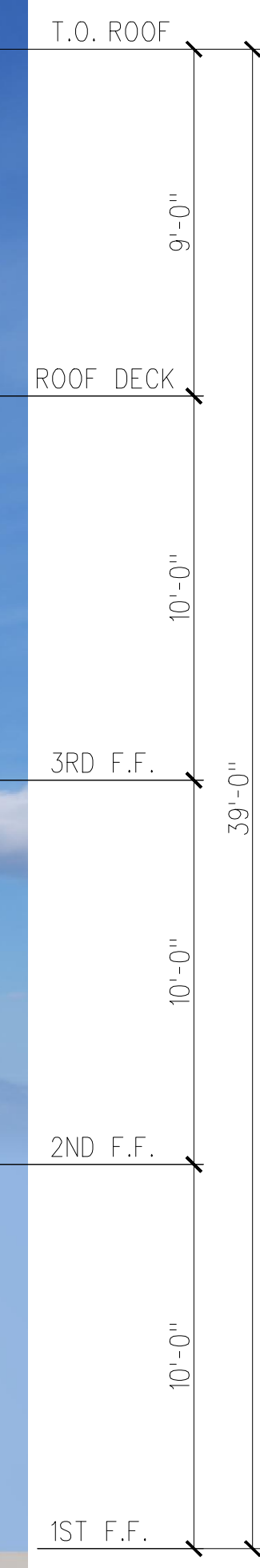
**FRONT / GARAGE ELEVATION**

1/4"=1'-0"



**REAR ELEVATION**

1/4"=1'-0"



PROJECT NAME:  
**VICTORIA PLACE**  
 222 VICTORIA PLACE  
 COSTA MESA, CA 92627

SHEET TITLE  
**TYPICAL DUPLEX UNIT ELEVATIONS**

NOTICE: THE DESIGNS SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS, SPECIFICATIONS AND MODEL IMAGES, ARE PROPRIETARY AND SHALL NOT BE COPIED, REPRODUCED, REUSED OR COMMERCIALLY EXPLOITED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BUNDY-FINKEL ARCHITECTS. ADDITIONALLY, THESE DOCUMENTS HAVE BEEN PREPARED TO ACCORDANCE WITH THE PROFESSIONAL ARCHITECT'S ACT AND THE ARCHITECTURE ACT OF THE STATE OF CALIFORNIA. THE ARCHITECT DOES NOT WARRANT IN ANY MANNER THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN THIS DOCUMENT AND EXISTING CONDITIONS THEREOF AND THE RESPONSIBILITY OF THE ARCHITECT AND ARCHITECTS, CONTRACTORS, CONSULTING ARCHITECTS, ENGINEERS AND OTHER PROFESSIONALS, ONLY IN ACCORDANCE WITH THE PROFESSIONAL ARCHITECT'S ACT AND ARCHITECTURE ACT OF THE STATE OF CALIFORNIA. ADDITIONALLY, CONTRACTORS SHALL VERIFY DIMENSIONS AND SHALL NOT SCALE THE DRAWINGS IN ANY MANNER.

PROJECT NO.: 23-B22  
 LAST ISSUE DATE: 03-14-24  
 BY: SD CHKD: RF

FILE: 637\_A3\_1\_EE.dwg

SHEET

**A3.4**



VIEW FROM VICTORIA PLACE



VIEW FROM VICTORIA PLACE



TYPICAL RETAIL ENTRY



NIGHTTIME VIEW FROM VICTORIA PLACE

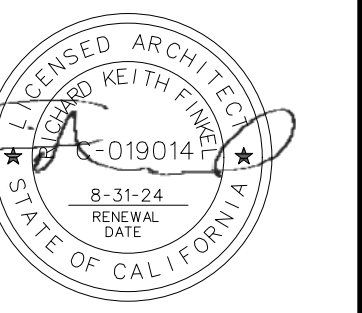


TYPICAL RETAIL ENTRIES



VIEW FROM VICTORIA PLACE

STAMP



PROJECT NAME:

**VICTORIA PLACE**  
 222 VICTORIA PLACE  
 COSTA MESA, CA 92627

SHEET TITLE

**3D IMAGES**

NOTICE: THE DESIGN SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL SPECIFICATIONS, ARE THE PROPERTY OF BUNDY-FINKEL ARCHITECTS AND SHALL NOT BE COPIED, REPRODUCED, EITHER WHOLLY OR PARTIALLY, OR IN ANY MANNER, WITHOUT THE WRITTEN PERMISSION OF BUNDY-FINKEL ARCHITECTS. ADDITIONALLY, THESE DOCUMENTS HAVE BEEN PREPARED TO ACCOMMODATE THE WORK AND TO BE REPRODUCED ACCORDING TO THE SPECIFIC CONDITIONS. THE ARCHITECT DOES NOT WARRANT IN ANY WAY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN THIS DOCUMENT AND EXISTING CONDITIONS. THESE PLANS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BUNDY-FINKEL ARCHITECTS. CONTRACTORS SHALL VERIFY DIMENSIONS AND SHALL NOT SCALE THE DRAWINGS AT ANY TIME.

PROJECT NO.: 23-B22  
 LAST ISSUE DATE: 03-14-24  
 BY: SD CHKD: RF

FILE:

SHEET

**A4.1**