

PLAN 3A - SQUARE FOOTAGE	
FIRST FLOOR	2439 SQ. FT.
SECOND FLOOR	2710 SQ. FT.
TOTAL LIVING	5149 SQ. FT.
PORCH	289 SQ. FT.
GARAGE	522 SQ. FT.
CALIFORNIA ROOM	294 SQ. FT.
DECK	166 SQ. FT.



**Architecture + Planning**  
17911 Von Karman Ave.  
Suite 200  
Irvine, CA 92614  
ktgy.com  
949.851.2133

**KTGY Project No:** 2023-0281

Project Contact: Joe Figueras  
Email: jfigueras@ktgy.com

Principal: Alan Scales  
Project Designer: JZMK Partners

**Developer**



PLANET HOME LIVING  
1451 QUAIL STREET, SUITE 204

NEWPORT BEACH, CA  
PHONE NO. 949.208.7248  
FAX NO. ----

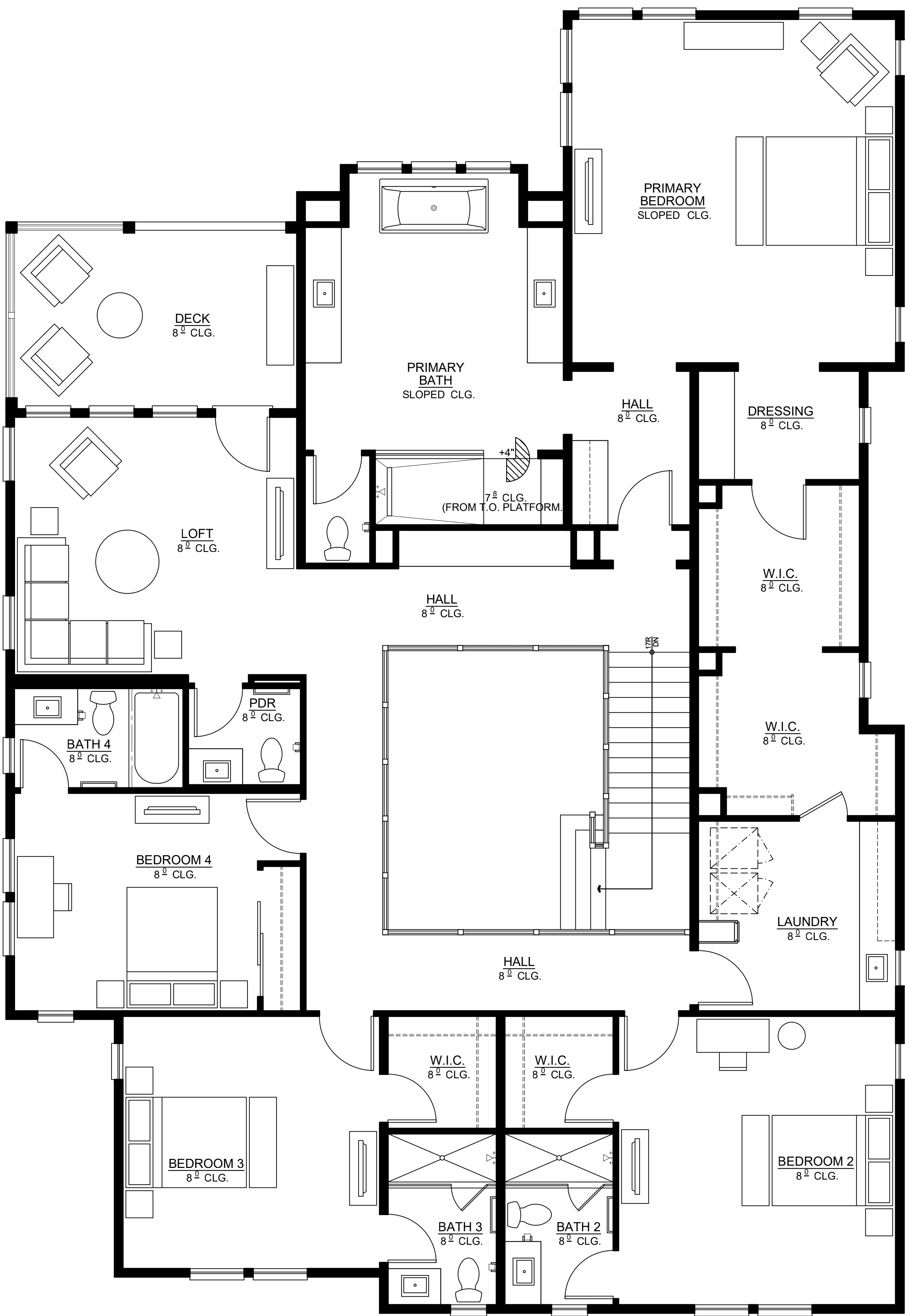
OCEAN KNOLL

ENCINITAS, CA

It is the client's responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor (throughout knowledge) with the building code and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or client's subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

PLAN 3A FIRST FLOOR  
PLAN 778 OCEAN  
KNOLL CT. (LOT 6)

A3-11



SEE SHEET A3-11 FOR  
SQUARE FOOTAGE  
CALCULATIONS



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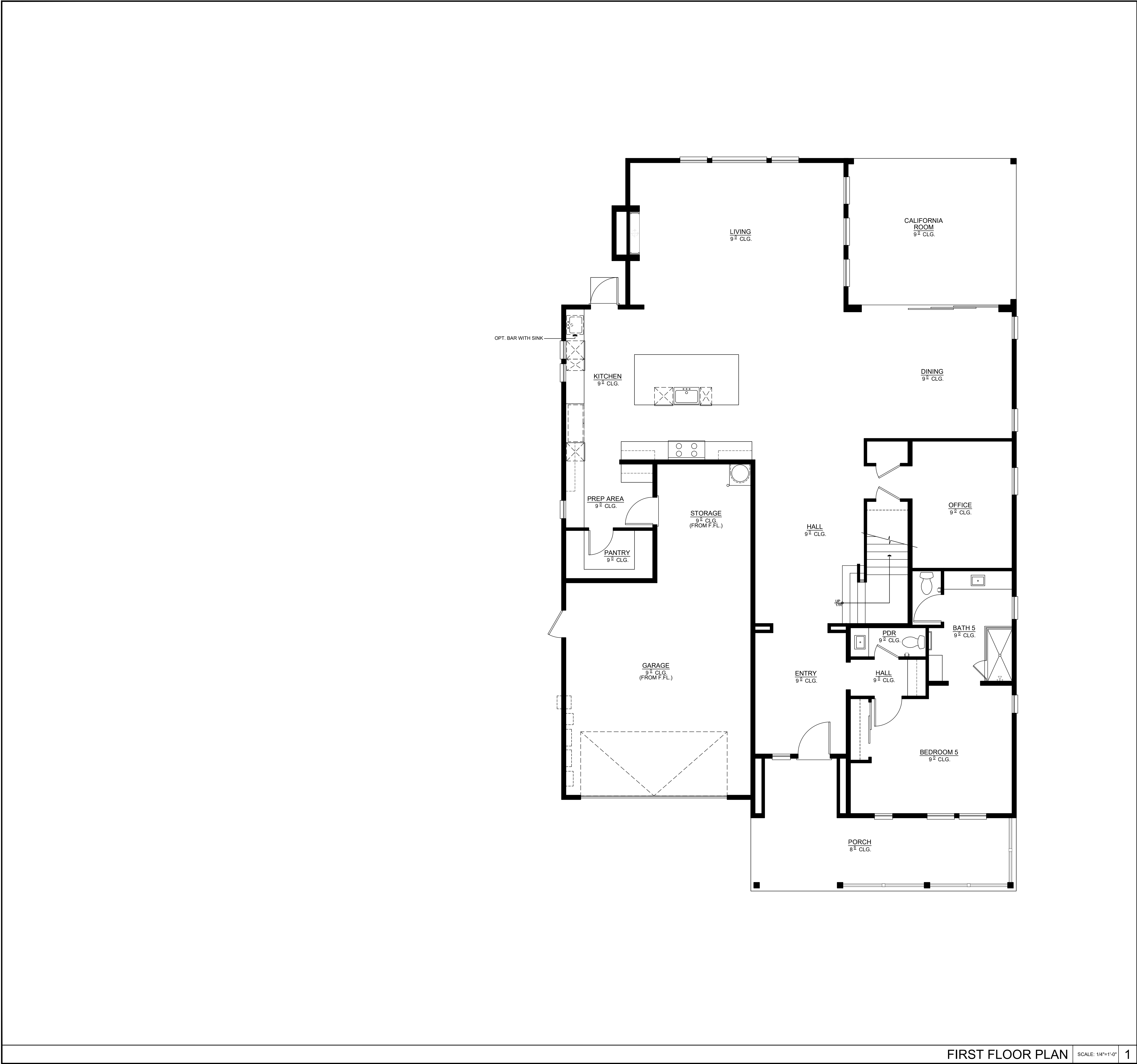
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PLAN 3A SECOND  
FLOOR PLAN 778  
OCEAN KNOLL CT.  
(LOT 6)



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

1

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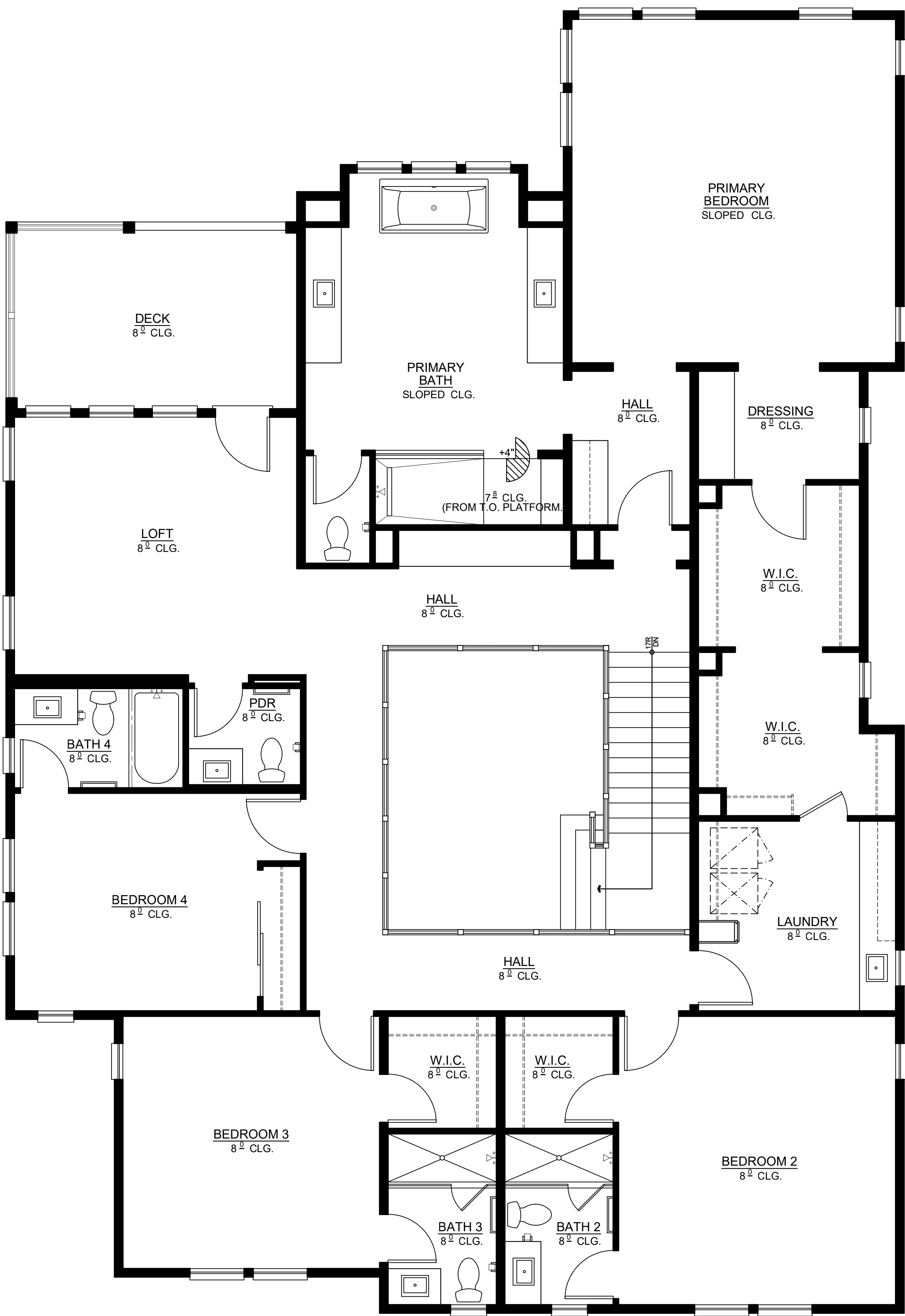
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