

Architecture + Planning

17911 Von Karman Ave.
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KTGY Project No: 2023-0281

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

Principal: Alan Scales
Project Designer: JZMK Partners

Developer

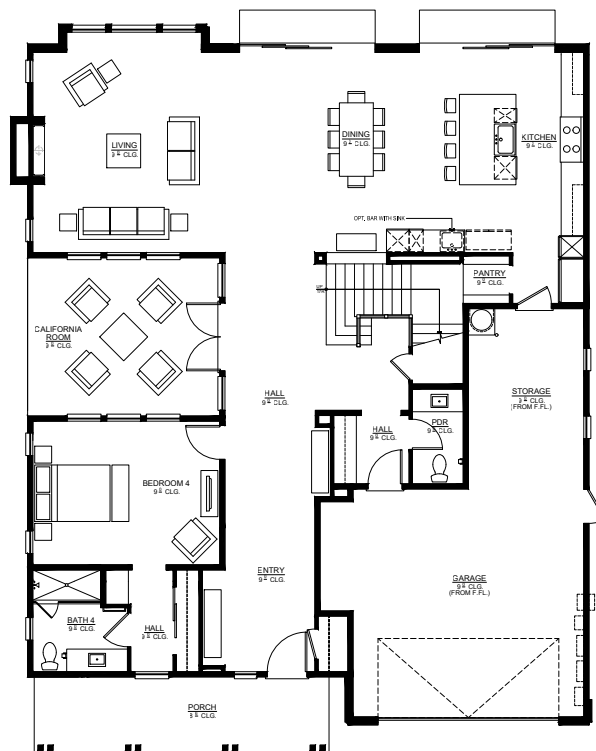


PLANET HOME LIVING
1451 QUAIL STREET, SUITE 204

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

OCEAN KNOLL

ENCINITAS, CA



It is the client's responsibility prior to starting construction to notify the architect in writing of any potential errors or omissions in the plans and specifications of which a contractor reasonably knowledgeable with the building codes and methods of construction should be aware. Written instructions, according to the prescribed plans or omissions, shall be written and the architect prior to the client or client's authorized representative shall be with the work. The client will be responsible for any delays in construction if there are omissions or errors in the plans.

PLAN 2B - SQUARE FOOTAGE	
FIRST FLOOR	2017 SQ. FT.
SECOND FLOOR	2643 SQ. FT.
TOTAL LIVING	4660 SQ. FT.
PORCH	165 SQ. FT.
GARAGE	531 SQ. FT.
CALIFORNIA ROOM	238 SQ. FT.
BALCONY	62 SQ. FT.
SUBT BALCONY	79 SQ. FT.

FIRST FLOOR PLAN	SCALE: 1/4"=1'-0"	1
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PLAN 2B-R FIRST FLOOR
PLAN 772 OCEAN KNOLL
CT. (LOT 7)

A2-41



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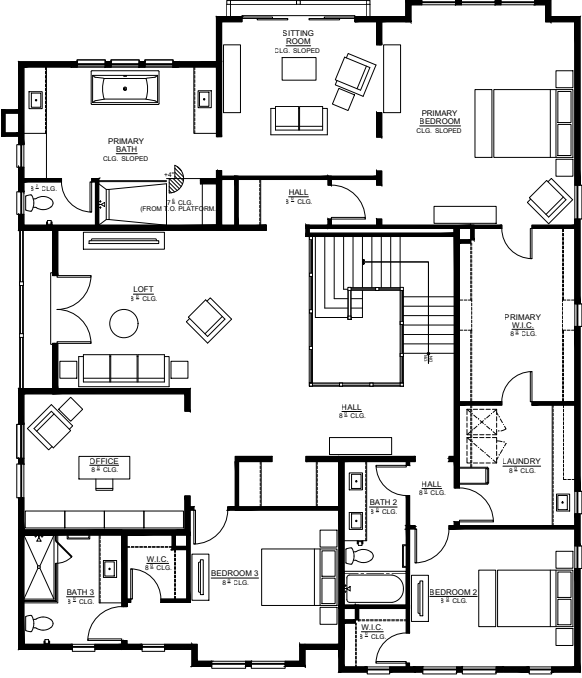
OCEAN KNOLL

ENCINITAS, CA

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All dimensions are approximate and subject to change. Do not use for construction. Do not scale.
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PLAN 2B-R SECOND FLOOR
PLAN 772 OCEAN KNOLL
CT. (LOT 7)

A2-42



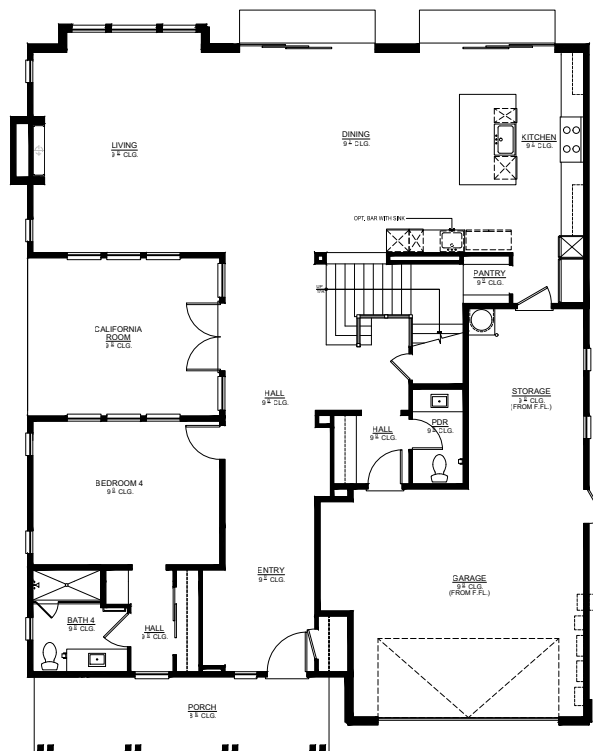
SEE SHEET A2-41 FOR
SQUARE FOOTAGE
CALCULATIONS

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



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A2-41



PLAN 2B - SQUARE FOOTAGE	
FIRST FLOOR	2017 SQ. FT.
SECOND FLOOR	2543 SQ. FT.
TOTAL LIVING	4660 SQ. FT.
PORCH	765 SQ. FT.
GARAGE	531 SQ. FT.
CALIFORNIA ROOM	238 SQ. FT.
BALCONY	42 SQ. FT.
LESS 1ST BALCONY	79 SQ. FT.

FIRST FLOOR PLAN

N	SCALE: 1/4"=1'-0"	1
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A2-42

SECOND FLOOR PLAN	SCALE: 1/4"=1'-0"	1
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SEE SHEET A2-41 FOR
SQUARE FOOTAGE
CALCULATIONS



LEFT ELEVATION SCALE: 1/4"=1'-0" 2



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



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PLAN 2B EXTERIOR
ELEVATIONS
772 OCEAN KNOLL CT.

LOT 7

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RIGHT ELEVATION SCALE: 1/4"=1'-0" 2



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



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