

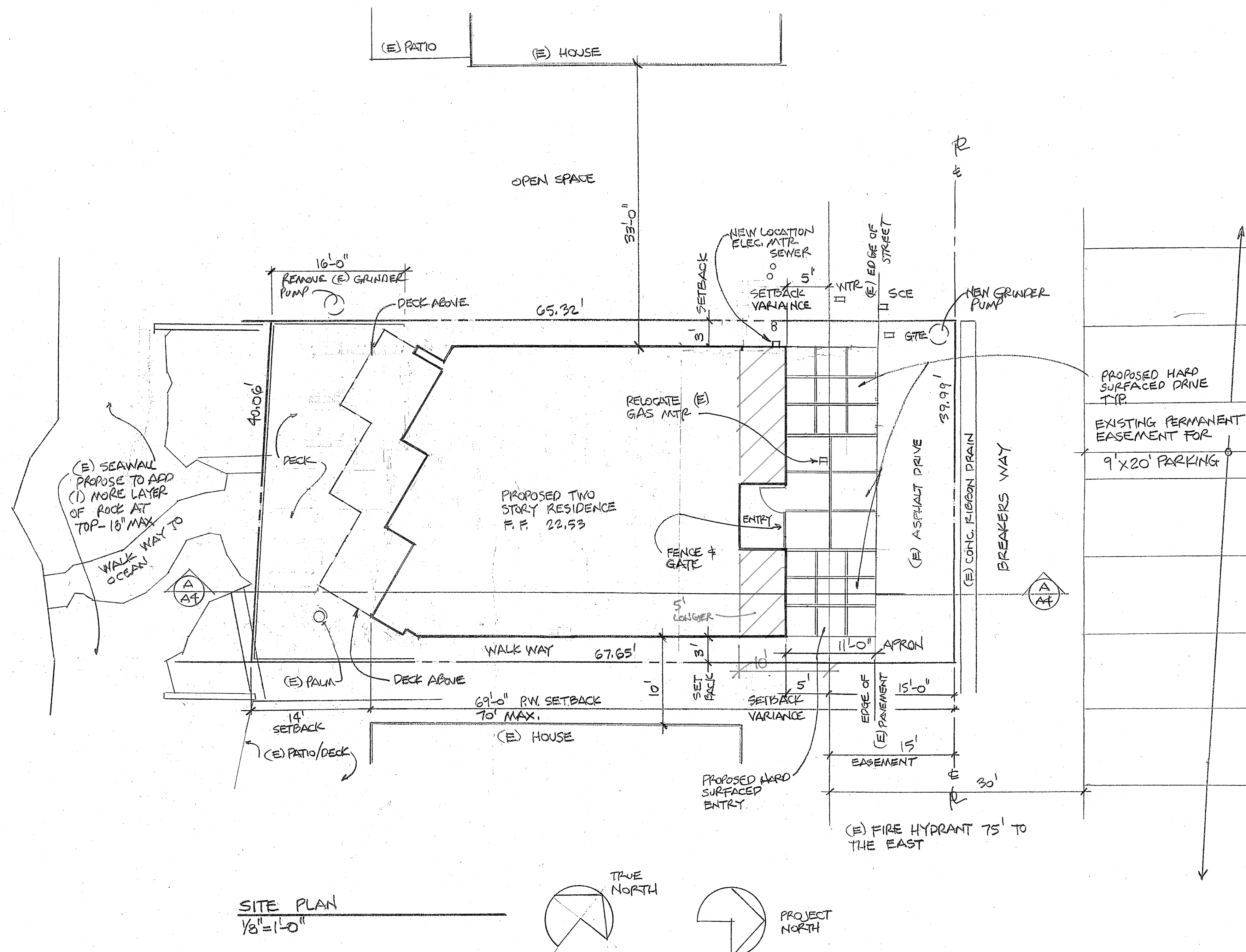
OWNER:  
BREAKERS WAY TRUST  
13547 VENTURA BLVD #90  
SHERMAN OAKS CA 91423  
ROBIN DEARDEN  
818-981-7815

ARCHITECT  
ALLIANCE DESIGN GROUP  
811 GARDNER AVE  
VENTURA, CA 93004  
LARRY GRAVES  
659-4017

ADDRESS: 6768 BREAKERS WAY  
APN 060-0-082-435  
ZONE R-B  
LOT AREA 0.07 AC 3259 SF

FIRST FLOOR	
LIVING	1070 SF
GARAGE	420 SF
TOTAL	1490 SF
SECOND FLOOR	
LIVING	1479 SF
TOTAL LIVING	2549 SF
TOTAL HOUSE	2969 SF
FIRST LEVEL DECK	600 SF
SECOND FLR DECK	224 SF

DEMOLISH (E) SINGLE STORY  
HOUSE 1535 SF  
CONSTRUCT NEW TWO STORY  
HOUSE WITH NEW ENTRY &  
DRIVES

[illegible]

**Design Group**

Phone/Fax (805) 659-4017  
Paper (805) 653-3367  
811 Gardner Avenue  
Ventura, California 93004

PROPOSED RESIDENCE  
BREAKERS WAY TRUST  
6700 BREAKERS WAY  
VENTURA, CA

Exhibit "4"

DRAWN  
LG  
CHECKED

DATE

SCALE  
1/8"=1'-0"

JOB NO.

SHEET

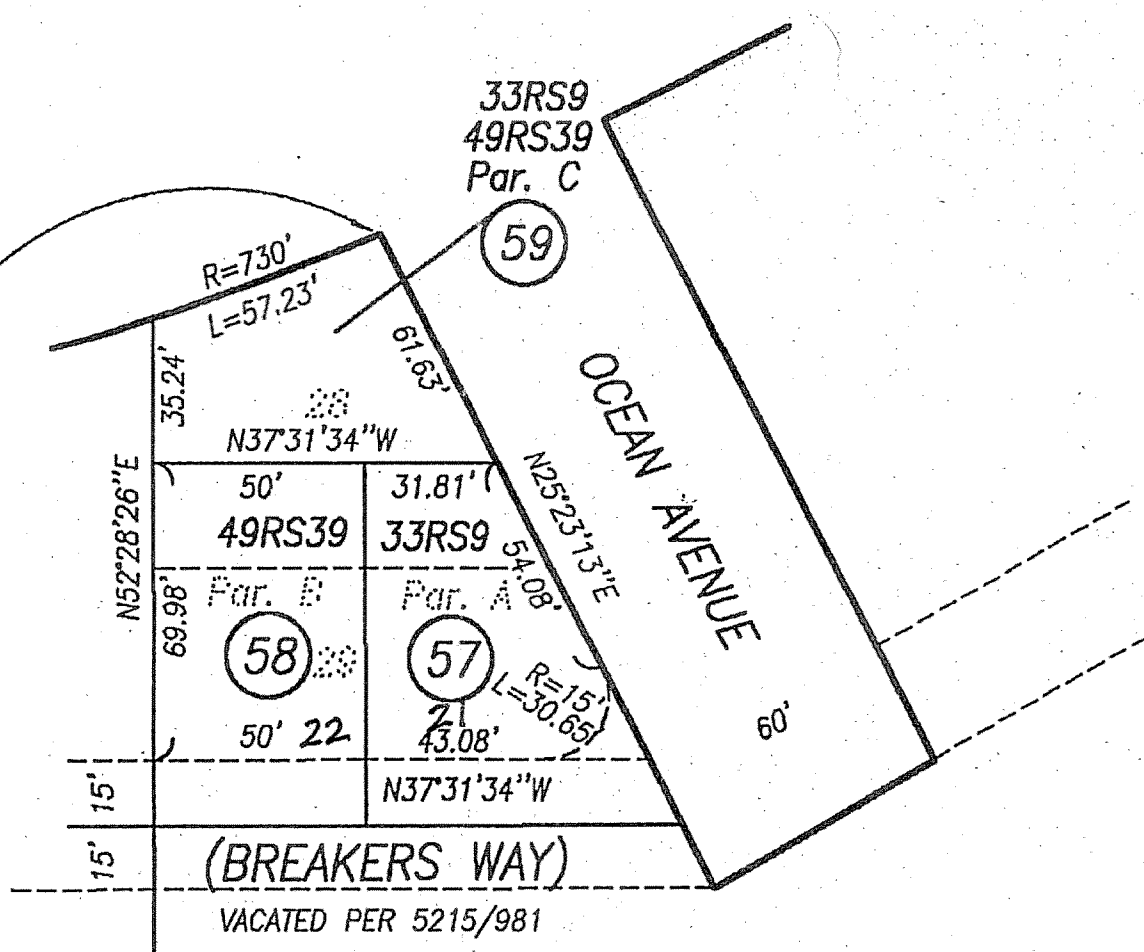
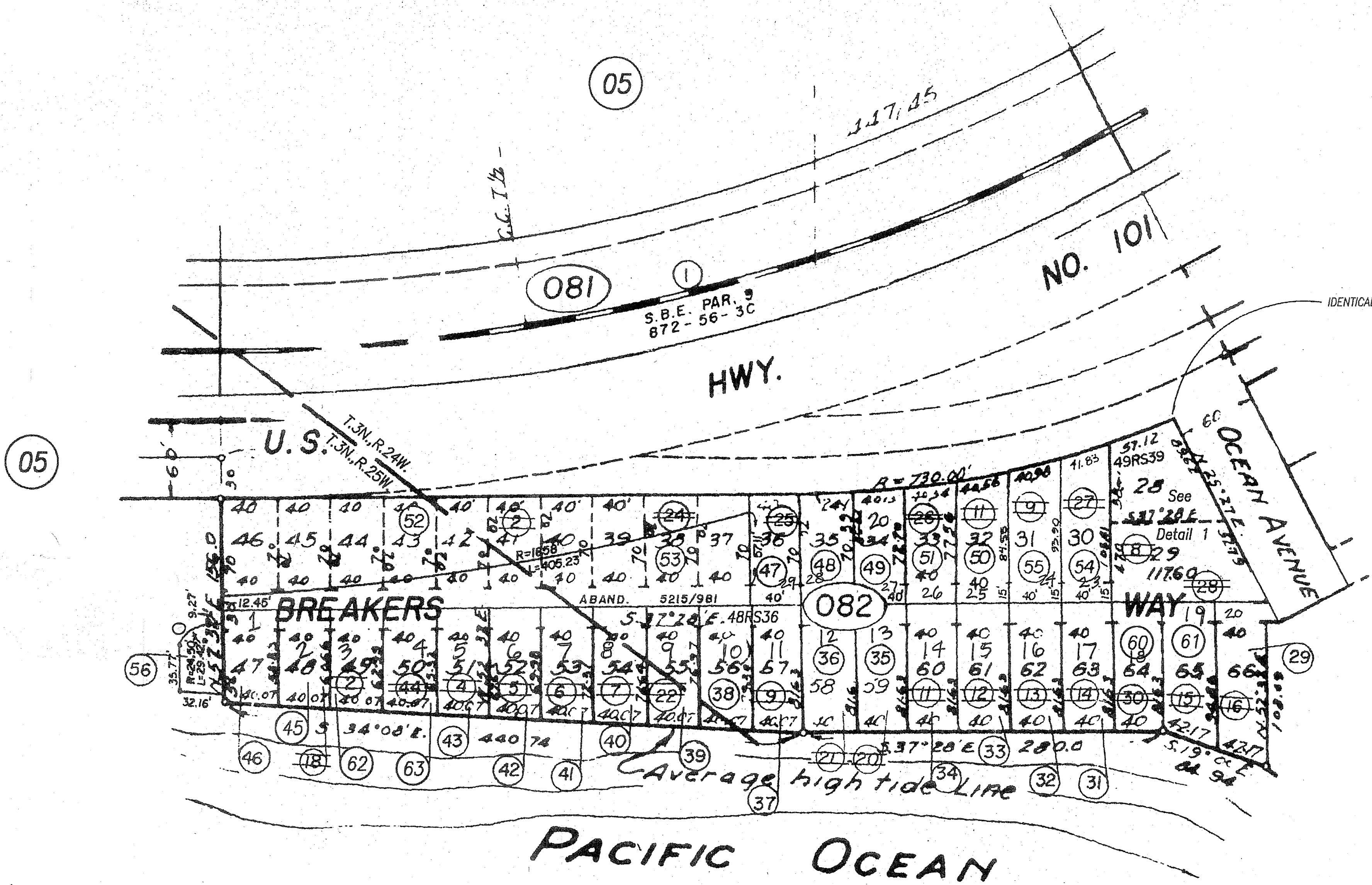
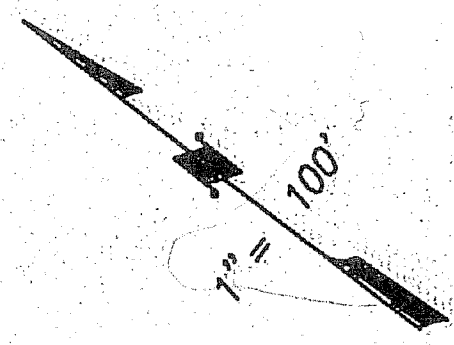
A1

OF SHEETS

PORTION SECTION 7, T.3N, R.24W.  
PORTION SECTION 12, T.3N, R.25W.

Tax Rate Area  
91008

60-08



Detail 1  
Scale: 1"=80'

UNINCORPORATED AREA  
Ventura County Assessor's Map.

Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.  
Assessor's Mineral Numbers Shown in Squares.

DRAWN	REVISED	4-2-2008
REDRAWN	CREATED	
INKED	PLOTTED	EFFECTIVE
		ROLL
Compiled By Ventura County Assessor's Office		

NOTE: ASSESSOR PARCELS SHOWN ON THIS PAGE  
DO NOT NECESSARILY CONSTITUTE LEGAL LOTS.  
CHECK WITH COUNTY SURVEYOR'S OFFICE OR  
PLANNING DIVISION TO VERIFY.

EXPLANATION		REVISION LOG	
Code	Description	VOID	NEW
N/A	Per Tax-Payer Request	AP.N.(s)	AP.N.(s)
		060-0-082-445	060-0-082-625 & -635

Portion Mussel Shoal Tract No.1, M.R. Bk.12, Pg.29

BREAKERS WAY TRUST  
6768 BREAKERS WAY  
VENTURA CA



PROPERTY DATA  
SPREAD SHEET

LOT REFERENCE	APN 060-0-082	ADDRESS ON BREAKERS WAY	LOT SIZE (SF)	FOOTPRINT AREA (SF)	GARAGE AREA (SF)	LIVING AREA (SF)	LOT COVERAGE 65% MAX	SETBACK FROM pl	NUMBER OF STORIES	YEAR BUILT	APPROX AT DRIVE
0	56	PART OF 6776	1400	GARAGE ONLY 250	1-CAR 250	-	17.8	-	ONE	1950	
1	465	6776	2896	1230	-	1230	42.4	17' - 6"	ONE	1950	8'-6"
2	455	6774	2990	1235	2-CAR 400	2070	41.3	19' - 6"	TWO	1968	10'-5"
3	625	6772	3073	1049	1-CAR 200	1897	34.1	21' - 0"	TWO	1949	12'-0"
4	635	VACANT LOT	3166	-	-	-	-	-	-	-	
5	435	6768	3259	1490	2-CAR 420	2549	45.7	20' - 0" REQUEST VARIANCE	TWO	?	11'-0"
6	425	6766	3352	1290	2-CAR 470	2110	38.5	25' - 6"	TWO	1985	16'-5"
7	410	6762	3446	1477	3-CAR 570	2385	42.8	25' - 6"	TWO	1997	16'-5"
8	405	6758	3539	1160	NONE	1160	32.7	16' - 6"	ONE	1930	7'-6"
9	395	6752	3632	1650	2-CAR 540	2761	45.4	24' - 8"	TWO	2004	15'-8"
10	385	6746	3727	1932	3-CAR 709	3155	51.8	20' - 6"	TWO	2004	11'-6"
11	370	6748	3820	1690	3-CAR 614	2767	44.2	26' - 0"	TWO	1983	17'-0"
12	365	6734	3865	1138	2-CAR 399	1877	29.4	33' - 9"	TWO	1966	24'-9"
13	350	6728	3865	1439	2-CAR 503	2375	37.2	30' - 3"	TWO	1993	21'-3"
14	345	6726	3865	1534	2-CAR 452	2616	39.6	36' - 0"	TWO	1979	27'-0"
15	335	6724	3865	1534	2-CAR 452	2616	39.7	36' - 0"	TWO	1979	27'-0"
16	320	6714	3865	1534	2-CAR 452	2161	39.7	36' - 0"	TWO	1979	27'-0"
17	315	6708	3865	1131	2-CAR 480	1782	29.2	27' - 0"	TWO	?	16'-0"
18	600	VACANT LOT	3865	-	-	-	-	-	-	-	
19	610	VACANT LOT	4127	-	-	-	-	-	-	-	
20	295	6694	4559	1780	2-CAR 420	2720	39.0	36' - 0"	TWO	1967	27'-0"
21	575	6687 / 6689	4550	1935	4-CAR 840	2730	45.5	25' - 0"	TWO	2003	16'-0"
22	585	6691 / 6693	4249	1935	4-CAR 840	2730	45.5	25' - 0"	TWO	2003	16'-0"
23	545	6707	4586	1200	-	1200	26.1	30' - 0"	ONE	1950	21'-0"
24	555	6693	4169	676	2-CAR DET 324	352	16.2	32' - 0"	ONE	1950	23'-0"
25	500	6711	3242	1479	2-CAR 380	2578	45.6	32' - 0"	TWO	1980	23'-0"
26	510	6719	3495	1305	2-CAR 360	2250	37.3	35' - 0"	TWO	1980	26'-0"
27	490	6727	3463	1756	3-CAR 600	2913	50.7	24' - 9"	TWO	1990	15'-9"
28	480	6733	3405	1703	3-CAR 595	2811	50.0	35' - 0"	TWO	1990	26'-0"
29	470	6741	3400	1756	3-CAR 600	2913	51.6	35' - 0"	TWO	1990	26'-0"

REVISIONS	BY

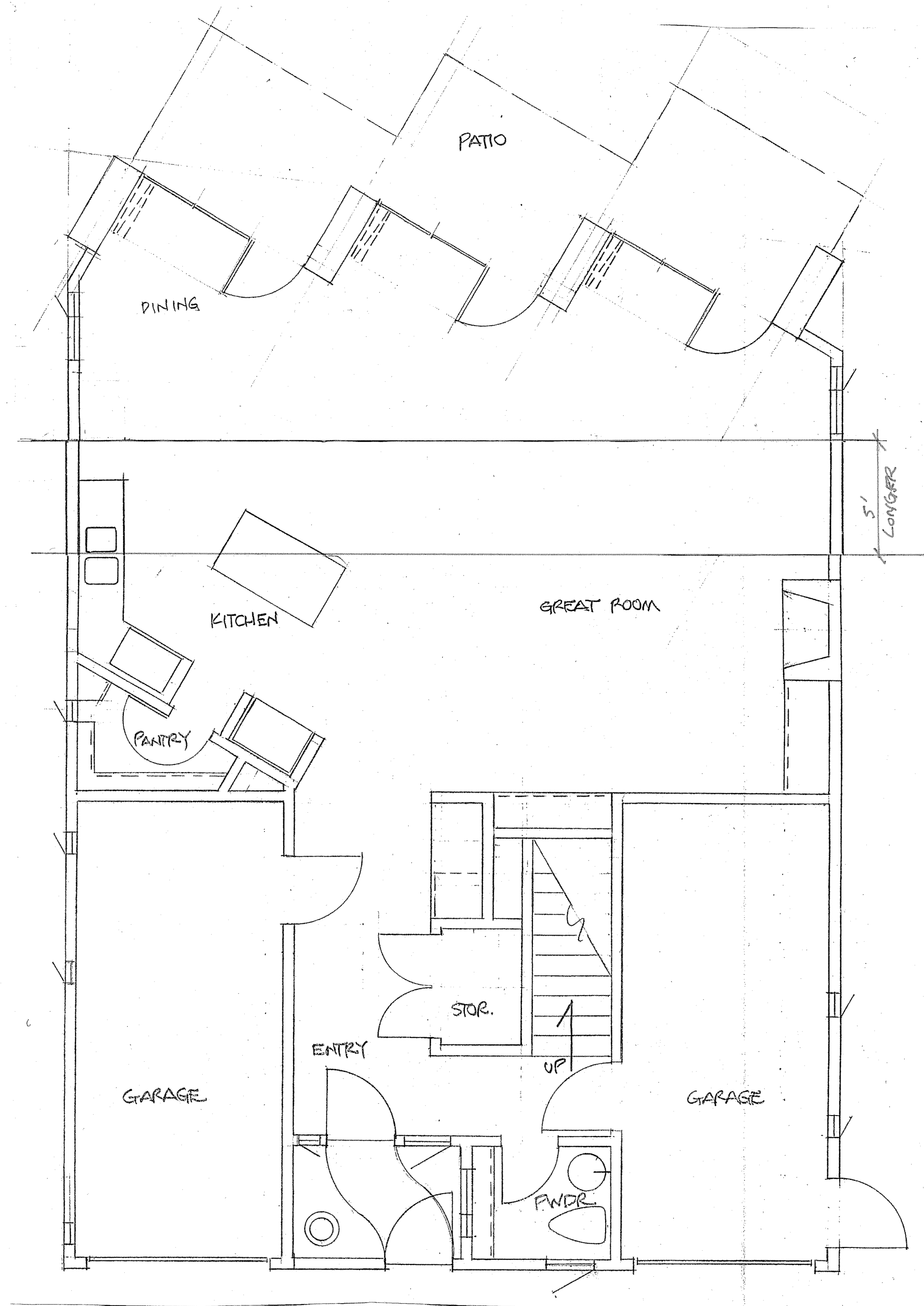
Larry Gaines, AIA

ALLIANCE DESIGN GROUP

Phone: (805) 456-4977  
Fax: (805) 453-3587  
811 Garfield Avenue  
Ventura, California 93004

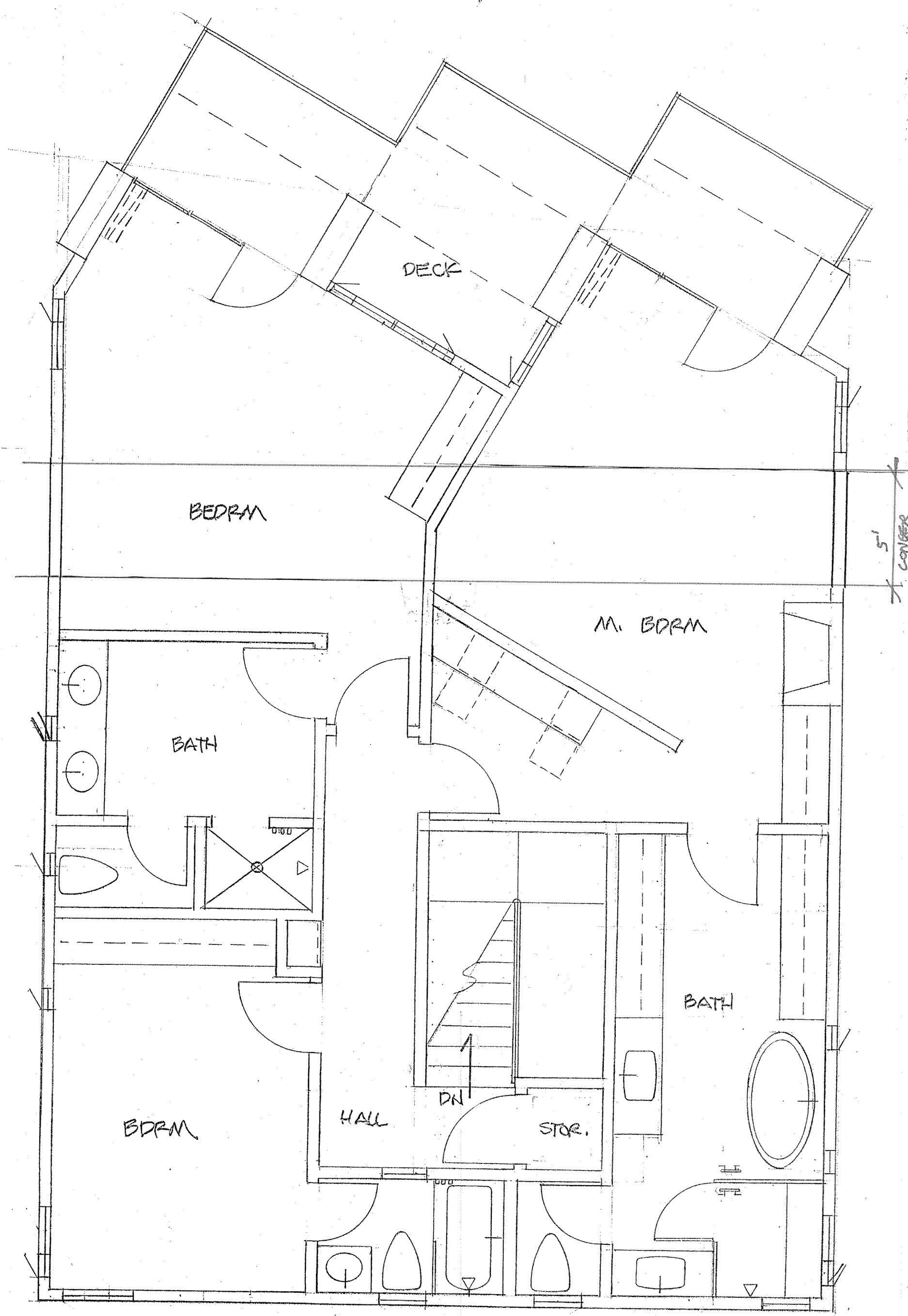
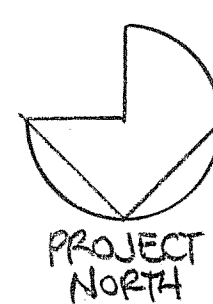
PROPOSED RESIDENCE  
BREAKERS WAY TRUST  
6768 BREAKERS WAY  
VENTURA, CA

DRAWN	LG
CHECKED	
DATE	
SCALE	
JOB NO.	
SHEET	
A3	
OF	SHEETS



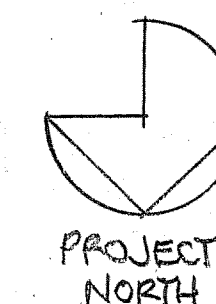
FIRST FLOOR  
1/4" = 1'-0"

1490 SF FOOTPRINT  
1070 SF LIVING AREA  
420 SF GARAGE



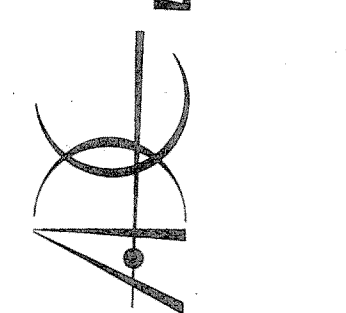
SECOND FLOOR PLAN  
1/4" = 1'-0"

1479 SF



REVISIONS	BY

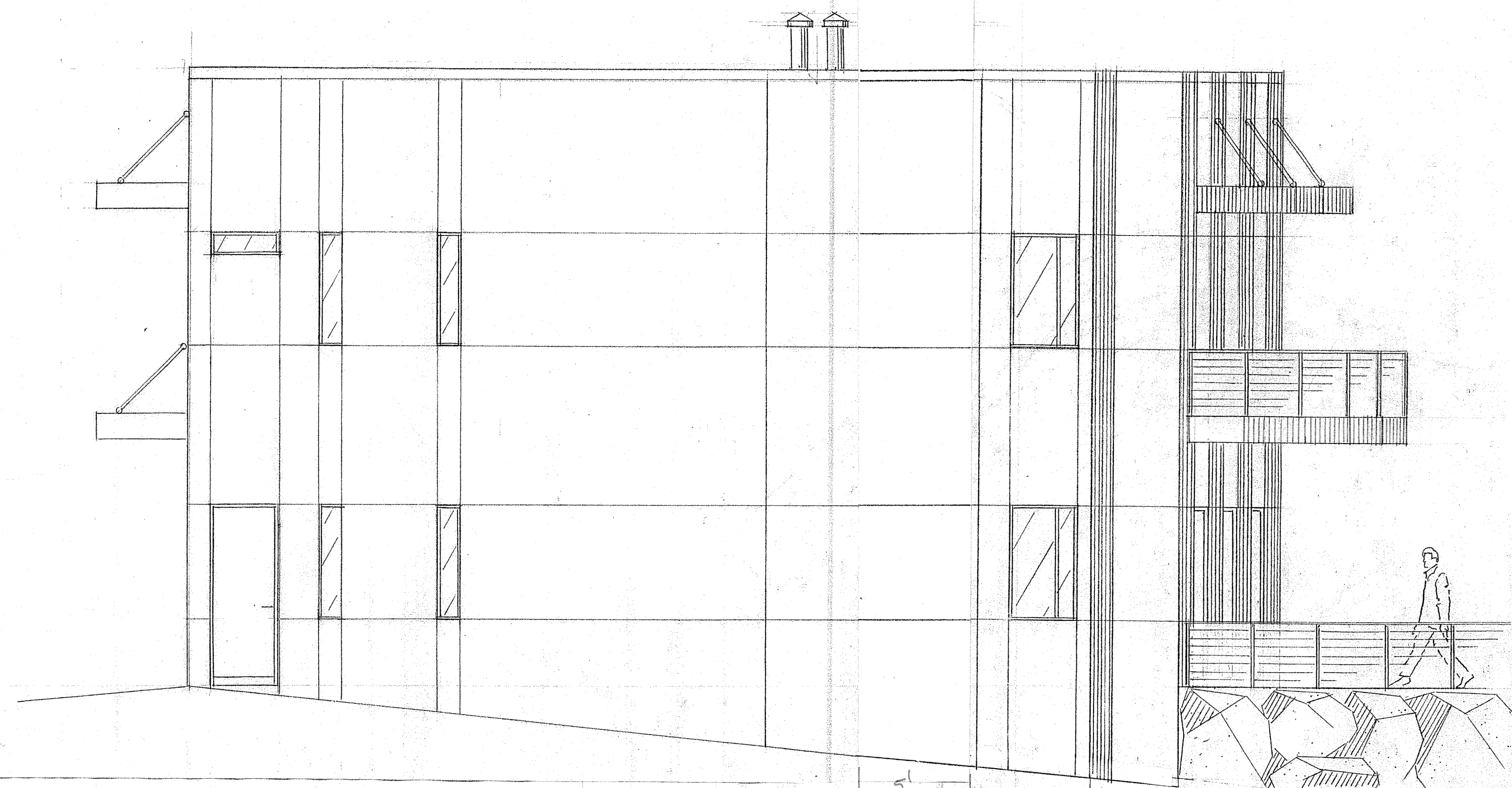
ALLIANCE DESIGN GROUP  
LARRY GILES, AIA  
PHOTOGRAPHY: (805) 656-4077  
811 GARDEN AVENUE  
VENTURA, CALIFORNIA 93004



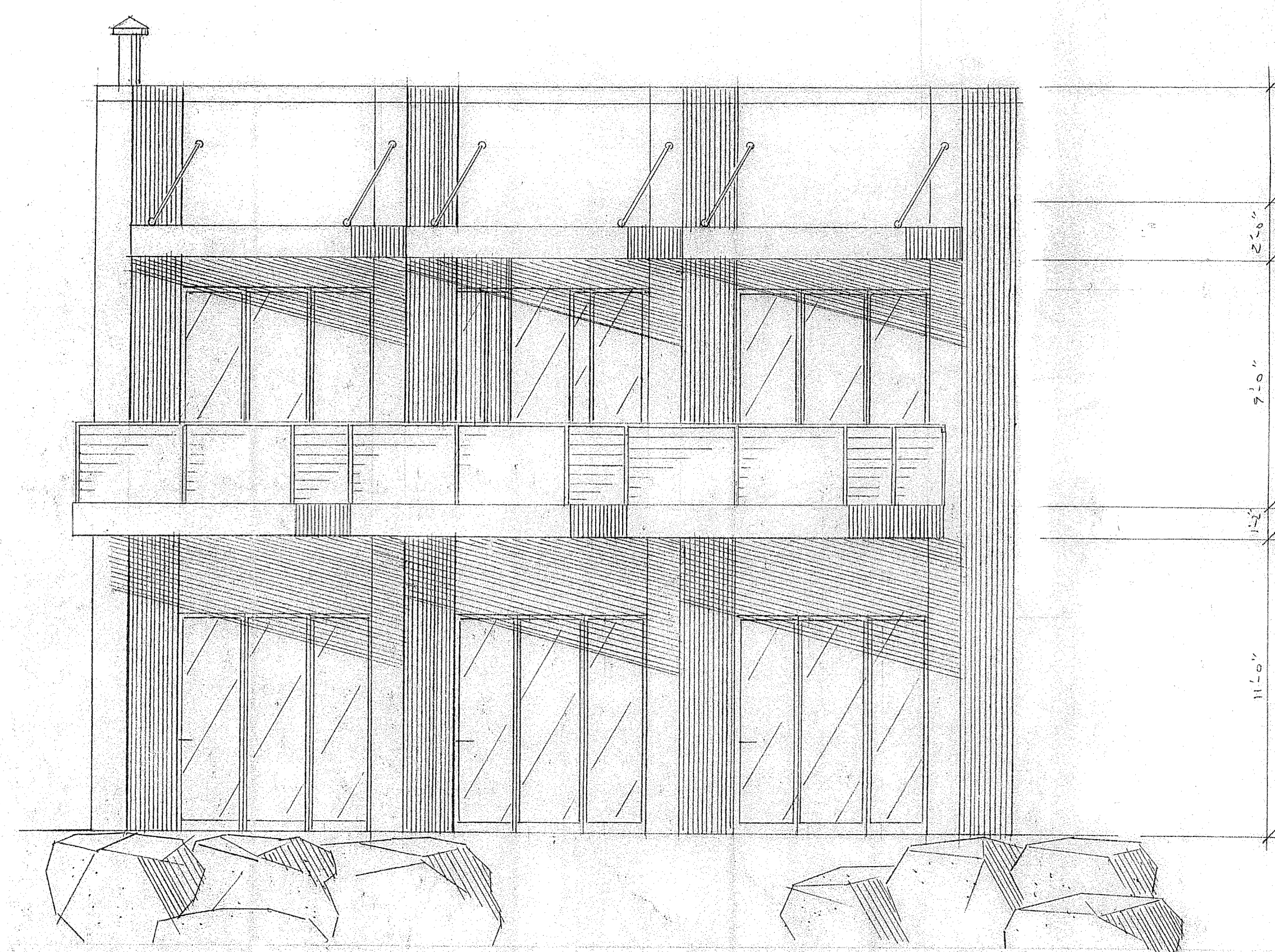
PROPOSED RESIDENCE  
BREAKERS WAY TRUST  
6760 BREAKERS WAY  
VENTURA, CA

DRAWN JT	CHECKED
DATE	SCALE 1/4" = 1'-0"
JOB NO.	SHEET A4
OF	SHEETS

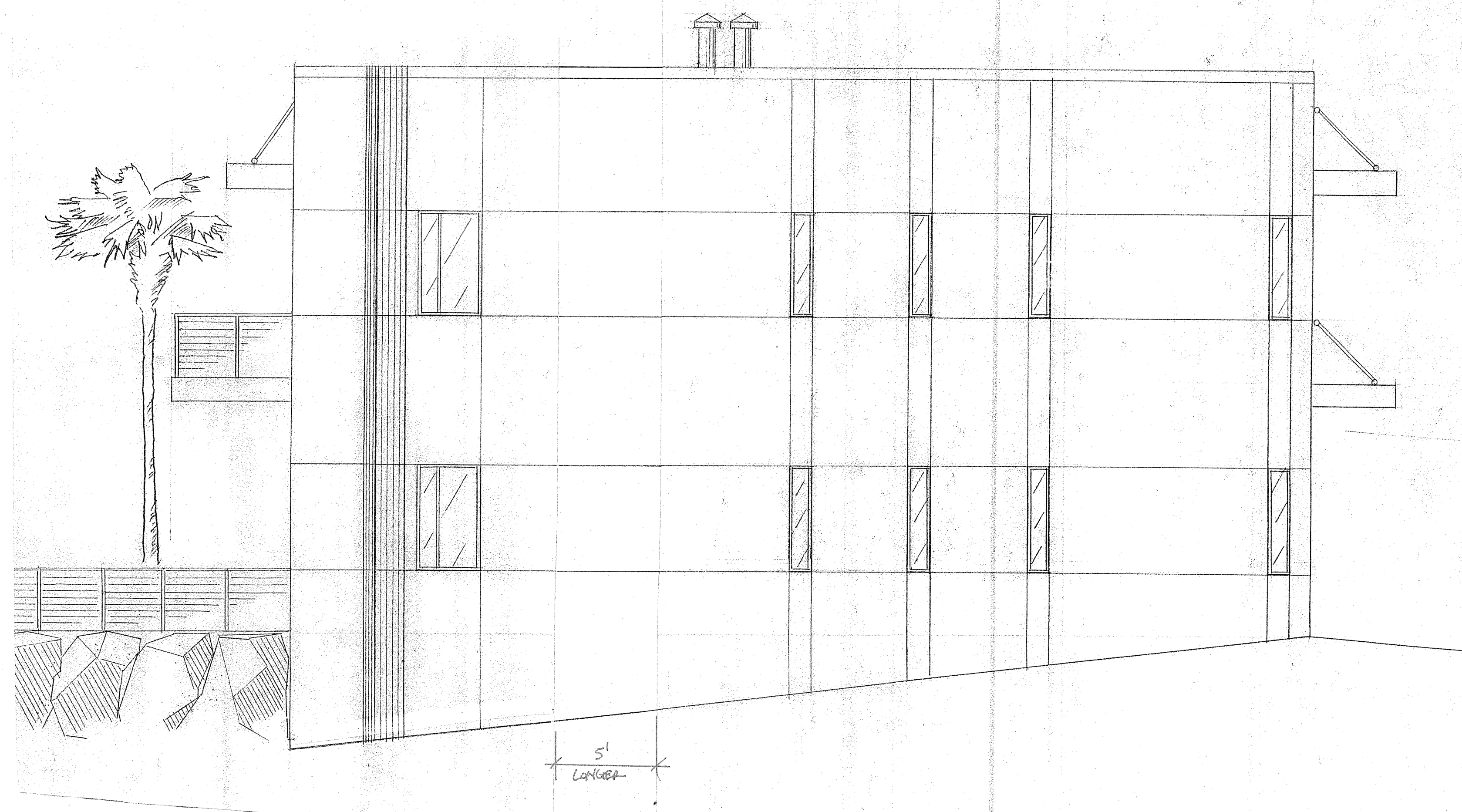




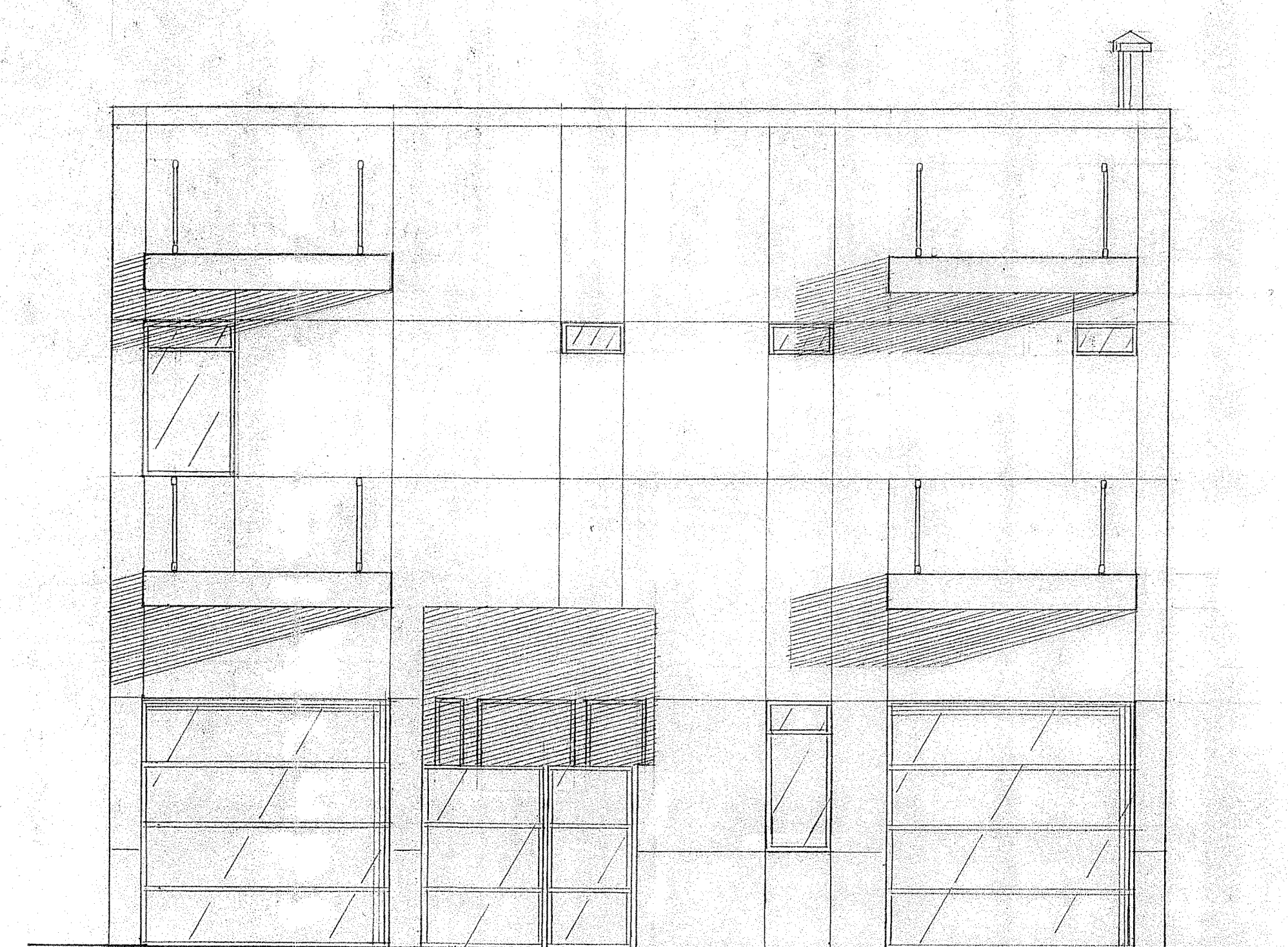
WEST ELEVATION



SOUTH ELEVATION

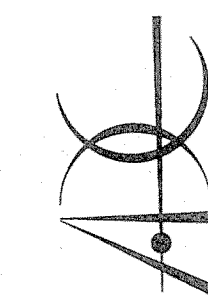


EAST ELEVATION



NORTH ELEVATION

REVISIONS  
BY



ALLIANCE DESIGN GROUP  
LARRY GAMES, AIA  
PROJECT: (650) 658-4017  
PLANS: (650) 658-3387  
VENTURA, CALIFORNIA 93004

PROPOSED RESIDENCE  
BREAKERS WAY TRUST  
6768 BREAKERS WAY  
VENTURA, CA

DRAWN  
JT

CHECKED

DATE

SCALE

1/4" = 1'-0"

JOB NO.

SHEET

A5

OF SHEETS