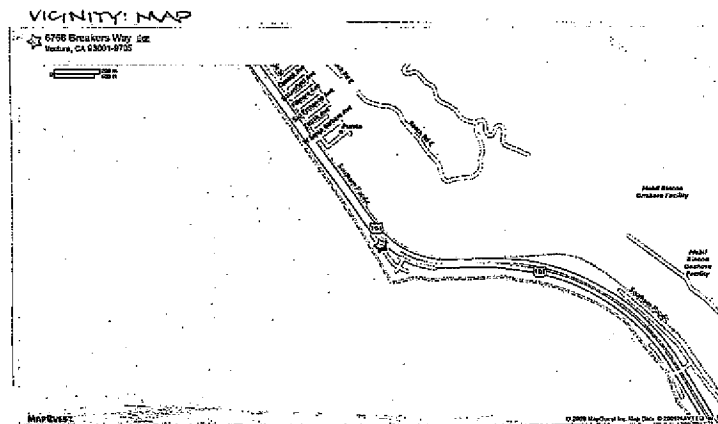
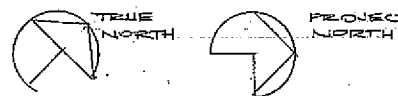


SITE PLAN  
SCALE: 1/8"=1'



#### PROJECT DATA

OWNER:  
BREAKERS WAY TRUST  
13547 VENTURA BLVD. # 80  
SHERMAN OAKS, CA 91423  
ROBIN DEARDEN

PROJECT ARCHITECT:  
LARRY GRAVES  
ALLIANCE DESIGN GROUP  
811 GARDNER AVE.  
VENTURA, CA. 93004

PROJECT DESIGNER:  
JOHN A. TURTURRO  
TURTURRO DESIGN GROUP  
987 TERRACINA DR.  
SANTA PAULA, CA. 93060

ADDRESS: 6767 BREAKERS WAY  
APN 06-0-082-435  
ZONE R-B  
LOT AREA: 0.07 AC 3259 SF

BUILDING AREA:  
FIRST FLOOR  
LIVING 1414  
GARAGE 170  
TOTAL 1584

SECOND FLOOR  
LIVING 1583  
TOTAL LIVING 3147  
TOTAL HOUSE 3317

FIRST LEVEL DECK 600  
SECOND FLR BALCONY 128

SCOPE OF WORK  
DEMOLISH (E) SINGLE STORY  
HOUSE 1535 SF

CONSTRUCT NEW TWO STORY  
HOUSE W/ NEW ENTRY & DRIVE

Exhibit "9"

PRELIMINARY PLANS  
NOT FOR CONSTRUCTION

TURTURRO DESIGN STUDIO

JOHN TURTURRO PRINCIPAL  
ARCHITECT  
SANTA PAULA, CA 93060  
(805) 223-5322  
TURTURRODESIGN.COM

ALLIANCE DESIGN GROUP

LARRY GRAVES PRINCIPAL  
LANDSCAPE ARCHITECT  
SANTA PAULA, CA 93060  
(805) 223-5322  
ALLIANCEDESIGN.COM



DRAWN BY: J. HART  
DATE: 04/11/09  
REVISIONS:  
01/12/09

#### title

SITE PLAN  
LARRY GRAVES  
TURTURRO DESIGN GROUP  
987 TERRACINA DR.  
SANTA PAULA, CA. 93060

#### project

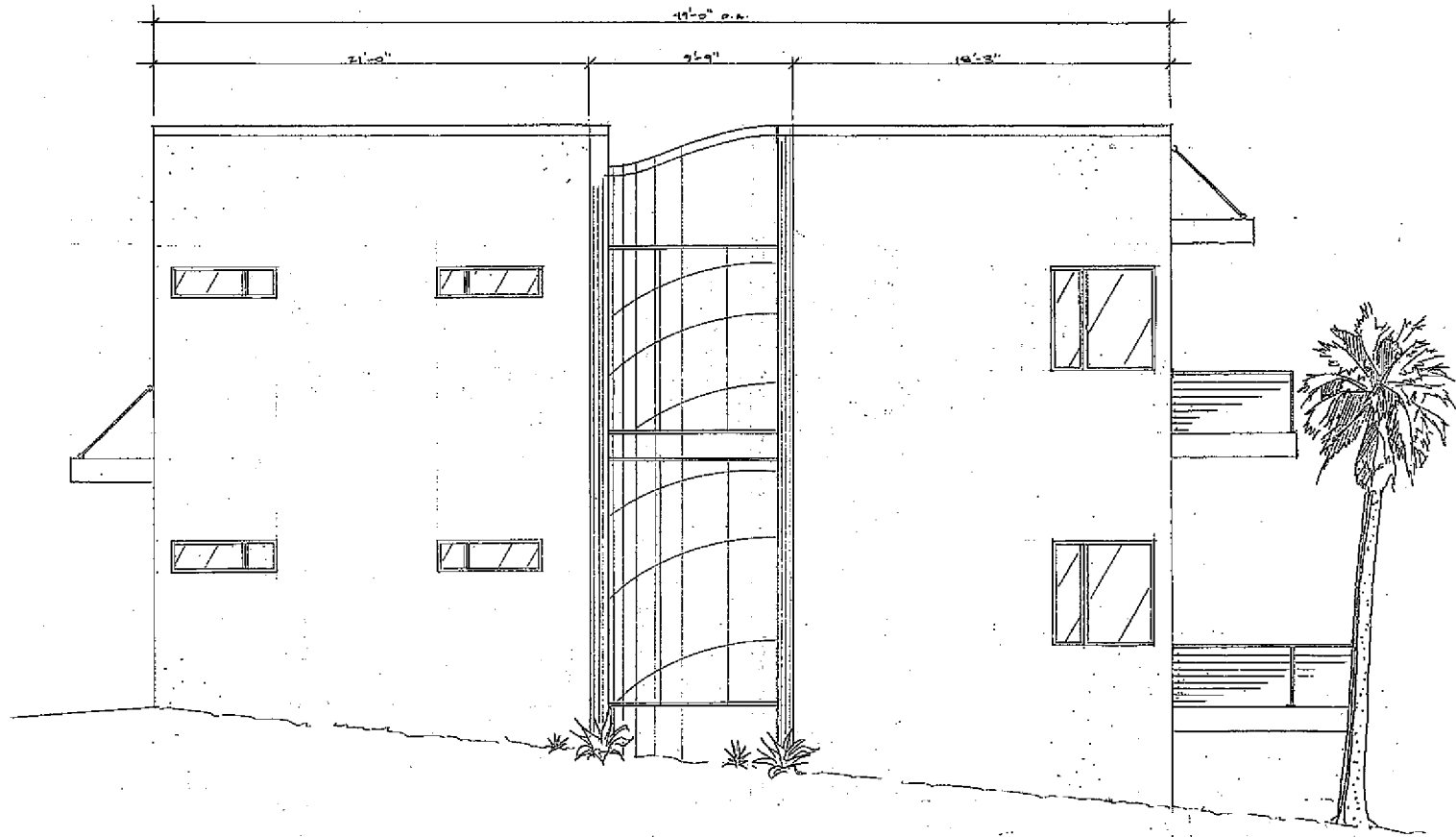
BREAKERS WAY TRUST  
BEACH HOUSE

#### sheet

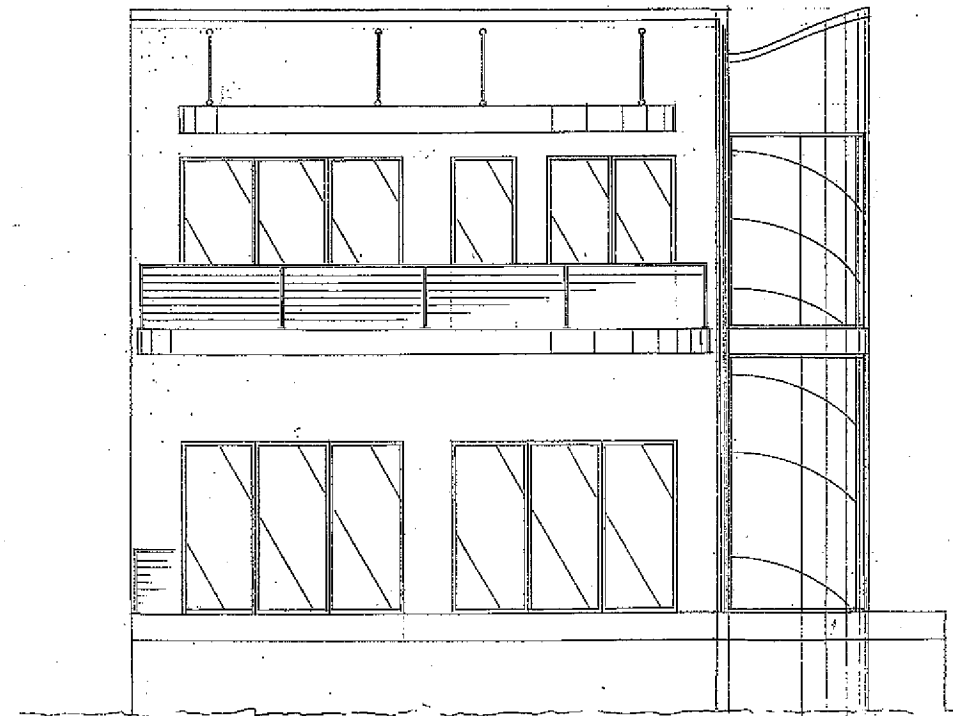
A1

of 7

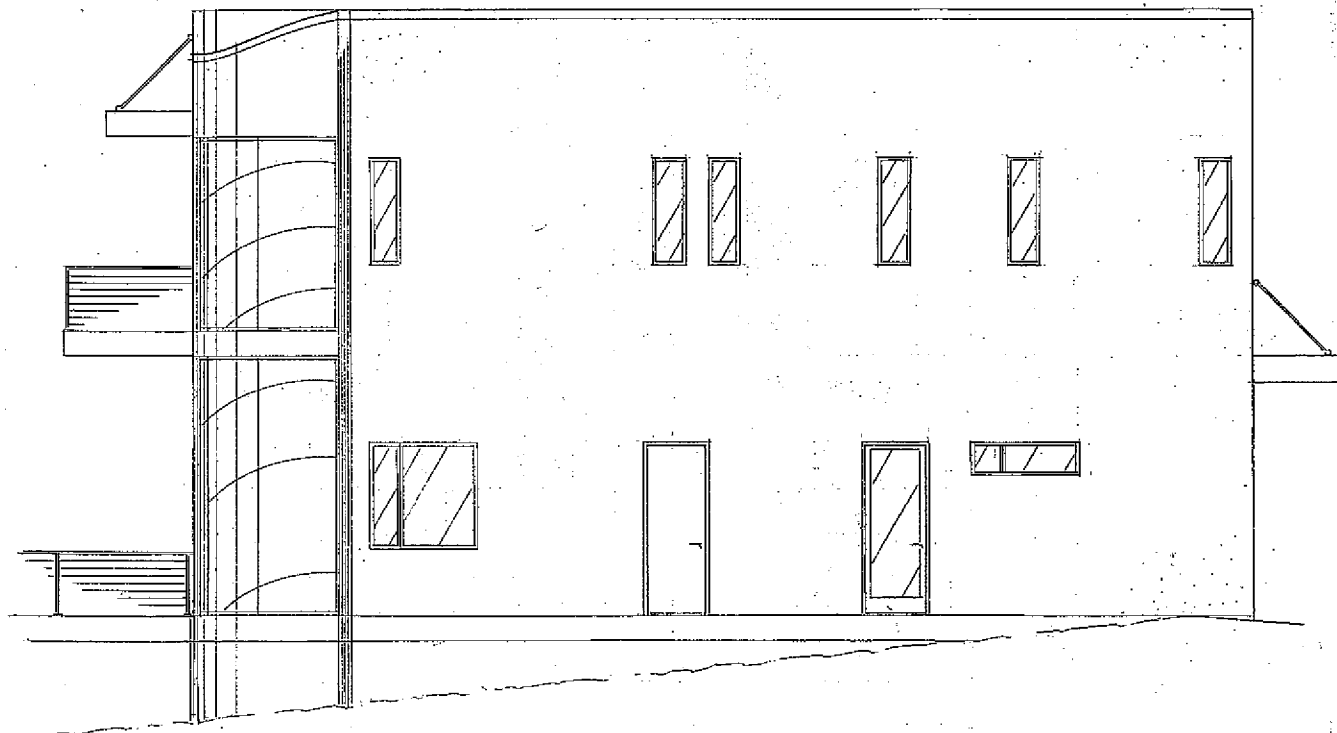




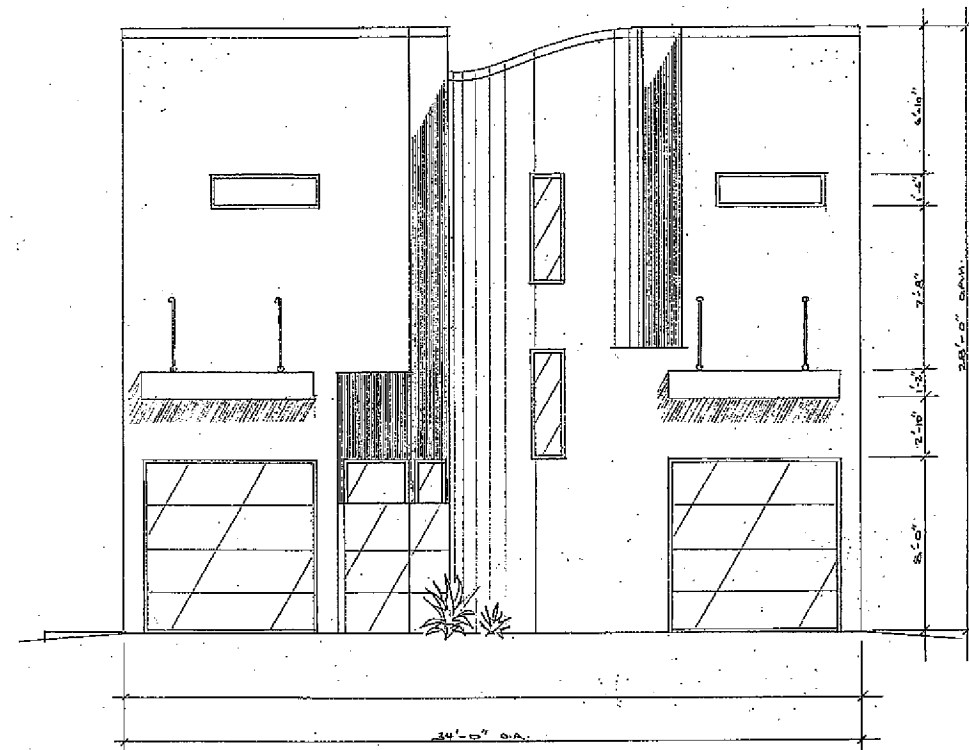
NORTHWEST ELEVATION



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION



NORTHEAST ELEVATION

EXTERIOR ELEVATIONS

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

PRELIMINARY PLANS  
NOT FOR CONSTRUCTION

TURTURRO DESIGN STUDIO

JOHN TURTURRO PRINCIPAL  
807 TERRACINA DRIVE  
LOS ANGELES, CA 90005  
(310) 523-3333  
TURTURRODESIGN.COM

STRUCTURE  
INTERIORS  
COMMERCIAL  
RESIDENTIAL

Architect  
Larry Graves, AIA  
Principal Designer Group  
Phone: 310.498.4477  
Fax: 310.498.4477  
www.larrygraves.com



PREPARED BY: JAT  
DATE: 06/19/09  
REVISIONS:  
JAT 6/16/10

title

ELEVATIONS  
LARRY GRAVES, AIA  
PROJECT ARCHITECT  
JOHN A. TURTURRO  
PROJECT DESIGNER

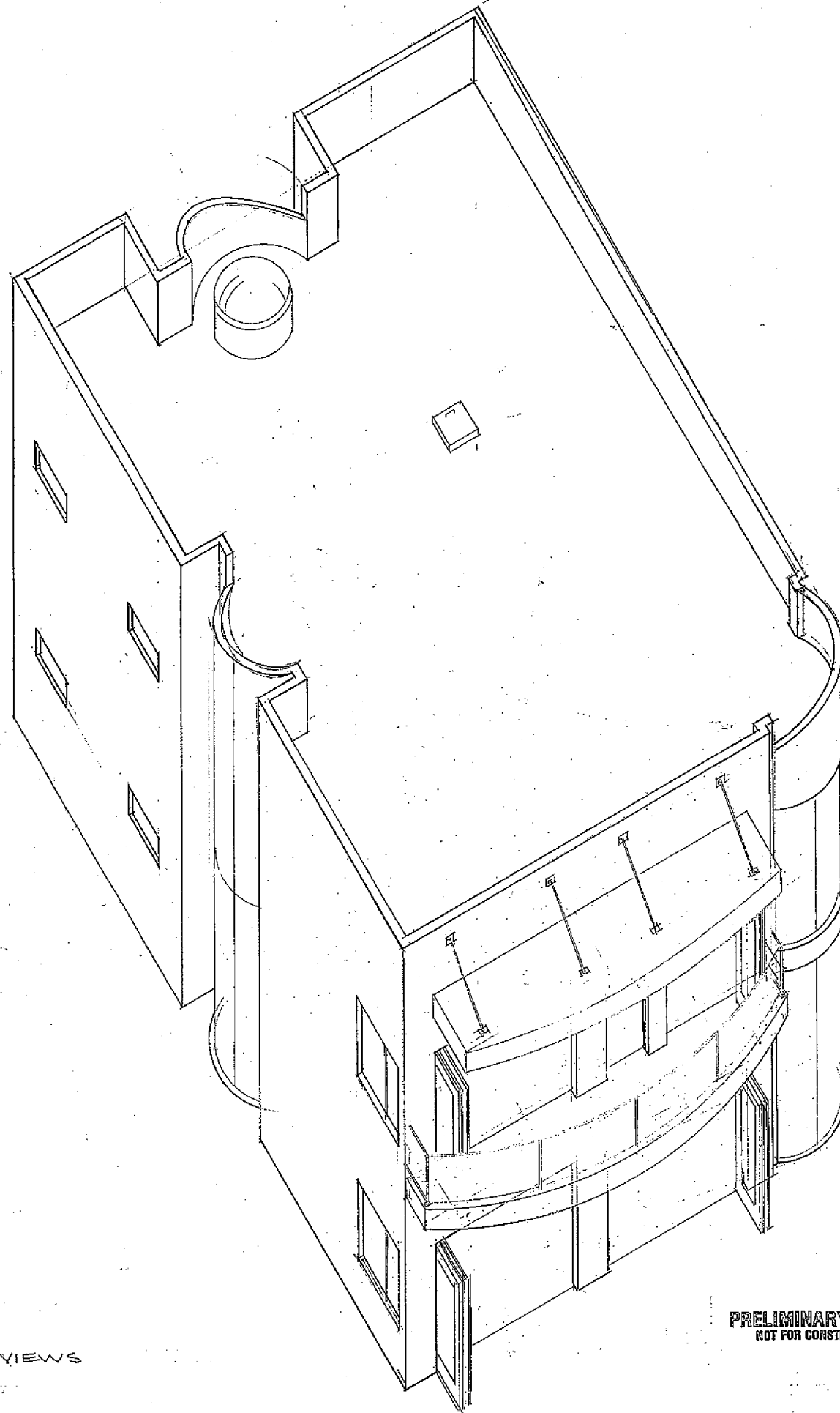
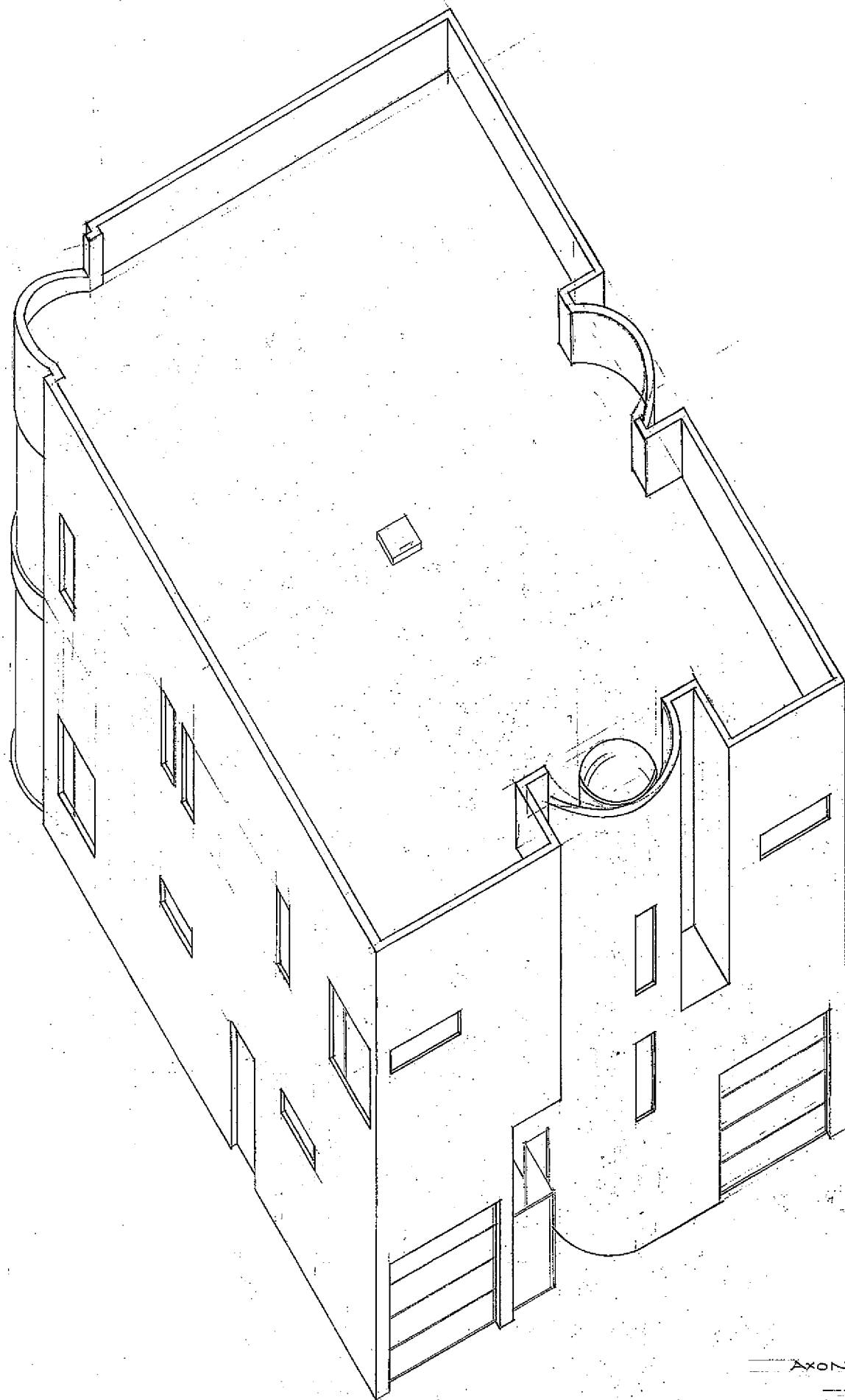
project

BREAKER'S WAY TRUST  
BEACH HOUSE

sheet

A3

of 7



AXONOMETRIC VIEWS  
SCALE 1/4" = 1'

PRELIMINARY PLANS  
NOT FOR CONSTRUCTION

TURTURRO DESIGN STUDIO

STRUCTURE  
LANDSCAPE  
COMMERCIAL  
RESIDENTIAL

Long Beach, CA



title

DESIGNED BY JAC  
06.19.09

AXONOMETRIC  
LARRY GRAVES  
PROJECT ARCHITECT  
JOHN A. TURTURRO  
PROJECT DESIGNER

project

BREAKERS WAY TRUST  
BEACH HOUSE

sheet

A 4

of 7

| LOT<br>REFERENCE | APN 060-0-082 | ADDRESS ON<br>BREAKERS WAY | LOT SIZE (SF) | FOOTPRINT<br>AREA (SF) | GARAGE<br>AREA (SF) | LIVING AREA<br>(SF) | LOT COVERAGE<br>65% MAX | SETBACK FROM<br>pl              | NUMBER OF<br>STORIES | YEAR BUILT |  |
|------------------|---------------|----------------------------|---------------|------------------------|---------------------|---------------------|-------------------------|---------------------------------|----------------------|------------|--|
| 0                | 56            | PART OF<br>6776            | 1400          | GARAGE<br>ONLY 250     | 1-CAR<br>250        | -                   | 17.8                    | -                               | ONE                  | 1950       |  |
| 1                | 465           | 6776                       | 2896          | 1230                   | -                   | 1230                | 42.4                    | 17' - 6"                        | ONE                  | 1950       |  |
| 2                | 455           | 6774                       | 2990          | 1235                   | 2-CAR<br>400        | 2070                | 41.3                    | 19' - 6"                        | TWO                  | 1968       |  |
| 3                | 625           | 6772                       | 3073          | 1049                   | 1-CAR<br>200        | 1897                | 34.1                    | 21' - 0"                        | TWO                  | 1949       |  |
| 4                | 635           | VACANT<br>LOT              | 3166          | -                      | -                   | -                   | -                       | -                               | -                    | -          |  |
| 5                | 435           | 6768                       | 3259          | 1490                   | 2-CAR<br>420        | 2549                | 45.7                    | 20' - 0"<br>REQUEST<br>VARIANCE | TWO                  | ?          |  |
| 6                | 425           | 6766                       | 3352          | 1290                   | 2-CAR<br>470        | 2110                | 38.5                    | 25' - 6"                        | TWO                  | 1985       |  |
| 7                | 410           | 6762                       | 3446          | 1477                   | 3-CAR<br>570        | 2385                | 42.8                    | 25' - 6"                        | TWO                  | 1997       |  |
| 8                | 405           | 6758                       | 3539          | 1160                   | NONE                | 1160                | 32.7                    | 16' - 6"                        | ONE                  | 1930       |  |
| 9                | 395           | 6752                       | 3632          | 1650                   | 2-CAR<br>540        | 2761                | 45.4                    | 24' - 8"                        | TWO                  | 2004       |  |
| 10               | 385           | 6746                       | 3727          | 1932                   | 3-CAR<br>709        | 3155                | 51.8                    | 20' - 6"                        | TWO                  | 2004       |  |
| 11               | 370           | 6748                       | 3820          | 1690                   | 3-CAR<br>614        | 2767                | 44.2                    | 26' - 0"                        | TWO                  | 1983       |  |
| 12               | 365           | 6734                       | 3865          | 1138                   | 2-CAR<br>389        | 1877                | 29.4                    | 33' - 9"                        | TWO                  | 1966       |  |
| 13               | 350           | 6728                       | 3865          | 1439                   | 2-CAR<br>503        | 2375                | 37.2                    | 30' - 3"                        | TWO                  | 1993       |  |
| 14               | 345           | 6726                       | 3865          | 1534                   | 2-CAR<br>452        | 2616                | 39.6                    | 36' - 0"                        | TWO                  | 1979       |  |
| 15               | 335           | 6724                       | 3865          | 1534                   | 2-CAR<br>452        | 2616                | 39.7                    | 36' - 0"                        | TWO                  | 1979       |  |
| 16               | 320           | 6714                       | 3865          | 1534                   | 2-CAR<br>452        | 2161                | 39.7                    | 36' - 0"                        | TWO                  | 1979       |  |
| 17               | 315           | 6708                       | 3865          | 1131                   | 2-CAR<br>480        | 1782                | 28.2                    | 27' - 0"                        | TWO                  | ?          |  |
| 18               | 600           | VACANT<br>LOT              | 3865          | -                      | -                   | -                   | -                       | -                               | -                    | -          |  |
| 19               | 610           | VACANT<br>LOT              | 4127          | -                      | -                   | -                   | -                       | -                               | -                    | -          |  |
| 20               | 295           | 6694                       | 4559          | 1780                   | 2-CAR<br>420        | 2720                | 39.0                    | 36' - 0"                        | TWO                  | 1987       |  |
| 21               | 575           | 6687 / 6689                | 4550          | 1935                   | 4-CAR<br>840        | 2730                | 45.5                    | 25' - 0"                        | TWO                  | 2003       |  |
| 22               | 585           | 6691 / 6693                | 4249          | 1935                   | 4-CAR<br>840        | 2730                | 45.5                    | 25' - 0"                        | TWO                  | 2003       |  |
| 23               | 545           | 6707                       | 4586          | 1200                   | -                   | 1200                | 26.1                    | 30' - 0"                        | ONE                  | 1950       |  |
| 24               | 555           | 6693                       | 4169          | 676                    | 2-CAR<br>DET 324    | 352                 | 18.2                    | 32' - 0"                        | ONE                  | 1950       |  |
| 25               | 500           | 6711                       | 3242          | 1479                   | 2-CAR<br>380        | 2578                | 45.6                    | 32' - 0"                        | TWO                  | 1980       |  |
| 26               | 510           | 6719                       | 3495          | 1305                   | 2-CAR<br>360        | 2250                | 37.3                    | 35' - 0"                        | TWO                  | 1980       |  |
| 27               | 490           | 6727                       | 3463          | 1756                   | 3-CAR<br>600        | 2913                | 50.7                    | 24' - 9"                        | TWO                  | 1990       |  |
| 28               | 480           | 6733                       | 3405          | 1703                   | 3-CAR<br>595        | 2811                | 50.0                    | 35' - 0"                        | TWO                  | 1990       |  |
| 29               | 470           | 6741                       | 3400          | 1756                   | 3-CAR<br>600        | 2913                | 51.6                    | 36' - 0"                        | TWO                  | 1990       |  |
|                  |               |                            |               |                        |                     |                     |                         |                                 |                      |            |  |

| REVISIONS | BY |
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Architectural Design & Engineering  
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Fax: 805.223.1112  
www.ade-ventura.com

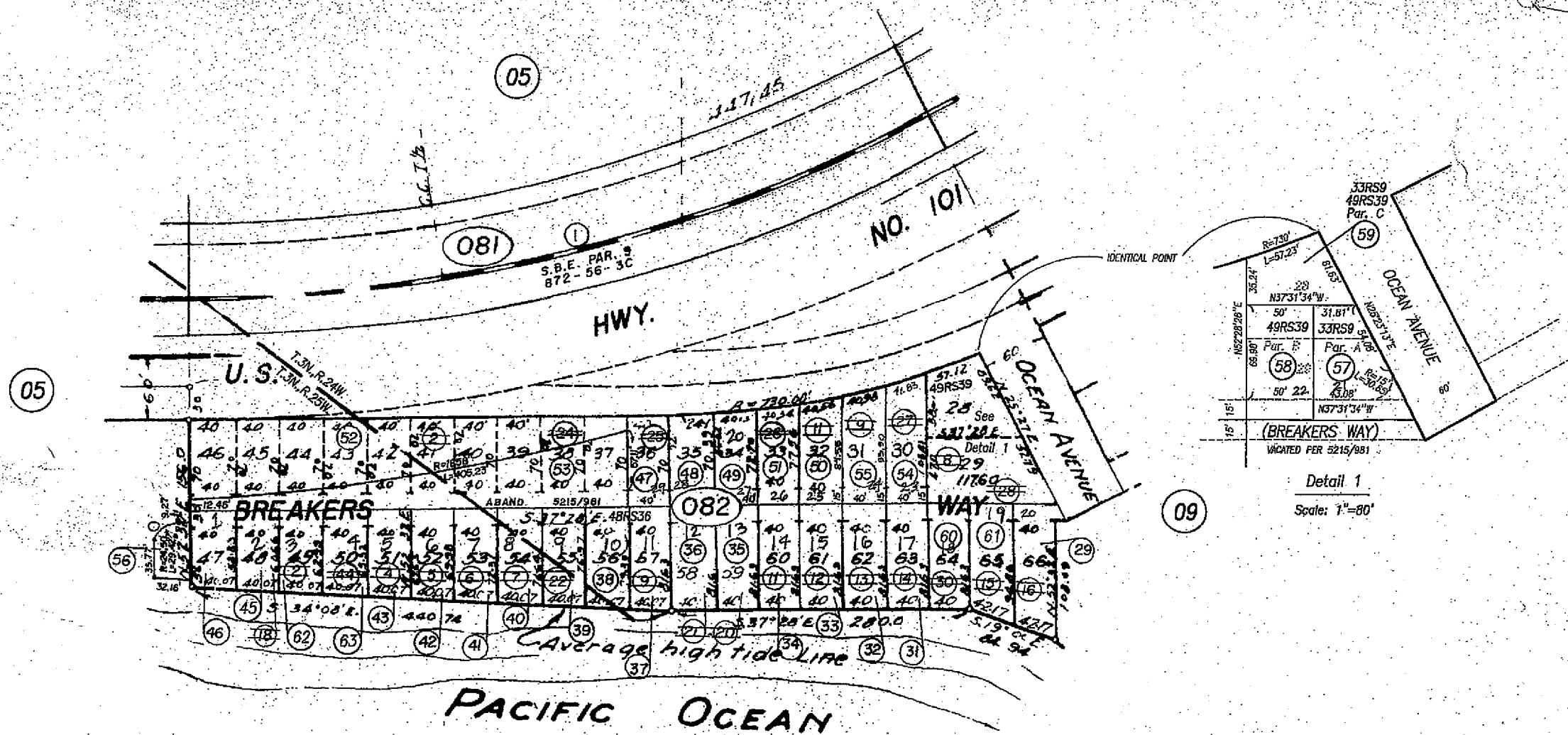
PROPOSED RESIDENCE  
BREAKERS WAY TRUST  
6768 BREAKERS WAY  
VENTURA, CA

|             |
|-------------|
| DRAWN<br>LG |
| CHECKED     |
| DATE        |
| SCALE       |
| JOB NO.     |
| SHEET       |
| A5          |
| OF 7 SHEETS |

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

Tax Rate Area  
91008

60-08



# 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 |         |           |

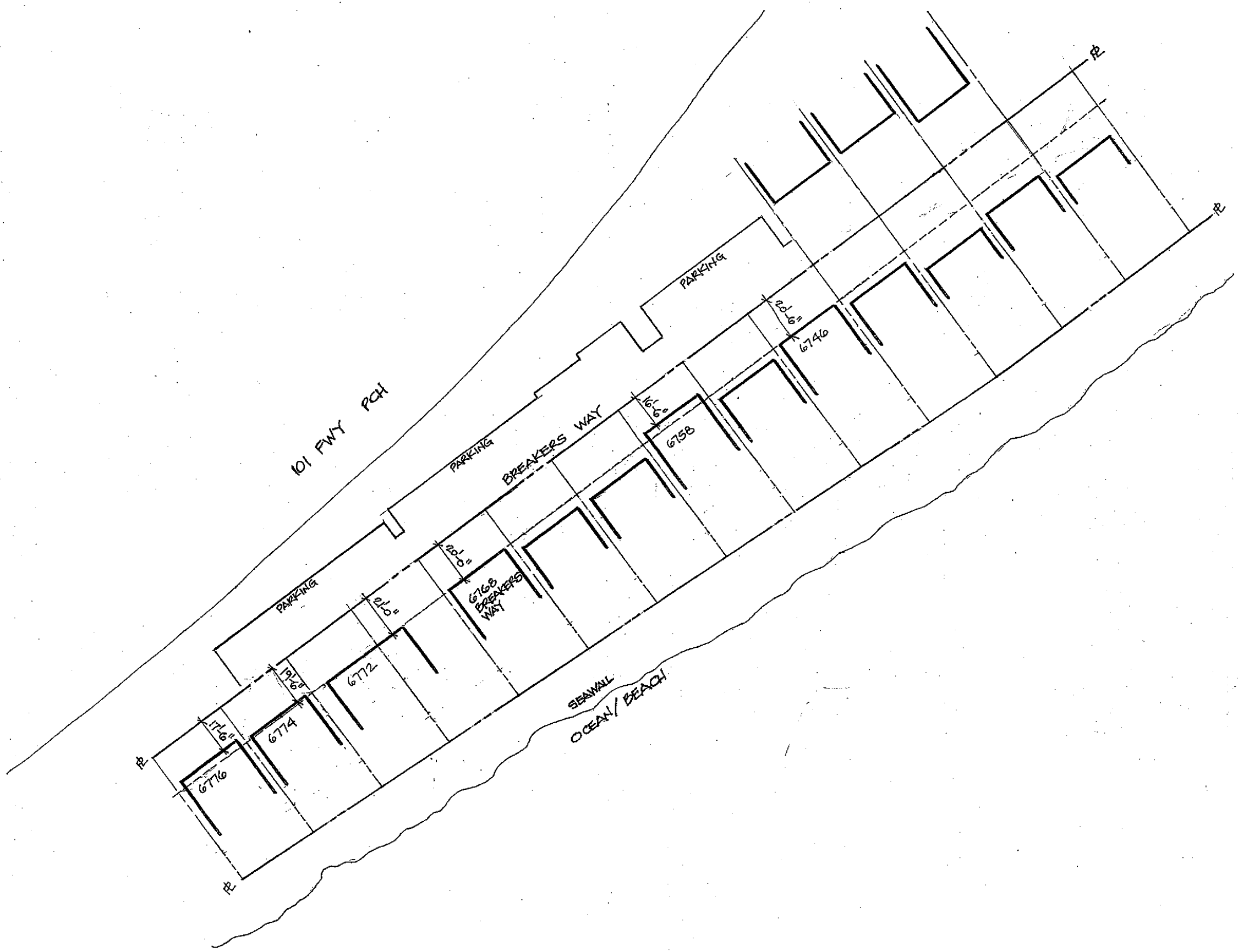
NOTE: ASSESSOR PARCELS SHOWN ON THIS PAGE  
DO NOT NECESSARILY CONSTITUTE LEGAL LOTS.  
CHECK WITH COUNTY SURVEYOR'S OFFICE, OR  
PLANNING DIVISION TO VERIFY.

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


| Roll-Year | 08-09          | BK: 080               | PG: 08        | REVISION LOG         |
|-----------|----------------|-----------------------|---------------|----------------------|
| DATE      | REFERENCE DOC. | EXPLANATION           | Code          | Split                |
| 4/2/2008  | N/A            | Per Tax-Payer Request |               |                      |
|           |                |                       | VOID          | NEW                  |
|           |                |                       | A.P.N.(s)     | A.P.N.(s)            |
|           |                |                       | 060-0-082-445 | 060-0-082-025 & -035 |

BREAKERS WAY TRUST  
6768 BREAKERS WAY  
VENTURA CA

A6



| REVISIONS | BY |
|-----------|----|
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
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|           |    |



Longline, MA

**Atlantic Design Group**

1000 N. 10th St.  
 Suite 200  
 Longline, MA 01906  
 Phone: 508.548.4477  
 Fax: 508.548.4478  
 Email: info@adcgroup.com

PROPOSED RESIDENCE

BREAKERS WAY TRUST

6768 BREAKERS WAY

VENTURA, CA

|                        |
|------------------------|
| DRAWN<br><b>LG</b>     |
| CHECKED                |
| DATE                   |
| SCALE<br>APPROX 1"=20' |
| JOB NO.                |
| SHEET<br><b>A7</b>     |
| OF 7 SHEETS            |