



April 7, 2026

Mr. Stephen Eng
10 Marana
San Clemente, CA 92673

Sent Via Email:
nseng@msn.com

Subject: Residential Setback Deviation for 5 Purple Sage in Planning Area 21 (Turtle Rock); File No. 00981324-PSD

Dear Mr. Eng:

Community Development Department staff reviewed your request for a deviation from the required side-yard setback for a proposed residential addition at 5 Purple Sage in Planning Area 21 (Turtle Rock) (Enclosure 1). The property is zoned 2.2 Low Density Residential and subject to the general development standards contained in Section 3-37-13 of the Irvine Zoning Ordinance (Enclosure 2).

Preliminary building plans were submitted for a 131-square-foot ground floor addition continuing along an existing zero-foot side-yard setback (Enclosure 3). These plans also include interior remodel areas that comply with all applicable development standards and do not require any deviations. Pursuant to the Irvine Zoning Ordinance, a minimum 5-foot setback from the side property line is required unless a deviation is granted pursuant to Section 3-27-13.

The subject property (Lot 33 of Tract 9988) is developed with an approximately 2,907-square-foot two-story single-family attached residence, which was originally constructed in 1979. The property fronts a public street, Purple Sage, to the west, and is surrounded by existing single-family attached residential dwellings to the north, east, and south. The existing structure was developed with a zero-foot setback along the southern side property line. The structure was legally built in accordance with County approvals in effect at the time for the "Turtle Rock Highlands," as evidenced by the approved 1979 fence and wall plans (Enclosure 4).

Section 3-27-13 of the Irvine Zoning Ordinance allows residential additions to use the building setback requirement in effect at the time that the unit was originally constructed subject to the discretion of the Director of Community Development, if the following findings for a setback deviation request can be met:

- A. A representative number of units in the tract, which were subject to the same original setback requirement, have existing structures legally built to the setbacks similar to those being requested.

The proposed residential addition will continue to use the legal non-conforming side-yard setback standard in place at the time the residence was constructed. There are several units in the tract that were subject to the same original setback requirement and that have legally built additions similar to the proposed request. Staff identified three approved residences within Tract 9988 with first or second-story additions built at the same reduced side-yard setback (Enclosure 5):

- 4 Purple Sage, approved in 1993 (Permit No. 00126976-RBPR)
- 1 Sunrose, approved in 1999 (Permit No. 00174563-RBPR)
- 2 Tumbleweed, approved in 2002 (Permit No. 00326904-RBPR)

These approvals demonstrate similar structures and additions with reduced setbacks have been approved in the vicinity of the project site.

- B. The construction of the building addition to the original setback requirement will be in harmony with the character of the neighborhood.

Construction of the building addition with a reduced setback will be in harmony with the character of the neighborhood. Other residential units within Tract 9988 were also developed with a reduced side-yard setback. The placement, scale, massing, and height of the proposed addition is consistent with the character of the neighborhood which includes a mix of one- and two-story residences in a range of architectural styles. The applicant will be required to obtain approval of the necessary building permit(s) to ensure the addition is consistent with the current Building Code and relevant Irvine Zoning Ordinance requirements with the allowed exception of the reduced side-yard setback. Therefore, construction of the building addition will be in harmony with the scale and aesthetic character of surrounding homes.

- C. The design materials and amenities utilized in the building addition will be consistent with the character of the neighborhood.

The proposed addition to the existing residence is consistent with the existing materials, color, and design of subject residence as well as the other residences in the neighborhood. The applicant has obtained and provided proof of the homeowners association design approval for the proposed addition (Enclosure 6) and has obtained an adjacent property owner acknowledgement form for the proposed work, which expresses no objections to the planned addition (Enclosure 7). Furthermore, the proposed addition would be consistent in scale with other approved properties mentioned above and the proposed setback will not further encroach into the setback area of the existing building footprint. Therefore, the overall design of the building addition will be consistent with the scale and general character of the neighborhood.

Mr. Stephen Eng
April 7, 2026
Page 3 of 3

Based on an analysis of this request, it has been determined that the proposed addition meets the required findings. Therefore, the request for a zero-foot side-yard setback for the proposed addition, as depicted in Enclosure 3, is approved. **Please include a copy of this approval letter on the plans for your next building permit application submittal.**

Unless an appeal is filed prior to the expiration of the five-day appeal period ending at 5 p.m. Tuesday, April 14, 2026, the approval granted by this letter shall become effective Wednesday, April 15, 2026.

If you have any questions or concerns on this matter, please do not hesitate to contact Assistant Planner Siobhan Gumapac-McGuire at 949-724-6351 or via email at sgumapac-mcguire@cityofirvine.org.

Sincerely,



Stephanie Frady, AICP
Director of Community Development

Enclosures:

1. Letter of Request
2. Section 3-37-13, 2.2 *Low Density Residential Standards*, of the Irvine Zoning Ordinance
3. Preliminary Building Plans
4. TR 9988 Fence and Wall Exhibit
5. Examples of Approved Building Site Plans
6. Homeowners Association Design Approval Letter
7. Adjacent Property Owner Acknowledgement Form

ec: Alyssa Matheus, Planning Manager
Nick Melloni, Principal Planner
File: 00981324-PSD

To: City of Irvine, Community Development Department

Subject: Supporting documentation for a Setback Deviation request

Property Address: 5 Purple Sage, Irvine

1. Description of the proposed project

The project includes interior remodeling of the existing floor plan and extending the first floor rear exterior wall by approximately 30 inches to be flush with and aligned with the existing second floor. The push out of the first floor wall to align with the second floor wall is to allow for a larger kitchen without changing the composition of the original 3 bedroom 2 ½ bath residence. The addition does not exceed 50% of the existing gross square footage of the structure and demolition.

The homes in this tract and community were originally built with a shared wall with one neighbor. It is a portion of this wall that we are requesting a setback deviation for and have obtained our neighbor's acknowledgement with no objection.

2. Provide 3 examples to support the request

The following are 3 homes within our tract that have been granted additions with zero setback deviations:

4 Purple Sage

1 Sunrose

2 Tumbleweed

3. Describe how the original setback will be in harmony with the neighborhood

The existing shared wall runs along the property line between our residence and our neighbor's residence with zero backset. Because the existing second floor of this shared wall is not being changed, and only the lower half of this wall is being extended to meet and align with the existing second floor, the project will not create any additional shadowing or privacy impacts.

The HOA has conditionally approved this project (see supporting document).

4. Character, Materials, and Design

As also required by the HOA, the extended first floor wall will be matched to the rest of the home, as well as the neighbor's home.

Sincerely,

Stephen Eng

Sec. 3-37-13. - 2.2 Low Density Residential.

- A. *Intent.* This category allows zero to 6.5 dwelling units per net acre, which is approximately equivalent to the General Plan Low Density category of zero to five dwelling units per gross acre. Attached and conventional housing, as well as other appropriate uses such as churches and child care centers, are allowed.

(2.2A and 2.2B) University Park (Planning Area 20).

(2.2C) Westpark (Planning Area 14).

(2.2D) Orchard Hills (Planning Area 1).

- B. *Intensity standard.*

0—6.5 dwelling units per net acre.

2.2C: 0—6.9 dwelling units per net acre (Westpark).

2.2D: 0—31.0 dwelling units per net acre (Planning Area 1). Individual project densities in 2.2D may exceed 6.5 dwelling units/net acre. However, no individual project may exceed 31.0 dwelling units/net acre and the overall density within all of 2.2D cannot exceed 6.5 dwelling units/net acre. For individual residential projects within 2.2D, the development standards to be applied shall depend on the actual net density of the individual residential product as follows:

1. For projects from 0 to 6.5 dwelling units per net acre, Section 3-37-13 development standards shall apply.
2. For projects from 6.6 to 12.5 dwelling units per net acre, Section 2-37-14 development standards shall apply.
3. For projects from 12.6 to 31.0 dwelling units per net acre, Section 3-37-15 development standards shall apply.

- C. *Permitted uses.*^{1, 6}

1. Accessory use.
2. Agriculture (interim use).
3. Cottage food operations.
4. Home care.
5. Home occupation permit.
6. Information center.
7. Manufactured structure (up to two years).
8. Model home sales complex.
9. Park.

10. Public park facility (only in public parks).
11. Residential beekeeping as an accessory use. (Only in single-family detached homes and single-family attached homes with single property ownership of the lot.)
12. Residential shelter.
13. Residential, accessory dwelling unit.
14. Residential, attached.
15. Residential, single-family detached.
16. School, public.
17. Supportive housing — Small.
18. Transitional housing — Small.
19. Wireless communication facility (may require a wireless communication facility permit, a minor conditional use permit, a major conditional use permit or may be prohibited, depending on the type of installation and the location of the installation site, pursuant to the review procedures matrix in [Section 2-37.5-3](#)).

D. *Conditional uses.* ^{2, 6}

1. Boarding house.
2. Child care center.
3. Church. ³
4. Community facility.
5. Convalescent home.
6. Manufactured structure (over two years).
7. Recreational vehicle storage, private.
8. Residential care facility.
9. School, private. ⁴
10. Senior housing.
11. Supportive housing — Large.
12. Transitional housing — Large.
13. Utility building and facility.

| | | |
|----|------------------------------|-------------------------|
| E. | <i>Minimum site size</i> | 4,000 square feet |
| | | 2.2D: 3,000 square feet |
| F. | <i>Maximum site coverage</i> | 50% |

| | | |
|----|--|--|
| G. | <i>Maximum building height</i> | 35 feet |
| H. | <i>Minimum site landscaping</i> | Not applicable to Low Density Residential |
| I. | <i>Building setbacks⁵from:</i> | |
| | Freeways, transportation corridors | 50 feet |
| | Major highways | 50 feet |
| | Primary highways | 42 feet |
| | Secondary highways: | |
| | In nonresidential areas | 35 feet |
| | In residential areas | 25 feet |
| | Commuter highways and local streets | 15 feet 2.2A: 20 feet 2.3C: 15-foot average, 10-foot minimum (Westpark) |
| | North-south San Diego Creek ROW | 2.2C: 50-foot minimum parking setback with 65-foot average setback; 65-foot building setback with 75-foot average setback (Westpark) |
| | East-west San Diego Creek ROW | 2.2C: 30 feet (Westpark) |
| | Private drives | 10 feet |
| | Interior boundary if adjacent to residential uses: | |

| | | | |
|--|--|---|---------|
| | | Side | 5 feet |
| | | Rear | 10 feet |
| | | Interior boundary if adjacent to nonresidential uses: | |
| | | Side | 10 feet |
| | | Rear | 10 feet |
| | | Building to building | 6 feet |

¹ Some permitted uses may have to conform to or fulfill conditions of approval imposed in conjunction with previous discretionary approvals. Additionally, a Master Plan application may need to be processed (see [Chapter 2-17](#)).

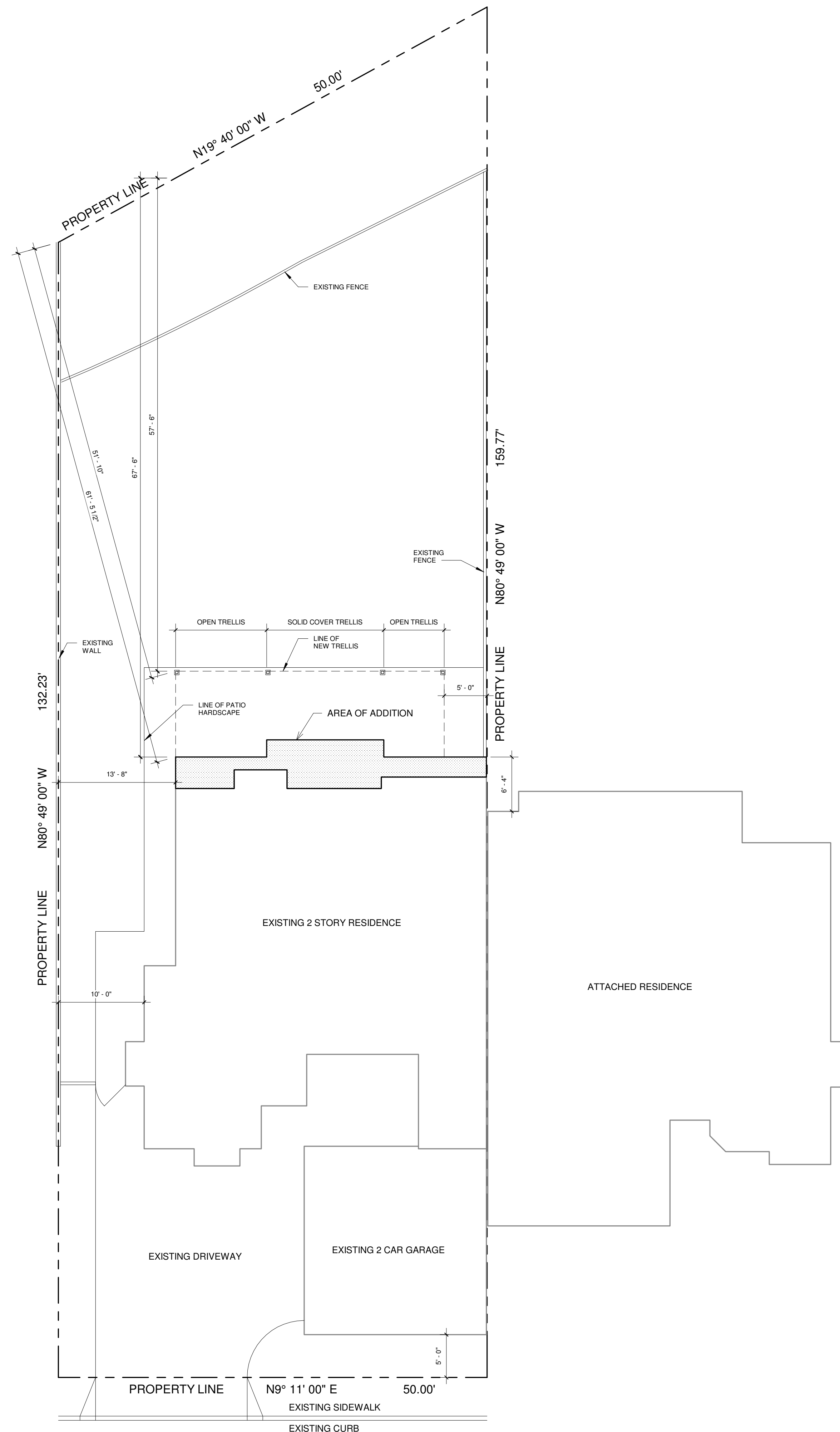
² A Master Plan application may be required in addition to a conditional use permit (see [Chapter 2-17](#)).

³ A church that proposes to locate in an existing permanent building and meets all the general development standards will not require a conditional use permit (CUP).

⁴ A private school for adults (18 years and older) that proposes to locate in an existing permanent building and meets all the general development standards will not require a conditional use permit.

⁵ Exceptions to these building setback requirements appear on the setback exceptions matrix in [Section 3-27-2](#).

(Code 1976, § V.E-325.2.2; Ord. No. 92-3, 4-14-92; Ord. No. 92-21, § 6, 11-24-92; Ord. No. 93-7, 6-22-93; Ord. No. 93-14, § 3, 10-12-93; Ord. No. 94-2, § 3, 2-8-94; Ord. No. 94-7, § 3, 6-14-94; Ord. No. 94-15, § 3, 12-13-94; Ord. No. 94-16, 12-13-94; Ord. No. 95-3, § 3B, 4-25-95; Ord. No. 95-4, § 1, 5-9-95; Ord. No. 95-7, § 4, 7-11-95; Ord. No. 95-8, § 3, 7-11-95; Ord. No. 95-12, § 3, 9-12-95; Ord. No. 95-16, § 2, 10-10-95; Ord. No. 96-2, § 2, 1-23-96; Ord. No. 96-18, § 4, 12-10-96; Ord. No. 05-12, § 6, 6-28-05; Ord. No. 05-13, § 4, 7-12-05; Ord. No. 05-16, § 2, 7-12-05; Ord. No. 09-02, § 3, 3-24-09; [Ord. No. 12-04, § 5\(Exh. A\), 3-13-12](#); Ord. No. [12-12, § 5\(Exh. A\), 9-25-12](#); Res. No. 15-86, § 3(Exh. A), 8-11-15; Ord. No. [18-05, Exh. A, 4-24-18](#); [Ord. No. 22-07, § 3\(Exh. A\), 5-10-22](#); [Ord. No. 22-12, § 4\(Exh. A\), 8-9-22](#))



SITE PLAN

SCALE: 1/8" = 1'-0"

Enclosure 3

| <p>BUILDING CODE DATA:</p> <p>OCCUPANCY: R3 TYPE OF CONSTRUCTION: V-B SPRINKLERS: NO</p> <p>GOVERNING BODY: CITY OF IRVINE</p> <p>APPLICABLE CODES: 2022 CALIFORNIA RESIDENTIAL CODE 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 BUILDING ENERGY EFFICIENCY STANDARDS 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE ALL LOCAL CODES, AMENDMENTS, AND CITY ORDINANCES</p> <p>PROJECT DESCRIPTION: FIRST FLOOR ADDITION OF 131 S.F. LIVING SPACE FIRST FLOOR INTERIOR REMODEL OF 632 S.F. STAIR LANDING EXTENSION REMODEL NEW STAIR RAIL SECOND FLOOR INTERIOR REMODEL OF 80 S.F. REPLACE ALL EXISTING SHINGLE SIDING W/ NEW SHINGLE SIDING</p> <p>ZONING INFORMATION: ZONING / 2.2</p> <p>PROJECT ADDRESS: 5 PURPLE SAGE, IRVINE, CA 92603</p> | <p>SHEET INDEX:</p> <p>ARCHITECTURAL DRAWINGS:</p> <p>T-1 SITE PLAN & COVER SHEET A-1 REMODELED FLOOR PLANS & LOWER ROOF PLAN A-2 REMODELED ELEVATIONS AB-1 AS-BUILT FLOOR PLAN AB-2 AS-BUILT ELEVATIONS & ROOF PLAN</p> | | | | | | | | | | | | | | | | | | | | | |
|--|--|------------|------------------------|----------------|----------------------------|--------------------------|------------------------------|------------|------------------------|----------|-----------------------------|-------------------|--------------|------------|---------------------|------------|--------------------------------|------------|---|--|--|--|
| <p>BUILDING DATA:</p> <p>NUMBER OF STORIES: TWO</p> <p>EXISTING SQUARE FOOTAGE</p> <table style="width: 100%;"> <tr> <td>EXISTING FIRST FLOOR:</td> <td style="text-align: right;">1,482 S.F.</td> </tr> <tr> <td>EXISTING SECOND FLOOR:</td> <td style="text-align: right;">961 S.F.</td> </tr> <tr> <td>TOTAL LIVING SPACE:</td> <td style="text-align: right;">2,443 S.F.</td> </tr> </table> <p>EXISTING GARAGE: 464 S.F.</p> <p>PROPOSED SQUARE FOOTAGE</p> <table style="width: 100%;"> <tr> <td>PROPOSED FIRST FLOOR: (+131)</td> <td style="text-align: right;">1,613 S.F.</td> </tr> <tr> <td>EXISTING SECOND FLOOR:</td> <td style="text-align: right;">961 S.F.</td> </tr> <tr> <td>TOTAL LIVABLE SPACE:</td> <td style="text-align: right;">2,574 S.F.</td> </tr> </table> <p>SITE COVERAGE TABULATIONS</p> <table style="width: 100%;"> <tr> <td>LOT SQ. FT.:</td> <td style="text-align: right;">7,302 S.F.</td> </tr> <tr> <td>EXISTING FOOTPRINT:</td> <td style="text-align: right;">1,946 S.F.</td> </tr> <tr> <td>NEW FOOTPRINT (HOUSE + GARAGE)</td> <td style="text-align: right;">2,077 S.F.</td> </tr> </table> <p>EXISTING LOT COVERAGE: 26.65% PROPOSED LOT COVERAGE: 28.44%</p> | EXISTING FIRST FLOOR: | 1,482 S.F. | EXISTING SECOND FLOOR: | 961 S.F. | TOTAL LIVING SPACE: | 2,443 S.F. | PROPOSED FIRST FLOOR: (+131) | 1,613 S.F. | EXISTING SECOND FLOOR: | 961 S.F. | TOTAL LIVABLE SPACE: | 2,574 S.F. | LOT SQ. FT.: | 7,302 S.F. | EXISTING FOOTPRINT: | 1,946 S.F. | NEW FOOTPRINT (HOUSE + GARAGE) | 2,077 S.F. | <p>PROJECT PARTICIPANTS:</p> <p>OWNER: Mr. & Mrs. Eng 5 Purple Sage Irvine, CA, 92603</p> <p>DESIGNER: AKB Consulting Alex Bishop 90 Vantis Dr. Unit 3043 Aliso Viejo, CA, 92656 ph: (714) 612-6316 alex.k.bishop@gmail.com</p> | | | |
| EXISTING FIRST FLOOR: | 1,482 S.F. | | | | | | | | | | | | | | | | | | | | | |
| EXISTING SECOND FLOOR: | 961 S.F. | | | | | | | | | | | | | | | | | | | | | |
| TOTAL LIVING SPACE: | 2,443 S.F. | | | | | | | | | | | | | | | | | | | | | |
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| EXISTING FOOTPRINT: | 1,946 S.F. | | | | | | | | | | | | | | | | | | | | | |
| NEW FOOTPRINT (HOUSE + GARAGE) | 2,077 S.F. | | | | | | | | | | | | | | | | | | | | | |
| <p>VICINITY MAP NOT TO SCALE</p> | <p>CURRENT SET DATE</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>VERSION</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1.</td> <td>PRELIMINARY HOA SUBMITAL</td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | VERSION | DESCRIPTION | DATE | 1. | PRELIMINARY HOA SUBMITAL | | | | | | | | | | | | | | | | |
| VERSION | DESCRIPTION | DATE | | | | | | | | | | | | | | | | | | | | |
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| <p style="text-align: center;">COVER SHEET</p> <table style="width: 100%;"> <tr> <td style="width: 50%;">DRAWN: AKB</td> <td style="width: 50%;">JOB NUMBER: 25-22</td> </tr> <tr> <td>DATE: 12/19/25</td> <td>SHEET NO. T-1</td> </tr> </table> | | DRAWN: AKB | JOB NUMBER: 25-22 | DATE: 12/19/25 | SHEET NO. T-1 | | | | | | | | | | | | | | | | | |
| DRAWN: AKB | JOB NUMBER: 25-22 | | | | | | | | | | | | | | | | | | | | | |
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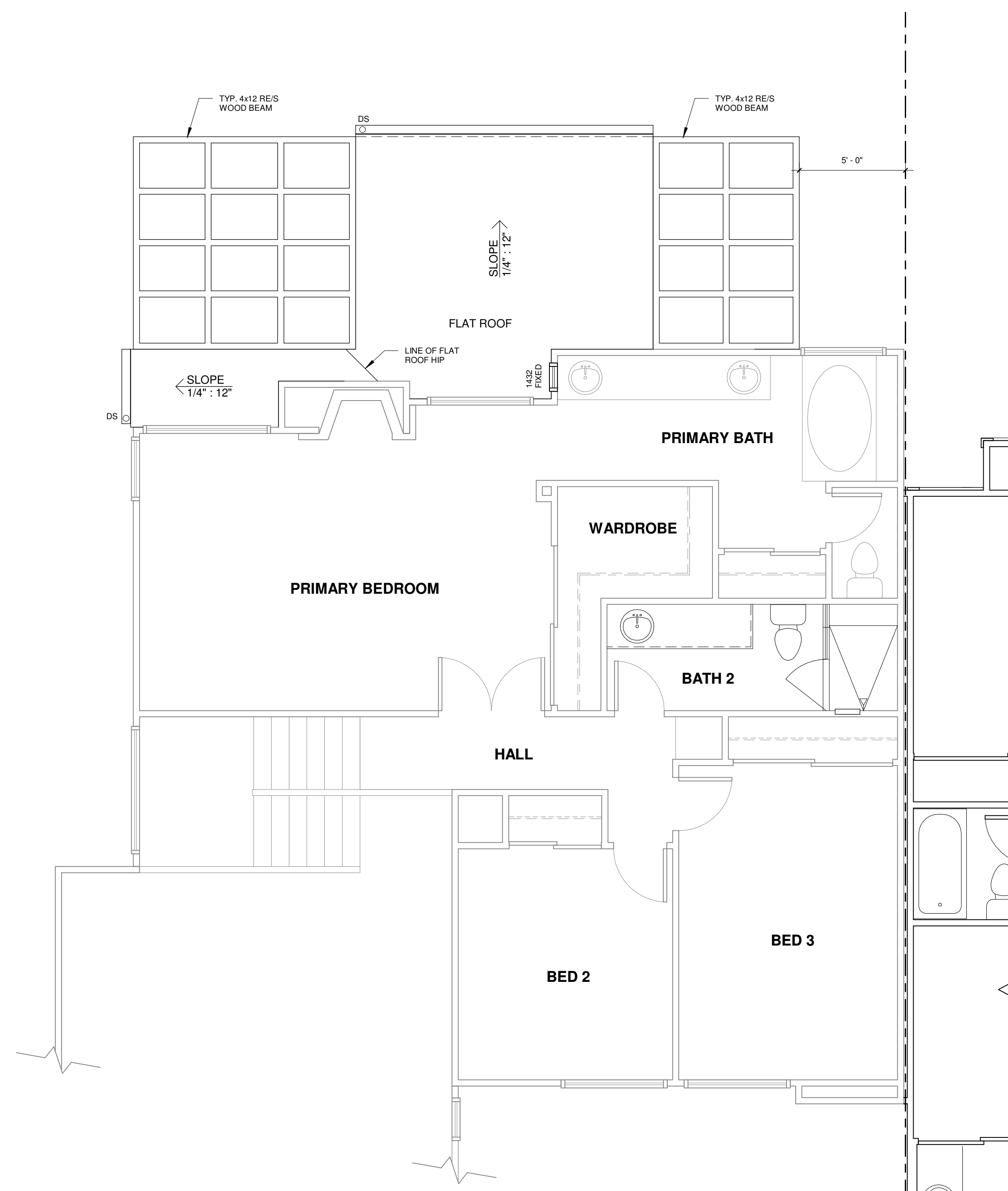
THESE DRAWINGS WERE PREPARED UNDER THE SUPERVISION OF: ALEX BISHOP, PRINCIPAL OF AKB CONSULTING.

DATE _____
 ALEX BISHOP

ENG RESIDENCE

5 PURPLE SAGE
 IRVINE, CA 92603

| REVISION | DATE |
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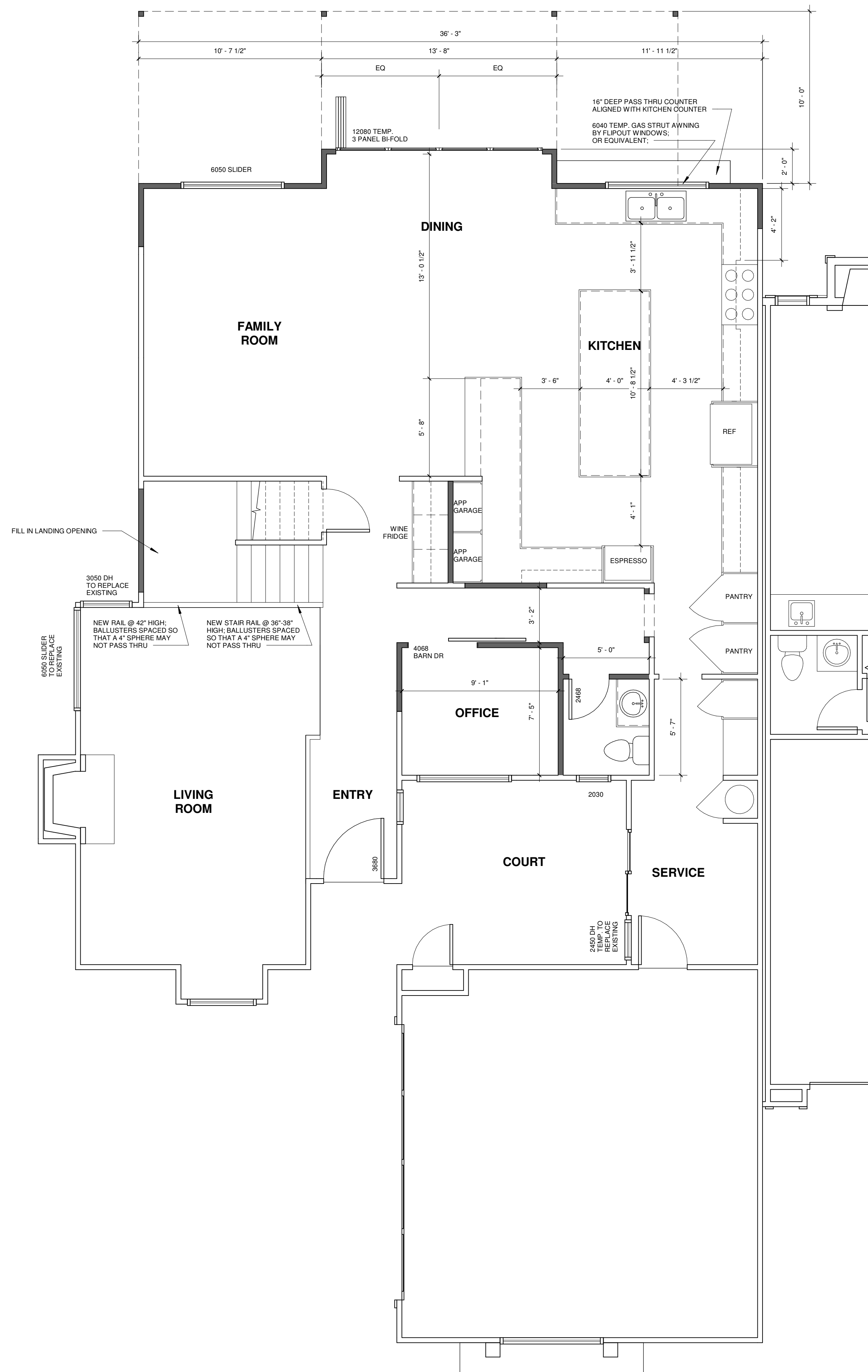
**REMODELED SECOND FLOOR PLAN
& LOWER ROOF PLAN**

SCALE: 1/8" = 1'-0"

ROOFING MATERIAL

FLAT ROOF: GAF RUBEROID TORCH SMOOTH MEMBRANE 2 PLY SYSTEM; ICC ESR-1274 OVER ROOF GAFGLAS BASE SHEET WITH ASPHALT ASTM TYPE III OR IV

NOTE: INSTALLATION OF ROOFING TO BE IN ACCORDANCE WITH MAUNFACTURER'S SPECIFICATIONS AND PRINTED INSTALLING INSTRUCTIONS.



REMODELED FIRST FLOOR PLAN

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

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 5 PURPLE SAGE
 IRVINE, CA 92603

| REVISION | DATE |
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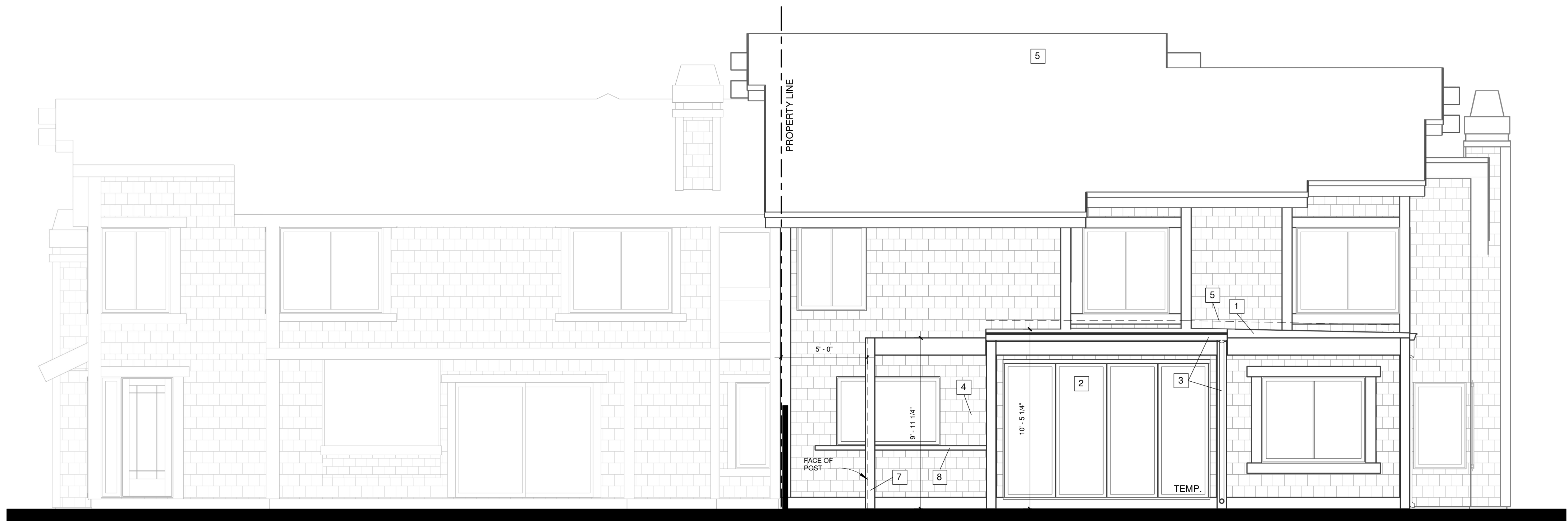
REMODELED FLOOR PLANS & LOWER ROOF PLAN

DRAWN: AKB

JOB NUMBER: 25-22

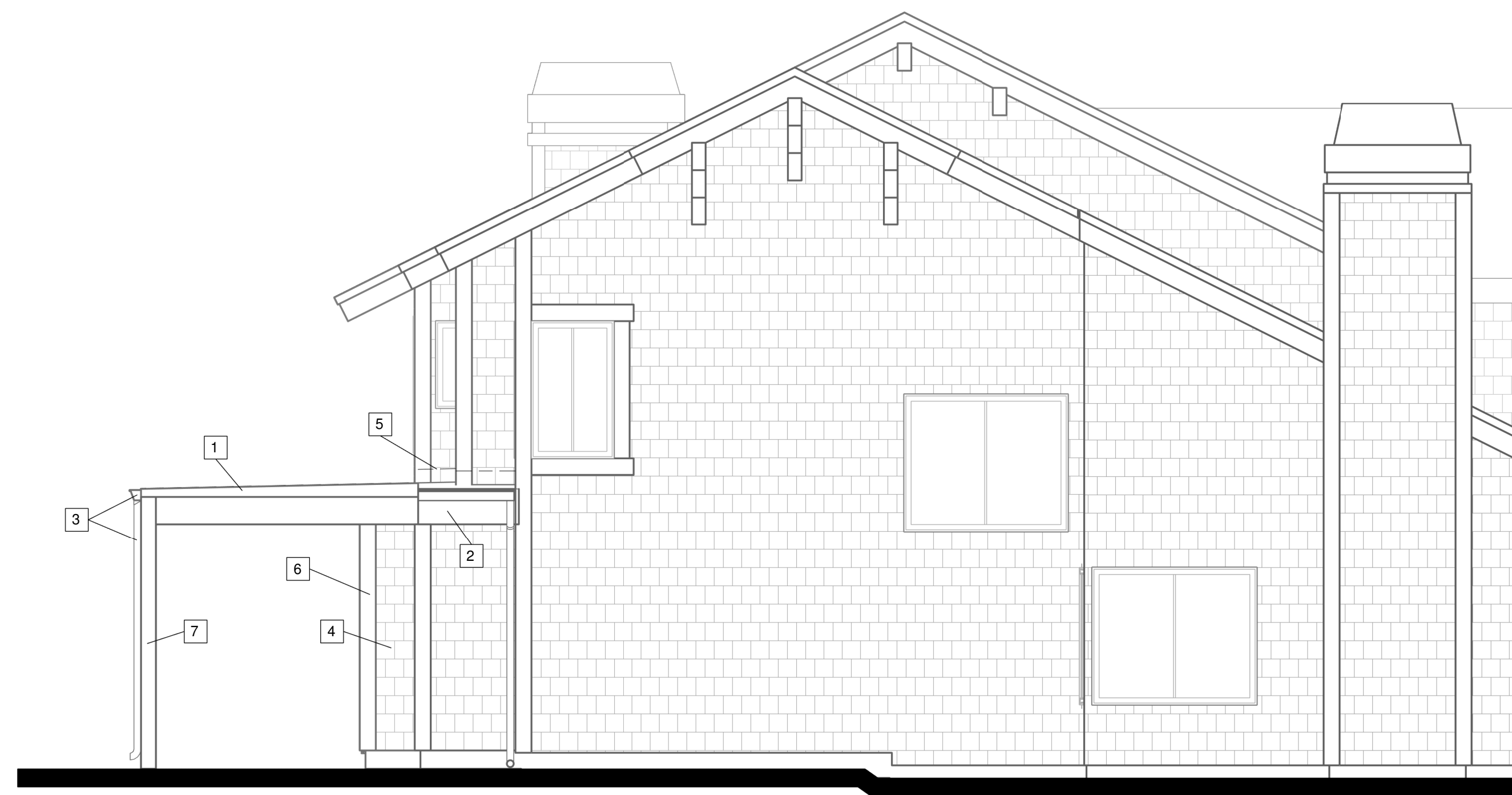
DATE: 12/19/25

SHEET NO.



REMODELED REAR ELEVATION

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



PARTIAL REMODELED LEFT ELEVATION

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



REMODELED FRONT ELEVATION

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

ELEVATION KEYNOTES

1. FLAT ROOF FASCIA; PAINTED TO MATCH EXISTING
2. 2x FASCIA TO MATCH EXISTING
3. GUTTERS & DOWNSPOUTS PAINTED TO MATCH EXISTING
4. HARDY SHINGLE SIDING; PAINTED TO MATCH EXISTING
5. TYP. G.I. FLASHING; PAINTED TO MATCH SHINGLE SIDING
6. 2x8 CORNER TRIM; PAINTED TO MATCH SHINGLE SIDING
7. RE/S POST; PER STRUCTURAL
8. CANTILEVERED OUTDOOR COUNTER

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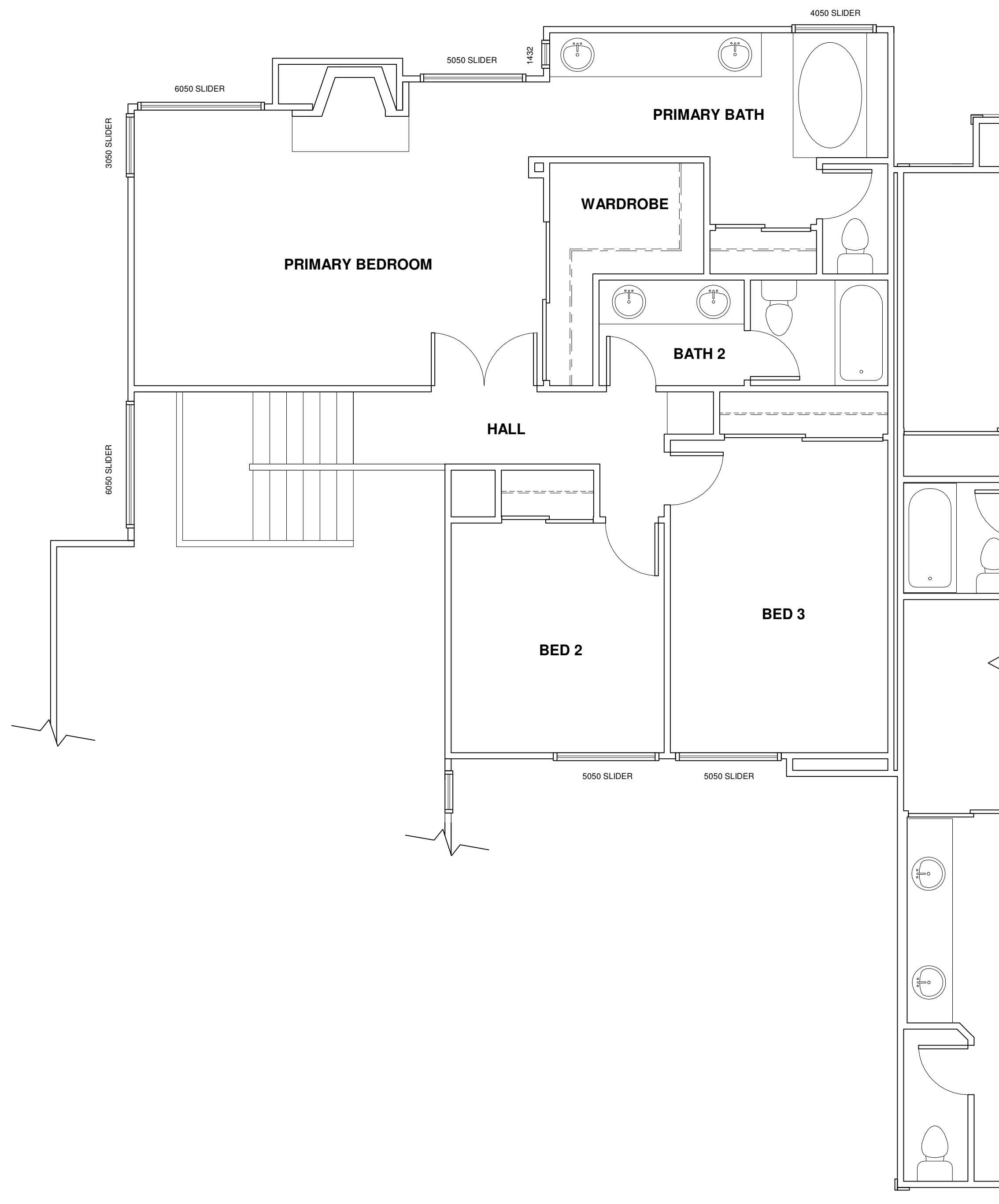
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 ALEX BISHOP _____

ENG RESIDENCE
 5 PURPLE SAGE
 IRVINE, CA 92603

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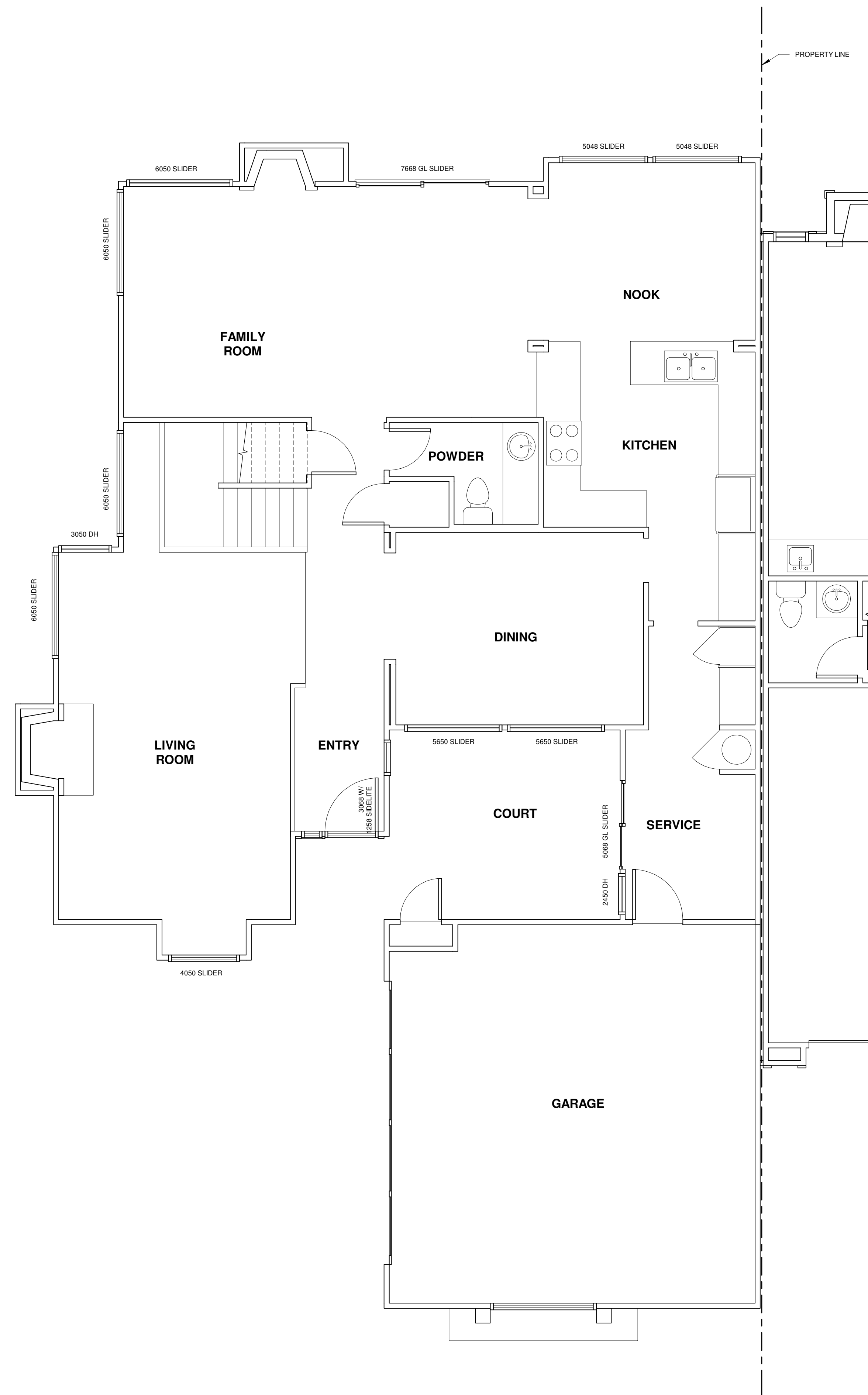
REMODELED ELEVATIONS & ROOF PLAN

DRAWN: AKB
 JOB NUMBER: 25-22
 DATE: 12/19/25
 SHEET NO.



AS-BUILT SECOND FLOOR PLAN

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



AS-BUILT FIRST FLOOR PLAN

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

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 IRVINE, CA 92603

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AS-BUILT FLOOR PLANS

DRAWN: AKB

JOB NUMBER: 25-22

DATE: 12/19/25

SHEET NO.

AB-1



AS-BUILT FRONT ELEVATION

SCALE: 1/8" = 1'-0"



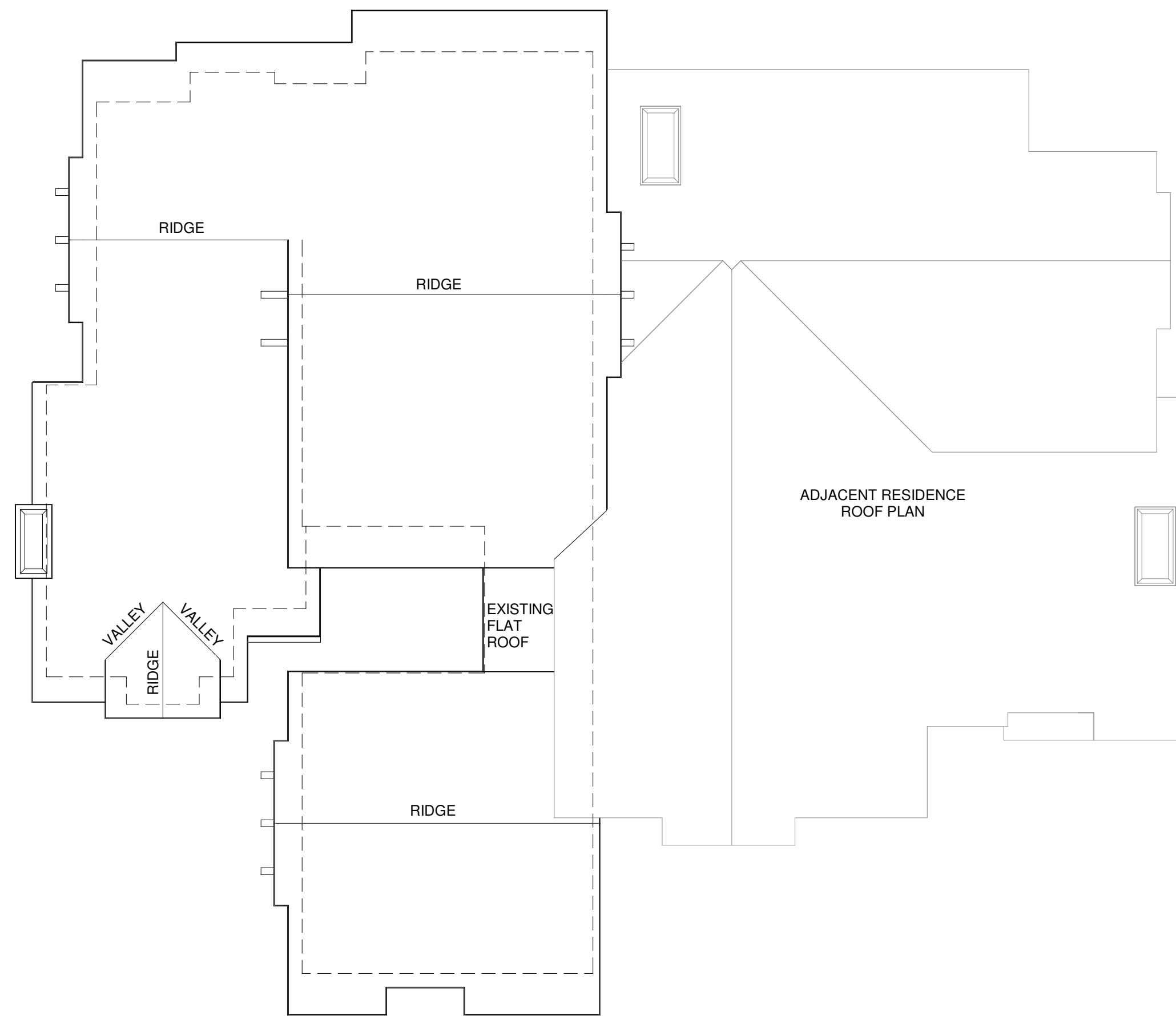
AS-BUILT LEFT ELEVATION

SCALE: 1/8" = 1'-0"



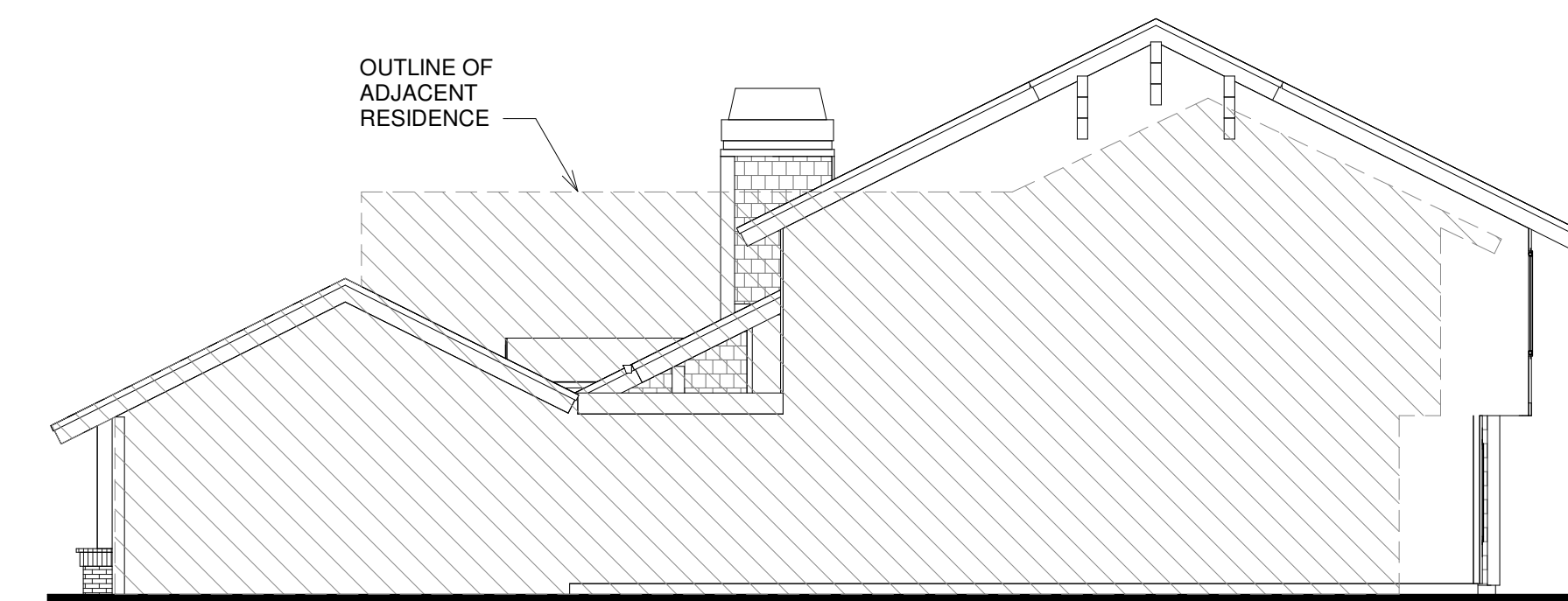
AS-BUILT REAR ELEVATION

SCALE: 1/8" = 1'-0"



AS-BUILT ROOF PLAN

SCALE: 1/8" = 1'-0"



AS-BUILT RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

AKB CONSULTING
CUSTOM RESIDENTIAL DESIGN
& PROFESSIONAL DRAFTING
 17 Brookstone Pl, Aliso Viejo, CA 92686
 phone (714) 612-6316 alex.k.bishop@gmail.com

AKB Consulting hereby expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, copied or changed in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission and consent of AKB Consulting.

THESE DRAWINGS WERE PREPARED UNDER THE SUPERVISION OF:
 ALEX BISHOP, PRINCIPAL OF AKB CONSULTING.
 DATE _____
 ALEX BISHOP

ENG RESIDENCE
 5 PURPLE SAGE
 IRVINE, CA 92603

| REVISION | DATE |
|----------|------|
| ▲ | |
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AS-BUILT ELEVATIONS & ROOF PLAN

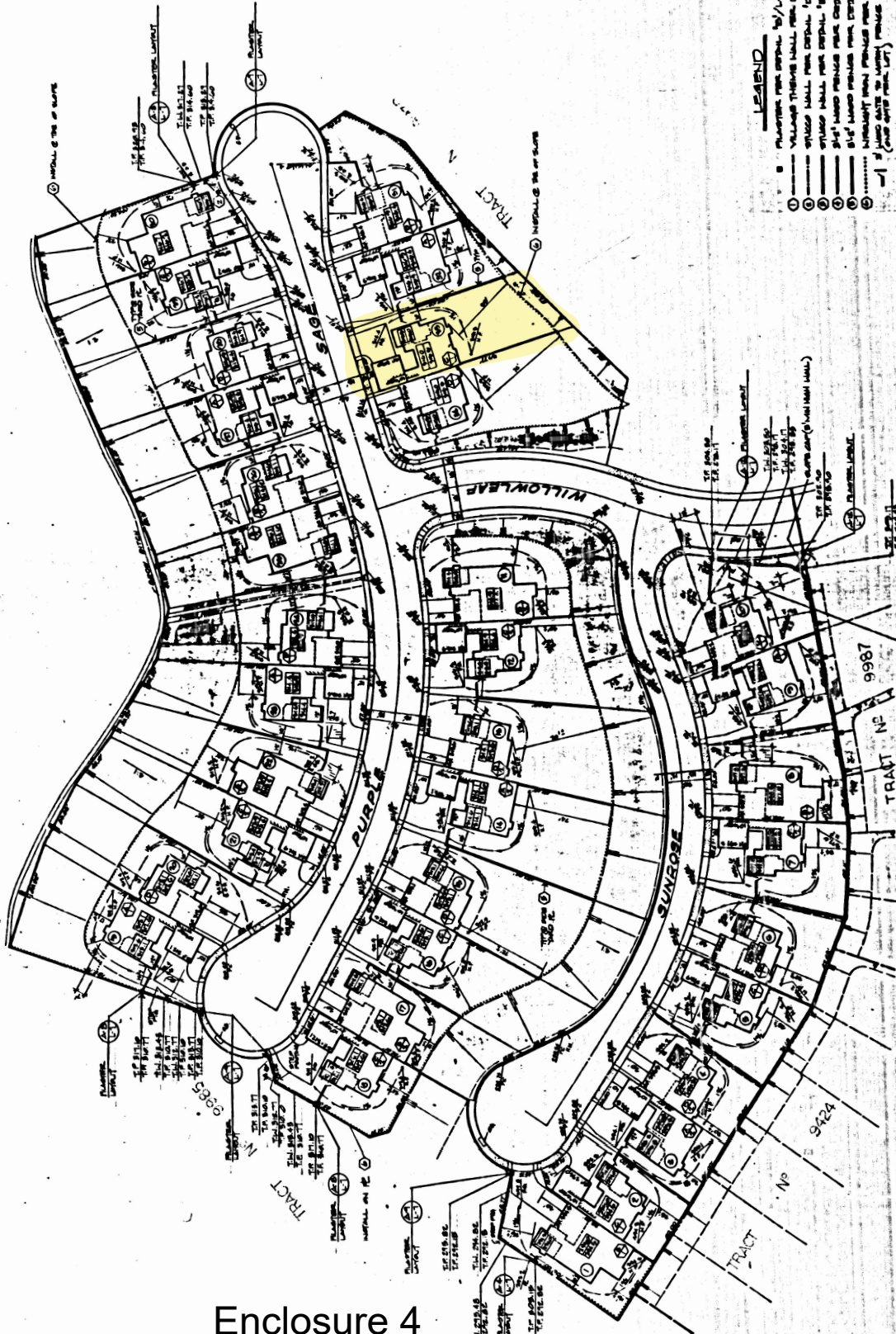
DRAWN: AKB

JOB NUMBER: 25-22

DATE: 12/19/25

SHEET NO.

AB-2



- LEGEND**
- 1 PLANTING WITH CAPITAL 12/11
 - 2 WALLS WITH CAPITAL 12/11
 - 3 WALLS WITH CAPITAL 12/11
 - 4 WALLS WITH CAPITAL 12/11
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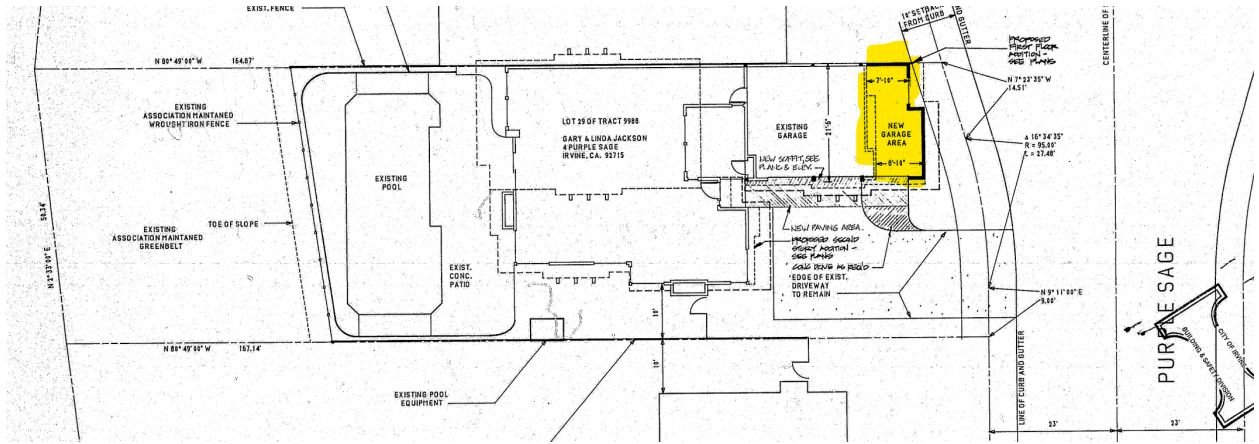
Enclosure 4

EXAMPLES OF OTHER RESIDENTIAL UNITS WITHIN TRACT 9988

4 Purple Sage 00126976-RBPR - 1993

| | | | | |
|---|--|---|--|---|
| APPLICATION FOR BUILDING PERMIT COMMUNITY DEVELOPMENT DEPT. 1 CIVIC CENTER PLAZA, P.O. BOX 19575, IRVINE, CALIFORNIA 92713 FOR PERMIT INFO: 724-6300 • FOR INSPECTIONS: 724-6500 PRINT OR TYPE ONLY - DO NOT USE PENCIL OR RED INK ALL COMMERCIAL/INDUSTRIAL APPLICATIONS MUST BE ACCOMPANIED BY HAZ MAT DISCLOSURE FORMS. | | CITY OF IRVINE | | CC# <u>13286.CCP</u> PERMIT # _____ |
| BUILDING ADDRESS <u>4 PURPLE SAGE, IRVINE</u> | | LOT <u>29.</u> | | <div style="border: 2px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> ENTERED IN COMPUTER </div> <p style="font-size: 2em; margin: 10px 0;">126976</p> <p>Circle One:</p> <ol style="list-style-type: none"> 1. New Construction 2. Tenant Improvement/Alteration 3. Residential Remodel <p>RECEIVED <u>4/19/93</u> \$ <u>251.36</u> DATE <u>2-3-93</u></p> |
| PLANNING AREA <u>TURBIE ROCK</u> | | TRACT <u>9988</u> | | |
| OWNER <u>GARY H. JACKSON</u> | | GRADING PERMIT REQ'D? <input type="checkbox"/> YES <input type="checkbox"/> NO | | |
| ADDRESS <u>4 PURPLE SAGE</u> | | PRECISE GRADING PERMIT ISSUED? <input type="checkbox"/> YES <input type="checkbox"/> NO | | |
| CITY <u>IRVINE</u> ZIP <u>92715</u> PH. <u>854-3673</u> | | ENCROACHMENT PERMIT REQ'D? <input type="checkbox"/> YES <input type="checkbox"/> NO | | |
| APPLICANT <u>GARY H. JACKSON</u> | | <input type="checkbox"/> NEW <input type="checkbox"/> ADD <input type="checkbox"/> REPAIR <input type="checkbox"/> DEMOLISH <input type="checkbox"/> ALTERATION | | |
| ADDRESS <u>4 PURPLE SAGE</u> | | SIZE - SQ. FT. <u>403 HOUSE 152 GARAGE</u> | | |
| CITY <u>IRVINE</u> ZIP <u>92715</u> PH. <u>854-3673</u> | | STORIES <u>2</u> | | |
| ARCHITECT/ENGINEER <u>WADE R. BROWN, P.E.</u> LIC. NO. <u>46525</u> | | FAMILIES _____ | | |
| ADDRESS <u>3805 BLACK FOREST LANE</u> | | CITY <u>FULLERTON</u> ZIP <u>92687</u> PH. _____ | | |
| CITY <u>IRVINE</u> ZIP <u>92715</u> PH. <u>854-3673</u> | | INCLUDED <input checked="" type="checkbox"/> STRUCT <input type="checkbox"/> ENERGY <input type="checkbox"/> MECH. <input type="checkbox"/> ELEC. <input type="checkbox"/> PLUMB. | | |
| CONTRACTOR _____ | | PLANS APPL'D <input checked="" type="checkbox"/> STRUCT <input type="checkbox"/> ENERGY <input type="checkbox"/> MECH. <input type="checkbox"/> ELEC. <input type="checkbox"/> PLUMB. | | |
| ADDRESS _____ | | DESCRIPTION OF WORK <u>RESIDENTIAL REMODEL</u> | | |
| CITY <u>IRVINE</u> ZIP <u>92715</u> PH. <u>854-3673</u> | | <u>Upstairs expansion and Addition of 3rd covered parking space in garage</u> | | |
| CITY LIC. NO. _____ EXP. DATE _____ | | PROPOSED USE OF STRUCTURE _____ | | |
| CONTRACTOR'S DECLARATION I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. License Class _____ Lic. No. _____ Date _____ Contractor _____ Contractor's Agent _____ | | ASSESSOR PARCEL NO. <u>403-451-06</u> CODE YEAR <u>UPC91</u> | | |
| OWNER-BUILDER DECLARATION I hereby affirm that I am exempt from the Contractors License Law for the following reason: <input type="checkbox"/> I, as owner of the property, or my employees with wages at their sole compensation, will do the work, and the structure is not intended or offered for sale. <input checked="" type="checkbox"/> I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. <input type="checkbox"/> I am exempt under Sec. _____, B.&P.C. for this Reason _____ Date <u>4-20-93</u> Owner <u>Gary H. Jackson</u> | | DEVELOPMENT CASE NO. _____ BUILDING HEIGHT _____ | | |
| WORKER'S COMPENSATION DECLARATION I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof. Policy No. _____ Company _____ <input type="checkbox"/> Certified copy is hereby furnished. <input type="checkbox"/> Certified copy is filed with the City of Irvine. Date _____ Applicant _____ | | ZONING STANDARDS COMPLIANCE APPROVED BY <u>J. Hufflitz</u> DATE <u>4/19/93</u> VALUATION <u>18,263.96</u> OCC <u>R-3</u> TYPE <u>V-N</u> | | |
| CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE (This section need not be completed if the building valuation is for one hundred dollars (\$100) or less. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California. Date _____ Applicant _____ NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked. | | PLAN CHECKED AND APPROVED BY <u>Chapman</u> DATE <u>04-17-93</u> PERMIT ISSUED BY <u>W. H. ...</u> DATE <u>4/22/93</u> | | |
| CONSTRUCTION LENDING AGENCY I hereby affirm that this is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3007, Civ. C.) Lender's Name _____ Lender's Address _____ I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. Signature of Applicant or Agent <u>GARY H. JACKSON</u> DATE <u>4-20-93</u> Print Applicant's/Agent's Name _____ | | SUMMARY Building Permit <u>181.72</u> SMIP <u>1.70</u> Plumbing Permit <u>9.18</u> SDC _____ Electrical Permit <u>38.69</u> Permit Issuance <u>12.00</u> Mechanical Permit <u>6.85</u> IBC <u>54.92</u> Microfilming (22) <u>16.50</u> Slurry Seal _____ Energy Surcharge <u>29.91</u> Corridor Fee _____ Energy Plan Check <u>19.44</u> Less Advance P.C. <u>(251.36)</u> Plan Check <u>177.00</u> Final Fee <u>296.55</u> | | |
| REMARKS: _____ | | THIS WORK BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMPLETED. | | |
| PLAN CHECK APPLICANT <u>GARY H. JACKSON</u> DATE <u>2-3-93</u> | | FORM 41-12 REV. 11/90 | | |

OFFICE COPY



2 Purple Sage
Irvine, California



1 Sunrose 00174563-RBPR - 1999

RESIDENTIAL BUILDING PERMIT
174563 RBPR

City of Irvine
Building & Safety Division
Community Development Dept.
One Civic Center Plaza
PO Box 19575 Irvine, CA 92623-9575
For Permit Info: 724-6300 For Inspections: 724-6500



LICENSED CONTRACTORS DECLARATION
I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
License Class: B Lic. No.: 649036
Date: 10/1/99 Contractor: ALLIED CONSTRUCTION CO INC

OWNER-BUILDER DECLARATION
I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason:
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project.
 I am exempt under Sec. _____, B&P.C. for this Reason: _____
Date: _____ Owner: _____

WORKERS' COMPENSATION DECLARATION
I hereby affirm under penalty of perjury one of the following declarations:
 I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
 I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: STAIR FUND
Policy #: 829-95
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.
Date: 10/1/99 Applicant: [Signature]

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

CONSTRUCTION LENDING AGENCY
I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.)
Lender's Name: _____
Lender's Address: _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

[Signature] Signature of Applicant or Agent
R. HERRON Print Applicant's Name

ADDRESS: **1 SUNROSE**
LOCATION:
TRACT 9988 LOT 10 APN 46345301 PLANNING AREA TURTLE ROCK

OWNER: **JON HADDAN**
ADDRESS: **1 SUNROSE**
CITY, ST ZIP: **IRVINE, CA 92606**
PHONE: **949-854-0288**

APPLICANT: **GROUP V DESIGN**
ADDRESS: **579 SOUTH BRIDGE COURT**
CITY, ST ZIP: **LEUCADIA, CA 92024**
CONTACT: **RON**
PHONE: **760-944-3590**

CONTRACTOR: **ALLIED CONSTRUCTION CO INC**
ADDRESS: **7501 SLATER BL**
CITY, ST ZIP: **HUNTINGTON BCH CA 92647**
CONTR LIC EXP: **07/31/00**
IRV BUS LIC: **21346** EXP DATE: **05/31/00**
PROFESSIONAL

DESCRIPTION OF WORK
1ST & 2ND FLR ADDITION

PROPOSED USE:

TOT SQFT: **857** STORIES: **2** NO. UNITS:
CODE YR: **97** CONST. TYPE: **V-II**
VALUATION: **30,289.91**
OCC TYPE: **R3** SQ FT: **577**
R3 **280**

ZONING APPROVAL: **COX, PETER** **09/18/99**
PLN CX APPROVAL: **CHITALIA, KAMLESH** **09/15/99**

PERMIT ISSUED BY: **MCGRATH, DARLA J** **10/08/99**
PROJECT 48564
PLAN CHECK 40352-CCR
BUILDING PERMIT 174563-RBPR

REMARKS:

SUMMARY OF FEES RECEIPT #: 186378

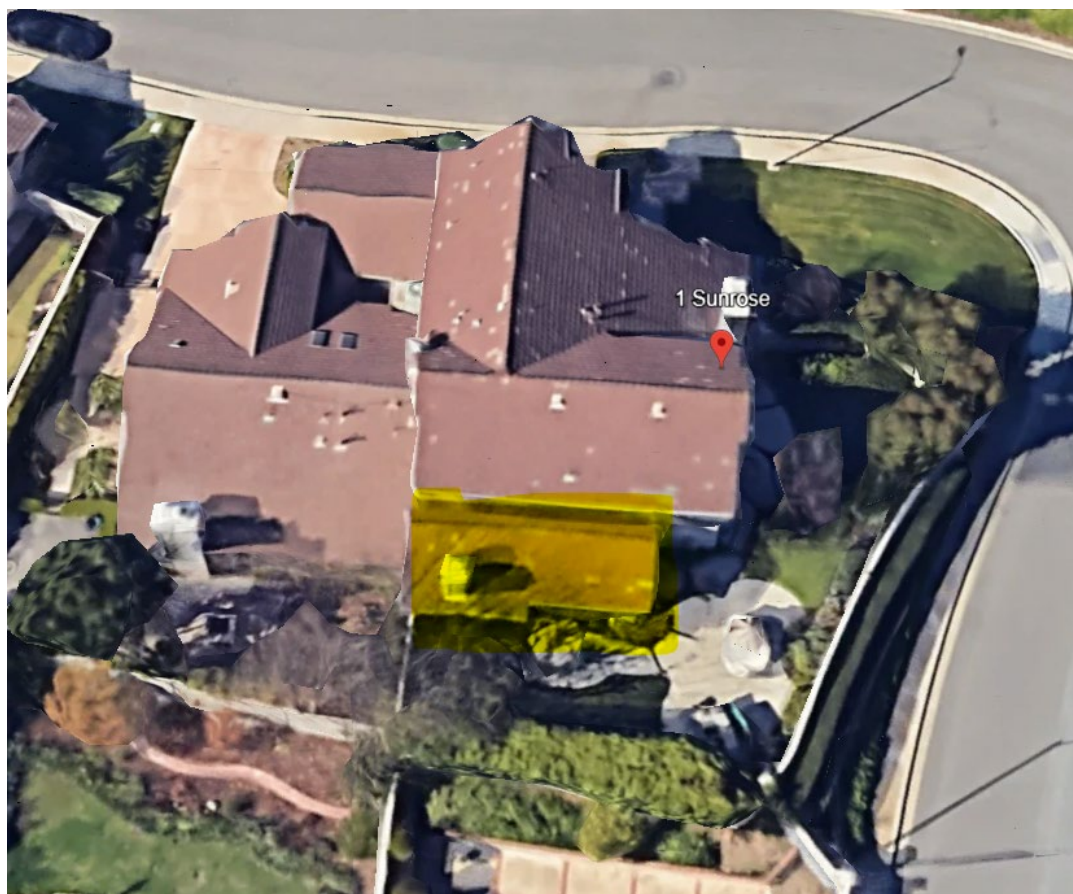
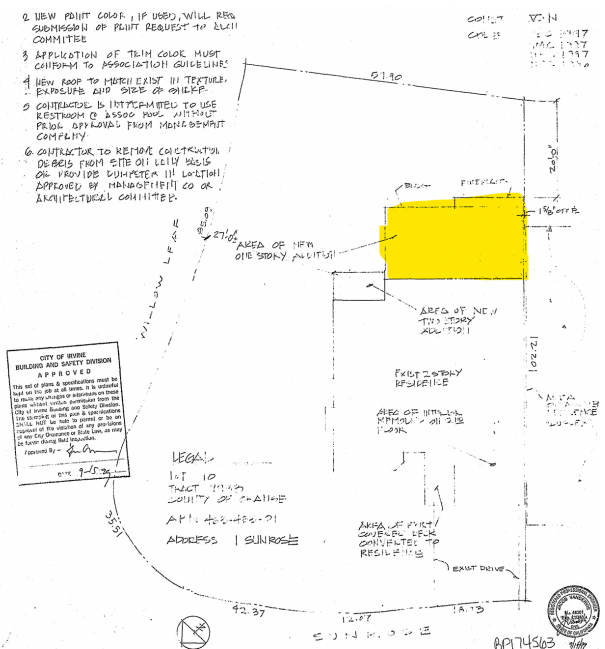
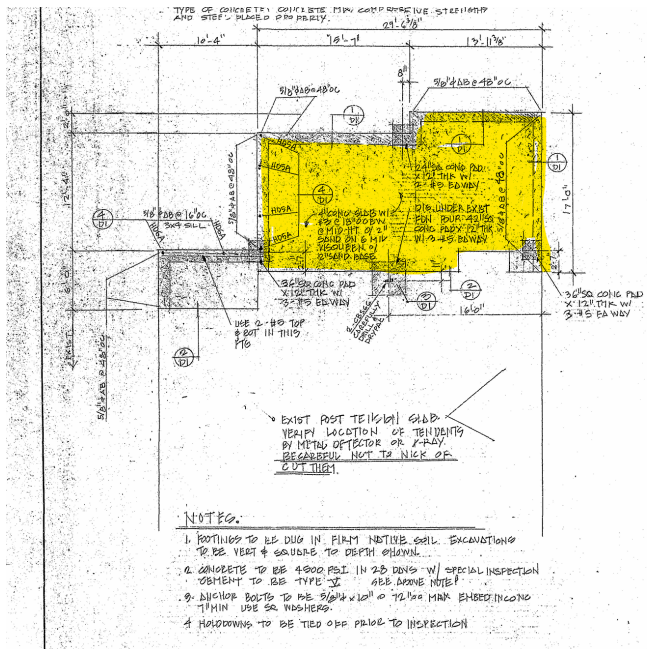
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|------------------------------|-----|--------|------------------------------|-------|---------|
| RES REMODEL/ADDITION INSP | 857 | 291.38 | RES ELEC FIXTURES/SWITCHES | 33 | 11.33 |
| RES. REMODEL/ADDITION PC | 857 | 282.81 | RES OUTLETS | 53 | 15.53 |
| ENERGY/DISABLED ENFORCE INSP | 857 | 30.00 | RES INSTAL EACH OUTLET | 5 | 2.00 |
| ENERGY/DISABLED ENFORCE PC | 857 | 19.50 | RES HEATER/VENT | 1 | 7.88 |
| PLANNING PC- RES. REMODEL | 1 | 60.00 | STATE SEISMIC FEE 1-3 STORIE | 30289 | 3.10 |
| RES PLNB FIX/TRAP | 5 | 26.40 | PERMIT ISSUANCE- RESIDENTIAL | 1 | 15.90 |
| RES DISHWASHER | 1 | 5.28 | MICROFILN | 6 | 4.50 |
| RES GARBAGE DISPOSAL | 2 | 10.56 | LESS ADV PLAN CHECK FEES | 1 | -282.81 |
| RES GAS PIPE 1-5 OUTLETS | 1 | 12.32 | LESS ADV PLAN CHECK FEES | 1 | -19.50 |
| RESO FACT WIRED UNIT | 4 | 12.00 | LESS ADV PLAN CHECK FEES | 1 | -60.00 |

TOTAL FEES: 447.28

PERMIT EXPIRATION: Permit becomes null & void if work is not started in 180 days or if work is suspended for 180 days or more. Residential permit expiration: addition - 18 months, all others 6 months from date of permit.

NOTICE: Assembly Bill 3020, no occupation permit is valid unless the following is performed:
1. UNDERGROUND SERVICE ALERT has been contacted and has provided inquiry I.D. Number.
2. The applicant agrees to contact and obtain an inquiry I.D. Number from UNDERGROUND SERVICE ALERT (1-800-422-4123) at least 2 working days prior to commencing excavation.

CONSTRUCTION WORKING HOURS
Weekdays: 7 AM - 6 PM
Saturdays: 8 AM - 6 PM
Sundays/Holidays: PROHIBITED



2 Tumbleweed 00326904 - 2002

City of Irvine
 Building & Safety Division
 Community Development Dept.
 One Civic Center Plaza
 P.O. Box 19575 Irvine, CA 92623-9575
 For Permit Info: (949) 724-6300 For Inspections: (949) 724-6501



Res Alt/Add/2nd Story Deck Permit

ADDRESS: 2 TUMBLEWEED
 TRACT: 9988 LOT: 42
 APN: 46345119
 PLANNING AREA: 21

1998

00326904-RBPR

DESCRIPTION OF WORK:
 ENCLOSING OF PATIO FOR NEW STUDY ROOM.

93-cr

CONTRACTOR
 I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 License Class: _____ Lic No: _____
 Date: _____ Contractor: _____

OWNER-BUILDER
 I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason:
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project.
 I am exempt under Sec. _____ B&PC, for this Reason: _____
 Date: 11/28/02 Applicant: _____

WORKERS' COMPENSATION
 I hereby affirm under penalty of perjury one of the following declarations:
 I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
 I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance is carrier and policy number are: _____
 Carrier: _____
 Policy #: _____
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.
 Date: _____ Applicant: _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

CONSTRUCTION LENDING AGENCY
 I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.)
 Lender's Name: _____
 Lender's Address: _____
 I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.
 Signature of Applicant or Agent: _____ Date: 11/28/02

 Print Applicant's/Agent's Name

OWNER: MICHAEL & JOAN MELIA
 ADDRESS: 2 TUMBLEWEED
 CITY, ST ZIP: IRVINE CA 92612
 PHONE: (949) 725-9585

APPLICANT: GORGY ENGINEERING
 ADDRESS: 600 W BROADWAY SUITE 225
 CITY, ST ZIP: GLENDALE CA 91204
 CONTACT: Mohob Gorgy 818-507-5747
 PHONE: (818) 507-5747

CONTRACTOR:
 ADDRESS: _____
 CITY, ST ZIP: _____
 CONTR LIC EXP: _____
 IRV BUS LIC: _____ EXP DATE: _____

VALUATION: \$ 3,681
 STORIES: 1 NO. UNITS: 1
 CODE YR: 1998 TOT SQFT: 78

| USE | OCC | CONST. TYPE | SQFT |
|---------------|-----|-------------|------|
| Room Addition | R-3 | Type V- N | 78 |

PERMIT FEES

| | |
|------------------------------|-------|
| Res Addition Insp Min | 40.00 |
| Microfilm | 1.50 |
| Energy Surcharge PC | 19.50 |
| State Seismic Res | 0.50 |
| Issuance Fee Res | 15.00 |
| Outlets/J box/Controller Res | 2.40 |
| Elec Fixtures/Switches Res | 1.20 |
| Energy Surcharge Insp | 30.00 |
| Plng PC Minor Res | 37.00 |

Total Permit Fees: \$147.10
Receipt# 235069
TCA Receipt: _____ TCA: _____

PLAN CHECK #: 00324292-RRR
PLANNING APPROVAL: JOHN ERNST 10/10/2002
BUILDING APPROVAL: JIM NORTH CUTT 10/24/2002
PERMIT ISSUED BY: PEGGI KREWSON 10/28/2002

PERMIT EXPIRATION: Permit becomes null & void if work is not started in 180 days or if work is suspended for 180 days or more. Residential permit expiration: addition - 18 months, all others 6 months from date of permit.

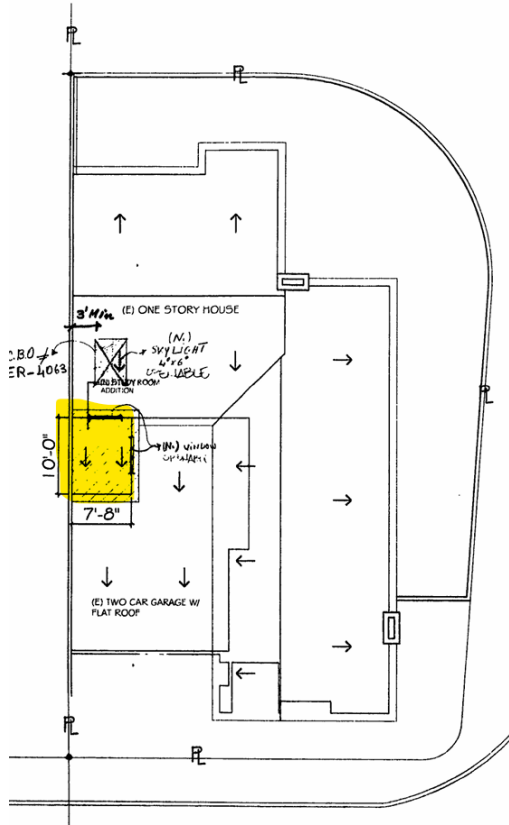
INSPECTION

NOTICE:
 Pursuant to Assembly Bill 2029, an application permit is valid, unless the following is performed:
 1. UNDERGROUND SERVICE ALERT has been contacted and has provided a utility ID Number.
 2. The applicant agrees to contact and obtain an inquiry ID Number from UNDERGROUND SERVICE ALERT.
 3. The applicant agrees to contact and obtain an inquiry ID Number from UNDERGROUND SERVICE ALERT.

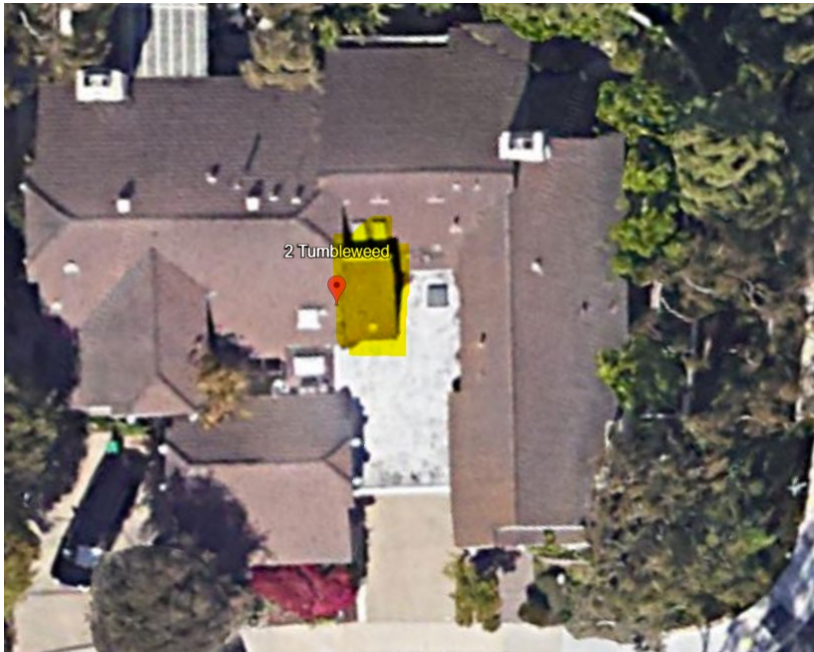
CONTRACTOR WORKING HOURS
 Monday - 8 AM - 5 PM
 Tuesday - 8 AM - 5 PM
 Wednesday - 8 AM - 5 PM
 Thursday - 8 AM - 5 PM
 Friday - 8 AM - 5 PM
 Saturday - 8 AM - 5 PM
 Sunday/Holiday: PROHIBITED

PLOT PLAN

SCALE 1/8" = 1'-0"



— 2 TUMBLEWEED ST —>



The Highlands Community Association

Managed by Optimum Professional Property Management, Inc.
230 Commerce, Suite 250, Irvine, CA 92602
Office (714) 508-9070 / Fax (714) 665-3000
www.optimumpm.com

December 17, 2025

785
Stephen & Nancy Eng
5 Purple Sage
Irvine, CA 92603

Property: 5 Purple Sage
Regarding: Architectural Request ~ Wall - Block/Brick/Masonry

Dear Homeowner:

The Architectural Review Committee reviewed your architectural application that was received in our office for: **Wall - Block/Brick/Masonry**. We are seeking a preliminary HOA approval so that we can move forward with requesting a Setback Deviation from the city of Irvine. Along with the city requirement of a preliminary HOA approval, we have also identified 3 examples of other residential units in our tract that have built additions without a setback. The three examples are: 4 Purple Sage, 1 Sunrose, and 2 Tumbleweed. Attached are the 1.) Request for Approval of Modification to Residence form, and 2.) preliminary site plan.

Your application has been approved with the following conditions:

- Please see the attached letter for more information.

This modification must be completed within 365 Days; failure to comply may result in you being required to resubmit your application. All work and future upkeep is to be done at your expense and shall be performed at a time and in a manner to minimize interference and inconvenience to other homeowners. You shall assume all liability and will be responsible for all damage and/or injury that may result from performance of this work. If applicable, the required architectural deposit will be held pending completion and a final inspection by the architectural committee to ensure all requirements were met and common area(s) of the association was not damaged.

When the work is completed, please complete the attached "Notice of Completion" form and return to Optimum Professional Property Management, Inc. Upon Receipt of the Notice of Completion, the Architectural Committee will be notified that the above referenced modification has been completed and is ready for inspection.

Furthermore, you are responsible for complying with all applicable federal, state and local laws, codes and regulations and requirements in connection with this work, and shall obtain any necessary governmental permits and approval for the work. The Board of Directors, its agent and the Committee have no responsibility with respect to such compliance and the Board of Directors or its designated Committee's approval of this request shall not be understood as making of any representation or warranty that the plans, specifications or work comply with any law, code, regulation or governmental requirement.

Should you have any questions, please do not hesitate to contact us using your owner portal at <http://portal.optimumpm.com>. Click on "My Items" and leave a comment on the ARC. We appreciate the

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opportunity to be of assistance and thank you for working with us to ensure your community remains the best that it can be!

At the Direction of the Architectural Committee
The Highlands Community Association

Property Address: 5 PURPLE SAGE

Date Received by Optimum Professional Property Management : 12-15-2025

Remarks: PRELIMINARY DESIGN APPROVAL

(Do Not Write Below This Line. Completed By Architectural Committee Only)

Received by Architectural Committee: Date : 12-15-2025

COMMITTEE COMMENTS: (Check)

APPROVED

APPROVAL CONDITIONED AS FOLLOWS:

The Architectural Committee has preliminarily approved your Preliminary Remodel Plans, attached, under the condition that the following information is added to the following is added to plans prior to your request to the City (see plans):

1. Sheet T-1: CHANGE "Adjacent Residence" to "Attached Residence"
2. Sheet A-1: ADD the common wall of the attached neighbor's residence on both plan levels to ensure the City understands this is a single-family attached neighborhood
3. Sheet AB-1: ADD the common wall of the attached neighbor's residence on both plan levels to ensure the City understands this is a single-family attached neighborhood.
4. PLEASE SUBMIT FINAL PLANS FOR HOA FINAL REVIEW.

~~DISAPPROVED FOR THE FOLLOWING REASONS:~~

Suggestions for final plans:

Any modification to your existing common wall (any disruption to the existing fire-rated drywall for any purpose (electrical, plumbing, framing, etc) will require the approval of your attached neighbor on the form "Modifications to Residence-Major Review Process in the area entitled ADJOINING RESIDENCE APPROVAL.

Committee Signature (s): Neil Matsui

Date: 12-16-2025

William Baker

Paul Bresenden

Christene Strong

Scott Meseck

From: Optimum Professional Property Management communication@optimumpm.com
Subject: [#XN6184275] ARC Request - 5 Purple Sage for Concept Review: Push First Story Back Party Wall to Meet Second Story Wall
Date: December 15, 2025 at 10:35 AM
To: Paul@454creative.com, Baker.w@cox.net, srmeseck@gmail.com, qqzhang@gmail.com, nmmatsui@me.com



Dear Architectural Committee:

This email is being sent to notify you that an ARC request has been received as of 12/15/2025 from Stephen Eng at 5 Purple Sage . The deadline for notification is **45 Days** from the date listed as received.

Additional Comments: We are seeking a preliminary HOA approval so that we can move forward with requesting a Setback Deviation from the city of Irvine. Along with the city requirement of a preliminary HOA approval, we have also identified 3 examples of other residential units in our tract that have built additions without a setback. The three examples are: 4 Purple Sage, 1 Sunrose, and 2 Tumbleweed. Attached are the 1.) Request for Approval of Modification to Residence form, and 2.) preliminary site plan.

We are seeking a preliminary HOA approval so that we can move forward with requesting a Setback Deviation from the city of Irvine. Along with the city requirement of a preliminary HOA approval, we have also identified 3 examples of other residential units in our tract that have built additions without a setback. The three examples are: 4 Purple Sage, 1 Sunrose, and 2 Tumbleweed. Attached are the 1.) Request for Approval of Modification to Residence form, and 2.) preliminary site plan.

All committee members have received notice of this request to initiate discussion, as well as a consensus and decision. Once the ARC Committee has arrived at a decision, please respond with an official decision in your owner's portal under Board Action Items at <http://portal.optimumpm.com> and leave a message on the ARC with the decision. You may also respond directly to this email with your decision.

Please note that your prompt attention and response is requested to ensure the design guidelines for your community are properly upheld.

Thank you in advance for helping uphold the guidelines set forth by your association.

Dieu Pham

The Highlands Community Association

This Community is Professionally Managed By:
Optimum Professional Property Management (2)
(714) 508-9070 | www.optimumpm.com

**Eng Preliminary HOA
Design Set.pdf**
1 MB



**Modification to Residence
- 5 Purple Sage.pdf**
2 MB



HIGHLANDS COMMUNITY ASSOCIATION
REQUEST FOR APPROVAL OF
MODIFICATION TO RESIDENCE
MAJOR REVIEW PROCESS

to be used for the following (check one)
 CONCEPT REVIEW () FINAL REVIEW

RESIDENCE SUBMITTING APPLICATION:

Address 5 Purple Sage Model Pacific
Name Stephen & Nancy Eng Phone No. (949) 375-3869
Owner's signature [Signature] Date 11/25/25

DESCRIPTION OF PROPOSED CHANGES

Push first story back ~~with~~ party wall ~2 feet
to meet second story wall.

PROJECT CHECKLIST

- FEE HAS BEEN PAID
 ADJOINING RESIDENCE IMPACTS
 NO IMPACTS
 PARTY WALL, OTHER MODIFICATIONS REQUIRED

BY _____ DATE _____

Amended January 28, 2016

ADJOINING RESIDENCE ACKNOWLEDGEMENT
(no impacts on adjoining residence, party wall is not modified)

Your signature is an acknowledgement that you are aware of a proposed change to your adjoining neighbor's home which does not require any modifications to your property. If you have some concerns about the proposed change, you have 14 days from the date of your signature within which you may send your comments to the Management Company for consideration by the Architectural Review Committee.

Address 7 Purple Sage Model Miramar
Name Heidi Lynn Phone No. 949-533-2801
Owner's signature [Signature] Date 11/26/25

ADJOINING RESIDENCE APPROVAL
(impacts adjoining residence, and/or party wall is modified)

Your signature is an acknowledgement that you are aware of a proposed change to your neighbor's home which requires some modifications to the party wall or other portions of your property, and that you approve of the modifications to the party wall or other portions of your property.

Unless a legally enforceable agreement is entered into between adjoining lot owners to provide otherwise, as a general rule, adjoining owners are entitled to joint use of a party wall, and each owner is responsible for the repair and maintenance of the party wall in proportion to each owners use. Prior to modifying or altering a party wall, and prior to consenting to a neighbor's alteration of a party wall, the Association recommends that legal counsel be consulted concerning the rights and responsibilities of the current and future lot owners of the affected properties.

Address _____ Model _____
Name _____ Phone No. _____
Owner's signature _____ Date _____

MAIL COMPLETED APPLICATION TO:
Optimum Property Management

**HIGHLANDS COMMUNITY ASSOCIATION
ADJACENT NEIGHBOR ACKNOWLEDGEMENT**

to be used for the following (check one)

CONCEPT REVIEW () FINAL REVIEW

ADJACENT RESIDENCE ACKNOWLEDGEMENT
(shares portions of a common property line with the applicant)

Your signature is an acknowledgement that you are aware of a proposed change to your adjacent neighbor's home. If you have some concerns about the proposed change, you have 14 days from the date of your signature within which you may send your comments to the Management Company for consideration by the Architectural Review Committee.

Address 3 Purple Sage Model Cambria
Name Paola Costa Phone No. 440-463-3692
Owner's signature Paola Costa Date 12/1/2025

ADJACENT RESIDENCE ACKNOWLEDGEMENT
(shares portions of a common property line with the applicant)

Your signature is an acknowledgement that you are aware of a proposed change to your adjacent neighbor's home. If you have some concerns about the proposed change, you have 14 days from the date of your signature within which you may send your comments to the Management Company for consideration by the Architectural Review Committee.

Address _____ Model _____
Name _____ Phone No. _____
Owner's signature _____ Date _____

Amended January 28, 2016

ADJACENT RESIDENCE ACKNOWLEDGEMENT
(shares portions of a common property line with the applicant)

Your signature is an acknowledgement that you are aware of a proposed change to your adjacent neighbor's home. If you have some concerns about the proposed change, you have 14 days from the date of your signature within which you may send your comments to the Management Company for consideration by the Architectural Review Committee.

Address _____ Model _____
Name _____ Phone No. _____
Owner's signature _____ Date _____

ADJACENT RESIDENCE ACKNOWLEDGEMENT
(shares portions of a common property line with the applicant)

Your signature is an acknowledgement that you are aware of a proposed change to your adjacent neighbor's home. If you have some concerns about the proposed change, you have 14 days from the date of your signature within which you may send your comments to the Management Company for consideration by the Architectural Review Committee.

Address _____ Model _____
Name _____ Phone No. _____
Owner's signature _____ Date _____

MAIL COMPLETED APPLICATION TO:

Optimum Property Management

REQUEST FOR VARIANCE

NOTICE OF REQUESTED VARIANCE

Plans have been submitted to the Association that require a variance before architectural approval can be granted. The Applicant is hereby requesting consideration of a variance as stated below. As the proposed improvement may affect the Association's interests, the Request for Variance, when properly completed, will be published in the Association Newsletter as notification to the membership of the Request. If you wish to ask questions, oppose or support the variance request, or express any other position with respect to the request, you should submit your comments in writing to the Association's Management Company.

This Variance will be discussed at the next regularly scheduled General Meeting. Please contact the Association's Property Management Company for the date, time and location.

NAME: Stephen and Nancy Eng

ADDRESS: 5 Purple Sage

Irvine, CA 92603

THE SPECIFIC VARIANCE THAT HAS BEEN REQUESTED

Push out the first story back wall.

THE APPLICANT'S REASON FOR THE VARIANCE REQUEST

Increase and reconfigure the kitchen.

Plans and this completed form are available for review in the Highlands Property Management Company office. If you wish to review the plans, you should do so in advance of the hearing.

Date of Request: 11/25/25

MAIL COMPLETED REQUEST FOR VARIANCE TO:

Optimum Property Management