



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

April 30, 2026
Agenda Item No. 2

SUBJECT: Hoag Memorial Hospital Presbyterian CareMar Medical Building Expansion (PA2025-0177)
• Coastal Development Permit

SITE LOCATION: 1 Hoag Drive (Lower Campus)

APPLICANT: Boulder Associates

OWNER: Hoag Memorial Hospital Presbyterian

PLANNER: Jerry Arregui, Assistant Planner
jarregui@newportbeachca.gov, 949-644-3249

LAND USE AND ZONING

- **General Plan:** Private Institutions (PI)
- **Zoning District:** Hoag Memorial Hospital Presbyterian Planned Community (PC38)
- **Coastal Land Use Category:** Private Institutions (PI-B) (0.0 – 0.75 FAR)
- **Coastal Zoning District:** Hoag Memorial Hospital Planned Community (PC38)

PROJECT SUMMARY

A request for an amendment to the CDP filed as PA2024-0188 to allow the construction of an 8,828-square-foot, two-story, addition to the approved 28,158-square-foot CareMar Medical building, resulting in a total building area of 36,986 square feet to support an additional 10 beds for the short stay residential care program and two additional outpatient therapy group classrooms located at the Lower Campus of Hoag Memorial Hospital Presbyterian (Hoag Hospital) (Project). No deviations from the Newport Beach Municipal Code (NBMC) or Hoag Memorial Hospital Presbyterian Planned Community (PC38) are requested.

RECOMMENDATION

- 1) Conduct a public hearing;
- 2) Find that all potential environmental effects for the Project have been adequately addressed in the previously certified Final Environmental Impact Report (FEIR) No. 142 and Supplemental Final Environmental Impact Report (SEIR) (SCH No.19910071003), and the City of Newport Beach intends to use said documents for the approval of the Project; and
- 3) Adopt Resolution No. ____ approving the Coastal Development Permit filed as PA2025-0177 (Attachment No. ZA 1).

PROJECT SETTING AND BACKGROUND

The subject property is located at the Lower Campus of Hoag Hospital. As shown in Figure 1 below, Hoag is comprised of two parcels, the Upper Campus and Lower Campus. The Project building site is abutted to the north by the Villa Balboa and Versailles residential condominiums, to the west by Hoag's cogeneration facility, Sunset Ridge Park's parking lot, Superior Avenue and Sunset Ridge Park beyond, to the south by West Coast Highway and single-unit dwellings, a multi-family dwelling complex, a restaurant, and a car dealership beyond, and to the east by the Upper Campus with Newport Boulevard beyond.

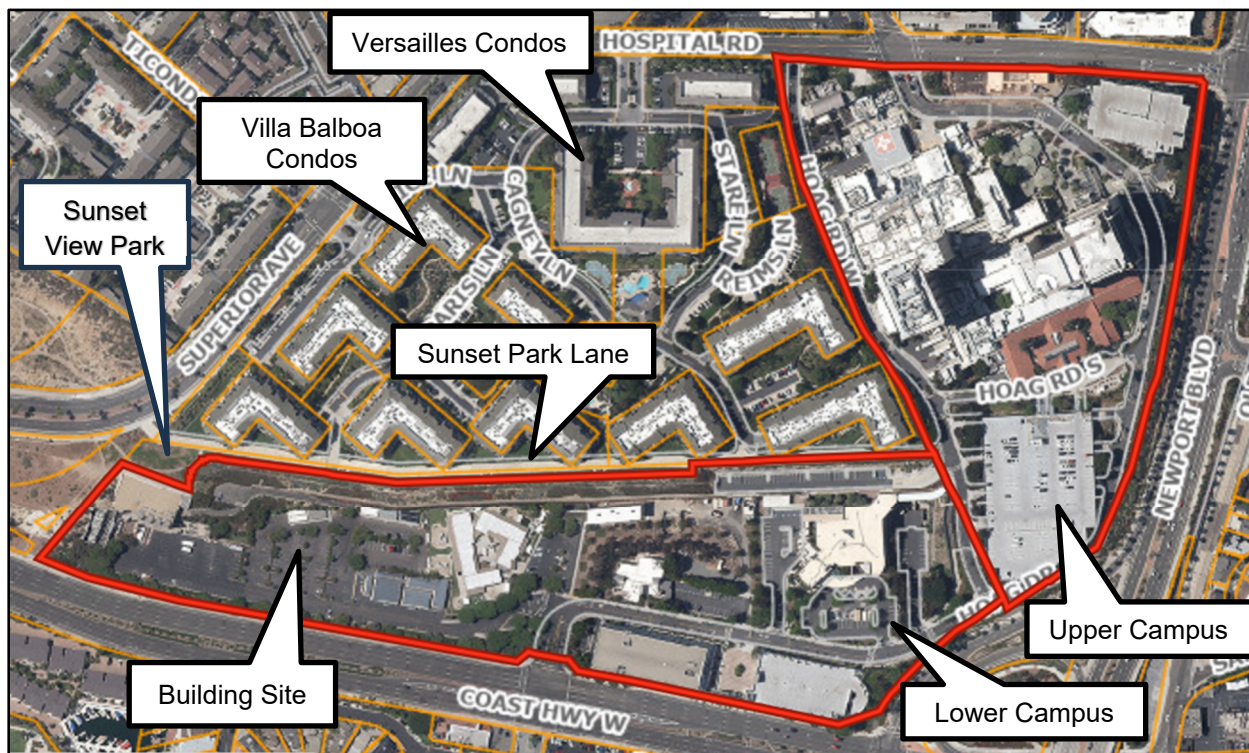


Figure 1: Subject Property Upper and Lower Campus

On January 30, 2025, the Zoning Administrator adopted Resolution No. [ZA2025-007](#) to approve a CDP filed as [PA2024-0188](#) authorizing the construction of a new two-story, 28,158-square-foot medical building with outdoor patios and associated improvements including landscaping, hardscaping, and site circulation improvements at an existing surface parking lot located on Hoag Hospital's Lower Campus. The first floor is 15,960 square feet and supports a 28-bed, short stay residential care program that operates 24 hours a day, seven days a week, where patients can stay up to 45 days. The second floor is 12,198 square feet and supports up to six outpatient therapy group classrooms and will operate Monday to Friday from 8 a.m. to 9 p.m. On December 8, 2025, Building Permit No. XC2025-5097 was issued to allow the construction of this building, which has been ongoing.

PROJECT DESCRIPTION

The applicant requests an amendment to the CDP filed as PA2024-0188 to allow the construction of an 8,828-square-foot, two-story, addition to the approved 28,158-square-foot medical building under construction, resulting in a total building area of 36,986 square feet. The first floor will be increased by 4,359 square feet for a total of 20,319 square feet to support an additional 10 beds, resulting in a 38-bed short stay residential care program. The second floor is increased by 4,469 square feet for a total of 16,667 square feet to support an additional two classrooms, resulting in a total of eight outpatient therapy groups. The operating hours for both the residential care and outpatient programs will remain the same. No deviations from the NBMC or PC 38 are requested.

DISCUSSION

Coastal Development Permit

Land Use and Development Standards

- The subject property is located within the Hoag Memorial Hospital Presbyterian Planned Community (PC38), which provides for the development of inpatient uses, emergency and acute critical care in the Upper Campus, and outpatient uses, residential care and support services in the Lower Campus. Additionally, the property is designated as Private Institutions (PI) by the General Plan Land Use Element, and Private Institutions (PI-B) (0.0 – 0.75 FAR) by Coastal Land Use Plan which both allow private institutions. The Project is therefore consistent with the City's General Plan, Coastal Land Use Plan and Zoning Code.
- A CDP is required because the Project results in an increase of more than 10% of the floor area of the approved medical building and the Project is not eligible for a waiver for de minimis development because the property is located with the California Coastal Commission (CCC) appeal jurisdiction.
- The Lower Campus of the property is developed with a range of single-, two-, and three-story medical buildings, a parking structure, temporary trailers, and a cogeneration facility. The proposed addition is consistent with the approved color scheme and compatible with the architectural design, building bulk, height and within scale of the approved medical building; and therefore, remains consistent with the existing Lower Campus' pattern of development and complies with the height requirements specified in PC38.
- The proposed addition to the two-story medical building conforms to all applicable development standards of the PC38 including, but not limited to development limits, setbacks, height and off-street parking as evidenced by the project plans

(Attachment No. PC 4) and illustrated in Table 1 below, which is inclusive of the approved medical building and the proposed addition.

Table 1 – Development Standards			
Development Standard	Standard	Previously Approved (PA2024-0188)	Proposed Addition
Setbacks (min.)			
South (Coast Highway)	45 feet	82 feet	75 feet
North (Villa Balboa)	20 feet	132 feet	No change
West (Sunset Park)	0 feet	Approx. 370 feet	No change
East (Newport Blvd)	25 feet	Approx. 1,400 feet	No Change
Lower Campus Development Limit (max.)	577,889 sq. ft	235,563 sq. ft. ¹ (+28,158 sq. ft.)	244,391 sq. ft. ¹ (+8,828 sq. ft.)
Parking (min.)	2,392 spaces ²	2,373 spaces (+46 spaces)	2,387 (+14 spaces)
Height (max.) along West Coast Highway	37 ft. above grade/57 ft. above mean sea level	34 feet, 6 inches above grade/54 feet, 6 inches above mean sea level	No Change
Height (max) along Northern Boundary	43 ft. above grade/63 ft. above mean sea level	34 feet, 6 inches above grade/54 feet, 6 inches above mean sea level	No Change

¹The total existing building area on the lower campus is 207,405 square feet. The proposed Lower Campus total building area, inclusive of the approved medical building and the proposed addition (36,986 sq. ft.) is 244,391. The approved CDP (PA2024-0188) noted a gross building area of 28,323 sq. ft.; however, 28,158 sq. ft. was adjusted consistent with the definition of Entitlement, Gross Floor Area, as regulated by PC38.

²The originally approved medical building required 46 parking spaces, resulting in a 2,373-space requirement for the property. Inclusive of addition, the building now requires a total of 60 parking spaces, resulting in a 2,387-space requirement (14 space increase). The property currently has a total of 2,494 parking spaces. The Project, with proposed associated on-site improvements, will provide a total of 2,392 parking spaces for entire property, resulting in a surplus of 5 parking spaces (2,392-2,387).

- Conceptual landscaping plans have been submitted, showing compliance with PC38 landscape standards including a minimum of 5% of surface parking areas to be devoted to planting areas. Condition of Approval No. 22 of the draft resolution requires the final landscaping plans to be submitted and approved prior to issuance of building permits.

Hazards

- The subject property is in an area known for the potential of seismic activity and liquefaction. All projects are required to comply with the California Building Code (CBC) and Building Division standards and policies. Geotechnical investigations specifically addressing liquefaction are required to be reviewed and approved prior to the issuance of a building permit. Permit issuance is also contingent on the inclusion of design mitigation identified in the investigations. Construction plans are reviewed for compliance with approved investigations and the CBC prior to building permit issuance.
- A Geotechnical Study has been prepared by Verdantas, Inc., dated September 5, 2024, and an addendum dated September 19, 2024. The Project, inclusive of the original medical building, has been designed consistent with the recommendations in the studies.
- The Project proposes a minimum top of slab elevation of 20.0 feet based on the North American Vertical Datum of 1988 (NAVD 88), consistent with the approved building, which complies with the minimum 9.0-foot NAVD 88 top of slab elevation requirement.
- The property is not located within 200 feet of the mean high tide line; therefore, a Coastal Hazards Report was not prepared for this project. The property does not have existing bulkhead and is not directly abutting the shoreline.
- The Public Works Department, Transportation Division reviewed the Project's scheduling program and found the Project is projected to produce an additional 7 average daily trips (ADT) from the approved medical building for a total of 296 ADT, which does not exceed the 300 ADT threshold, and therefore, no additional traffic analysis is required. The ADT is based on the proposed entire operations, which provides a realistic program to reflect the number of staff and patients at daily operating capacity.

Public Access and Views

- The Lower Campus is located adjacent to coastal view roads and coastal viewpoints as identified in the Coastal Land Use Plan (CLUP). The approved medical building is located approximately 140 feet southeast of Sunset View Park which is identified as a Public Viewpoint and below Sunset Park Lane, which is identified as a Coastal View Road by the CLUP. The proposed addition is located on the southeast portion of this medical building. Site evaluation revealed that the proposed two-story design, inclusive of addition and outdoor patios, is consistent with the existing pattern of development of the Lower Campus and will not affect the existing views afforded from Sunset Ridge Lane. The approved medical

building is also located within the viewshed of other distance coastal viewpoints including Newport Island Park, Channel Park, and Cliff Drive Park; however, it is not visible from these locations due to the distance and intervening structures. The proposed addition would not result in any changes to the viewshed from any of these coastal viewpoints as it is consistent with the height of the approved medical building. The proposed addition to the approved two-story medical building complies with all applicable Local Coastal Program (LCP) and PC38 development standards and maintains a building envelope consistent with the existing pattern of development of the Lower Campus. Therefore, the proposed addition inclusive of the approved medical building, does not have the potential to degrade the visual quality of the Coastal Zone or result in significant adverse impacts to public views.

- The property is not located between the nearest public road and the sea or shoreline.
- If approved, this CDP shall supersede the CDP filed as PA2024-0188.

ENVIRONMENTAL REVIEW

All potential environmental concerns have been addressed in previously certified and Supplemental Final Environmental Impact Report (SEIR) (SCH No.19910071003) and Final Environmental Impact Report (FEIR) No. 142 as referenced in SEIR, that the City of Newport Beach intends to use said documents for the above-noted project, and further that there are no additional reasonable alternatives or mitigation measures that should be considered in conjunction with said project. Copies of the previously prepared environmental documents for Hoag Memorial Hospital Presbyterian are available for public review and inspection at the Planning Division or the City of Newport Beach website at: www.newportbeachca.gov/ceqa.

PUBLIC NOTICE

Notice of this hearing was published in the Daily Pilot, mailed to all owners and residential occupants of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways) including the applicant, and posted on the subject property at least 10 days before the scheduled meeting, consistent with the provisions of the NBMC. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

APPEAL PERIOD

This action shall become final and effective 14 days following the date the Resolution is adopted unless within such time an appeal or call for review is filed with the Community Development Director in accordance with the provisions of Title 21 (Local Coastal Implementation Plan) of the NBMC. Final action taken by the City may be appealed to the

Coastal Commission in compliance with Section 21.64.035 of the City's certified LCP and Title 14 California Code of Regulations, Sections 13111 through 13120, and Section 30603 of the Coastal Act. For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

Prepared by:



Jerry Arregui
Assistant Planner

RU/ja

Attachments:	ZA 1	Draft Resolution
	ZA 2	Vicinity Map
	ZA 3	Applicant's Project Description
	ZA 4	Project Plans

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2026-##

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, CALIFORNIA SUPERSEDING THE COASTAL DEVELOPMENT PERMIT FILED AS PA2024-0188 AND APPROVING A COASTAL DEVELOPMENT PERMIT FOR AN ADDITION TO A TWO-STORY MEDICAL BUILDING LOCATED AT 1 HOAG DRIVE (PA2025-0177)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Boulder Associates (Applicant) on behalf of Hoag Memorial Hospital Presbyterian (Owner), concerning property located at 1 Hoag Drive and legally described as a portion of lot 172 in Block 1 of the Irvine Subdivision (Property).
2. On January 30, 2025, the Zoning Administrator approved a coastal development permit (CDP) filed as PA2024-0188 authorizing the construction of a new two-story, 28,158-square-foot medical building with outdoor patios and associated improvements including landscaping, hardscaping, and site circulation improvements at an existing surface parking lot located on Hoag Hospital's Lower Campus. The first floor is 15,960 square feet and supports a 28-bed, short stay residential care program that operates 24 hours a day, seven days a week, where patients can stay up to 45 days. The second floor is 12,198 square feet and supports up to six outpatient therapy group classrooms and will operate Monday to Friday from 8 a.m. to 9 p.m.
3. The applicant requests an amendment to the CDP filed as PA2024-0188 to allow the construction of an 8,828-square-foot, two-story, addition to the approved 28,158-square-foot medical building, resulting in a total building area of 36,986 square feet. The first floor will be increased by 4,359 square feet for a total of 20,319 square feet to support an additional 10 beds, resulting in a 38-bed short stay residential care program. The second floor is increased by 4,469 square feet for a total of 16,667 square feet to support an additional two classrooms, resulting in a total of eight outpatient therapy group classrooms (Project). No changes to the approved operating hours, deviations from the Newport Beach Municipal Code (NBMC) or Hoag Memorial Hospital Presbyterian Planned Community (PC38) are requested.
4. The Property is located within the Hoag Memorial Hospital Presbyterian Planned Community (PC38) and is designated as Private Institution (PI) by the General Plan Land Use Element.
5. The Property is located within the coastal zone. The Property is designated as Private Institutions (PI-B) (0.0 – 0.75 FAR) by the Coastal Land Use Plan.
6. A public hearing was held on April 30, 2026, online via Zoom. A notice of the time, place, and purpose of the hearing was given in accordance with the NBMC. Evidence, both

written and oral, was presented to and considered by the Zoning Administrator at this hearing.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. All potential environmental concerns have been addressed in previously certified Supplemental Final Environmental Impact Report (SEIR) (SCH No.19910071003) and Final Environmental Impact Report (FEIR) No. 142 as referenced in SEIR, that the City of Newport Beach intends to use said documents for the above-noted project, and further that there are no additional reasonable alternatives or mitigation measures that should be considered in conjunction with said project. Copies of the previously prepared environmental documents for Hoag Memorial Hospital Presbyterian are available for public review and inspection at the Planning Division or the City of Newport Beach website at: www.newportbeachca.gov/ceqa.
2. The Zoning Administrator finds that judicial challenges to the City's CEQA determinations and approvals of land use projects are costly and time-consuming. In addition, project opponents often seek an award of attorneys' fees in such challenges. As project applicants are the primary beneficiaries of such approvals, it is appropriate that such applicants should bear the expense of defending against any such judicial challenge, and bear the responsibility for any costs, attorneys' fees, and damages that may be awarded to a successful challenger.

SECTION 3. REQUIRED FINDINGS.

In accordance with Section 21.52.015(F) (Coastal Development Review Procedures – Findings and Decision) of the NBMC, the following findings and facts in support of such findings are set forth:

Finding:

- A. *Conforms to all applicable sections of the certified Local Coastal Program.*

Facts in Support of Finding:

1. Pursuant to Section 21.52.035(C)(2) (Projects Exempt from Coastal Development Permit Requirements – Other Structures), the Project is not exempt from obtaining a CDP because the Project results in an increase of more than 10% of the floor area of the approved medical building. Therefore, approval of a CDP is required for the Project.
2. The Property is located within the Coastal Zone. The Property is categorized as Private Institution (PI-B) (0.0 – 0.75 FAR) by the Coastal Land Use Plan (CLUP) which allows for private healthcare institutions. The Property is located within the Hoag Memorial Hospital Presbyterian Planned Community (PC38) which provides for the development of inpatient uses, emergency and acute critical care in the Upper Campus, and outpatient uses, residential care and support services in the Lower Campus. The Project is for an addition to a two-story medical building under construction on the Lower Campus to provide

additional outpatient and residential care services. The Project, inclusive of the approved medical building, is therefore consistent with both the PI-B designation and PC38.

3. The Project, inclusive of the approved medical building, complies with applicable development standards of the Hoag Memorial Hospital Presbyterian Planned Community (PC38) including, but not limited to use, development limits, setbacks, height and parking.
 - a. The Project complies with PC38 which allows residential care and outpatient therapy uses on the Lower Campus of the Property, and consistent with the uses approved for the medical building.
 - b. PC 38 established development limits for the Lower and Upper Campus. Building floor area, for the purposes of the development limit, shall be calculated based on definition of Entitlement, Gross Floor Area, as specified in PC 38. The maximum development limit of the Lower Campus is 577,889 square feet. There are 207,405 square feet of existing buildings on the Lower Campus. The Project, inclusive of the medical building under construction, proposed a total of 36,986 square feet, resulting in a total building area of 244,391 square feet on the Lower Campus. The Project therefore complies within the maximum development limit for the Lower Campus.
 - c. The Lower Campus requires a 20-foot setback along the northern slope boundary and a 45-foot setback along the West Coast Highway boundary. There is no required building setback along the western boundary of the Lower Campus. The approved building proposes a 132-foot setback from the northern boundary and 82-foot setback from the West Coast Highway boundary. The addition will provide the same setback along the northern boundary and a 75-foot setback along West Coast Highway for a portion of the proposed building addition. The Project therefore complies with the setback requirements.
 - d. PC38 specifies height limits for several areas throughout Property. The approved medical building under construction is located in Lower Campus Zone, sub-area B which allows a maximum structure height of 37 feet, as measured from grade (57 feet above mean sea level) along the West Coast Highway boundary and a maximum structure height of 43 feet, as measured from grade (63 feet above mean sea level) along the northern boundary of the Lower Campus. Additionally, PC38 requires that no structure shall exceed the height of the existing slope on the northern boundary. The proposed addition measures 34 feet, 6 inches from grade, which is 54 feet, 6 inches above sea level and will not exceed the height of the existing slope on the northern boundary of the Lower Campus and is aligned with the height of the originally approved medical building. The Project therefore complies with all height requirements and is compatible with the approved building.
 - e. The Property currently provides 2,494 parking spaces through several parking structures and surface parking lots and 2,327 parking spaces are currently

required for the entire Upper and Lower Campuses. PC38 requires a parking rate of 2.31 parking spaces per 1,000 square feet of gross floor area for outpatient service uses and one space per 1,000 square feet of gross floor area for residential care uses. The approved medical building requires 46 parking spaces, and the proposed addition requires 14 parking spaces, for a total of 60 parking spaces. The new total required parking requirement for the Property is 2,387 parking spaces. The approved building is located on an existing surface parking lot which will reduce onsite parking to 2,392 parking spaces, resulting in 5 surplus parking spaces. The Project would not result in a further reduction in parking. Therefore, the Property will continue to comply with the minimum parking requirements.

- f. Conceptual landscaping plans provide a minimum of 5% of surface parking areas to be devoted to planting areas as required by PC38 landscape standards and in compliance with Section 21.30.075 (Landscaping) of the NBMC. Condition of Approval No. 22 requires the landscape design to provide drought tolerant plantings, non-invasive plant species and water efficient irrigation.
 - g. The Project proposes a minimum top of slab elevation of 20.0 feet based on the North American Vertical Datum of 1988 (NAVD 88), consistent with the approved building, which complies with the minimum 9.0-foot NAVD 88 top of slab elevation requirement.
2. The Lower Campus of the Property is developed with a range of single-, two-, and three-story medical buildings, a parking structure, temporary trailers, and a cogeneration facility. The proposed addition is consistent with the approved color scheme and compatible with the architectural design, building bulk, height and within scale of the approved medical building; and therefore, remains consistent with the existing Lower Campus' pattern of development and complies with the height requirements specified in PC38.
 3. The Property is not located within 200 feet of the mean high tide line; therefore, a Coastal Hazards Report was not prepared for this Project. Additionally, the Property does not have an existing bulkhead and is not directly abutting the shoreline.
 4. The Property is located in an area known for the potential of seismic activity and liquefaction. All projects are required to comply with the California Building Code (CBC) and Building Division standards and policies. Geotechnical investigations specifically addressing liquefaction are required to be reviewed and approved prior to the issuance of building permits. Permit issuance is also contingent on the inclusion of design mitigation identified in the investigations. Construction plans are reviewed for compliance with approved investigations and the CBC prior to building permit issuance.
 5. A Geotechnical Study has been prepared by Verdantas, Inc., dated September 5, 2024, and an addendum dated September 19, 2024. The Project, inclusive of the approved building, has been designed consistent with the recommendations in the studies.

6. The Lower Campus is located adjacent to coastal view roads and coastal viewpoints as identified in the Coastal Land Use Plan (CLUP). The approved medical building is located approximately 140 feet southeast from Sunset View Park which is identified as a Public Viewpoint and below Sunset Park Lane which is identified as a Coastal View Road by the Coastal Land Use Plan. The proposed addition is located on the southeast portion of this medical building. Site evaluation revealed that the proposed two-story design, inclusive of addition and outdoor patios, is consistent with the existing pattern of development of the Lower Campus and will not affect the existing views afforded from Sunset Ridge Lane. The approved medical building is also located within the viewshed of other distance coastal viewpoints including Newport Island Park, Channel Park, and Cliff Drive Park; however, it is not visible from these locations due to the distance and intervening structures. The proposed addition would not result in any changes to the viewshed from any of these coastal viewpoints as it is consistent with the height of the approved medical building. The construction of proposed addition to the approved two-story medical building complies with all applicable Local Coastal Program (LCP) and PC38 development standards and maintains a building envelope consistent with the existing pattern of development of the Lower Campus. Therefore, proposed addition inclusive of the approved medical building, does not have the potential to degrade the visual quality of the Coastal Zone or result in significant adverse impacts to public views.
7. Pursuant to Chapter 15.40 (Traffic Phasing Ordinance) of the NBMC, the Public Works Department, Transportation Division reviewed the Project's scheduling program and found the Project is projected to produce an additional 7 average daily trips (ADT) from the approved medical building for a total of 296 ADT, which does not exceed the 300 ADT threshold, and therefore, no additional traffic analysis is required. The ADT is based on the proposed operations, which provides a realistic program to reflect the number of staff and patients at daily operating capacity.

Finding:

- B. Conforms with the public access and public recreation policies of Chapter 3 of the Coastal Act if the project is located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone.*

Facts in Support of Finding:

1. The Property is not located between the nearest public road and the sea or shoreline.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby finds the Project complies with the California Environmental Quality Act (CEQA).

2. The Zoning Administrator of the City of Newport Beach hereby approves Coastal Development Permit No. PA2025-0177, subject to the conditions outlined in Exhibit "A", which is attached hereto and incorporated by reference.
3. This Resolution supersedes the Coastal Development Permit filed as PA2024-0188, which upon vesting of the rights authorized by this Coastal Development Permit, shall become null and void.
4. This action shall become final and effective 14 days following the date this Resolution was adopted unless within such time an appeal or call for review is filed with the Community Development Director by the provisions of Title 21 Local Coastal Implementation Plan, of the NBMC. Final action taken by the City may be appealed to the Coastal Commission in compliance with Section 21.64.035 (Appeal to Coastal Commission) of the City's certified LCP and Title 14 California Code of Regulations, Sections 13111 through 13120, and Section 30603 of the Coastal Act.

PASSED, APPROVED, AND ADOPTED THIS 30TH DAY OF APRIL 2026.

Liz Westmoreland, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

(Project-specific conditions are in italics)

Planning Division

1. The Project shall be in substantial conformance with the approved site plan, floor plans, and building elevations stamped and dated with the date of this approval (except as modified by applicable conditions of approval).
2. Revisions to the approved plans may require an amendment to this Coastal Development Permit or the processing of a new Coastal Development Permit.
3. The Applicant shall comply with all federal, state, and local laws. A material violation of any of those laws in connection with the use may cause the revocation of this Coastal Development Permit.
4. Prior to the issuance of a building permit, a copy of the Resolution, including conditions of approval Exhibit "A" shall be incorporated into the Building Division and field sets of plans.
5. This approval shall expire and become void unless exercised within 24 months from the date of approval as specified in Section 21.54.060 (Time Limits and Extensions) of the NBMC, unless an extension is otherwise granted.
6. This Coastal Development Permit may be modified or revoked by the Zoning Administrator if determined that the proposed uses or conditions under which it is being operated or maintained are detrimental to the public health, and welfare or materially injurious to property or improvements in the vicinity or if the Property is operated or maintained to constitute a public nuisance.
7. *The total Entitlement Gross Floor Area, as defined by PC38, shall be limited to 36,986 square feet, inclusive of 8,828 square feet for the proposed addition and 28,158 square feet for the medical building approved per PA2024-0188. Upon approval of the Project, the total building area for the Lower Campus shall be 244,391 square feet.*
8. *The first floor of approved medical building, inclusive of the proposed addition, shall be 20,319 square feet to accommodate the operation of a 38-bed short stay residential care program, 24 hours a day, seven days a week, where patients can stay up to 45 days.*
9. *The second floor of approved medical building, inclusive of the proposed addition, shall be 16,667 square feet to support up to eight outpatient therapy group classrooms, from Monday to Friday, from 8:00 a.m. to 9:00 p.m.*

10. *The Project, inclusive of the proposed building addition and the approved medical building shall be limited to a height of 34 feet, 6 inches from grade and 54 feet, 6 inches above mean sea level and shall not exceed the height of the adjacent slope.*
11. *A minimum of 2,387 parking spaces shall be provided on the Property for Hoag to maintain compliance with parking requirements specified in PC38, including the approved medical building and the proposed addition.*
12. *All outpatient therapy sessions shall be conducted inside the approved medical building and proposed building addition.*
13. All proposed signs shall be in conformance with any approved Hoag Sign Program (Part VI of PC38) and provisions of Chapter 20.42 (Sign Standards) of the NBMC.
14. Prior to the issuance of building permits, the Applicant shall submit a final lighting plan with a letter from a licensed electrical engineer stating that the Project complies with the requirements Section V.E (Lighting) and Section VII (Hoag Hospital Parking Regulations) of PC38 to minimize impacts to adjacent land uses. If illumination creates an unacceptable negative impact on surrounding land uses or environmental resources, the Director may order the dimming of light sources or other remediation upon finding that the site is excessively illuminated.
15. Construction activities shall comply with Section 10.28.040 (Construction Activity – Noise Regulations) of the NBMC, which restricts hours of noise-generating construction activities that produce noise to between the hours of 7 a.m. and 6:30 p.m., Monday through Friday, and 8 a.m. and 6 p.m. on Saturday. Noise-generating construction activities are not allowed on Sundays or Holidays.
16. All noise generated by the proposed use shall comply with the provisions of Section V.M (Noise Standards) of the PC38 and Chapter 10.26 (Community Noise Control) of the NBMC.
17. A Special Events Permit is required for any event or promotional activity outside the normal operating characteristics of the approved use, as conditioned, or that would attract large crowds, involve the sale of alcoholic beverages, include any form of on-site media broadcast, or any other activities as specified in the NBMC to require such permits.
18. All trash shall be stored within the building or within dumpsters stored in the trash enclosure (three walls and a self-latching gate) or otherwise screened from view of neighboring properties, except when placed for pick-up by refuse collection agencies. The trash enclosure shall have a decorative solid roof for aesthetic and screening purposes.
19. The Applicant shall ensure that the trash dumpsters and/or receptacles are maintained to control odors. This may include the provision of either fully self-contained dumpsters or periodic steam cleaning of the dumpsters if deemed necessary by the Planning

Division. Cleaning and maintenance of trash dumpsters shall be done in compliance with the provisions of Title 14, including all future amendments (including Water Quality related requirements).

20. Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) shall be implemented before and throughout the duration of construction activity as designated in the Construction Erosion Control Plan.
21. The discharge of any hazardous materials into storm sewer systems or receiving waters shall be prohibited. Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. A designated fueling and vehicle maintenance area with appropriate berms and protection to prevent spillage shall be provided as far away from storm drain systems or receiving waters as possible.
22. Debris from demolition shall be removed from work areas each day and removed from the Property within 24 hours of the completion of the Project. Stock-piles and construction materials shall be covered, enclosed on all sites, not stored in contact with the soil, and located as far away as possible from drain inlets and any waterway.
23. Trash and debris shall be disposed in proper trash and recycling receptacles at the end of each construction day. Solid waste, including excess concrete, shall be disposed in adequate disposal facilities at a legal disposal site or recycled at a recycling facility.
24. *Prior to the issuance of building permits, the Applicant shall submit a final landscape and irrigation plan for compliance with Section VIII (Hoag Hospital Landscape Regulations) of PC38. These plans shall incorporate drought tolerant plantings, non-invasive plant species, water efficient irrigation design and a minimum of 5% of surface parking areas devoted to planting areas. The plans shall be approved by the Planning Division.*
25. *Prior to the issuance of building permits, the Applicant shall submit a construction management plan to include the proposed addition and approved medical building, to be reviewed and approved by the Community Development, Fire and Public Works Departments. Upon approval of the plan, the Applicant shall be responsible for implementing and complying with the stipulations set forth in the approved plan.*
26. All landscape materials and irrigation systems shall be maintained in accordance with the approved landscape plan. All landscaped areas shall be maintained in a healthy and growing condition and shall receive regular pruning, fertilizing, mowing, and trimming. All landscaped areas shall be kept free of weeds and debris. All irrigation systems shall be kept operable, including adjustments, replacements, repairs, and cleaning as part of regular maintenance.
27. The Applicant is responsible for compliance with the Migratory Bird Treaty Act (MBTA). In compliance with the MBTA, grading, brush removal, building demolition, tree trimming, and similar construction activities shall occur between August 16 and January 31, outside of the peak nesting period. If such activities must occur inside the peak nesting season from

February 1 to August 15, compliance with the following is required to prevent the taking of Native Birds pursuant to MBTA:

- A. The construction area shall be inspected for active nests. If birds are observed flying from a nest or sitting on a nest, it can be assumed that the nest is active. Construction activity within 300 feet of an active nest shall be delayed until the nest is no longer active. Continue to observe the nest until the chicks have left the nest and activity is no longer observed. When the nest is no longer active, construction activity can continue in the nest area.
 - B. It is a violation of state and federal law to kill or harm a native bird. To ensure compliance, consider hiring a biologist to assist with the survey for nesting birds, and to determine when it is safe to commence construction activities. If an active nest is found, 2 or 1 short follow-up surveys will be necessary to check on the nest and determine when the nest is no longer active.
28. Prior to the issuance of building permits, the Applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.
 29. *The Project, inclusive of the proposed addition and the approved medical building under construction, shall be in compliance with all applicable mitigation measures contained in Supplemental Final Environmental Impact Report (SEIR) (SCH No.19910071003).*
 30. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by either the current business owner, property owner or leasing agent.
 31. To the fullest extent permitted by law, the applicant shall indemnify, defend and hold harmless the City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs, and expenses (including without limitation, attorney's fees, disbursements, and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of **Hoag CareMar Medical Building Expansion including, but not limited to Coastal Development Permit filed as PA2025-0177**. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorney's fees, and other expenses incurred in connection with such claim, action, causes of action, suit, or proceeding whether incurred by the applicant, City, and/or the parties initiating or bringing the such proceeding. The applicant shall indemnify the City for all the City's costs, attorneys' fees, and damages that which City incurs in enforcing the indemnification provisions outlined in this condition. The applicant shall pay to the City upon demand any amount owed to the City under the indemnification requirements prescribed in this condition.

Building Division

32. The Applicant is required to obtain all applicable permits from the City's Building Division and Fire Department. The construction plans must comply with the most recent, City-adopted version of the California Building Code. The construction plans must meet all applicable State Disabilities Access requirements.
33. Building height, area, and story shall comply with Chapter 5 of the 2022 California Building Code (CBC).
34. Exterior wall and opening protection to the property line and between building shall comply with Table 705.5 and 705. 8 of the 2022 CBC. The plan shall show the assumed imaginary property line.
35. Medical office shall comply with OSHPD-3 requirements per Section 1226 of the CBC.
36. Residential treatment shall comply with Section R2.1 of Chapter 420 and 435 of the CBC.
37. Accessible residential rooms shall comply with Section 11B-223.2.1 of the CBC.
38. The group room occupancy load of shall be limited to 49 occupants.
39. Plumbing fixture analysis shall comply with CPC Table 422.1. Accessible restrooms shall comply with Section 11B-213 of the CBC.
40. Circulation paths continuous to vehicular traffic shall be physically separated from vehicular traffic per Section 11B-250.1. of the CBC.
41. The ascending slope adjacent to the proposed building below shall set a distance of H/2 minimum from the slope to provide protection from slope drainage, erosion and shallow failures. When a wall is proposed, the top of wall elevation may be subtracted from the total height of the slope to determine the "H" to compute H/2, this minimum building distance from the wall.

Public Works Department

42. Connections to the City water and sewer shall be installed per City Standards.
43. Parking layout shall comply with City standard 805.
44. Vehicular circulation shall be subject to further review by the Public Works Department.

Fire Department

45. Fire Department site and building access shall comply with Section 503 of the 2022 California Fire Code (CFC) and Newport Beach Fire Department (NBFD) guideline C.01.
46. Fire sprinklers shall be installed per with Section 903 of the CFC and NBFD guideline F.05 and Section 13 of the 2022 National Fire Protection Association (NFPA) standards.

47. Fire alarm shall be installed per Section 907 of the California Fire Code (CFC) 2022 and comply with the R2.1 requirements of Section 907.2.11 of the California Fire Code (CFC) 2022 and 2022 National Fire Alarm and Signaling Code 72 (NFPA) standards.
48. An Emergency Radio Response Communications System shall be installed per Nbfd guideline D.05.
49. A two-way communication system shall be installed at elevator landings.
50. A fire underground supply line and onsite fire hydrants shall be required per Section 507 of the CFC and Nbfd guideline F.04.
51. Mechanical retractable fabric awnings shall meet the requirement of Section 3105.4 of the CBC for flame propagation test methods.

Utilities Department

52. Prior to the issuance of building permits, the Applicant shall provide a water demand study and wastewater capacity study for the new building.
53. The proposed storm drain lines shall be located on private property and maintained by the property owner.
54. Prior to the issuance of building permits, the Applicant shall provide details showing the location, size, and material of sewer connections.
55. Prior to the issuance of building permits, the Applicant shall provide a video survey of the sewer line if the proposed building will tie into the private sewer line to confirm line conditions. If defects or issues are found, the line will be required to be repaired, replaced or relined at the discretion of the Utilities Director.
56. Prior the issuance of building permits, an inspection of the nearest manhole shall be required to determine if the manhole needs to be lined at the discretion of the Utilities Director.

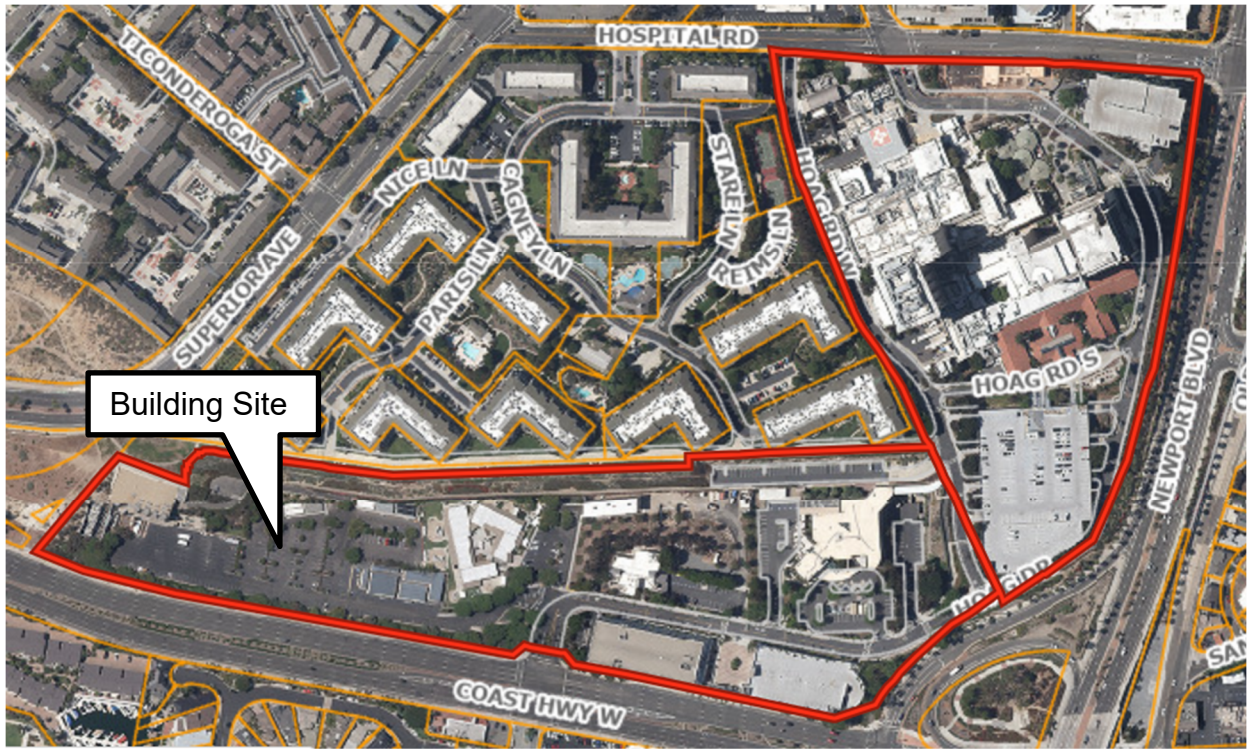
Municipal Operations Department

57. Refuse enclosures shall be conveniently placed to meet the needs of the proposed building and be easily accessible for janitorial staff and meet the requirements listed in Section 20.30.120 (Solid Waste and Recyclable Materials Storage) of the NBMC.
58. Internal source separation (trash, recycling, and organic food scrap containers) shall be implemented in communal dining, food preparation, and break areas.
59. Tree height on slope of the Lower Campus shall not extend above the Sunset View Park sidewalk.

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Coastal Development Permit
PA2025-0177

1 Hoag Drive

Attachment No. ZA 3

Applicant's Project Description

April 21, 2026

Community Development Department
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92658



RE: Hoag Neuroscience Center
1 Hoag Drive, building 62 (Parcel no. 423-011-30, 423-011-28)

Thank you for the opportunity to present the project to be located on the Hoag Hospital campus. This project description addresses the following items:

- Project Mission
- Project Overview & Scope
- Project Zoning (Compliance with Development Agreement)
- Site Design
- Building Design Compatibility & Scale
- Vehicle Access & Parking
- Landscaping
- Views
- Neighborhood Impact

Project Mission

This project is being developed to replace the services that are currently located on the Hoag Hospital upper campus in the 1965, 17,500 square feet, Building 5 adjacent to the main hospital entry. The original program was built over 10 years ago with the intent to expand the continuum of care for Hoag Neuroscience services, providing a short stay residential care program for Addiction Medicine. The program is an extension of the existing Acute Care Neuroscience and Addiction Medicine program that is in the hospital and admits patients for an average inpatient stay of 3-5 days. Patients are then transferred to the short stay residential care program where they are treated for 15-45 days. The current Hoag Neuroscience short stay residential program accommodates 21 patients in 6 shared bedrooms, with limited activity and group therapy spaces. The program provides outpatient services which consists of group therapy and patient consultation. Currently the outpatient services are located adjacent to the short-term residential program in the hospital. [Along with the previously approved Coastal development permit \(PA2024-0188\) designed to support 28 residential beds and 6 outpatient group therapy classrooms, the proposed building expansion will further support 10 additional residential beds and 2 additional outpatient group therapy classrooms. This brings the requested full buildout to 38 residential beds and 8 outpatient group therapy classrooms. Residential bedrooms are supported by the addition of dining, group rooms, and consult spaces allowing Hoag to continue to provide quality care on the campus connected to the inpatient programs; right sized for short stay and outpatient programs.](#) The new building will better serve the residents of Newport Beach and adjacent communities by providing comprehensive Neuroscience services in a state-of-the-art facility.

300 Spectrum Center Drive, Suite 730, Irvine, California 92618
O: 949.727.9000

Project Overview & Scope of Work

Plan Check (XC2025-5097,) which is already approved for approximately 28,158 entitlement gross square feet, Type II-A construction, fully sprinklered and supports B occupancy and R-2.1 occupancy functions remains largely the same. The scope of this narrative includes a two-story additional buildout with the proposed addition being approximately 8,828 entitlement gross square feet, which includes 10 new residential beds on the first floor with dining, consult, and wellness rooms on the second floor, bringing the total proposed beds to 38 beds. The building will be located on the lower campus of the Hoag property adjacent to the existing Cogeneration Building 61, within the existing surface parking lot. The footprint of the new building will be built over existing surface parking stalls. Please refer to the below outline on parking and the parking count provided as part of the site plan document submittal. Hoag has not determined the future use of the existing 1965, 17,500 sf Building 5 which currently house these services. This building may be demolished or backfilled with other non-acute care services in the future. Modifications to the existing Building 5, will be addressed as a separate project with the city once Hoag determines the use.

The building will support the following functions: three total units (38 beds total – 2 units totaling 28 beds in the prior approved Coastal Development Permit and an added unit of 10 beds) of short stay residential treatment for addiction medicine along with outpatient neuroscience programs licensed under the hospital license (CBC OSHPD-3). The short stay program will be located on the ground floor and operates 24/7. Many of the patients arrive at the facility after they have participated in the acute care 3 to 5-day program within the hospital. All patients are medically cleared, ambulatory, and are admit at their own will. When a patient arrives with their belongings, they enter the program through an intake process and are assigned a room. All rooms would be shared with a maximum of 2 beds per rooms with dedicated bathrooms. Patients will participate in daily programs and counseling. Each unit has a kitchenette where food will be delivered from the hospital to be served for meals and living room for daily activities. These spaces are connected to outdoor patios and walking areas. Integration of outdoor space to promote a healing experience is important. Group walking and outside exercise is part of the program. Outpatient services are located on the 2nd floor of the building. These programs support up to 8 (6 prior approved) classrooms for 10 participants per classroom and classes range depending on the patient needs, with one room remaining unused as flex space. The building will support two types of programs PHP (an all-day class, 5 days per week for 2 weeks) and IOP (3 days per week ranging from 2- 50 weeks). It is anticipated in the first 2-3 years of operation that the class sizes, scheduling, and trips generated will largely remain the same as currently provided on campus. Following the first several years of operation, Hoag intends to submit a revised schedule of classes to further expand outpatient services, which will revisit the overall trips generated to the site, which will be tied to future campus development. At that time, the City of Newport Beach shall re-evaluate the project trips generated to evaluate if further studies are required. Counseling and group activities are part of the programs. Lunches and snacks are served throughout the day. A dedicated outpatient program outdoor patio is provided at the second floor to support the outpatient activities, dining, and wellness programs. The outpatient services will run Monday-Friday 8am-9pm. A majority of the programs are full-day classes. In the first two to three-years (2027-2029/2030) Hoag anticipates the below schedule and volumes for outpatients and outpatient staff, which should be used to determine the traffic study.

Hoag CareMar Trip Calculation

Patients		Current				Year 1				Year 2			
		Arrival	Qty	Departure	Qty	Arrival	Qty	Departure	Qty	Arrival	Qty	Departure	Qty
Monday	PHP	8:30am	20	3:00pm	20	8:30am	20	3:00pm	20	8:30am	40	3:00pm	40
	IOP	8:30am	20	12:00pm	20	8:30am	30	12:00pm	30	8:30am	30	12:00pm	30
Tuesday	PHP	8:30am	20	3:00pm	20	8:30am	20	3:00pm	20	8:30am	40	3:00pm	40
	IOP	8:30am	10	12:00pm	10	8:30am	20	12:00pm	20	8:30am	30	12:00pm	30
Wednesday	PHP	8:30am	20	3:00pm	20	8:30am	20	3:00pm	20	8:30am	40	3:00pm	40
	IOP	8:30am	20	12:00pm	20	8:30am	30	12:00pm	30	8:30am	30	12:00pm	30
Thursday	PHP	8:30am	20	3:00pm	20	8:30am	20	3:00pm	20	8:30am	40	3:00pm	40
	IOP	8:30am	10	12:00pm	10	8:30am	20	12:00pm	30	8:30am	30	12:00pm	30
Friday	PHP	8:30am	20	3:00pm	20	8:30am	20	3:00pm	20	8:30am	40	3:00pm	40
	IOP	8:30am	30	12:00pm	30	8:30am	40	12:00pm	30	8:30am	30	12:00pm	30
		4 rooms in use, average 10 per group, varies by day				5 rooms in use, average 10 per group, varies by day				7 rooms in use, 1 room is a flex, average 10 per group			

Staff		Current				Year 1				Year 2			
		Arrival	Qty	Departure	Qty	Arrival	Qty	Departure	Qty	Arrival	Qty	Departure	Qty
Monday		7-9am	25	3:00pm	5	7-9am	30	3:00pm	8	7-9am	35	3:00pm	10
				5:00pm	20			5:00pm	22			5:00pm	25
Tuesday		7-9am	25	3:00pm	5	7-9am	30	3:00pm	8	7-9am	35	3:00pm	10
				5:00pm	20			5:00pm	22			5:00pm	25
Wednesday		7-9am	25	3:00pm	5	7-9am	30	3:00pm	8	7-9am	35	3:00pm	10
				5:00pm	20			5:00pm	22			5:00pm	25
Thursday		7-9am	25	3:00pm	5	7-9am	30	3:00pm	8	7-9am	35	3:00pm	10
				5:00pm	20			5:00pm	22			5:00pm	25
Friday		7-9am	25	3:00pm	5	7-9am	30	3:00pm	8	7-9am	35	3:00pm	10
				5:00pm	20			5:00pm	22			5:00pm	25

Total trips peak times* Patient and Staff											Net Gain from Current		
		Current				Year 1				Year 2			
	Monday	85				Monday	102				Monday	130	45
	Tuesday	75				Tuesday	92				Tuesday	130	55
	Wednesday	85				Wednesday	102				Wednesday	130	45
	Thursday	75				Thursday	92				Thursday	130	55
	Friday	95				Friday	112				Friday	130	35

*Peak time 7-9am, 4-6:30pm

Hoag CareMar Trip Calculation

		Year 2 Campus Operational Capacity							
Patients		Arrival	Qty	Departure	Qty	Arrival	Qty	Departure	Qty
Monday	PHP	8:30am	40	3:00pm	40				
	IOP	8:30am	40	12:00pm	40	5:30pm	8	9:00pm	8
Tuesday	PHP	8:30am	40	3:00pm	40				
	IOP	8:30am	40	12:00pm	40	5:30pm	8	9:00pm	8
Wednesday	PHP	8:30am	40	3:00pm	40				
	IOP	8:30am	40	12:00pm	40	5:30pm	8	9:00pm	8
Thursday	PHP	8:30am	40	3:00pm	40				
	IOP	8:30am	40	12:00pm	40	5:30pm	8	9:00pm	8
Friday	PHP	8:30am	40	3:00pm	40				
	IOP	8:30am	40	12:00pm	40	5:30pm	8	9:00pm	8
8 rooms in use, 1 evening classroom IOP Class Per week									
		Year 2 Campus Operational Capacity							
Staff		Arrival	Qty	Departure	Qty	Arrival	Qty	Departure	Qty
Monday		7-9am	36	3:00pm	10				
				5:00pm	26	2-4pm	2	9:30pm	2
Tuesday		7-9am	36	3:00pm	10				
				5:00pm	26	2-4pm	2	9:30pm	2
Wednesday		7-9am	36	3:00pm	10				
				5:00pm	26	2-4pm	2	9:30pm	2
Thursday		7-9am	36	3:00pm	10				
				5:00pm	26	2-4pm	2	9:30pm	2
Friday		7-9am	36	3:00pm	10				
				5:00pm	26	2-4pm	2	9:30pm	2
Total trips peak times*									
Patient and Staff									
		Year 2							
		Monday	152						
		Tuesday	152						
		Wednesday	152						
		Thursday	152						
		Friday	152						
*Peak time 7-9am, 4-6:30									

Project Zoning

The City's General Plan designates the property as Private Institution (PT) which is intended to provide for privately owned facilities that serve the public. The Hoag campus is zoned Planned Community 38, Hoag Hospital. Development of the property is limited by the current Development Agreement No. 5, 94-0207276 approved November 16, 2021, effective through September 15th 2040. The lower campus is situated in the coastal zone subject to the City's Coastal Land Use Plan and Local Coastal Program Implementation Plan. The Coastal Land Use Plan designates the lower campus as PI-B.

The new building will be developed on Parcel 2 (lower campus) with the intent to meet to all requirements outlined in the development agreement. Per the development agreement, lower campus will be developed around outpatient uses, residential care, and support services. Residential care is defined as "medically orientated residential units that do not require the acuity level generally associated with inpatient services but require overnight stays" and Outpatient Uses defined as "hospital patient services which do not require overnight stay". The proposed lower campus uses align

with the development agreement pages 11 & 12. Under the Development Agreement, development is limited to 1,343,238 sf. Adjustment of the development profile per Table 1, is permitted if the development limit (i.e. square feet) or trip generation for peak period (as identified in the Environmental Impact Report) established within each phase of development is not exceeded.

The development agreement Table 1, Phase I, II, and III supports up to 577,889 square feet on lower campus.

Current lower campus buildings:

Hoag Cancer Center	65,000	sf	
Child Care Center	12,516	sf	* Current use is Outpatient
Conference Center	91,000	sf	
Advanced Technology Pavilion	7,967	sf	
Cogeneration Plant	22,429	sf	
Temporary Modulars Offices	8,493	sf	
Total Existing Area:	207,405	sf	
(N) Neuroscience Building	36,986	sf	
(N) Total Lower Campus	244,556	sf	

Building Compatibility & Scale

The building is oriented with maximum surface along the east/west axis allowing, maximizing the south solar orientation and protecting the outdoor patios from the south sun. The second-floor patio is screened for solar protection and privacy and is orientated south to maximize views and limit impact to the neighbors. This patio is utilized for outpatient programs, which run during regular business hours. The building articulation is clean and simple utilizing regional materials including a clean white stucco and a warm coastal wood composite panel. The massing of the building is regular in shape, with variation between the floor levels to support a more residential scale. The overall building design aligns with the Hoag brand connecting back to the Southern California classic coastal design of the upper campus but introducing the warmth of the wood composite panel reflective of materiality seen throughout Newport beach. The overall design is timeless and sophisticated.

Vehicle Access & Parking

As indicated above the new building will be built on existing surface parking. As approved in the above noted Coastal Development permit, approximately, 200 parking stalls would be impacted to support the new building. As part of that permit 98 new stalls would be provided for a total loss of 102 parking stalls. As part of this proposed project, 13 total stalls will be restriped. Parking for the new building, per the Development Agreement is required at 1 stalls/1,000 sf for residential care facility and 2.31 stalls/1,000 sf for outpatient uses. While the program is not inpatient, the program is short stay residential beds, the function closely aligns with the types of spaces (beds) as provided in an inpatient use. Based on the above requirements and allocated areas per use, the full buildout of the building will require **60 parking**

stalls to support the 36,948 gsf Neuroscience programs. Based on the previous 2010 parking study that was conducted by Hoag, the campus can support the loss of the surface parking and the new parking required for the new Neuroscience building and meet the required parking per the development agreement. Please refer to the 2010 study with comments/clarifications of revisions since 2010 included in parking summary as part of our initial drawing submittal. An updated parking study has been completed to validate that parking meets the requirements outlined in the approved development agreement.

Vehicle access to the new building is from upper campus (the main hospital entry/access) as well as the campus entry along Pacific Coast Highway. Most of the vehicle access to the building will be staff and outpatient participants. Residential patients do not typically bring vehicles and are transferred from upper campus programs to lower campus via Hoag vehicles. In 2024, 88% of the inpatient residents were referred / transferred from the hospital program. The new project anticipates at least 85% of the residents will be referred / transferred from the hospital program. Since most of the outpatient programs 2-8 hours per day, trip generation for outpatients is minimal. Outpatient programs would anticipate 70 total one-way trips, in the first two years, generated by outpatient programs, all other vehicle access would be staff.

Landscape

Landscape will be detailed in alignment with the Landscape regulations. Parking lot trees will not be less than 15 gallons, shrubs not less than 1 gallon, and ground cover will be planted in 1-gallon containers. Parking lot trees species will align with the existing campus trees. The landscape design has been developed utilizing drought-resistant native and naturalized vegetation and irrigation will be designed to avoid surface run off and overwatering.

Views

Per the development agreement, heights of new buildings are limited to a maximum range of 53- 63 feet above sea level to preserve the views of the adjacent residential property, Villa Balboa. The proposed building will be 2-stories in height with 15' floor to floor heights and a maximum parapet height of 4.5' for a total maximum building height of 34.5' feet. The building will be located on grade, with a floor finish of 20' above sea level.

20' First Floor Finish Above Sea Level

34.5' Maximum Building Height

54.5' Total Height Above Sea Level

Per the approved development agreement, major mechanical equipment will not be located on the roof of any lower campus structure. Buildings will have clean rooftops and all rooftop equipment will be concealed. The proposed project will have all mechanical equipment located on the 2nd floor of the building. And concealed with a roof overhead. Please refer to exterior elevations and roof plan for reference. Solar panels are required by Cal Green for the project, solar panels be located on the south side of the roof farthest from residential units. Panels will not be located above the maximum new building height.

Neighborhood Impact

Consideration has been taken to reduce impact upon the adjacent neighborhood, specifically Villa Balboa. Lighting will be designed to minimize lighting spillage and glare to adjacent residential use. Screening of all equipment, as indicated above, and considerations for acoustical impact have been taken by locating all equipment interior of the building. The use of the building will generate less traffic than a typical outpatient or administrative building and travel to and from the building would take place predominantly during normal business hours, minimizing any vehicle acoustical impacts. This is an existing use on the Hoag campus that currently operates in the same capacity, but the new location will allow for improved patient experience. The use supports the community and is needed within the community. We don't believe that new building will negatively impact the neighborhood, and that the service provided will be an amenity to the community.

Sincerely,

Boulder Associates, Inc.

Darci Hernandez, AIA | Principal

Attachment No. ZA 4

Project Plans

HOAG NEUROSCIENCES SERVICES ADDITION

PLANNING REVIEW PACKAGE



300 SPECTRUM CENTER DR, SUITE 730
IRVINE, CALIFORNIA 92618
949.727.9000

PROJECT SYMBOLS

VIEW REFERENCES

DRAWING TITLES

VIEW NAME

1:24 SCALE
1/8" = 1'-0"

DETAIL NUMBER
A2.1

SHEET WHERE DRAWN
SHEET WHERE REFERENCED

SECTIONS

SECTION NUMBER
VIEW DIRECTION
SHEET WHERE DRAWN

DETAIL SECTION

SECTION NUMBER
SHEET WHERE DRAWN

PLAN/DETAIL CALLOUTS

CALLOUT NUMBER
SHEET WHERE DRAWN

ELEVATIONS

ELEVATION NUMBER
SHEET WHERE DRAWN

DATUM SYMBOLS

GROUND IDENTIFIER
STRUCTURAL FOOTING
NAME OF LEVEL
FLOOR FINISH
HEIGHT ABOVE PROJECT DATUM
9'-0" SHOT ELEVATION INDICATOR
NORTH

PROJECT SYMBOLS AND ANNOTATION

ROOM NAME
ROOM NUMBER
DOOR OR OPENING NUMBER, SEE DOOR SCHEDULE
WINDOW TYPE INDICATOR, SEE WINDOW TYPES
EQUIPMENT AND ACCESSORY INDICATOR, SEE ACCESSORY AND EQUIPMENT SCHEDULE
ALIGN ITEMS SO THEY ARE CLEAR

NOTE: SEE INDIVIDUAL SHEETS FOR ADDITIONAL SYMBOLS.

PROJECT DATA

BUILDING ADDRESS: 1 HOAG DRIVE, BUILDING 62, NEWPORT BEACH, CA 92663

ADDITION PROJECT DESCRIPTION: 8,625 GSF, TWO-STORY ADDITION TO EXISTING 2 STORY BUILDING. THIS IS AN EXPANSION OF THE SAME SERVICES AS NOTED BELOW IN THE EXISTING PROJECT DESCRIPTION. THE ADDED SERVICES INCLUDED IN THIS EXPANSION INCLUDE:

- FLOOR 1 (8-21' ADDITION)
 - (1) ADDED BEDROOMS (10 ADDITIONAL RESIDENT BEDS)
 - (1) ADDED GROUP THERAPY ROOM
 - (1) ADDED WELLNESS ROOM
 - (1) ADDED LIVING AND DINING ROOM
 - ADDED STAFF SUPPORT SPACES

- FLOOR 2 (8' OCCUPANCY ADDITION)
 - (2) ADDED GROUP ROOMS (12-16 PEOPLE PER ROOM)
 - (1) ADDED WELLNESS AREA
 - (7) CONSULT OFFICES
 - (1) PROVIDER OFFICE
 - (1) CONSULT/EXAM
 - (1) SHOT ROOM
 - ADDED TEAMWORK/STAFF SPACES
 - ADDITIONAL SUPPORT AREAS

ALL CLIENTS HAVE BEEN MEDICALLY CLEARED AND ARE CAPABLE OF SELF-PRESERVATION. THE PROGRAM IS NOT LICENSED UNDER A HOSPITAL LICENSE AND OBTAINS A LICENSE UNDER THE CAL DEPT OF HEALTHCARE SERVICES (DHCS).

HOURS OF OPERATION: 8AM-8PM. PROGRAM LENGTHS RANGE FROM 1-4 HOURS TO FULL DAY. PROGRAMS OPERATE LESS THAN 24 HOURS (TYPICALLY 12 HOURS).

EXISTING PROJECT DESCRIPTION (COASTAL DEVELOPMENT PERMIT: PA2024-0188): 28,323 GSF TWO STORY BUILDING THAT WILL SUPPORT NEUROSCIENCE PROGRAMS. THE PROGRAMS ARE CURRENTLY PROVIDED ON THE UPPER CANONS AT THE HOSPITAL AND WILL BE RELOCATED TO THE NEW BUILDING. THE FIRST FLOOR PROGRAMS INCLUDE ADMINISTRATIVE OFFICES AND SHORT STAY RESIDENTIAL TREATMENT (28 BEDS). ALL CLIENTS HAVE BEEN MEDICALLY CLEARED AND ARE CAPABLE OF SELF-PRESERVATION. THE RESIDENTIAL PROGRAM IS NOT LICENSED UNDER A HOSPITAL LICENSE AND OBTAINS A LICENSE UNDER THE CALIFORNIA DEPARTMENT OF HEALTHCARE SERVICES (DHCS). THE SHORT STAY RESIDENTIAL TREATMENT OPERATES 24/7 AND ON AVERAGE PARTICIPANTS STAY FOR 15-30 DAYS, BUT CLIENTS MAY STAY UP TO 45-60 DAYS. THE SECOND FLOOR PROVIDES OUTPATIENT PROGRAMS PROVIDED BY SERVICES LICENSED UNDER THE HOSPITAL LICENSE (CBC 1226 OSHPD-3). THESE PROGRAMS OPERATE 8AM-8PM AND PROGRAM LENGTH RANGES FROM 1-4 HOURS UP TO FULL DAY PROGRAMS. ALL CLIENTS ARE AMBULATORY AND CAPABLE OF SELF-PRESERVATION. PROGRAMS OPERATE LESS THAN 24 HOURS (TYPICALLY 12 HOURS).

OCCUPANCY: R2.1 (FIRST FLOOR) & B (SECOND FLOOR) SEPARATED OCCUPANCY.

CONSTRUCTION TYPE: TYPE IIA, FULLY SPRINKLERED

OSHPD: THE 2ND FLOOR IS LICENSED UNDER THE HOSPITAL LICENSE AND IS DESIGNED TO MEET OSHPD-3 CODE REQUIREMENTS PER CBC 1226. PLEASE REFER TO GS11 FOR COMPLIANCE WITH CBC 1226. WE REQUEST THAT DRAWINGS ARE REVIEWED FOR OSHPD-3 CBC 1226 COMPLIANCE AND THAT THE LOCAL JURISDICTION PROVIDE SIGN OFF ON THE CDPH 270 FORM AS ATTACHED, UPON COMPLETION OF CONSTRUCTION.

ALLOWABLE BUILDING HEIGHT: 65 FT (PER CBC 504.3)
57 FT TO 63 FT ABOVE SEA LEVEL (PER PC-38)

ALLOWABLE NUMBER OF STORIES: 3 (PER CBC 504.4)

ALLOWABLE AREA (PER CBC 506.2): R2.1: [57,000 + (19,000 x 0.75)] = 71,250 GSF
B: [112,500 + (37,500 x 0.75)] = 140,625 GSF

GROSS BUILDING AREA	EXISTING	NEW ADDITION	TOTAL
FIRST FLOOR	15,466 GSF	4,255 GSF	19,721 GSF
SECOND FLOOR	12,877 GSF	4,370 GSF	17,247 GSF
TOTAL	28,323 GSF	8,625 GSF	36,948 GSF
TOTAL EXISTING & NEW:			36,948 GSF

ENTITLEMENT GROSS FLOOR AREA:	EXISTING	NEW ADDITION	TOTAL
FIRST FLOOR	15,860 SF	4,359 GSF	20,219 GSF
SECOND FLOOR	13,198 SF	4,469 GSF	16,667 GSF
TOTAL	28,158 GSF	8,828 GSF	36,986 GSF

REQUIRED PARKING COUNT:
NEW ADDITION
* AREA BASED ON GROSS BUILDING AREA
RESIDENTIAL CARE: @1.31 / 1000 SF = (4,255/1,000) = 4.255
OUTPATIENT SERVICES: @2.31 / 1000 SF = (4,370/1,000) = 4.31 = 10.095
TOTAL: 14.35 STALLS
45.17 (INQUIRED EXISTING) + 14.35 (REQUIRED NEW) = 60 TOTAL STALLS

FLOOR TO FLOOR HEIGHTS: FIRST FLOOR: 15'-0"
SECOND FLOOR: 15'-0"

HAZARDOUS MATERIALS: HAZARDOUS MATERIALS ARE NOT USED, STORED OR TRANSPORTED WITHIN THIS BUILDING IN QUANTITIES SUFFICIENT TO REQUIRE PROTECTION.

APPLICABLE CODES:	2022 CALIFORNIA BUILDING CODE (CBC)	2022 CALIFORNIA MECHANICAL CODE (CMC)	2022 CALIFORNIA PLUMBING CODE (CPC)	2022 CALIFORNIA ELECTRICAL CODE (CEC)	2022 CALIFORNIA FIRE CODE (CFC)	2022 CALIFORNIA ENERGY CODE	2022 CALIFORNIA GREEN BUILDING STANDARDS
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DEFERRED SUBMITTALS:	FIRE CARBON MONOXIDE ALARM SYSTEM	FIRE UNDERGROUND	EMERGENCY RESPONDER RADIO COMMUNICATION	2022 CALIFORNIA ELECTRICAL SYSTEM	CURTAIN WALLS	ELEVATORS	BUILDING SIGNAGE PACKAGE
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DEFERRED SUBMITTALS TO BE REVIEWED BY PROJECT ARCHITECT OR ENGINEER OF RECORD AND CERTIFIED PRIOR TO SUBMITTAL FOR PLAN CHECK OR APPROVAL BY THE CITY

NOTE: THERE IS NO MEDICAL GAS SYSTEM AS PART OF THIS PROJECT

ALTERNATES

- PROVIDE COST TO BE DEDUCTED FROM THE BASE BID TO PROVIDE PITS IN L&U OF OS-2A AT ALL ELEVATIONS AROUND THE ELEVATOR ON FLOORS 1 & 2

UNIT PRICES

- UNIT PRICE 01 - PROVIDE A UNIT PRICE TO ADD A MOISTURE CONTROL SYSTEM PER SECTION 09056.13 "MOISTURE VAPOR EMISSION CONTROL", IN COST/SQUARE FOOT.

ALLOWANCES

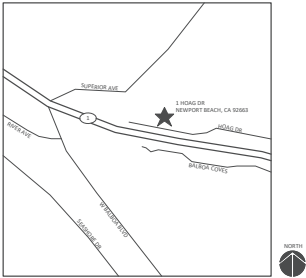
- ALLOWANCE 01 - PROVIDE AN ALLOWANCE TO ADD A MOISTURE CONTROL SYSTEM PER SECTION 09056.13 "MOISTURE VAPOR EMISSION CONTROL", WITH INSTALLATION CONTINGENT UPON MOISTURE TESTING RESULTS PER DIVISION 09 FLOORING SPECIFICATIONS. THE OWNER MAY ELECT TO USE THIS ALLOWANCE TO INSTALL A DIFFERENT (LESS EXPENSIVE) SYSTEM DEPENDING ON THE MOISTURE TEST RESULTS.

GENERAL NOTES

- FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE CONTINUING. DO NOT SCALE DRAWINGS.
- IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO REVIEW THE ARCHITECTURAL DRAWINGS PRIOR TO PRICING AND BEFORE PROCEEDING WITH INSTALLATION OF ANY MECHANICAL, PLUMBING, OR ELECTRICAL WORK.
- SEAL AROUND ALL INTERIOR JOINTS AT DOORS, WINDOWS, CABINETS, AND COUNTERTOPS. ALSO SEAL WHERE DOOR FRAMES INTERSECT WITH FLOORING.



COVER - VICINITY MAP



PROJECT DIRECTORY

OWNER HOAG MEMORIAL HOSPITAL PRESBYTERIAN 15145 SAND CANYON, SUITE 110 IRVINE, CA 92618 PHONE: 949.734.4464	STRUCTURAL ENGINEER JEFF CROSER RAYMOTO INTERNATIONAL 17300 REDHILL AVENUE, STE 250 IRVINE, CA 92614 PHONE: 949.579.1170
ARCHITECT DPBC: DARCÍ HERNANDEZ BOULDER ASSOCIATES, INC. 300 SPECTRUM CENTER DR., SUITE 730 IRVINE, CA 92618 PHONE: 949.727.9000	ELECTRICAL BECKY CLIFT WSP 15233 LAGUNA CANYON ROAD, SUITE 100 IRVINE, CA 92618 PHONE: 949.751.5800
MECHANICAL ENGINEER ROBERT WEGENER OPTIMUM ENERGY DESIGN 5200 E. LA PALMA ANAHEIM, CA 92807 PHONE: 714.693.2277	PLUMBING ENGINEER JASON EDWARDS/SMIEHER JCC DESIGN 270 ELDERBERRY ST LA VERNE, CA 91750 PHONE: 909.394.5838
LANDSCAPE AMY KIM OPEN AIR KIMVAS PHONE: 714.330.1312	CIVIL ENGINEER NIKI KERRY KIMLEY-HORN 1100 W TOWN & COUNTRY ROAD SUITE 700 ORANGE, CA 92668 213.261.4660
GEOTECH ENGINEER Carl Kim Herdants 2600 Michelson Dr, Suite 400 Irvine, CA 92612	CONTRACTOR CHAD DIVINE SNYDER LANGSTON 17962 COWAN IRVINE, CA 92614 949.648.8805
TECHNOLOGY DAVE RUNNELLS FIRST IMPULSE 1576 N BATAVIA ST ORANGE, CA 92665 949.456.0383	

AHJ CODES NOTES

- ISSUANCE OF A BUILDING PERMIT BY THE CITY OF NEWPORT BEACH DOES NOT RELIEVE APPLICANTS OF THE LEGAL REQUIREMENTS TO OBSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN PLANS. YOU SHOULD CONTACT YOUR COMMUNITY ASSOCIATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT.
- PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT-OF-WAY AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.
- SITE IS NOT LOCATED IN A LIQUEFACTION AREA - SEE GEOTECH REPORT
- PER SOILS REPORT DATED 9/5/2024, THE SITE IS LOCATED IN A SEISMIC HAZARD ZONE MAPPED AS POTENTIALLY SUSCEPTIBLE TO EARTHQUAKE-INDUCED LANDSLIDES. HOWEVER, BECAUSE OF SITE CORRECTIVE GRADING AND RETAINING, IT APPEARS TO HAVE BEEN MITIGATED AND THE POTENTIAL FOR EARTHQUAKE-INDUCED LANDSLIDES TO OCCUR AT THE SITE IS LOW.
- ELEVATOR BASIS OF DESIGN: OTIS GEN5 EDGE 4500 LBS, 150 FPM. ELECTRIC GEARLESS TRACTION ELEVATOR WITH CONTROL ROOM

- CODE NOTES:**
- THIS PROJECT SHALL COMPLY WITH 2010 ADA STANDARDS.
 - THIS BUILDING IS FULLY PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM CONFORMING TO THE 2022 CALIFORNIA FIRE CODE (CFC), SECTION 904.1. PROVIDE ALL NECESSARY DROPS OFF MAINS TO CONFORM TO CODE. ALL HEADS TO BE CONCEALED SPRINKLER HEADS, WHITE (EXCEPTION: PROVIDE CONCEALED SPRINKLER HEADS, ALUMINUM @ WOOD JOIST AND CEILING LOCATION). SEE CEILING DETAILS OR REFLECTED CEILING PLAN FOR HEAD MOUNTING LOCATION. FIRE SPRINKLERS SHALL BE INSTALLED PER 2022 CFC 904.1.05 AND 2022 NFPA13 STANDARDS.
 - FIRE ALARMS SHALL COMPLY WITH 2022 NFPA 72, 82.1. REQUIREMENTS OF CFC 907.2.11, CBC SECTION 907, AND 2010 ADA SECTION 215. FIRE ALARMS SHALL BE INSTALLED PER 2022 CFC 907.
 - OPENINGS IN RATED PARTITIONS SHALL COMPLY WITH 2022 CBC SECTION 716.
 - PENETRATIONS OF FIRE RATED ASSEMBLIES SHALL BE PROTECTED PER THE 2022 CFC, SECTION 734.
 - POINTS IN RATED ASSEMBLIES SHALL BE PROTECTED PER THE 2022 CFC, SECTION 715.
 - FLAME SPREAD OF INTERIOR FINISHES SHALL BE PER 2022 CFC, SECTIONS 803, 804, AND TABLE 803.13.
 - FIRE PROTECTION EQUIPMENT SHALL BE IDENTIFIED IN AN APPROVED MANNER 2022 CFC SECTION 509. ANY ALL THERMAL INSULATION SHALL BE FULL WIDTH OF CAVITY, GREENGUARD CERTIFIED, INSULATING MATERIAL SHALL COMPLY WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL, AND SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME RATINGS AND SMOKE DENSITY REQUIREMENTS OF THE 2022 CFC, SECTION 720.
 - SEE DOOR SCHEDULE FOR DOOR HARDWARE NOTES AND REQUIREMENTS.
 - THIS BUILDING IS A PUBLIC COMMERCIAL BUILDING WITH HOUSING LICENSED UNDER CALIFORNIA DEPARTMENT OF SOCIAL SERVICES (DHSS). THE FACILITY IS DESIGNED TO COMPLY WITH ALL CBC CHAPTER 11B ACCESSIBILITY REQUIREMENTS. PER CBC 1101A.1, CHAPTER 11A GENERALLY DOES NOT APPLY TO PUBLIC ACCOMMODATIONS SUCH AS HOTELS AND MOTELS, AND PUBLIC HOUSING. PUBLIC ACCOMMODATIONS AS DEFINED IN CBC CHAPTER 2 ARE SUBJECT TO THE PROVISIONS IN CHAPTER 11B.
 - FIRE MASTER PLAN - FD SITE AND BUILDING ACCESS SHALL COMPLY WITH 2022 CFC 503 AND NFBC GUIDELINE C.01.
 - AN EMERGENCY RADIO RESPONSE COMMUNICATIONS SYSTEM SHALL BE INSTALLED PER NFBC D.05.
 - A 2-WAY COMMUNICATION SYSTEM SHALL BE INSTALLED AT ELEVATOR LANDINGS.
 - A FIRE UNDERGROUND SUPPLY LINE AND ONSITE FIRE HYDRANTS SHALL BE REQUIRED PER CFC 507 AND NFBC D.08.
 - MECHANICAL RETRACTABLE FABRIC AWNINGS SHALL MEET THE REQUIREMENTS OF 2022 CFC 3105.4 FOR FLAME PROPAGATION TEST METHODS.

SHEET INDEX

PLANNING REVIEW

0 - GENERAL	
GS01	COVER SHEET
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C4.0	HORIZONTAL CONTROL AND PAVING PLAN
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L2.00	PLANT PALETTE / REFERENCE IMAGES
4 - ARCHITECTURAL DEMO	
AD1.10	DEMOLITION PLAN
5 - ARCHITECTURAL	
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A1.11	PROPOSED SITE PLAN
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A2.13	ROOF PLAN
A3.10	EXTERIOR ELEVATIONS

PROJECT 2363.25.00

HOAG NEUROSCIENCES SERVICES ADDITION

1 HOAG DRIVE, BUILDING 62,
NEWPORT BEACH, CA 92663

PLANNING REVIEW PACKAGE

DATE 2025-08-15

REVISIONS

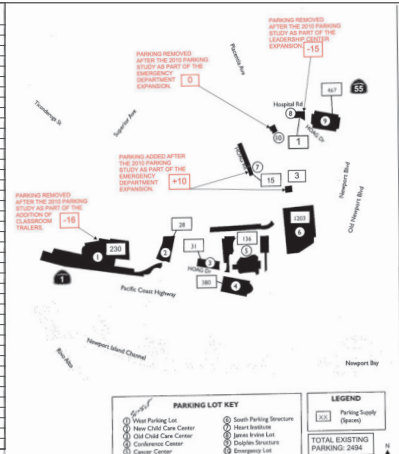
DESCRIPTION	DATE
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COVER SHEET

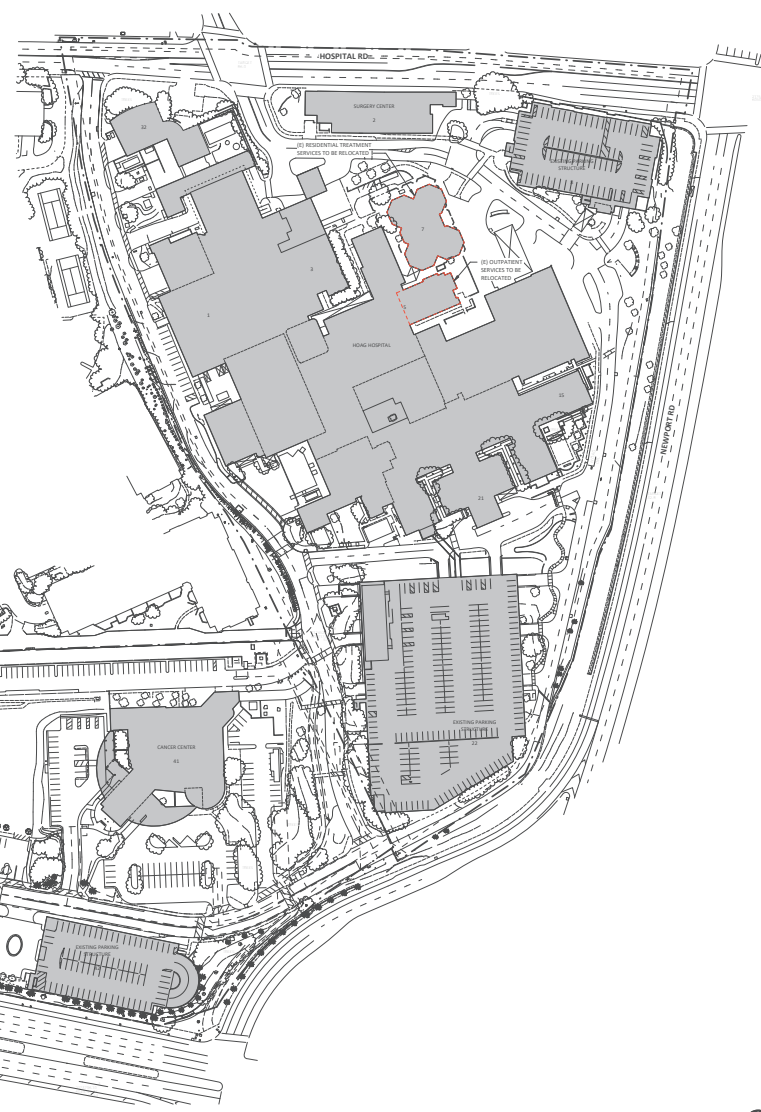
SHEET NUMBER

GO.01

Hoag Newport Beach Campus Parking Count					
Parking Overview	Existing	Area (sf)	Existing	Required	Required
	# of Beds		Parking	Per Hoag Community Development Agreement	Parking Calculation
Existing Outdoor Parking Garages			467		
Upper Campus (Hoag Bld 20-31 + 1 at Lyons)					
Hoag Hospital (includes S&M)	711,831	408	678,472	19	2,351,000 sf
Hospital Administration			32,449		5,301,000 sf
James Inline			11,828		5,301,000 sf
Emergency Parking			1,203		
Cancer Center			56,000		2,311,000 sf
Direct Parking Lot - CCC+ Cancer (Lower Surface Parking)			129,186	425	
Existing Neuroscience Parking Garage			91,134	380	
Neuroscience Institute					
Outpatient	40,000		60,332		2,311,000 sf
Admin/Conference			30,902		5,301,000 sf
Caregiver Bldgs			11,890		2,311,000 sf
Gamma Kilo Bldg (APF)			8,000		2,311,000 sf
Cancer Policy Clinic					
Trailer - 39 Two Story			7,370		2,311,000 sf
Lower Campus Bldg Area			174,394		
Upper Campus			723,749		
			898,143		
Outpatient			143,492		
Admin Support			75,378		
Inpatient			679,472		
*Nooka ECU Waiting & Drop Off Canopy Built in 2013 after the parking study					
*Lyons Center Expanded in 2023 after the parking study					
Total	408		2,494		2,327
Neuroscience Services Bldg					
New Bldg - 28 Beds (Phase 1)	28	15466	102	1/1,000 sf	Residential Care
Outpatient (Phase 1)			12,857		2,311,000 sf
New Bldg - 18 Beds (Phase 2)	18	9,359		1/1,000 sf	Residential Care
Outpatient (Phase 2)			4,370		
Neuroscience Services Bldg - Total	38	30948	332		60.00
Campus Total					3387.00



FOR REFERENCE, EXISTING OVERALL CAMPUS PARKING COUNT PER HOAG 2010 PARKING STUDY (PAGE 8)



SITE GRAPHICS

- EXISTING BUILDING
- PROJECT WORK AREA

BA
BOULDER ASSOCIATES
300 SPECTRUM CENTER DR, SUITE 730
IRVINE, CALIFORNIA 92618
949.727.9000

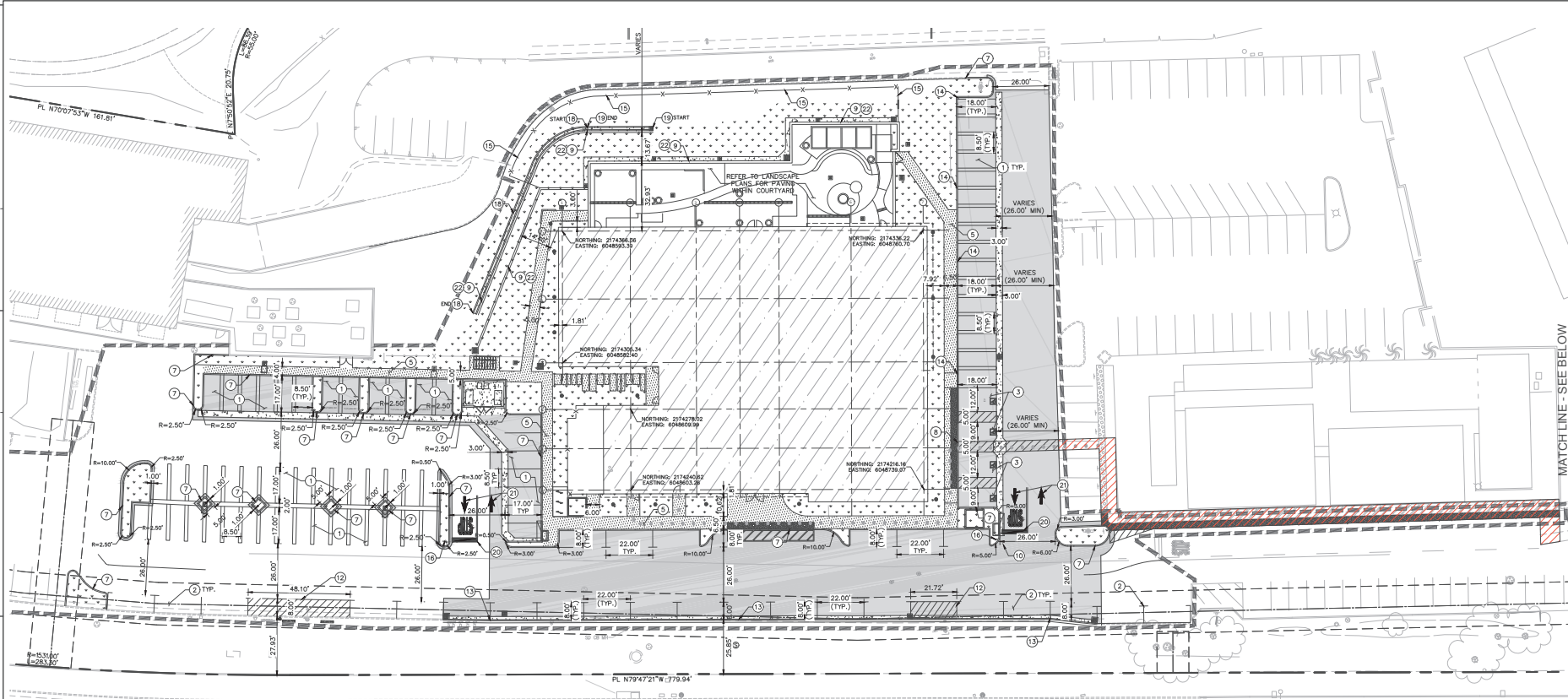
PROJECT 2363.25.00
HOAG NEUROSCIENCES SERVICES ADDITION
1 HOAG DRIVE, BUILDING 62, NEWPORT BEACH, CA 92663

PLANNING REVIEW PACKAGE
DATE 2025-08-15
REVISIONS
DESCRIPTION DATE

SHEET TITLE
EXISTING SITE PLAN - CAMPUS
SHEET NUMBER
G1.10

APN: 423 011 28

BOULDER ASSOCIATES
300 SPECTRUM CENTER DR, SUITE 730, IRVINE, CA 92618
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BA
BOULDER ASSOCIATES
300 SPECTRUM CENTER DR, SUITE 730
IRVINE, CALIFORNIA 92618
949.727.9000

Kimley-Horn
3024 KIMLEY-HORN AND ASSOCIATES, INC.
1100 5TH AND COUNTRY RD, SUITE 700, ORANGE, CA 92668
PHONE: 714.261.1000 FAX: 714.261.1488
WWW.KIMLEY-HORN.COM

PROJECT 236325.00
HOAG NEUROSCIENCES SERVICES
1 HOAG DRIVE, BUILDING 62
NEWPORT BEACH, CA 92663

100% CONSTRUCTION DOCUMENTS

REVISIONS	DESCRIPTION	DATE
BC1	RESPONSE TO PLAN CHECK COMMENTS	2025-06-11
BC2	RESPONSE TO PLAN CHECK COMMENTS ROUND 2	2025-07-25

DATE 02/21/2025

LEGEND

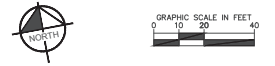
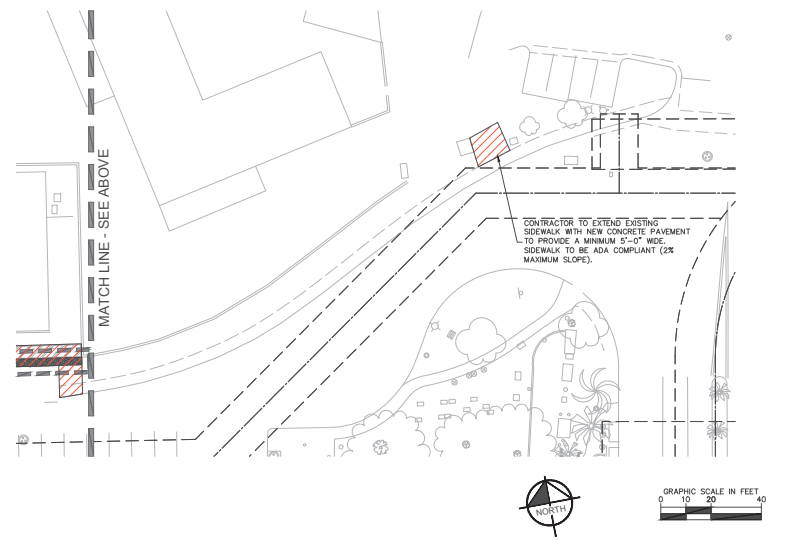
	PROPERTY LINE
	CENTER LINE
	EASEMENT OR SETBACK LINE
	CIVIL LIMIT OF WORK LINE
	ACCESSIBLE ROUTE (LOCATION PURPOSES ONLY, DO NOT PAINT)

PAVEMENT LEGEND

	CONCRETE SIDEWALK PER DETAIL 9, SHEET C7.0.
	HEAVY DUTY CONCRETE PAVEMENT PER DETAIL 9, SHEET C7.0.
	ASPHALT PAVEMENT PER DETAIL 9, SHEET C7.0.
	LANDSCAPE/PLANTER AREA
	PROPOSED BUILDING
	TRUNCATED DOMES PER DETAIL 17, SHEET C7.0.

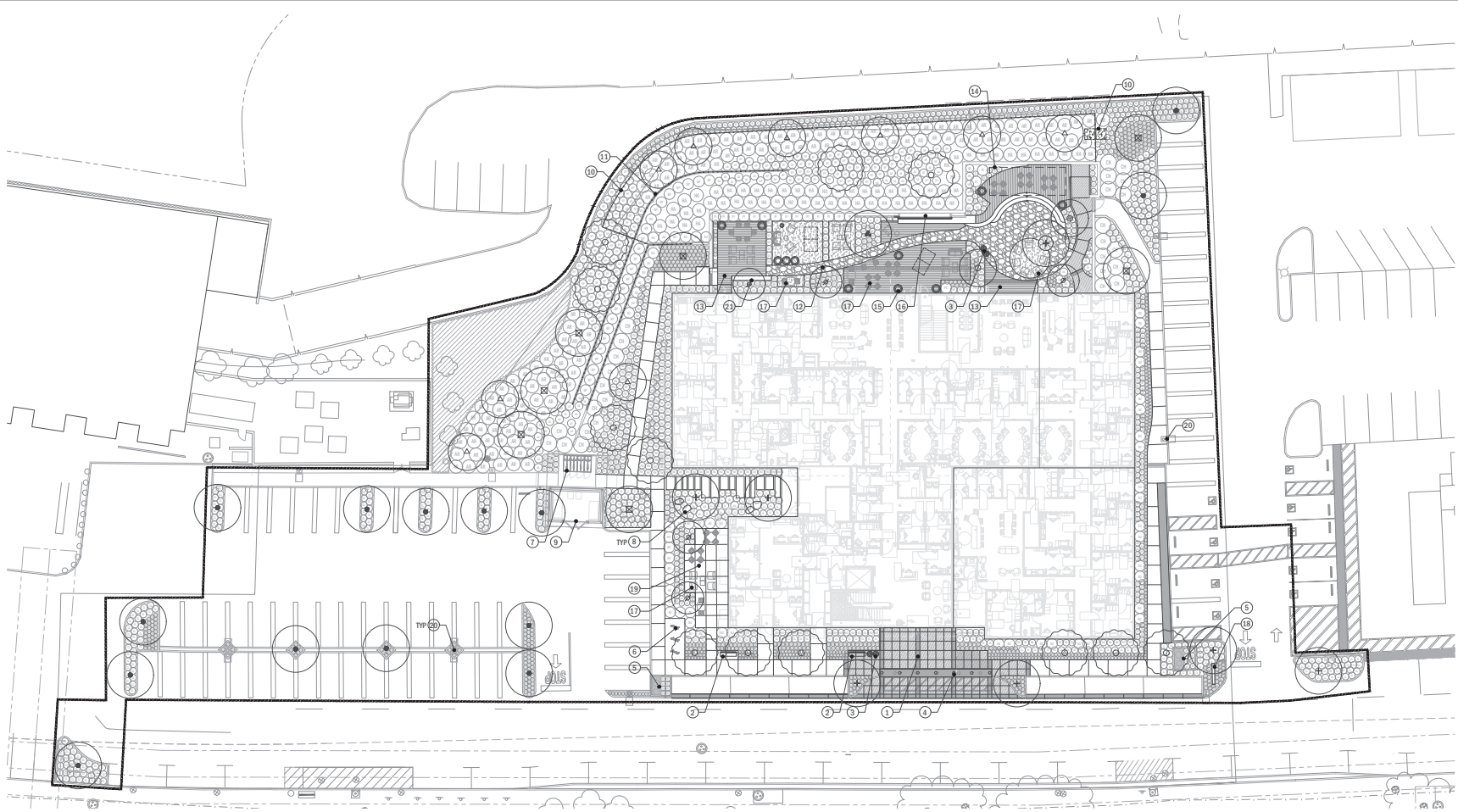
LIMITS OF EXISTING ADA PATH OF TRAVEL. CONTRACTOR SHALL VERIFY EXISTING SLOPES IN FIELD ARE COMPLIANT WITH ADA MAXIMUM (5% MAXIMUM LONGITUDINAL SLOPE AND 2% MAXIMUM CROSS SLOPE AND 2% MAXIMUM IN ALL DIRECTIONS AT LANDINGS).

- CONSTRUCTION NOTES**
- INSTALL STANDARD 90° PARKING STALL STRIPING PER DETAIL 01, SHEET C7.0.
 - INSTALL PARALLEL PARKING STALL STRIPING.
 - INSTALL ACCESSIBLE 90° PARKING STALL STRIPING PER DETAIL 02, SHEET C7.0.
 - INSTALL ACCESSIBLE PARKING STALL SIGN, PER DETAIL 03, SHEET C7.0.
 - CONSTRUCT CONCRETE SIDEWALK PER DETAIL 04, SHEET C7.0.
 - INSTALL ACCESSIBLE PATH STRIPING PER DETAIL 05, SHEET C7.0.
 - CONSTRUCT 6" CURB PER DETAIL 06, SHEET C7.0.
 - CONSTRUCT 0" CURB PER DETAIL 07, SHEET C7.0.
 - PROPOSED RETAINING WALL PER STRUCTURAL PLANS.
 - CONSTRUCT CONCRETE VALLEY GUTTER PER DETAIL 8, SHEET C7.0.
 - CONSTRUCT CONCRETE SIDEWALK, PER DETAIL 9, SHEET C7.0.
 - WITHIN THE LOADING AND UNLOADING ACCESS ZONE, PAINT THE WORDS "NO PARKING" IN WHITE, 12" HIGH LETTERS MINIMUM, NO STRIPING THROUGH TEXT.
 - CONSTRUCT 6" CURB AND GUTTER PER DETAIL 12, SHEET C7.0.
 - CONSTRUCT 4" CURB PER DETAIL 06, SHEET C7.0.
 - CHANLINK FENCE PER ARCHITECTURAL PLANS.
 - INSTALL NEW STOP SIGN PER DETAIL 02, SHEET C7.1.
 - INSTALL R26A NO PARKING SIGN (PER 2014 CA MUTCD).
 - INSTALL 12" CONCRETE U-CHANNEL GUTTER PER DETAIL 1, SHEET C7.2.
 - INSTALL 6" CONCRETE U-CHANNEL GUTTER PER DETAIL 1, SHEET C7.2.
 - NEW STOP PAVEMENT MARKING WITH 12" WIDE STOP BAR PER DETAIL 3, SHEET C7.3.
 - OPEN ARROW PAVEMENT MARKING PER DETAIL 2, SHEET C7.3.
 - CABLE RAIL PER LANDSCAPE PLANS.



SHEET TITLE
HORIZONTAL CONTROL AND PAVING PLAN

SHEET NUMBER
C4.0



KEY NOTES

- 1 ENHANCED ENTRY DROP-OFF PAVING - CAST IN PLACE COLOR CONCRETE
- 2 BENCHES
- 3 TRASH RECEPTACLES
- 4 BOLLARDS AT DETECTABLE WARNING TRUNCATED DOME AREA
- 5 MODULAR WETLAND UNITS
- 6 BICYCLE RACKS
- 7 BICYCLE LOCKERS
- 8 ACCENT BOULDERS
- 9 TRASH ENCLOSURE AREA
- 10 METAL FENCE & GATE - 6' HIGH
- 11 RETAINING WALLS W/ METAL RAILING
- 12 ENHANCED PAVING - NATURAL STONE
- 13 ENHANCED PAVING - WOOD PATTERN TILES
- 14 OVERHEAD SHADE STRUCTURE
- 15 POT PLANTERS W/ ACCENT PLANTING
- 16 WATER FEATURE
- 17 SITE FURNITURE
- 18 SIGN WALL
- 19 STAFF PATIO
- 20 SITE LIGHTING
- 21 CONCRETE SEAT WALLS

TREE LIST

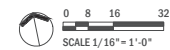
Name	Box	Comments	Size	WUCOLS
Ollea europaea "Wilsoni" Wilson Fruitless Olive Tree	48" Box	Specimen	25' H x 25' W	L
Cercis canadensis "Forest Pansy" Forest Pansy Redbud	36" Box	Standard	20' H x 20' W	M
Atracarpus fatatus Fern Pine	36" Box	Standard	35' H x 25' W	M
Agonis flexuosa Poppoemul Tree	24" Box	Standard	35' H x 25' W	M
Melaleuca nesophila Pink Melaleuca	24" Box	Mult.	18' H x 15' W	L
Arbutus "Marina" Marina Strawberry Tree	36" Box	Standard	25' H x 25' W	L
Ligustrum confertus Bilidbane Box	24" Box	Standard	35' H x 15' W	M
Acer palmatum Japanese Maple	48" Box	Standard	25' H x 25' W	M

◆ Preliminary Soil Testing Locations Shown Total (4) Locations- Final Location by Soil Consultant.
See Soil Preparation Specification

SHRUB LIST

Abbr.	Name	**Size	*Spacing	WUCOLS
AR	Acacia redolens 'Desert Carpet'	1 gal.	60" o.c.	L
BP	Baccharis pilularis 'Pigeon Point'	1 gal.	48" o.c.	L
RP	Rosa maritima 'Prostrata'	1 gal.	36" o.c.	L
SM	Senecio mandraliscae	1 gal.	15" o.c.	L
FM	Festuca marlei	1 gal.	30" o.c.	L
SL	Salvia leucantha 'Santa Barbara'	5 gal.	24" o.c.	L
DR	Dianella revoluta 'Baby Bliss'	1 gal.	18" o.c.	L
AB	Aloe 'Blue Elf'	1 gal.	18" o.c.	L
LS	Lavandula stoechas	5 gal.	24" o.c.	L
DV	Dianella tasmanica 'Variegata'	5 gal.	24" o.c.	M
DL	Callistemon 'Little John'	5 gal.	30" o.c.	L
DI	Dietsia iridifolia	5 gal.	24" o.c.	L
PN	Pittosporum crassifolium 'Nana'	5 gal.	36" o.c.	M
AA	Agave attenuata	5 gal.	36" o.c.	L
AC	Aloe campestris	1 gal.	30" o.c.	L
AB	Aloe 'Blue Elf'	1 gal.	18" o.c.	L
LC	Leymus c. 'Canyon Prince'	1 gal.	30" o.c.	L
PI	Podocarpus 'Icee Blue'	15 gal.	48" o.c.	M
OL	Callistemon 'Little John'	15 gal.	60" o.c.	L
AU	Arbutus unedo 'Compacta'	15 gal.	48" o.c.	L
CH	Chilopsis linearis	15 gal.	72" o.c.	L
PC	Prunus caroliniana 'Compacta'	15 gal.	48" o.c.	M
MS	Metrosideros collina 'Springfire'	15 gal.	36" o.c.	M
PS	Pittosporum l. 'Silver Sheen'	15 gal.	36" o.c.	M
BC	Banksia 'Green Gem'	5 gal.	24" o.c.	M
DB	Dudleya brittonii	1 gal.	15" o.c.	L
	Desert Carpet Prostrate Acacia	1 gal.	60" o.c.	L
	Dwarf Coyote Bush	1 gal.	48" o.c.	L
	Prostrate Rosemary	1 gal.	36" o.c.	L
	Blue Chalk Sticks	1 gal.	15" o.c.	L
	Atlas Fescue	1 gal.	30" o.c.	L
	Santa Barbara Sage	5 gal.	24" o.c.	L
	Baby Bliss™ Flax Lily	1 gal.	18" o.c.	L
	Blue Elf Aloe	1 gal.	18" o.c.	L
	Spanish Lavender	5 gal.	24" o.c.	L
	White Striped Tasman Flax Lily	5 gal.	24" o.c.	M
	Dwarf Bottonbush	5 gal.	30" o.c.	L
	Fortnight Lily	5 gal.	24" o.c.	L
	Dwarf Karo	5 gal.	36" o.c.	M
	Obsession Mandina	5 gal.	30" o.c.	L
	Fortall Agave	5 gal.	36" o.c.	L
	Nubian Aloe	1 gal.	30" o.c.	L
	Breeze Dwarf Mat Rush	5 gal.	30" o.c.	L
	Canyon Prince Wild Rye	1 gal.	30" o.c.	L
	Icee Blue Yellowwood	15 gal.	48" o.c.	M
	Topon	15 gal.	60" o.c.	L
	Dwarf Strawberry Tree	15 gal.	48" o.c.	L
	Desert Willow	15 gal.	72" o.c.	L
	Dwarf Laurel Cherry	15 gal.	48" o.c.	M
	Lehua	15 gal.	36" o.c.	M
	Silver Sheen Kohuhu	15 gal.	36" o.c.	M
	Green Gem Borwood	5 gal.	24" o.c.	M
	Chalk Dudleya	1 gal.	15" o.c.	L

DRAWN BY: [Name] / CHECKED BY: [Name] / DATE: [Date] / SCALE: 1/16" = 1'-0"
 BOULDER ASSOCIATES



SHEET TITLE

**OVERALL
PLANTING PLAN**

SHEET NUMBER

L1.00

TREE REFERENCE IMAGES



Olea europaea 'Wilsonii'
Wilson Fruitless Olive Tree



Cercis canadensis 'Forest Pansy'
Forest Pansy Redbud



Atrocarpus falcatos
Fern Pine



Agonis flexuosa
Peppermint Tree



Melaleuca nesophila
Pink Melaleuca



Arbutus 'Marina'
Marina Strawberry Tree



Lophotemon confertus
Briabare Box



Acer palmatum
Japanese Maple

SHRUB & GROUND COVER REFERENCE IMAGES



Acacia redolens 'Desert Carpet'
Desert Carpet Prostrate Acacia



Baccharis pilularis 'Pigeon Point'
Dwarf Coyote Bush



Rosmarinus o. prostratus
Prostrate Rosemary



Senecio mandraliscae
Blue Chalk Sticks



Festuca mairei
Atlas Fescue



Salvia leucantha 'Santa Barbara'
Santa Barbara Sage



Dianella revoluta 'Baby Bitts'
Baby Bitts™ Flax Lily



Aloe 'Blue Elf'
Blue Elf Aloe



Launolida stoechas
Spanish Lavender



Dianella tasmanica 'Variegata'
White Striped Tasman Flax Lily



Callistemon 'Little John'
Dwarf Bottlebrush



Dietsa iridoides
Fortnight Lily



Pittosporum crassifolium 'Nana'
Dwarf Kairo



Nandina domestica 'Obsession'
Obsession Nandina



Agave attenuata
Foxtail Agave



Aloe campieri
Nubian Aloe



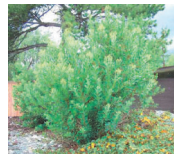
Lomandra longifolia 'Breeze'
Breeze Dwarf Mat Rush



Leymus c. 'Canyon Prince'
Canyon Prince Wild Rye



Podocarpus 'Ice Blue'
Ice Blue Yellowwood



Heteromeles arbutifolia
Toyon



Arbutus unedo 'Compacta'
Dwarf Strawberry Tree



Chilopsis linearis
Desert Willow



Prunus caroliniana 'compacta'
Dwarf Laurel Cherry



Metrosideros collina 'Springline'
Lehua



Pittosporum L. 'Silver Sheen'
Silver Sheen Kohuhu



Buxus A. 'Green Gem'
Green Gem Boxwood



Dudleya brittonii
Giant Chalk Dudleya

BA
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949.727.9000

OPEN AIR KANSAS
28632 TOWNE CENTRE DRIVE, SUITE 300
LAKE FOREST, CA 92650
714.330.3121

PROJECT 236325.00
HOAG NEUROSCIENCES SERVICES

62 HOAG DRIVE,
NEWPORT BEACH, CA 92663

ENTITLEMENT SUBMITTAL
DATE 09/09/2023
REVISIONS
DESCRIPTION DATE

SHEET TITLE
PLANT PALETTE / REFERENCE IMAGES
SHEET NUMBER
L2.00

10/20/23 10:29 AM
 HOAG NEUROSCIENCES SERVICES
 BOULDER ASSOCIATES
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 949.727.9000



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IRVINE, CALIFORNIA 92618
949.727.9000

PROJECT 236325.00

**HOAG
NEUROSCIENCES
SERVICES
ADDITION**

1 HOAG DRIVE, BUILDING 62,
NEWPORT BEACH, CA 92663

**PLANNING REVIEW
PACKAGE**

DATE 2025-08-15

REVISIONS	DESCRIPTION	DATE

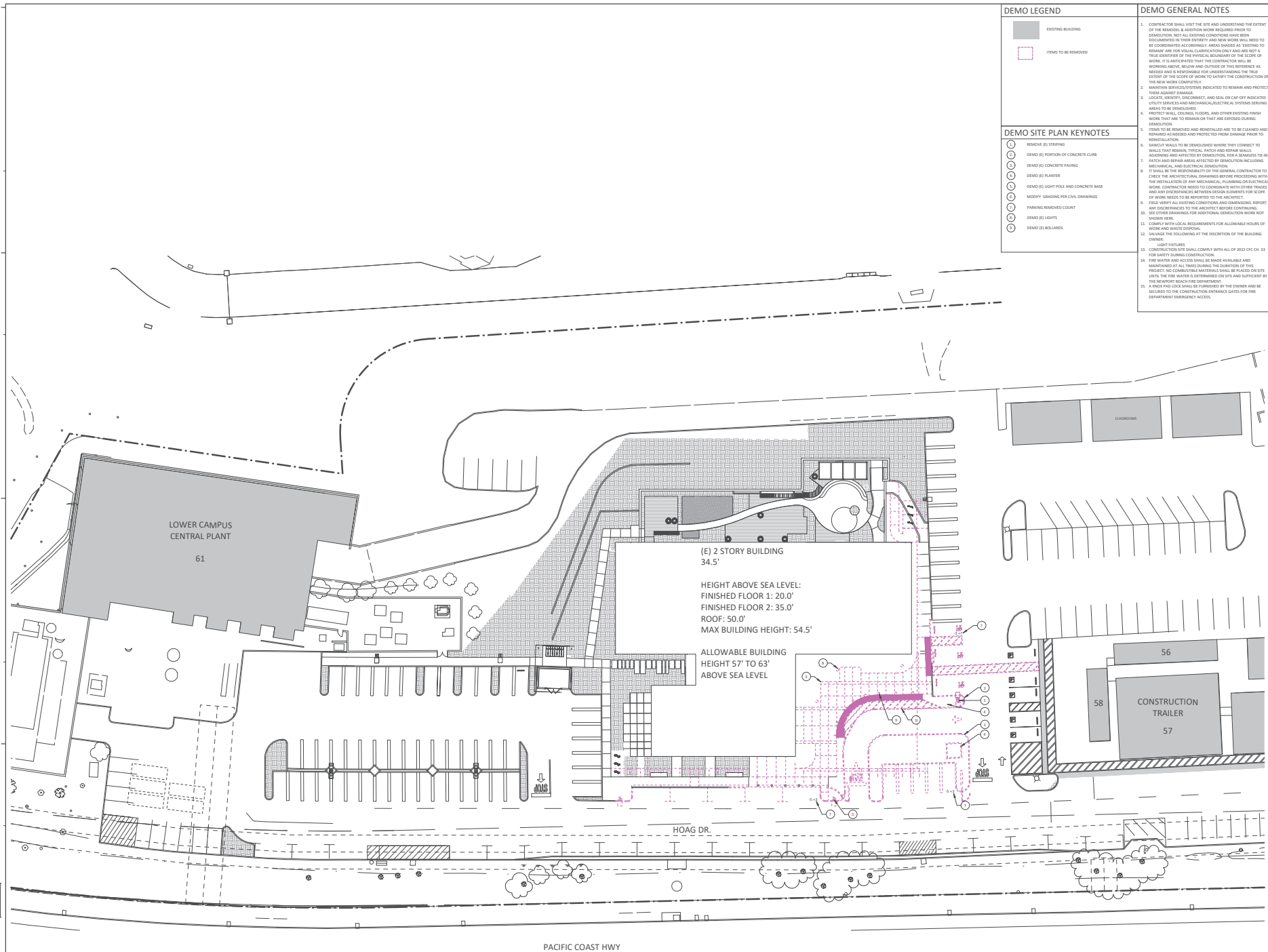
SHEET TITLE

DEMO SITE PLAN

SHEET NUMBER

AD1.10

DEMO LEGEND	DEMO GENERAL NOTES
<p>EXISTING BUILDING</p> <p>ITEMS TO BE REMOVED</p>	<p>1. CONTRACTOR SHALL VISIT THE SITE AND UNDERSTAND THE EXTENT OF THE REMOVAL & ADDITION WORK REQUIRED PRIOR TO DEMOLITION. NOT ALL EXISTING CONDITIONS HAVE BEEN DOCUMENTED IN THESE DRAWINGS AND NEW WORK WILL NEED TO BE COORDINATED ACCORDINGLY. AREAS SHOWN AS "TO BE REMOVED" ARE FOR VISUAL CLARIFICATION ONLY AND ARE NOT A TRUE Delineation OF THE PHYSICAL BOUNDARY OF THE SCOPE OF WORK. IT IS ANTICIPATED THAT THE CONTRACTOR WILL BE WORKING ABOVE, BELOW AND OUTSIDE OF THIS REFERENCE AS NECESSARY AND IS RESPONSIBLE FOR UNDERSTANDING THE TRUE EXTENT OF THE SCOPE OF WORK TO SATISFY THE CONSTRUCTION OF THE NEW WORK COMPLETELY.</p> <p>2. MAINTAIN SERVICES/UTILITIES LOCATED TO REMAIN AND PROTECT THEM AGAINST DAMAGE.</p> <p>3. LOCATE, VERIFY, DISCONNECT, AND SEAL OR CAP OFF EXISTING UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS SERVING AREAS TO BE DEMOLISHED.</p> <p>4. PROTECT WALL, CEILING, FLOOR, AND OTHER EXISTING FINISH WORK THAT ARE TO REMAIN OR THAT ARE EXPOSED DURING DEMOLITION.</p> <p>5. ITEMS TO BE REMOVED AND REINSTALLED ARE TO BE CLEANED AND REPAIRED AS NEEDED AND PROTECTED FROM DAMAGE PRIOR TO REINSTALLATION.</p> <p>6. SAFETY WALLS TO BE DEMOLISHED WHERE THEY CONNECT TO WALLS THAT REMAIN. CRACKS, PITS AND REPAIR WALLS, ARCHING AND AFFECTED BY DEMOLITION, FOR A MAXIMUM OF 6" IN PATCHES AND REPAIR AREAS AFFECTED BY DEMOLITION INCLUDING MECHANICAL AND ELECTRICAL DRAWINGS.</p> <p>7. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CHECK THE ARCHITECTURAL DRAWINGS BEFORE PROCEEDING WITH THE INSTALLATION OF ANY MECHANICAL, PLUMBING OR ELECTRICAL WORK. CONTRACTOR NEEDS TO COORDINATE WITH OTHER TRADES AND ANY DISCREPANCIES BETWEEN DESIGN ELEMENTS FOR SCOPE OF WORK NEEDS TO BE REPORTED TO THE ARCHITECT.</p> <p>8. FIELD VERIFY ALL FOOTING CONDITIONS AND DIMENSIONS. REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE CONTINUING.</p> <p>9. SEE OTHER DRAWINGS FOR ADDITIONAL CONSTRUCTION WORK NOT SHOWN HERE.</p> <p>10. COMPLY WITH LOCAL REQUIREMENTS FOR ALLOWABLE HOURS OF WORK AND WAREHOUSE.</p> <p>11. SALVAGE THE FOLLOWING AT THE DISCRETION OF THE BUILDING OWNER:</p> <p> LIGHT FIXTURES</p> <p>12. CONTRACTOR SHALL COMPLY WITH ALL OF 2022 CFC OR 33 FOR SAFETY DURING CONSTRUCTION.</p> <p>13. FIRE SAFETY AND ACCESS SHALL BE MAINTAINED AND MAINTAINED AT ALL TIMES DURING THE DURATION OF THIS PROJECT. NO CONSTRUCTION MATERIALS SHALL BE PLACED ON SITE UNTIL THE FIRE WATER IS DETERMINED ON SITE AND SUFFICIENT BY THE DEPARTMENT OF FIRE DEPARTMENT.</p> <p>14. A KNOX PULL LOCK SHALL BE FURNISHED BY THE OWNER AND BE SECURED TO THE CONSTRUCTION PERFORMANCE GATED FOR FIRE DEPARTMENT EMERGENCY ACCESS.</p>
DEMO SITE PLAN KEYNOTES	
<p>REMOVE (S) STRIPING</p> <p>DEMO (B) PORTION OF CONCRETE CURB</p> <p>DEMO (P) CONCRETE PAVING</p> <p>DEMO (L) PLANTER</p> <p>DEMO (LP) LIGHT POLE AND CONCRETE BASE</p> <p>MODIFY GRADING PER CIVIL DRAWINGS</p> <p>PARKING REMOVED COUNT</p> <p>DEMO (L) LIGHTS</p> <p>DEMO (B) BOLLARDS</p>	



150001231211 PM
 150001231211 PM
 150001231211 PM
 BOULDER ASSOCIATES

1 DEMO SITE PLAN
A1.14 | A01.10 1" = 20'-0"



- SITE GRAPHICS**
- EXISTING BUILDING
- SITE ACCESS**
- PRIMARY PATIENT CIRCULATION TO HOSPITAL & ACUTE CARE NEUROSCIENCE SERVICES & EQUIPMENT PATIENT ACCESS
 - STAFF & SERVICE ACCESS
 - PRIMARY PATIENT TRANSFER BY HOAG VEHICLE FROM ACUTE CARE SERVICES TO NEUROSCIENCE SERVICES BUILDING
 - PATH OF TRAVEL TO THE PUBLIC RIGHT OF WAY MAX 3.2% RUNNING SLOPE MAX 1:4% CROSS SLOPE



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PROJECT 236325.00

HOAG NEUROSCIENCES SERVICES ADDITION

1 HOAG DRIVE, BUILDING 62, NEWPORT BEACH, CA 92663

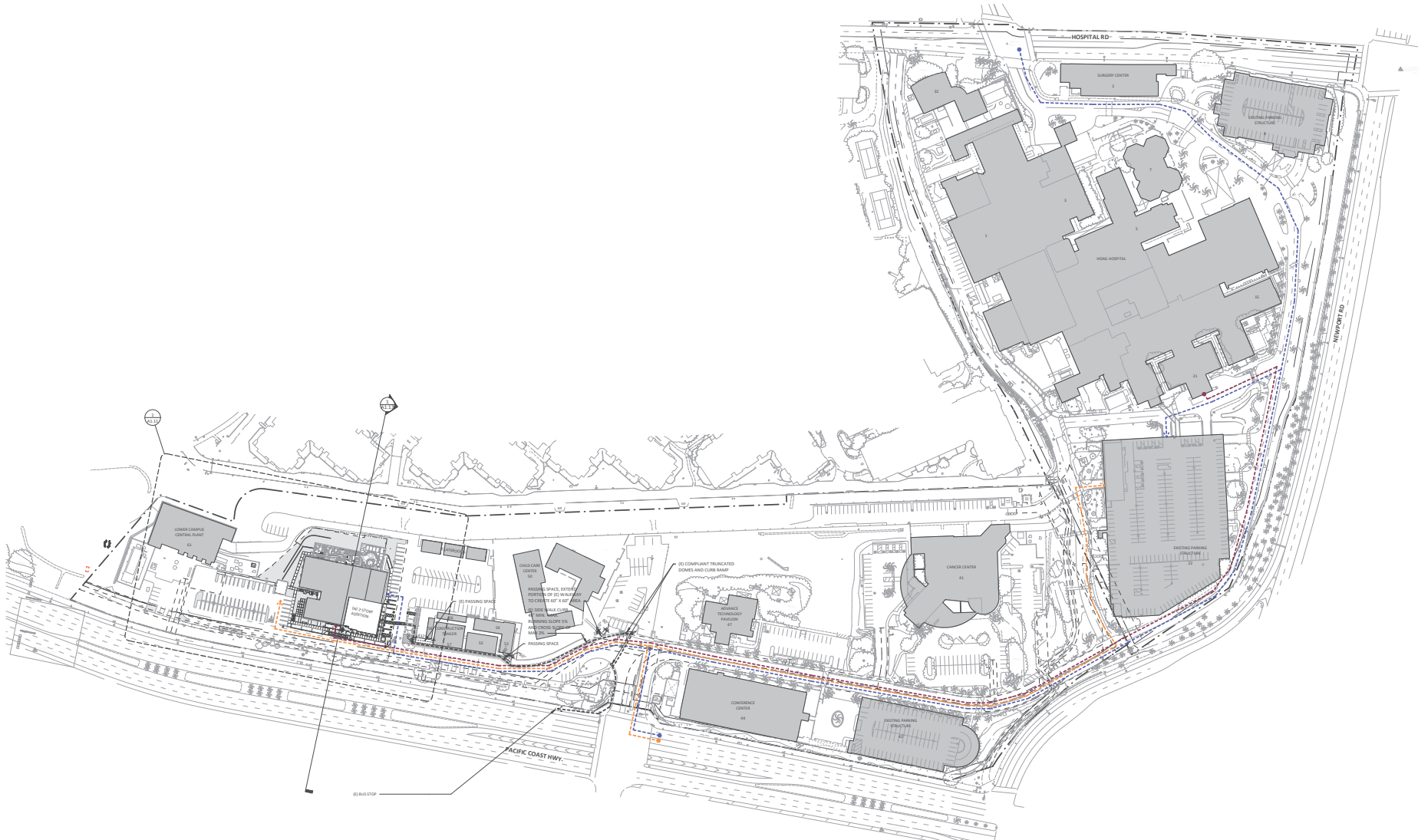
PLANNING REVIEW PACKAGE

DATE 2025-08-15
 REVISIONS

REVISIONS	DESCRIPTION	DATE
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SHEET TITLE
PROPOSED SITE PLAN - CAMPUS

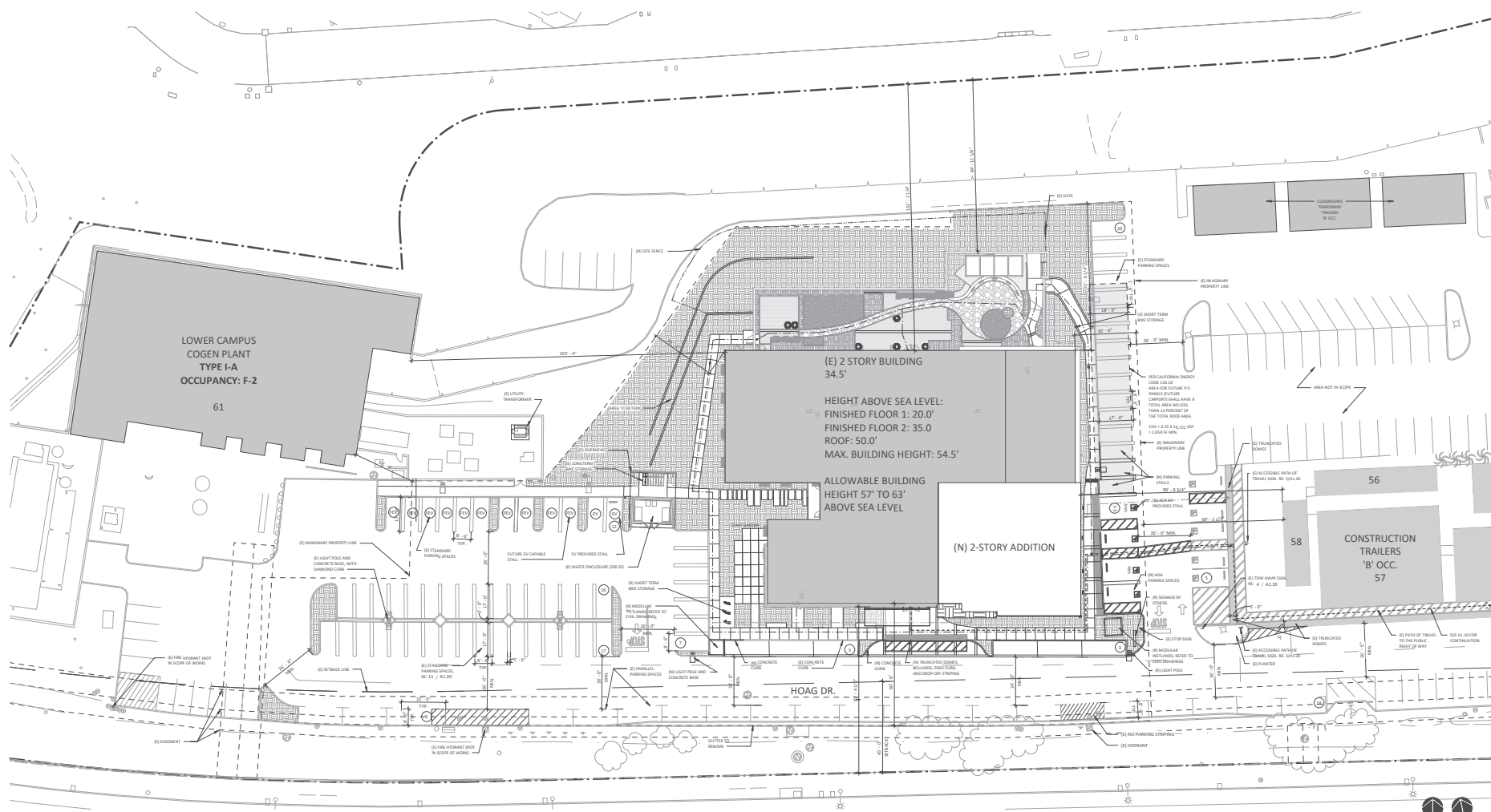
SHEET NUMBER
A1.10



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 WWW.BA.COM
 949.727.9000

1 PROPOSED SITE PLAN - CAMPUS
 A1.10 A1.10 1" = 80'-0"

SITE GRAPHICS		PARKING SUMMARY	
SYMBOL / LINE TYPE		REQUIRED PARKING FOR NEUROSCIENCES BLDG 45.1K (REQUIRED EXISTING + 14.3K (REQUIRED NEW) = 59.4K TOTAL STALLS	
EV CHARGING STATIONS		REFER TO SHEET 01.10 FOR OVERALL CAMPUS PARKING COUNT AND REQUIRED PARKING FOR NEUROSCIENCES BLDG.	
EV CHARGING (CAPABLE)		REFER TO SHEET 01.10 FOR OVERALL CAMPUS PARKING COUNT AND REQUIRED PARKING FOR NEUROSCIENCES BLDG.	
PARKING STALL COUNT		PROR PROJECT SCOPE REMOVES: 303 STALLS PROR PROJECT SCOPE ADDS: 88 STALLS PROR PROJECT DELTA: -115 STALLS	
EXISTING BUILDING		NEW SCOPE REMOVES: 13 STALLS NEW SCOPE ADDS: 33 STALLS DELTA: 20 STALLS	
NEW LIGHT POLE		TOTAL REQUIRED ADA STALLS: 3 STALLS (PER 2022 CEC TABLE 518.2.6.1)	
EXISTING LIGHT POLE TO REMAIN		2 STANDARD AND 1 VAN PROVIDED	
EXISTING FIRE HYDRANT			
TRUNCATED DOMES		REQUIRED VAN ADA STALLS: 3 STALLS (PER 2022 CEC TABLE 518.2.6.1)	
PLANTING, REFER TO LANDSCAPE PLANS		REQUIRED BY CAPABLE STALLS: 13 STALLS (PER 2022 CEC TABLE 518.2.6.1)	
FLAGSTONE PAVING, REFER TO LANDSCAPE PLANS		13 PROVIDED	
PAVES W/ PRECAST SYSTEM, REFER TO LANDSCAPE PLANS			
CONCRETE PAVES, REFER TO LANDSCAPE PLANS		REQUIRED BY PROVIDED STALLS: 3 STALLS (PER 2022 CEC TABLE 518.2.6.1)	
ENTRY/EXIT (PROPOSED)		3 PROVIDED (2 STD + 1 VAN)	
ACCESSIBLE PATH OF TRAVEL TO PUBLIC WAY, MAX SLOPE: 2.0% MAX CROSS SLOPE: 1.4% MIN. 48" CLEAR WIDTH SIDEWALKS		REQUIRED ACCESSIBLE BY PROVIDED STALLS: 1 (PER 2022 CEC TABLE 518.2.6.1)	
PROPERTY LINE		1 EV VAN ACCESSIBLE PROVIDED	
SETBACK LINE		SHORT-TERM BIKE STORAGE (CAG) = 100 LONG-TERM BIKE STORAGE (CAG) = 100 TOTAL BIKE STORAGE (CAG) = 200 (50% OF TOTAL VEHICLE PARKING) = 100 (50% OF TOTAL VEHICLE PARKING) = 100	



PROJECT 236325.00

HOAG NEUROSCIENCES SERVICES ADDITION

1 HOAG DRIVE, BUILDING 62, NEWPORT BEACH, CA 92663

PLANNING REVIEW PACKAGE

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DESCRIPTION	DATE

SHEET TITLE

PROPOSED SITE PLAN

SHEET NUMBER

A1.11

BOULDER ASSOCIATES
 300 SPECTRUM CENTER DRIVE, SUITE 730, IRVINE, CA 92618
 TEL: 949.727.9000
 WWW.BAASSOCIATES.COM

1 PROPOSED SITE PLAN
A1.11 | A1.11 1" = 32' 0"



PROJECT 236325.00

**HOAG
NEUROSCIENCES
SERVICES
ADDITION**

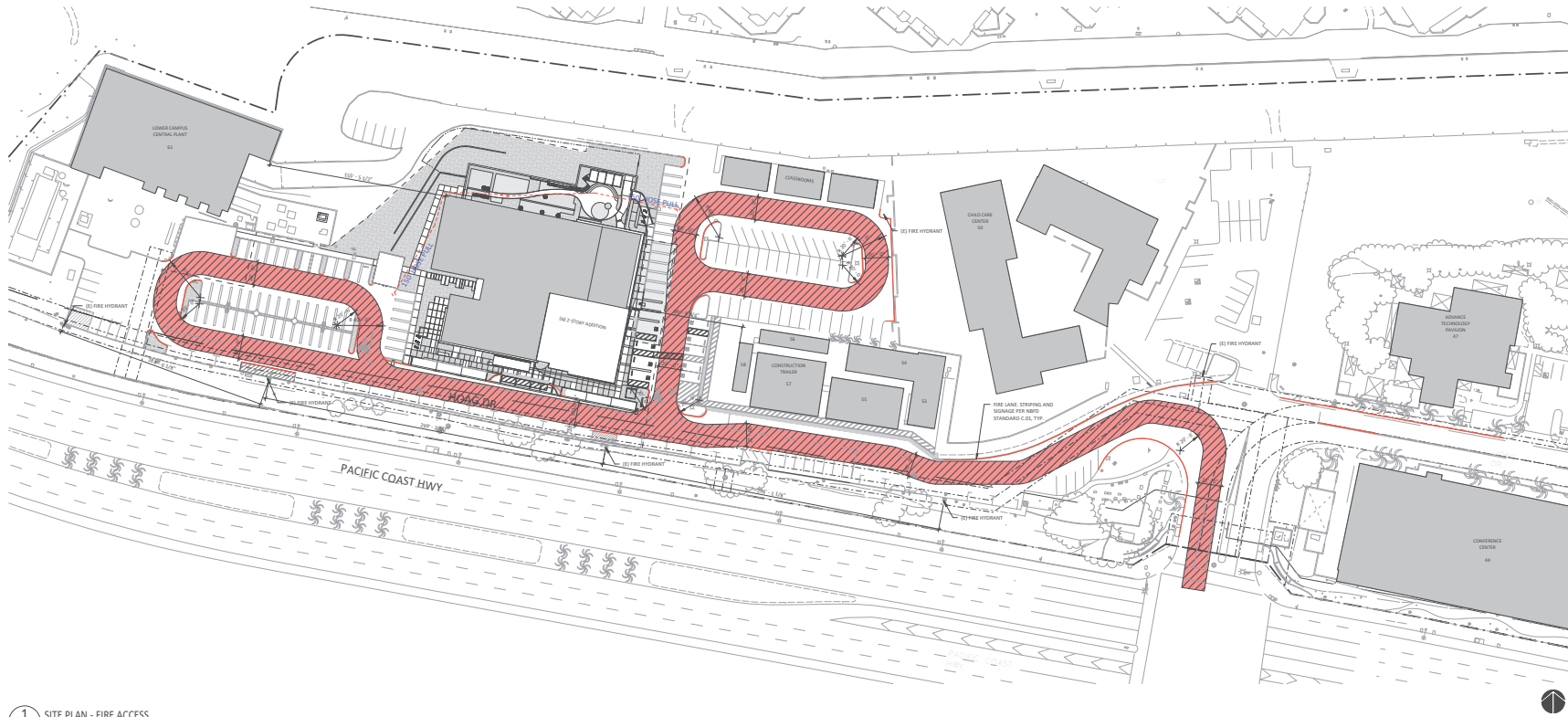
1 HOAG DRIVE, BUILDING 62,
NEWPORT BEACH, CA 92663

**PLANNING REVIEW
PACKAGE**

DATE 2025-08-15

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1 SITE PLAN - FIRE ACCESS
A1.14 | A1.12 1" = 40'-0"

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SHEET TITLE
**PROPOSED SITE PLAN -
FIRE ACCESS**

SHEET NUMBER
A1.12



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PROJECT 236325.00

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 SERVICES
 ADDITION**

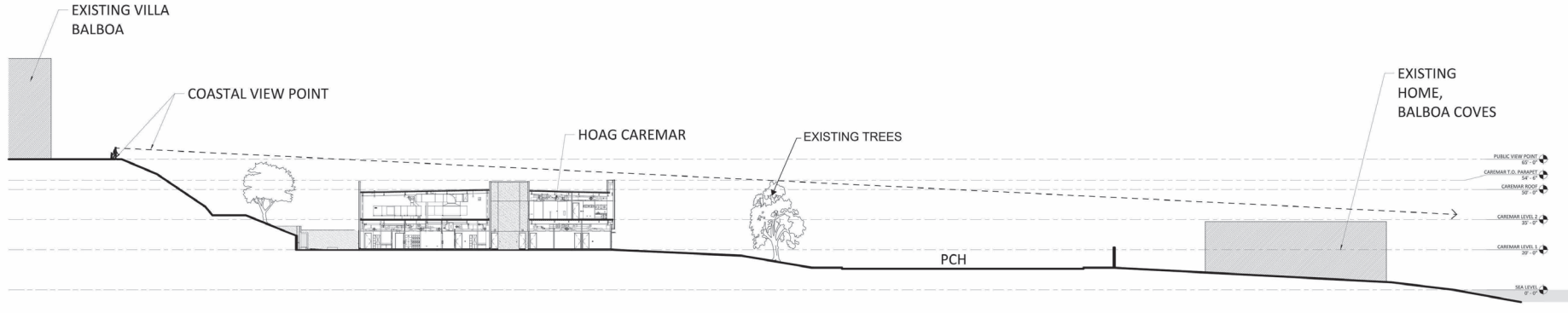
1 HOAG DRIVE, BUILDING 62,
 NEWPORT BEACH, CA 92663

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DATE 2025-08-15

REVISIONS

REVISIONS	DESCRIPTION	DATE



1 SITE SECTION
 A1.10 | A1.13 1/8" = 1'-0"

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 10/2025

SHEET TITLE

PROPOSED SITE SECTION

SHEET NUMBER

A1.13

FLOOR PLAN GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF INTERIOR OGYPSUM BOARD, TILE BACKER BOARD, FACE OF EXTERIOR WALL MATERIAL, STRUCTURAL GRID AND CENTERLINE WHERE INDICATED.
2. ALL OGYPSUM WALLBOARD TO BE 5/8" UNDO TYPE 'X' EXCEPT AT THE FOLLOWING LOCATIONS:
 - A. AT RESTROOMS WITHOUT A SHOWER (ETNA CEAD AREA), PROVIDE 5/8" UNDO MEDIUM AND MILD RESISTANT OGYPSUM BOARD COMPLYING WITH ASTM C136 FOR BULLS AND BEYOND TILE.
 - B. AT WAIT AREAS INCLUDING BUT NOT LIMITED TO SHOWERS, STEEL PROCESSING ROOMS, JANITOR CLOSETS, SALVAGE AND SWIMMING POOL (ETNA CEAD AREA), PROVIDE:
 1. 1/2" GYPSUM WALL PROTECTION LATH, PROVIDE 5/8" UNDO UNDO COATED GLASS MATT FACED WATER RESISTANT OGYPSUM WALLBOARD COMPLYING WITH ASTM C136 OR 5/8" UNDO UNDO CEMENT BACKER BOARD COMPLYING WITH ASTM C136.
 2. AT PAINTED OGYPSUM BOARD LOCATIONS INCLUDING CEILING: PROVIDE 5/8" UNDO TYPE 'X' MEDIUM AND MILD RESISTANT OGYPSUM BOARD COMPLYING WITH ASTM C136.
3. PROVIDE BATED ENCLOSURES OR PUTTY PATCH AROUND ALL OUTLETS, BOVES, CABINETS, REPAIR, OUTLETING, ETC. THAT ARE RECESSED IN THE BATED WALLS. INCLUDE TO PROVIDE SAME PATCHING AS THE WALL WHERE IT IS LOCATED. SEE SHEET DETAILS ON THE AS SHEETS.
4. WALL TO THE INSIDE EDGE 4" FROM ADJACENT PERPENDICULAR WALL TO THE INSIDE EDGE OF THE DOOR FRAME, UNDO 3/8" DOOR DETAILS ON THE AS SHEETS.
5. ARCHES SHOW BACK TO BACK UNDO IS ADAPTED TO OFFSET THE BOVES WITH APPROVAL FROM THE ARCHITECT. SEE DETAILS ON THE AS SHEETS.
6. HIGHEST PRIORITY PARTITIONS ARE LISTED FIRST IN THE PARTITION LEGEND. SUBSEQUENT PARTITIONS ARE IN PRIORITY HIGHER PRIORITY WALLS TAKE PRECEDENCE. SEE WALL PRIORITY DETAILS ON AS SHEETS.
7. DOOR HARDWARE THAT IS APPLIED TO THE DOOR LEAF SHALL HAVE AN OPERATING METHOD OF OPERATION THAT IS REACH OPERATED UNDER ALL LIGHTING CONDITIONS.
8. DOOR HARDWARE TO BE CAPABLE OF BEING OPERATED WITH ONE HAND AND SHALL COMPLY WITH CBC 2022 1.9.6.
9. OPERATION OF DOOR HARDWARE SHALL DIRECTLY PROVIDE THE POWER TO THE ELECTRICAL LOCK AND UNLOCK THE DOOR IMMEDIATELY.
10. LOSS OF POWER TO THE ELECTRICAL LOCKING SYSTEM SHALL AUTOMATICALLY UNLOCK THE DOOR UNLESS NOTED OTHERWISE.
11. WHERE PANIC OR FIRE EXIT HARDWARE IS REQUIRED BY CBC, UNDO 3.0, OPERATION OF THE PANIC OR FIRE EXIT HARDWARE SHALL ALSO RELEASE THE ELECTRIC LOCK.
12. THE LOCKING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH UL 294.
13. SEE GSI FOR RESPONSE LETTER COMPLYING WITH CBC 138-223.
14. FLOOR/ROOF SURFACES WITHIN REQUIRED DOOR MANEUVERING CLEARANCES SHALL BE TYPICAL 1/8" AND SLIP RESISTANT. SURFACES SHOULD BE LEVEL WITH A SLOPE NOT GREATER THAN 1/8" INCHES IN LEVEL. ARE NOT PERMITTED ENJOIST AT THRESHOLDS.
15. ACCESSIBLE SEATING AT TABLES OR COUNTERS SHALL PROVIDE KNEE CLEARANCE IN ACCORDANCE WITH CBC 138-205.

- MOBILITY FEATURES**
- PER CBC 138-223.2, AT LEAST 10 PERCENT, BUT NO FEWER THAN ONE, OF THE PRIVATE RESIDENCES OR RESIDENTY USING ROOMS SHALL PROVIDE MOBILITY FEATURES COMPLYING WITH SECTION 138-805.
- ROOMS PROVIDED = 14 (EXISTING) - 2 (REMOVED) + 7 (NET NEW) = 19
- 39 X 0.5 - 1.9 + 2 ROOMS (4 PROVIDED)
- ROOMS WITH MOBILITY FEATURES: ADA DOUBLE ROOM 060-01-11A, 060-01-04L, 060-01-02L, 060-01-02R, 060-01-02S

PARTITION GRAPHIC LEGEND

SYMBOL	DESCRIPTION	TYPE
[Symbol]	1 HOUR SMOKE BARRIER / SMOOT	140
[Symbol]	1 HOUR FIRE BARRIER / SMOOT	150
[Symbol]	1 HOUR FIRE BARRIER	144
[Symbol]	1 HOUR FIRE PARTITION	142
[Symbol]	2 HOUR PARTITION	200
[Symbol]	SOUND PARTITION	040
[Symbol]	SOUND PARTITION	042
[Symbol]	SOUND PARTITION	044
[Symbol]	SPACED SOUND PARTITION	080
[Symbol]	SPACED PARTITION	082
[Symbol]	GLASS PARTITION	090
[Symbol]	SOUND PARTITION	040

POWER OUTLET LEGEND

SYMBOLS

[Symbol]	DUPLEX OUTLET	[Symbol]	DUPLEX FLOOR OUTLET
[Symbol]	3 PHASE OUTLET	[Symbol]	3 PHASE FLOOR OUTLET

DESIGNATIONS

40" INDICATES HEIGHT IN INCHES AFF TO OUTLET CENTERLINE. DESIGNATED 18" AFF FOR CEILING/ROOF. TAGGED OTHERWISE, TYPICAL FOR ALL OUTLETS.

R RECESSED OUTLET (TYPE PER SYMBOL OR OTHER DESIGNATION)

D DESIGNATED OUTLET

200V JOB W/OUT OUTLET

GFI OUTLET W/ GROUND FAULT CIRCUIT INTERRUPT PROTECTION

000 IMMEDIATELY OUTLET

DATA OUTLET LEGEND

SYMBOLS

[Symbol]	DATA OUTLET	[Symbol]	FLOOR DATA OUTLET
[Symbol]	PHONE OUTLET	[Symbol]	DATA/PHONE OUTLET

DESIGNATIONS

R RECESSED OUTLET (TYPE PER OTHER DESIGNATION)

SPECIAL PURPOSE OUTLET LEGEND

SYMBOLS

[Symbol]	SPECIAL PURPOSE OUTLET	[Symbol]	BOOKED SECURITY CAM
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DESIGNATIONS

R RECESSED OUTLET (TYPE PER OTHER DESIGNATION)

CR CARD READER W/ KEYPAD

CRP CARD READER W/ KEYPAD

CB CARD READER BUTTON

CR CARD READER W/ A PHONE

DR DOOR RELEASE BUTTON

FR FINGER BUTTON

WP WIPER

LI INTERCOM

SC SECURITY CAMERA

JUNCTION OUTLET LEGEND

SYMBOLS

[Symbol]	JUNCTION BOX OUTLET	[Symbol]	JUNCTION FLOOR OUTLET
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DESIGNATIONS

JF JUNCTION BOX OUTLET FOR POWER

JW JUNCTION BOX OUTLET FOR FURNITURE WIRING

JC JUNCTION BOX OUTLET FOR COMMUNICATION DATA

MISCELLANEOUS ELECTRICAL LEGEND

SYMBOLS

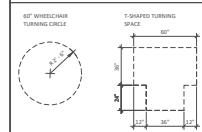
[Symbol]	MAGNETIC HOLD OPEN	[Symbol]	FIRE ALARM
[Symbol]	LIGHT SWITCH	[Symbol]	FIRE ALARM ADDITIONAL 1" CLEAR AREA AT DOORS W/ CLOSERS & LATCH
[Symbol]	ELECTRICAL PANEL	[Symbol]	FIRE ALARM ADDITIONAL 1" CLEAR AREA AT DOORS W/ CLOSERS & LATCH
[Symbol]	GENERATOR	[Symbol]	FIRE ALARM ADDITIONAL 1" CLEAR AREA AT DOORS W/ CLOSERS & LATCH
[Symbol]	ALARM PANEL	[Symbol]	FIRE ALARM ADDITIONAL 1" CLEAR AREA AT DOORS W/ CLOSERS & LATCH
[Symbol]	SWAP	[Symbol]	FIRE ALARM ADDITIONAL 1" CLEAR AREA AT DOORS W/ CLOSERS & LATCH

MECHANICAL CONTROLS LEGEND

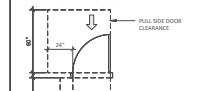
SYMBOLS

[Symbol]	HUMIDISTAT
[Symbol]	TRIMMISTAT

ACCESSIBILITY CLEARANCES



KEYPLAN - AREAS



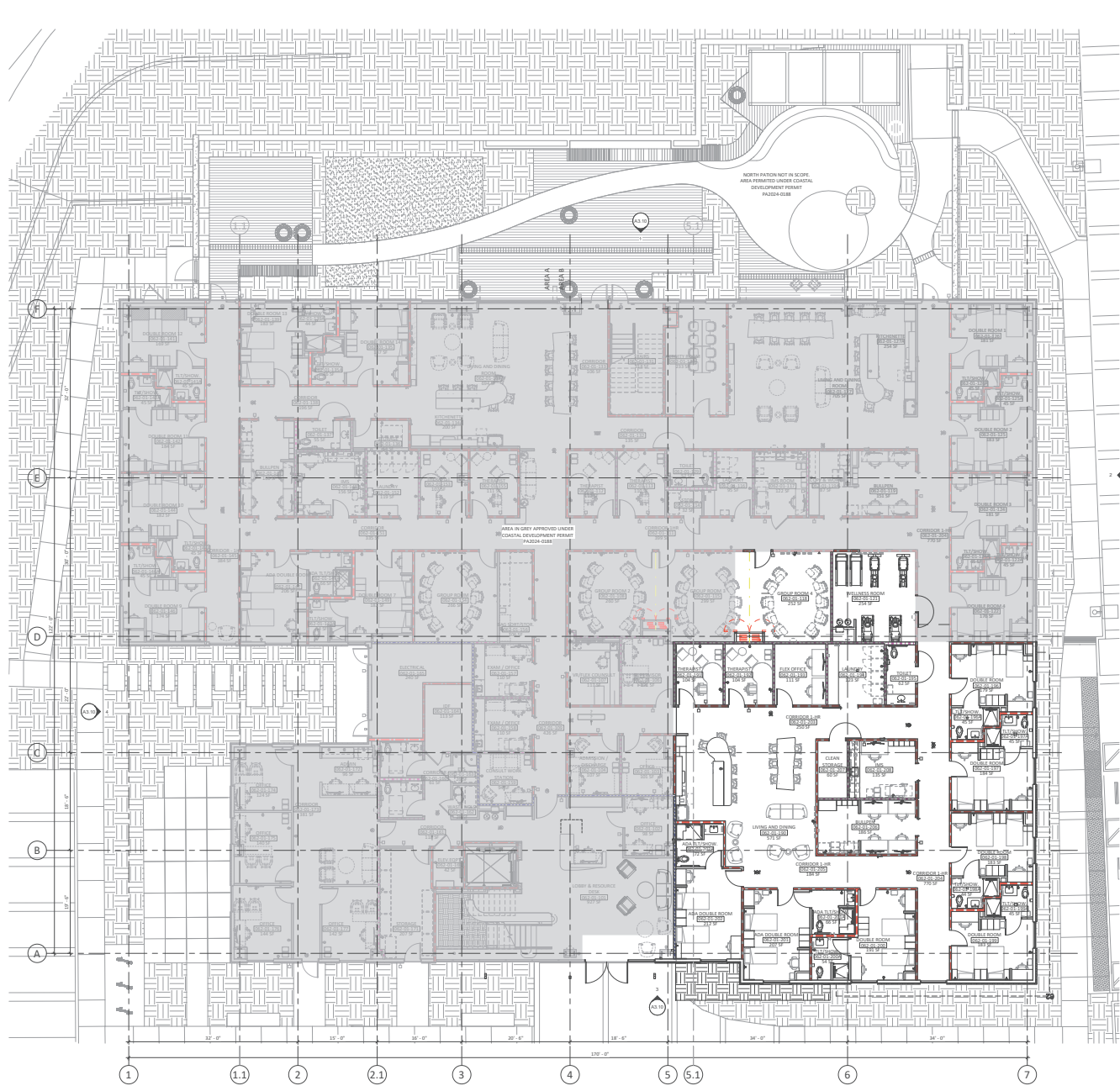
SHEET TITLE

FLOOR PLAN - FLOOR 1

SHEET NUMBER

A2.11

42



1 OVERALL FLOOR PLAN - LEVEL 1
A1.14 A2.11 1/8" = 1'-0"



300 SPECTRUM CENTER DR, SUITE 230
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949.727.9000

PROJECT 2363.25.00

HOAG NEUROSCIENCES SERVICES ADDITION

1 HOAG DRIVE, BUILDING 62, NEWPORT BEACH, CA 92663

PLANNING REVIEW PACKAGE

DATE 2025-08-15
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DESCRIPTION DATE

FLOOR PLAN GENERAL NOTES

- DIMENSIONS ARE TO FACE OF INTERIOR OGYPSUM BOARD, TILE BACKER BOARD, FACE OF EXTERIOR WALL MATERIAL, STRUCTURAL BRACE AND CONCRETE WHERE INDICATED.
- ALL OGYPSUM WALLBOARD TO BE "L" AND TYPE "X" EXCEPT AT THE FOLLOWING LOCATIONS:
 - AT RESTROOMS WITHOUT A SHOWER (FINA CEILING AREA), PROVIDE 5/8" UNO MORTAR AND MOLD RESISTANT OGYPSUM BOARD COMPLYING WITH ASTM C846 FOR WALLS AND BEYOND TILE.
 - AT WET AREAS INCLUDING BUT NOT LIMITED TO SHOWERS, STEEL PROTECTING ROOMS, JANITOR CLOSETS, SHELTERS, AND SWIMMING POOLS (FINA CEILING AREA), PROVIDE:
 - 1/2" GYPSUM WALL PROTECTION LATH ABOVE, PROVIDE 5/8" UNO COATED GLASS MATT FACED WATER RESISTANT OGYPSUM WALLBOARD COMPLYING WITH ASTM C1103 OR 5/8" UNO CEMENT BACKER BOARD COMPLYING WITH ASTM C846.
 - AT FINISHED OGYPSUM BOARD LOCATIONS INCLUDING CEILING: PROVIDE 5/8" UNO TYPE "X" MORTAR AND MOLD RESISTANT OGYPSUM BOARD COMPLYING WITH ASTM C846.
- PROVIDE RATED ENCLOSURES OR PUTTY PATCH AROUND ALL OUTLETS, BOVETS, CABINETS, RINGS, SWITCHES, ETC. THAT ARE RECESSED IN THE RATED WALLS. ENCLOSE TO PROVIDE SAME RATING AS THE WALL WHERE IT IS LOCATED. SEE SHEET DETAILS ON THE AS SHEETS.
- DOORS SHALL BE LOCATED 4" FROM ADJACENT PERPENDICULAR WALL TO THE INSIDE EDGE OF THE DOOR FRAME, UNO SEE DOOR DETAILS ON THE AS SHEETS.
- ARCHES SHOW MARK TO WALL MAY BE ADJUSTED TO OFFSET THE BOVETS WITH APPROVAL FROM THE ARCHITECT. SEE DETAILS ON THE AS SHEETS.
- HIGHEST PRIORITY PARTITIONS ARE LISTED FIRST IN THE PARTITION LEGEND. SUBSEQUENT PARTITIONS ORDERED BY PRIORITY. HIGHER PRIORITY WALLS TAKE PRECEDENCE. SEE SHEET DETAILS ON THE AS SHEETS.
- DOOR HARDWARE THAT IS APPLIED TO THE DOOR LEAF SHALL HAVE AN OPERATING METHOD OF OPERATION THAT IS REACHABLE UNDER ALL LIGHTING CONDITIONS.
- DOOR HARDWARE TO BE CABLE-OR BEING OPERATED WITH ONE HAND AND SHALL COMPLY WITH CEC 3003.1.5.6. OPERATOR OR LOCK HARDWARE SHALL DIRECTLY RECEIVE THE POWER TO THE ELECTRICAL LOCK AND UNLOCK THE DOOR IMMEDIATELY.
- LOCK OF POWER TO THE ELECTRICAL LOCKING SYSTEM SHALL AUTOMATICALLY UNLOCK THE DOOR UNLESS NOTED OTHERWISE.
- WHERE PANIC OR FIRE EXIT HARDWARE IS REQUIRED BY CEC 3003.1.5.6, OPERATION OF THE PANIC OR FIRE EXIT HARDWARE SHALL ALSO RELEASE THE ELECTRICAL LOCK.
- THE LOCKING SYSTEM UNIT SHALL BE INSTALLED IN ACCORDANCE WITH UL 294.
- SEE GSI FOR RESPONSE LETTERS COMPLYING WITH CEC 138-223.
- FLOOR/WALL/SURFACE WITHIN REQUIRED DOOR MANEUVERING CLEARANCES SHALL BE TOTAL 1" RIM, AND SLIP RESISTANT. SURFACES SHOULD BE LEVEL WITH A SLOPE NOT GREATER THAN 1:48. CHANGES IN LEVEL ARE NOT PERMITTED EXCEPT AT THRESHOLDS.
- ACCESSIBLE SEATING AT TABLES OR COUNTERS SHALL PROVIDE KNEE CLEARANCE IN ACCORDANCE WITH CEC 138-306.

PARTITION GRAPHIC LEGEND

SYMBOL	DESCRIPTION	TYPE
	3 HOUR FIRE BARRIER / SHWPT	1A0
	1 HOUR FIRE BARRIER	1A1
	1 HOUR FIRE PARTITION	1A2
	SOUND PARTITION	0A0
	SOLID PARTITION	0A1
	SOUND PARTITION	0A2
	BRACED SOUND PARTITION	0B0
	BRACED PARTITION	0B1
	CURVED PARTITION	0C0
	SOUND PARTITION	0A0

POWER OUTLET LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	DUPLEX OUTLET		DUPLEX FLOOR OUTLET
	QUAD OUTLET		QUAD COUNTER OUTLET

DATA OUTLET LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	DATA OUTLET		FLOOR DATA OUTLET
	PHONE OUTLET		DATA/PHONE OUTLET

SPECIAL PURPOSE OUTLET LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SPECIAL PURPOSE OUTLET		BIOMETRIC SECURITY CAM
	ACCESSIBLE OUTLET (TYPE PER OTHER DESIGNATION)		CARD READER W/ KEYPAD
	CARD READER		CARD READER W/ IP PHONE
	DOOR RELEASE BUTTON		PANIC BUTTON
	KEYPAD		SHWPT CALL BUTTON
	INTERCOM		SECURITY CAMERA

JUNCTION OUTLET LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	JUNCTION BOX OUTLET		JUNCTION FLOOR OUTLET

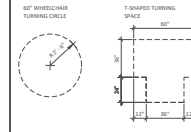
MISCELLANEOUS ELECTRICAL LEGEND

	MAGNETIC HOLD OPEN		FIRE ALARM CONTROL PANEL
	LIGHT SWITCH		FIRE ALARM PULL STATION
	ELECTRICAL PANEL		FIRE ALARM ANNUNCIATOR PANEL
	GENERATOR		FIRE ALARM HAND/CALL STATION PANEL

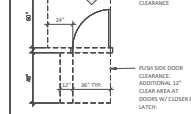
MECHANICAL CONTROLS LEGEND

SYMBOL	DESCRIPTION
	HUMIDISTAT
	THERMOSTAT

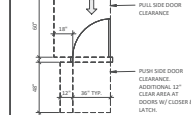
ACCESSIBILITY CLEARANCES



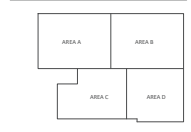
FRONT APPROACH - EXTERIOR DOORS



FRONT APPROACH - INTERIOR DOORS



KEYPLAN - AREAS

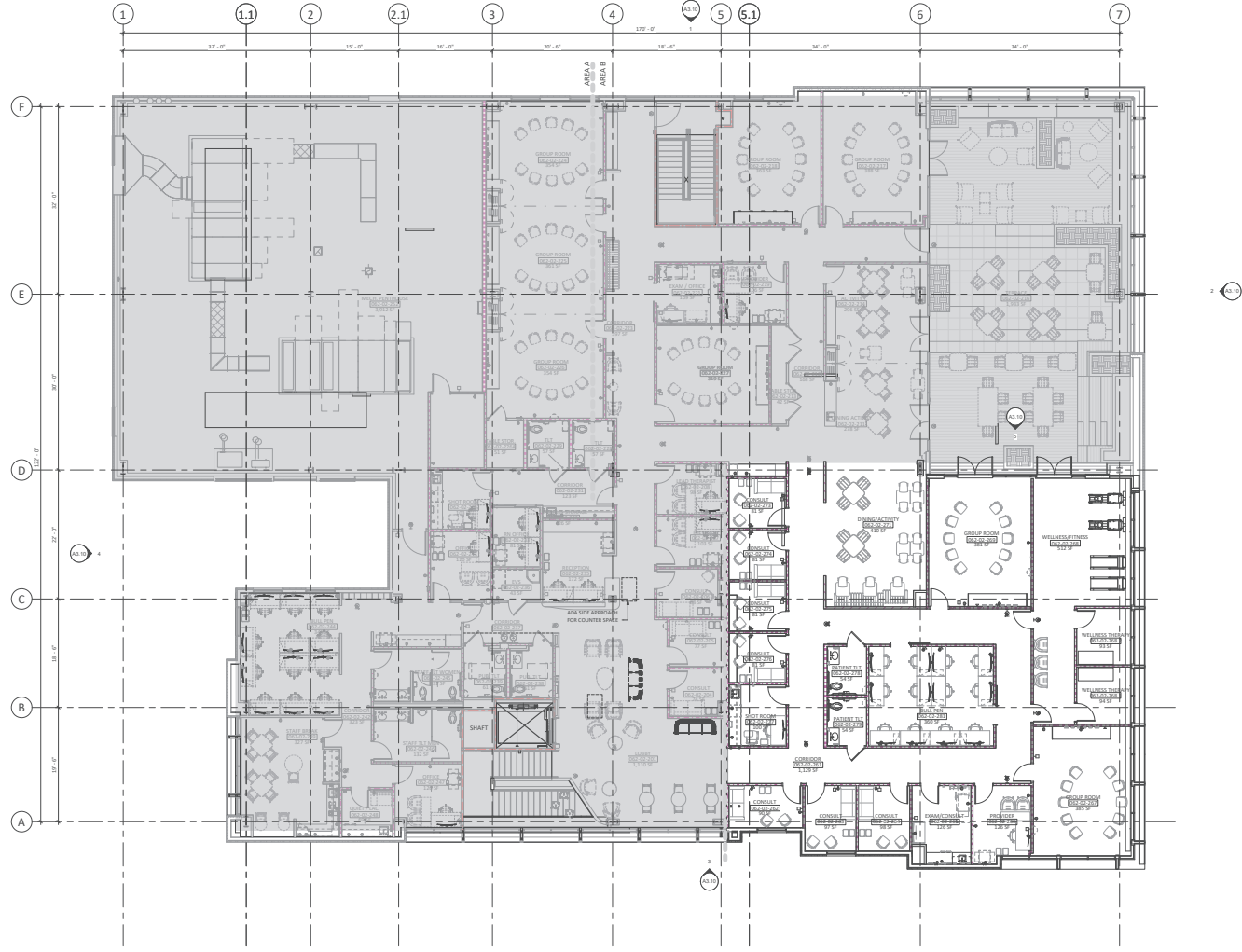


SHEET TITLE

FLOOR PLAN - FLOOR 2

SHEET NUMBER

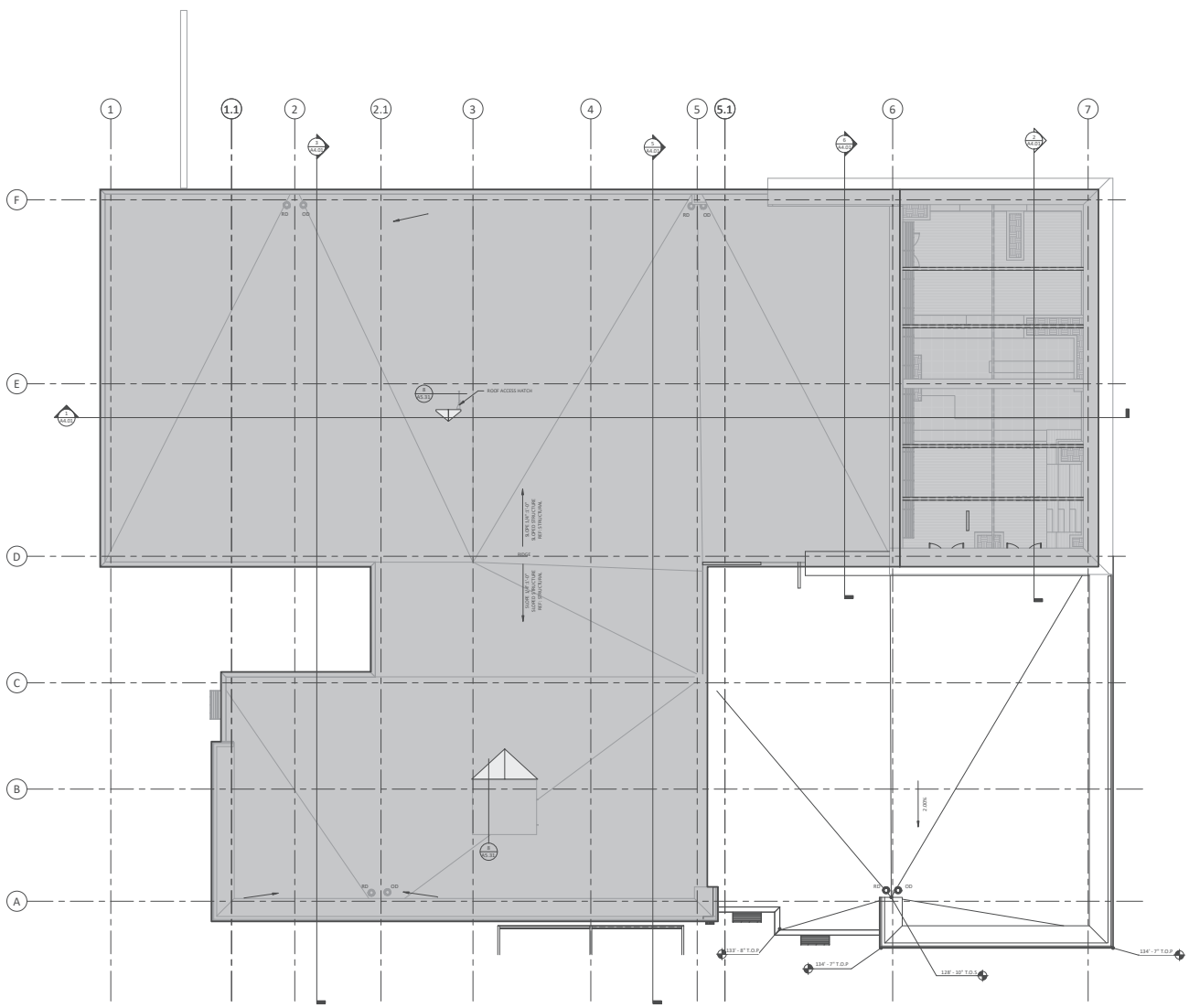
A2.12



1 FLOOR PLAN - LEVEL 2
A3.10 42.12 1/8" = 1'-0"



BOULDER ASSOCIATES
300 SPECTRUM CENTER DR, SUITE 230, IRVINE, CA 92618
TEL: 949.727.9000
WWW.BAASSOCIATES.COM



ROOF PLAN LEGEND

MEMBRANE ROOF SYSTEM
 TYPICALLY APPLIED TO ROOF SLAB. THE SINGLE PLY ROOF MEMBRANE SHALL BE CLASS A, ASTM 1292 PPE SPECIFICATION. THE COVER BOARD SHALL BE 1/2" MINIMUM 8-20 INSULATION OVER METAL DECK SLOPED ROOF STRUCTURE. SEE STRUCTURAL PROVIDE FIREPROOFING TO MEET MINIMUM RATING.

TAPERED INSULATION, SLOPE @ 1/4" PER FOOT. SEE ARROWS FOR SLOPE DIRECTION. TAPER UP FROM MINIMUM 8-20 INSULATION.

PARAPET FLASHING ROOF
 ONLY FLASHING WILL BE SET. TRAP BACKING AS REQUIRED BY MANUFACTURER FOR FULL-OUT RESISTANCE. BACKS OF PARAPETS AT LOWER ROOFS TO BE SET TO MANUFACTURER'S PANE, COLOR TO FROM MANUFACTURER'S STANDARD RANGE.

RD ROOF DRAIN
OD OVERFLOW DRAIN

— DIRECTION OF ROOF DRAINAGE

BOULDER ASSOCIATES
 300 SPECTRUM CENTER DR, SUITE 730
 IRVINE, CALIFORNIA 92618
 949.727.9000

PROJECT 236325.00

HOAG NEUROSCIENCES SERVICES ADDITION

1 HOAG DRIVE, BUILDING 62, NEWPORT BEACH, CA 92663

PLANNING REVIEW PACKAGE

DATE 2025-08-15

REVISIONS

REVISION	DESCRIPTION	DATE
1		

1 ROOF PLAN
 A1.14 | A2.13 1/8" = 1'-0"



BOULDER ASSOCIATES
 300 SPECTRUM CENTER DRIVE, SUITE 730, IRVINE, CALIFORNIA 92618
 WWW.BAASSOCIATES.COM
 949.727.9000










SHEET TITLE

ROOF PLAN

SHEET NUMBER

A2.13

EXTERIOR ELEVATION MATERIAL LEGEND

-  1.01 | BRUSH BRICK (VIA SW 755) | SHERWIN WILLIAMS | BODY: MASTERWALL
-  1.02 | WOOD LOOK VINYL FLOORING PANELS TO COORD WITH "METCON WOOD DECKING MIXES IN MATTE FINISH"
-  1.03 | VISION GLAZING: BASE OF DESIGN: VISIONAC, COLOR: VUE 5.50 | U-VALUE: 0.25 | SHGC: 0.23
-  1.04 | VISION GLAZING: BASE OF DESIGN: VISIONAC, COLOR: VUE 5.50 | U-VALUE: 0.29 | SHGC: 0.25
-  1.05 | SPANDREL: FULL FRAME VISION GLAZING VUE 50 WITH VISION WHITE OPAGQUE CERAMIC ENAMEL | VISIONAC
-  1.06 | WIRE MESH | DESIGNER MESH "TALUCA SLAB" ITEM: 3381460048 | MUNCHINGS
-  1.07 | WIRE MESH OVER METAL PLATE | DESIGNER MESH "TALUCA SLAB" ITEM: 3381460048 IN FRONT OF STEEL PLATE | MUNCHINGS
-  1.08 | STONEFRONT AL CURTAIN WALL | ANODIZED ALUMINUM | PLASTER/AC-2 | HANGING SYSTEM: ARGASST SERIES (THERMAL) | CURTAIN WALL: T500-CPG300 SERIES
-  1.09 | MECHANICAL AIR INTAKE COVERS | PAINT TO MATCH ES



PROJECT 236325.00

HOAG
NEUROSCENCES
SERVICES

1 HOAG DRIVE, BUILDING 62,
NEWPORT BEACH, CA 92663

PLANNING REVIEW
PACKAGE

DATE 2025-10-31

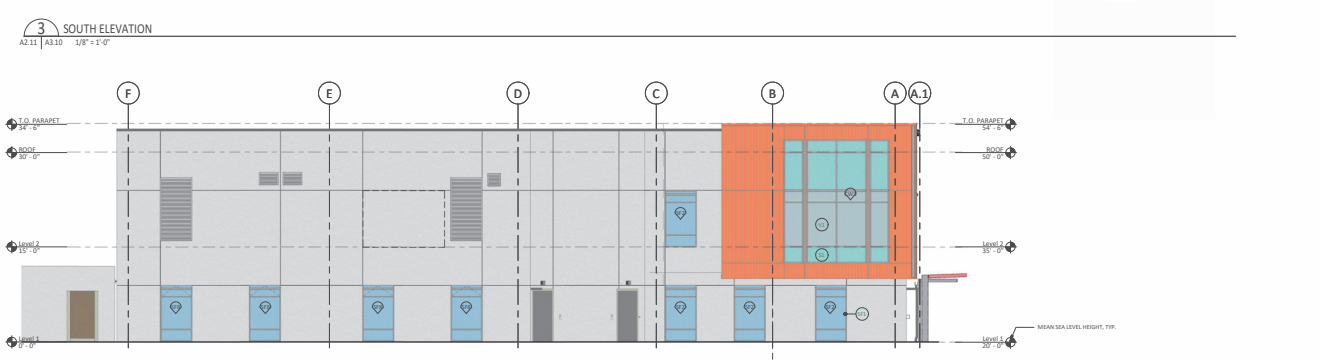
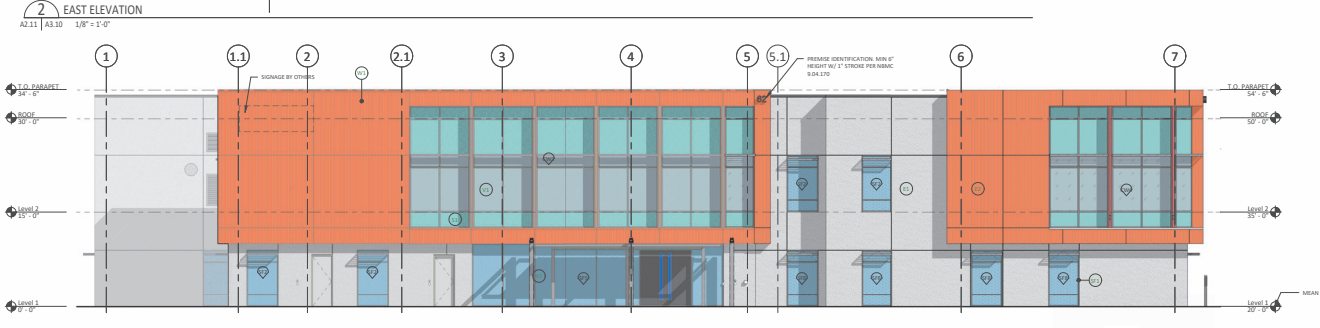
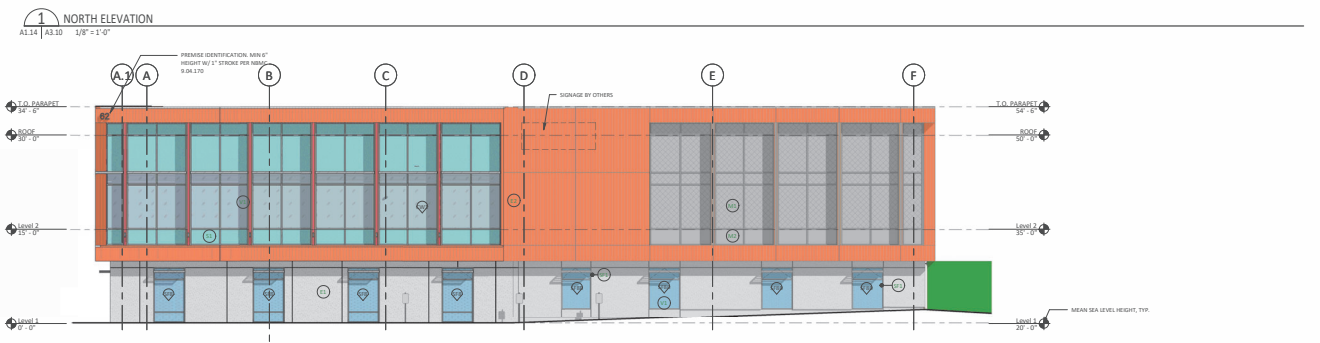
REVISIONS	DESCRIPTION	DATE
CCDA	CCDA - BUILDING EXPANSION	2025-12-30

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A3.10



HOAG NEUROSCENCES SERVICES - BUILDING EXPANSION
 1 HOAG DRIVE, NEWPORT BEACH, CA 92663
 PROJECT NO. 236325.00
 SHEET NO. A3.10
 DATE: 10/31/2025
 1/8" = 1'-0"