



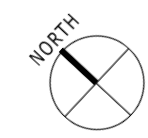
**9TH ST. PARTNERS**  
**17451 VON KARMAN AVE**  
 IRVINE, CA 92614  
**138,079 SF**

**OFFICE**  
 6,609 SF  
**MEZZ**  
 5,992 SF

5 K.O. DOORS      15 DOCK HI DOORS

PROJECT INFORMATION		T.I. EXPANSION EXHIBIT	02.16.2022
GROSS SITE AREA	6.22 AC	270,773 SF	
NET SITE AREA	5.95 AC	259,117 SF	
RAIL EASEMENT AREA	0.27 AC	11,656 SF	
NET COVERAGE		51.6%	
MAX COVERAGE		65.0%	
LANDSCAPE REQUIRED	15.0%	38,868 SF	
PROVIDED	15.03%	38,944 SF	
ZONE:	IBC - MULTI USE		
SETBACKS(BLDG):			
STREET FRONT BLDG. SETBACK	40'		
SIDE BLDG. SETBACK	10'		
REAR SETBACK	0'		
BUILDING AREA	139,567 SF		
FOOTPRINT	133,575 SF		
WAREHOUSE	126,966		
OFFICE	6,609		
MEZZANINE	5,992 SF		
OFFICE	5,992		
TOTAL PARKING REQUIRED	103		
WAREHOUSE @ 1/1,000 1ST 20K	20		
WAREHOUSE @ 1/2,000 2ND 20K	10		
WAREHOUSE @ 1/4,000 > 40K	22		
OFFICE @ 1/250	51		
PARKING PROVIDED	103		
FULL-SIZE (10% MIN.)	9'x19'	14	
LONG TERM	8.5'x19'	74	
VAN ADA		1	
STND ADA		4	
EV VAN ADA		1	
EV ADA		1	
EV		3	
CLEAN AIR		5	

VON KARMAN AVE



**9TH ST. PARTNERS VON KARMAN**  
**17451 VON KARMAN AVE. IRVINE, CA 92614**

05.13.2022  
 H-A+D JOB NO: A20-2096

