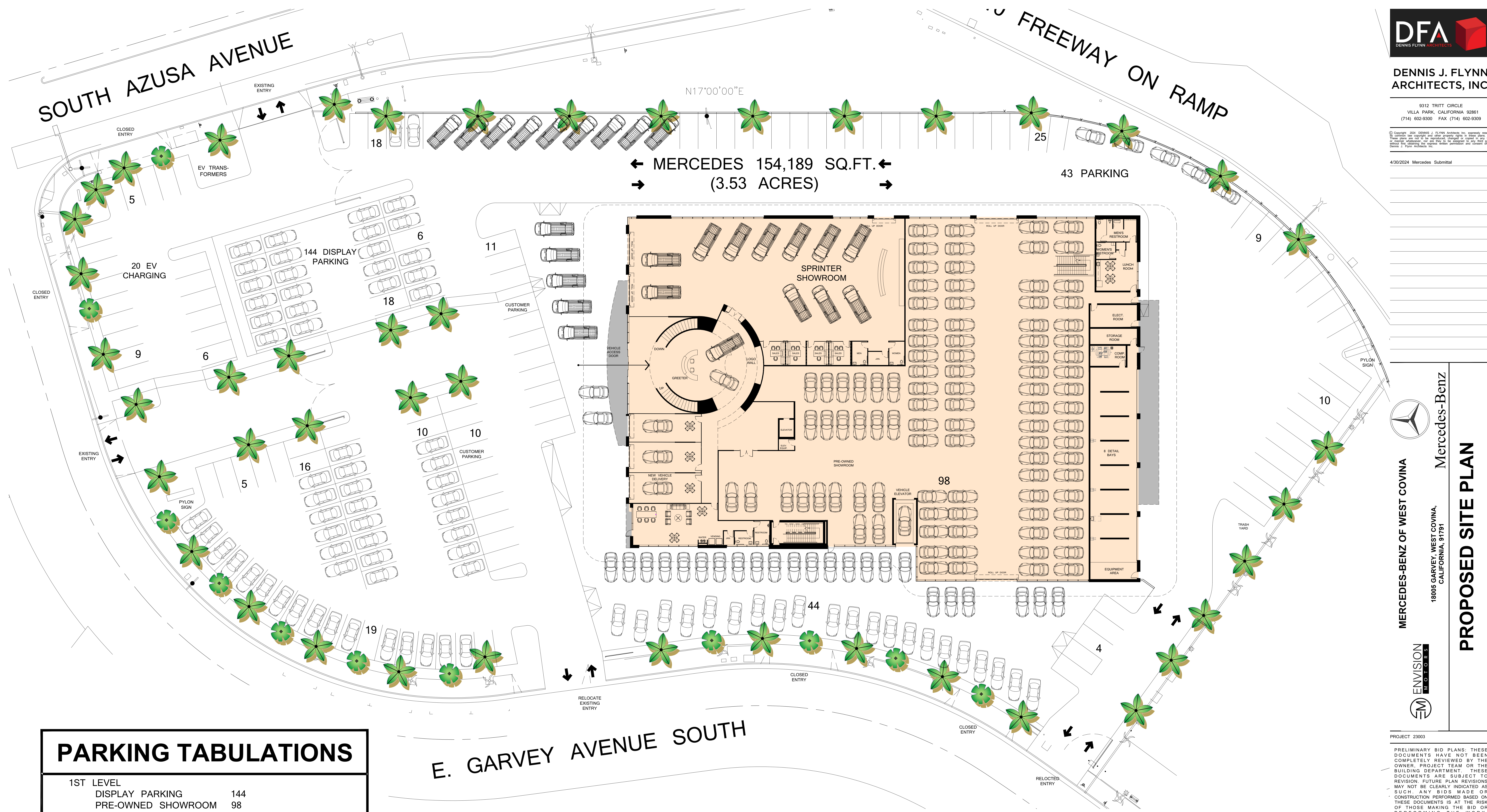


**APPENDIX A**  
**PROJECT PLANS**



← MERCEDES 154,189 SQ.FT. ←  
→ (3.53 ACRES) →

### PARKING TABULATIONS

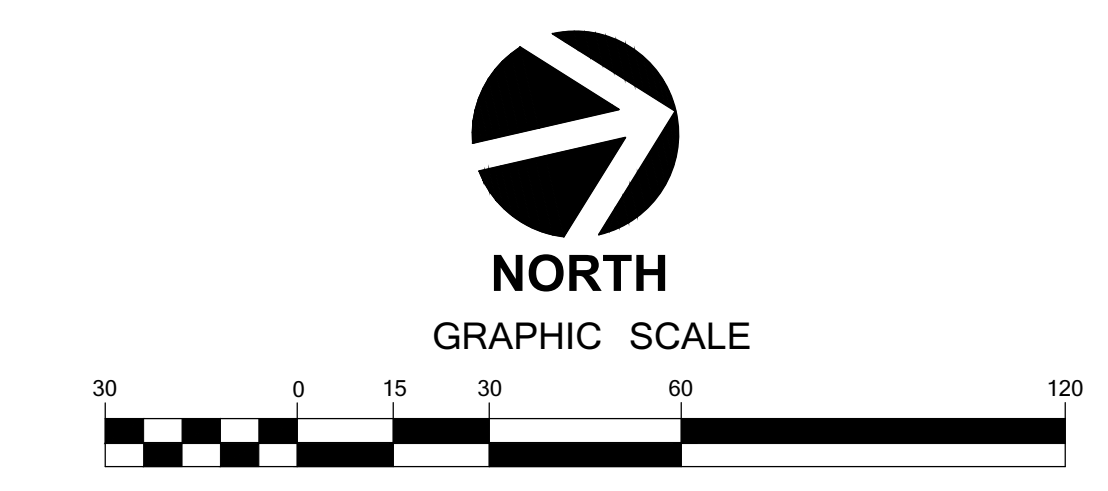
1ST LEVEL		
DISPLAY PARKING	144	
PRE-OWNED SHOWROOM	98	
CUSTOMER PARKING	25	
PARKING	43	
EV PARKING	20	
SPRINTER SHOWROOM	11	
NEW VEHICLE DELIVERY	4	
DETAIL BAYS	8	
NEW VEHICLE DELIVERY	4	
2ND LEVEL		
SHOWROOM	42	
<b>TOTAL</b>	<b>399</b>	

### BUILDING AREA

SITE AREA	3.542 ACRES
FIRST FLOOR ENCLOSED	42,890 SQ.FT.
SECOND FLOOR ENCLOSED	42,500 SQ.FT.
<b>TOTAL BUILDING AREA</b>	<b>85,390 SQ.FT.</b>
SECOND FLOOR ROOF OVERHANG	8,920 SQ.FT.

### PROPOSED SITE PLAN

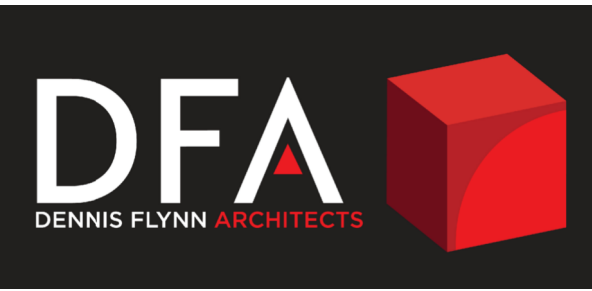
SCALE: 1/16" = 1'-0"



**MERCEDES-BENZ OF WEST COVINA**  
 18005 GARVEY, WEST COVINA, CALIFORNIA, 91791  
**Mercedes-Benz**  
**PROPOSED SITE PLAN**

PROJECT 23003  
 PRELIMINARY BID PLANS: THESE DOCUMENTS HAVE NOT BEEN COMPLETELY REVIEWED BY THE OWNER, PROJECT TEAM OR THE BUILDING DEPARTMENT. THESE DOCUMENTS ARE SUBJECT TO REVISION. FUTURE PLAN REVISIONS MAY NOT BE CLEARLY INDICATED AS SUCH. ANY BIDS MADE OR CONSTRUCTION PERFORMED BASED ON THESE DOCUMENTS IS AT THE RISK OF THOSE MAKING THE BID OR PERFORMING THE WORK.



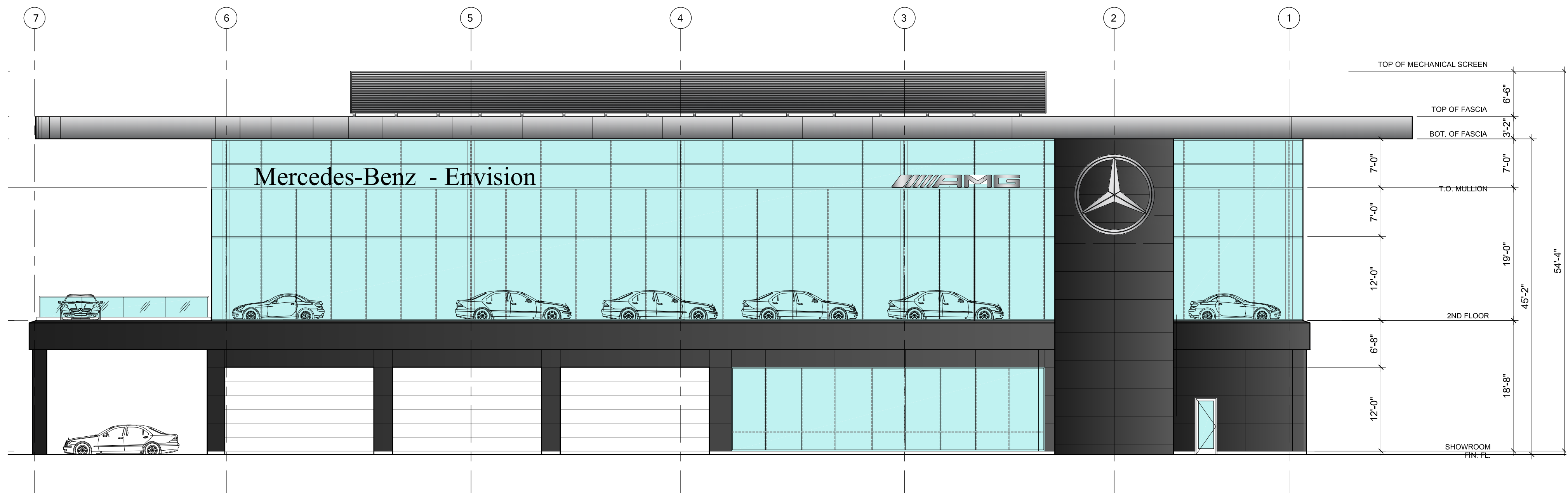


DENNIS J. FLYNN ARCHITECTS, INC.

9312 TRITT CIRCLE  
VILLA PARK, CALIFORNIA 92861  
(714) 602-9300 FAX (714) 602-9309

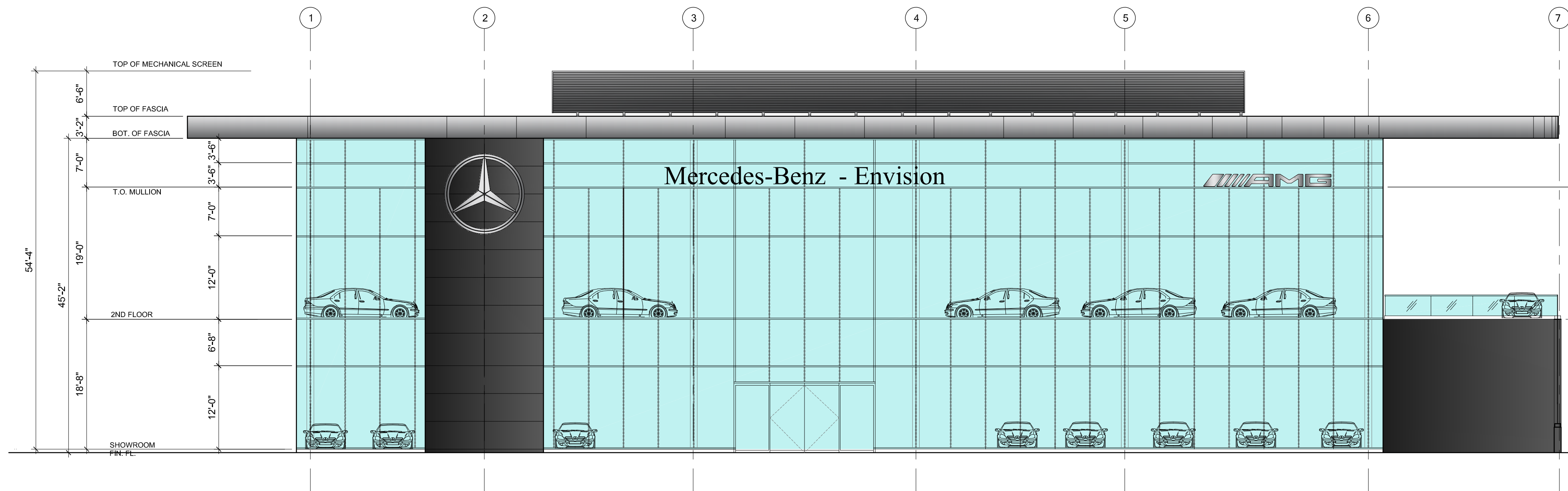
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08/18/2022 TOYOTA SITE CONCEPT  
08/29/2022 OLD TOYOTA SITE CONCEPT  
09/20/2022 OLD TOYOTA SITE CONCEPT  
09/29/2022 CONCEPT REVISED



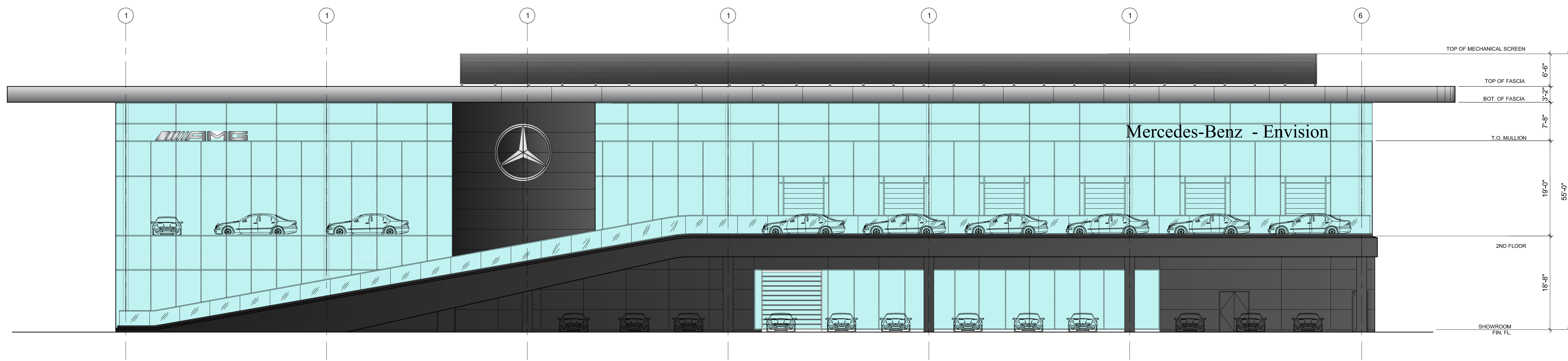
NORTH ELEVATION

SCALE: 1/8" = 1'-0" ②



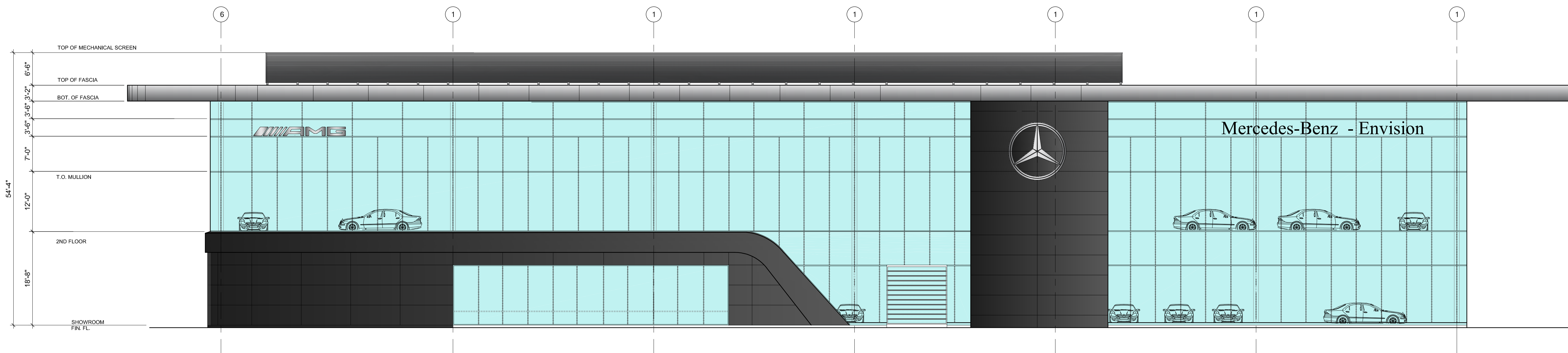
SOUTH ELEVATION

SCALE: 1/8" = 1'-0" ①



EAST ELEVATION

SCALE: 1/8" = 1'-0" ③

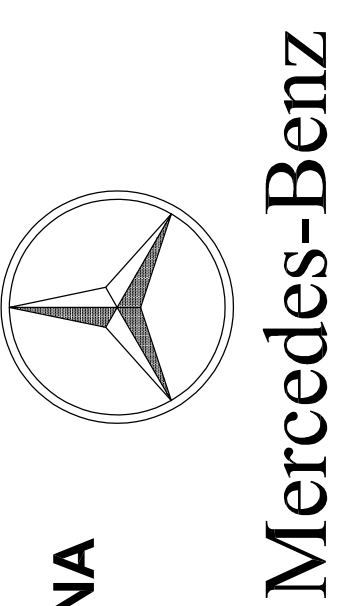
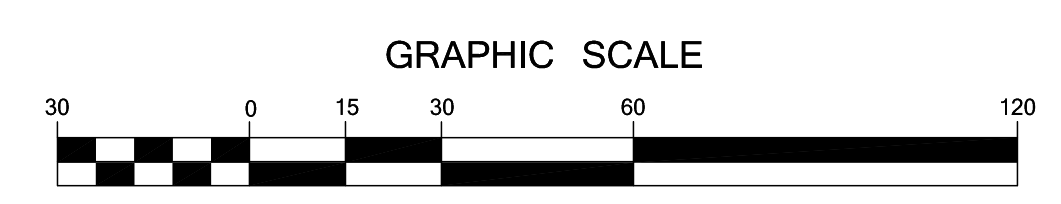


WEST ELEVATION

SCALE: 1/8" = 1'-0" ④

EXTERIOR ELEVATIONS

SCALE: 3/32" = 1'-0"



MERCEDES-BENZ OF WEST COVINA

18005 GARVEY, WEST COVINA, CALIFORNIA, 91791

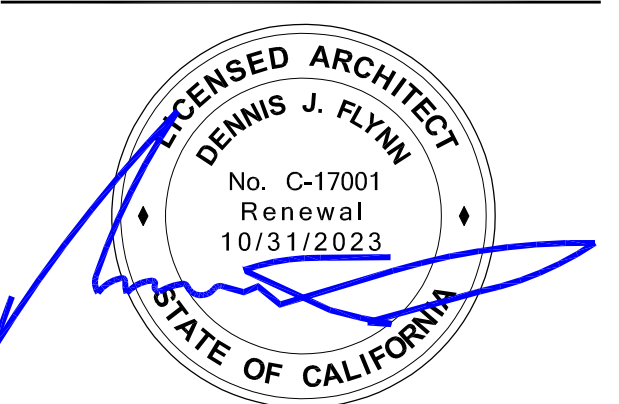
Mercedes-Benz

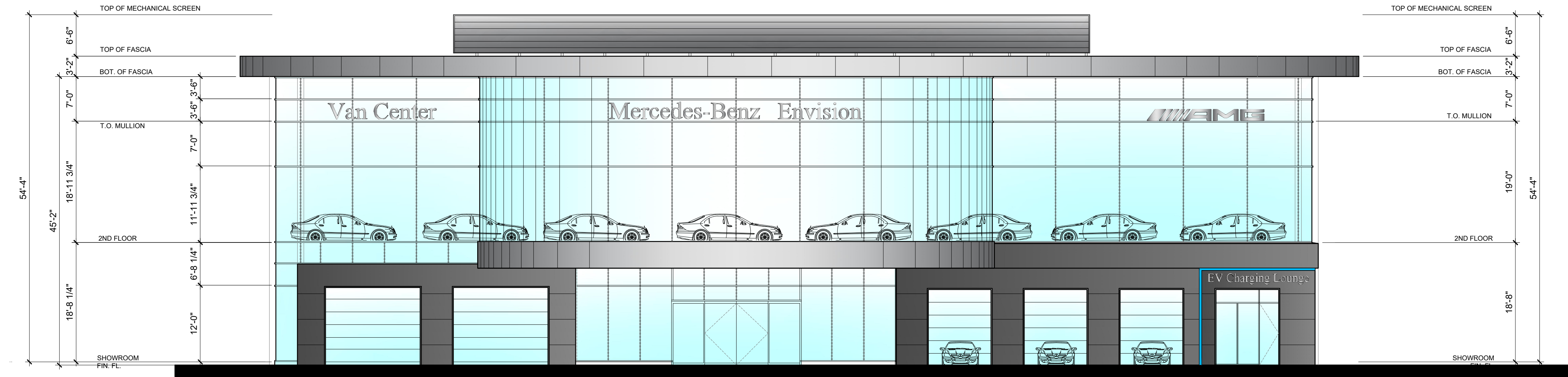
EXTERIOR ELEVATIONS



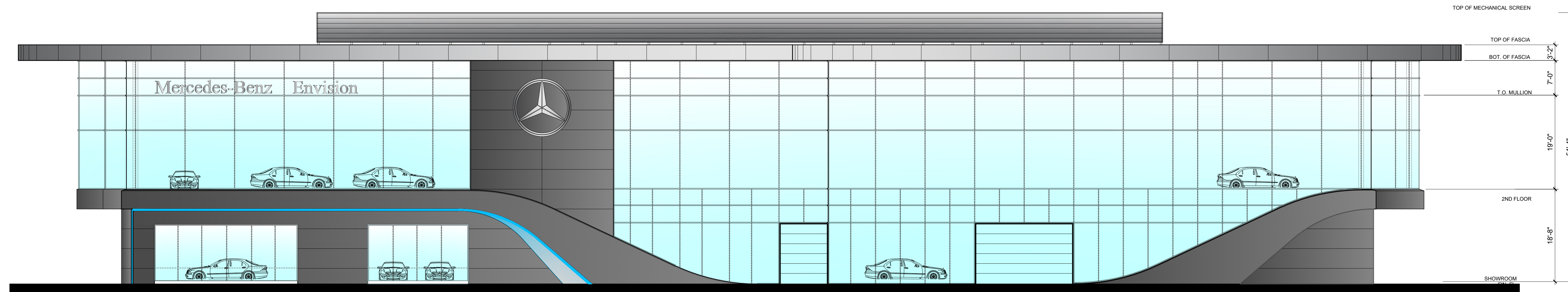
PROJECT 23003

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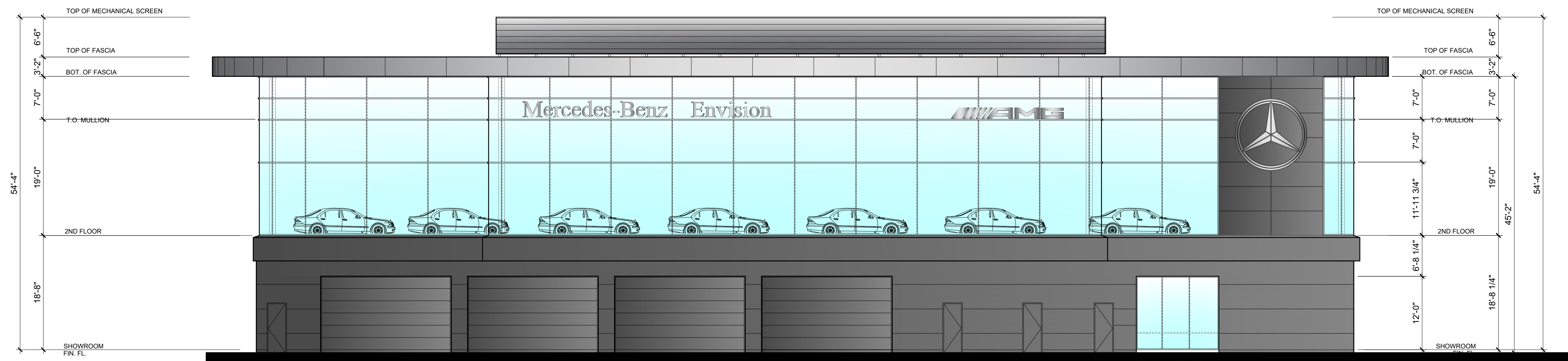




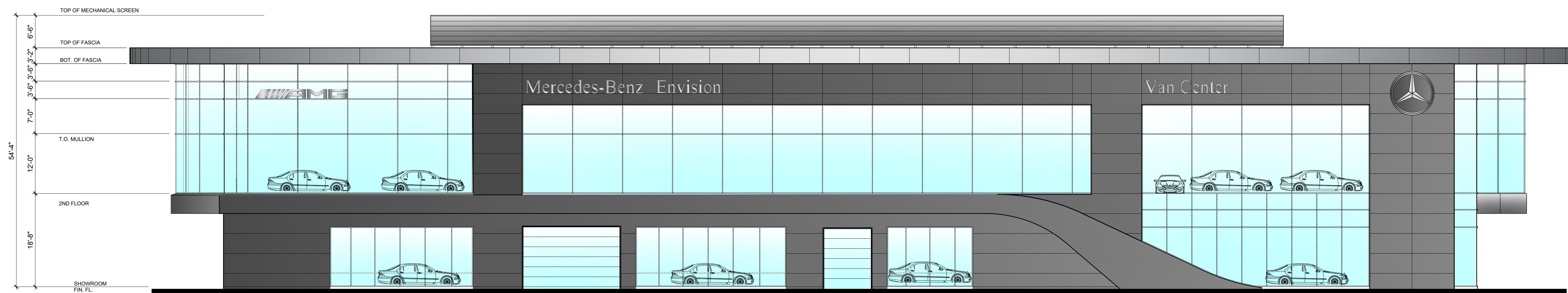
SOUTH ELEVATION



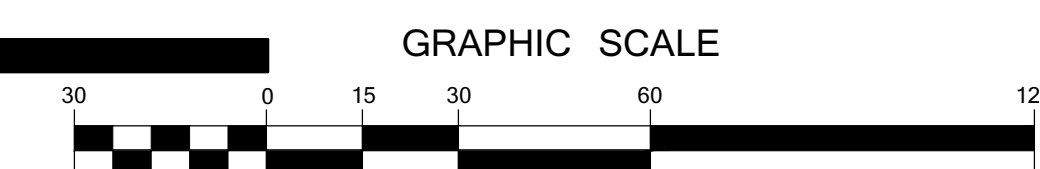
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



Mercedes-Benz

MERCEDES-BENZ OF WEST COVINA

18005 GARVEY, WEST COVINA,  
CALIFORNIA, 91791

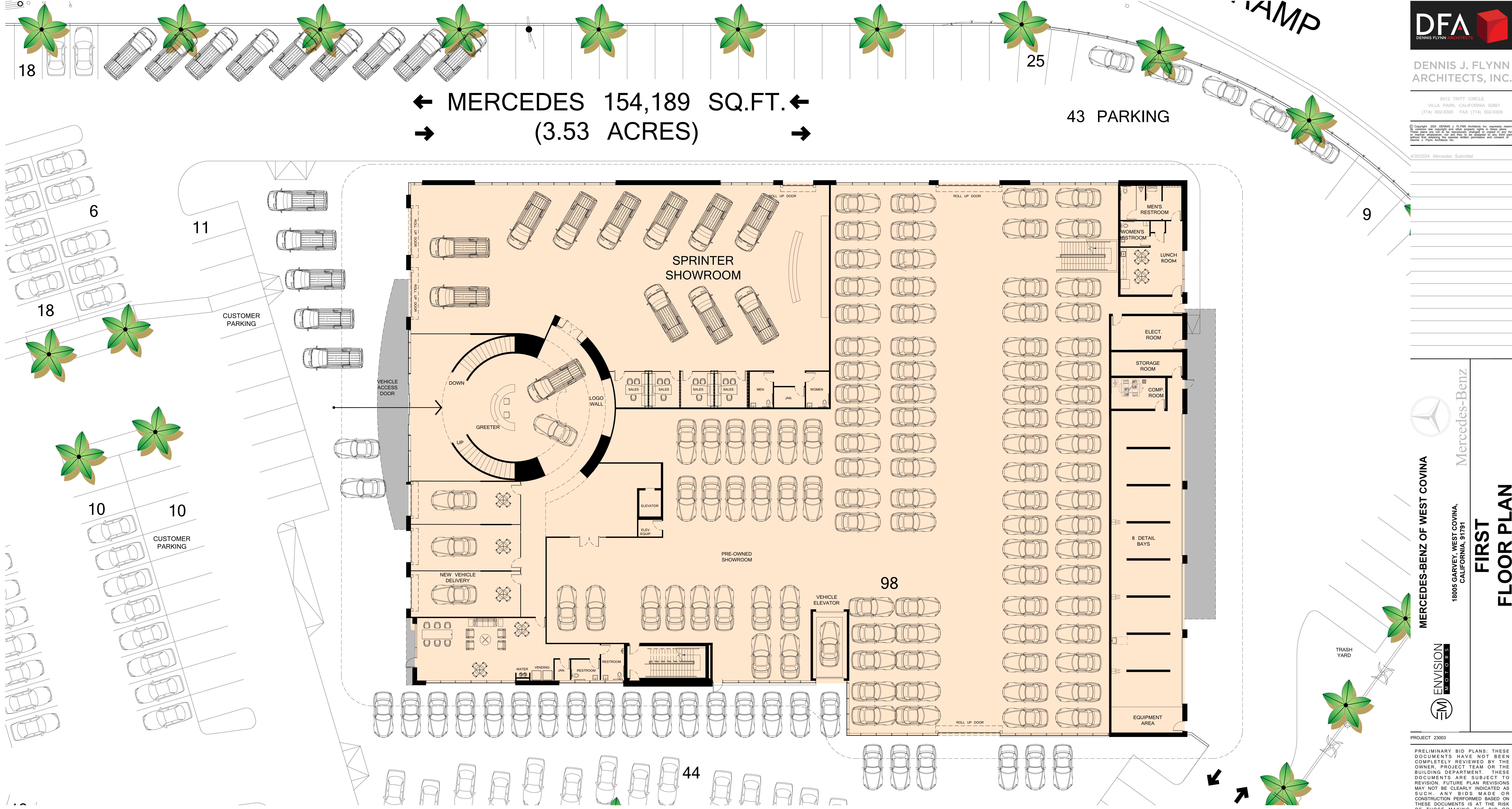


EXTERIOR ELEVATIONS

PROJECT 23003

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← **MERCEDDES 154,189 SQ.FT.** ←  
→ **(3.53 ACRES)** →

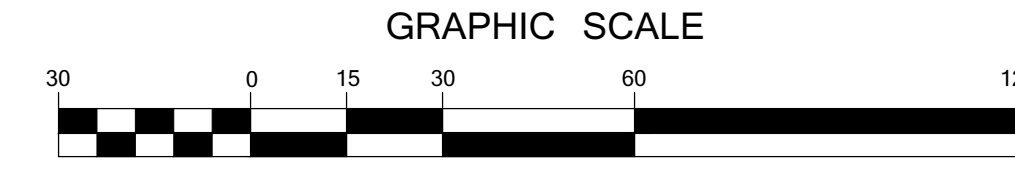
43 PARKING

MERCEDES-BENZ OF WEST COVINA  
18005 GARVEY, WEST COVINA, CALIFORNIA, 91791  
Mercedes-Benz

ENVISION  
MOTORS

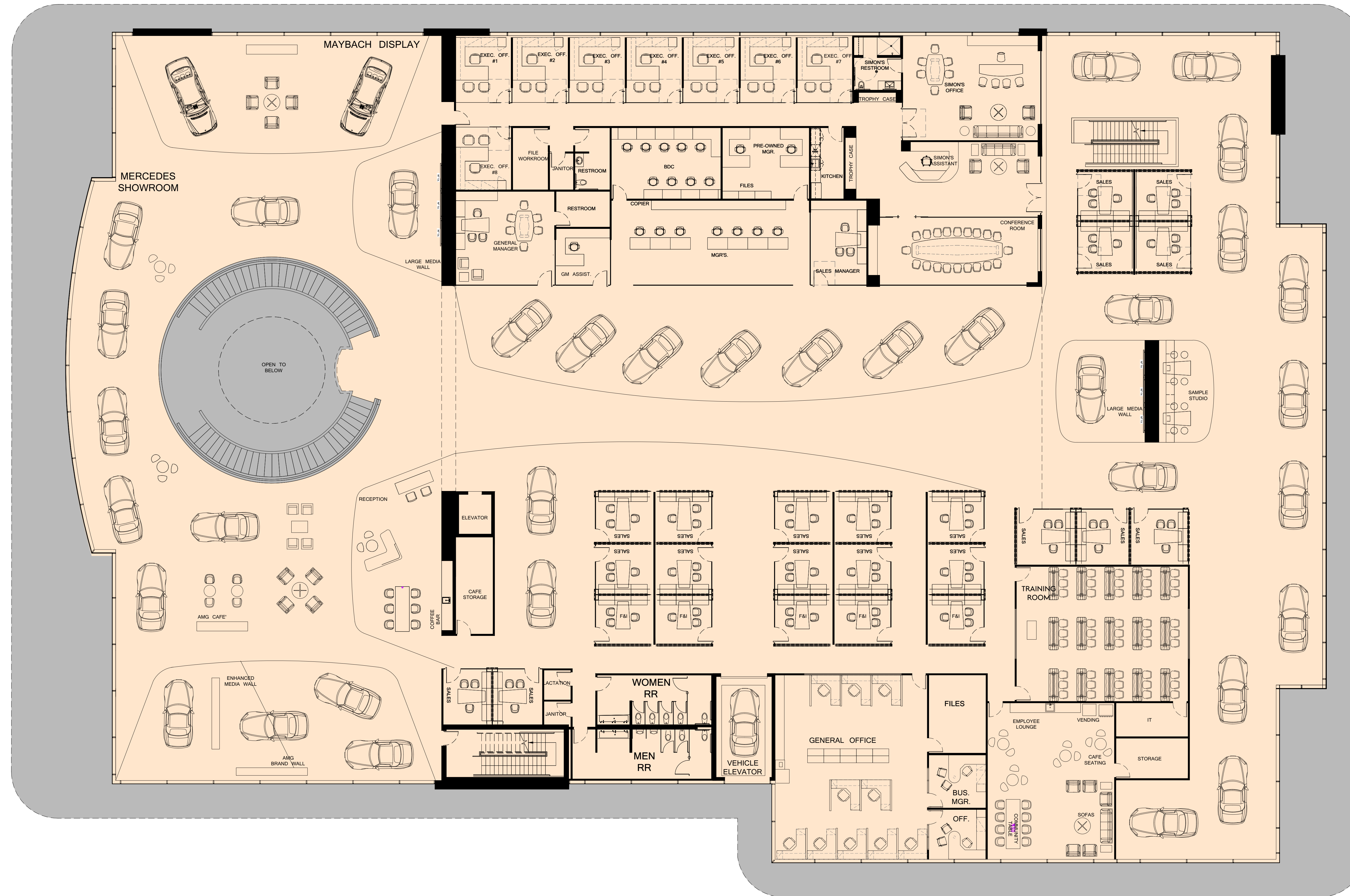
PROJECT 23003  
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DENNIS J. FLYNN  
No. C-17001  
Renewal  
10/31/2023  
STATE OF CALIFORNIA



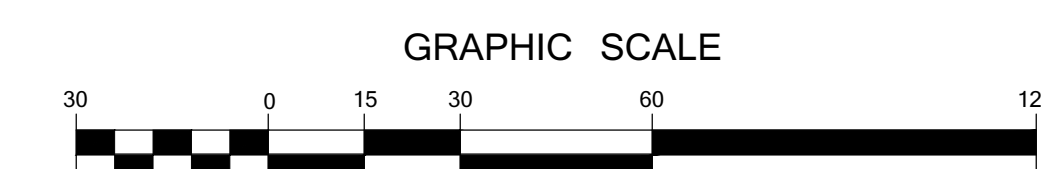
**FIRST FLOOR PLAN**

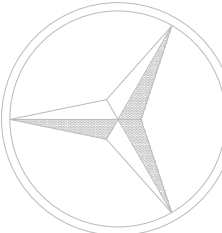
SCALE: 3/32" = 1'-0"




**SECOND FLOOR PLAN**

SCALE: 3/32" = 1'-0"



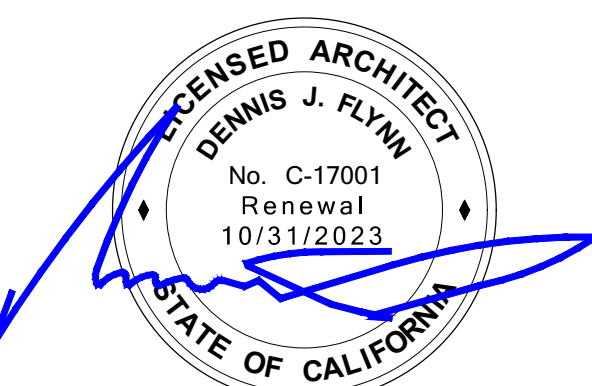
 Mercedes-Benz  
**SECOND FLOOR PLAN**  
**SHOWROOM**

**MERCEDES-BENZ OF WEST COVINA**  
 18005 GARVEY, WEST COVINA,  
 CALIFORNIA, 91791



PROJECT 23003

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CUSTOMER ENTRY - SOUTH SIDE



OFF RAMP VIEW - WEST SIDE



EAST SIDE - DAY



EAST SIDE - NIGHT



MERCEDES-BENZ OF WEST COVINA

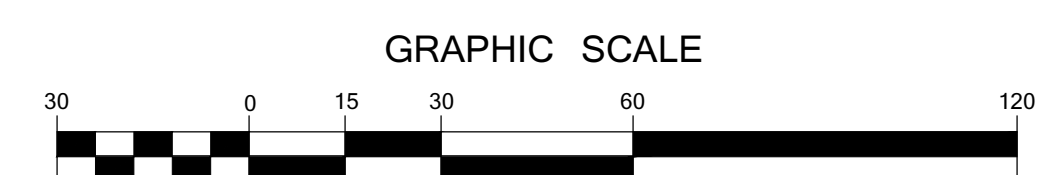
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CALIFORNIA, 91791

RENDERING-1



PROJECT 23003

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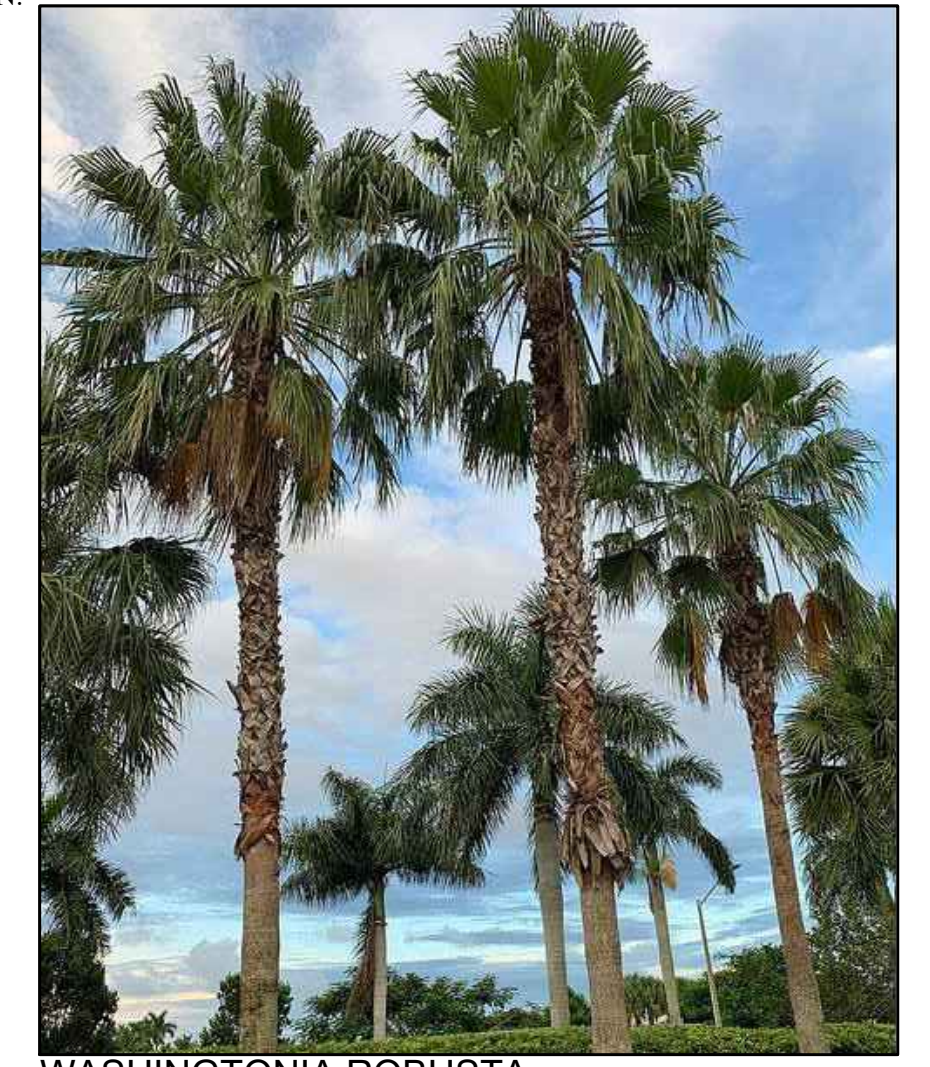
**PLANT LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	18" BTH	46	MOD
	LAGERSTROEMIA INDICA 'CENTENNIAL SPIRIT' -STANDARD TRUNK	CENTENNIAL SPIRIT CRAPE MYRTLE	24" BOX	5	MOD
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	13	LOW
	AGAVE AMERICANA	CENTURY PLANT	15 GAL		LOW
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL		LOW
	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	5 GAL		LOW
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL		LOW
	CARISSA MACROCARPA 'GREEN CARPET'	GREEN CARPET NATAL PLUM	1 GAL	@ 36" OC	LOW
	ROSMARINUS O. 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	@ 30" OC	LOW
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	@ 20" OC	LOW

THIS PRELIMINARY PLANT PALETTE IS INTENDED TO REPRESENT A TYPICAL SAMPLE OF THE PROPOSED PLANTS BUT DOES NOT INDICATE THE EXACT SPECIES WHICH WILL BE DEVELOPED ON THE DETAILED PLANS.

**LANDSCAPE NOTES**

- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- LANDSCAPING IS TO CONFORM TO ALL APPLICABLE CODES & ORDINANCES.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL ON-SITE LANDSCAPING AS SHOWN.
- ALL TREES WITHIN 5' OF HARDSCAPE TO HAVE A 12" DEEP LINEAR ROOT BARRIER.
- ALL PLANTER AREAS TO RECEIVE A 3" LAYER OF SHREDDDED ORGANIC MULCH.
- SOIL COMPACTION TO BE NO GREATER THAN 85% ON LANDSCAPE AREAS.
- ALL FINISH GRADES TO BE 1-1 1/2" BELOW FINISH SURFACE PAVING.
- AGRONOMICAL SOIL TESTING REPORT TO BE PROVIDED BY CONTRACTOR.



WASHINGTONIA ROBUSTA

**California Water Efficient Landscape Worksheet**

Reference Evapotranspiration (ET <sub>a</sub> )	Hydrozone # / Planting Description*	Plant Factor (PF)	Irrigation Method <sup>b</sup>	Irrigation Efficiency (IE) <sup>c</sup>	Project Type	ETAF x Area (Sq. Ft.)	Non-Residential Area	ETAF x Area	Estimated Total Water Use (ETWU) <sup>d</sup>
0.45					Non-Residential				0.45
<b>Regular Landscape Areas</b>									
	Trees mod water use	0.4	Drip	0.81		0.49	1850	914	29454
	shrubs low water use	0.3	Drip	0.81		0.37	10717	3969	127969
				0.75		0.00		0	0
				0.75		0.00		0	0
	<b>Totals</b>						12567	4883	157423
<b>Special Landscape Areas</b>									
						1		0	0
						1		0	0
						1		0	0
						1		0	0
	<b>Totals</b>					0	0	0	0
	<b>ETWU Total</b>								157423
	<b>Maximum Allowed Water Allowance (MAWA)<sup>e</sup></b>								182322

**ETAF Calculations**

Regular Landscape Areas		
Total ETAF x Area	4883	Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.
Total Area	12567	
Average ETAF	0.39	

**LANDSCAPE AREA TABLE**

TYPE	AREA
SITE TOTAL	154289 S.F.
LANDSCAPE PROVIDED	16,717 S.F.
LANDSCAPE IRRIGATED AREA	12567 S.F.



LAGERSTROEMIA 'CENTENNIAL SPIRIT'



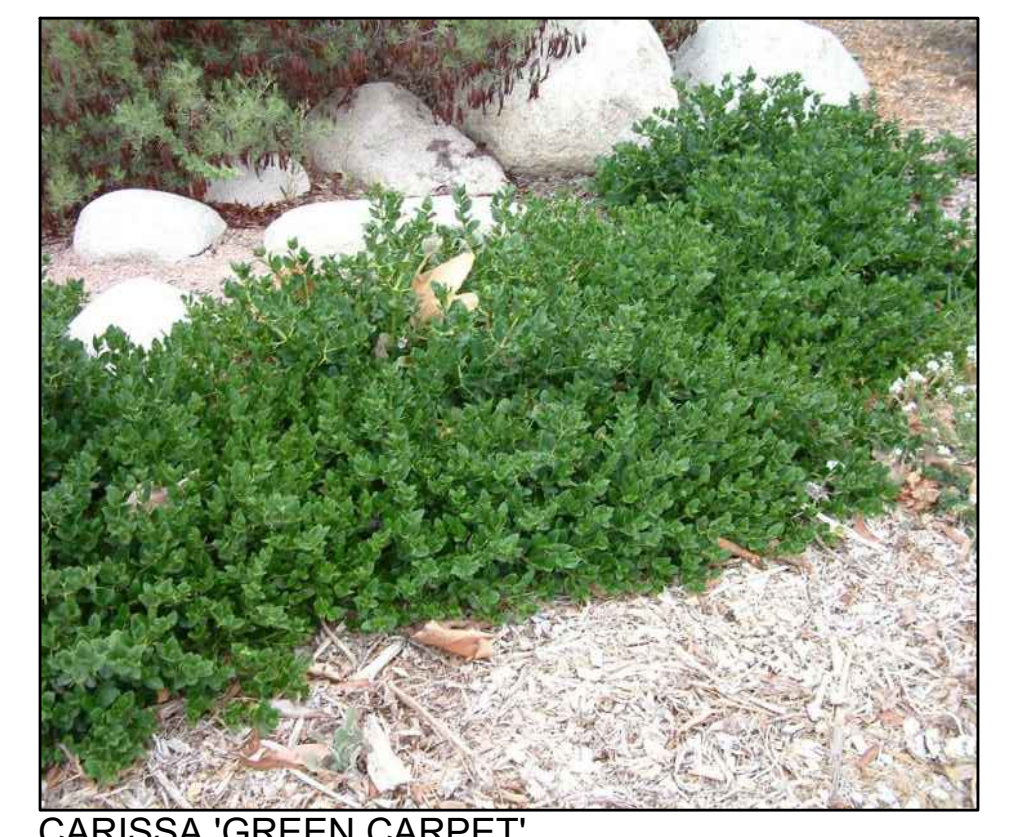
RHUS LANCEA



AGAVE AMERICANA



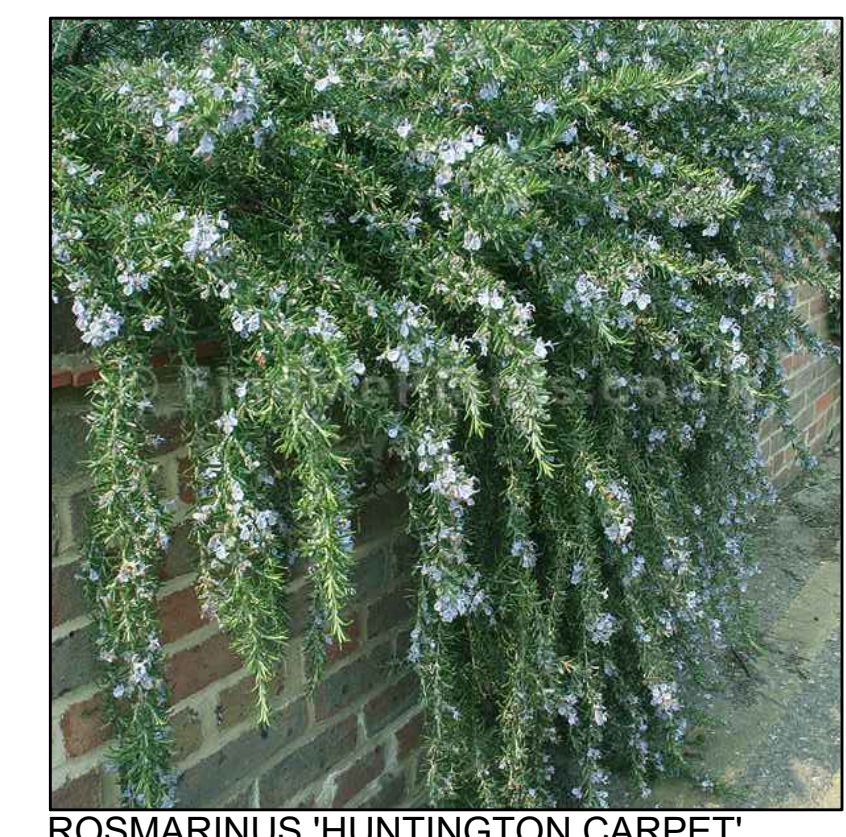
CALLISTEMON 'LITTLE JOHN'



CARISSA 'GREEN CARPET'



DIANELLA REVOLUTA 'LITTLE REV'



ROSMARINUS 'HUNTINGTON CARPET'



SENECIO SERPENS

**PRELIMINARY LANDSCAPE PLAN**  
4-22-24