

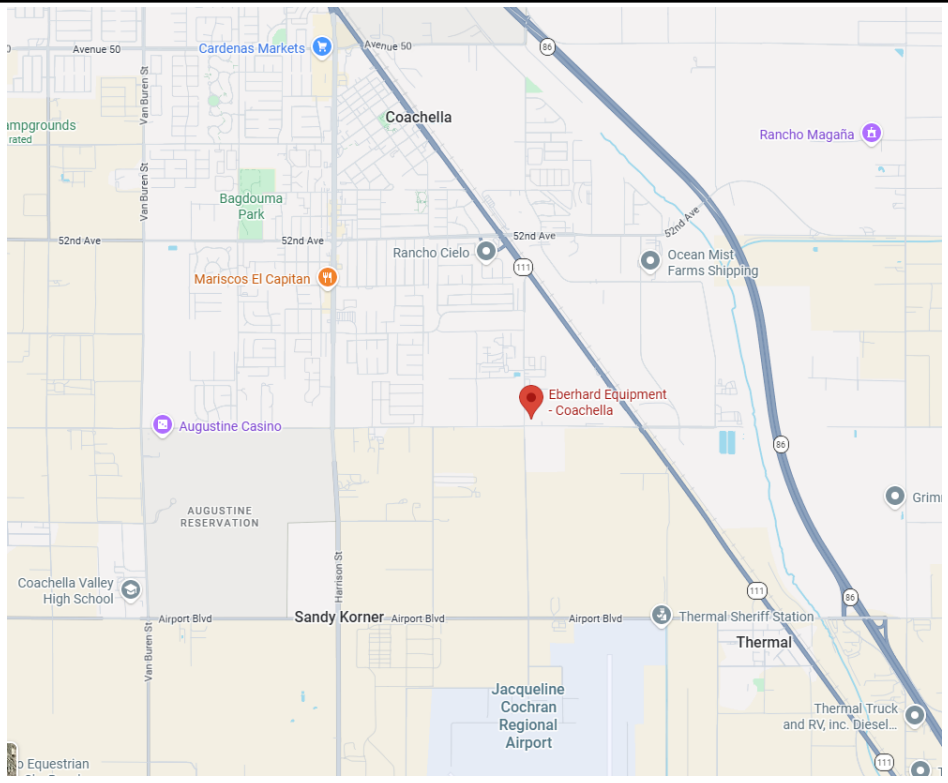


REFERENCE IMAGE

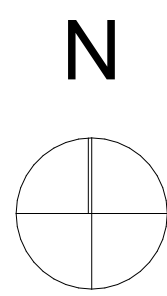
Eberhard Equipment - Container Carport Site Plan

86-100 Avenue 54
Coachella, CA 92236



PROJECT TEAM	PROJECT SITE
OWNER: EBERHARD HOLDINGS LLC STEVE EBERHARD, MANAGING MEMBER 86-100 AVENUE 54, COACHELLA, CA 92236 775-461-6647	
ARCHITECT: DAVID HERTZ ARCHITECTS / STUDIO OF ENVIRONMENTAL ARCHITECTURE 28128 PACIFIC COAST HIGHWAY, UNIT 98, MALIBU, CA 90265 OFFICE PHONE: 310-829-9932 CONTACT: DAVID R. HERTZ, FAIA E-MAIL: hertz@studioea.com LICENSE #: C-25190	
STRUCTURAL ENGINEER: WORKPOINT engineering 4909 W Jefferson Blvd, Los Angeles, CA 90016 BEN JOHN 310-314-0040	
TORO ROOF ENGINEER: Alliance Engineering of Oregon, Inc 2700 Market St NE Salem, OR 97301 engsupport@actbuildingsystems.com	
PROJECT DATA	GENERAL NOTES
PROPERTY INFO A.P.N. #: #763-141-007 & #763-141-009 PROPERTY ADDRESS: 86-100 AVENUE 54, COACHELLA, CA 92236 ZONING: COMMERCIAL LAND USE: TRACTOR DEALERSHIP PARCEL AREA: APN: 763-141-007 1.36 Acres APN: 763-141-009 2.50 Acres Total Combined Lot Size: 3.86 Acres	1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING CODES AS WELL AS THE CODES AND/OR LOCAL CODES AND ORDINANCES: 2025 CBC 2. ALL PROPERTY LINES, EASEMENTS AND BUILDINGS, BOTH EXISTING AND PROPOSED, SHOWN ON THIS SITE PLAN ARE BASED UPON PRIOR PLANS PROVIDED TO THE ARCHITECT AND HAVE NOT BEEN FIELD VERIFIED. WE RECOMMEND HAVING ALL PROPERTY LINES SURVEYED TO PROVIDE ACCURACY. 3. SURFACE WATER SHALL DRAIN AWAY FROM THE BUILDING AND PROPOSED ACCESSORY STRUCTURE. (SECTION 1804.7) 4. NO HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING OR PROPOSED ACCESSORY STRUCTURE WHICH EXCEEDS THE QUANTITIES LISTED IN CBC TABLES 307.1(1) AND 307.1(2). 5. THE ENGINEER'S SEAL IF AFFIXED HERE INDICATES THAT THE METHOD OF ANALYSIS PRESENTED IS CONSISTENT WITH ACCEPTED ENGINEERING PRACTICES AND CODE ACCEPTED DESIGN VALUES AND THAT THIS ENGINEER IS THE RESPONSIBLE IN CHARGE FOR THE CIVIL ENGINEERING WORK SHOWN ON THIS PLAN. 6. THIS ARCHITECT DID NOT DETERMINE THE PROPERTY BOUNDARIES OF THIS PROJECT IN RELATIONSHIP TO THE FIELD MONUMENTS SHOWN ON THIS SITE PLAN. 7. SHOULD DISCREPANCIES OCCUR ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. 8. THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS. ACTUAL DIMENSION NUMBERS SHOWN ON THE PLANS ARE TO BE USED. IF DIMENSIONAL CONFLICTS EXIST, NOTIFY THE ENGINEER IMMEDIATELY. ANY CONTRACTOR SCALING DRAWINGS FOR ANY PURPOSE DOES SO AT HIS OWN RISK AND IS RESPONSIBLE FOR ANY ERRORS AND MISTAKES WHICH MAY RESULT. 9. CONCEPTUAL LANDSCAPE PLAN WITH PLANT COUNTS AND LANDSCAPE DETAILS ARE NOT PART OF THIS ARCHITECTURAL SCOPE.
SCOPE OF WORK	
1. PLACE THREE STORAGE CONTAINERS ACCORDING TO THE SITE PLAN AND ENGINEERING DRAWINGS. 2. SECURE CONTAINERS TO THE GROUND AS REQUIRED BY THE STRUCTURAL ENGINEER. 3. INSTALL FACTORY-BUILT STEEL ROOF STRUCTURES (2) ONTO THE CONTAINERS AS REQUIRED BY THE ENGINEER.	

PROPERTY BOUNDARY NOTE:
THE PROPERTY OR BOUNDARY LINES SHOWN ON THIS PLAN ARE AN APPROXIMATE AND ASSUMED LOCATION. THIS PLAN SHALL NOT BE USED AS A LEGAL DOCUMENT FOR LOCATING, ESTABLISHING OR DEPICTING PROPERTY LINES. PROPERTY MATCH THE PRIOR APPROVED SITE PLAN FROM THE TENANT IMPROVEMENT PROJECT IN 2020.



ENVIRONMENTAL ARCHITECTURE

STUDIO OF

DAVID HERTZ ARCHITECTS

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LICENSED ARCHITECT

DAVID RANDALL HERTZ

C-25190

REN. 10-31-17

STATE OF CALIFORNIA

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Eberhard Equipment -
Container Carport & Sidewalk
Site Plan
Building 86-100 Avenue 54
Coachella, CA 92236

PLAN REVISION LOG

NO	DATE	DESCRIPTION

DRAWING PRINT LOG

NO	DATE	DESCRIPTION

SHEET TITLE:

TITLE SHEET /
GENERAL INFO

PROJECT NO:

2603

PRINT DATE:

4/6/2026

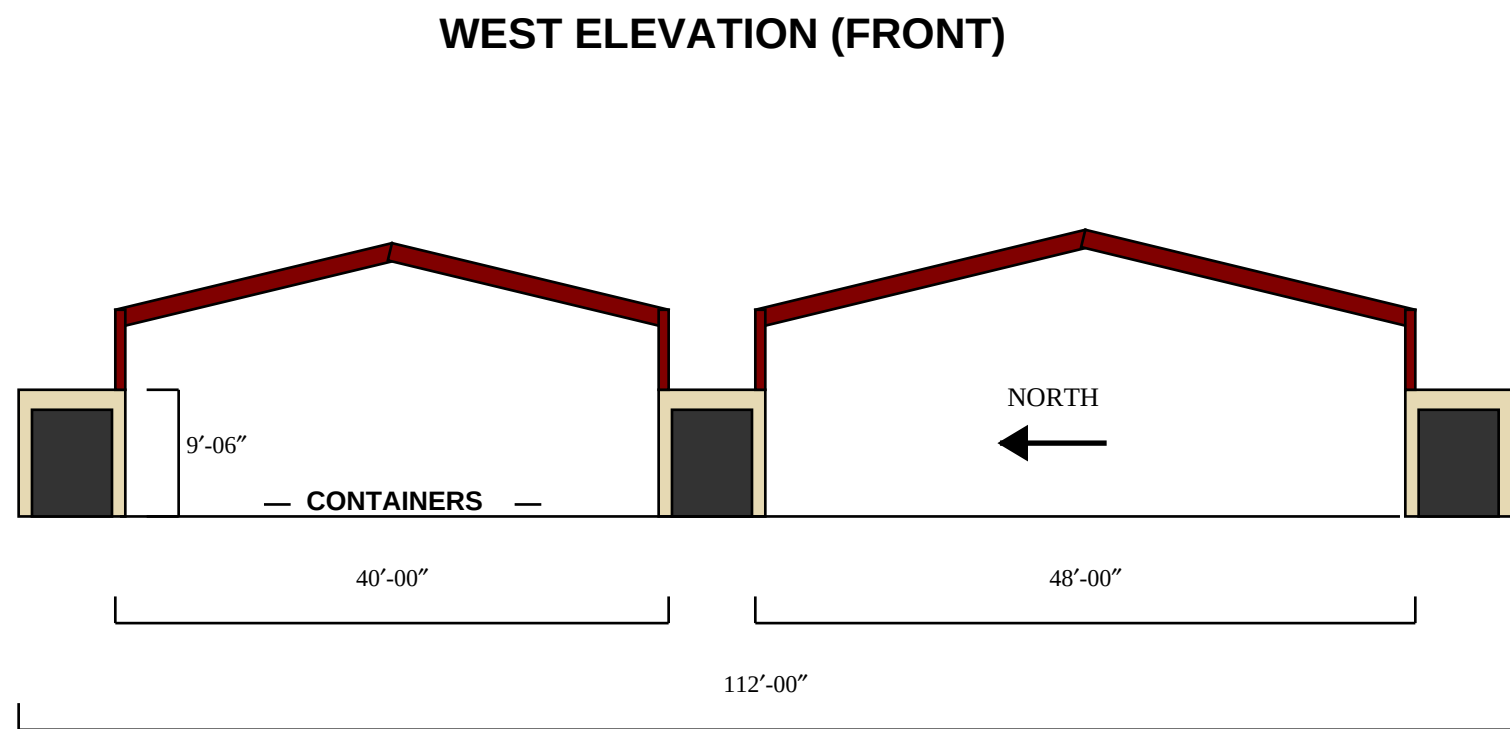
SHEET NO:

T1

1" ACTUAL

If this scale does not measure 1" actual, this drawing may have been enlarged or reduced and all labeled scales are incorrect.

86-100 Avenue 54 • Coachella, CA
PROPOSED ADDITION OF TWO CAR PORTS WITH STORAGE

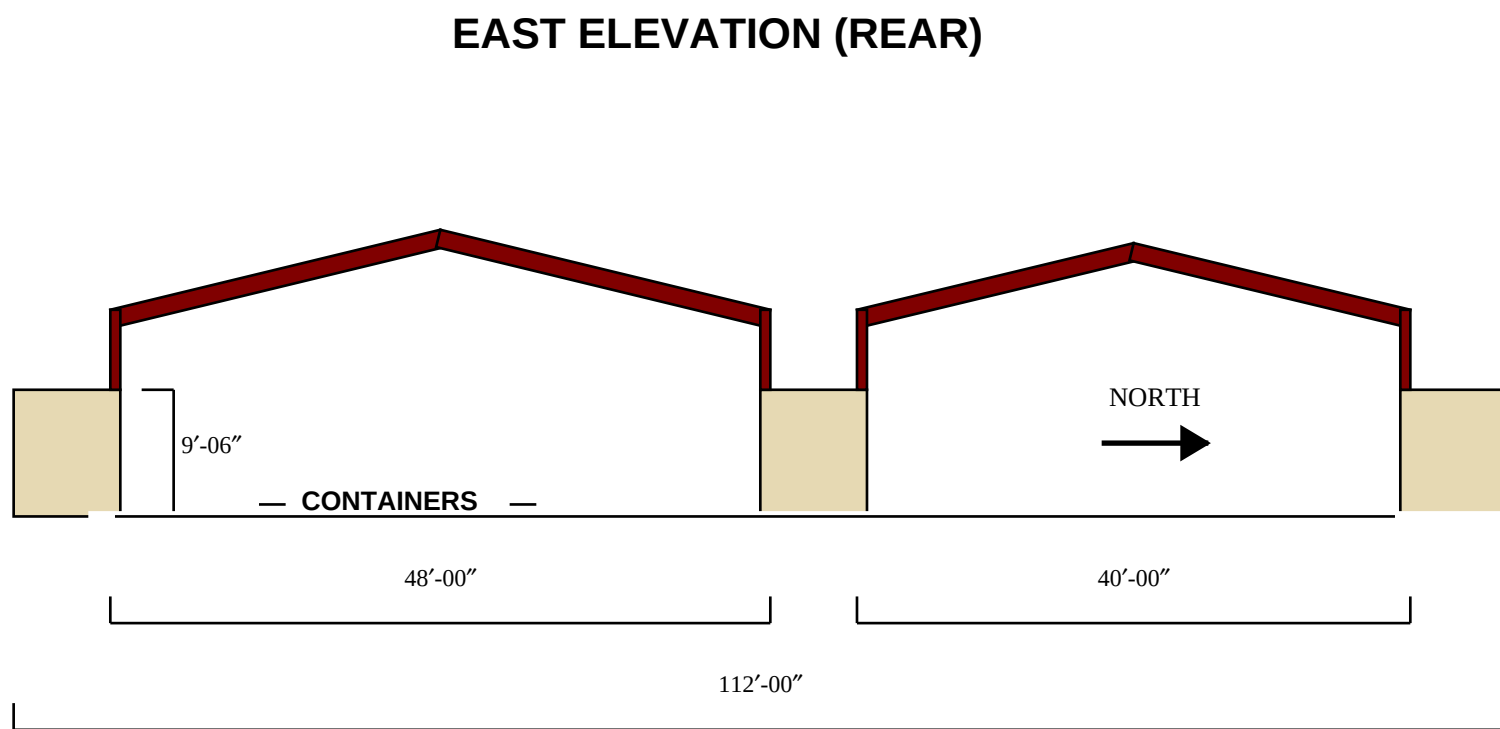


Roof structures by Toro Steel Buildings with CA engineering stamp to CBC2025
Designed to 135mph wind loads with extra support for future solar panels

Footings by certified CA structural engineer

1 WEST ELEVATION (FRONT)

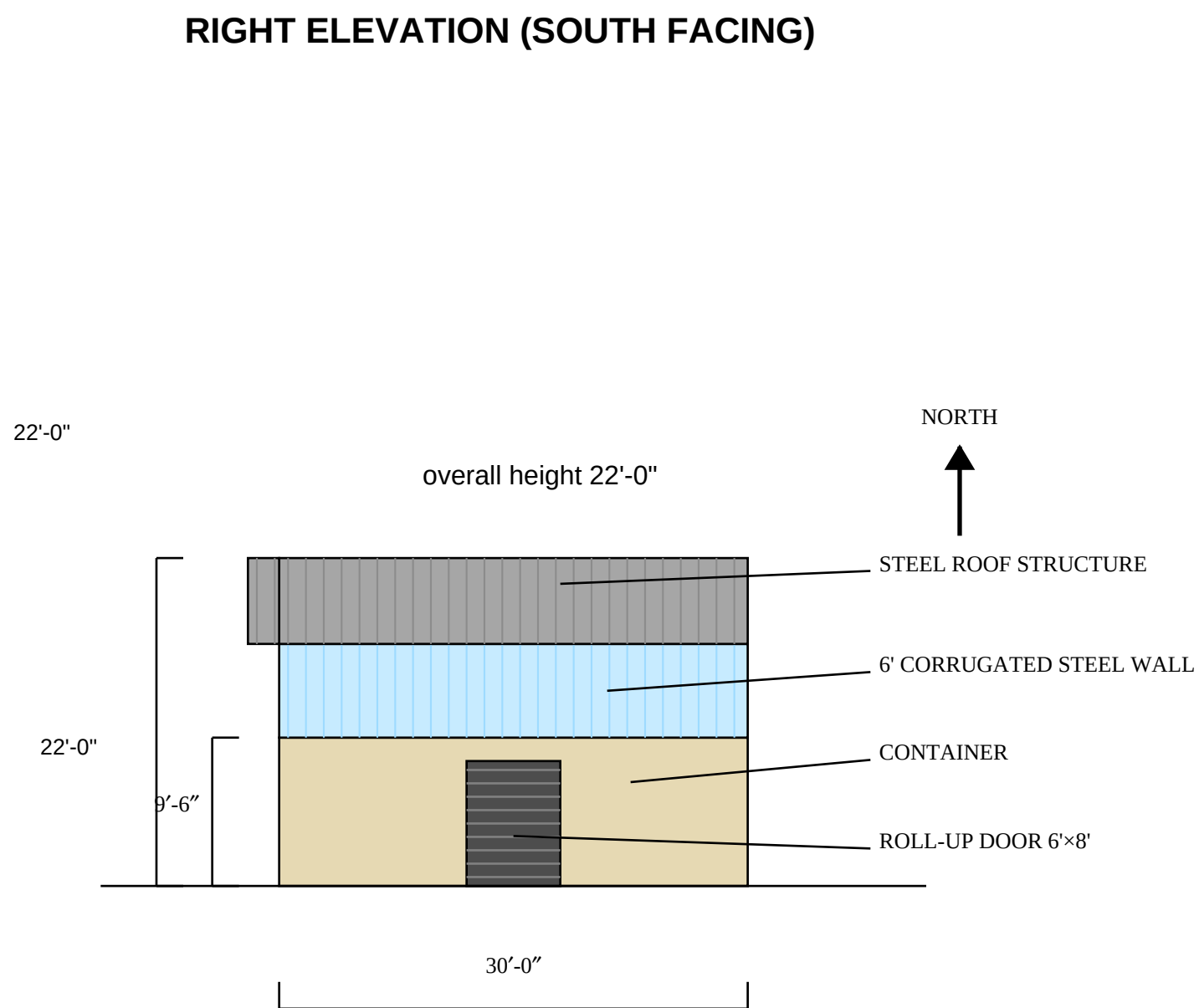
86-100 Avenue 54 • Coachella, CA
PROPOSED ADDITION OF TWO CAR PORTS WITH STORAGE



Containers. Standard 30ft hicube shipping containers

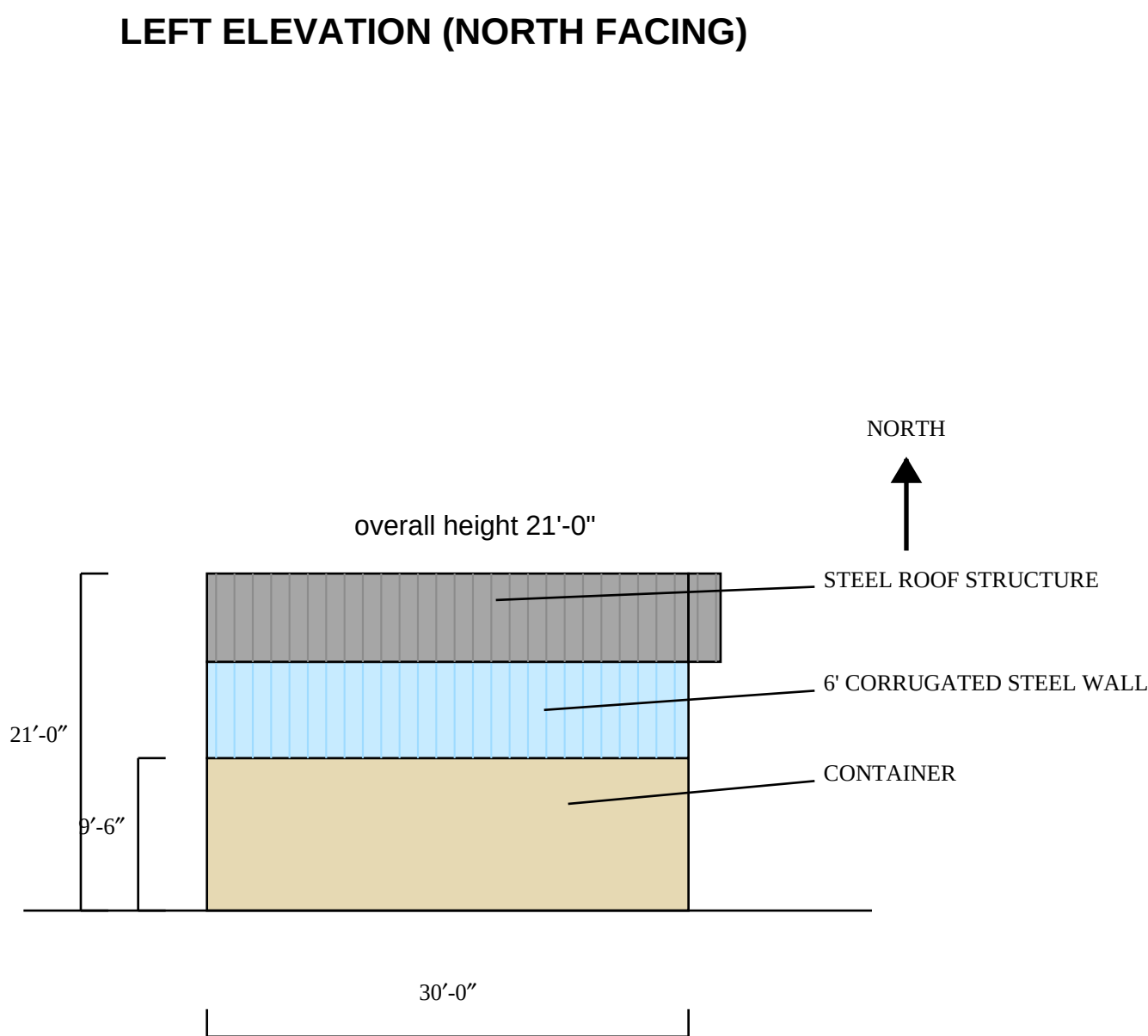
2 EAST ELEVATION (REAR)

86-100 Avenue 54 • Coachella, CA
PROPOSED ADDITION OF TWO CAR PORTS WITH STORAGE



3 SOUTH ELEVATION (RIGHT)

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PROPOSED ADDITION OF TWO CAR PORTS WITH STORAGE



4 NORTH ELEVATION (LEFT)



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Container Carport & Sidewalk
Site Plan
Building 86-100 Avenue 54
Coachella, CA 92236

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SHEET TITLE:

ELEVATIONS

PROJECT NO: 2603

PRINT DATE: 3/9/2026

SHEET NO:

A1

Eberhard Equipment
86-100 Ave 54
Coachella, CA

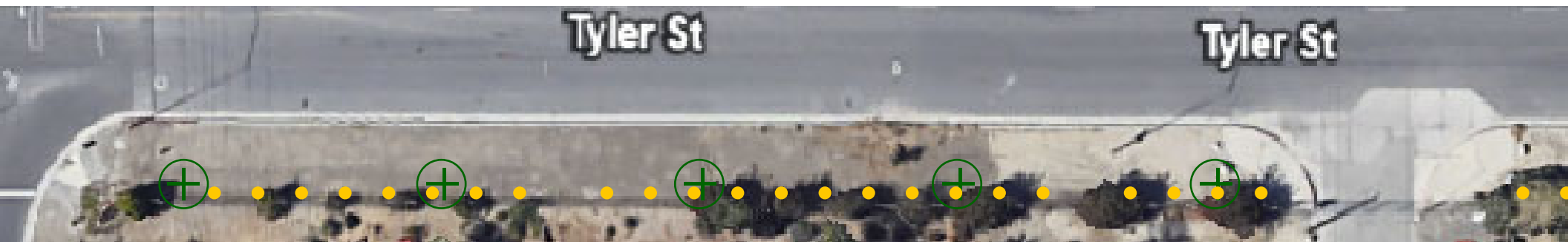
Landscape plan
April 4, 2026
Prospective view after completed





Eberhard Equipment
86-100 Ave 54
Coachella, CA

Landscape plan
April 4, 2026



Add new trees: 12ft from curb. Add new Shrubs along fence line. Add Irrigation and provided ongoing maintenance for all trees and shrubs. Replace missing, dead and decaying landscaping.

TREE PLANTING LEGEND



Variety: Civano Seedless Mesquite
Qty: 6 Size: 15 gallon
Spacing: 65' O.C. (approx.)
Canopy: 30ft once fully grown
Coverage: 6 trees x 700sf per tree
= 4300sf. of shade over a 9000sf
area = 48% coverage

SHRUBS



Variety: Yellow Lantana
3 gallon
Spacing: 8' O.C.
Qty: ±50
Variety: Ocotillo
Qty: 2 Size: 3 gallon
Located on sides of
monument sign

GROUND COVER

Specs: 3/4" Gravel - 3" depth
with weed cloth
Color: California Gold
Starting 9ft from curb to
20ft from curb allowing for future
placement of sidewalk & gravel
up to the curb & by other party.

Proposed Planting, Surface Specification & Maintenance

1. Site Preparation

- Scarify soil to 6–8 inches depth
- Remove debris and unstable material
- Moisture condition prior to compaction

2. General Compaction (Non-Tree Areas)

- Compact to 85–90% relative compaction
- Use plate compactor only
- Avoid compaction within designated tree zones

3. Tree Planting Zones

- Provide 6–8 ft diameter uncompacted zone per tree
- Loosen soil to 12–18 inches depth
- Do not compact within this zone

4. Tree Installation

- Excavate hole 2–3x root ball width
- Set tree 1–2 inches above finished grade
- Backfill with native soil
- Light tamp only (no compaction)
- Form watering basin

5. Root Barrier (Tree-Adjacent Installation)

- Install root barrier immediately adjacent to each tree on the sidewalk side
- Barrier to be placed directly between tree trunk and sidewalk
- Depth: 18–24 inches minimum
- Extend barrier 4–5 ft each direction from trunk (8–10 ft total length)
- Ensure tight seams and no gaps

6. Geotextile & Rock

- Install geotextile over compacted areas only
- Exclude tree planting zones
- Install 3 inches of 3/4 inch decorative rock

7. Irrigation

- Use drip irrigation
- Emitters placed 2–3 ft from trunk initially

- Adjust outward as tree matures
- Deep, infrequent watering schedule

8. Pruning

- Train canopy to 6–8 ft clearance
- Annual thinning to maintain open structure

Notes

- Do not install continuous root barrier along entire sidewalk
- Barrier is only required at individual tree locations
- Avoid overwatering to prevent soil softening
- Maintain visible trunk flare above grade