



CITY OF OCEANSIDE
BUILDING DIVISION
300 N COAST HWY
OCEANSIDE, CA 92054
(760) 435-3950

**LOT PLOT PLAN AND
 PARK INFORMATION**

ORIGINAL & 2 COPIES REQUIRED WITH THE PERMIT APPLICATION

PLOT PLAN MUST BE DRAWN TO SCALE, TO SHOW ACTUAL LAYOUT. PLEASE SEE THE FORMAT EXAMPLE AND TYPICAL REQUIREMENTS ON PAGE 2.

A) Job Address _____
 Space # _____
 Park Name _____
 Park Address _____
 Homeowner Name _____
 Homeowner Address _____
 City _____ Zip _____
 Manufacturer _____
 Serial No. _____
 Hud No. _____

B) Design Information:
 Home Amperage: _____ Pedestal Amperage: _____
 Home Voltage: _____ Pedestal Voltage _____

C) Installation or alteration of lot utilities is required:

YES NO

SEPARATE PERMIT REQUIRED

D) The lot line corners at the front and rear are clearly and permanently marked pursuant to Title 25 of the California Code of Regulations, Sections 1104 or 2104, in the following manner:

NOTE: Each lot line corner shall be **clearly and permanently** marked prior to installation and inspection.

**STATEMENT OF RESPONSIBILITY
 (ORIGINAL SIGNATURE REQUIRED)**

As the park owner or operator, or as his or her authorized representative, I hereby certify that the information provided on this plot plan relative to the location of the manufactured home, all related accessory structure locations and separations and the park and homeowner information is true, accurate and complete. **Lot corners have been identified as stated in item D above.**

 Signature of Park Owner, Operator, or Manager

Print Name: _____

Phone #: _____

Date: _____

Lot Square Footage:	_____
Home Sq Ft:	_____
Accessory Structures Sq Ft:	_____
Eaves Sq Ft:	_____
Other:	_____
Lot Coverage Percentage:	_____

LOT PLOT PLAN INSTRUCTIONS

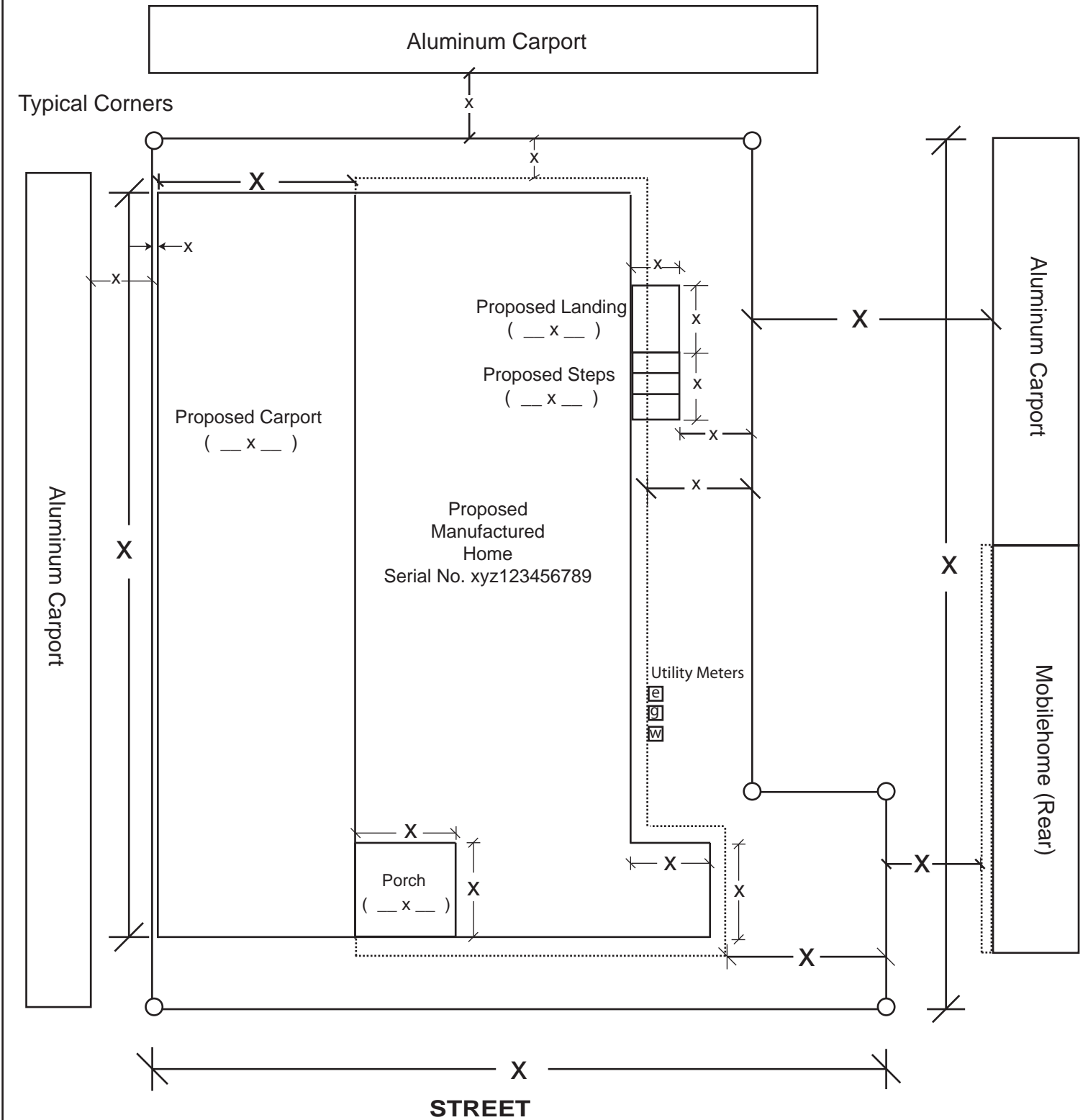
DRAINAGE AND GRADING

- Each mobilehome lot or site shall be graded to insure that water cannot accumulate beneath the unit.
- Final grading must be complete prior to final approval.

IMPORTANT INFORMATION

- Within mobilehome parks constructed on or after 9/15/61, minimum distances from a manufactured home/mobilehome to:
 1. A permanent building shall be 10 (ten) feet, measured from the eaves:
 2. Another manufactured home/mobilehome, measured from the eaves,
 - a. Side to side 10 (ten) feet
 - b. Side to rear or side to front 8 (eight) feet
 - c. Rear to front or rear to rear 6 (six) feet
- Within mobilehome parks constructed prior to 9/15/61, (verification required) a 6 (six) foot separation to any permanent building or another manufactured home/mobilehome is required.
- Manufactured home/mobilehomes or accessory structures shall not be located:
 1. Over underground gas piping, unless the gas piping is installed in gas tight sleeves (open awnings and carports excluded).
 2. Over main sewer line clean outs.
 3. Within 5 (five) feet of a septic tank.
 4. Within 8 (eight) feet of sewage disposal (leach) fields.
 5. Under overhead insulated electrical conductors, unless 8 (eight) feet of clearance is provided.
 6. So as to restrict access to park electrical equipment, indicate clearances.
 7. Over lot gas risers or meters (open awnings and carports excluded).
- Additionally, accessory structures shall not be located:
 1. As to restrict access of the lot gas risers or meters.
 2. So as to block:
 - a. Required light or ventilation in the manufactured home/mobilehome.
 - b. Required egress windows or exit doors in the manufactured home/mobilehome.
 - c. Access to the manufactured home/mobilehomes fixed appliances.
- All combustible construction, including manufactured homes/mobilehomes, eaves, storage cabinets (sheds), awning posts, decks, etc., must be at least 3 (three) feet from the lot lines (except a lot line bordering a roadway). NOTE: Metal storage cabinets (sheds) with no combustible framing (walls/roof) may be placed up to a lot line, provided there is 3 feet clearance from any structure on the adjacent lot.
- The locations of proposed units or accessory buildings or structures in relation to liquefied petroleum gas (LPG) tanks shall be in accordance with Title 25, section 1211 or 2211.
- A Flood Plain Ordinance Compliance Certificate (HCD Form 547) is required for manufactured home installations where the local government agency has adopted a Flood Plain Management Program.
- For manufactured home/mobilehome installation inspections and accessory buildings or structures that enclose an exit, ALL exterior doorways shall be provided with a means of egress (stairway, ramp, etc.) complying with the California Building Code at the time of the home installation inspection.
- The total occupied area of a lot may not exceed 75% of the lot area, including but not limited to the unit, eaves, awnings, carports, storage cabinets, storage buildings, porches, stairways and ramps. Driveways, walkways, slabs and similar flat work are not subject to this limitation.
- Permits are not required for storage cabinets (sheds), provided the total floor area of all storage cabinets shown on a lot, do not exceed 120 square feet. Storage cabinets exceeding these limits are storage buildings and require a permit and must be constructed as permanent buildings.
- A School Fee Certification must be validated by the school district prior to permit issuance.

PLOT PLAN EXAMPLE



Lot Coverage Calculation

Lot Size: Length X Width = Area in square feet
 Mobilehome: Length X Width = Area in square feet
 Eaves: Total sq ft
 Steps: Total sq ft
 Lot Coverage: Square footage of home and all accessory structures, eaves etc
 divided by the square footage of lot = Lot coverage percentage