



CITY OF ESCONDIDO

MOBILEHOME INSTALLATIONS AND ACCESSORY STRUCTURES

The following plot plan and permit application checklist has been provided for your convenience and is subject to change without prior notice. Plot plans will not be approved until all items have been addressed. Although comprehensive to most projects, this list of items is not all-inclusive. Additional information may be required before a permit can be issued.

- ___ Permit information (inside the RED borders of the permit application) complete.
- ___ ** All information on the lower half of plot plan complete.
- ___ Park Manager's *certification* & Applicant's *original signatures* on one copy of plot plan. H&S 18613.3 & 25 CCR 1032.
- ___ Plot plan to scale. All through lot dimensions given (i.e. all setbacks, structures, etc.) are to equal basic lot size.
- ___ *Actual lot shape* shown and fully dimensioned.
- ___ Mobilehome location (including eaves) shown and dimensioned.
- ___ Accessory structure locations shown and fully dimensioned. (This includes storage sheds, awnings, carports, porches, cabanas, ramadas, etc.).
- ___ Setback dimensions shown (distances from all structures to property lines) as per 25 CCR 1330, 1424 & 1428.
- ___ Park street & lot driveway shown.
- ___ Lot utilities (water, sewer, gas, and electrical) location/s shown.
- ___ Slopes shown and dimensioned (height and run of slope).
- ___ Greenbelt/common areas shown and dimensioned.
- ___ Structures on adjacent lots shown with dimensions to lot lines.
- ___ ** The minimum required clear size of a carport is 8'6"W X 36'L. With 8'6" being the minimum clear width from porch/stairways to the awning support posts and 36' as the minimum clear (unobstructed by structures or utilities) length required to house two automobiles.
- ___ Show size, location and direction of swing for all doors, and the size, location and stair orientation (i.e. direction of travel) of all porches.
- ___ *Lot coverage calculations accurate.* (In addition to the mobilehomes and carport or patio awnings, include eaves on the mobilehome, storage sheds, porches and other structures not under awnings).
- ___ Completed permit application and *3 complete sets of plans, calculations and specifications to include this plot plan*, submitted for review and approval (i.e., plans for awnings, porches, awning enclosures, cabanas, tie down systems, etc., plus listing information for pier assemblies, tie down assemblies and/or others as may be necessary or required). 25 CCR 1032 & 1034.
- ___ **All Drawings** must be in **INK (pencil not acceptable)**, They must be neat, clean and legible and all required information shall be complete.
- ___ ** Manufacturer's installation booklet attached to application. *Year home was manufactured, insignia number, serial number*, designed wind load data, exposed side wall & roof area (sloped roof), provided on plot plan. 25 CCR 1020

**** Mandatory information for all installations.**

NOTE the above items are basic requirements for plot plan approval and not all-inclusive. **Additional information may be required before a permit can be issued.**

PLOT PLAN FOR MOBILEHOME INSTALLATIONS, ACCESSORY BUILDINGS AND STRUCTURES

MOBILEHOME PARK: _____ SPACE OR LOT NUMBER: _____

PARK ADDRESS: _____

SCOPE OF WORK — CHECK ALL APPLICABLE		LOT COVERAGE CALCULATION - LOT: X =	
<input type="checkbox"/> M/H INSTALLATION	<input type="checkbox"/> AWNING	<input type="checkbox"/> CARPORT	MH X = (include eave overhang)
<input type="checkbox"/> AWNING ENCLOSURE (e.g., California Rooms or Screen Rooms)		<input type="checkbox"/> CARPORT	X = AWNING X =
<input type="checkbox"/> CABANA (i.e., Habitable Room additions)		<input type="checkbox"/> PORCH	OTHERS (not under awnings) X =
<input type="checkbox"/> OTHER (Describe)		TOTAL STRUCTURES	+ TOTAL LOT = %
Is an existing coach being removed for placement of a new coach? <input type="checkbox"/> Y <input type="checkbox"/> N			
Is the proposed unit being placed on undeveloped land? <input type="checkbox"/> Y <input type="checkbox"/> N			

Scale: 1" = 20' 0"

Setbacks: The minimum setback from any lot line not bordering on a roadway for mobilehomes and accessory structures constructed of combustible materials shall be three (3) feet. Accessory structures constructed of non-combustible materials may be installed to the lot line, provided they are a minimum of three (3) feet from all structures on adjacent lots. Separation of mobilehomes from permanent buildings shall be a minimum of ten (10) feet and from other mobilehomes, a minimum of ten (10) feet side to side, eight feet from side to front or rear, and six feet from rear to rear, front to front, or front to rear. **Parks built prior to September 15, 1961:** Mobilehomes shall not be located closer than six (6) feet to any mobilehome or permanent building.

All Mobilehome setups must include a covered parking area (carport or garage) for two automobiles. The minimum inside clearance for carports shall be 8 1/2' wide measured from the outside edge of porches/stairways to the inside edge of awning posts and 36' long. This provides tandem parking of 8 1/2' X 36' (18' for each car length) and does not include the driveway area not under the carport awning.

The park manager shall identify and permanently mark all lot corners prior to plan check submittal and certify that the dimensions of the lot are correct.

MANAGER'S CERTIFICATION: (Wet Ink Signature)	APPLICANT'S SIGNATURE: (Wet Ink Signature)
MOBILEHOME SIZE:	GAS SUPPLY INLET SIZE:
COACH SERIAL NUMBER:	WATER SUPPLY INLET SIZE:
COACH INSIGNIA NUMBER:	DESIGNED WIND LOAD OF COACH:
COACH MANUFACTURER: YEAR:	WIND ZONE:
AMPERE RATING OF EXISTING LOT PEDESTAL:	SIDE WALL AREA OF COACH: L () X H () = ()
AMPERE RATING OF COACH FEEDER:	EXPOSED SLOPED ROOF AREA: L () X H () = ()

MOBILEHOME AND ACCESSORY STRUCTURE INSTALLATIONS LOT COVERAGE CALCULATION WORKSHEET

(Do not submit this form for plan check. Please transfer all information to your Plot Plan)

Mobilehome		x		=		Sq. ft.
Eaves		x		=		Sq. ft.
Carport		x		=		Sq. ft.
Awning/s		x		=		Sq. ft.
Porch/s		x		=		Sq. ft.
Storage Shed/s		x		=		Sq. ft.
Cabana		x		=		Sq. ft.
Ramada		x		=		Sq. ft.
Miscellaneous		x		=		Sq. ft.
		Total Area of all Structures				Sq. ft.
Lot Size		x		=		Sq. ft.
Structures divided by Lot		x		=		%

[Maximum allowable lot coverage = **75%** (25-CCR-1430)]:

☺ Approved _____% < 75%

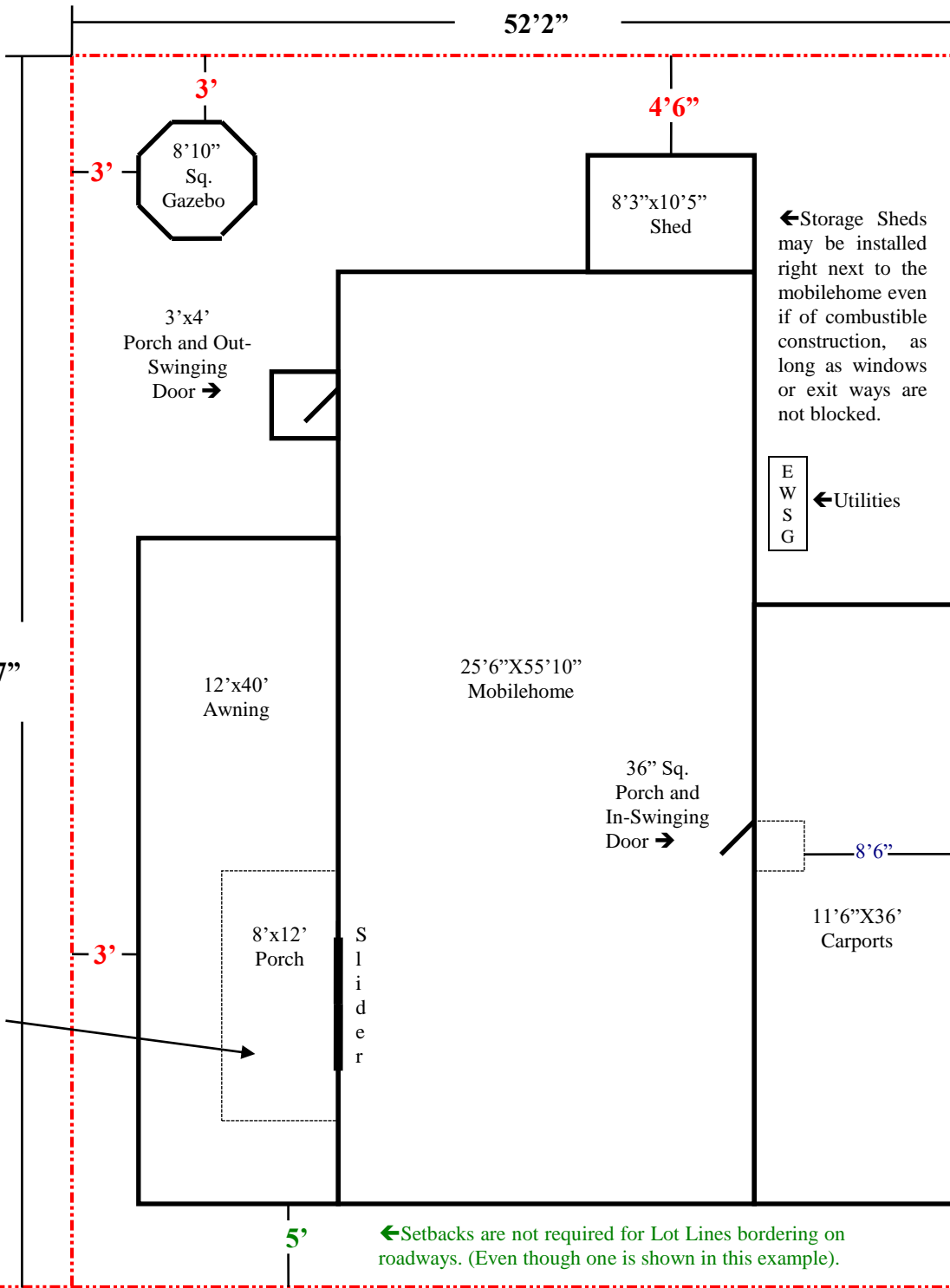
☹ Unapproved _____% > 75%

CONVERSION CHART		
Inches	to	Decimals
1"	=	.08
2"	=	.17
3"	=	.25
4"	=	.33
5"	=	.42
6"	=	.50
7"	=	.58
8"	=	.67
9"	=	.75
10"	=	.83
11"	=	.92
12"	=	1.00

<u>SAMPLE CALCULATION:</u>						
<i>Description</i>	<i>Inches</i>	<i>to</i>	<i>Decimals</i>	=	<i>Square Feet</i>	
<i>Lot Size</i>	<i>52' 2" x 73' 7"</i>	<i>to</i>	<i>52.17 x 73.58</i>	=	<i>3838.7 (3839)</i>	
<i>Mobilehome</i>	<i>25' 6" x 55' 10"</i>	<i>to</i>	<i>25.50 x 55.83</i>	=	<i>1423.7 (1424)</i>	
<i>Carport</i>	<i>11' 6" x 36'</i>	<i>to</i>	<i>11.50 x 36</i>	=	<i>(414)</i>	
<i>Awning</i>	<i>12' x 40'</i>	<i>to</i>	<i>12 x 40</i>	=	<i>(480)</i>	
<i>*Porch</i>	<i>3' x 4'</i>	<i>to</i>	<i>3 x 4</i>	=	<i>(12)</i>	
<i>*Shed</i>	<i>8' 3" x 10' 5"</i>	<i>to</i>	<i>8.25 x 10.42</i>	=	<i>85.96 (86)</i>	
<i>*Misc. (Gazebo)</i>	<i>8' 10" x 8' 10"</i>	<i>to</i>	<i>8.83 x 8.83</i>	=	<i>77.96 (78)</i>	
<i>Total area of Structures ÷ Total area of Lot = Percentage of Lot Covered</i>						
<i>2494 sq. ft.</i>		<i>÷</i>	<i>3839 sq. ft.</i>		=	<i>64.96 (65%)</i>
<i>Total % of Lot to be Covered by Structures < or > 75% Max. allowed = Approval Status by 25 CCR 1430 < ☺ Yes or > ☹ No</i>						
<i>65%</i>		<i><</i>	<i>75%</i>		=	<i>☺ Approved</i>
<p><i>Note:</i> For the purpose of this example, the *porch is considered to be for a third door at the rear of the coach and is not under an awning. Neither, are the *shed and *gazebo under awnings. (If they were installed under awnings, then only the area of the awning itself would be considered as covering the lot and therefor counted in this calculation, not both).</p>						

Misc. structures → like this gazebo made up entirely of combustible (wood) materials, are all required to be setback a minimum of 3' from lot lines, regardless of the structure setbacks on adjacent lots.

NOTE: Structures, such as storage sheds porches and gazebos installed underneath awnings or carports are not to be included in the lot coverage calculations. But may however, require a permit to install them.



← Storage Sheds may be installed right next to the mobilehome even if of combustible construction, as long as windows or exit ways are not blocked.

← Utilities

← A carport like this with a minimum clear & unobstructed covered parking area 8'6" x 36' is required by the Escondido Zoning Code.

← Carports like this of Non-Combustible Construction may be installed to the lot line, provided they are setback 3' minimum from all structures on adjacent lots.

← Setbacks are not required for Lot Lines bordering on roadways. (Even though one is shown in this example).

← PARK STREET (ROADWAY) →

SAMPLE PLOT PLAN FOR MOBILEHOME LOT COVERAGE CALCULATION WORKSHEET

SEE OVER

LEGEND	
--- (Red dashed line)	Lot Line
— (Solid line)	Structures
- - - (Dotted line)	Structures under Awnings
— (Line with diagonal slash)	Door Swing