

# SUNSET DOHENY HOMES ASSOCIATION

---

## IMPORTANT NOTICE REGARDING PROPERTY DEVELOPMENT GUIDELINES

In approving (or rejecting) plans, the Architectural Committee of the Association uses the following guidelines for the development of properties within the Sunset Doheny Homes Association:

	<b>Guideline</b>	<b>Example for a 13,000 sf Lot</b>
Residential Floor Area:	Per Slope Band Analysis	6,828 sf
Basement:	30% of allowable RFA per Slope Band Analysis	2,048 sf
Garage:	600 sf – 800 sf	600 sf
	<b>Total Allowable Building Area*</b>	<b>9,476 sf</b>
Lot Coverage:	Per Baseline Hillside Ordinance (BHO)	<b>Maximum 40%</b>
Grading (Export):	500 Cubic Yards + 5% of Lot Size + 30% of allowable Basement and Garage	500 cu.yd. 650 cu.yd. 794 cu.yd.
	<b>Total Allowable Grading Amount</b>	<b>1,944 cu.yd.</b>

\*A garage up to 800 sf is acceptable. However any area above 600 sf of dedicated garage area should be deducted from the allowable basement area as calculated above.

**It shall be noted that the above calculation guidelines as well as all other regulations per the CC&Rs supersedes the Baseline Hillside Ordinance or Municipal Codes. In considering your project, homeowners and prospective homeowners should not assume that a larger project will be approved by the Association per the CC&Rs.**

**No building, structure, improvement or appurtenance of any kind shall be erected, constructed, altered, placed, maintained or permitted to remain on any building site until plans and specifications thereof have been approved by the Architectural Committee, and then only in strict compliance with the plans and specifications as approved by said Committee.**

**These are guidelines. Per the CC&Rs: "The approval of the Architectural Committee for use on any building site of any plans or specifications submitted for approval shall not be deemed to be a waiver by Architectural Committee of its right to object to any of the features or elements embodied in such plans or specifications if and when the same features or elements are embodied in any subsequent plans and specifications submitted for approval for use on other building sites."**

Please submit a Slope Band Analysis Survey signed by a licensed Surveyor for review and verification by the Architectural Committee.

For any additional information or questions please contact the Association at 310.317.2342 or via email at archsdha@gmail.com.