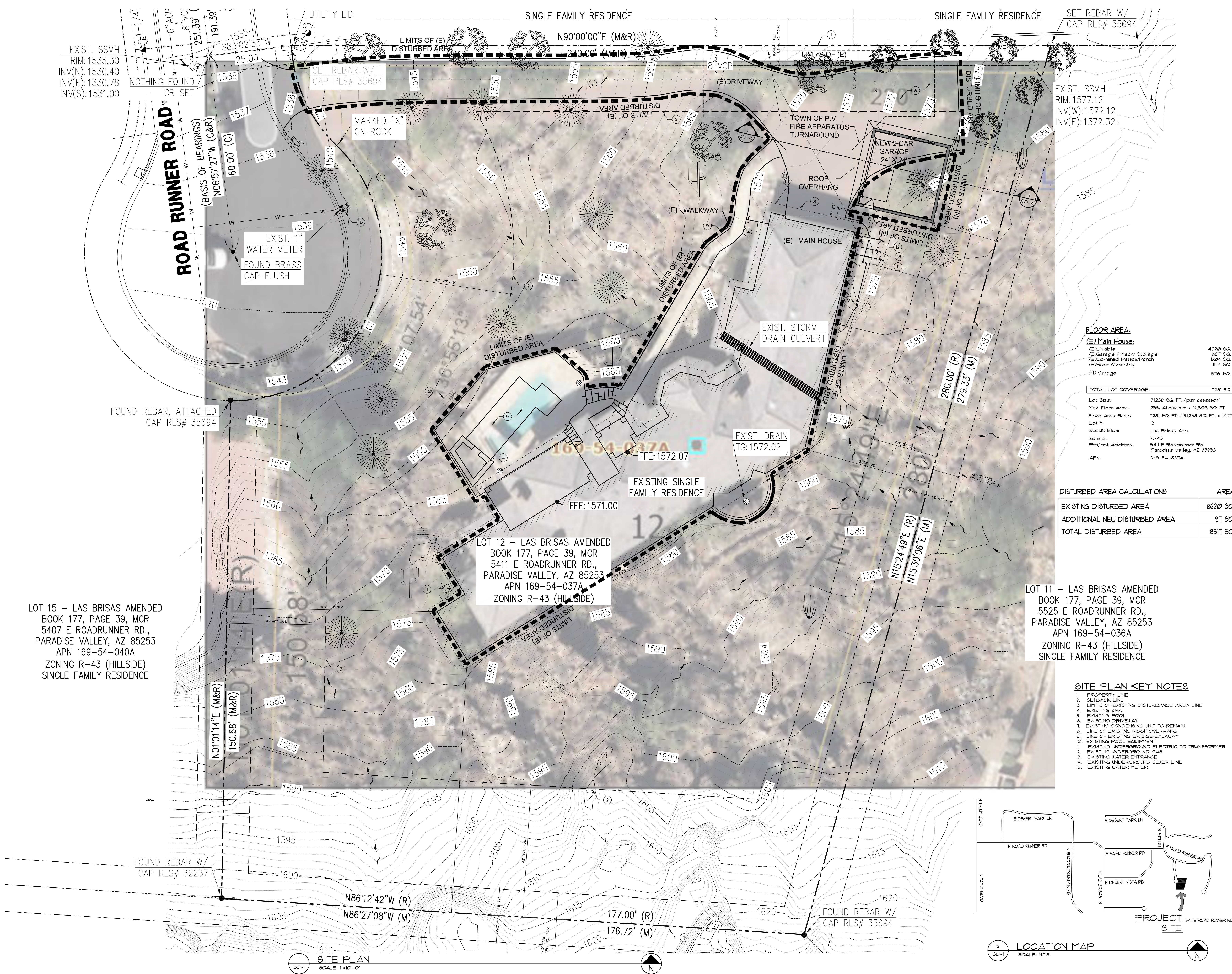


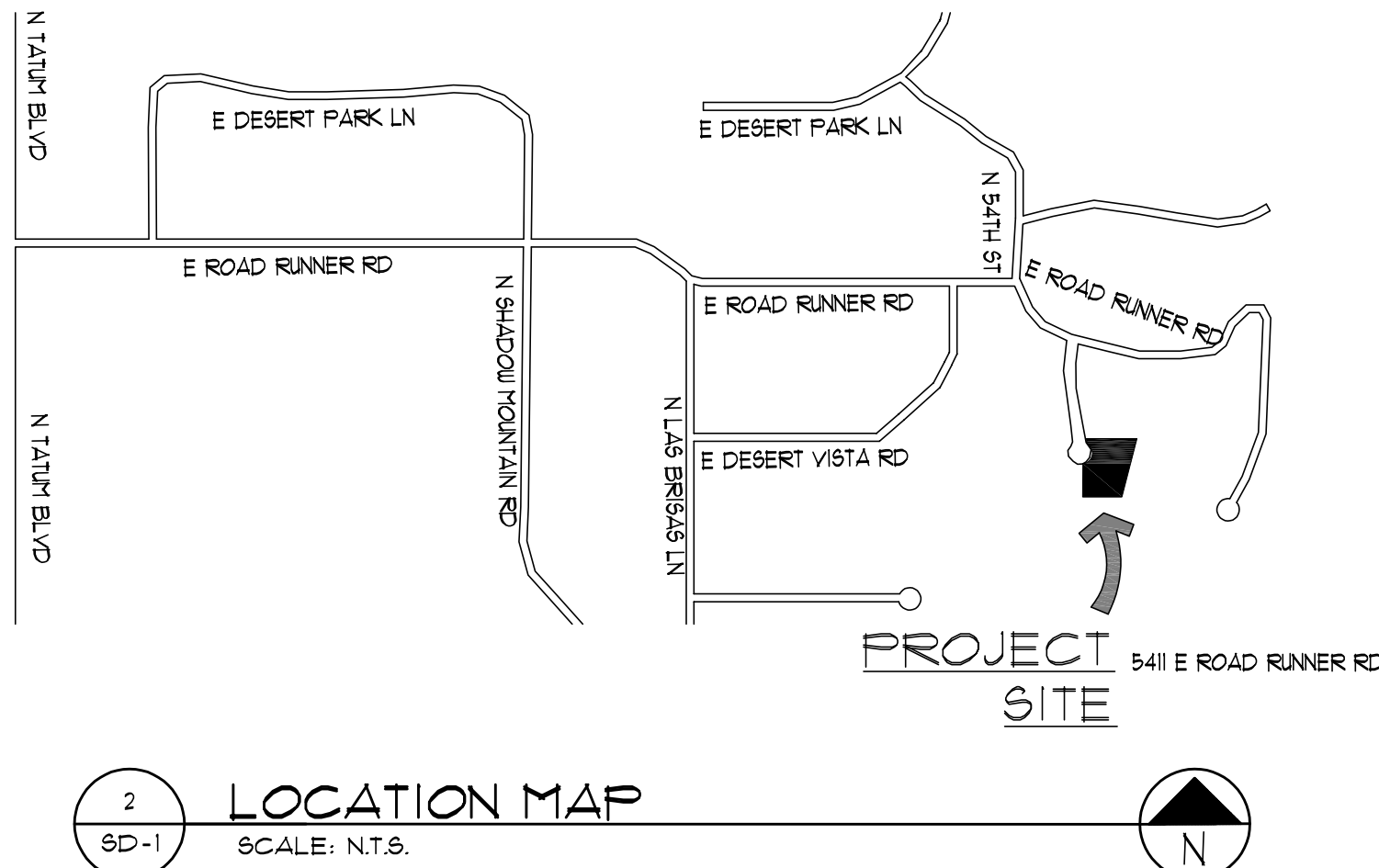


FLOOR AREA:	
(E) Main House:	4220 SQ. FT.
(E) Living	2071 SQ. FT.
(E) Garage / Mech/ Storage	504 SQ. FT.
(E) Covered Patio/Porch	1174 SQ. FT.
(E) Roof Overhang	516 SQ. FT.
(N) Garage	516 SQ. FT.

TOTAL LOT COVERAGE:	
Lot Size:	51238 SQ. FT. (per assessor)
Max. Floor Area:	25% Allowable = 12809 SQ. FT.
Floor Area Ratio:	1281 SQ. FT. / 51238 SQ. FT. = 1421%
Lot #:	12
Subdivision:	Las Brisas Amd
Zoning:	R-43
Project Address:	5411 E Roadrunner Rd Paradise Valley, AZ 85253
APN:	169-54-037A

DISTURBED AREA CALCULATIONS	
EXISTING DISTURBED AREA	8220 SQ. FT.
ADDITIONAL NEW DISTURBED AREA	91 SQ. FT.
TOTAL DISTURBED AREA	8311 SQ. FT.

- SITE PLAN KEY NOTES**
1. PROPERTY LINE
 2. SETBACK LINE
 3. LIMITS OF EXISTING DISTURBANCE AREA LINE
 4. EXISTING SPA
 5. EXISTING POOL
 6. EXISTING DRIVEWAY
 7. EXISTING CONDENSING UNIT TO REMAIN
 8. LINE OF EXISTING ROOF OVERHANG
 9. LINE OF EXISTING BRIDGE/WALKWAY
 10. EXISTING POOL EQUIPMENT
 11. EXISTING UNDERGROUND ELECTRIC TO TRANSFORMER
 12. EXISTING UNDERGROUND GAS
 13. EXISTING WATER ENTRANCE
 14. EXISTING UNDERGROUND SEWER LINE
 15. EXISTING WATER METER



HIGGINS ARCHITECTS L.L.C.

3666 N. MILLER RD. SUITE 101
SCOTTSDALE, AZ 85251
PH (480) 990-8887
FX (480) 990-3883

COPYRIGHT
POSSESSORY RIGHTS OF
DRAWINGS AND PROJECT DESIGN
ALL PLANS, DESIGNS AND
SPECIFICATIONS AS INSTRUMENTS
OF SERVICE ARE THE PROPERTY OF
HIGGINS ARCHITECTS AND MAY NOT
BE UTILIZED IN SIMILAR KIND OR
FORM WITHOUT THE WRITTEN
CONSENT OF HIGGINS ARCHITECTS.

BARRY GARAGE

5411 E. ROADRUNNER RD
PARADISE VALLEY, AZ 85253

**HILLSIDE
PRE APPLICATION**

COPYRIGHT © 2025 HIGGINS ARCHITECTS, L.L.C.

NUMBER - DATE

11/14/25

JOB NUMBER

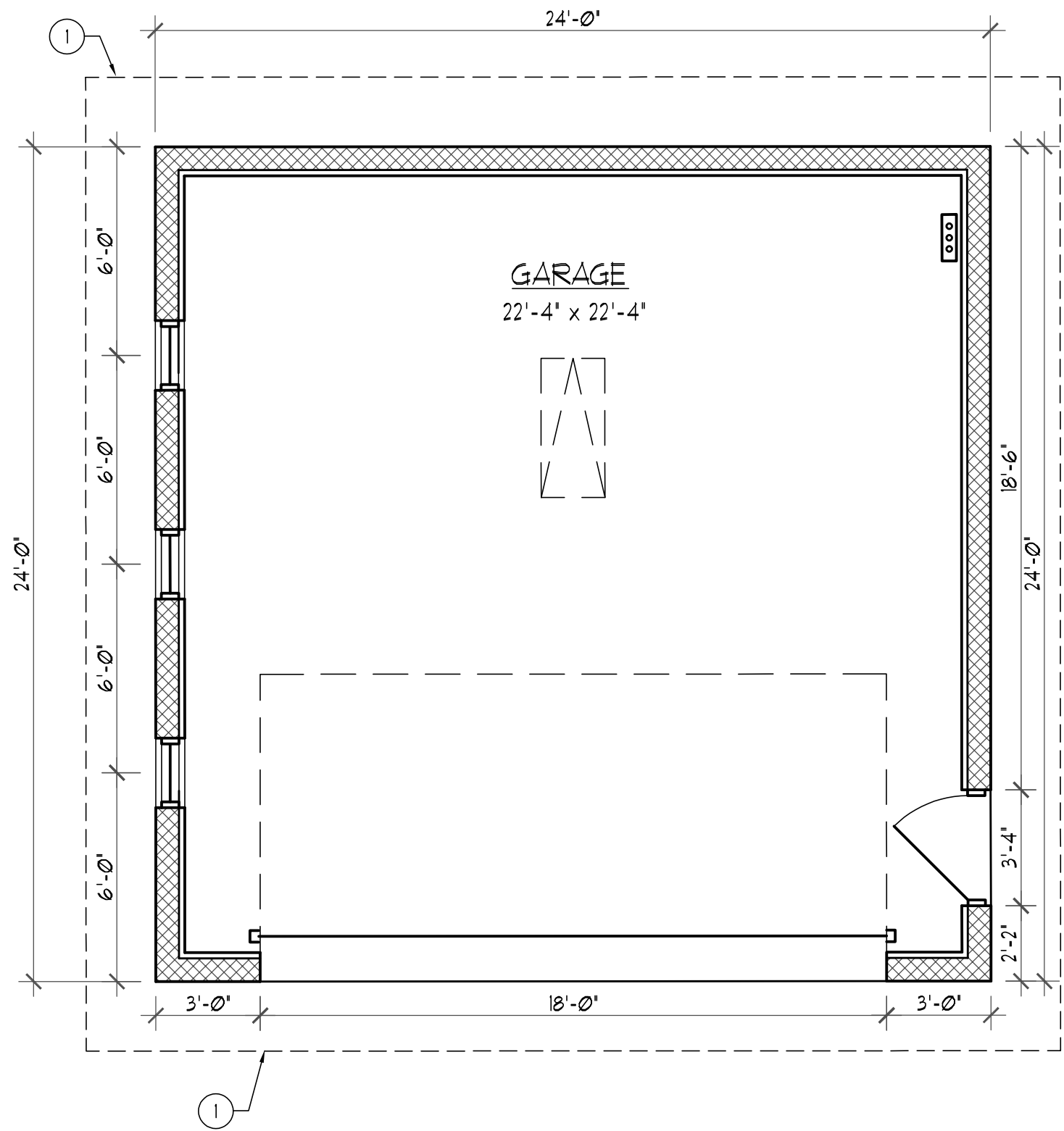
2025.05

SHEET NUMBER

SD-1

FLOOR PLAN KEY NOTES:

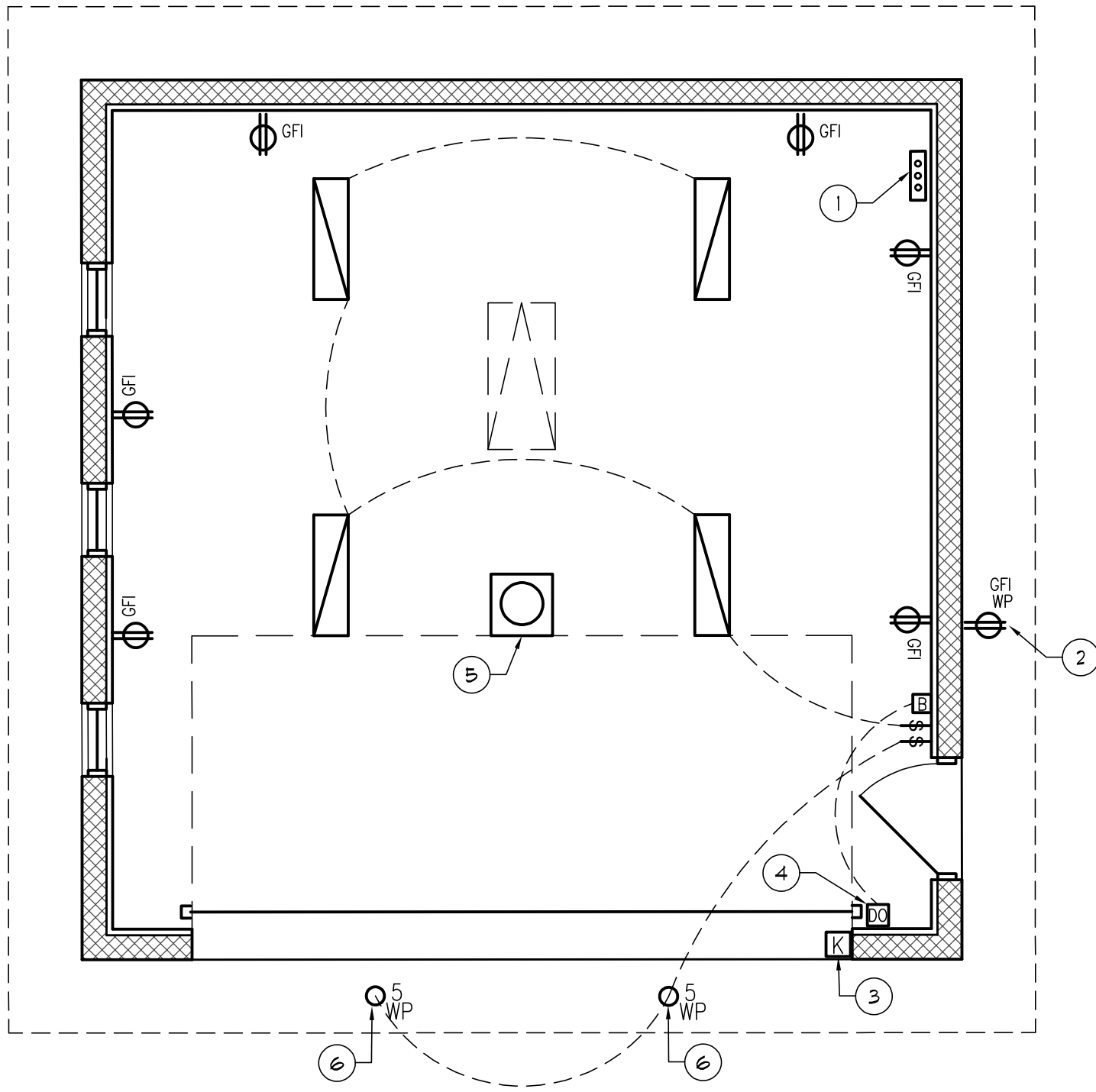
1. LINE OF ROOF OVERHANG



1 GARAGE FLOOR PLAN
SCALE: 1/4"=1'-0"

POWER PLAN KEY NOTES:

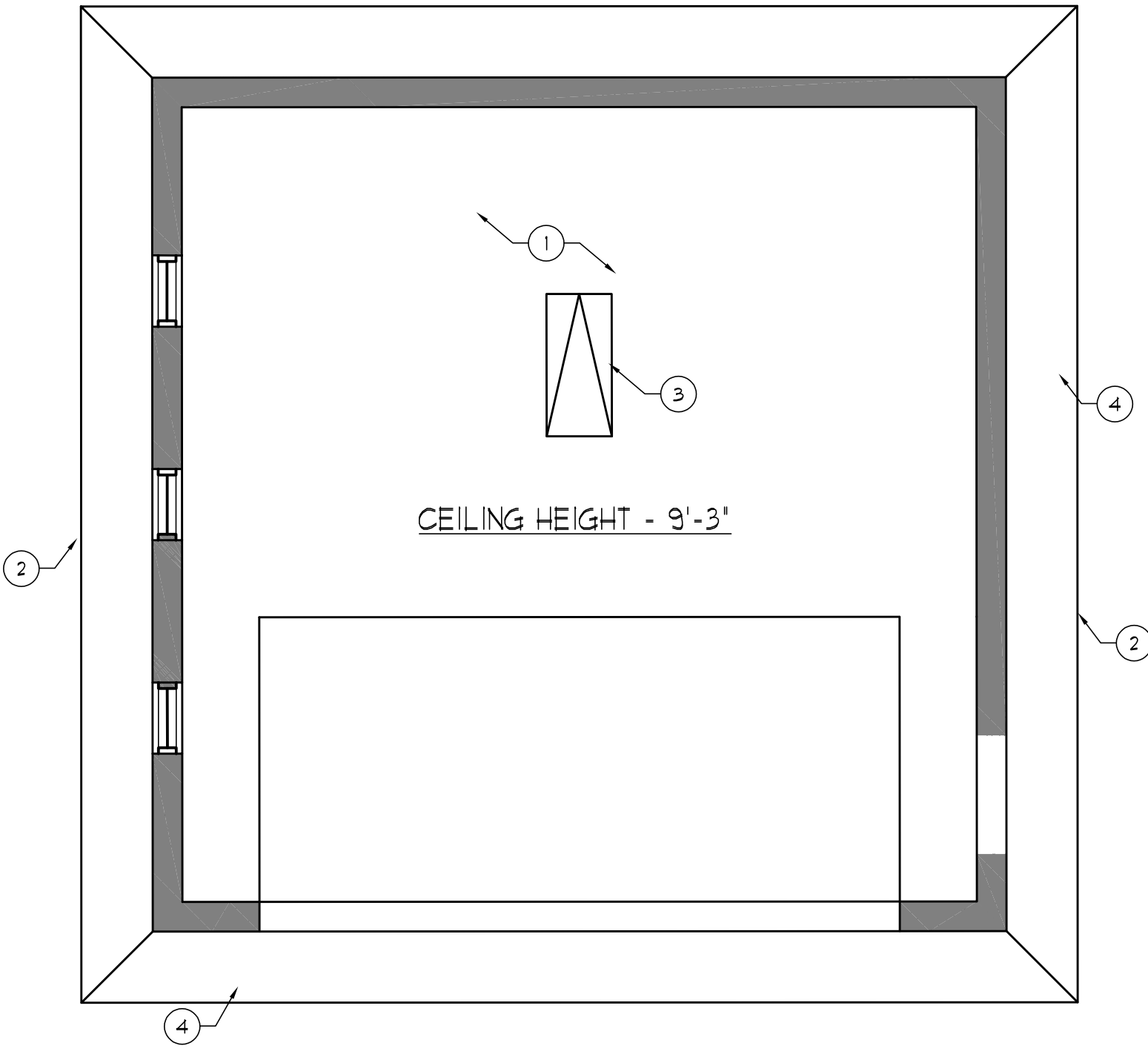
1. ELECTRICAL SUB PANEL
2. PROVIDE OUTLET W/ WEATHERPROOF COVER AND GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION (NEC 210.8(A), 406.8).
3. GARAGE KEY PAD
4. LIFTMASTER ELITE SERIES 8500 WALL-MOUNTED GARAGE DOOR OPENER WITH GFCI RECEPTACLE OUTLET ABOVE.
5. REMOTE CEILING LIGHT LINKED TO GARAGE DOOR OPENER
6. HALO OUTDOOR LIGHT 150 LUMENS MAX SEE 5/SD-2 FOR SPECIFICATION



2 GARAGE POWER PLAN
SCALE: 1/4"=1'-0"

REFLECTED CEILING KEY NOTES:

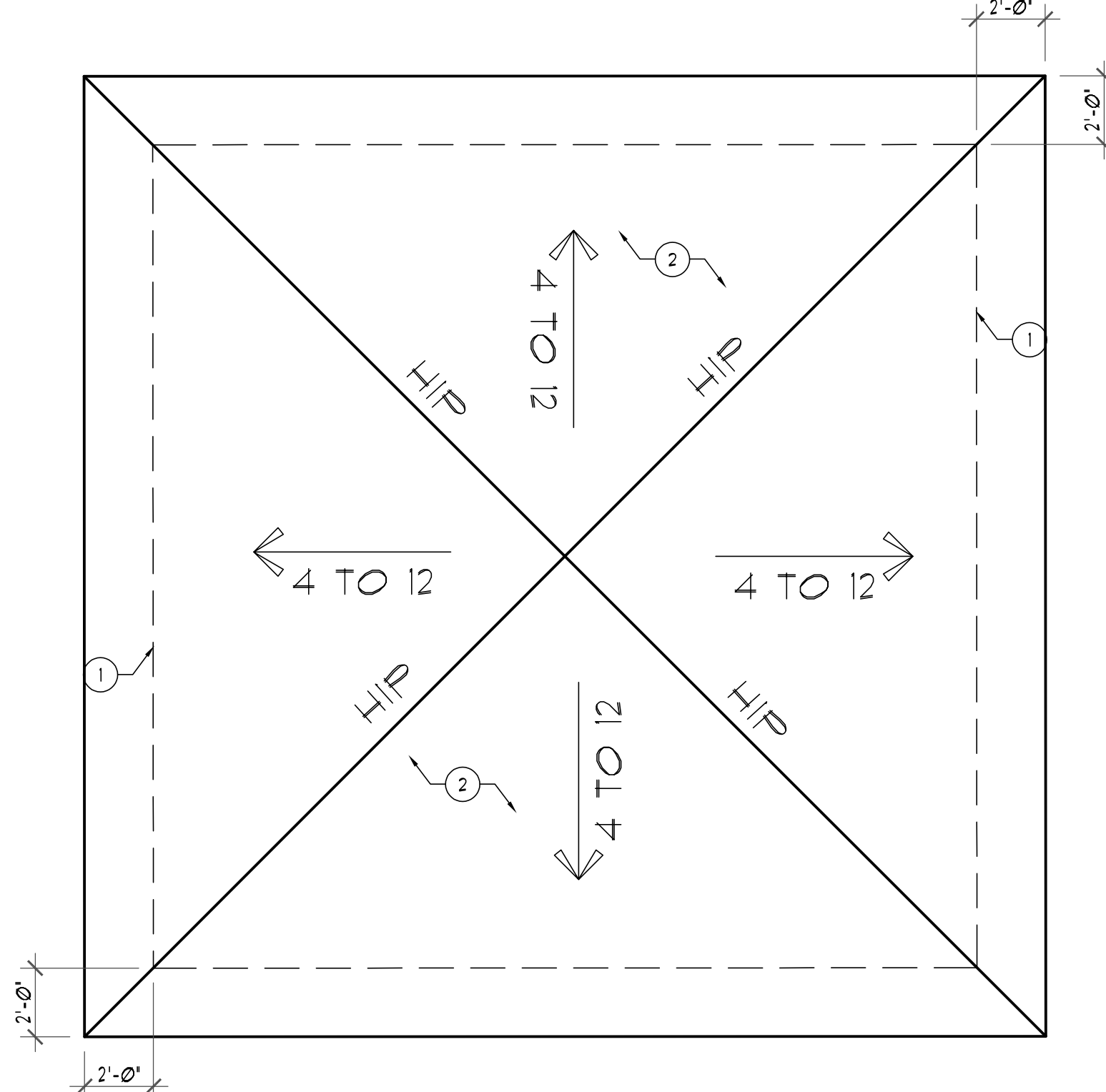
1. TYP X 5/8" GYP. BD. (PAINTED)
2. LINE OF ROOF OVERHANG
3. MIN 22"x48" ATTIC ACCESS
4. STUCCO VENTED EAVE-MATCH EXISTING



3 GARAGE RCP
SCALE: 1/4"=1'-0"

ROOF PLAN KEY NOTES:

1. LINE OF BUILDING BELOW
2. CONCRETE ROOF TILE - MATCH EXISTING HOUSE ROOF.
ROOF TILE SPEC - BORAL FLAT CONCRETE TILE - SAKONT 900 COLOR-SLATE



4 GARAGE ROOF PLAN
SCALE: 1/4"=1'-0"

Project	Catalog #	Type
Prepared by	Notes	Date

HALO

LT56 Selectable LED Trim

5 7/8" LED Trim, available in smooth and baffle is ideal for energy-saving retrofit or new construction. Easily adjust color temperature with SeleCCTable technology.

Typical Applications

Residential

Product Certification

UL Listed, ETL Listed, 124, 120, 10, 10

Product Features

DEAD FRONT

Interactive Menu

- Order Information page 2
- Product Specifications page 3
- Energy Data page 5
- Photometric Data page 4
- Product Warranty

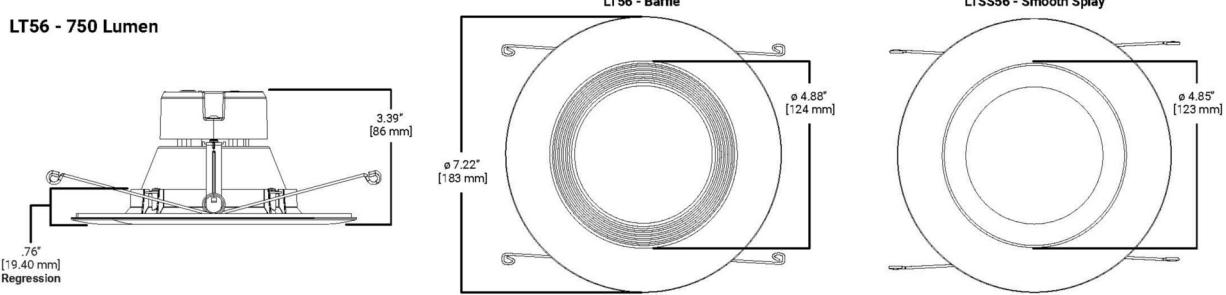
Top Product Features

- Field selectable CCT: 2700, 3000, 3500, 4000, and 5000K, 90 CRI minimum
- Baffle trim or Smooth Splay
- Dimmable down to 10%
- Retrofits into existing 5" or 6" housings - new construction and remodel
- Use with Halo 5" or 6" LED housings - new construction and remodel
- Wet location listed and plastic trim "Dead Front"

Dimensional and Mounting Details

Package includes: E26 Screw Base Adapter

Installs in 5" or 6" housings



COOPER Lighting Services

PSG1821023 page 1

5 GARAGE EXTERIOR LIGHT SPECIFICATION

SCALE: N.T.S

HIGGINS ARCHITECTS L.L.C.

3666 N. MILLER RD. SUITE 101
SCOTTSDALE, AZ 85251
PH (480) 990-8897
FX (480) 990-3883

COPYRIGHT
POSSESSORY RIGHTS OF
DRAWINGS AND PROJECT DESIGN:
ALL PLANS, DESIGNS AND
SPECIFICATIONS AS INSTRUMENTS
OF SERVICE ARE THE PROPERTY OF
HIGGINS ARCHITECTS AND MAY NOT
BE UTILIZED IN SIMILAR KIND OR
FORM WITHOUT THE WRITTEN
CONSENT OF HIGGINS ARCHITECTS.

BARRY GARAGE
5411 E. ROADRUNNER RD
PARADISE VALLEY, AZ 85253

HILLSIDE
PRE APPLICATION

COPYRIGHT © 2025 HIGGINS ARCHITECTS, L.L.C.

NUMBER - DATE

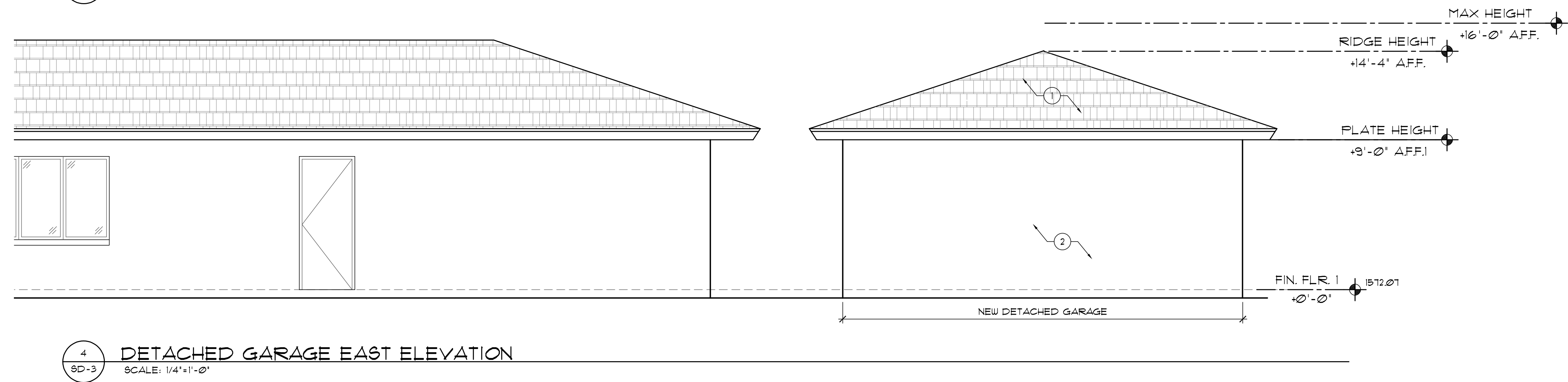
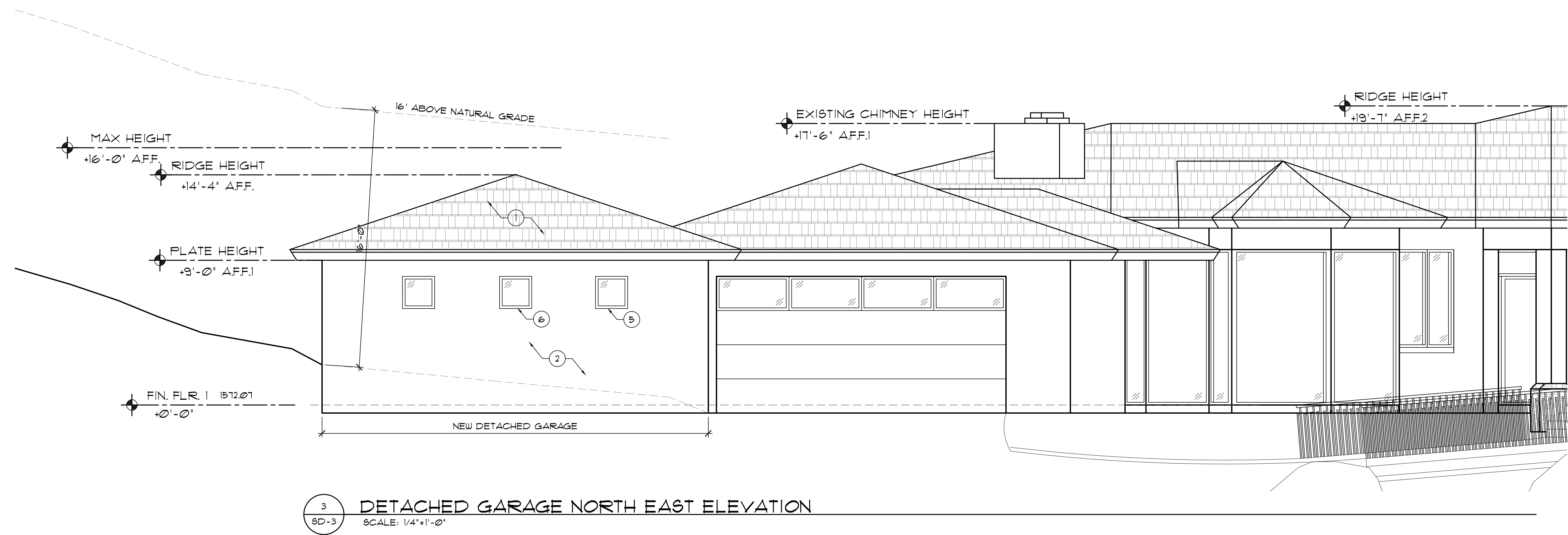
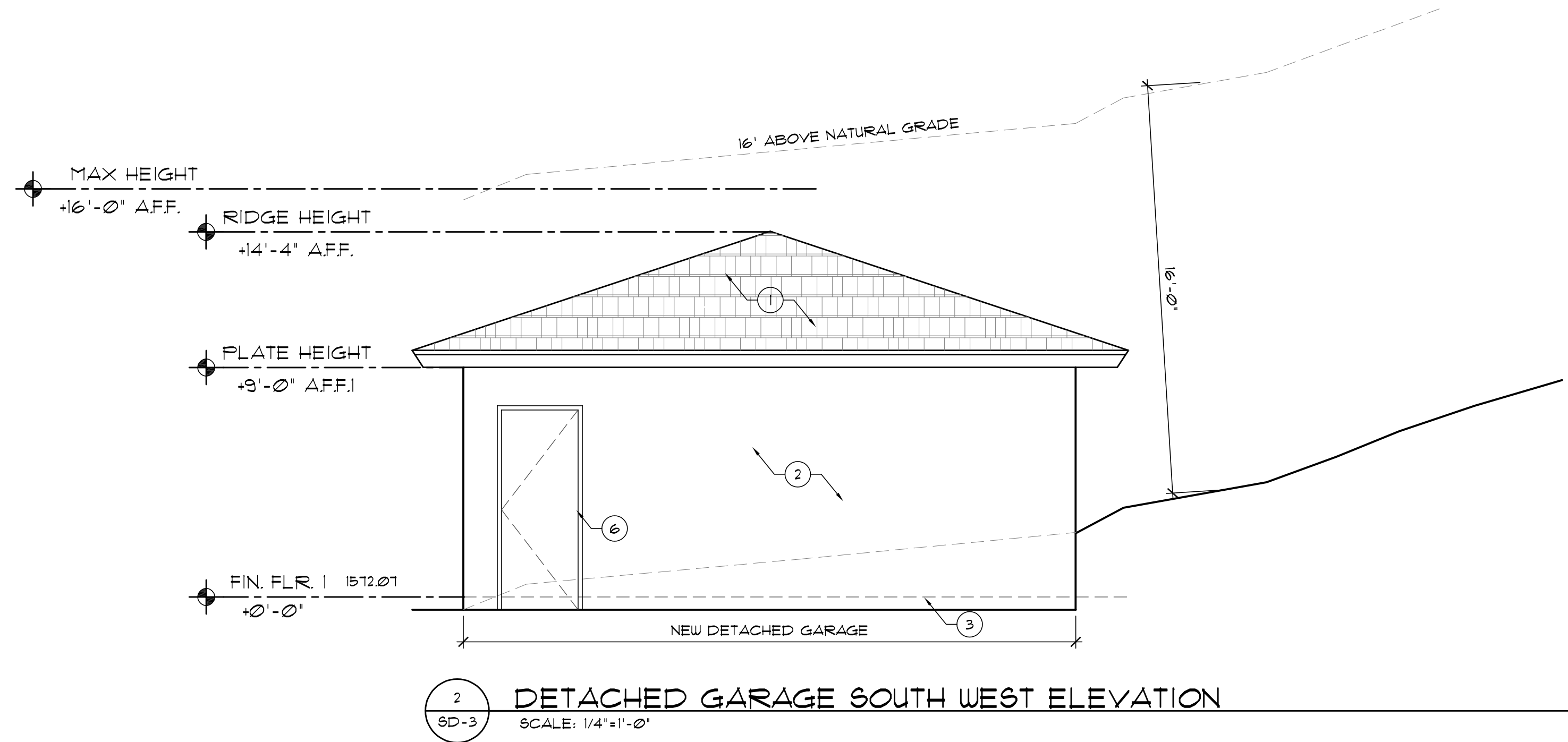
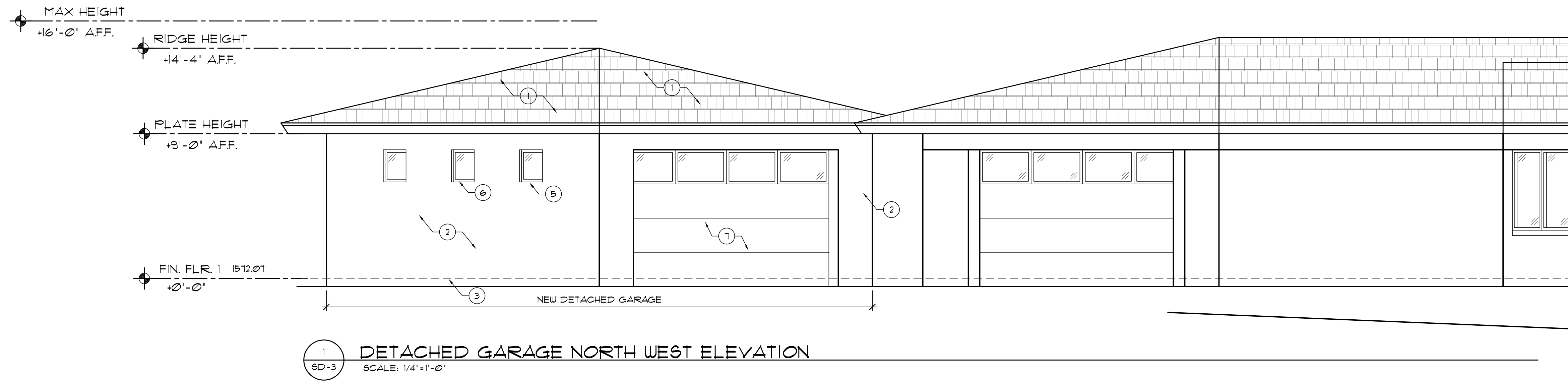
11/14/25

JOB NUMBER

2025.05

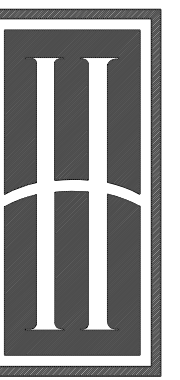
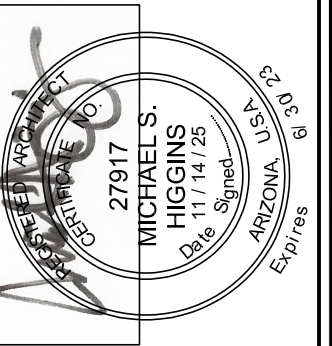
SHEET NUMBER

SD-2



ELEVATION KEY NOTES:

1. CONCRETE ROOF TILE - MATCH EXISTING HOUSE ROOF. ROOF TILE SPEC - BORAL FLAT CONCRETE TILE - SAXONY 300 COLOR-SLATE
2. STUCCO - SMOOTH FINISH OVER METAL LATH OVER 8" CMU. WESTERN 1-KOTE EXTERIOR STUCCO SYSTEM (OR EQUAL). - COLOR DUNN-EDWARDS - EVERSFIELD EXT. FLAT DESERT HILLS
3. LINE OF FINISH FLOOR
4. LINE OF FINISHED GRADE
5. STUCCO WINDOW SILL SLOPE TO DRAIN
6. WINDOW / DOOR PER SCHEDULE
7. GARAGE DOOR COLOR - DUNN-EDWARDS - EVERSFIELD EXT FLAT DESERT HILLS



HIGGINS
ARCHITECTS
L.L.C.

3666 N. MILLER RD.
SUITE 101
SCOTTSDALE, AZ 85251
PH (480) 990-8897
FX (480) 990-3883

COPYRIGHT
POSSESSORY RIGHTS OF
DRAWINGS AND PROJECT DESIGN
ALL PLANS, DESIGNS AND
SPECIFICATIONS AS INSTRUMENTS
OF SERVICE ARE THE PROPERTY OF
HIGGINS ARCHITECTS AND MAY NOT
BE UTILIZED IN SIMILAR KIND OR
FORM WITHOUT THE WRITTEN
CONSENT OF HIGGINS ARCHITECTS.

BARRY GARAGE
5411 E. ROADRUNNER RD
PARADISE VALLEY, AZ 85253

HILSIDE
PRE APPLICATION
COPYRIGHT © 2025 HIGGINS ARCHITECTS, L.L.C.

NUMBER - DATE

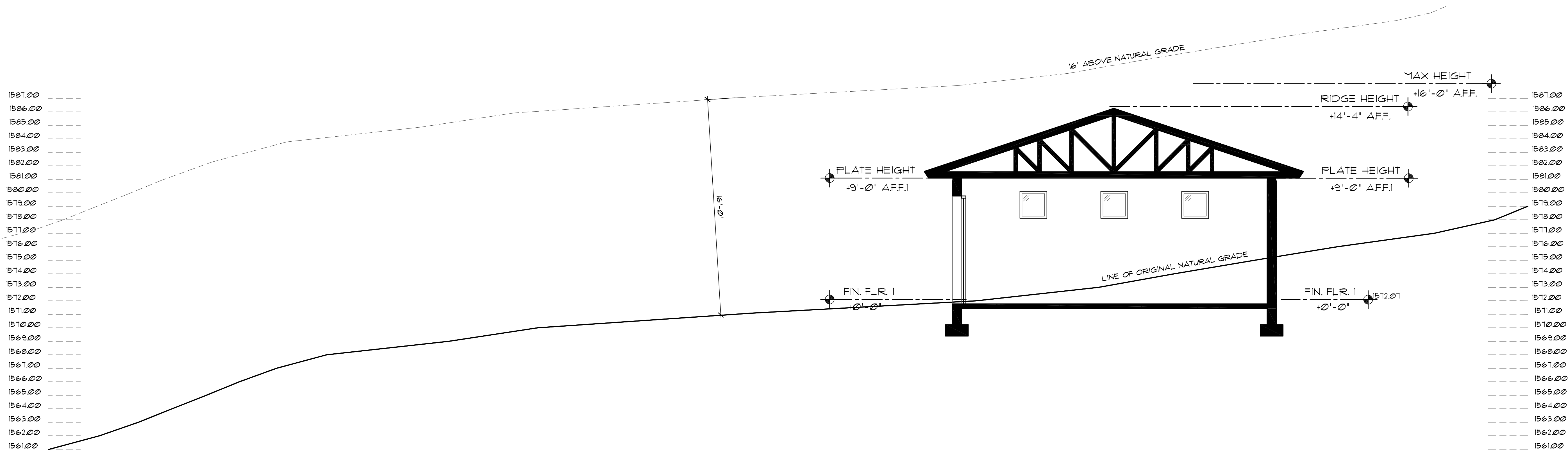
11/14/25

JOB NUMBER

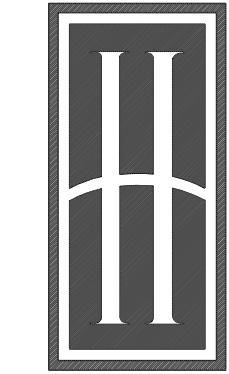
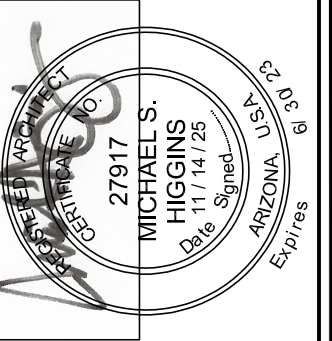
2025.05

SHEET NUMBER

SD-3



1
SD-4
SITE SECTION
SCALE: 1/4"=1'-0"



HIGGINS
ARCHITECTS
L.L.C.

3666 N. MILLER RD.
SUITE 101
SCOTTSDALE, AZ 85251
PH (480) 990-8897
FX (480) 990-3883

COPYRIGHT
POSSESSORY RIGHTS OF
DRAWINGS AND PROJECT DESIGN
ALL PLANS, DESIGNS AND
SPECIFICATIONS AS INSTRUMENTS
OF SERVICE ARE THE PROPERTY OF
HIGGINS ARCHITECTS AND MAY NOT
BE UTILIZED IN SIMILAR KIND OR
FORM WITHOUT THE WRITTEN
CONSENT OF HIGGINS ARCHITECTS.

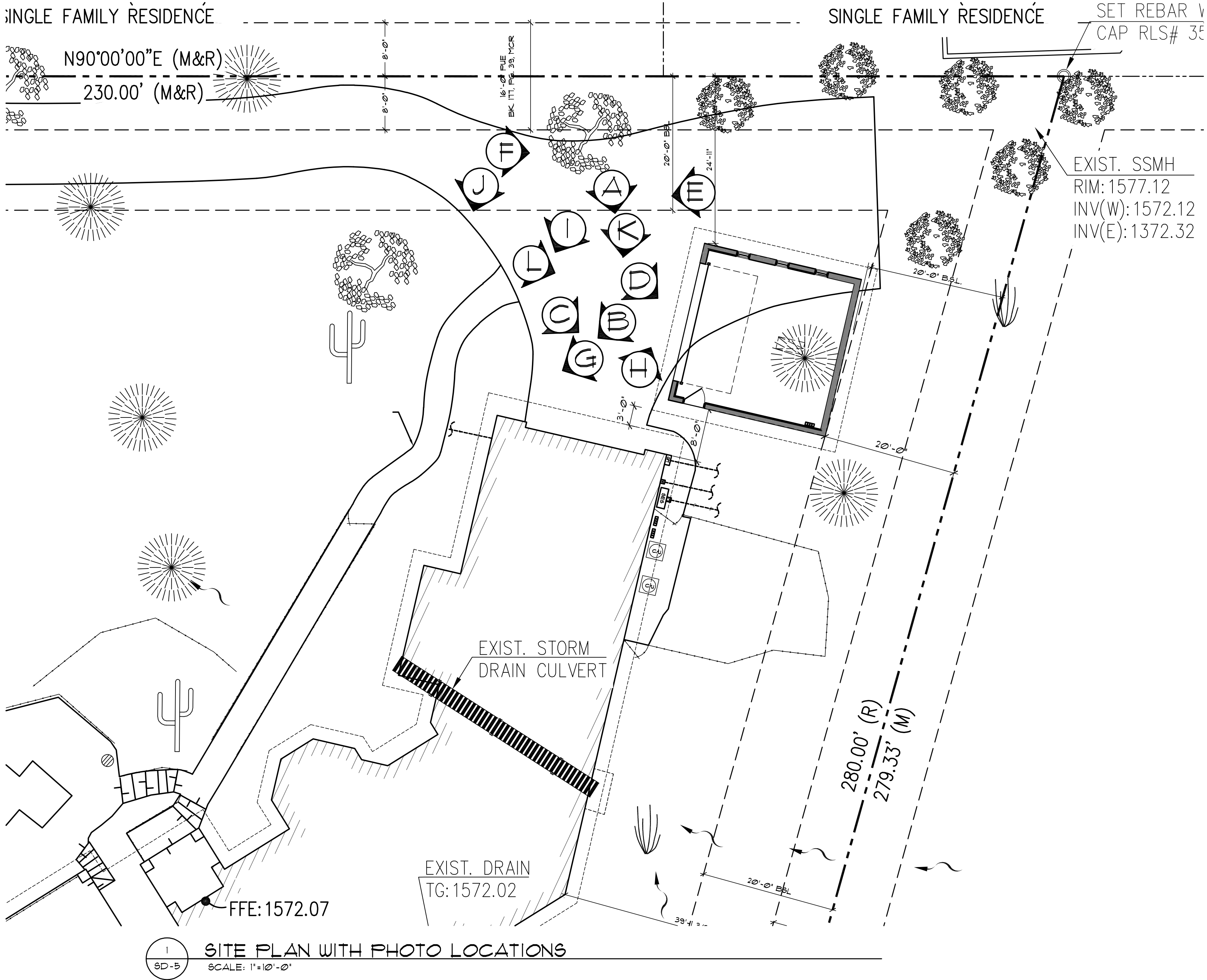
BARRY GARAGE
5411 E. ROADRUNNER RD
PARADISE VALLEY, AZ 85253

HILSIDE
PRE APPLICATION
PRELIMINARY
HIGGINS ARCHITECTS, L.L.C.

NUMBER - DATE
11/14/25

JOB NUMBER
2025.05

SHEET NUMBER
SD-4



(A)



(B)



(C)



(D)



(E)



(F)



(G)



(H)



(I)



(J)



(K)



(L)

2 SITE PHOTOS
SCALE: N.T.S.



HIGGINS
ARCHITECTS
L.L.C.

3666 N. MILLER RD.
SUITE 101
SCOTTSDALE, AZ, 85251
PH (480) 990-8897
FX (480) 990-3883

COPYRIGHT
POSSESSORY RIGHTS OF
DRAWINGS AND PROJECT DESIGN
ALL PLANS, DESIGNS AND
SPECIFICATIONS AS INSTRUMENTS
OF SERVICE ARE THE PROPERTY OF
HIGGINS ARCHITECTS AND MAY NOT
BE UTILIZED IN SIMILAR KIND OR
FORM WITHOUT THE WRITTEN
CONSENT OF HIGGINS ARCHITECTS.

BARRY GARAGE
5411 E. ROADRUNNER RD
PARADISE VALLEY, AZ 85253

**HILLSIDE
PRE APPLICATION**
COPYRIGHT © 2025 HIGGINS ARCHITECTS, L.L.C.

NUMBER - DATE
11/14/25

JOB NUMBER
2025.05

SHEET NUMBER
SD-5