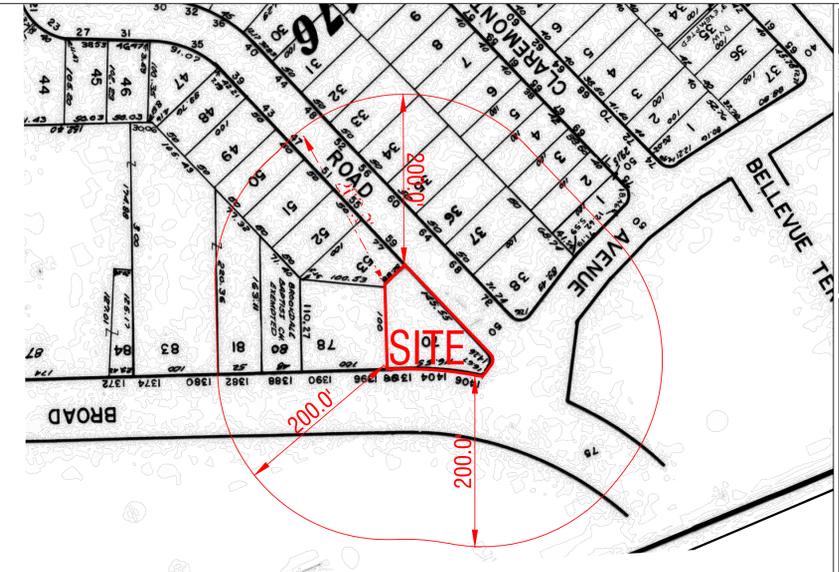
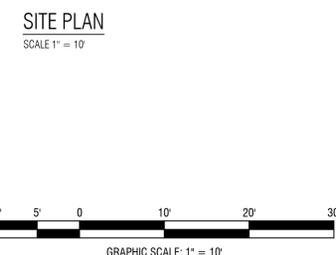


NOTES:
1. SIGNS & INSTALLATION TO CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)
2. PER IBC 1106.8.1, THE BOTTOM OF THE LOWEST SIGN SHALL BE MOUNTED APPROXIMATELY 60 INCHES ABOVE THE PARKING LOT OF SIDEWALK SURFACE WHEN THE SIGN IS PARALLEL TO THE SIDEWALK AND APPROXIMATELY 72 INCHES ABOVE THE PARKING LOT OR SIDEWALK WHEN THE SIGN IS PERPENDICULAR TO THE SIDEWALK.

BROAD STREET
ESSEX COUNTY ROAD 509
(75' WIDE RIGHT-OF-WAY)
VARIABLE PAVEMENT WIDTH



ZONING CHART
BLOOMFIELD NEIGHBORHOOD BUSINESS B-2 ZONE

ITEM	REQUIREMENT	EXISTING	PROPOSED	COMPLIANCE
USE	PER § 315-38 E (1)	DENTAL OFFICE	NO CHANGE	COMPLIES
MIN. LOT AREA	-	8,573± S.F.	NO CHANGE	COMPLIES
MIN. LOT DEPTH	-	27.9± FEET	NO CHANGE	COMPLIES
MIN. FRONT YARD (BROAD AVE.)	-	20.4 FEET	15.3 FEET	COMPLIES
MIN. FRONT YARD (HYDE RD.)	-	20.6 FEET	10.9 FEET	COMPLIES
MIN. FRONT YARD (BELLEVUE)	-	62.5 FEET	52.4 FEET	COMPLIES
MIN. REAR YARD	-	19.3 FEET	NO CHANGE	COMPLIES
MIN. SIDE YARD	N/A	N/A	N/A	COMPLIES
ACCESSORY BLDG. REAR, SIDE YARDS	N/A	N/A	N/A	COMPLIES
LOT COVERAGE	100 PERCENT	67.0 PERCENT	79.4 PERCENT	COMPLIES
MAX. BLDG. HEIGHT	40 FEET	<40 FEET	<40 FEET	COMPLIES
MINIMUM PARKING*	7 SPACES**	8 SPACES***	7 SPACES	COMPLIES

* PER § 315-41, 1/300 SQUARE FEET OR 2 FOR EACH THREE EMPLOYEES ON THE LARGEST SHIFT, WHICHEVER IS GREATER.
 **EXISTING PARKING CALCULATION: DENTAL OFFICE- 1,480 SF @ 1 SPACE/300 SF = 4.93; SAY 5 SPACES
 PROPOSED PARKING CALCULATION: DENTAL OFFICE- 2,029 SF @ 1 SPACE/300 SF = 6.76; SAY 7 SPACES
 *** EXISTING SPACES ARE NON-CONFORMING DIMENSIONALLY.

- REFERENCES:
- TOPOGRAPHIC SURVEY PREPARED BY JEREMY A. KLAPPER, PLS., OF BEHAR SURVEYING ASSOCIATES, PC, DATED 9/17/25 & CERTIFIED TO SMILING, INC.
 - ARCHITECTURAL PLANS PREPARED BY NESTOR J. ASUNCION, RA
 - BALDANZA DESIGN SITE VISIT 10/26/25.

Baldanza Design

ARCHITECTURE
ENGINEERING
PLANNING

B
D

645 WESTWOOD AVENUE, SUITE 204
RIVER VALE, NJ 07675
(201) 391-0020
INFO@BALDANZADESIGNBUILD.COM
CERTIFICATES OF AUTHORIZATION:
#21AC0091600 (ARCHITECTURE)
#24GA28334900(ENGINEERING)

SEAL:

CHARLES L. BALANZA, R.A., P.E.
21A101980400 (ARCHITECT)
24GE05632800 (PROFESSIONAL ENGINEER)

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PLANNING BOARD APPLICATION FOR PROPOSED ADDITION-RENOVATION

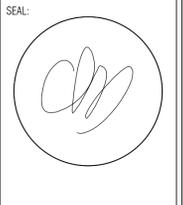
1400 BROAD STREET,
TOWNSHIP OF BLOOMFIELD, NJ
ESSEX COUNTY
NEW JERSEY;
BLOCK 1174, LOT 70

CLIENT:
ELIZABETH SANDOVAL, DMD
SMILING, LLC
1400 BROAD STREET
BLOOMFIELD, NJ 07643

DRAWN BY: CLB
CHECKED BY: CLB
DATE: 10/27/25
JOB #: 25-61

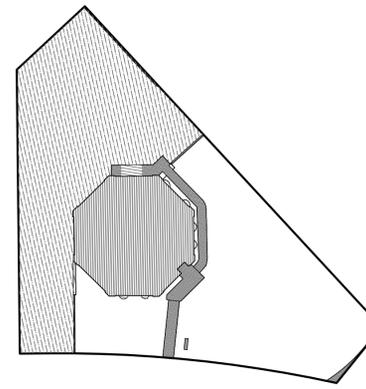
PROPOSED SITE PLAN

SP-1



CHARLES L. BALDANZA, R.A., P.E.
 21A101980400 (ARCHITECT)
 24GE05632800 (PROFESSIONAL ENGINEER)

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[Symbol]	BUILDING FOOTPRINT = 1,488 SF
[Symbol]	ENTRIES/STEPS = 30 SF
[Symbol]	WINDOW WELLS = 19 SF
[Symbol]	CONCRETE/PAVERS/SLATE/SIGN = 373 SF
[Symbol]	ASPHALT/CURBS = 3,831 SF
EXISTING COVERAGE TOTAL = 5,741 SF	
5,741 SF / 8,573 SF = 67.0%	

EXISTING LOT COVERAGE DIAGRAM
 SCALE 1" = 30'

GENERAL NOTES

- DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY, OR CONSULT THE ARCHITECT FOR ANY NECESSARY DIMENSIONS WHICH ARE NOT INDICATED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING CONDITIONS AND ALL NECESSARY DIMENSIONS PRIOR TO CONSTRUCTION.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NEW JERSEY UNIFORM CONSTRUCTION CODE AND ALL APPLICABLE SUB-CODES.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE WORK BEFORE COMMENCING CONSTRUCTION.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE WORK OF ALL SUBCONTRACTORS, AND FOR INSURING PROPER COORDINATION BETWEEN THE VARIOUS TRADES. ALL NECESSARY CUTTING AND PATCHING FOR MECHANICAL, ELECTRICAL AND PLUMBING WORK, INCLUDING ALL NECESSARY OPENINGS IN FLOOR, WALL OR ROOF FRAMING TO ACCOMMODATE THE WORK IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR WHETHER INDICATED ON THE DRAWINGS OR NOT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION, INCLUDING THE INSTALLATION OF ALL TEMPORARY SHORING, SHEETING AND BRACINGS OF THE EXCAVATIONS AND STRUCTURE DURING CONSTRUCTION. THE G.C. IS ALSO RESPONSIBLE FOR ALL JOB SITE SAFETY AND SECURITY MEASURES TO PROTECT THE WORK, WORKMEN, THE PUBLIC AND ADJACENT PROPERTY DURING CONSTRUCTION.
- EXISTING CONDITIONS AS DEPICTED ARE BASED ON THE REFERENCED SURVEY. FIELD VERIFY ALL EXISTING CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL FIELD AND WORKING CONDITIONS AS WELL AS EXISTING AND NEW DIMENSIONS, AND SHALL NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO EXECUTION OF THE WORK. AREAS OF EXISTING FOUNDATION, WHERE POINT LOADING OCCURS, SHALL BE INVESTIGATED TO DETERMINE ADEQUATE BEARING CAPACITY.
- ALL LABOR, MATERIAL, AND EQUIPMENT FOR THE PROPER AND COMPLETE PERFORMANCE OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHETHER SPECIFICALLY CALLED FOR OR NOT.
- ALL PRODUCTS SHALL BE SIZED AND INSTALLED IN STRICT ACCORDANCE WITH THE GUIDELINES, INSTRUCTIONS, AND SPECIFICATIONS OF THE MANUFACTURER. ALL RECOMMENDED ACCESSORIES AND TECHNIQUES SHALL BE UTILIZED SO AS TO INSURE COMPLETE PERFORMANCE OF THE PRODUCT.
- ALL CONSTRUCTION WORK FOR THE PROJECT MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE NEW JERSEY UNIFORM CODE, AND GOOD CONSTRUCTION AND ENGINEERING PRACTICE AS IT PERTAINS TO SAFETY.

DEMOLITION NOTES

- CONFORM TO APPLICABLE CODE FOR DEMOLITION WORK. DUST CONTROL AND PRODUCTS REQUIRING ELECTRICAL DISCONNECTION.
- OBTAIN REQUIRED PERMITS FROM AUTHORITIES AND DISPOSE OF ALL MATERIALS IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS OF PUBLIC AGENCIES HAVING JURISDICTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE METHODS, MEANS AND DESTINATION OF ALL OFF-SITE DISPOSAL.
- DO NOT CLOSE OR OBSTRUCT EGRESS WIDTH TO ANY BUILDING OR SITE EXIT.
- PROVIDE, ERECT AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
- PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
- MARK LOCATION AND TERMINATION OF UTILITIES.
- NOTIFY AFFECTED UTILITY COMPANIES.
- CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE WITH ADJACENT STRUCTURES.
- CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION AND ARCHITECT/ENGINEER. DO NOT RESUME OPERATIONS UNTIL DIRECTED.
- OBTAIN WRITTEN PERMISSION FROM ADJACENT PROPERTY OWNERS WHEN DEMOLITION EQUIPMENT WILL TRAVERSE, INFRINGE UPON OR LIMIT ACCESS TO THEIR PROPERTY.
- SPRINKLE WORK WITH WATER TO MINIMIZE DUST. PROVIDE HOSES AND WATER CONNECTIONS FOR THIS PURPOSE.
- DO NOT BURN OR BURY MATERIALS ON SITE. LEAVE SITE IN CLEAN CONDITION.
- DO NOT COMMENCEMENT OF ANY DEMOLITION WORK THE CONTRACTOR MUST BECOME FAMILIAR WITH THE CHARACTER AND SCOPE OF THE PROPOSED WORK. ANY QUESTIONS OR CONCERNS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
- ENVIRONMENTAL ASSESSMENT/REMEDIATION BY OTHERS.

UTILITY NOTES

- IF AND WHERE APPLICABLE, THE FOLLOWING NOTES SHALL BE IMPLEMENTED:
- CONTRACTOR TO VERIFY ALL EXISTING UTILITY CONNECTIONS.
 - ALL EXISTING UTILITY CONNECTIONS TO REMAIN.
 - ELECTRIC, TELEPHONE, CATV, AND ALL OTHER WIRE SERVED UTILITY EXTENSIONS AND SERVICES SHALL BE INSTALLED UNDERGROUND WITH STANDARDS ESTABLISHED BY THE SERVICING UTILITY COMPANY AND APPROVED BY THE MUNICIPAL ENGINEER.
 - PROTECTION OF UTILITIES: EXISTING UTILITIES, IN THE AREA OF CONSTRUCTION SHOULD BE MARKED TO PROTECT FROM DAMAGE DURING EXCAVATION AND FOUNDATION CONSTRUCTION. EXCAVATIONS SHOULD BE STOPPED IF THEY COULD POTENTIALLY UNDERMINE EXISTING UTILITIES.
 - PROOF ROLLING AND COMPACTION OF PAVEMENT AND FILL SUBGRADES: FOLLOWING STRIPPING OR EXCAVATION TO PLAN ELEVATIONS, ALL SUBGRADES FOR PLACEMENT OF NEW FOUNDATION OR PAVEMENT SHOULD BE PROOF ROLLED USING A VIBRATORY ROLLER WITH MINIMUM 1 TON STATIC WEIGHT IN CONFINED AREAS ALONG SIDE WALLS AND 10 TON STATIC WEIGHT IN THE FOOTPRINT OF THE BUILDING AND GENERAL ROADWAY PAVED AREAS. FOOTING SUBGRADES SHOULD BE COMPACTED WITH SMALL AREA VIBRATORY PLATE COMPACTORS. PROOF ROLLING SHOULD BE OBSERVED AND EVALUATED BY A QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN FAMILIAR WITH SITE CONDITIONS.
 - UTILITY MARK-OUT SHALL BE ORDERED BY CONTRACTOR, PROVIDED BY '811' & NEW JERSEY 'ONE CALL', AND VERIFIED PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION WORK IN-RELATION TO THIS PROJECT IF AND WHERE APPLICABLE. THE FOLLOWING NOTES SHALL BE IMPLEMENTED:
 - ALIGNMENT OF SERVICE UTILITIES & FACILITIES TRENCH(S) PROVIDED FOR FEASIBILITY AND PERMITTING PURPOSES. EXACT ALIGNMENT OF ROUTING(S) MAY VARY, AS PER CONTRACTOR(S), AND/OR UTILITY(S)
 - COMPANY(S)
 - ALIGNMENT OF IMPROVEMENTS IS PROVIDED FOR REPRESENTATIONAL AND PERMITTING PURPOSES. EXACT TRENCH ALIGNMENT MAY VARY, AS PER CONTRACTOR, AND/OR UTILITY(S) COMPANY(S) VARIOUS UTILITY SERVICE CONNECTIONS FROM THE RIGHT-OF-WAY ARE UNKNOWN AND SHALL BE VERIFIED BY THE CONTRACTOR
 - ELECTRICAL SERVICE (OVERHEAD AND/OR UNDERGROUND) SHALL BE AS PER ELECTRICAL UTILITY COMPANY; CONTRACTOR SHALL CONFIRM CONNECTION & LOCATION.
 - PLUMBING WORK SHALL BE PERFORMED BY A STATE OF NEW JERSEY LICENSED PLUMBER. ELECTRICAL WORK SHALL BE PERFORMED BY A STATE OF NEW JERSEY LICENSED ELECTRICIAN
 - ALL EXISTING UTILITY CONNECTIONS TO BE ADAPTED TO THE NEW BUILDING.
 - THE CONTRACTOR(S) IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE WORK BEFORE COMMENCING CONSTRUCTION.
 - ALL CONSTRUCTION WORK FOR THE PROJECT MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE NEW JERSEY UNIFORM CODE, AND GOOD CONSTRUCTION AND ENGINEERING PRACTICE AS IT PERTAINS TO SAFETY.

PLANNING BOARD APPLICATION FOR PROPOSED ADDITION-RENOVATION

1400 BROAD STREET,
 TOWNSHIP OF BLOOMFIELD, NJ
 ESSEX COUNTY
 NEW JERSEY;
 BLOCK 1174, LOT 70

CLIENT:
 ELIZABETH SANDOVAL, DMD
 SMILING, LLC
 1400 BROAD STREET
 BLOOMFIELD, NJ 07643

DRAWN BY: CLB
 CHECKED BY: CLB
 DATE: 10/27/25
 JOB #: 25-61

EXISTING CONDITIONS PLAN

SP-2



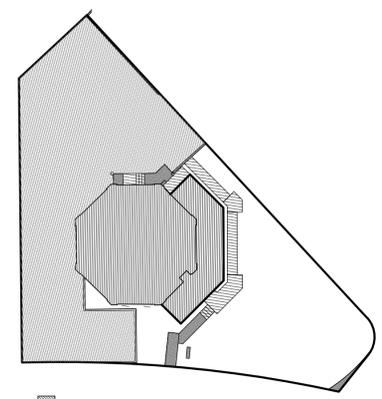
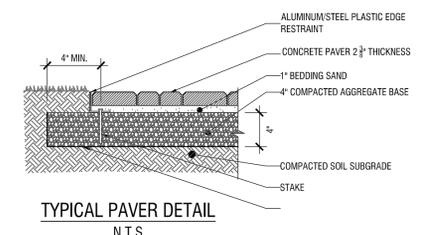
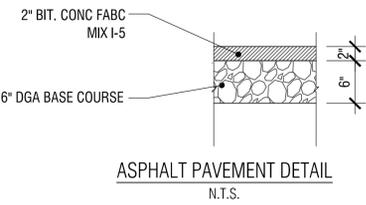
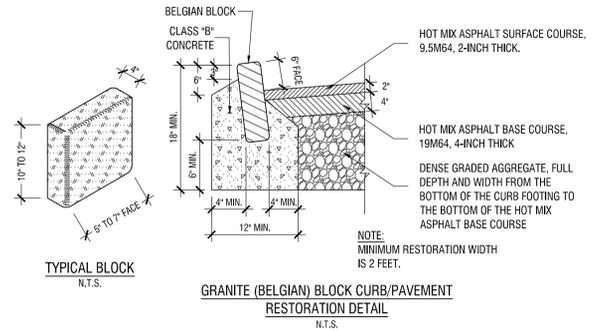
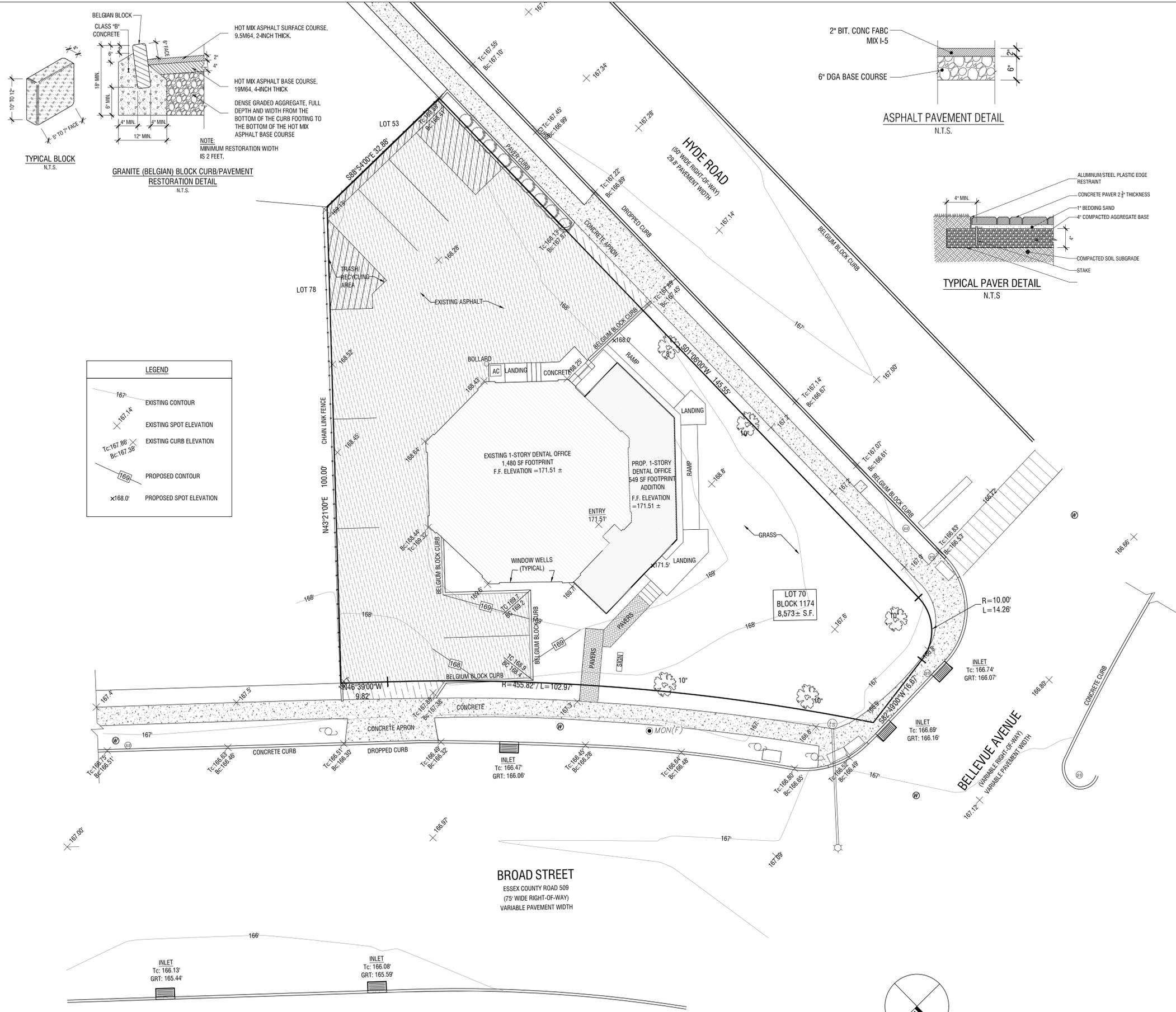
LEGEND

[Symbol]	EXISTING CONTOUR
[Symbol]	EXISTING SPOT ELEVATION
[Symbol]	EXISTING CURB ELEVATION
[Symbol]	EXISTING TREE TO BE REMOVED

EXISTING CONDITIONS PLAN
 SCALE 1" = 10'

GRAPHIC SCALE: 1" = 10'





[Symbol]	BUILDING FOOTPRINT = 2,027 SF
[Symbol]	ENTRIES/STEPS/RAMPS = 349 SF
[Symbol]	WINDOW WELLS = 6 SF
[Symbol]	CONCRETE/PAVERS/SLATE/SIGN = 172 SF
[Symbol]	ASPHALT/CURBS = 4,256 SF
PROPOSED COVERAGE TOTAL = 6,810 SF	
6,810 SF / 8,573 SF = 79.4%	

PROPOSED LOT COVERAGE DIAGRAM
SCALE 1" = 30'

LEGEND	
[Symbol]	EXISTING CONTOUR
[Symbol]	EXISTING SPOT ELEVATION
[Symbol]	EXISTING CURB ELEVATION
[Symbol]	PROPOSED CONTOUR
[Symbol]	PROPOSED SPOT ELEVATION

- GRADING NOTES**
- IF AND WHERE APPLICABLE, THE FOLLOWING NOTES SHALL BE IMPLEMENTED:
- EXISTING GRADES AND DRAINAGE PATTERNS TO REMAIN IN GENERAL. SURFACE DRAINAGE WATERS SHALL BE CONTROLLED IN A MANNER THAT WILL MINIMIZE THE ADVERSE EFFECTS OF SUCH WATERS UPON THE SUBJECT PROPERTY AND ADJACENT PROPERTIES. SOIL EROSION DURING AND AFTER DEVELOPMENT SHALL NOT INCREASE OVER WHAT NATURALLY OCCURS.
 - LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. FOUNDATION PERIMETER SHALL SLOPE DOWN & AWAY AT 5.0% MINIMUM SLOPE (6" ELEVATION DROP FOR MINIMUM DISTANCE OF 10 FEET) UNLESS OTHERWISE SPECIFIED ON PLAN.
 - SURFACE DRAINAGE SHALL NOT CREATE A HAZARD OR A NUISANCE TO ADJACENT PROPERTIES.
 - PITCH HARDSCAPE SURFACES AWAY FROM BUILDING FOUNDATIONS @ 2.0% MINIMUM GRADE. (AREAS OF DIFFERING PITCH IF SPECIFIED ON GRADING DESIGN PLAN).
 - THE CONTRACTOR SHALL REMOVE ALL EXCESS, UNSUITABLE, OR CONTAMINATED SOILS, VEGETATION AND DEBRIS AND DISPOSE IN ACCORDANCE WITH ALL LOCAL, STATE & FEDERAL REGULATIONS.
 - SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD.
 - FOR GRADING & DRAINAGE PURPOSES, NO GRADING SHALL ADVERSELY AFFECT ADJACENT PROPERTIES. IF AN ADVERSE SITUATION ARISES DURING CONSTRUCTION ACTIVITY WITH REGARDS TO GRADING DESIGN AND EXISTING GRADES ALONG PROPERTY LINES, CONTRACTOR SHALL IMMEDIATELY CONTACT DESIGN ENGINEER.
 - MAXIMUM GRADE NOT TO EXCEED 3 HORIZONTAL UNIT HORIZONTAL TO ONE UNIT VERTICAL, UNLESS OTHERWISE INDICATED ON PLANS.
 - ALL EXISTING GRADES AND DRAINAGE PATTERNS TO REMAIN.
 - ALL DISTURBED AREAS SHALL BE STABILIZED AT THE COMPLETION OF SITE WORK. STABILIZATION OF EXPOSED AREAS SHALL BE IN ACCORDANCE WITH N.J. SOIL EROSION AND SEDIMENT CONTROL MEASURES

- DRAINAGE NOTES**
- IF AND WHERE APPLICABLE, THE FOLLOWING NOTES SHALL BE IMPLEMENTED:
- FOR GRADING & DRAINAGE PURPOSES, NO GRADING SHALL ADVERSELY AFFECT ADJACENT PROPERTIES. IF AN ADVERSE SITUATION ARISES DURING CONSTRUCTION ACTIVITY WITH REGARDS TO GRADING DESIGN AND EXISTING GRADES ALONG PROPERTY LINES, CONTRACTOR SHALL IMMEDIATELY CONTACT DESIGN ENGINEER.
 - MAXIMUM GRADE NOT TO EXCEED 3 HORIZONTAL UNIT HORIZONTAL TO ONE UNIT VERTICAL, UNLESS OTHERWISE INDICATED ON PLANS.
 - LOCATIONS OF ANY INSTALLED SUB-GRADE STORMWATER DRAINAGE FACILITIES SHALL MEET ALL STATE OF NEW JERSEY REQUIREMENTS FOR SEPARATION DISTANCES FROM BUILDINGS AND SANITARY SEPTIC SYSTEM COMPONENTS.
 - ALL DRAINAGE PIPE INSTALLED BENEATH AREAS WITH VEHICLE TRAFFIC AND LOADING SHALL BE ENCASED WITHIN A CONDUIT SLEEVE.
 - SET DRYWELL(S) AND STORMWATER RUNOFF CATCH-BASINS TO CONFORM WITH INLET ELEVATION OF DRAIN PIPE. CATCH BASIN (STORM INLETS) SHALL BE INSTALLED / LOCATED AT ANY GRADING LOW-POINTS (TRAPPED AREAS), WHETHER AT EXISTING OR PROPOSED FINISHED SURFACE GRADES, AND SHALL CONVEY STORMWATER RUNOFF TO DRAINAGE FACILITIES AS PER PLAN.
 - ROOF LEADERS: 3/8"-35 PWC SHALL BE INSTALLED SUB-GRADE AND CONVEY STORMWATER FROM ROOF GUTTER DOWNSPOUTS TO DOWNSTREAM CONNECTION POINT(S) AS PER PLAN. ALL DOWNSPOUT LOCATIONS SHALL BE CONFIRMED WITH BALDANZA DESIGN. DISCHARGE ROOF LEADERS TO DAYLIGHT AS INDICATED.
 - CONVEYANCE: ALL STORMWATER DRAINAGE PIPING SHALL BE SET AT A MINIMUM SLOPE OF 1.0% UNLESS OTHERWISE SPECIFIED ON PLAN. ALL OVERLAND DRAINAGE SWALES (LAWN OR OTHER VEGETATIVE) SHALL BE PITCHED AT 2.0% MINIMUM SLOPE UNLESS OTHERWISE SPECIFIED ON PLAN.
 - CONTRACTOR SHALL INSPECT SURFACE ELEVATIONS ALONG RESIDENCE PERIMETER FOR VERTICAL SEPARATION TO LOWEST FRAMING MEMBER (ABOVE GRADE), WHICH IS RECOMMENDED AT 8" MINIMUM VERTICAL SEPARATION. CONTRACTOR SHALL MAKE ADJUSTMENTS (LOWER GRADE ELEVATIONS AS NECESSARY) AND SHALL SUBSEQUENTLY PITCH GRADE DOWN & AWAY FROM RESIDENCE FOUNDATION.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE WORK BEFORE COMMENCING CONSTRUCTION.

