

LEGEND

PROPERTY LINE	---
STREET LEVEL PLAN - BUILDING	—
STREET LEVEL PLAN - CURB	—
UNDERGROUND PARKING	—
DRAINAGE BOUNDARY LINE	- - -
PROPOSED GREEN ROOF	■
IMPERVIOUS AREA ON GREEN ROOF, BUILDING PODIUM OR NATURAL GRADE	■
LANDSCAPE AREA NOT ON PODIUM STRUCTURE	■
LANDSCAPE AREA ON PODIUM STRUCTURE	■
PROPOSED CISTERNS IN BASEMENT	■
PROPOSED POOLS BEING DIRECTED TO SANITARY SEWER	■
EXISTING TREE CREDIT	○
PROPOSED TREE CREDIT	○

DRAINAGE AREA #1
 RAINWATER HARVESTING CISTERN:
 TOTAL VOLUME OF 540,000 GALLONS.
 SEE PLUMBING DRAWINGS FOR DETAILS
 AND LOCATIONS OF CISTERN

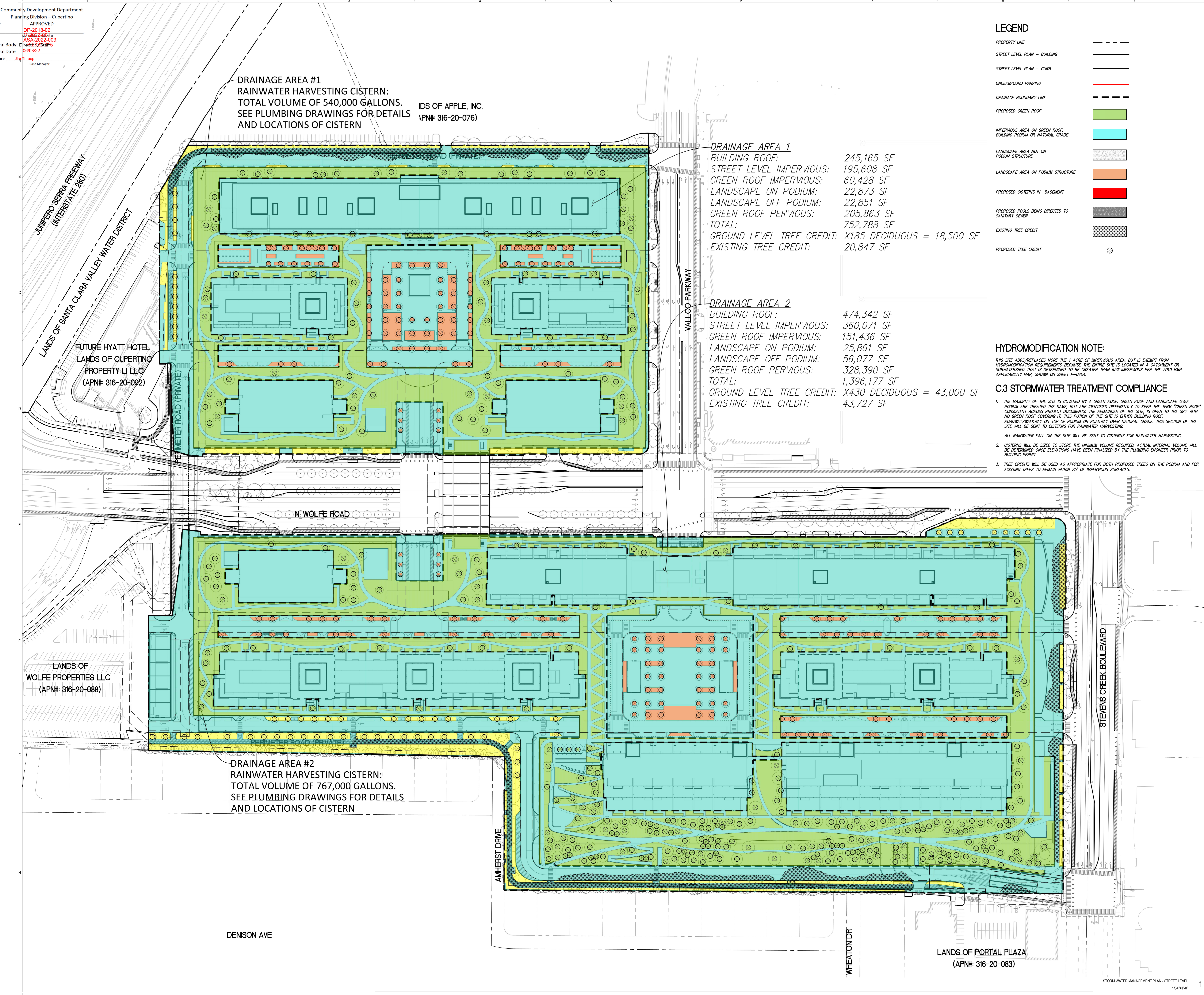
DRAINAGE AREA 1
 BUILDING ROOF: 245,165 SF
 STREET LEVEL IMPERVIOUS: 195,608 SF
 GREEN ROOF IMPERVIOUS: 60,428 SF
 LANDSCAPE ON PODIUM: 22,873 SF
 LANDSCAPE OFF PODIUM: 22,851 SF
 GREEN ROOF PERVIOUS: 205,863 SF
 TOTAL: 752,788 SF
 GROUND LEVEL TREE CREDIT: X185 DECIDUOUS = 18,500 SF
 EXISTING TREE CREDIT: 20,847 SF

DRAINAGE AREA 2
 BUILDING ROOF: 474,342 SF
 STREET LEVEL IMPERVIOUS: 360,071 SF
 GREEN ROOF IMPERVIOUS: 151,436 SF
 LANDSCAPE ON PODIUM: 25,861 SF
 LANDSCAPE OFF PODIUM: 56,077 SF
 GREEN ROOF PERVIOUS: 328,390 SF
 TOTAL: 1,396,177 SF
 GROUND LEVEL TREE CREDIT: X430 DECIDUOUS = 43,000 SF
 EXISTING TREE CREDIT: 43,727 SF

HYDROMODIFICATION NOTE:
 THIS SITE ADDS/REPLACES MORE THE 1 ACRE OF IMPERVIOUS AREA, BUT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS BECAUSE THE ENTIRE SITE IS LOCATED IN A CATCHMENT OR SUBWATERSHED THAT IS DETERMINED TO BE GREATER THAN 65% IMPERVIOUS PER THE 2010 HMP APPLICABILITY MAP, SHOWN ON SHEET P-0404.

C.3 STORMWATER TREATMENT COMPLIANCE

- THE MAJORITY OF THE SITE IS COVERED BY A GREEN ROOF, GREEN ROOF AND LANDSCAPE OVER PODIUM ARE TREATED THE SAME, BUT ARE IDENTIFIED DIFFERENTLY TO KEEP THE TERM "GREEN ROOF" CONSISTENT ACROSS PROJECT DOCUMENTS. THE REMAINDER OF THE SITE IS OPEN TO THE SKY WITH NO GREEN ROOF COVERING IT. THIS PORTION OF THE SITE IS EITHER BUILDING ROOF, ROADWAY/WALKWAY ON TOP OF PODIUM OR ROADWAY OVER NATURAL GRADE. THIS SECTION OF THE SITE WILL BE SENT TO CISTERNS FOR RAINWATER HARVESTING.
- ALL RAINWATER FALL ON THE SITE WILL BE SENT TO CISTERNS FOR RAINWATER HARVESTING.
- CISTERNS WILL BE SIZED TO STORE THE MINIMUM VOLUME REQUIRED. ACTUAL INTERNAL VOLUME WILL BE DETERMINED ONCE ELEVATIONS HAVE BEEN FINALIZED BY THE PLUMBING ENGINEER PRIOR TO BUILDING PERMIT.
- TREE CREDITS WILL BE USED AS APPROPRIATE FOR BOTH PROPOSED TREES ON THE PODIUM AND FOR EXISTING TREES TO REMAIN WITHIN 25' OF IMPERVIOUS SURFACES.



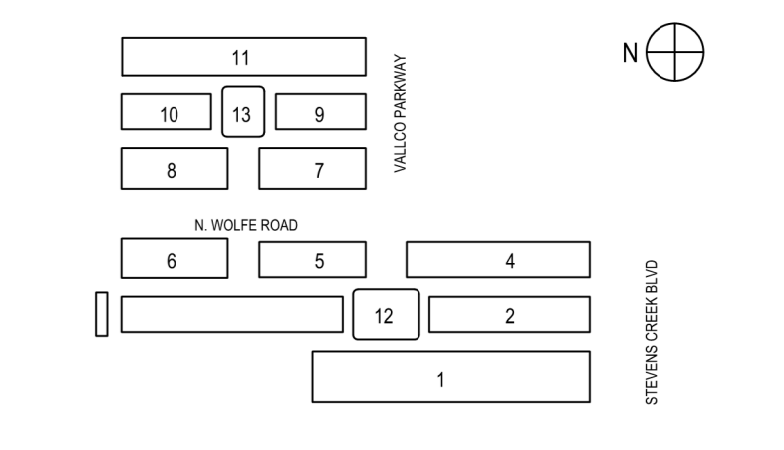
DRAINAGE AREA #2
 RAINWATER HARVESTING CISTERN:
 TOTAL VOLUME OF 767,000 GALLONS.
 SEE PLUMBING DRAWINGS FOR DETAILS
 AND LOCATIONS OF CISTERN

DATE: MARCH 23, 2022
 CHAD J. BROWNING
 R.C.E. NO. 68315, EXPIRES 9-30-23

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SB-35 MODIFICATION APPLICATION

REV	DESCRIPTION	DATE
REV-0	SB-35 DEVELOPMENT APPLICATION	03/27/2018
REV-1	SB-35 APPLICATION - REVISIONS	08/06/2018
REV-2	SB-35 APPLICATION CONFORM SET	08/15/2018
REV-3	SB-35 MODIFICATION APPLICATION	03/23/2022



KEY PLAN AND NORTH ARROW
 ARCHITECTS PROJECT NUMBER: 708.012

IF THIS DRAWING IS NOT 36"x48" IT IS A REDUCED PRINT. REFER TO GRAPHIC SCALE.

SCALE: 1/8"=1'-0"

STORM WATER MANAGEMENT PLAN - STREET LEVEL

SHEET TITLE:
P-0403
 SHEET NUMBER:
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