

Mixed Use New Construction

258 Union Street
Rockland, MA 02370
Schematic Design

AUGUST 29, 2023

OWNER:
HAYDAR ALI
258 Union Street
Rockland, MA 02370

ARCHITECT:
BEN LEE Architects
121 Briar Lane
Westwood, MA 02090
Tel: 617-775-7052
E-mail: benlee_aia@yahoo.com
www.dlba-architects.com

LIST OF DRAWINGS

GENERAL:
T1.0 COVER SHEET

C-1 EXISTING CONDITIONS
c-2 GRADING & UTILITY PLAN

ARCHITECTURAL
A1A PROPOSED P2 PARKING PLAN
A1B PROPOSED P1 PARKING PLAN

A2 PROPOSED FIRST FLOOR PLAN
A3 PROPOSED TYPICAL FLOOR PLAN
A5 PROPOSED ELEVATIONS
A6 PROPOSED ELEVATIONS
A7 UNION STREET ELEVATIONS

ZONING

ZONING INFORMATION			
ZONING: DRROD Downtown Rockland Revitalization Overlay District	REQUIRED	ACTUAL	VARIANCE NEEDED
MIN. LOT SIZE:	2,000 SF	18,588 SF	NO
MIN. LOT FRONTAGE:	30 FT	101.77 FT	NO
MAX. BLDG. HEIGHT:	4 STORIES 45 FT	4 STORIES 45 FT	NO
MAX. LOT COVERAGE	80%	74%	NO
MIN. FRONT YARD DEPTH:	0 Ft	0 FT	NO
MIN. SIDE YARD DEPTH:	5 FT	5 FT	NO
MIN. REAR YARD DEPTH:	20 FT	30 FT	NO
NUMBER OF UNITS	17	26	YES
MIN. PARKING	39 (RES)	35 TOTAL	YES
	19 (COMMERCIAL)		

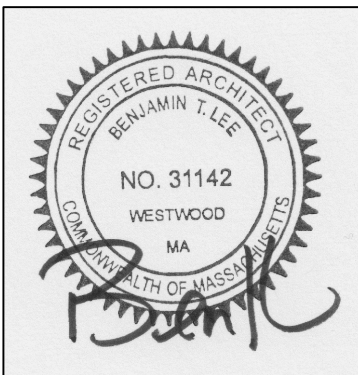
UNIT COUNT

258 UNION STREET - UNIT COUNT				
	1 BEDROOM	2 BEDROOM	3 BEDROOM	
1ST FLOOR	3	3	-	6
2ND FLOOR	5	4	1	10
3RD FLOOR	5	4	1	10
TOTAL	13	11	2	26
TOTAL PARKING				35

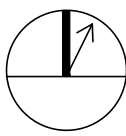
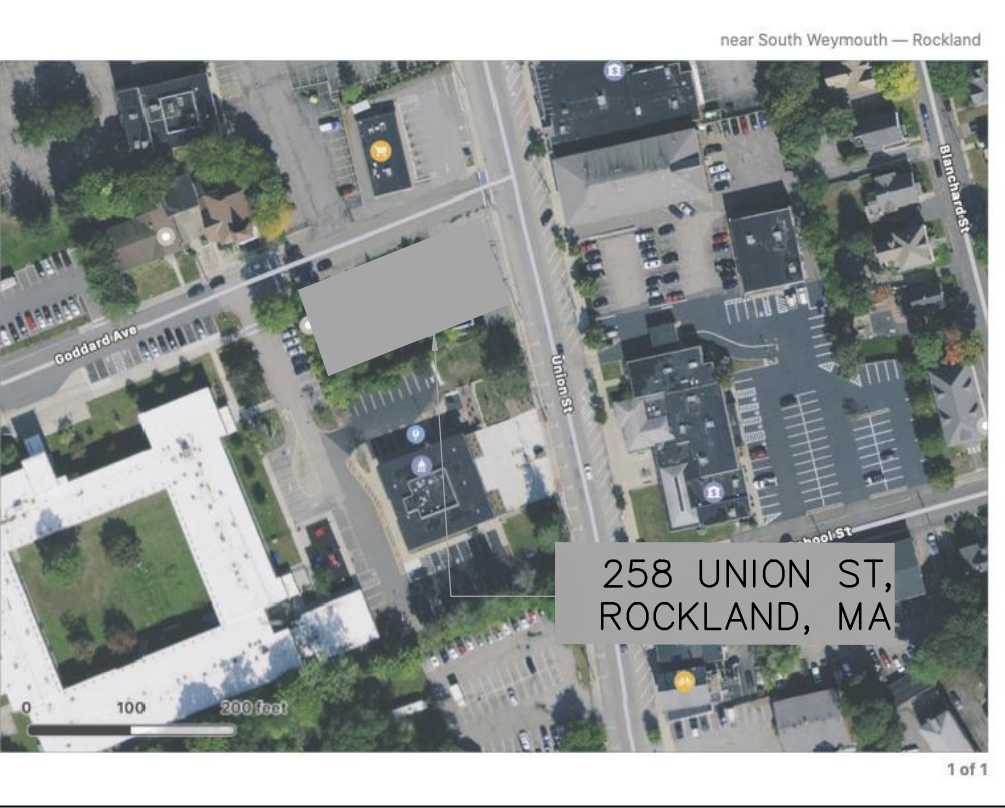
10/3/23 Planning Received



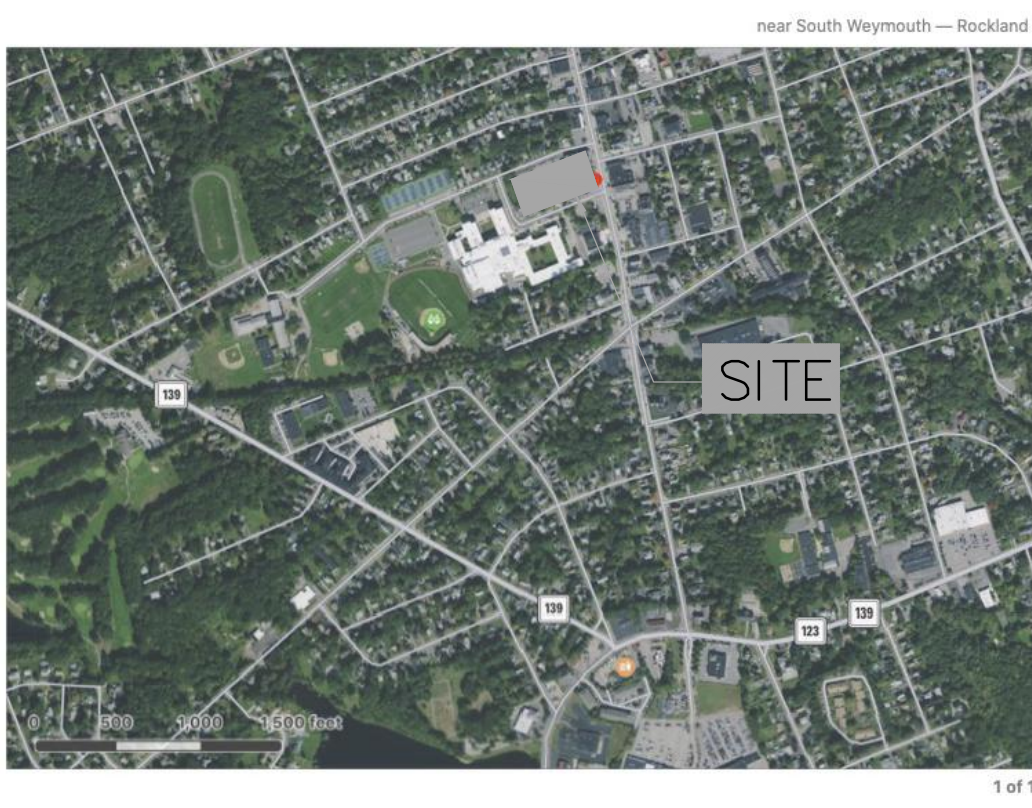
258 Union Street Elevation



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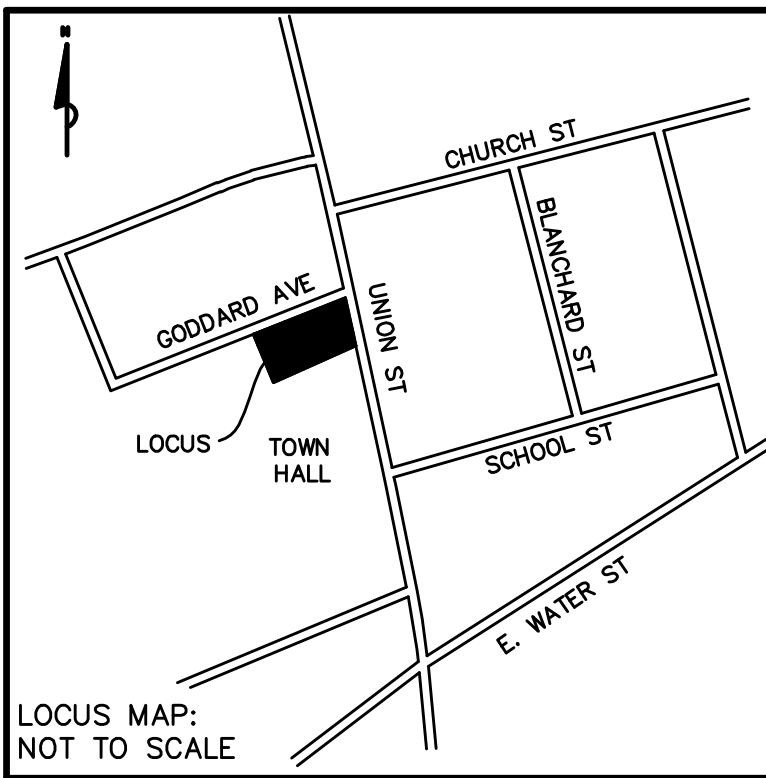


LOCATION MAP



LOCUS MAP

T1.0



LEGEND:

BIT CONC	BITUMINOUS CONCRETE
CB	CATCH BASIN
CC	CONCRETE CURB
CONC	CONCRETE
DMH	DRAIN MANHOLE
GC	GRANITE CURB
GS	GAS GATE
GR	GUARD RAIL
I=	INVERT
MW	MONITORING WELL
OH	OVERHANG
PP	PEDESTRIAN PAD
R=	RETAINING
RET	SEWER MANHOLE
S	SEWER MANHOLE
SMH	UTILITY POLE
UP	

REFERENCES:
PLYMOUTH COUNTY REGISTRY OF DEEDS
PLAN 1170 OF 1985 (LOCUS)

UTILITY REFERENCES:
TOWN OF ROCKLAND, MA
SEWER ASSESSMENT PLAN #6704
DATED: DECEMBER 1967



UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. BEFORE DESIGN AND CONSTRUCTION CALL "DIG SAFE" 1-888-344-7233. SOME DATA IS CONFLICTING AND CAN ONLY BE VERIFIED BY EXCAVATION.

FLOOD NOTE
THE PARCEL SHOWN HEREON IS LOCATED IN ZONE X, NON-SHADED, AS SHOWN ON FLOOD INSURANCE RATE MAP No. 25023C0093K, EFFECTIVE DATE JULY 6, 2021

- NOTES:**
- 1) ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AND WERE DETERMINED BY GPS OBSERVATIONS AND AN OPUS REDUCTION ON 7/14/2022.
 - 2) THIS PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND ARE SUBJECT TO THE FINDINGS SUCH A REPORT MAY DISCLOSE.
 - 3) OWNER: 258 UNION STREET REALTY, INC.
DEED BOOK 52765 PAGE 273

#258 UNION STREET

EXISTING CONDITIONS PLAN
IN
ROCKLAND, MA
(PLYMOUTH COUNTY)

SCALE: 1"= 10' DATE: JULY 15, 2022

0 10 20 30 40 ft

Precision Land Surveying, Inc.
32 Turnpike Road
Southborough, Massachusetts 01772
TEL NO: (508) 460-1789 FAX NO: (508) 970-0096
5021TP1.DWG



GRADING AND UTILITY PLAN

SCALE:	1" = 10'
JOB:	2G1S-515
FILE:	
DRAWN:	IAZ
CHECKED:	
DATE:	08.25.22

ADDRESS:
121 BRIAR LANE
WESTWOOD, MA 02090
T 617-775-7052

MIXED USE RESIDENTIAL
NEW CONSTRUCTION
258 UNION STREET
ROCKLAND, MA

[illegible]

REV	DATE	DESCRIPTION
DRAWING ISSUE:		
ISSUE DATE:		29 AUG 2023

SEAL:

REGISTERED ARCHITECT
BENJAMIN T. LEE
NO. 31142
WESTWOOD
MA
COMMONWEALTH OF MASSACHUSETTS

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PROJECT NUMBER: 21006

DRAWN BY: BLA

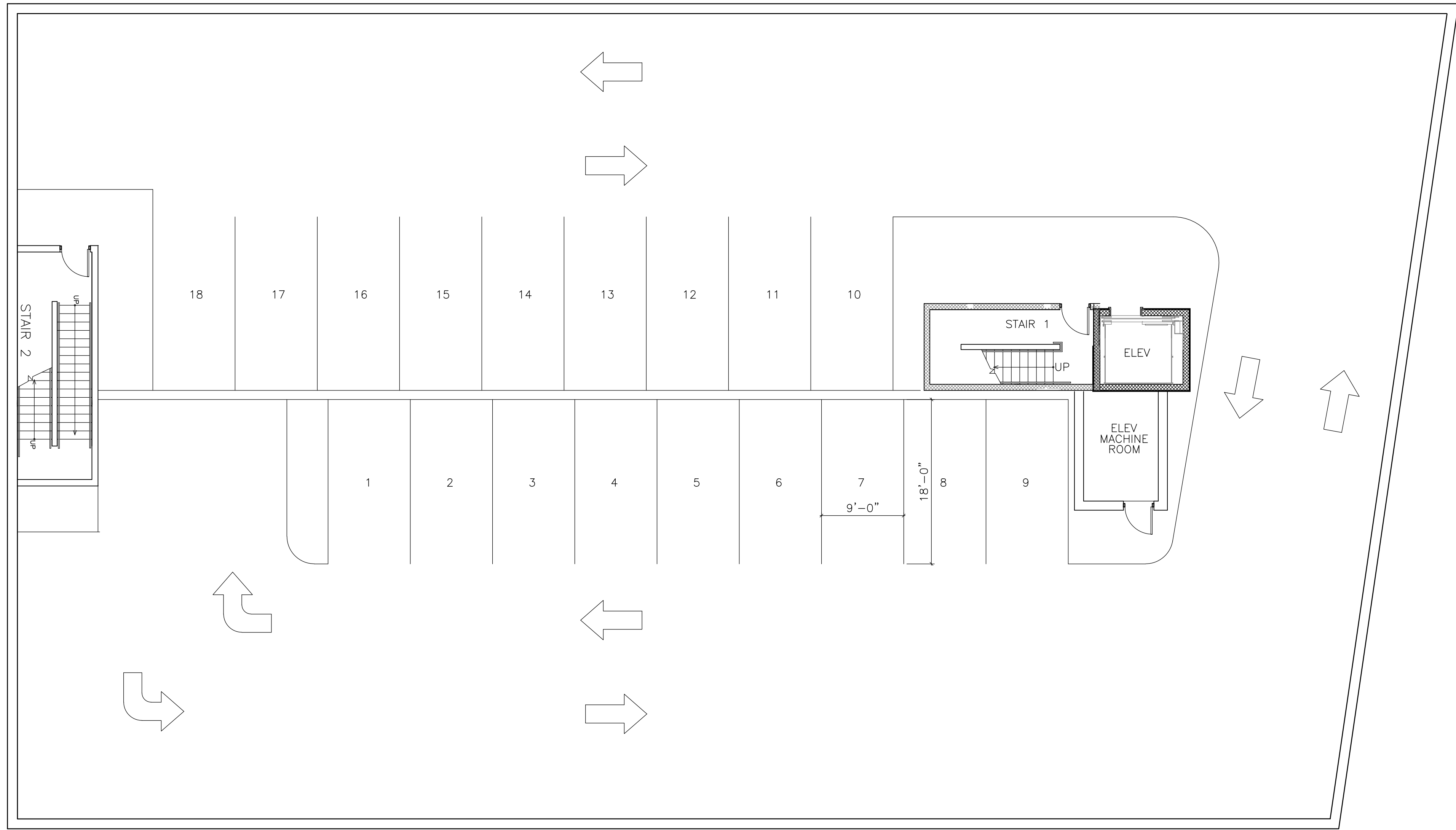
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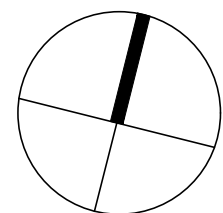
**PROPOSED
LOWER LEVEL
PARKING PLAN**

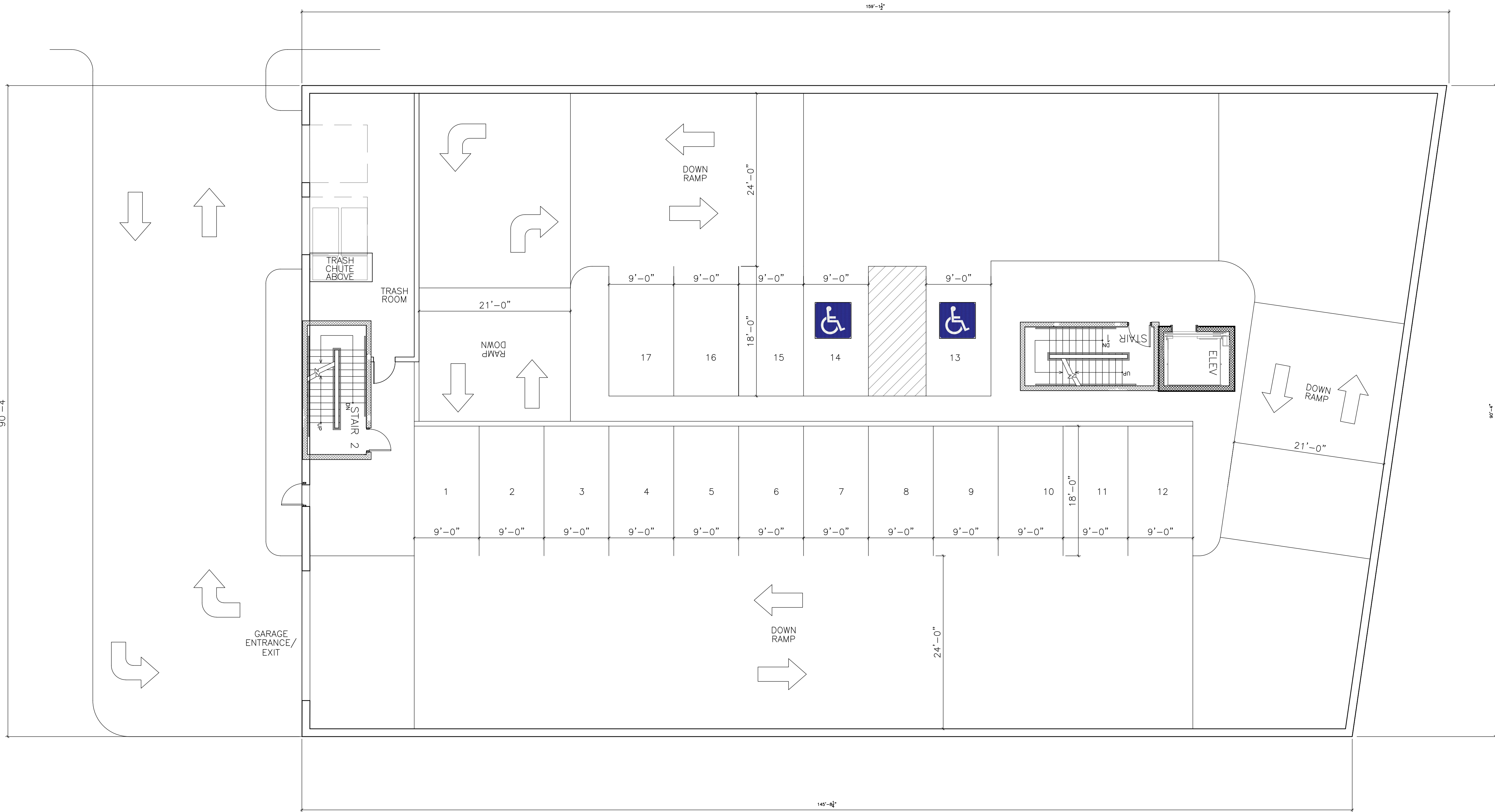
SHEET NUMBER:

A-1A



1 PROPOSED P2 PARKING PLAN
1/8" = 1'-0"

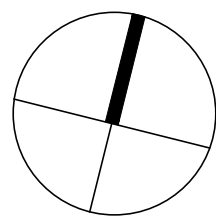




1

PROPOSED P1 PARKING PLAN

1/8" = 1'-0"



BEN LEE ARCHITECTS

ADDRESS:
121 BRIAR LANE
WESTWOOD, MA 02090
T 617-775-7052

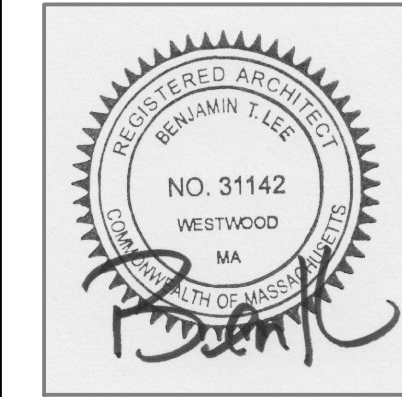
CLIENT:
HAYDAR ALI
258 UNION STREET
ROCKLAND, MA

MIXED USE RESIDENTIAL
NEW CONSTRUCTION
258 UNION STREET
ROCKLAND, MA

REV	DATE	DESCRIPTION
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SEAL:



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SHEET TITLE:
**PROPOSED
UPPER LEVEL
PARKING PLAN**

SHEET NUMBER:

A-1B

ADDRESS:
121 BRIAR LANE
WESTWOOD, MA 02090
T 617-775-7052

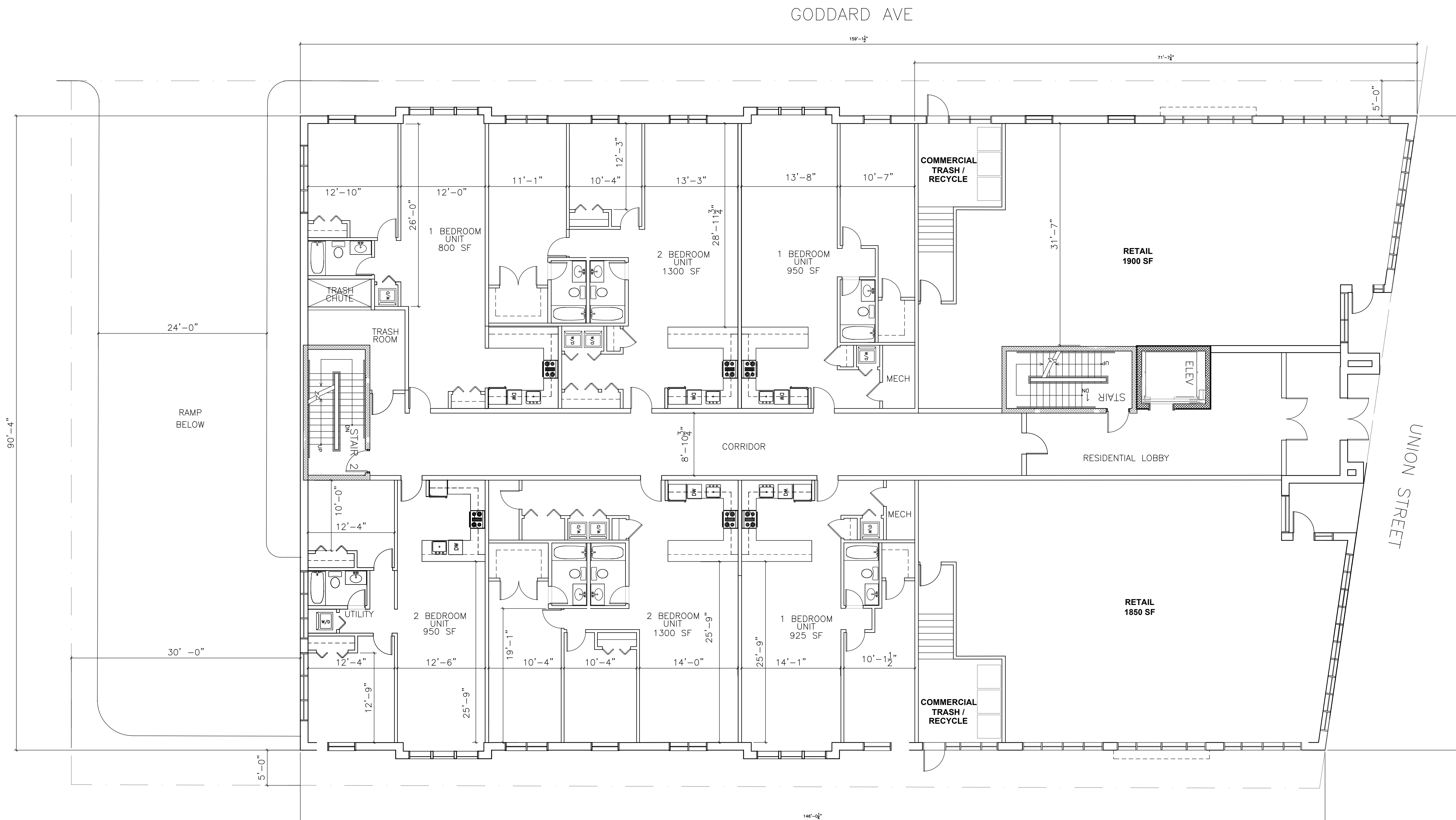
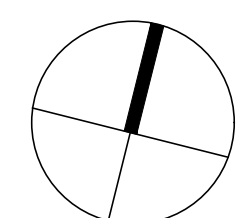
HAYDAR ALI
258 UNION STREET
ROCKLAND , MA

[illegible]

ISSUE DATE: 29 AUG 2023

REGISTERED ARCHITECT
BENJAMIN T. LEE
NO. 31142
WESTWOOD
MA
COMMONWEALTH OF MASSACHUSETTS

A-2



$$1/8'' = 1'-0''$$

[illegible]

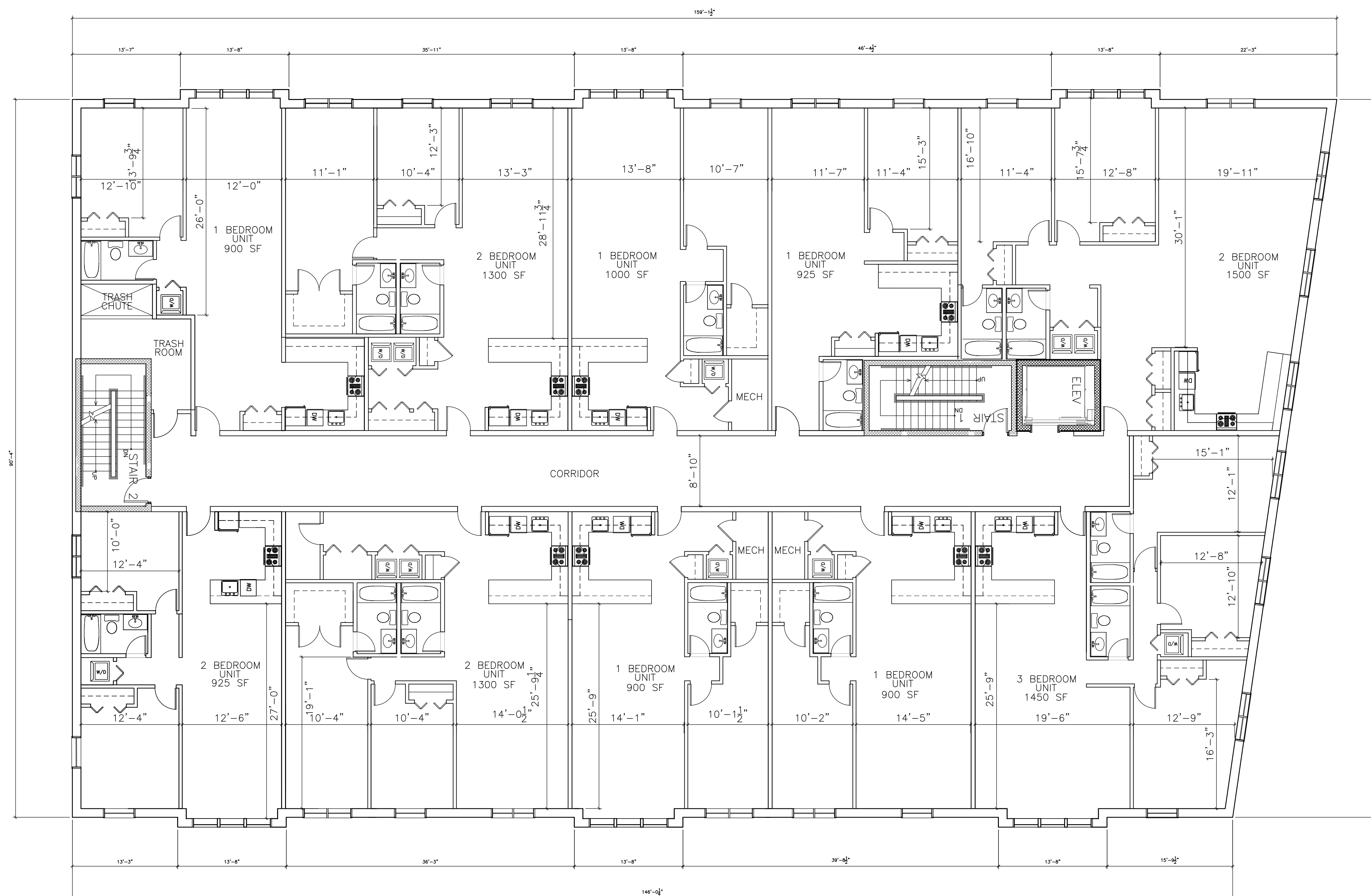
REV	DATE	DESCRIPTION
DRAWING ISSUE:		
ISSUE DATE: 29 AUG 2023		

A circular professional seal for Benjamin T. Lee, a Registered Architect in the Commonwealth of Massachusetts. The seal features a sunburst border. The text around the top inner edge reads "REGISTERED ARCHITECT". The name "BENJAMIN T. LEE" is in the center. Below the name is the number "NO. 31142", followed by "WESTWOOD" and "MA". The bottom inner edge of the seal reads "COMMONWEALTH OF MASSACHUSETTS". A large, stylized signature, likely "B. Lee", is written across the bottom of the seal.

CHECKED BY: BL

**PROPOSED
TYPICAL FLOOR
PLAN**

A-3



258 UNION STREET - UNIT COUNT				
	1 BEDROOM	2 BEDROOM	3 BEDROOM	
1ST FLOOR	3	3	-	6
2ND FLOOR	5	4	1	10
3RD FLOOR	5	4	1	10
TOTAL	13	11	2	26
TOTAL PARKING				35

ADDRESS:
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WESTWOOD, MA 02090
T 617-775-7052

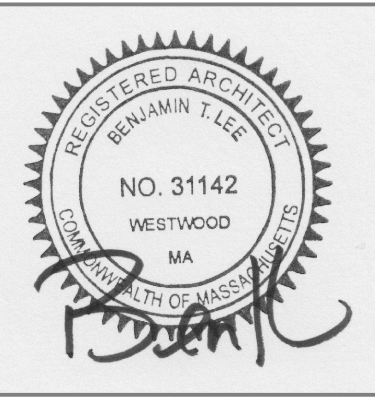
CLIENT:
HAYDAR ALI
258 UNION STREET
ROCKLAND, MA

MIXED USE RESIDENTIAL
NEW CONSTRUCTION
258 UNION STREET
ROCKLAND, MA

REV	DATE	DESCRIPTION
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ISSUE DATE: 29 AUG 2023

SEAL:



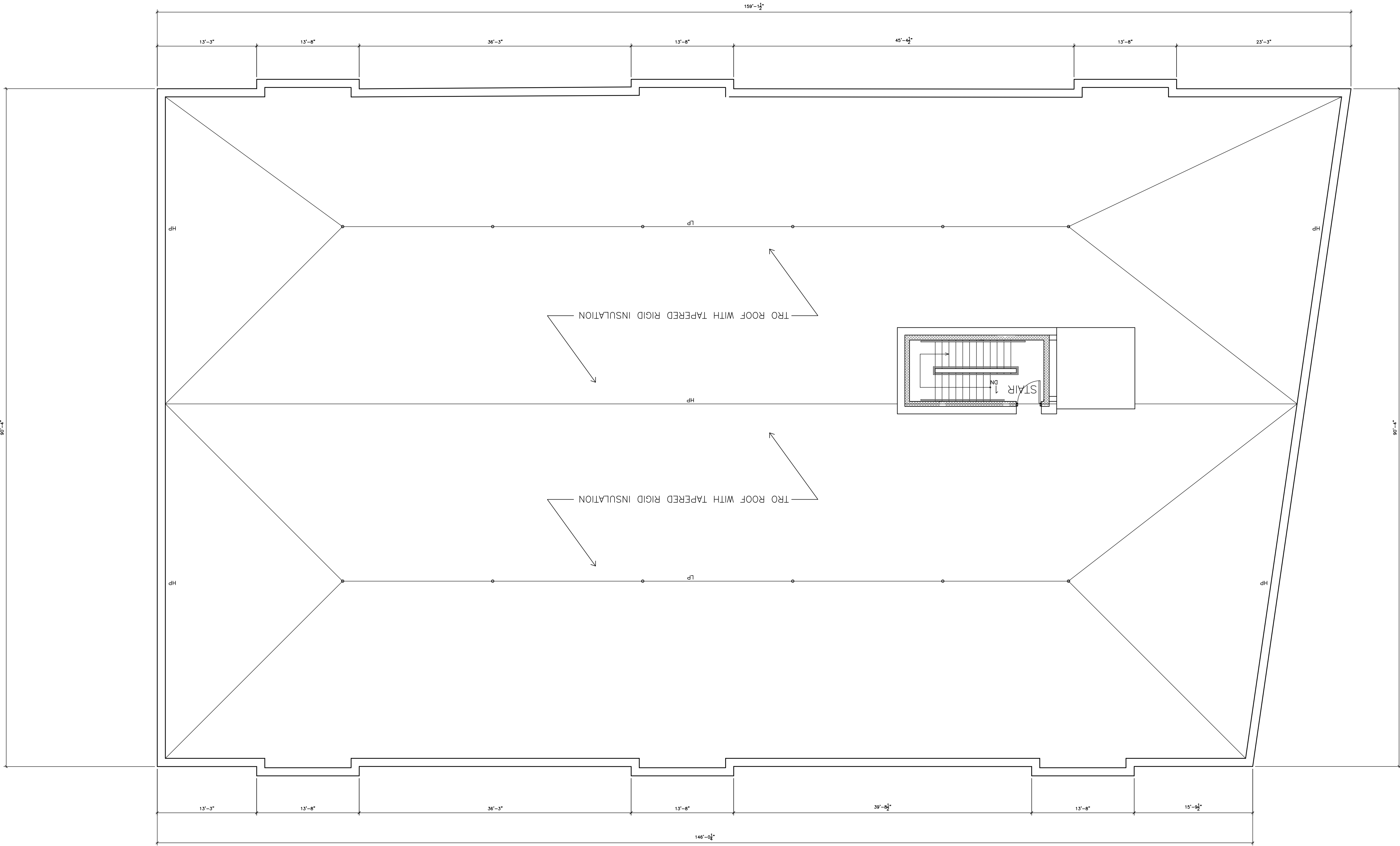
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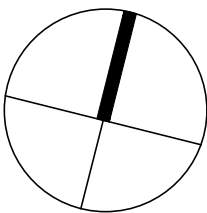
SHEET TITLE:
**PROPOSED
ROOF PLAN**

SHEET NUMBER:

A-4



1 PROPOSED ROOF PLAN
1/8" = 1'-0"



ADDRESS:
121 BRIAR LANE
WESTWOOD, MA 02090
T 617-775-7052

HAYDAR ALI
258 UNION STREET
ROCKLAND , MA

[illegible]

ISSUE DATE: 29 AUG 2023

REGISTERED ARCHITECT
BENJAMIN T. LEE
NO. 31142
WESTWOOD
MA
COMMONWEALTH OF MASSACHUSETTS

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A-5

ADDRESS:
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WESTWOOD, MA 02090
T 617-775-7052

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[illegible]

REV	DATE	DESCRIPTION
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**PROPOSED
EXTERIOR
ELEVATION**

A-6

	MASONRY VENEER
	PRECAST CONCRETE LINTEL
	EXPOSED CONCRETE FOUNDATION WALL
	COLUMNS COVERS
	ALUMINIUM STOREFRONT GLAZING SYSTEM
	FIBERGLASS WINDOWS
	AZEK PANEL & TRIM
	DECORATIVE METAL GRILL
	CENTRIA RAINSCREEN WALL SYSTEM





GODDARD AVE



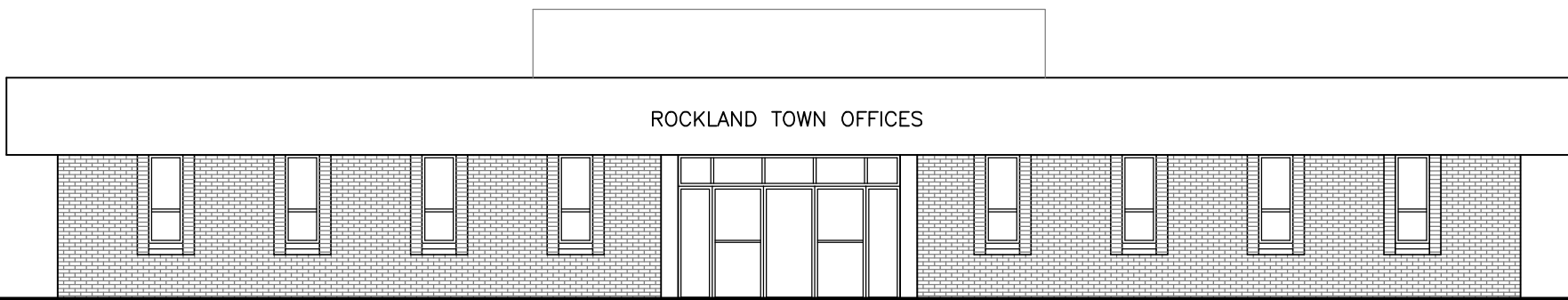
PROPOSED MIXED USE BUILDING
258 UNION STREET

RICHDALE FOOD SHOPS
268 UNION STREET

1

SCALE: 1"=10'

UNION STREET ELEVATION - PROPOSED BUILDING AND RICHDALE FOOD SHOPS



ROCKLAND TOWN OFFICES



GODDARD AVE

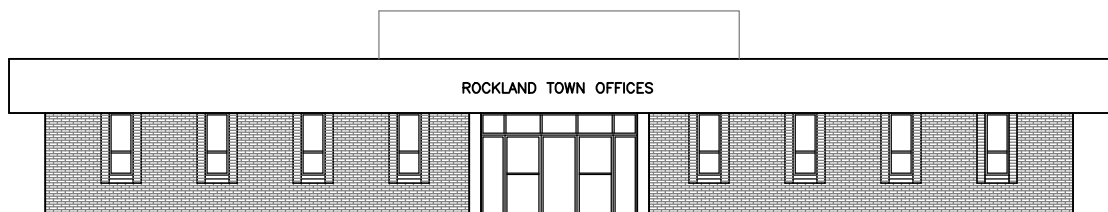
ROCKLAND TOWN OFFICES
242 UNION STREET

PROPOSED MIXED USE BUILDING
258 UNION STREET

2

SCALE: 1"=10'

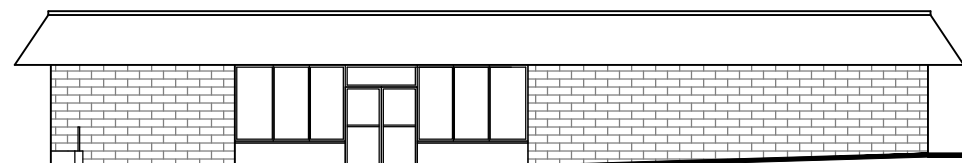
UNION STREET ELEVATION - PROPOSED BUILDING AND ROCKLAND TOWN OFFICE BUILDING



ROCKLAND TOWN OFFICES
242 UNION STREET



GODDARD AVE



PROPOSED MIXED USE BUILDING
258 UNION STREET

RICHDALE FOOD SHOPS
268 UNION STREET

3

SCALE: 1/16" = 1'-0"

UNION STREET ELEVATION

BEN LEE ARCHITECTS

ADDRESS:
121 BRIAR LANE
WESTWOOD, MA 02090
T 617-775-7052

CLIENT:

HAYDAR ALI
258 UNION STREET
ROCKLAND, MA

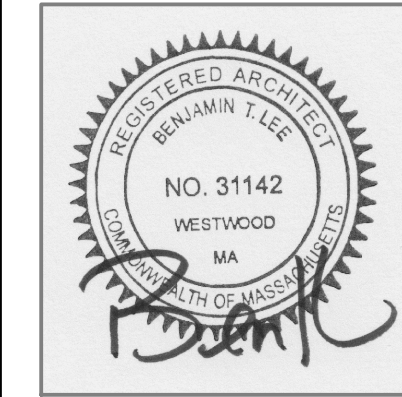
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258 UNION STREET
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SHEET TITLE:

**UNION STREET
ELEVATION**

SHEET NUMBER:

A-7