

Mixed Use
New Construction

258 Union Street
Rockland, MA 02370
Schematic Design

JANUARY 03, 2024

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:
- T1.0COVER SHEET
- C-1EXISTING CONDITIONS
- C-2GRADING & UTILITY PLAN
- ARCHITECTURAL
- A1APROPOSED P2 PARTIAL PARKING PLAN
- A1BPROPOSED P2 PARKING PLAN
- A1CPROPOSED P1 PARKING PLAN
- A2PROPOSED FIRST FLOOR PLAN
- A3PROPOSED TYPICAL FLOOR PLAN
- A4PROPOSED FOURTH FLOOR PLAN
- A5PROPOSED ROOF PLAN
- A6PROPOSED ELEVATIONS
- A7PROPOSED ELEVATIONS
- A8UNION 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 52'-7 1/2" FT	YES
MAX. LOT COVERAGE	80%	77%	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)	40 TOTAL	YES
	1 (COMMERCIAL)		

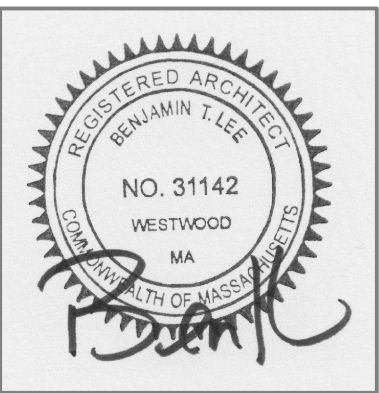
UNIT COUNT

258 UNION STREET - UNIT COUNT				
	1 BEDROOM	2 BEDROOM	3 BEDROOM	
1ST FLOOR	RETAIL 1 - 2,500 SF RETAIL 2 - 2,300 SF OFFICE - 1000 SF			-
2ND FLOOR	5	4	1	10
3RD FLOOR	5	4	1	10
4TH FLOOR	3	3	-	6
TOTAL	13	11	2	26
TOTAL PARKING				40

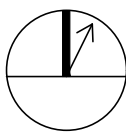
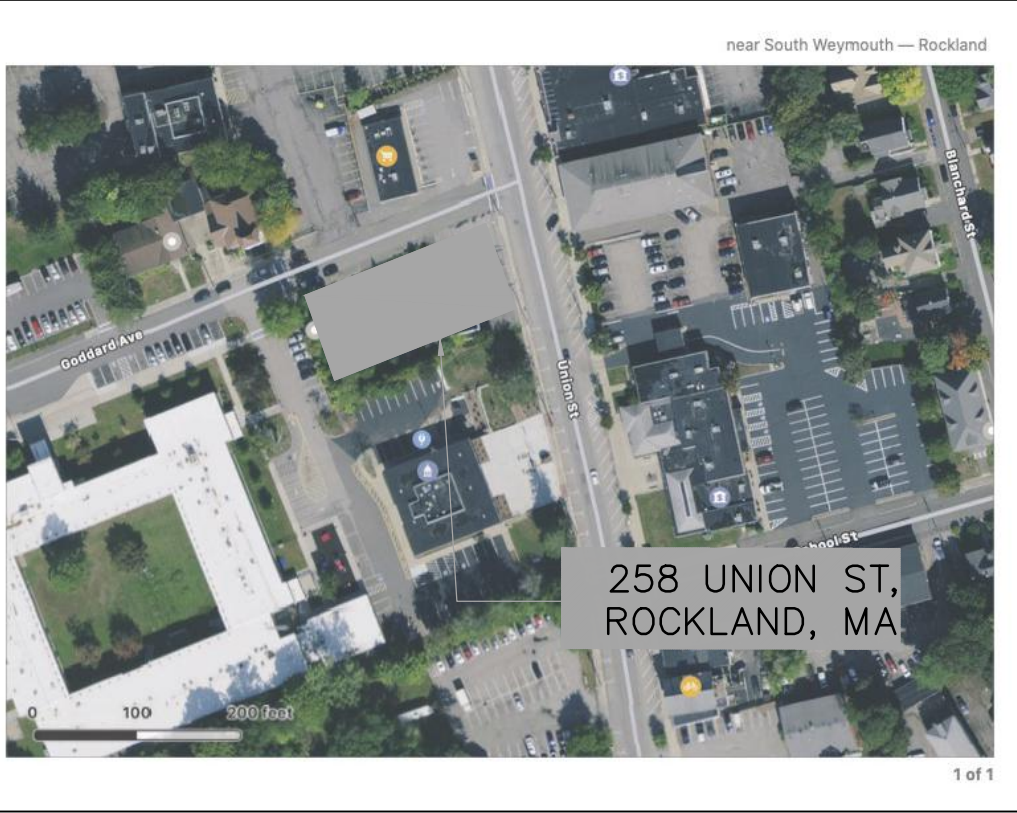


258 Union Street Elevation

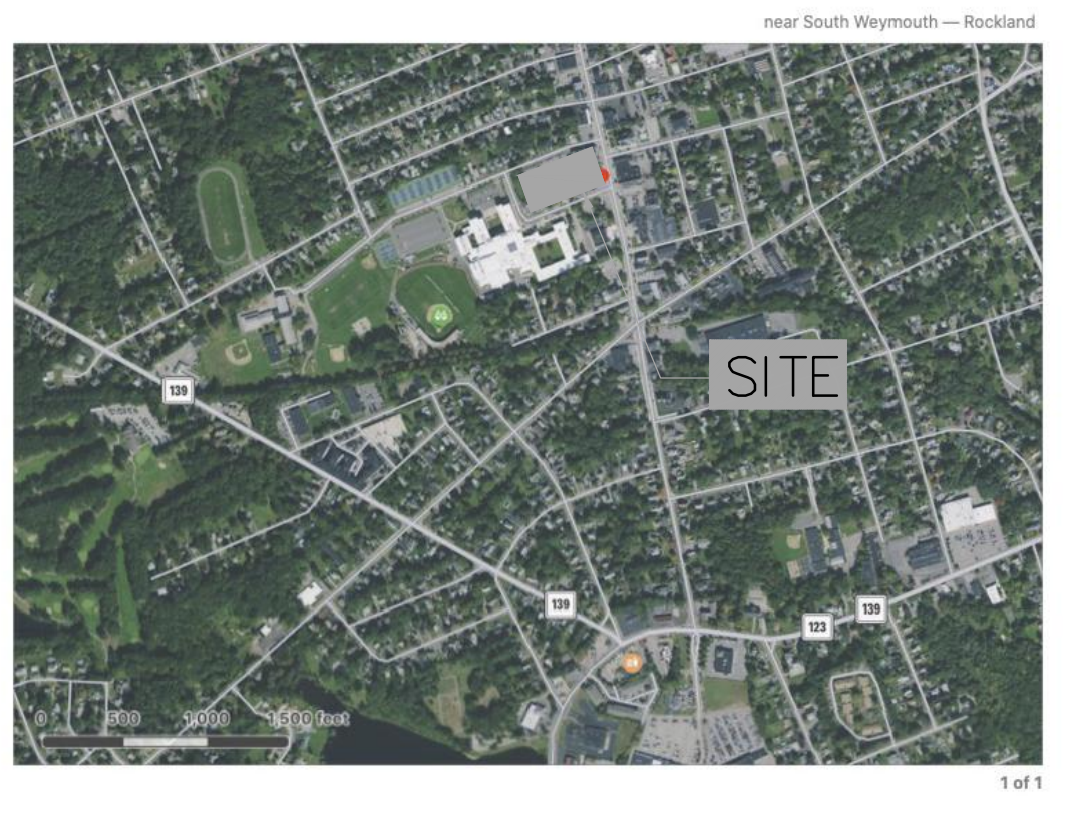
Planning Received 1/16/24 @ 8:48pm



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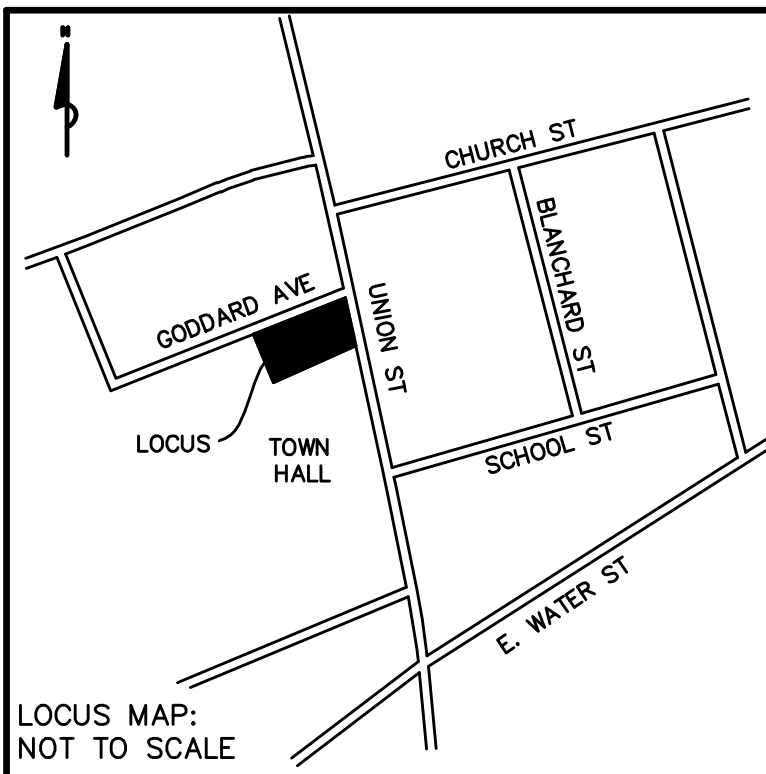


LOCATION MAP



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	RETAINING
S	SEWER MANHOLE
SMH	SEWER MANHOLE
UP	UTILITY POLE

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

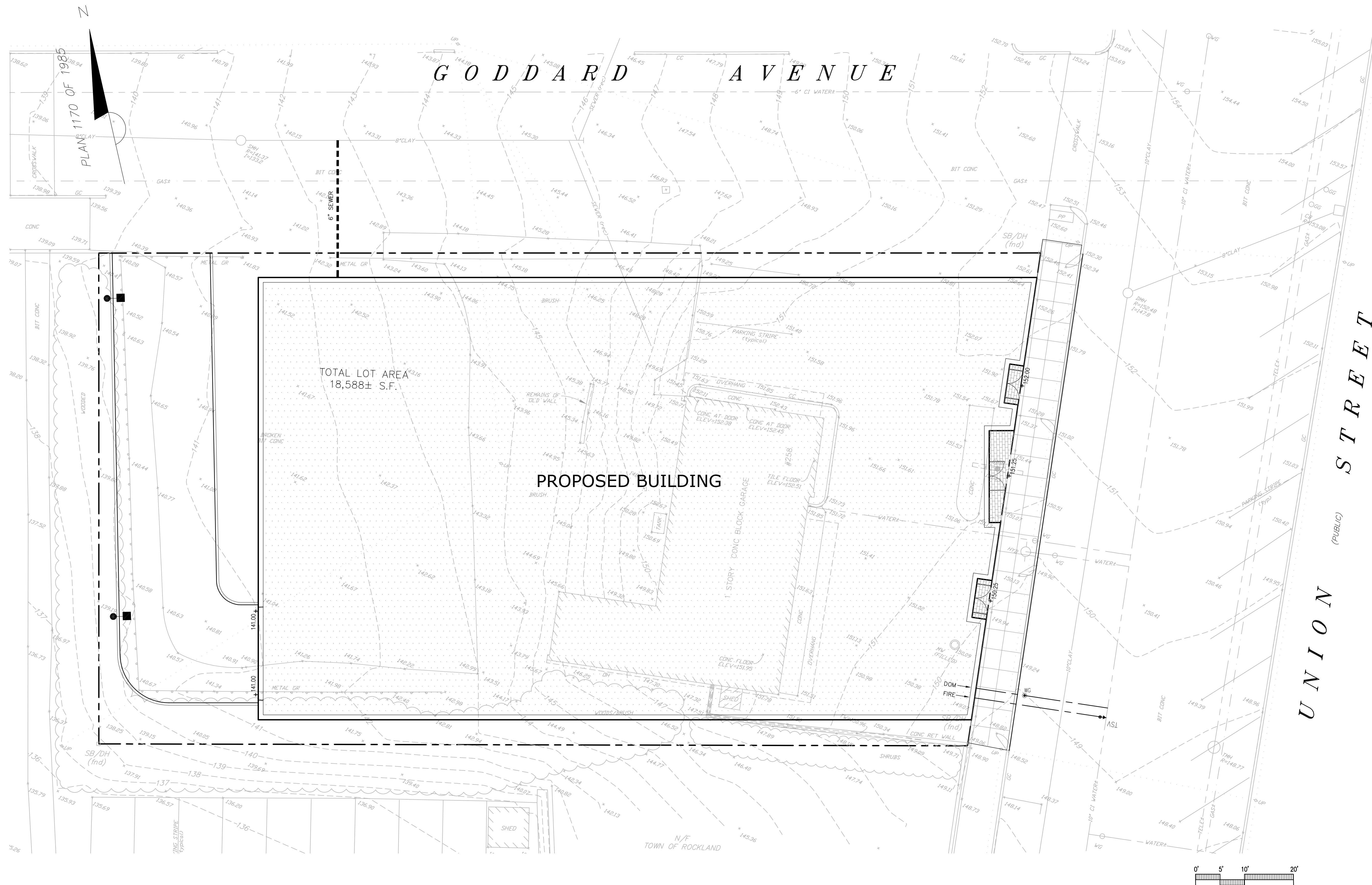
- NOTES:**
- 1) ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AND WERE DETERMINED BY GPS OBSERVATIONS AND AN OPUS REDUCTION ON 7/14/2022.
 - 2) THIS PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND ARE SUBJECT 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



DZI
DeVellis Zrein Inc.

Land Planning, Civil Engineering,
Landscape Architecture
Po Box 307
Foxborough, MA
www.develliszrein.com
tel. 508.473.4114

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

[illegible]

DRAWING ISSUE:
ISSUE DATE: 03 JAN 2024

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SHEET TITLE:

**PROPOSED PARTIAL
LOWER LEVEL
PARKING PLAN**



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

MIXED USE RESIDENTIAL
NEW CONSTRUCTION
258 UNION STREET
ROCKLAND, MA

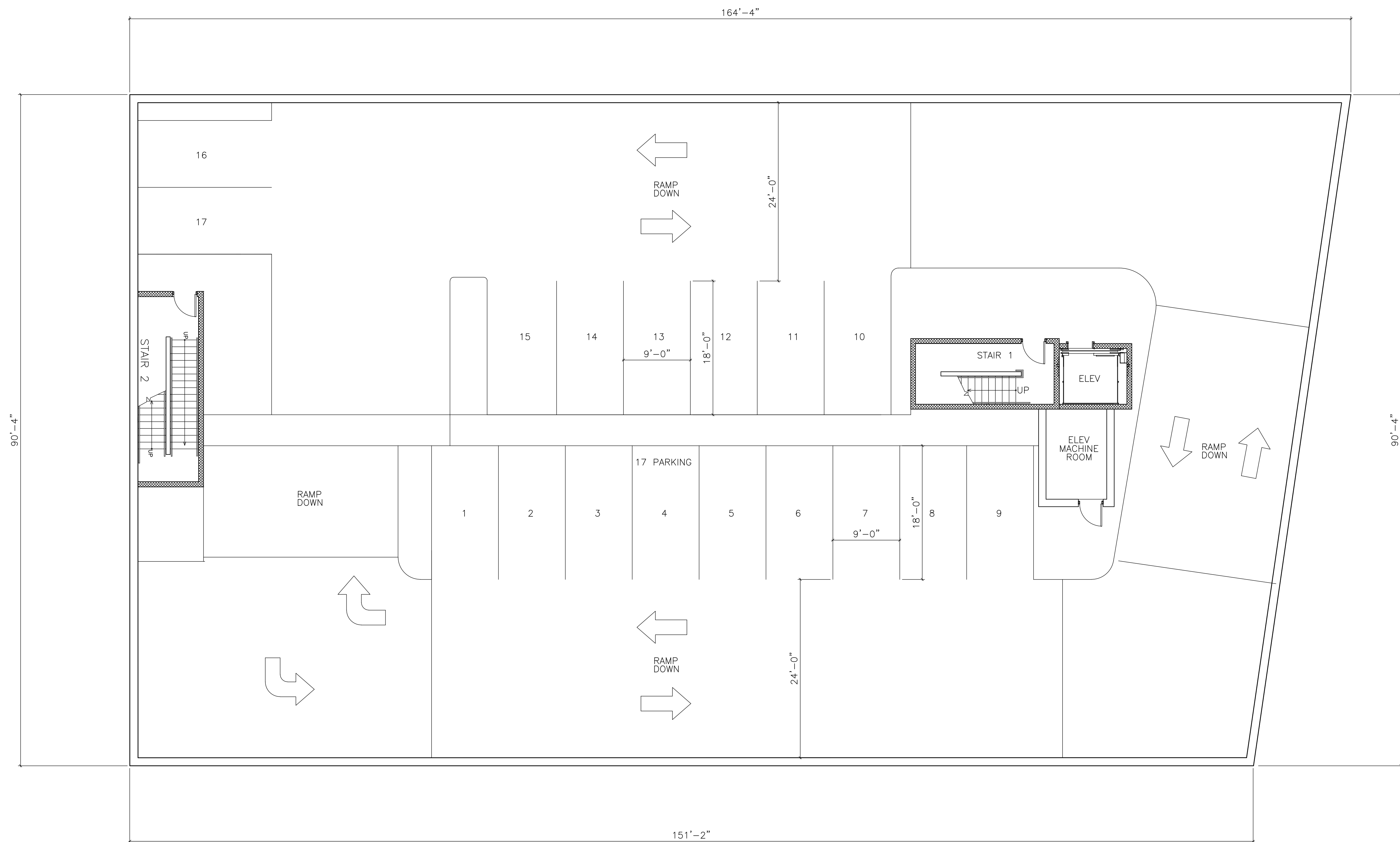
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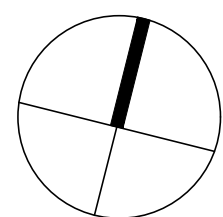
**PROPOSED
LOWER LEVEL
PARKING PLAN**

SHEET NUMBER:

A-1B



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



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

HAYDAR ALI
258 UNION STREET
ROCKLAND , MA

MIXED USE RESIDENTIAL
NEW CONSTRUCTION
258 UNION STREET
ROCKLAND, MA

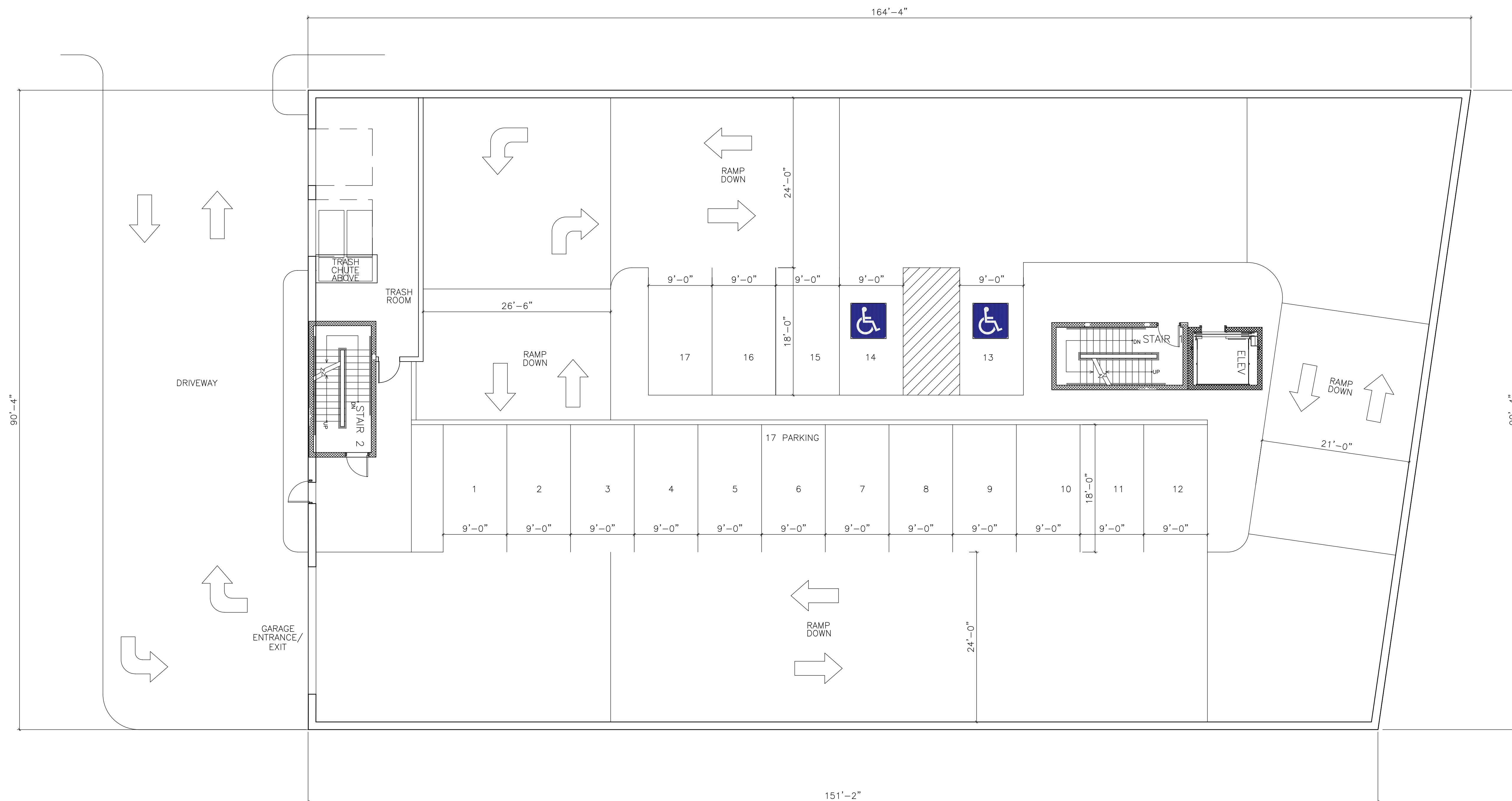
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DRAWING ISSUE:		
ISSUE DATE: 03 JAN 2024		

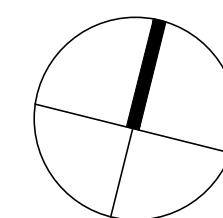
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DRAWN BY: BLA
CHECKED BY: BL

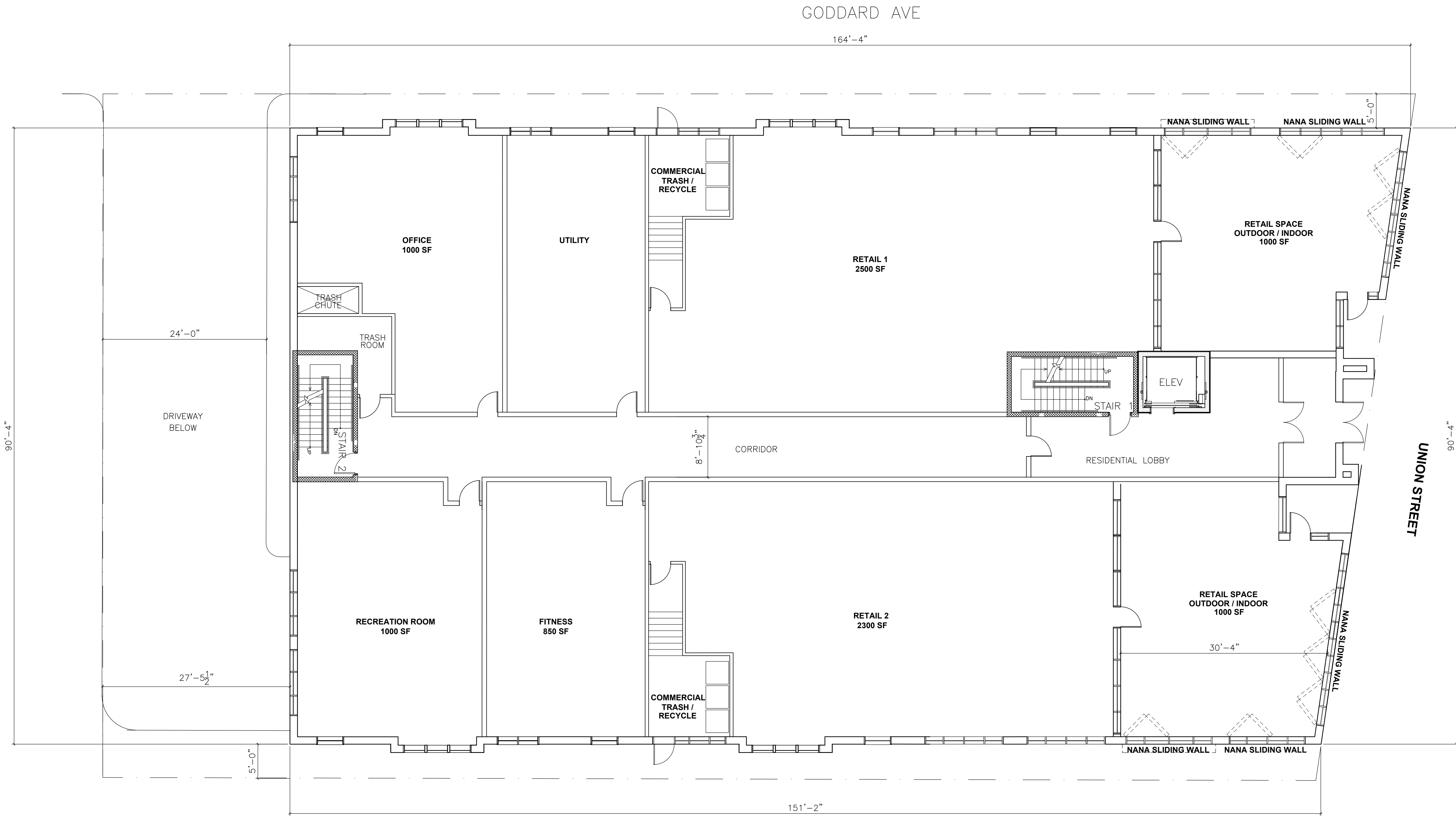
PROPOSED UPPER LEVEL PARKING PLAN

A-1C

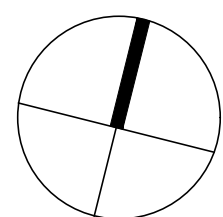


1 PROPOSED P1 PARKING PLAN
1/8" = 1'-0"





1 PROPOSED FIRST FLOOR 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

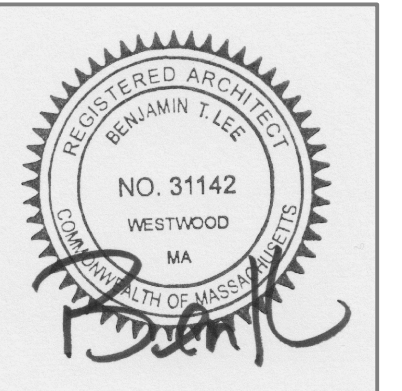
MIXED USE RESIDENTIAL
NEW CONSTRUCTION
258 UNION STREET
ROCKLAND, MA

REV	DATE	DESCRIPTION
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ISSUE DATE: 03 JAN 2024

SEAL:



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SHEET TITLE:

**PROPOSED
FIRST FLOOR
PLAN**

SHEET NUMBER:

A-2

MIXED USE RESIDENTIAL
NEW CONSTRUCTION
258 UNION STREET
ROCKLAND, MA

[illegible]

REV	DATE	DESCRIPTION
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ISSUE DATE: 03 JAN 2024

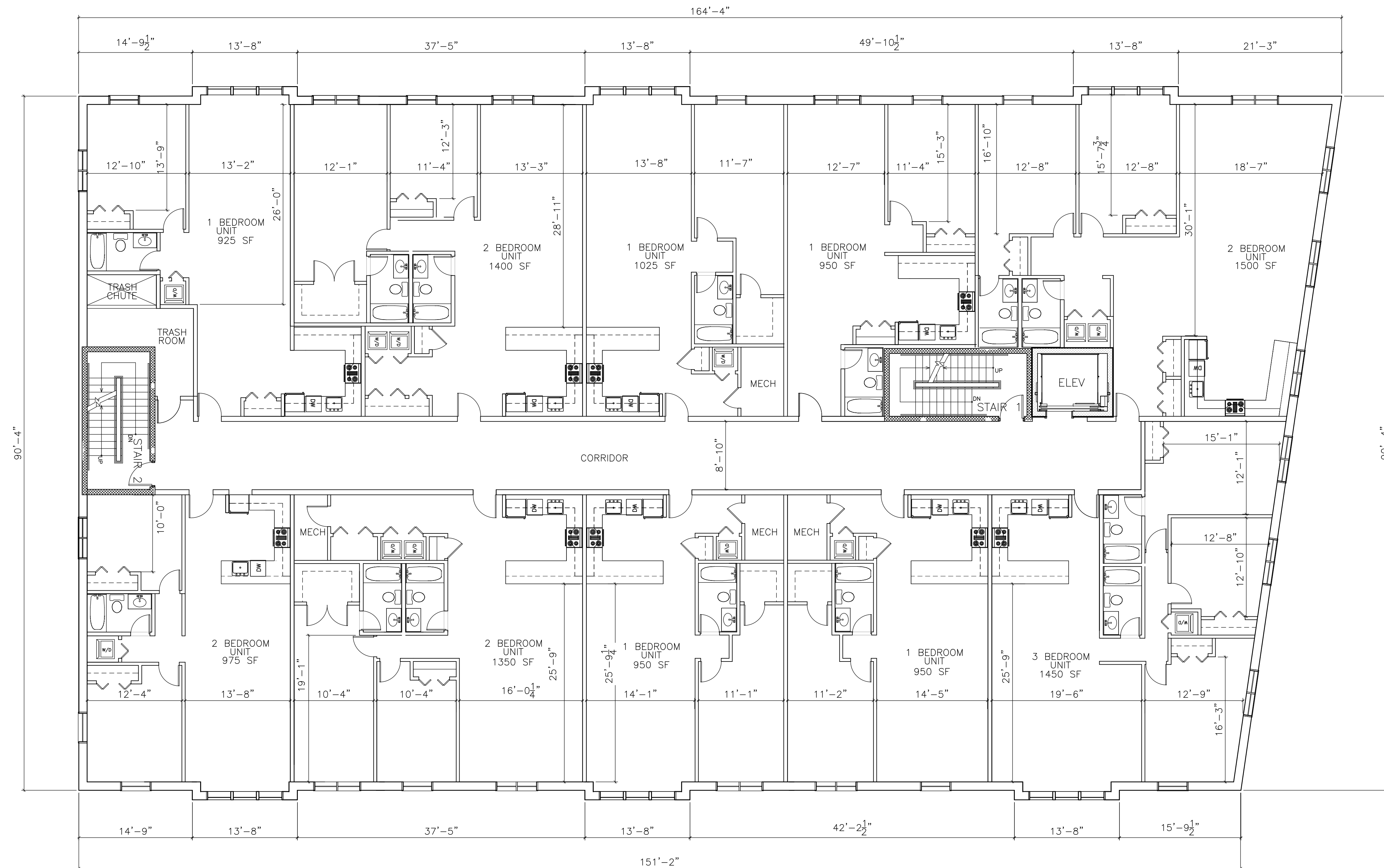
REGISTERED ARCHITECT
BENJAMIN T. LEE
NO. 31142
WESTWOOD
MA
COMMONWEALTH OF MASSACHUSETTS

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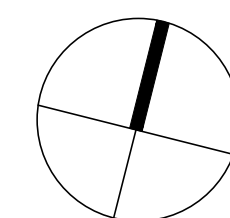
PROPOSED TYPICAL FLOOR PLAN

A-3



258 UNION STREET - UNIT COUNT				
	1 BEDROOM	2 BEDROOM	3 BEDROOM	
1ST FLOOR	RETAIL 1 - 2,500 SF RETAIL 2 - 2,300 SF			-
2ND FLOOR	5	4	1	10
3RD FLOOR	5	4	1	10
4TH FLOOR	3	3	-	6
TOTAL	13	11	2	26
TOTAL PARKING				40

1 PROPOSED 2ND, 3RD FLOOR PLAN

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


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

HAYDAR ALI
258 UNION STREET
ROCKLAND , MA

[illegible]

REV	DATE	DESCRIPTION
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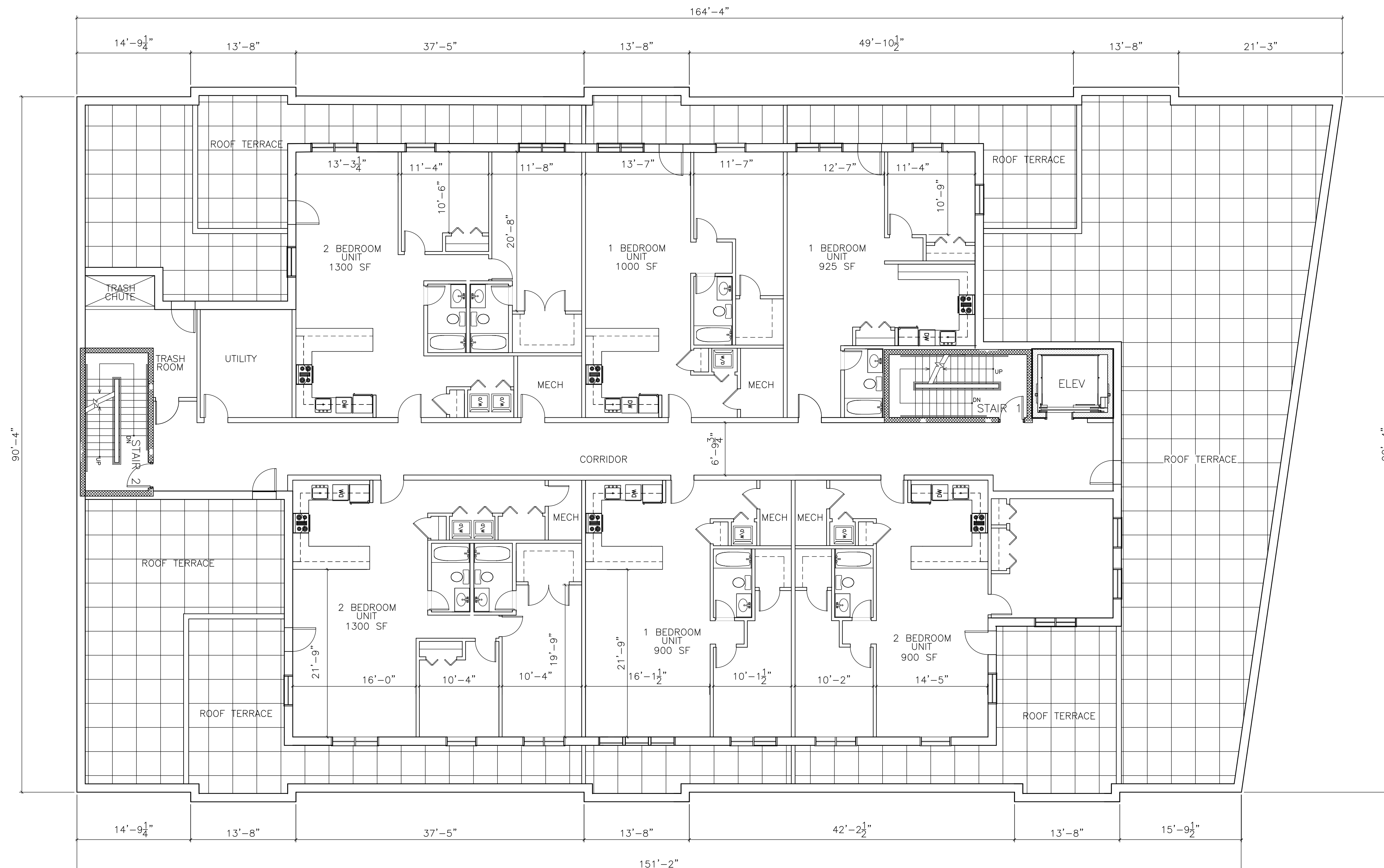
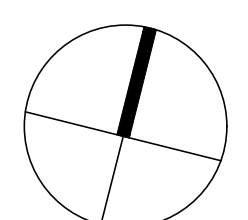
ISSUE DATE: 03 JAN 2024

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

CHECKED BY: BL

**PROPOSED
4TH FLOOR
LOWER ROOF PLAN**

A-4


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


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

MIXED USE RESIDENTIAL
NEW CONSTRUCTION
258 UNION STREET
ROCKLAND, MA

[illegible]

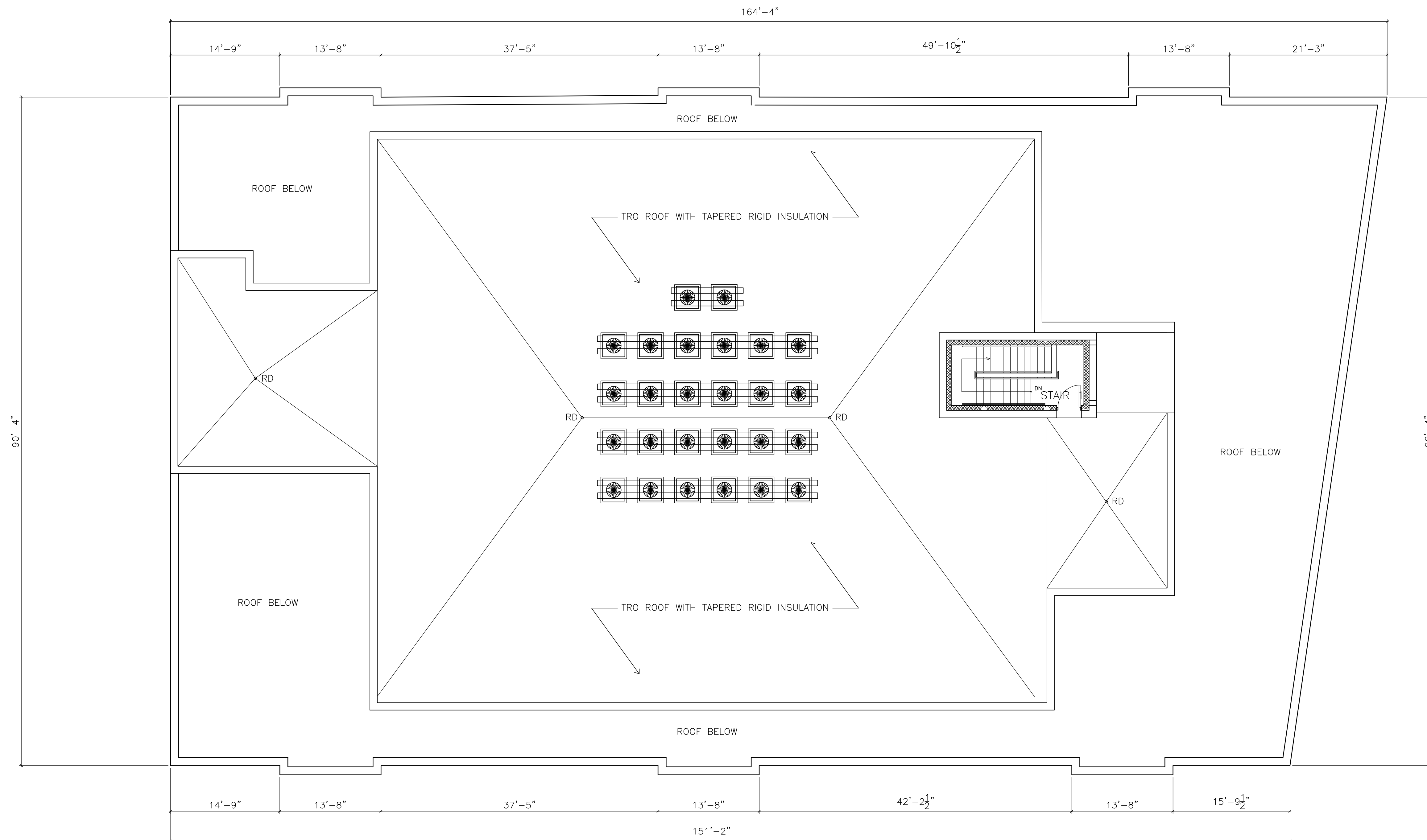
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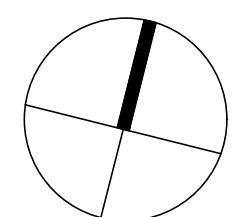
REGISTERED ARCHITECT
BENJAMIN T. LEE
NO. 31142
WESTWOOD
MA
COMMONWEALTH OF MASSACHUSETTS

SHEET NUMBER:

A-5



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





A-6

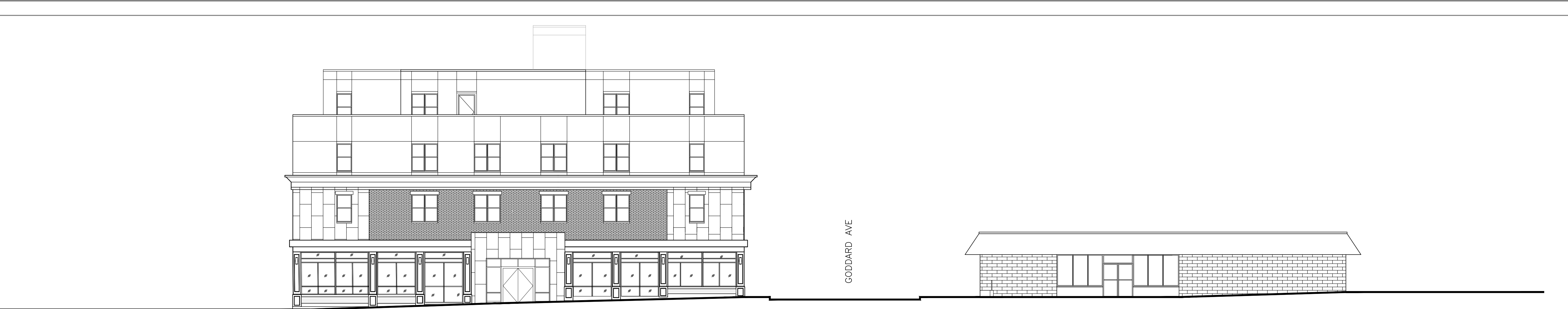
ADDRESS:
121 BRIAR LANE
WESTWOOD, MA 02090
T 617-775-7052

HAYDAR ALI
258 UNION STREET
ROCKLAND , MA

[illegible]

A circular professional seal for Benjamin T. Lee, a Registered Architect. 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". Below the number is "WESTWOOD MA". The text around the bottom inner edge reads "COMMONWEALTH OF MASSACHUSETTS". A large, stylized signature is written across the bottom half of the seal.

A-7



PROPOSED MIXED USE BUILDING
258 UNION STREET

RICHDALE FOOD SHOPS
268 UNION STREET

1 UNION STREET ELEVATION - PROPOSED BUILDING AND RICHDALE FOOD SHOPS

SCALE: 1"=10'



ROCKLAND TOWN OFFICES
242 UNION STREET

PROPOSED MIXED USE BUILDING
258 UNION STREET

2 UNION STREET ELEVATION - PROPOSED BUILDING AND ROCKLAND TOWN OFFICE BUILDING

SCALE: 1"=10'



ROCKLAND TOWN OFFICES
242 UNION STREET

PROPOSED MIXED USE BUILDING
258 UNION STREET

RICHDALE FOOD SHOPS
268 UNION STREET

3 UNION STREET ELEVATION

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

BEN LEE ARCHITECTS

ADDRESS:
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WESTWOOD, MA 02090
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CLIENT:

HAYDAR ALI
258 UNION STREET
ROCKLAND, MA

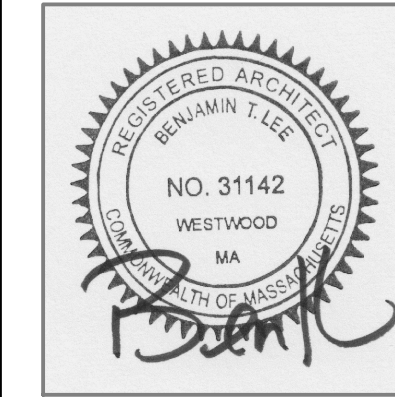
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258 UNION STREET
ROCKLAND, MA

REV DATE DESCRIPTION

DRAWING ISSUE:

ISSUE DATE: 03 JAN 2024

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SHEET TITLE:

**UNION STREET
ELEVATION**

SHEET NUMBER:

A-8