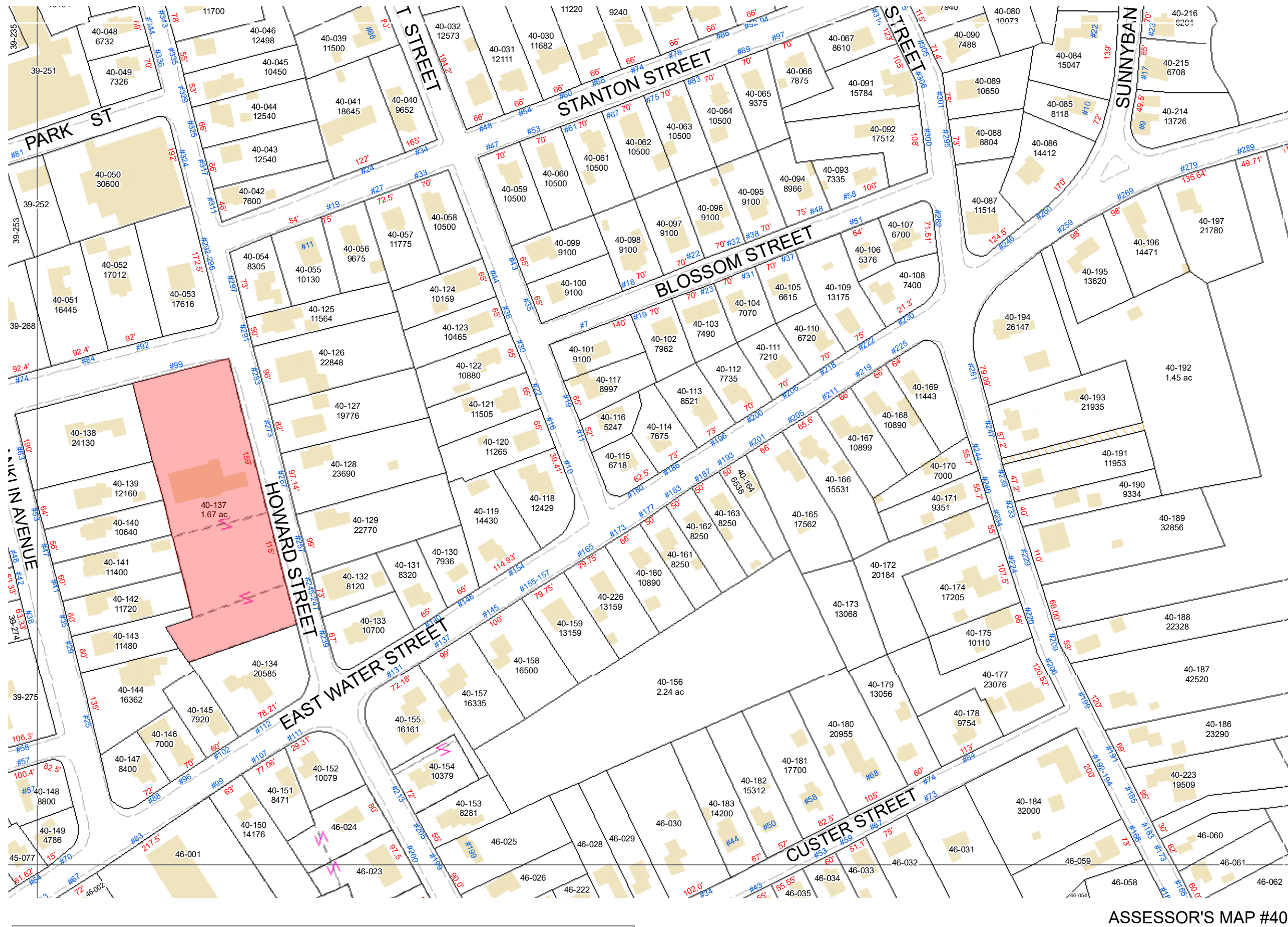


TOWN OF ROCKLAND FIRE DEPT. HEADQUARTERS

99 CHURCH STREET
ROCKLAND, MA 02370

ZBA Submission 12/16/2022



DRAWING LIST		
EX-1	SURVEY	EXISTING CONDITIONS PLAN OF LAND
C1.00	CIVIL	CIVIL LAYOUT
C2.0	CIVIL	STORMWATER MANAGEMENT PLAN
C3.0	CIVIL	GRADING PLAN
C4.0	CIVIL	UTILITY PLAN
L1.0	LANDSCAPE	LANDSCAPE CONCEPTUAL LAYOUT
A1.00	ARCHITECTURAL	FLOOR PLAN - LEVEL 1
A1.01	ARCHITECTURAL	FLOOR PLAN - LEVEL 2
A1.02	ARCHITECTURAL	ROOF PLAN
A2.00	ARCHITECTURAL	ELEVATIONS
A3.00	ARCHITECTURAL	SITE SECTION - SOUTH-NORTH
A3.01	ARCHITECTURAL	SITE SECTION - WEST-EAST
E003	ELECTRICAL	ELECTRICAL SITE PLAN
E004	ELECTRICAL	ELECTRICAL SITE DETAILS

PROJECT TEAM	
OWNER	TOWN OF ROCKLAND 242 Union St #1 Rockland, MA 02370 tel: 781-871-1874 web site: rockland-ma.gov
USER	ROCKLAND FIRE DEPARTMENT 360 Union St Rockland, MA 02370 tel: 781-878-2123 web site: rockland-ma.gov/170/Fire
ARCHITECTS	Schwartz/Silver Architects, Inc. 75 Kneeland Street Boston, Massachusetts 02111 tel: 617-542-6650 fax: 617-951-0779 web site: www.schwartzsilver.com
CIVIL	SAMIOTES CONSULTANTS 20 A Street Frammingham, MA 01701 tel: 508-877-6888 web site: samiotest.com
LANDSCAPE	KYLE ZICK LANDSCAPE ARCHITECTURE 36 Bromfield St, Suite 202 Boston, MA 02108 tel: 617-451-1018 web site: kylezick.com
MEP	GGD CONSULTING ENGINEERS 375 Faunce Corner Road, Suite D Dartmouth, MA 02747 tel: 508-998-5700 web site: g-g-d.com

CONSULTANTS

**SCHWARTZ/SILVER
ARCHITECTS INC.**
75 Kneeland Street
Boston, Massachusetts 02111
Telephone 617/542-6650
Facsimile 617/951-0779

**TOWN OF ROCKLAND
FIRE DEPT. HEADQUARTERS
99 CHURCH STREET
ROCKLAND, MA 02370**

DATE	REVISIONS	DATE	Author	Date
12/16/2022	1		Author	Date
			Checker	Date
			Reviewed By	Date
			Approver	Date
			Approved By	Date

DRAWING TITLE
COVER
1/4" = 1'-0"
Scale

DRAWING NUMBER
A0.00



LOCUS MAP
not to scale

MASSACHUSETTS STATE PLANE
COORDINATE SYSTEM (NAD83)

SCHOOL
STREET

FRANKLIN AVENUE
(PUBLIC - 60' WIDE)

GRANITE
POST
(H/L)

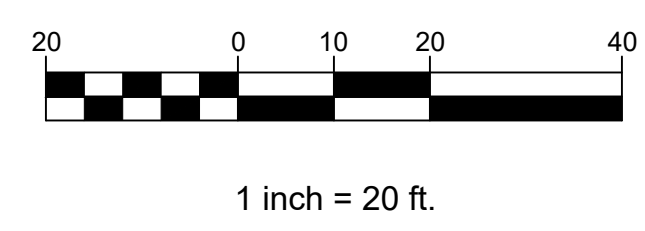
60.00'

NOTES:

- THIS PLAN IS REFERENCED HORIZONTALLY TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983 AND VERTICALLY TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 BY RTK GPS OBSERVATIONS TAKEN ON OCTOBER 6, 2022. SEE PLAN FOR PROJECT BENCHMARK LOCATION.
- THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED OCTOBER 6, 7 & NOVEMBER 10, 2022.
- UNDERGROUND UTILITIES ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED. NOR THAT ALL UNDERGROUND CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. *CONTACT DIGSAFE 811 PRIOR TO ANY EXCAVATION.
- THE SUBJECT LAND AS SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, OR OTHER FLOOD AREA AS SHOWN ON FEMA NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 250230003B, HAVING AN EFFECTIVE DATE OF JULY 6, 2021.
- ABUTTERS' NAMES REFER TO CURRENT TOWN OF ROCKLAND ASSESSOR'S RECORDS.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT SHOW OR REVEAL ANY FACTS THAT WOULD BE DISCLOSED BY ONE.
- PROPERTY LINES SHOWN HEREON WERE DETERMINED FROM THE FOLLOWING PLANS OF RECORD FILED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS:
 - Plan Book 1, Page 38
 - Plan Book 3, Page 93
 - Plan Book 9, Page 560
 - Plan Book 25, Page 375
 - Plan Book 62, Page 547
 - Plan in Book 2477, Page 318
 - Plan in Book 2519, Page 487
 - Plan in Book 2921, Page 491
 - Plan in Book 3191, Page 176
 - Land Court Cert. 4111A
 - Field Notes Provided By Perkins Engineering For Property Line Surveys On The Northern Side Of East Water Street In Between Franklin Avenue And Howard Street (Unrecorded)
- THE CURRENT RECORD OWNER IS THE TOWN OF ROCKLAND. FOR LOCUS DEED, SEE BOOK 1911, PAGE 332 RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS. SAID DEED DESCRIBES ONLY THE SOUTHERLY PORTION OF THE SUBJECT PROPERTY. THE TOWN OF ROCKLAND WAS UNABLE TO OBTAIN DEED(S) FOR THE REMAINDER OF THE SUBJECT PROPERTY.
- A SIDEWALK ROUNDING WAS CONSTRUCTED AND MONUMENTED AT THE SOUTHWEST CORNER OF THE INTERSECTION AT HOWARD STREET AND CHURCH STREET. THE TOWN OF ROCKLAND WAS UNABLE TO OBTAIN A TAKING DEED FOR SAID ROUNDING. BASED ON FIELD LOCATIONS OF MONUMENTS, THE CALCULATED RADIUS AND ARC LENGTH OF A POTENTIAL TAKING ARE OBSERVED TO BE 20.00' AND 31.36' RESPECTIVELY.
- DEEDS OBTAINED FOR THE SUBJECT PROPERTY AND THE ABUTTING PROPERTY AT 112 EAST WATER STREET DO NOT PROVIDE FRONTAGE DIMENSIONS ALONG HOWARD STREET. FRONTAGE DIMENSIONS ALONG HOWARD STREET WERE CALCULATED USING TOWN OF ROCKLAND ASSESSORS MAPS, WHICH DEPICT 435'± AND 78.21' RESPECTIVELY.



DATE: 12/14/22
DANIEL F. FLEMING - P.L.S. No. 55476
REGISTERED PROFESSIONAL
LAND SURVEYOR FOR
SAMIOTES CONSULTANTS, INC.



- LEGEND
- CATCHBASIN
 - SEWER MANHOLE
 - VENT
 - HYDRANT
 - WATER GATE
 - WATER SERVICE
 - GAS METER
 - GAS GATE
 - ELECTRIC BOX
 - UTILITY POLE
 - MONITORING WELL
 - TELEPHONE BOX
 - FIRE CALL BOX
 - FIRE SPRINKLER CONNECTION
 - POST
 - BORING HOLE
 - TEST PIT
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - SHRUB
 - FLAGPOLE
 - DRAIN LINE
 - SEWER LINE
 - WATER LINE
 - GAS LINE
 - ELECTRIC LINE
 - TELEPHONE LINE
 - OVERHEAD WIRE
- INDEX CONTOUR
INTERMEDIATE CONTOUR
SPOT GRADE
TOP OF CURB ELEVATION
BOTTOM OF CURB ELEVATION
TOP OF WALL ELEVATION
BOTTOM OF WALL ELEVATION
DOOR SILL ELEVATION
EDGE OF PAVEMENT
VERTICAL CONCRETE CURB
BITUMINOUS
LANDSCAPING AREA
CHAIN LINK FENCE
RAILROAD TIE WALL
INVERT
VITRIFIED CLAY
CORRUGATED METAL PIPE
SOLID WHITE LINE
RECORD
CALCULATED
MEASURED
RECORD AND HELD
HELD FOR LINE
STONE BOUND DRILL HOLE
CONCRETE BOUND DRILL HOLE
DRILLHOLE

CONSULTANTS
Samiotes Consultants Inc.
Civil Engineering - Land Surveying
20 S. Street
Framingham, MA 01701
T: 508.877.6688
F: 508.877.5494
www.samiotes.com
SCP: 52079

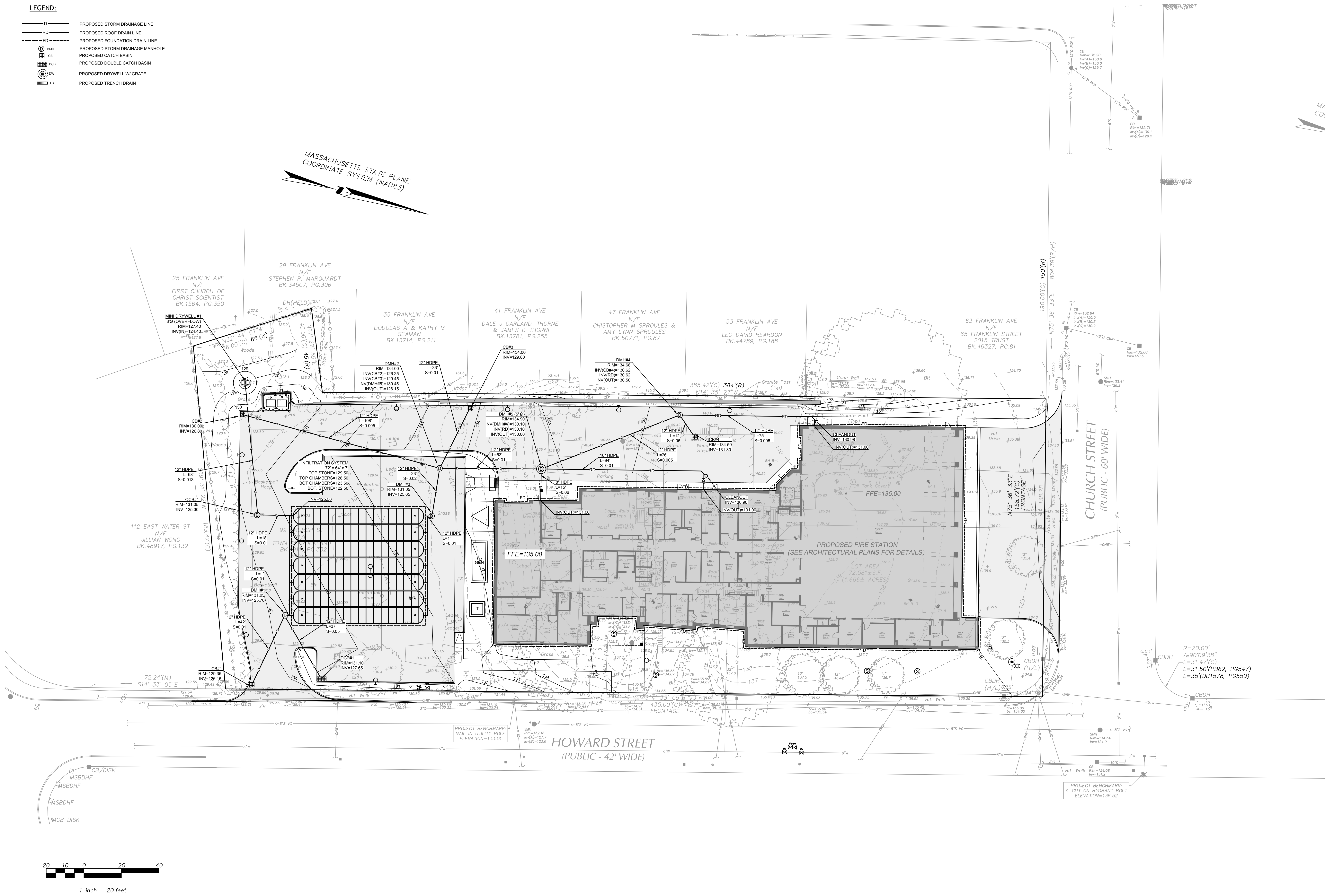
**SCHWARTZ/SILVER
ARCHITECTS INC.**
75 Kneeland Street
Boston, Massachusetts 02111
Telephone 617/542-6650
Facsimile 617/051-0779

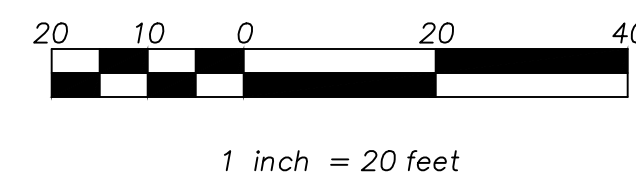
PROJECT
TOWN OF ROCKLAND
FIRE DEPT. HEADQUARTERS
99 CHURCH STREET
ROCKLAND, MA 02370

DATE	REVISIONS	DRAWING TITLE	DRAWING NUMBER
12/15/2022	1	EXISTING CONDITIONS PLAN OF LAND	EX-1

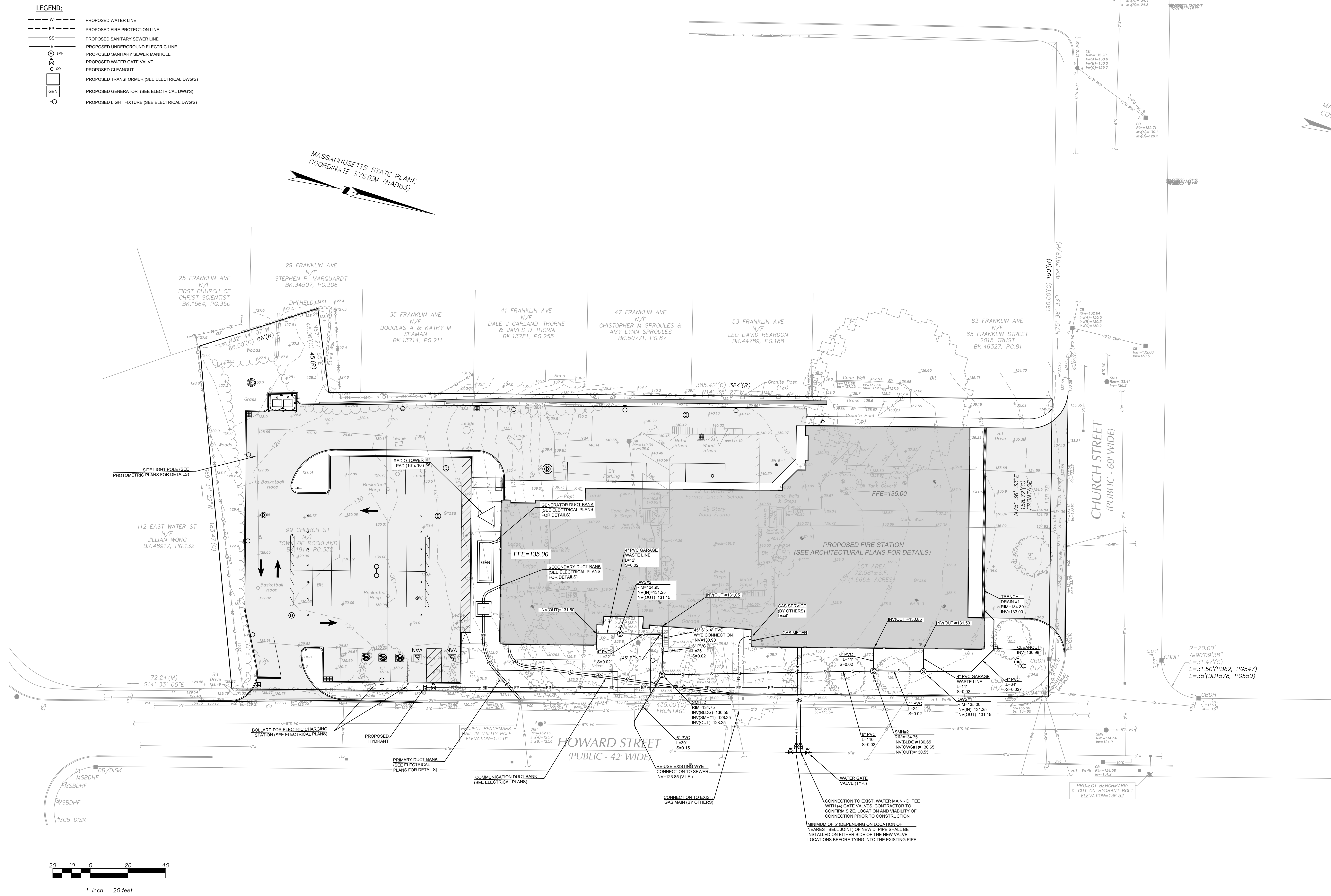
PUR ROCKLAND ZONING BYLAW 415-11, THE PROJECT IS REQUESTING A SPECIAL PERMIT FOR USE OF THE SITE LOCATED IN AN R-4 ZONE FOR A MUNICIPAL FACILITY (FIRE STATION HEADQUARTERS).

- * THE ROCKLAND ZONING BYLAW 415-22 STATES THAT PARKING SPACES SHALL BE 10'x20' FOR FULL SIZE VEHICLES AND 9'x18' FOR COMPACT VEHICLES. THE RATIO SHALL BE 30% COMPACT VEHICLES SPACES TO 70% FULL SIZE SPACES. THE PROJECT IS REQUESTING A VARIANCE FOR THE LENGTH OF THE PARKING SPACES TO ACCOMMODATE 16 SPACES THAT ARE SHORTER THAN THE REQUIRED 20' LENGTH FOR FULL SIZE SPACES. ALL SPACES WILL BE A MINIMUM OF 18' IN LENGTH.
- ** THE BYLAW 415-22 REQUIRES A 23' BACKUP AREA FOR ALL PARKING SPACES. THE PROJECT REQUESTS A VARIANCE TO ALLOW 20' SPACES. THESE SPACES WILL BE DESIGNATED AS ONE-WAY TRAFFIC TO IMPROVE CIRCULATION.
- ** THE BYLAW 415-22 REQUIRES A 10' SETBACK FROM ANY PROPERTY LINES TO ALL PARKING, EGRESS, AND TRAFFIC CIRCULATION AREAS. THE PROJECT IS REQUESTING A VARIANCE TO THIS SETBACK REQUIREMENT FOR THE EASTERN AND WESTERN PROPERTY LINES. THE EAST SETBACK IS PROPOSED AT 4' AND THE WEST SETBACK IS PROPOSED AT 6'.

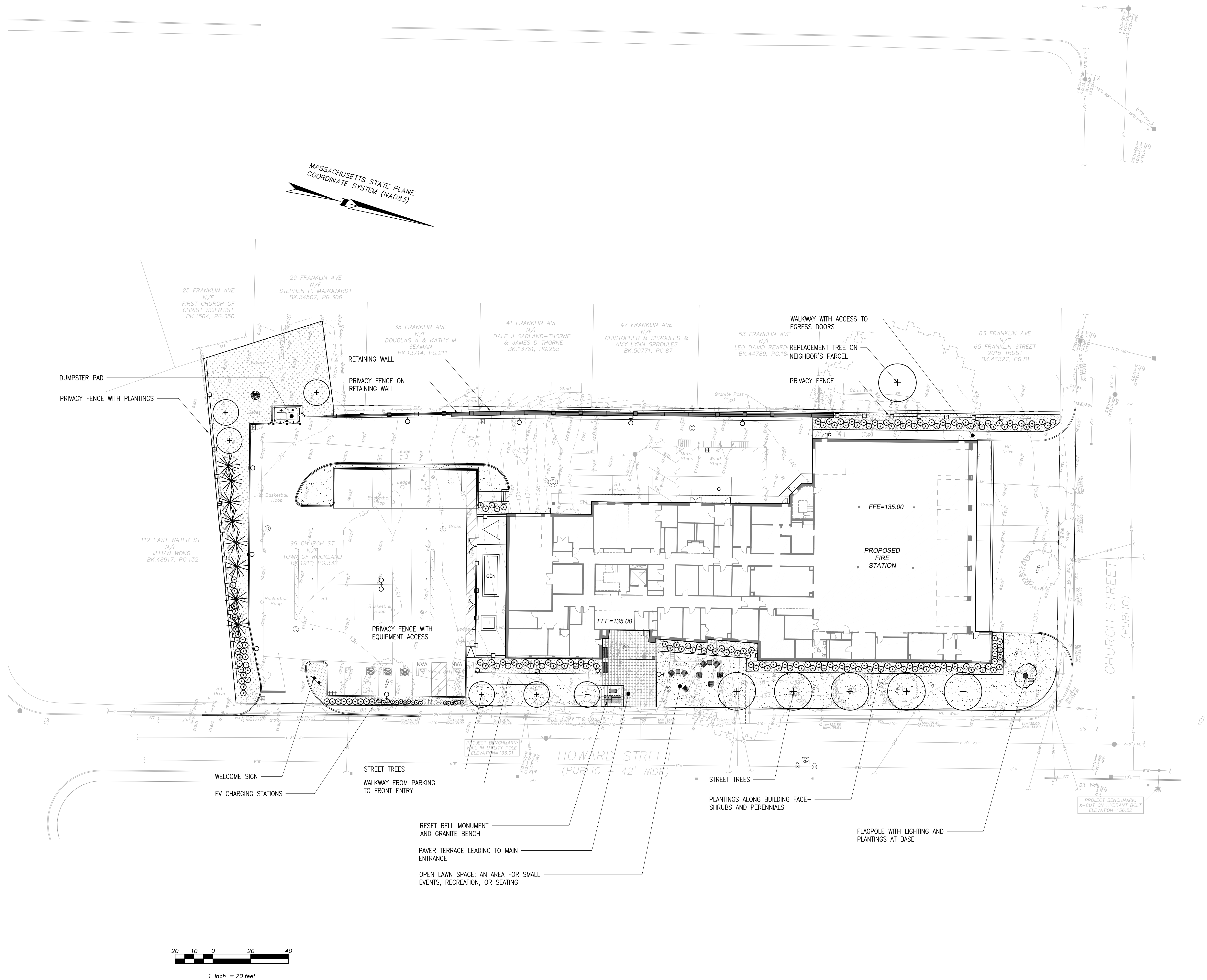


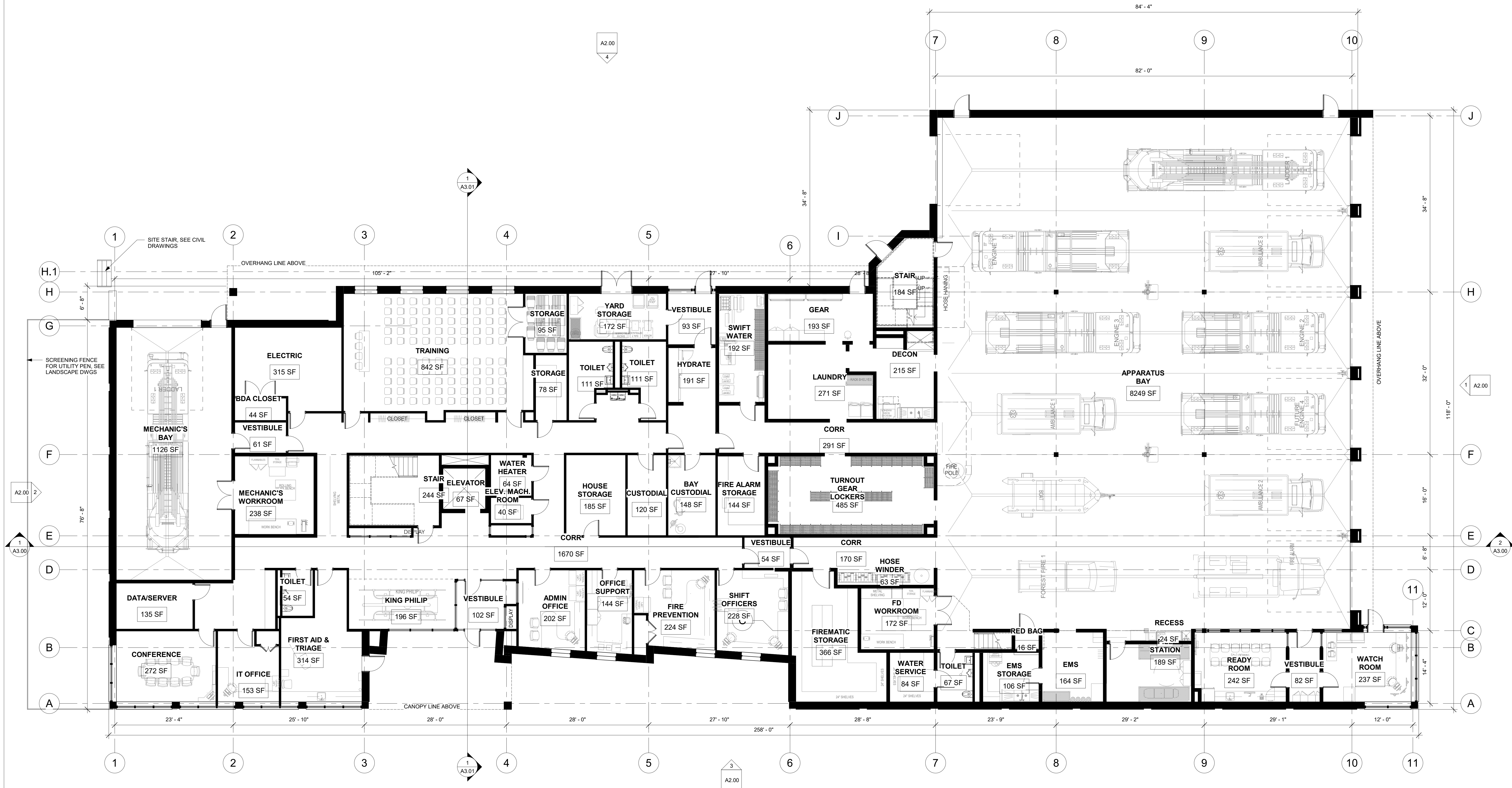


12/14/



RB	12.12.22	Drawn By	Date
		KZ	
		Reviewed By	Date
		KZ	
		Approved By	Date





1 Level 1
1/8" = 1'-0"

DRAWING NUMBER

DRAWING TITLE
FLOOR PLAN - LEVEL 1

DATE REVISIONS

DATE	REVISIONS	Author	Drawn By	Checker	Reviewed By	Approver	Date
12/15/2022	1		20A Submission				

PROJECT
TOWN OF ROCKLAND
FIRE DEPT. HEADQUARTERS
99 CHURCH STREET
ROCKLAND, MA 02370

CONSULTANTS

SCHWARTZ/SILVER
ARCHITECTS INC.

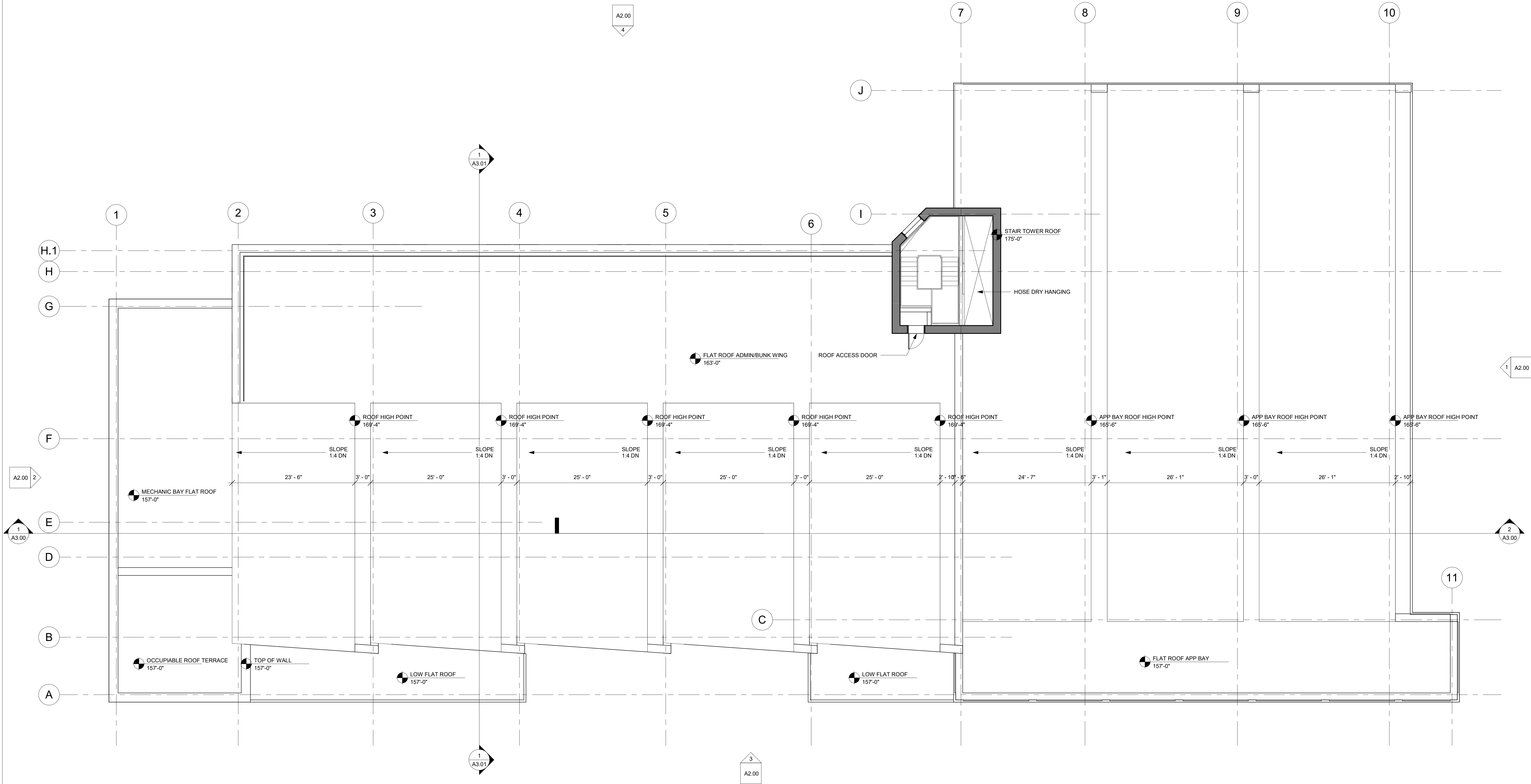
75 Kneeland Street
Boston, Massachusetts 02211
Telephone 617/542-6650
Facsimile 617/951-0779

Scale

1/8" = 1'-0"

A1.00





1 Roof
1/8" = 1'-0"

DRAWING NUMBER

DRAWING TITLE

ROOF PLAN

DATE

REVISIONS

DATE

PROJECT

CONSULTANTS

A1.02

Scale
1/8" = 1'-0"

Date	Number	Description
12/19/2022	1	20% Submission

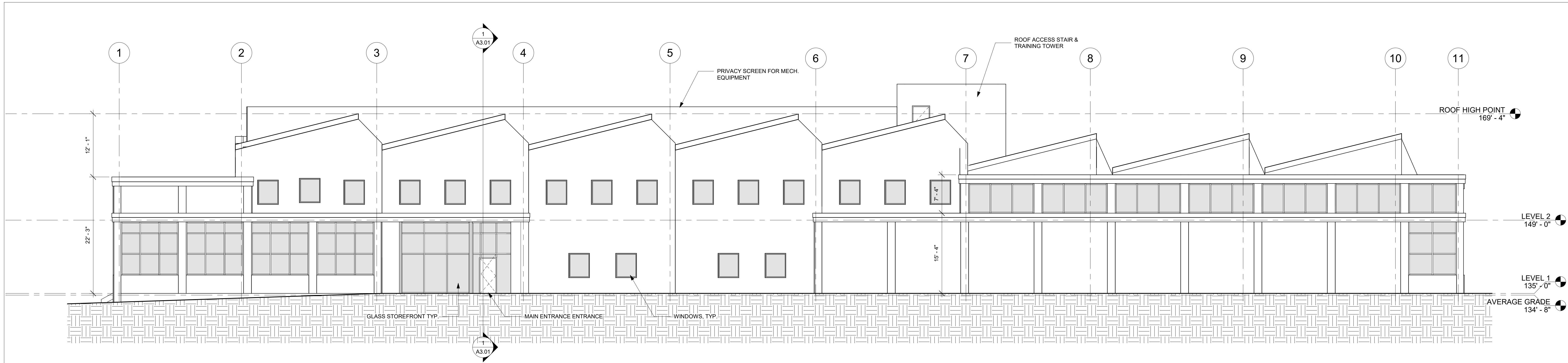
Author	Drawn By	Date

Checker	Reviewed By	Date

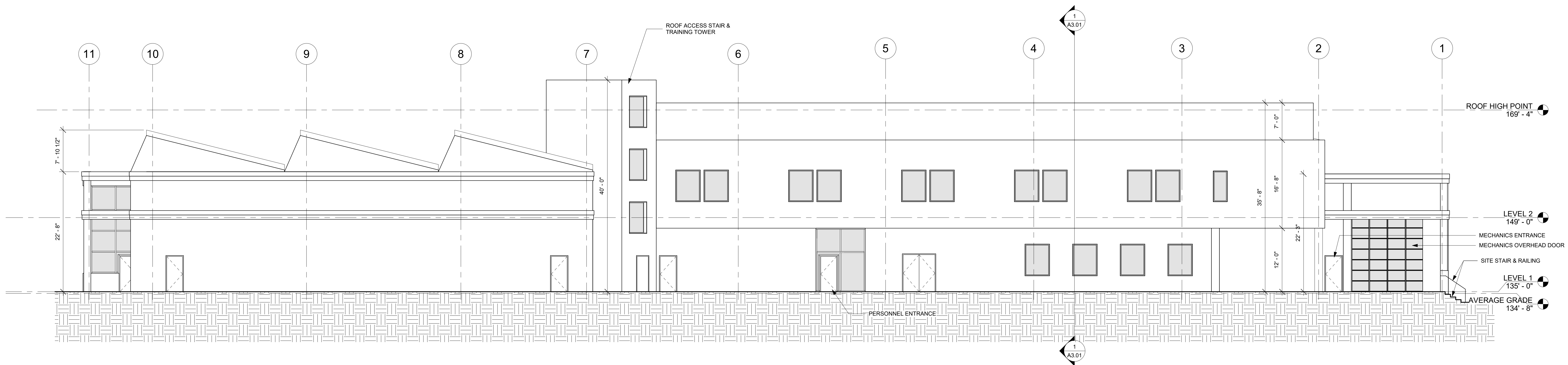
Approver	Approved By	Date

TOWN OF ROCKLAND
FIRE DEPT. HEADQUARTERS
99 CHURCH STREET
ROCKLAND, MA 02370

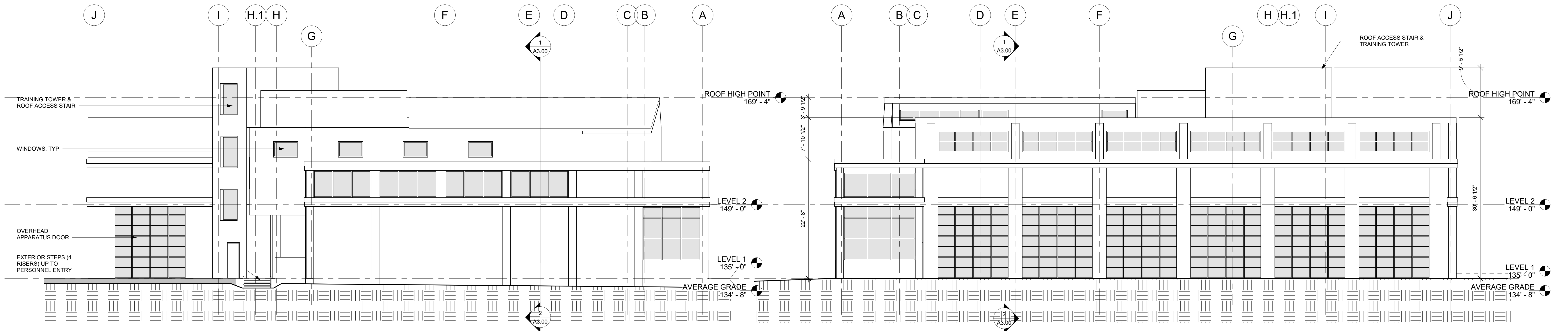
SCHWARTZ/SILVER
ARCHITECTS INC.
75 Kneeland Street
Boston, Massachusetts 02111
Telephone 617.542.6650
Facsimile 617.951.0779



3 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



4 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

1 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

CONSULTANTS

SCHWARTZ/SILVER
ARCHITECTS INC.

75 Kneeland Street
Boston, Massachusetts 02111
Telephone 617.542.6650
Facsimile 617.951.0779

PROJECT

TOWN OF ROCKLAND
FIRE DEPT. HEADQUARTERS
99 CHURCH STREET
ROCKLAND, MA 02370

DATE

Author	Drawn By	Checker	Reviewed By	Approver

DATE REVISIONS

1	2nd Submission	Date	Number	Description
12/15/2022				

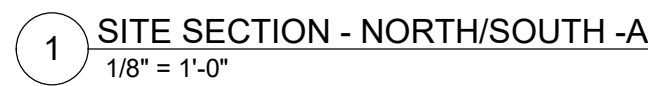
DRAWING TITLE

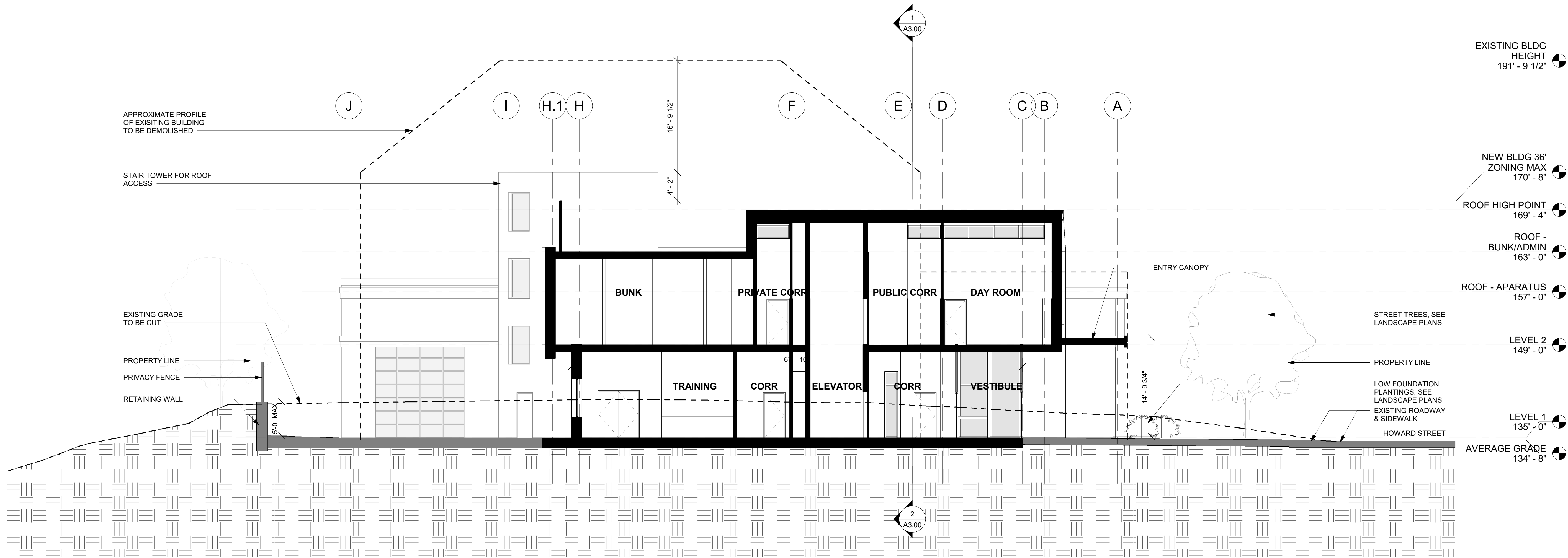
ELEVATIONS

DRAWING NUMBER

1/8" = 1'-0"
Scale

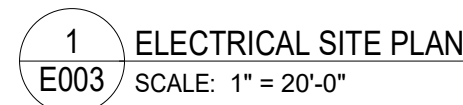
A2.00





1 Site Section - East West
1/8" = 1'-0"

DRAWING NUMBER	DRAWING TITLE	DATE		REVISIONS		DATE		AUTHOR		DATE	
		1	2	3	4	12/16/2022	1	Author	Drawn By	Checker	Reviewer By
A3.01	SITE SECTION - WEST-EAST										

[illegible]

Date		ZBA Submission		Author	
Date			1	Drawn By	
Date				Checker	
Date				Reviewed By	
Date				Approved By	
Date		Description	Number		

