# 55 WEST UNION STREET, ASHLAND, MA 01721

## PEL APPLICATION - 31 MARCH 2025

## PERSPECTIVE

## DEVELOPMENT TEAM

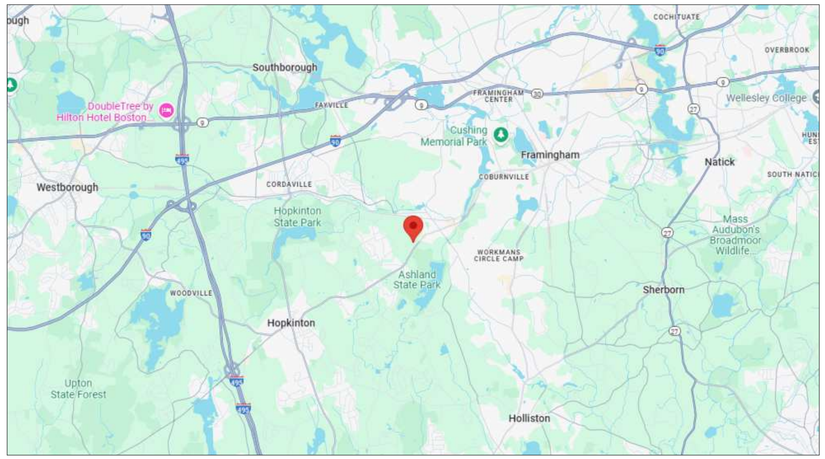

**OWNER:**
55 WEST UNION LLC
60 PLEASANT ST., SUITE 1
ASHLAND, MA 01721

**ARCHITECT:**
TALIA CANNISTRA, AIA
STUDIO CANN
133 FEDERAL ST., SUITE 901
BOSTON, MA 02110
(617)431-6302
TCANNISTRA@STUDIOCANN.COM

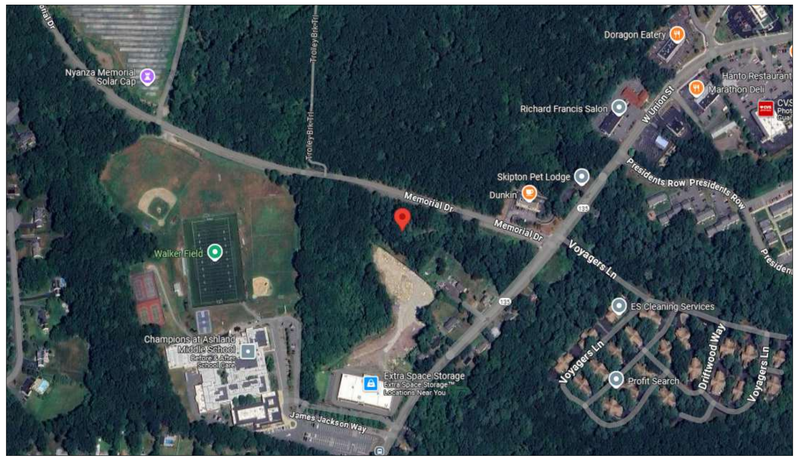

**SHEET LIST:**


| SHEET | NAME |
|---|---|
| A-000 | COVER |
| A-003 | UNIT MIX |
| A-101 | GROUND FLOOR PLAN |
| A-102 | TYPICAL UPPER FLOOR PLAN |
| A-103 | ROOF PLAN |
| A-200 | EXTERIOR 3D VIEWS |
| A-201 | EXTERIOR ELEVATIONS |
| A-202 | EXTERIOR MATERIALS |
| A-301 | BUILDING SECTIONS |
| A-601 | TYPICAL UNIT FLOOR PLANS |


## LOCUS MAP




## SITE AERIAL

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133 FEDERAL ST. STE 901
BOSTON, MA 02110

Project Information:

55 WEST UNION ST.
ASHLAND, MA 01721

Client Information:

55 WEST UNION LLC

Issuance:

PEL APPLICATION


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|---|---|
| Drawing By: | QT |
| Drawing Checked By: | TC |
| Drawing Scale: | 1" = 1'-0" |
| Drawing Date: | 03/31/25 |
| Project Number: | 25017 |

Drawing Revisions:

| No. | Description | Date |
|---|---|---|
| | | |

Registration:

Drawing Name:

COVER

Drawing Number:

**A-000**


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| TYPE | DESCRIPTION | UNIT NRSF | NUMBER OF UNITS 1ST | 2ND | 3RD | 4TH | TOTAL UNITS | TOTAL NRSF | UNIT MIX |
|---|---|---|---|---|---|---|---|---|---|
| A1 | 1 BED / 1 BATH | 800 | 18 | 18 | 18 | 18 | 72 | 57,600 | 62.1% |
| A2 | 1 BED / 1 BATH | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| A3 | 1 BED / 1 BATH | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| **1BR TOTAL / AVERAGE** | | **800** | | | | | **72** | **57,600** | **62.1%** |
| B1 | 2 BED / 2 BATH | 1,050 | 8 | 8 | 8 | 8 | 32 | 33,600 | 27.6% |
| B2 | 2 BED / 2 BATH | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| B3 | 2 BED / 2 BATH | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| **2BR TOTAL / AVERAGE** | | **1,050** | | | | | **32** | **33,600** | **27.6%** |
| C1 | 3 BED / 2 BATH | 1,380 | 3 | 3 | 3 | 3 | 12 | 16,560 | 10.3% |
| **3BR TOTAL / AVERAGE** | | **1,380** | | | | | **12** | **16,560** | **10.3%** |
| **TOTAL / AVERAGE** | | **934** | **29** | **29** | **29** | **29** | **116** | **108,333** | **100.0%** |

| PARKING SUMMARY | COUNTS |
|---|---|
| STANDARD | 168 |
| ACCESSIBLE | 6 |
| **TOTAL SPACES** | **174** |
| PARKING RATIO | 1.50 |

| AMENITY SUMMARY | GSF |
|---|---|
| GROUND FLOOR | 11,145 |
| **TOTAL** | **11,145** |

| RESIDENTIAL SUMMARY | GSF |
|---|---|
| FIRST FLOOR | 30,915 |
| SECOND FLOOR | 30,915 |
| THIRD FLOOR | 30,915 |
| FOURTH FLOOR | 30,915 |
| **TOTAL RESIDENTIAL GSF** | **123,662** |
| RESIDENTIAL EFFICIENCY | 80.4% |
| **TOTAL BUILDING GSF** | **134,806** |

STUDIO CANN

133 FEDERAL ST. STE 901
BOSTON, MA 02110

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55 WEST UNION ST.

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55 WEST UNION LLC

Issuance:

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| Drawing Scale: | |
| Drawing Date: | 03/31/25 |
| Project Number: | 25017 |

Drawing Revisions:

| No. | Description | Date |
|---|---|---|
| | | |

Registration:

Drawing Name:

UNIT MIX

Drawing Number:

**A-003**

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1 PROPOSED GROUND FLOOR PLAN
1/16" = 1'-0"

0' 8' 16' 32'

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|---|---|
| Drawing By: | QT |
| Drawing Checked By: | TC |
| Drawing Scale: | 1/16" = 1'-0" |
| Drawing Date: | 03/31/25 |
| Project Number: | 25017 |

Drawing Revisions:

| No. | Description | Date |
|---|---|---|
| | | |

Registration:

Drawing Name:

GROUND FLOOR PLAN

Drawing Number:

A-101

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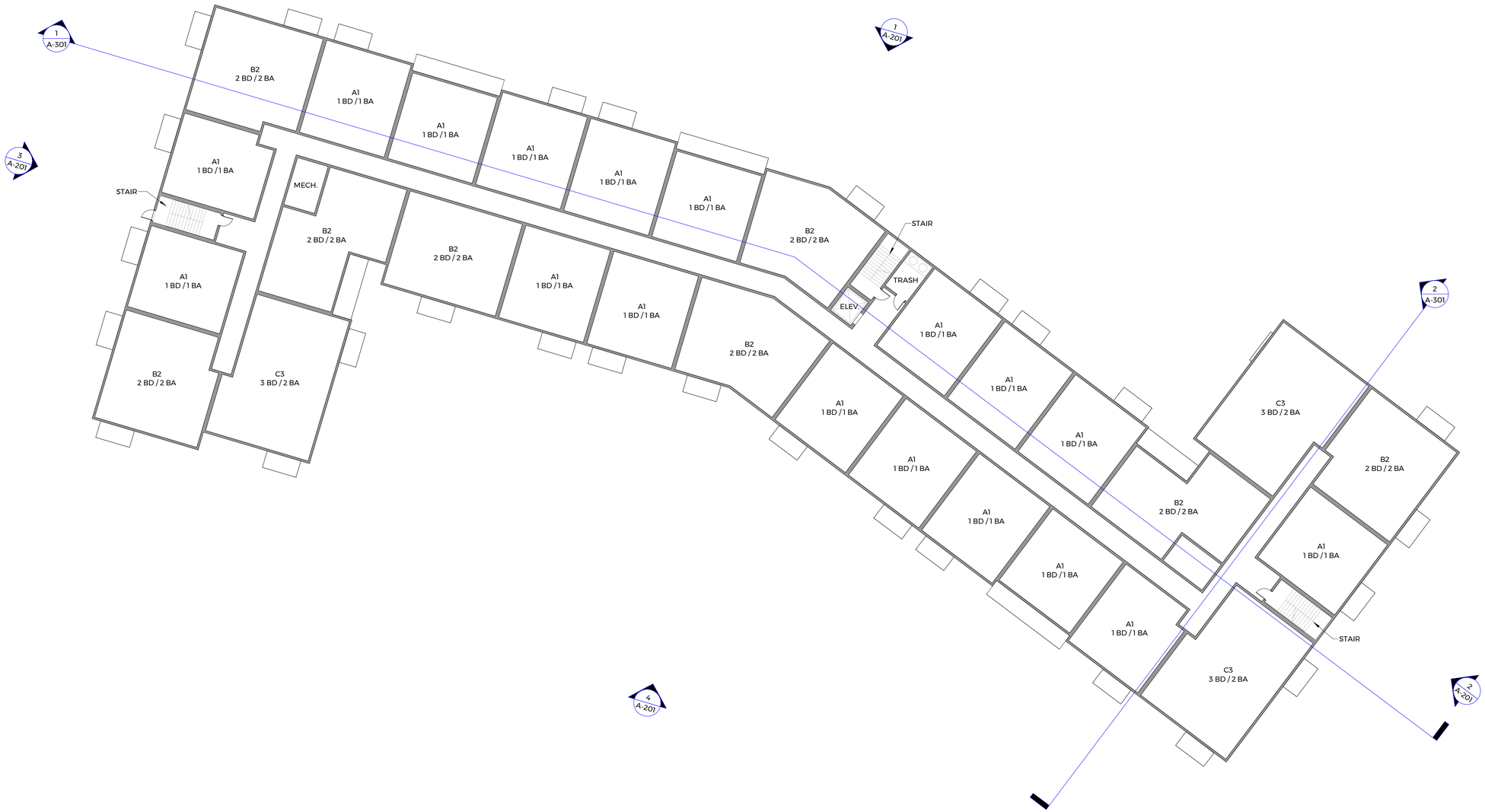


1 PROPOSED FIRST FLOOR PLAN
1/16" = 1'-0"

0' 8' 16' 32'

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| Project Number: | 25017 |

Drawing Revisions:

| No. | Description | Date |
|---|---|---|
| | | |

Registration:

Drawing Name:

TYPICAL UPPER FLOOR PLAN

Drawing Number:

A-102

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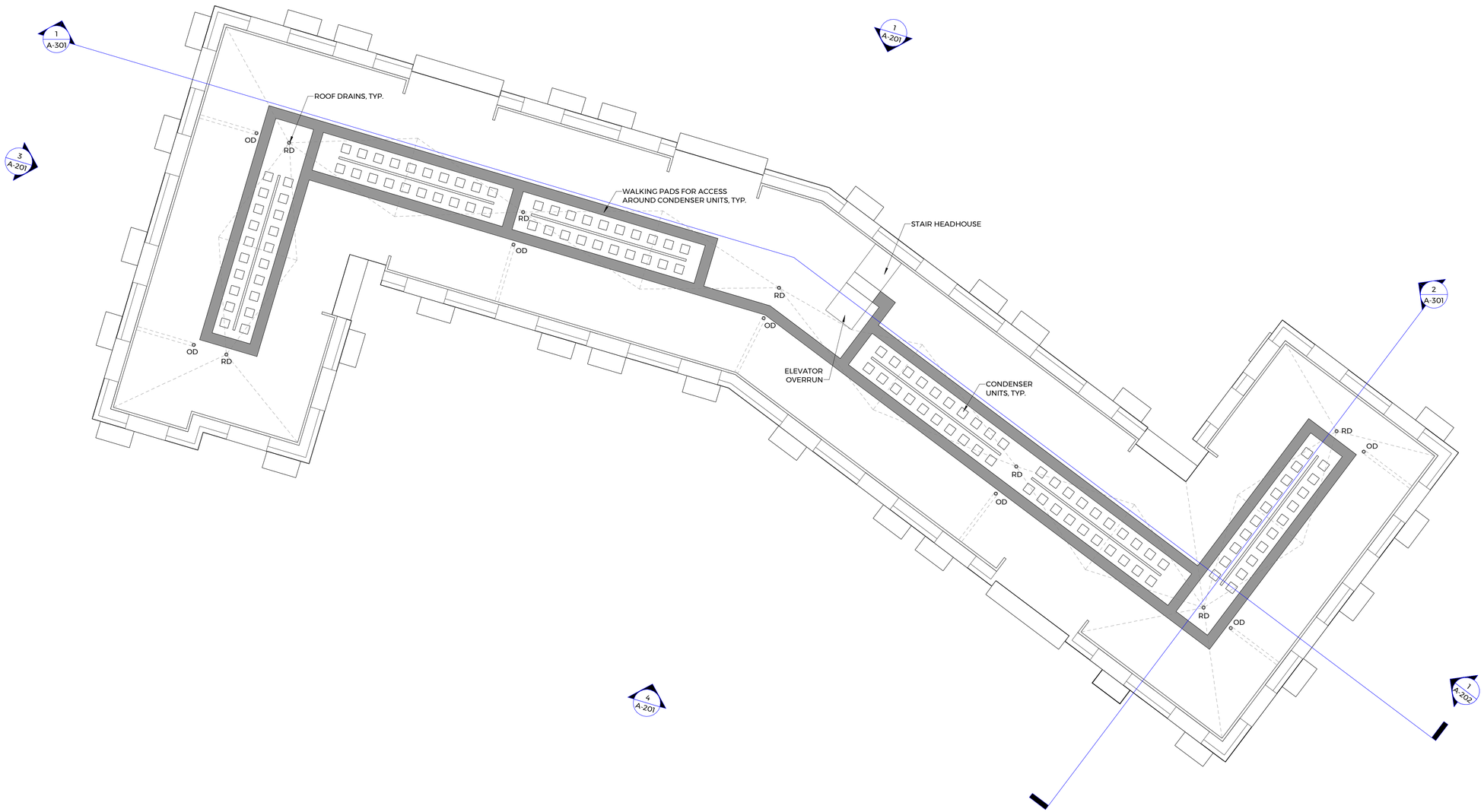


1 ROOF PLAN
1/16" = 1'-0"

0' 8' 16' 32'

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| Drawing By: | QT |
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| Drawing Scale: | 1/16" = 1'-0" |
| Drawing Date: | 03/31/25 |
| Project Number: | 25017 |

Drawing Revisions:

| No. | Description | Date |
|---|---|---|
| | | |

Registration:

Drawing Name:

ROOF PLAN

Drawing Number:

A-103

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2 REAR PERSPECTIVE

1 FRONT PERSPECTIVE


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|---|---|
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| Drawing Date: | 03/31/25 |
| Project Number: | 25017 |

Drawing Revisions:

| No. | Description | Date |
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Registration:

Drawing Name:

EXTERIOR 3D VIEWS

Drawing Number:

**A-200**


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4 EXTERIOR ELEVATION - SOUTH
1/16" = 1'-0"

3 EXTERIOR ELEVATION - WEST
1/16" = 1'-0"

2 EXTERIOR ELEVATION - EAST
1/16" = 1'-0"

1 EXTERIOR ELEVATION - NORTH
1/16" = 1'-0"

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| Project Number: | 25017 |

Drawing Revisions:

| No. | Description | Date |
|---|---|---|
| | | |

Registration:

Drawing Name:

EXTERIOR ELEVATIONS

Drawing Number:

A-201

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1 PARTIAL EXTERIOR ELEVATION - EAST
3/16" = 1'-0"

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Drawing Revisions:

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Registration:

Drawing Name:

EXTERIOR MATERIALS

Drawing Number:

A-202

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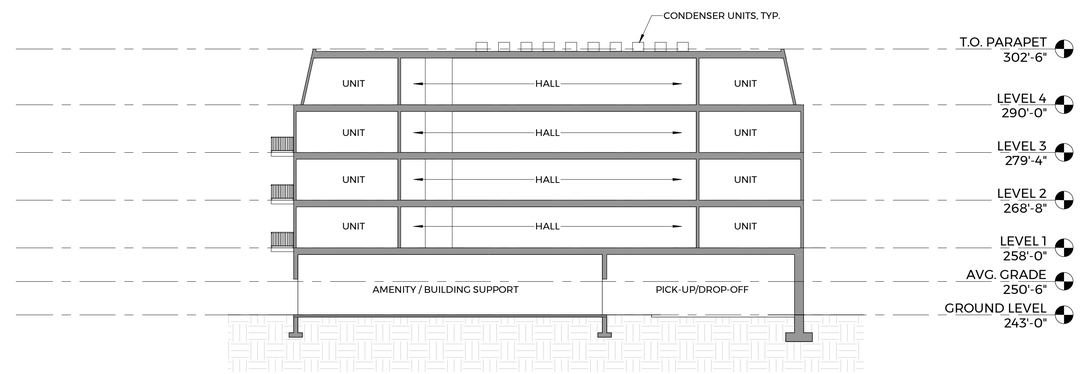
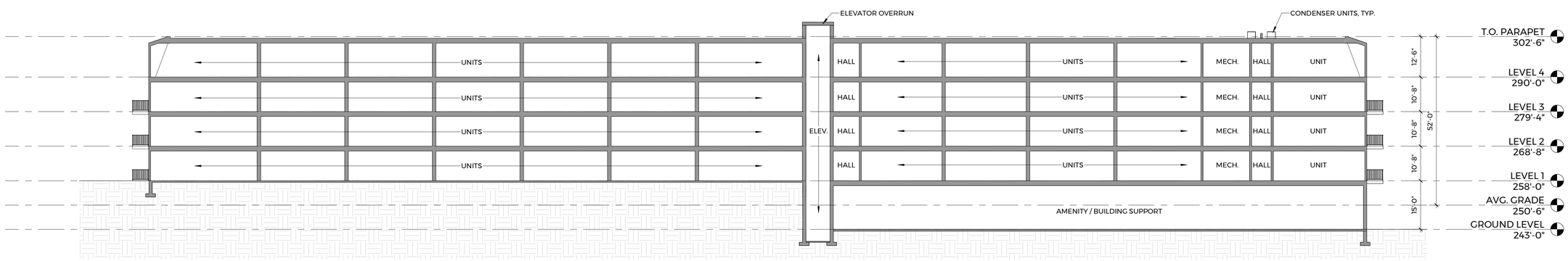



2 BUILDING SECTION - 2
1/16" = 1'-0"




1 BUILDING SECTION - 1
1/16" = 1'-0"

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Drawing Revisions:

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|---|---|---|
| | | |

Registration:

Drawing Name:

BUILDING SECTIONS

Drawing Number:

A-301

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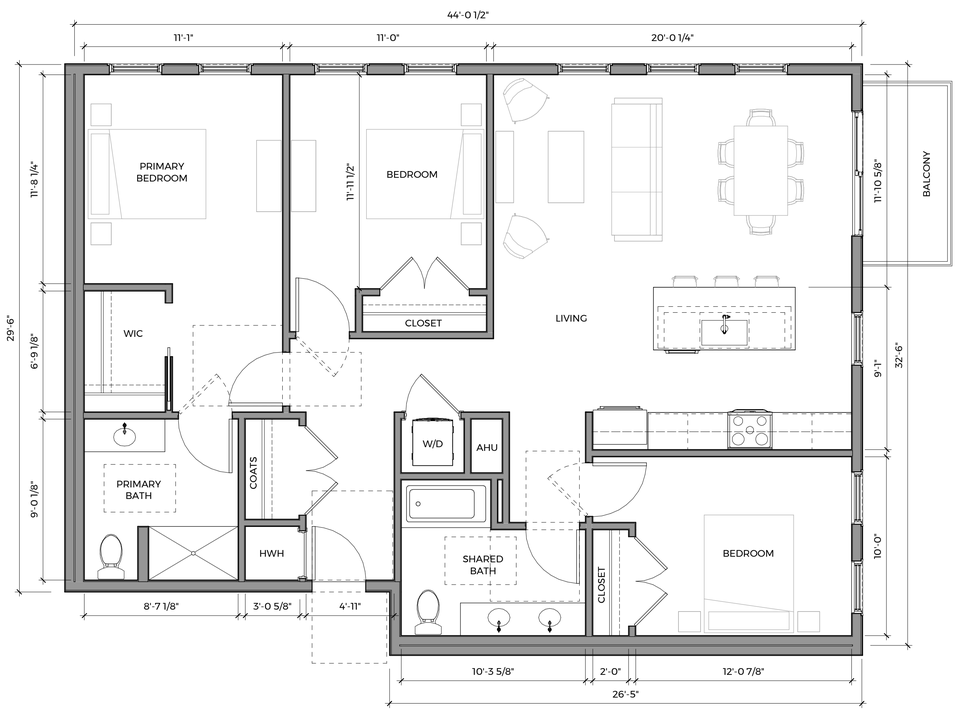
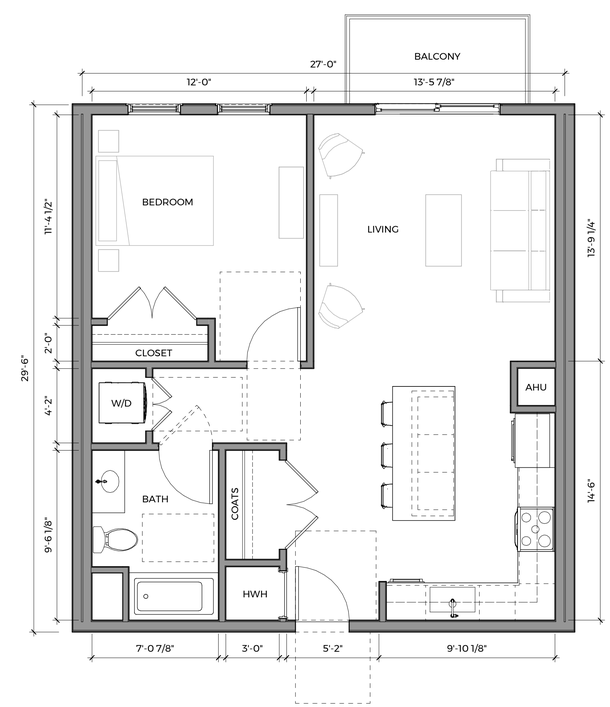
2 B1 - 2 BED / 2 BATH - 1,050 SF
1/4" = 1'-0"




3 C3 - 3 BED / 3 BATH - 1,380 SF
1/4" = 1'-0"




1 A1 - 1 BED / 1 BATH - 800 SF
1/4" = 1'-0"

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Drawing Revisions:

| No. | Description | Date |
|---|---|---|
| | | |

Registration:

Drawing Name:

TYPICAL UNIT FLOOR PLANS

Drawing Number:

A-601

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