55 WEST UNION STREET, ASHLAND, MA 01721

PEL APPLICATION - 31 MARCH 2025

ARCHITECTURAL PEER REVIEW STUDIODSK 19 JAN 2026

PERSPECTIVE

DEVELOPMENT TEAM

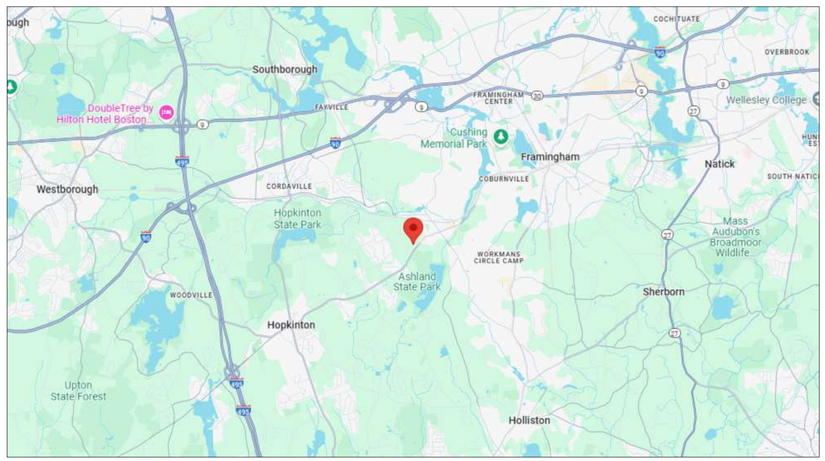
OWNER:
55 WEST UNION LLC
60 PLEASANT ST., SUITE 1
ASHLAND, MA 01721

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

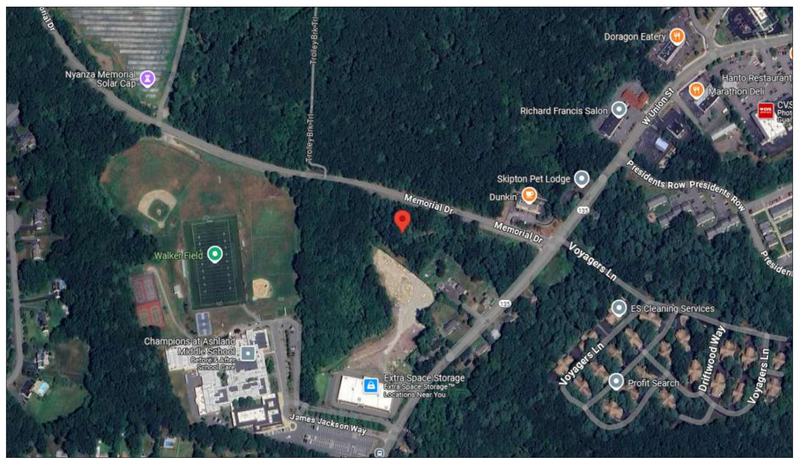
SHEET LIST:

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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Client Information:

55 WEST UNION LLC

Issuance:

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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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			NUMBER OF UNITS						
TYPE	DESCRIPTION	UNIT NRSF	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**

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Drawing Revisions:

No.	Description	Date

Registration:

Drawing Name:

UNIT MIX

Drawing Number:

A-003

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Is there an egress here? If so, show it.

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

0' 8' 16' 32'

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Drawing Revisions:

No.	Description	Date

Registration:

Drawing Name:

GROUND FLOOR PLAN

Drawing Number:

A-101

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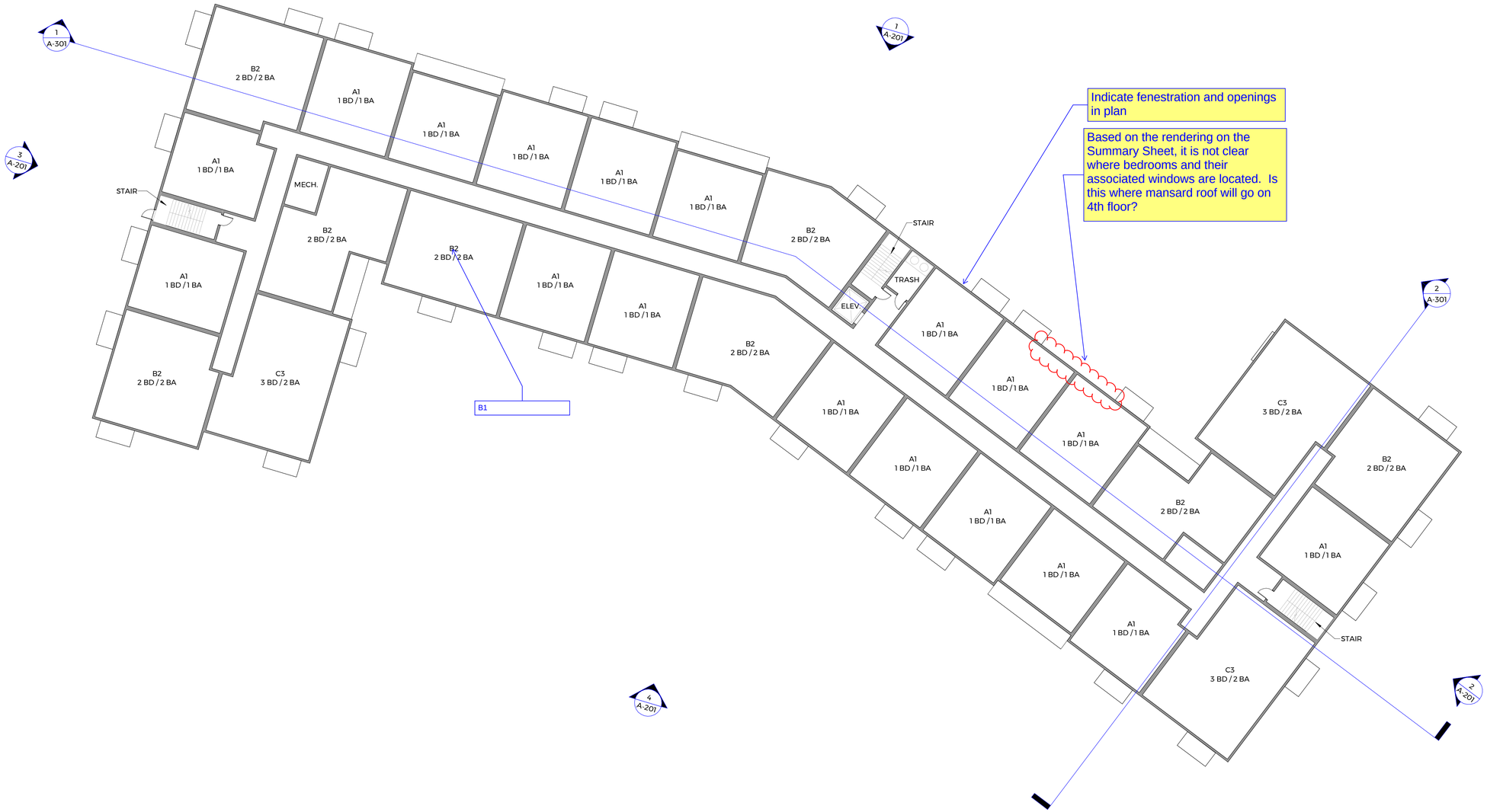

4th floor plan is different- where is 4th floor plan?

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

0' 8' 16' 32'

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Registration:

Drawing Name:

TYPICAL UPPER FLOOR PLAN

Drawing Number:

A-102

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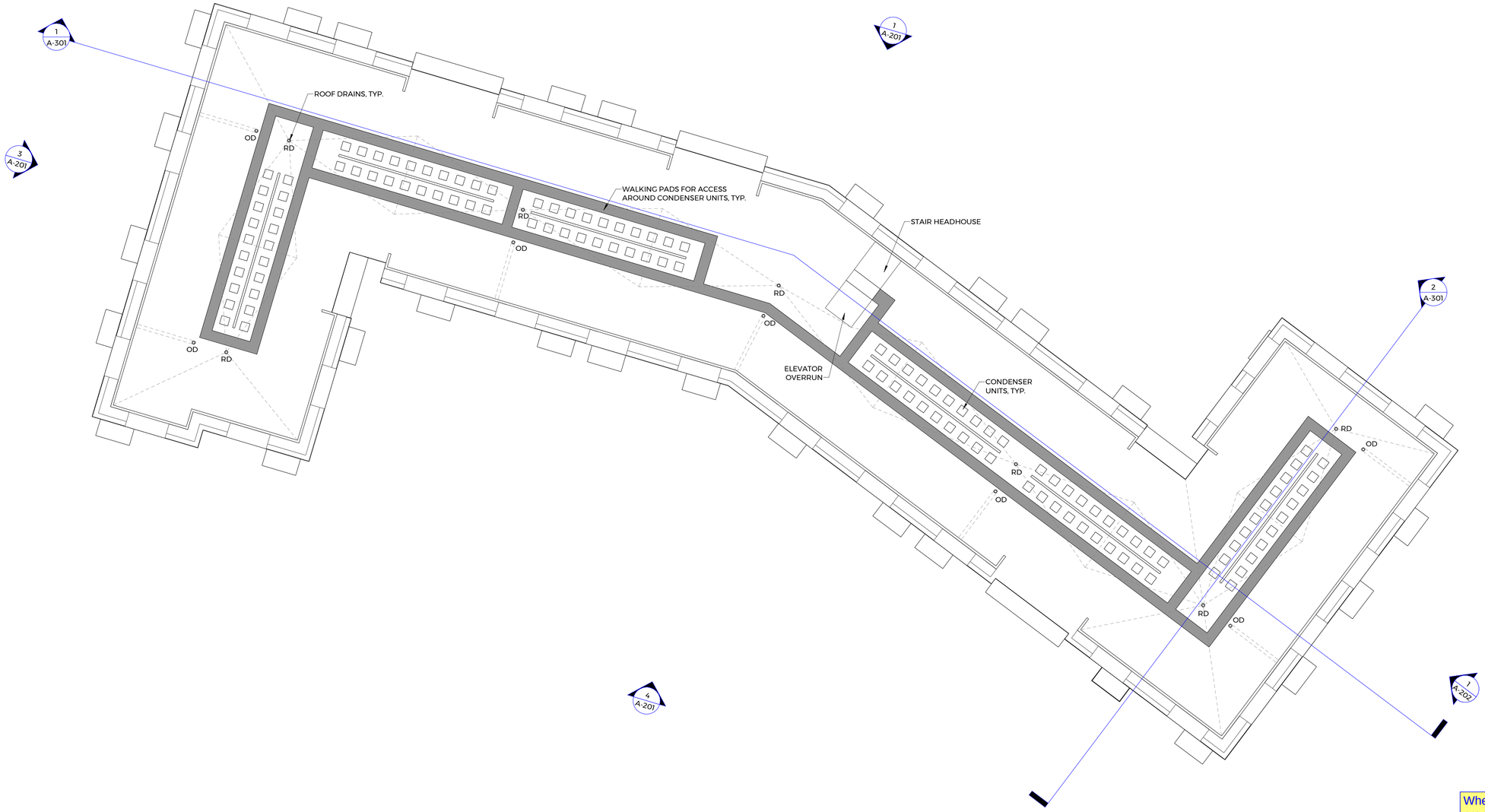

Where is the proposed solar-ready area?

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

0' 8' 16' 32'

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Drawing Revisions:

No.	Description	Date

Registration:

Drawing Name:

ROOF PLAN

Drawing Number:

A-103

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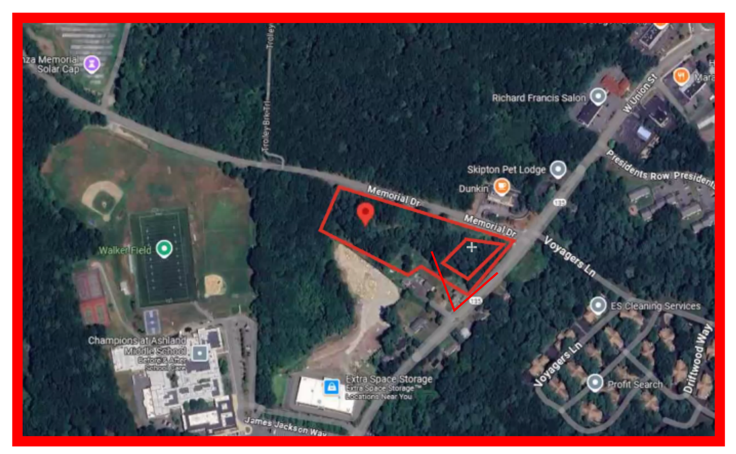
UPDATE RENDERINGS
missing windows at mansard roof
retaining wall has been redesigned

Retaining wall is no longer visible
and planting configuration has
changed.

add a key plan for these views



2 REAR PERSPECTIVE

1 FRONT PERSPECTIVE

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Drawing Revisions:

No.	Description	Date

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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Drawing Scale:	1/16" = 1'-0"
Drawing Date:	03/31/25
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 Scale:	3/16" = 1'-0"
Drawing Date:	03/31/25
Project Number:	25017

Drawing Revisions:

No.	Description	Date

Registration:

Drawing Name:

EXTERIOR MATERIALS

Drawing Number:

A-202

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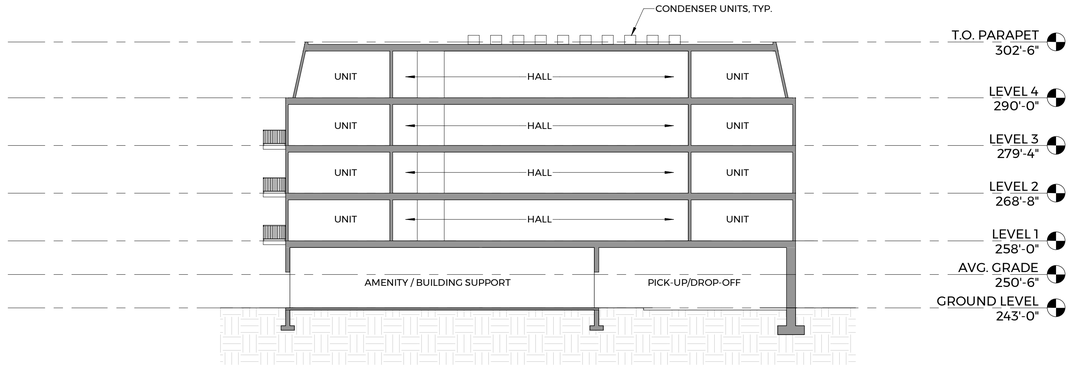
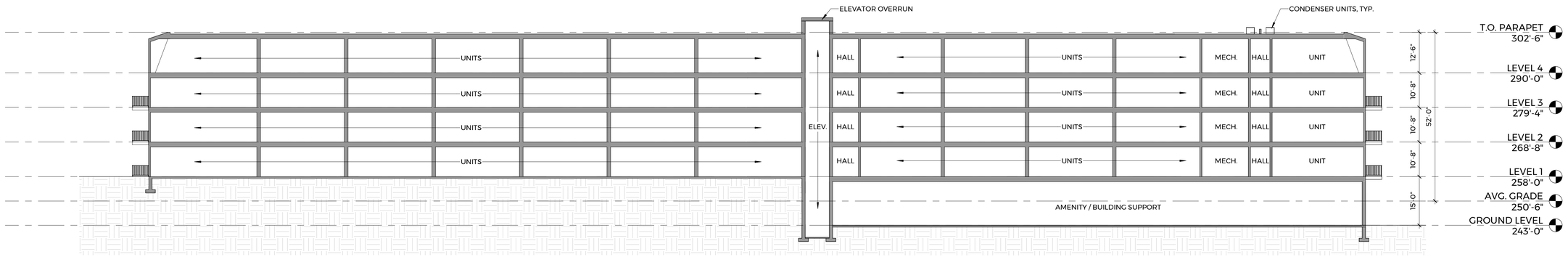


2 BUILDING SECTION - 2
1/16" = 1'-0"



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

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Drawing 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:

BUILDING SECTIONS

Drawing Number:

A-301

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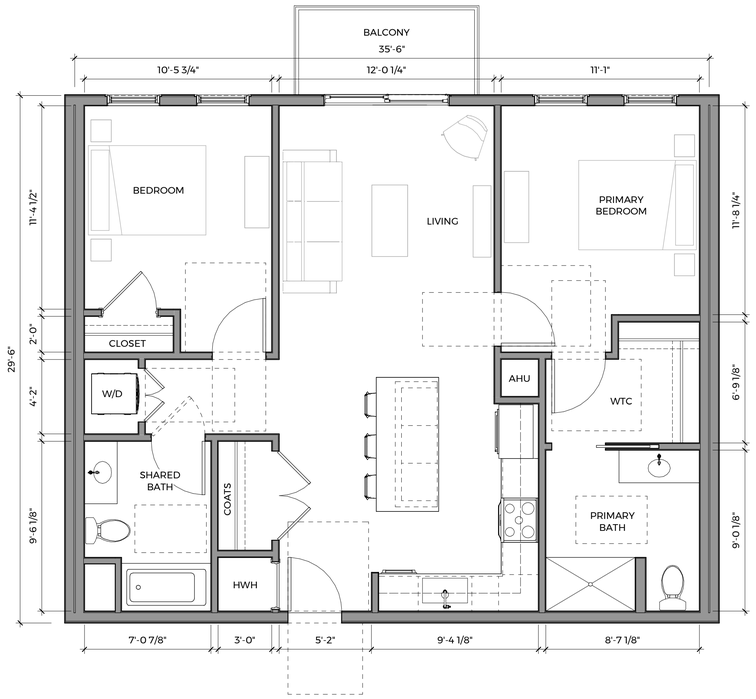
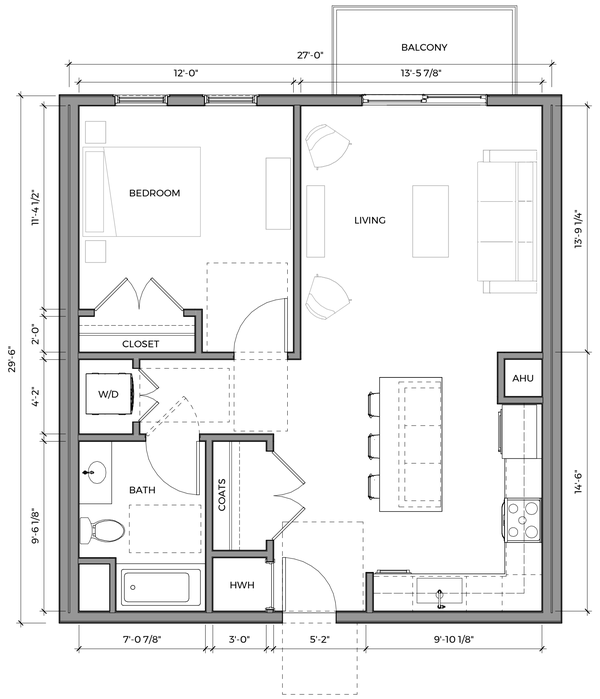
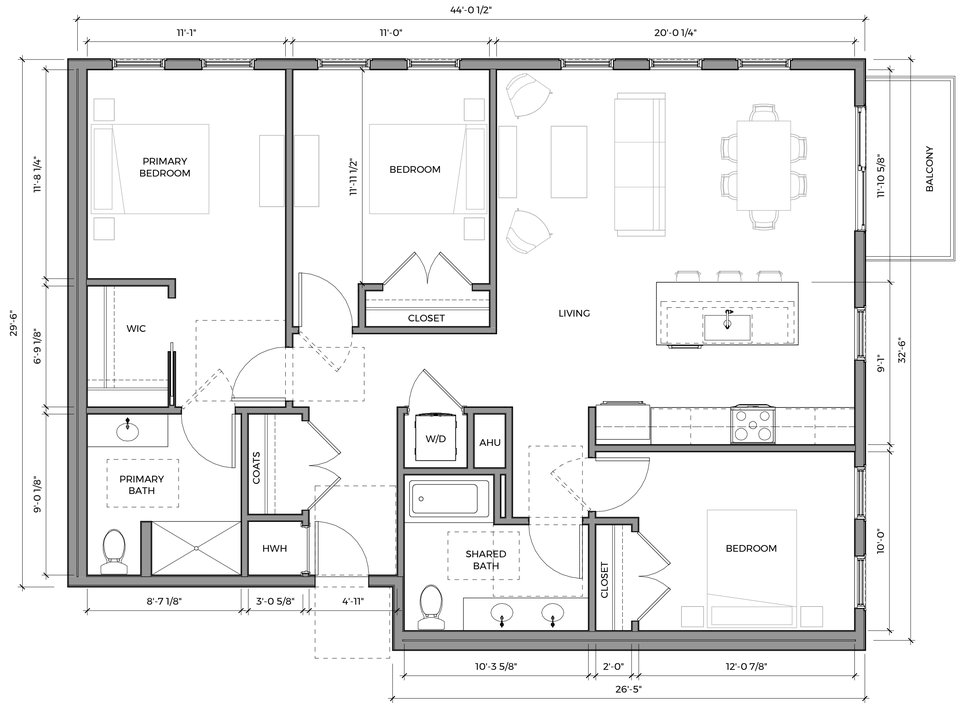
B2



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



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



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

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Drawing Date:	03/31/25
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Drawing Revisions:

No.	Description	Date

Registration:

Drawing Name:

TYPICAL UNIT
FLOOR
PLANS

Drawing Number:

A-601

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