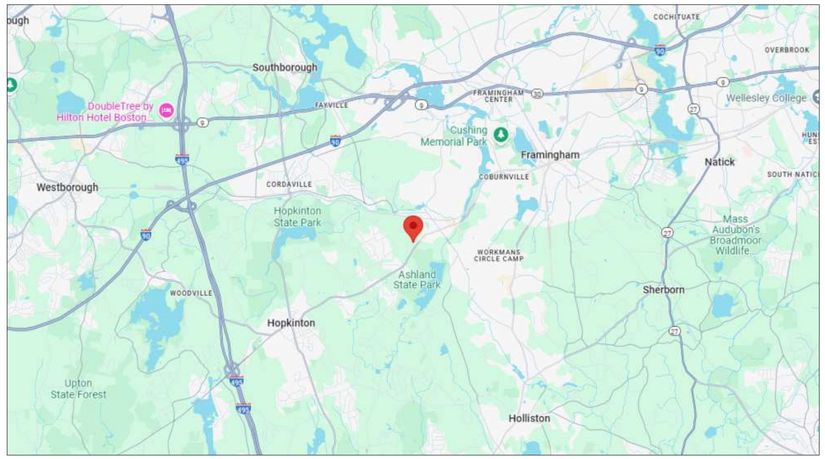
55 WEST UNION STREET, ASHLAND, MA 01721

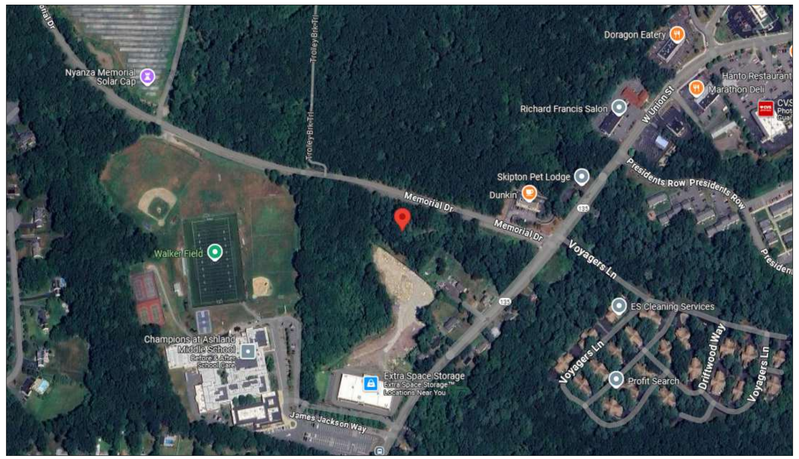
PEL APPLICATION - 27 JANUARY 2026

PERSPECTIVE

LOCUS MAP



SITE AERIAL



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	PROPOSED LEVEL 1-3 PLAN
A-103	PROPOSED LEVEL 4 PLAN
A-104	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

SITE INFORMATION:

TOWN OF ASHLAND
ASSESSORS MAP 19, PARCEL 62
DEED BOOK 22694, PAGE 263

BUILDING AREA	134,806 SF
LOT AREA	211,827 SF
F.A.R.	0.64

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133 FEDERAL ST. STE 901
BOSTON, MA 02110

Project Information:

55 WEST UNION ST.
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Client Information:

55 WEST UNION LLC

Issuance:

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Drawing By:	QT
Drawing Checked By:	TC
Drawing Scale:	1" = 1'-0"
Drawing Date:	01/27/26
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	797	9	9	9	9	36	28,692	31.0%
A2	1 BED / 1 BATH	743	3	3	3	3	12	8,916	10.3%
A3	1 BED / 1 BATH	767	4	4	4	4	16	12,272	13.8%
A4	1 BED / 1 BATH	768	1	1	1	1	4	3,072	3.4%
A5	1 BED / 1 BATH	730	1	1	1	1	4	2,920	3.4%
1BR TOTAL / AVERAGE		**776**					**72**	**55,872**	**62.1%**
B1	2 BED / 2 BATH	1,047	1	1	1	1	4	4,188	3.4%
B2	2 BED / 2 BATH	1,072	3	3	3	3	12	12,864	10.3%
B3	2 BED / 2 BATH	1,096	2	2	2	2	8	8,768	6.9%
B4	2 BED / 2 BATH	1,069	1	1	1	1	4	4,276	3.4%
B5	2 BED / 2 BATH	1,056	1	1	1	1	4	4,224	3.4%
2BR TOTAL / AVERAGE		**1,073**					**32**	**34,320**	**27.6%**
C1	3 BED / 2 BATH	1,368	1	1	1	1	4	5,472	3.4%
C2	3 BED / 2 BATH	1,368	1	1	1	1	4	5,472	3.4%
C3	3 BED / 2 BATH	1,312	1	1	1	1	4	5,248	3.4%
3BR TOTAL / AVERAGE		**1,349**					**12**	**16,192**	**10.3%**
TOTAL / AVERAGE		**934**	**27**	**27**	**27**	**27**	**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**

"X.1" UNITS AT MANSARD ROOF TO HAVE UNIQUE LAYOUTS

THE PROJECT WILL INCLUDE 6 (5%) GROUP 2A UNITS IN COMPLIANCE W/ MAAB (521 CMR 9.4)

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Drawing Checked By:	TC
Drawing Scale:	
Drawing Date:	01/27/26
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 Checked By:	TC
Drawing Scale:	1/16" = 1'-0"
Drawing Date:	01/27/26
Project Number:	25017

Drawing Revisions:

No.	Description	Date

Registration:

Drawing Name:

GROUND FLOOR PLAN

Drawing Number:

A-101

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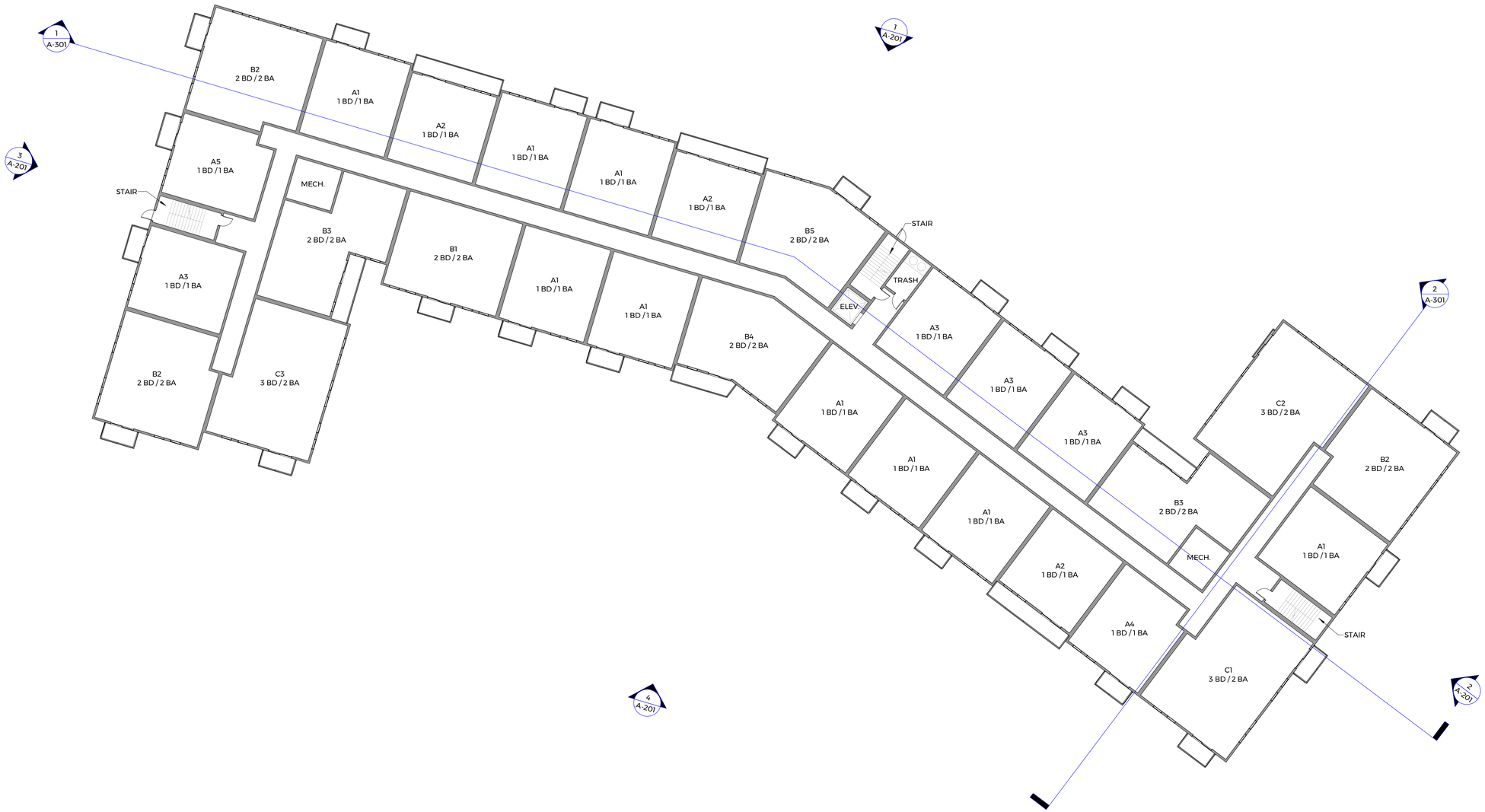

1 PROPOSED LEVEL 1-3 PLAN
1/16" = 1'-0"

0' 8' 16' 32'

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Project Number:	25017

Drawing Revisions:

No.	Description	Date

Registration:

Drawing Name:

PROPOSED LEVEL 1-3 PLAN

Drawing Number:

A-102

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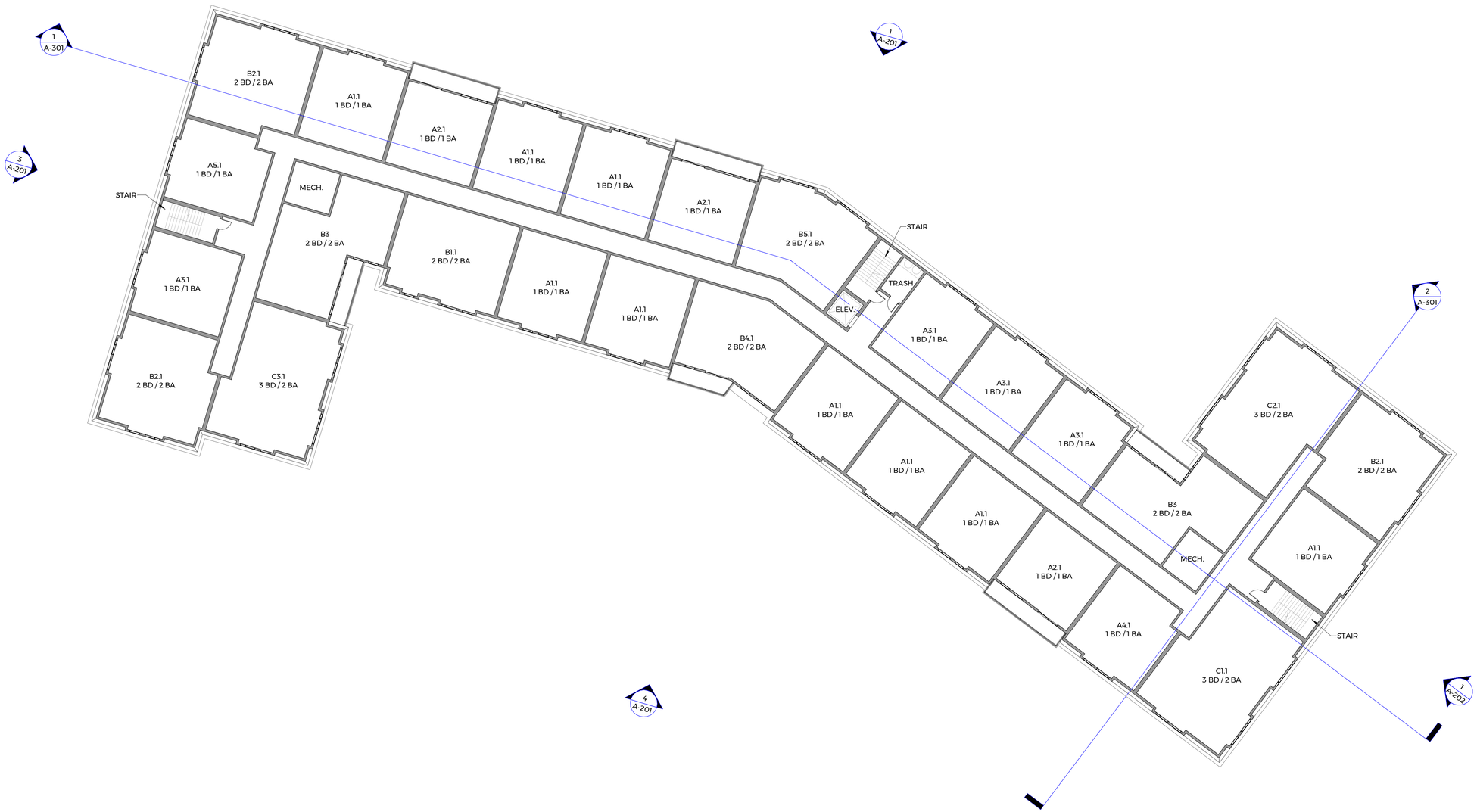

1 PROPOSED LEVEL 4 PLAN
1/16" = 1'-0"

0' 8' 16' 32'

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Drawing Checked By:	TC
Drawing Scale:	1/16" = 1'-0"
Drawing Date:	01/27/26
Project Number:	25017

Drawing Revisions:

No.	Description	Date

Registration:

Drawing Name:

PROPOSED LEVEL 4 PLAN

Drawing Number:

A-103

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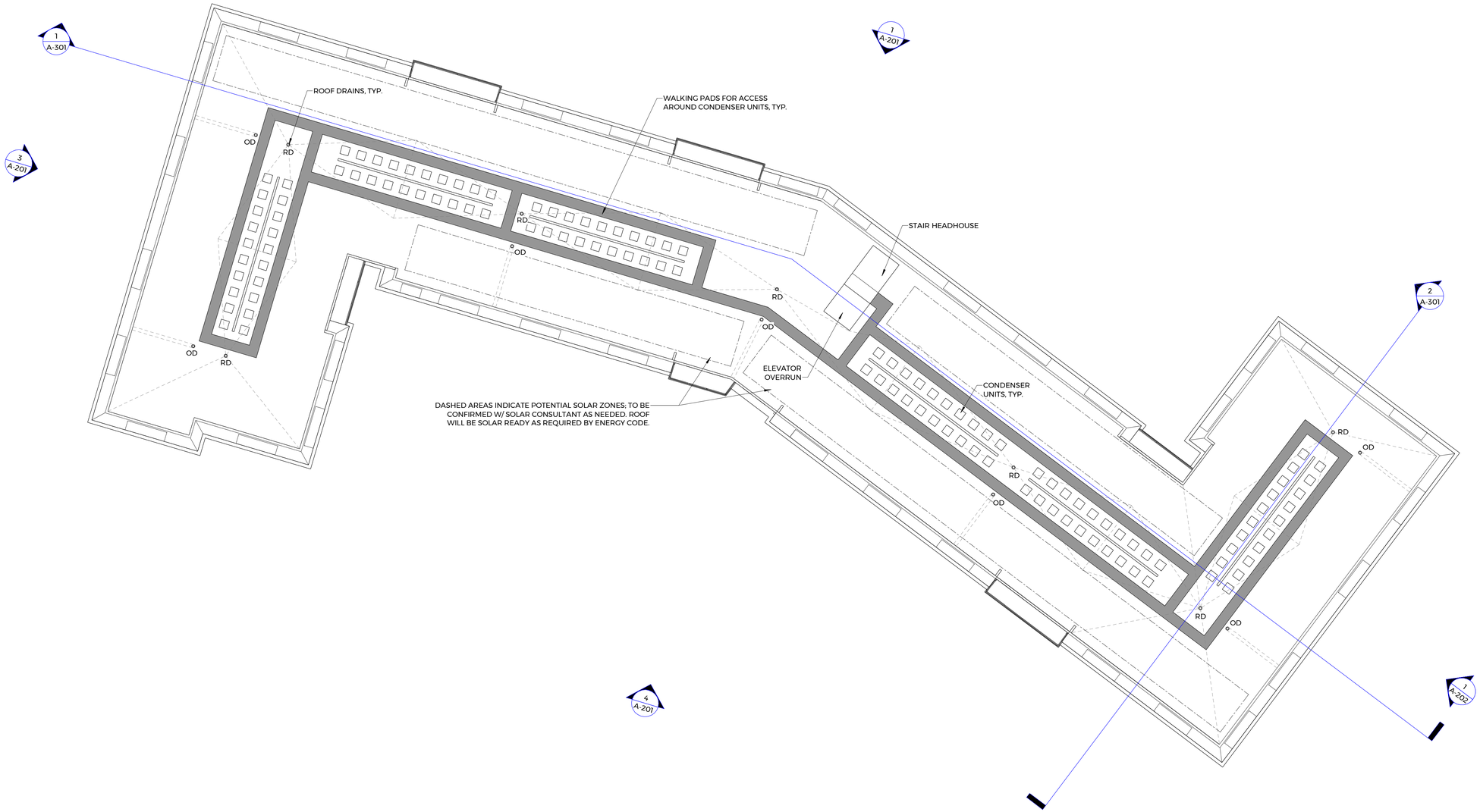

1 PROPOSED ROOF PLAN
1/16" = 1'-0"

0' 8' 16' 32'

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Drawing By:	QT
Drawing Checked By:	TC
Drawing Scale:	1/16" = 1'-0"
Drawing Date:	01/27/26
Project Number:	25017

Drawing Revisions:

No.	Description	Date

Registration:

Drawing Name:

ROOF PLAN

Drawing Number:

A-104

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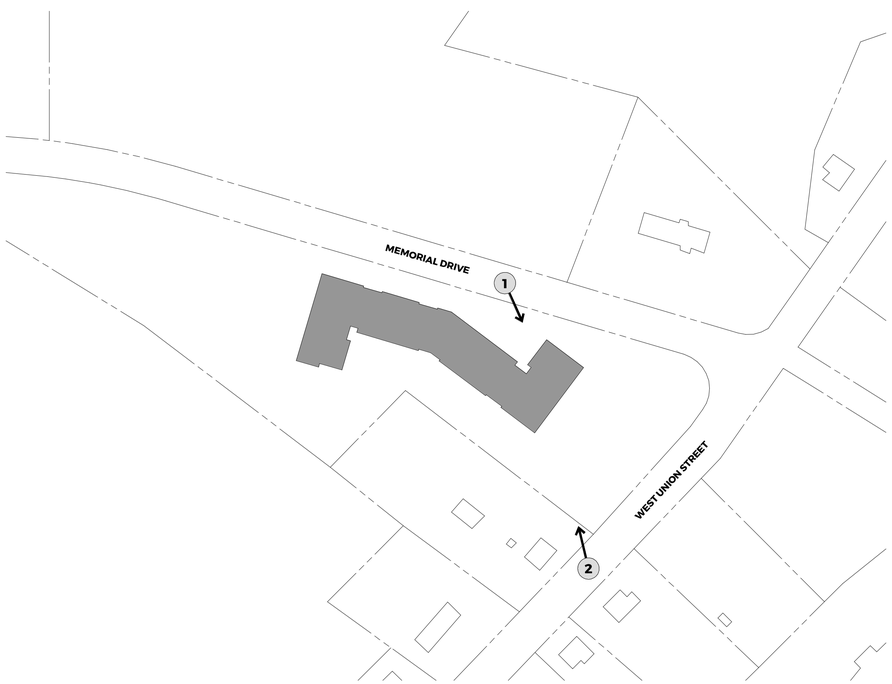
2 PERSPECTIVE 2



3 EXTERIOR VIEWS KEY
1" = 100'-0"

1 PERSPECTIVE 1

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Drawing By:	QT
Drawing Checked By:	TC
Drawing Scale:	As indicated
Drawing Date:	01/27/26
Project Number:	25017

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 By:	QT
Drawing Checked By:	TC
Drawing Scale:	1/16" = 1'-0"
Drawing Date:	01/27/26
Project Number:	25017

Drawing Revisions:

No.	Description	Date

Registration:

Drawing Name:

EXTERIOR ELEVATIONS

Drawing Number:

A-201

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STANDING-SEAM METAL MANSARD ROOF

DORMER ROOFS

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

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Drawing Checked By:	TC
Drawing Scale:	3/16" = 1'-0"
Drawing Date:	01/27/26
Project Number:	25017

Drawing Revisions:

No.	Description	Date

Registration:

Drawing Name:

EXTERIOR MATERIALS

Drawing Number:

A-202

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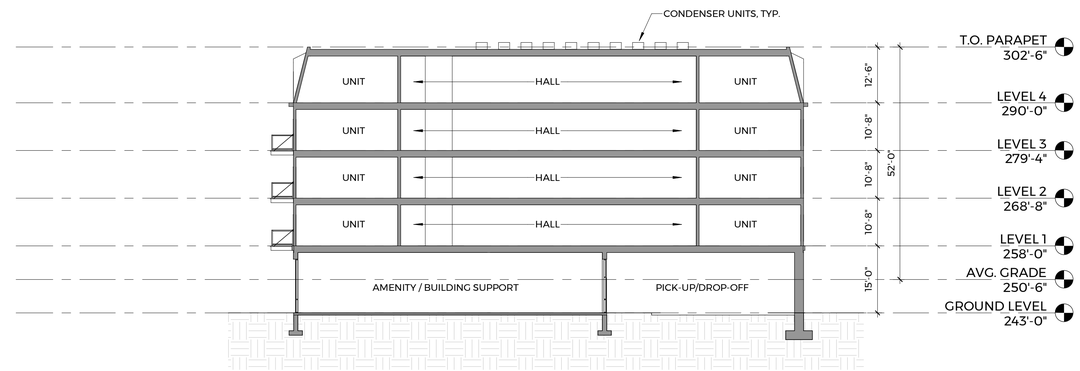
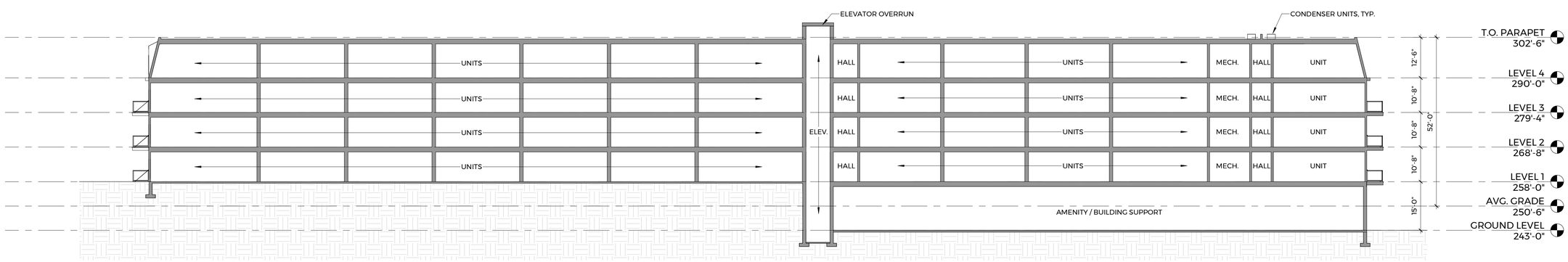


2 BUILDING SECTION - 2
1/16" = 1'-0"



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

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Drawing By:	QT
Drawing Checked By:	TC
Drawing Scale:	1/16" = 1'-0"
Drawing Date:	01/27/26
Project Number:	25017

Drawing Revisions:

No.	Description	Date

Registration:

Drawing Name:

BUILDING SECTIONS

Drawing Number:

A-301

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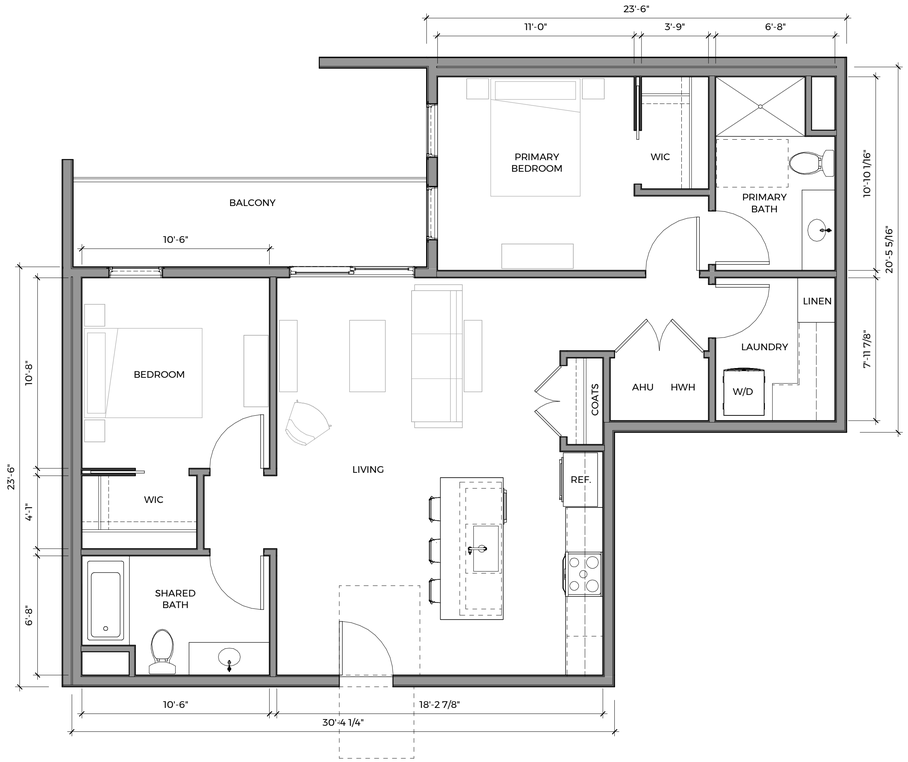
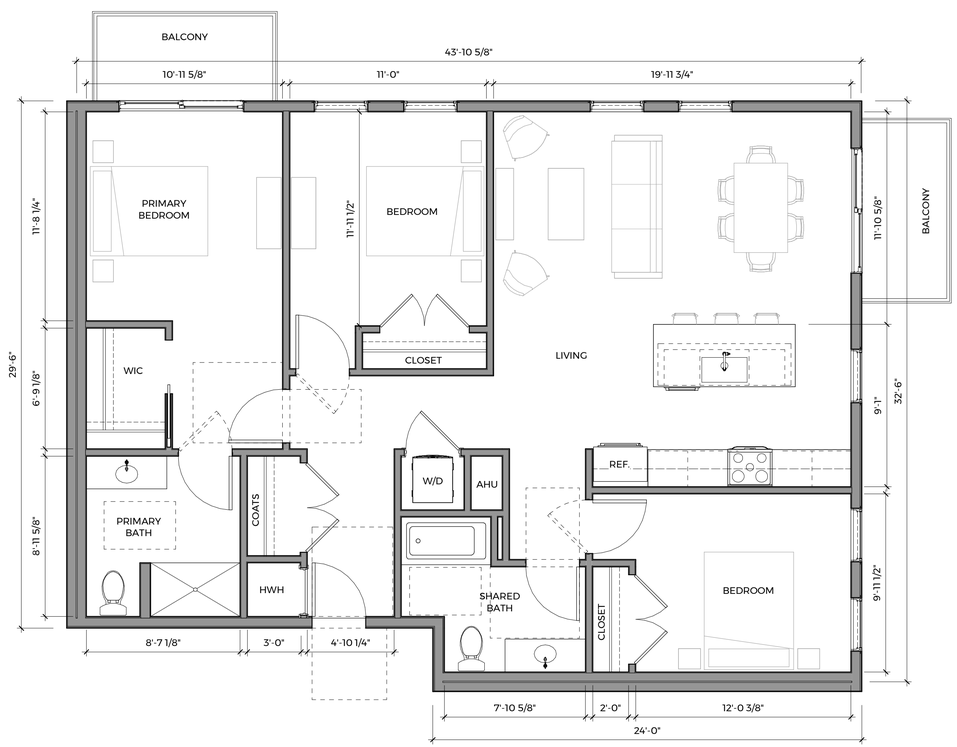
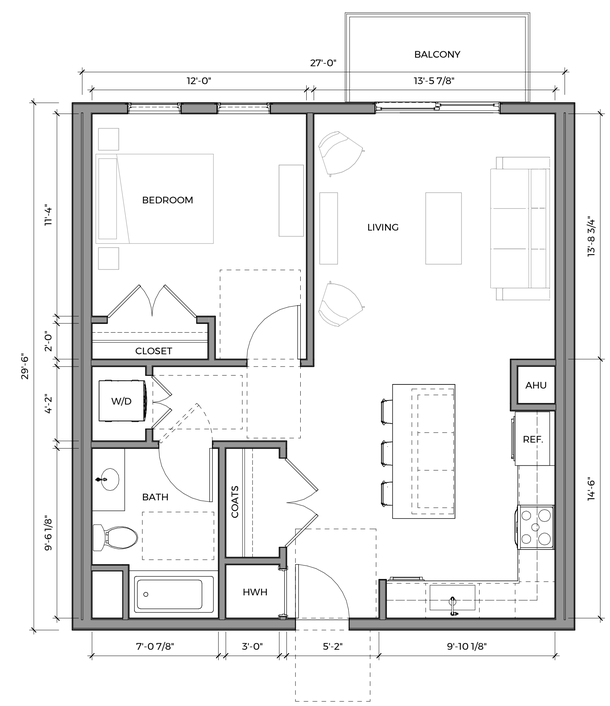


4 B3 - 2 BED / 2 BATH - 1,096 SF
1/4" = 1'-0"

2 B1 - 2 BED / 2 BATH - 1,047 SF
1/4" = 1'-0"



3 C1 - 3 BED / 3 BATH - 1,368 SF
1/4" = 1'-0"



1 A1 - 1 BED / 1 BATH - 797 SF
1/4" = 1'-0"

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Drawing Checked By:	TC
Drawing Scale:	1/4" = 1'-0"
Drawing Date:	01/27/26
Project Number:	25017

Drawing Revisions:

No.	Description	Date

Registration:

Drawing Name:

TYPICAL UNIT FLOOR PLANS

Drawing Number:

A-601

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