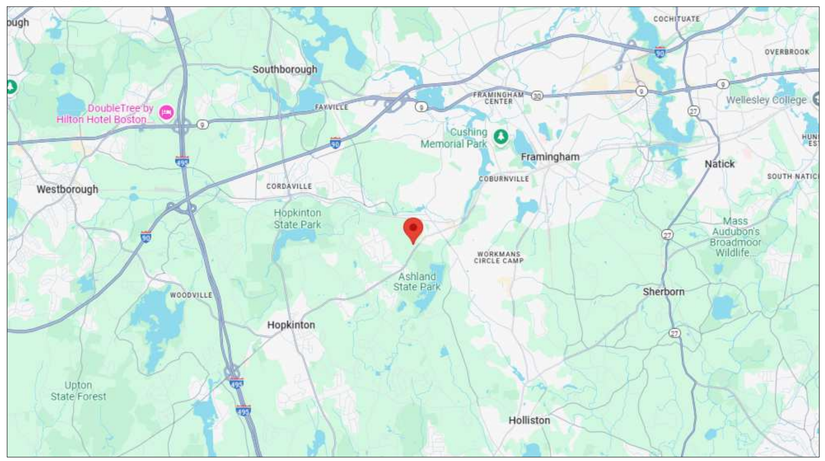
55 WEST UNION STREET, ASHLAND, MA 01721

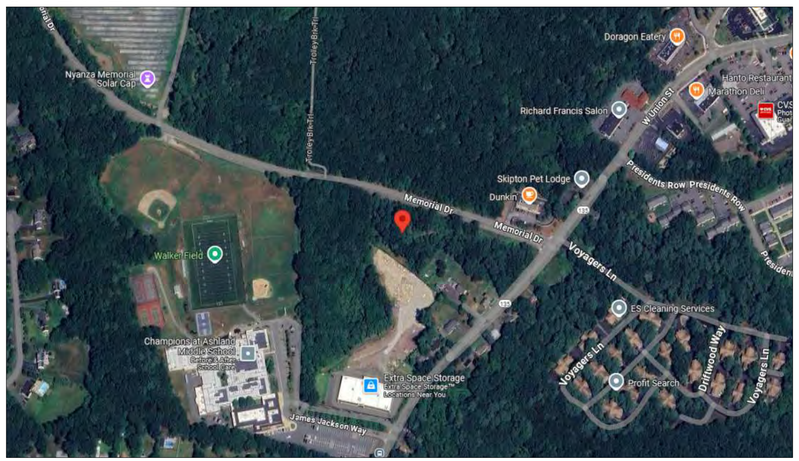
PEL APPLICATION - 09 FEBRUARY 2026

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

STUDIO CANN
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:	02/09/26
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	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
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Drawing Date:	02/09/26
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:	02/09/26
Project Number:	25017

Drawing Revisions:

No.	Description	Date

Registration:

Drawing Name:

GROUND FLOOR PLAN

Drawing Number:

A-101

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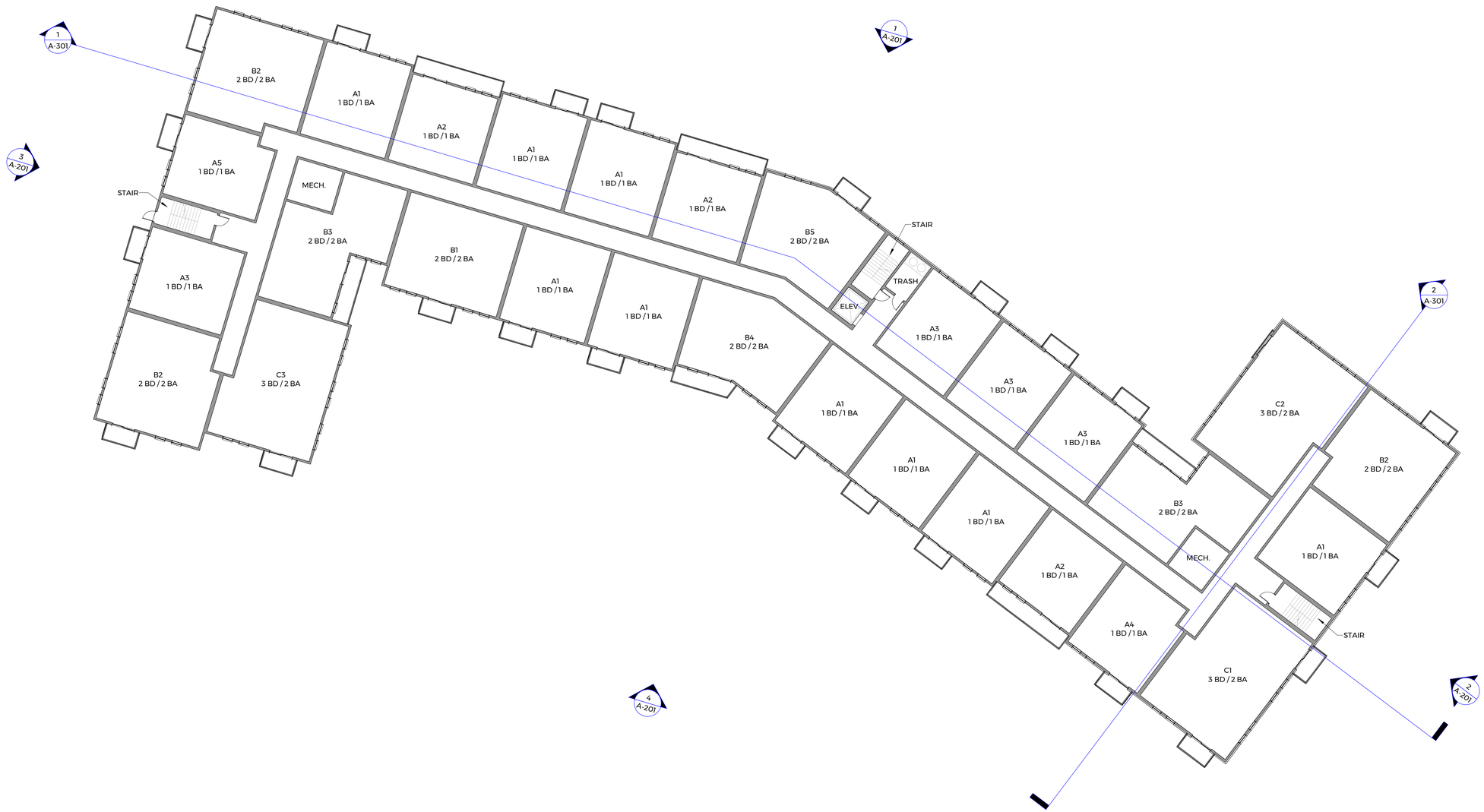

1 PROPOSED LEVEL 1-3 PLAN
1/16" = 1'-0"

0' 8' 16' 32'

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Drawing Scale:	1/16" = 1'-0"
Drawing Date:	02/09/26
Project Number:	25017

Drawing Revisions:

No.	Description	Date

Registration:

Drawing Name:

PROPOSED LEVEL 1-3 PLAN

Drawing Number:

A-102

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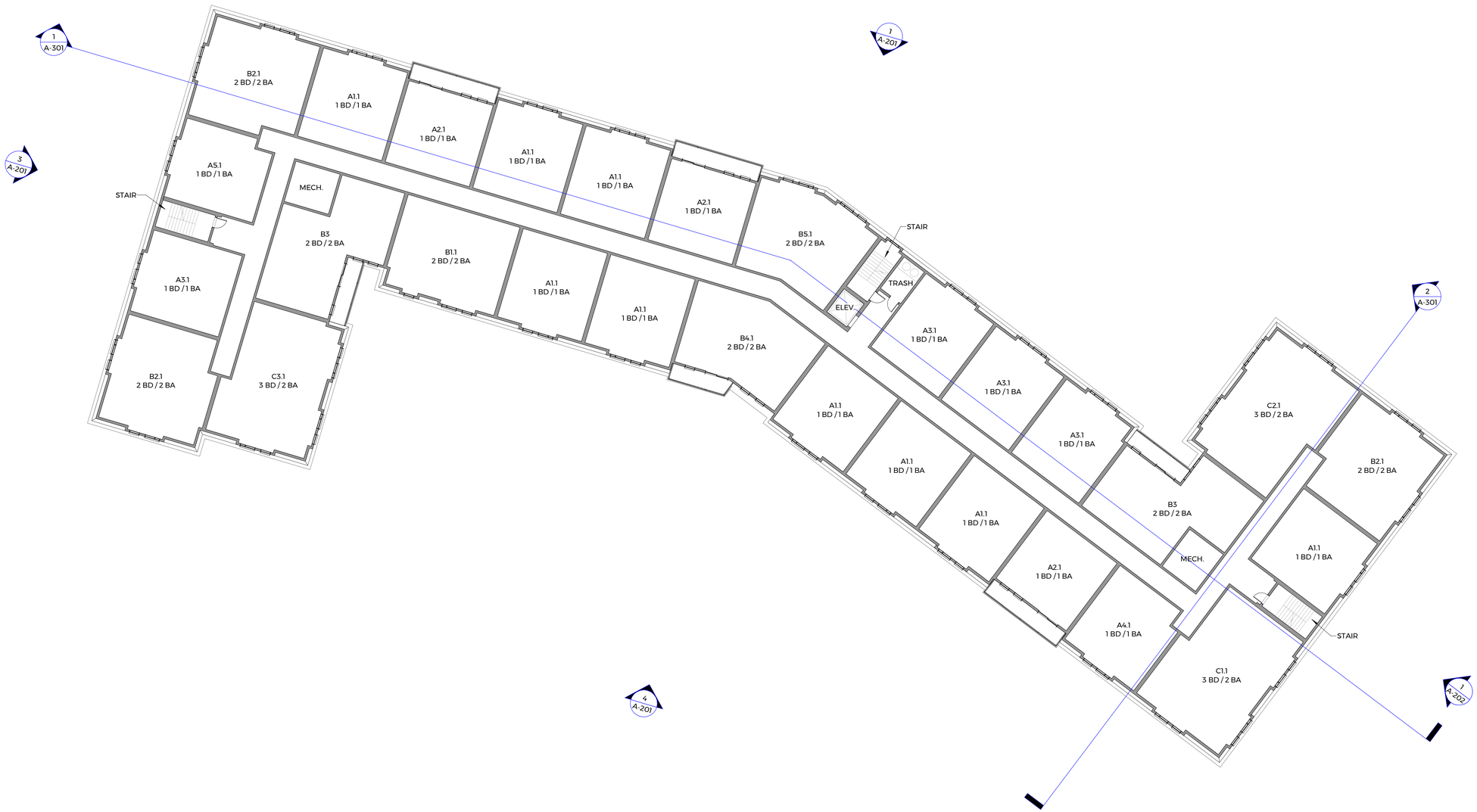

1 PROPOSED LEVEL 4 PLAN
1/16" = 1'-0"

0' 8' 16' 32'

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Drawing Checked By:	TC
Drawing Scale:	1/16" = 1'-0"
Drawing Date:	02/09/26
Project Number:	25017

Drawing Revisions:

No.	Description	Date

Registration:

Drawing Name:

PROPOSED LEVEL 4 PLAN

Drawing Number:

A-103

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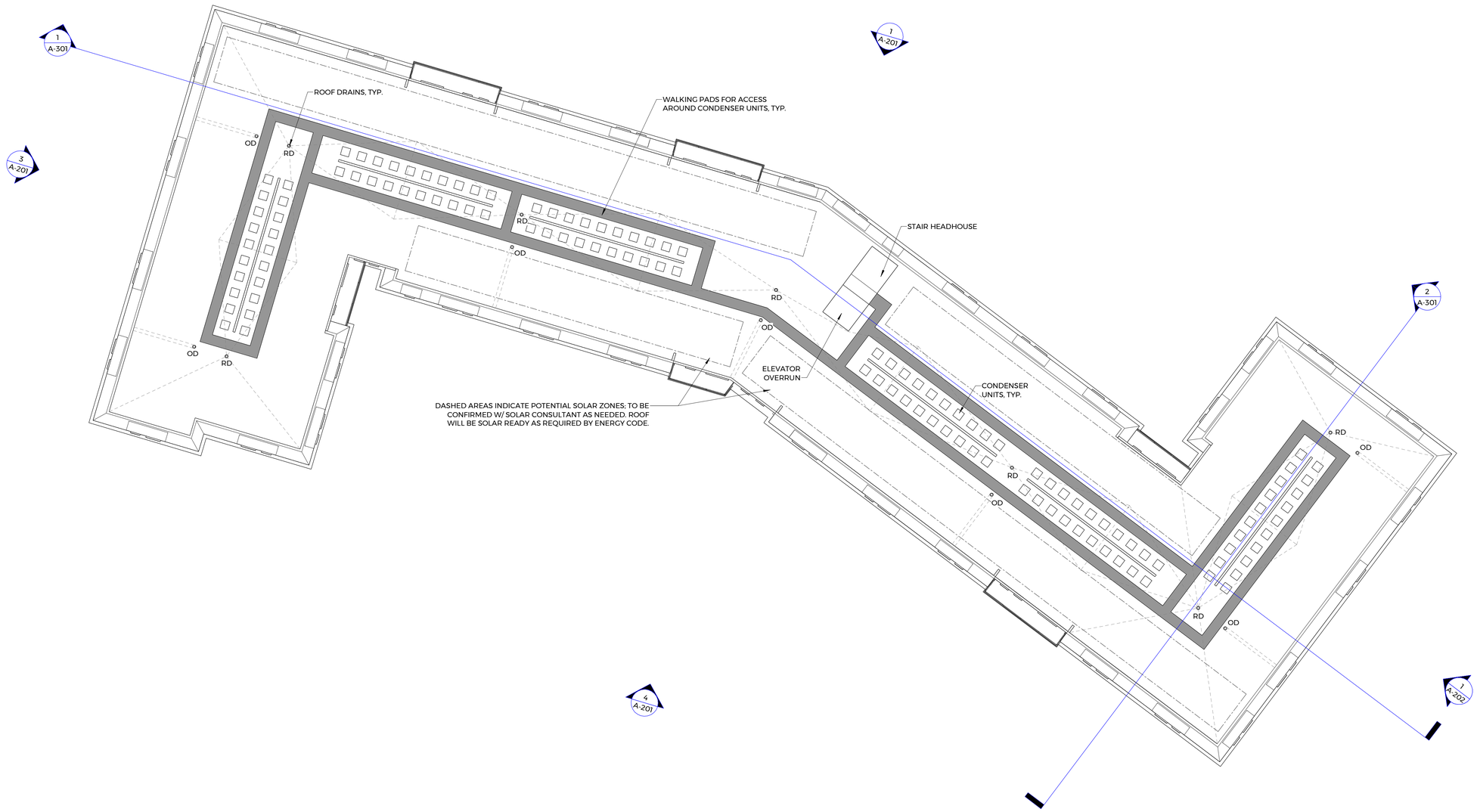

1 PROPOSED ROOF PLAN
1/16" = 1'-0"

0' 8' 16' 32'

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Drawing By:	QT
Drawing Checked By:	TC
Drawing Scale:	1/16" = 1'-0"
Drawing Date:	02/09/26
Project Number:	25017

Drawing Revisions:

No.	Description	Date

Registration:

Drawing Name:

ROOF PLAN

Drawing Number:

A-104

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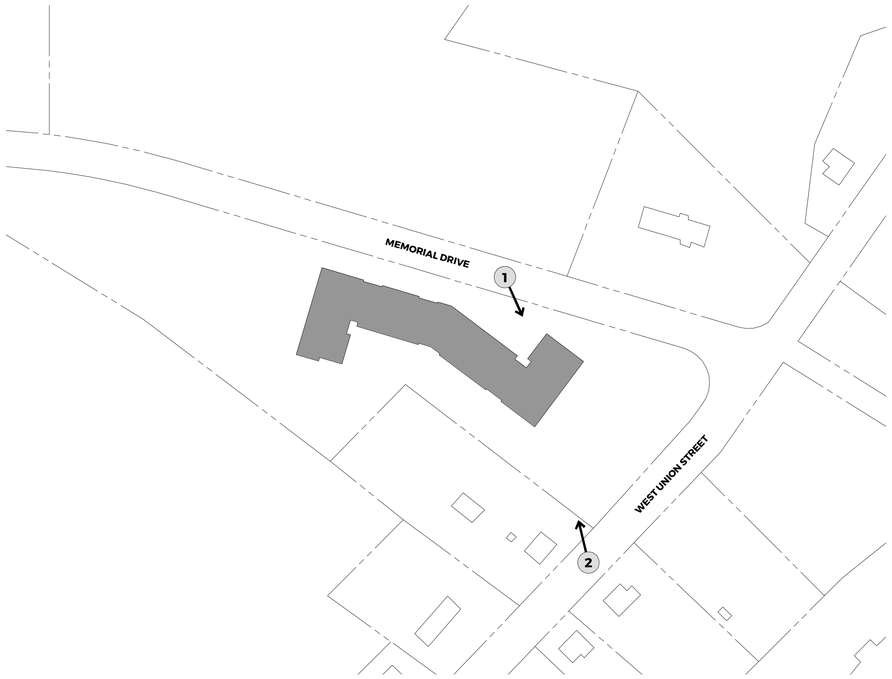
2 PERSPECTIVE 2

1 PERSPECTIVE 1



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

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Drawing By:	QT
Drawing Checked By:	TC
Drawing Scale:	As indicated
Drawing Date:	02/09/26
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:	02/09/26
Project Number:	25017

Drawing Revisions:

No.	Description	Date

Registration:

Drawing Name:

EXTERIOR ELEVATIONS

Drawing Number:

A-201

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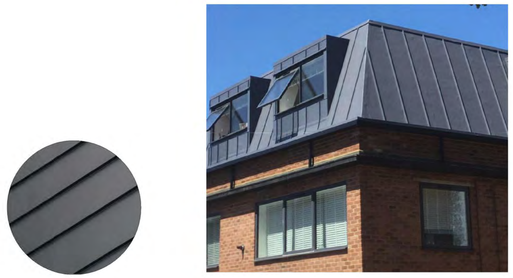
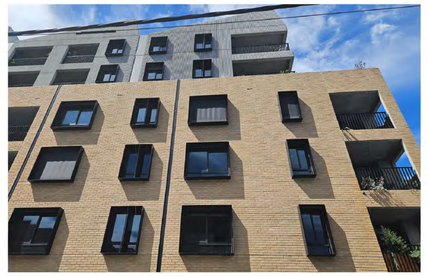


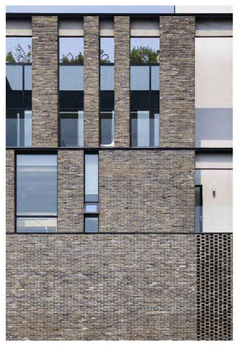


STANDING-SEAM METAL MANSARD ROOF

DORMER ROOFS

PROJECTING WINDOW SHROUDS

FIBER CEMENT LAP SIDING



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

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Drawing By:	QT
Drawing Checked By:	TC
Drawing Scale:	3/16" = 1'-0"
Drawing Date:	02/09/26
Project Number:	25017

Drawing Revisions:

No.	Description	Date

Registration:

Drawing Name:

EXTERIOR MATERIALS

Drawing Number:

A-202

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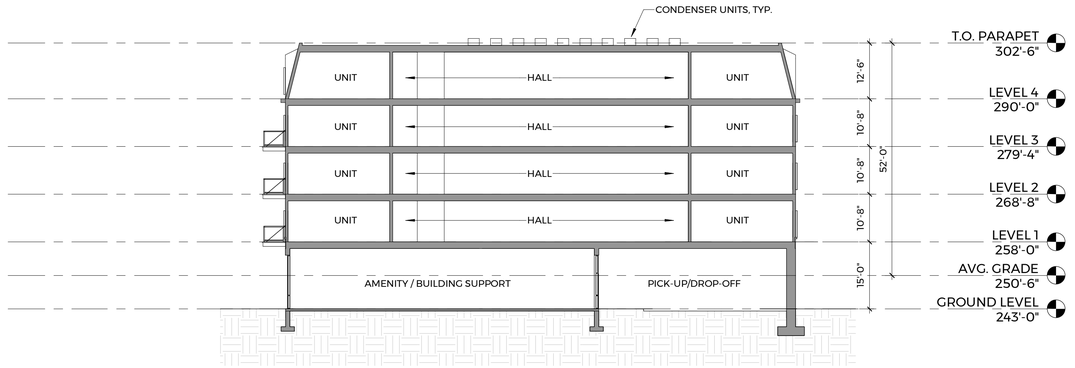
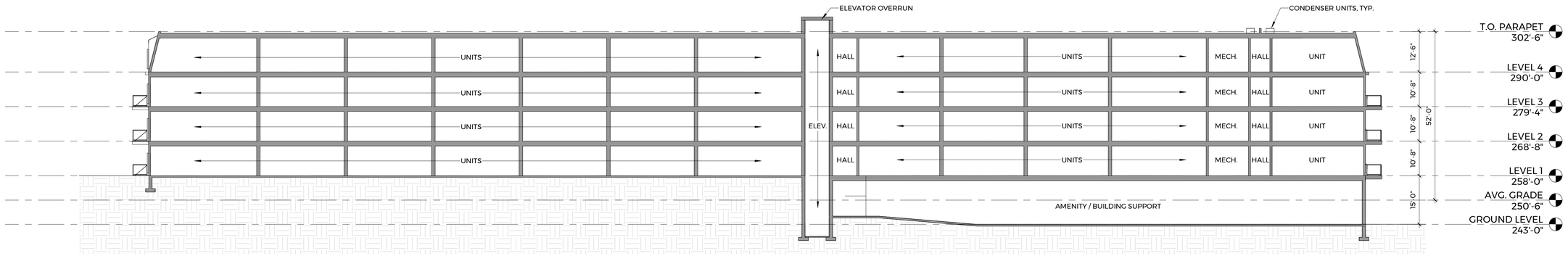


2 BUILDING SECTION - 2
1/16" = 1'-0"



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

STUDIO CANN
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BOSTON, MA 02110

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Drawing By:	QT
Drawing Checked By:	TC
Drawing Scale:	1/16" = 1'-0"
Drawing Date:	02/09/26
Project Number:	25017

Drawing Revisions:

No.	Description	Date

Registration:

Drawing Name:

BUILDING SECTIONS

Drawing Number:

A-301

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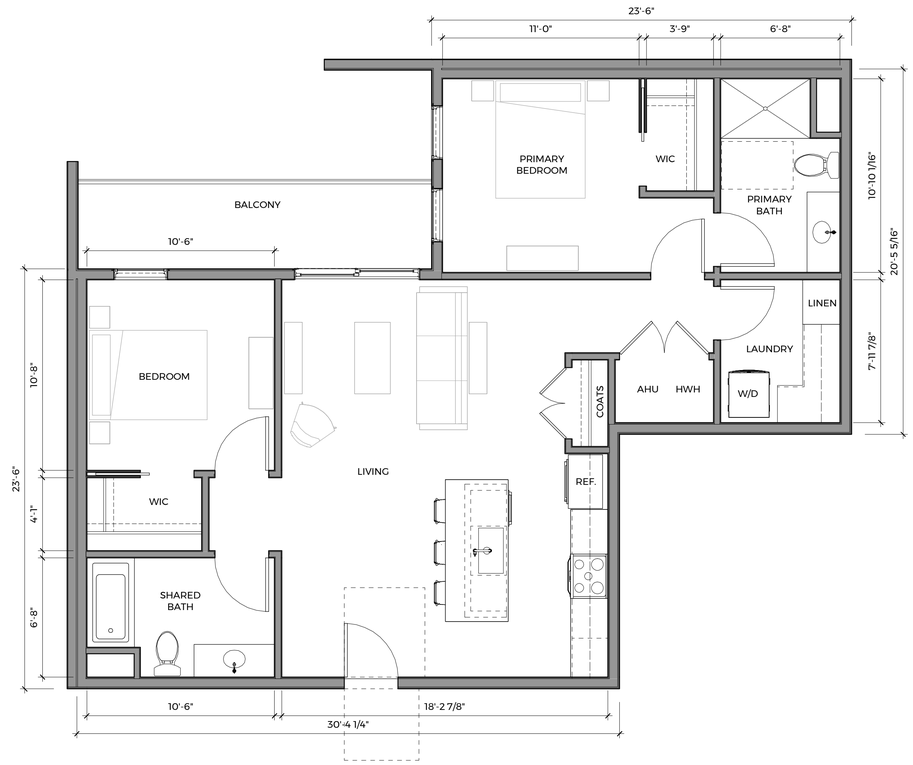
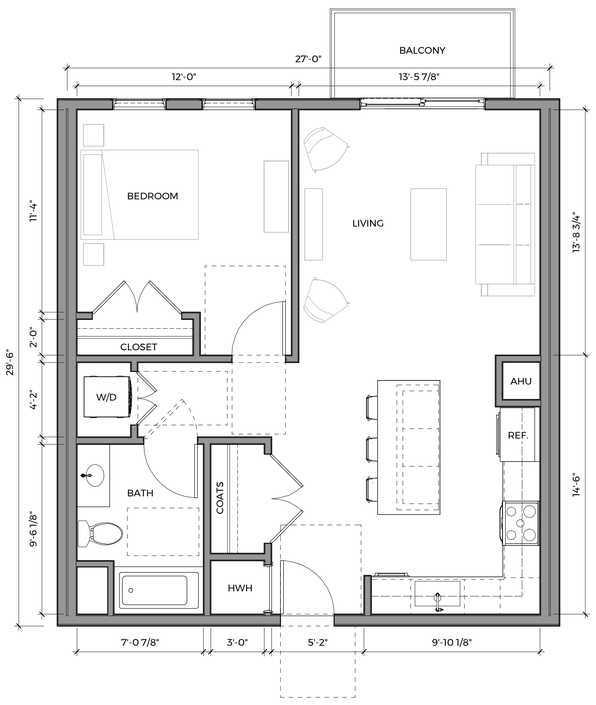


4 B3 - 2 BED / 2 BATH - 1,096 SF
1/4" = 1'-0"

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:	02/09/26
Project Number:	25017

Drawing Revisions:

No.	Description	Date

Registration:

Drawing Name:

TYPICAL UNIT FLOOR PLANS

Drawing Number:

A-601

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