# 55 WEST UNION STREET, ASHLAND, MA 01721

## PEL APPLICATION - 09 FEBRUARY 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:**

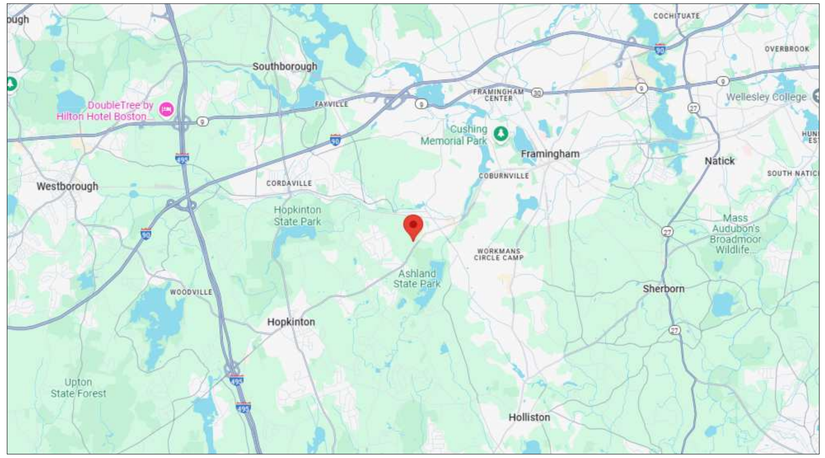
| SHEET | NAME |
|---|---|
| A-000 | COVER |
| A-003 | UNIT MIX |
| A-101 | GROUND FLOOR PLAN |
| A-102 | PROPOSED LEVEL 1-3 PLAN |
| A-103 | PROPOSED LEVEL 4 PLAN |
| A-104 | ROOF PLAN |
| A-200 | EXTERIOR 3D VIEWS |
| A-201 | EXTERIOR ELEVATIONS |
| A-202 | EXTERIOR MATERIALS |
| A-301 | BUILDING SECTIONS |
| A-601 | TYPICAL UNIT FLOOR PLANS |

**SITE INFORMATION:**

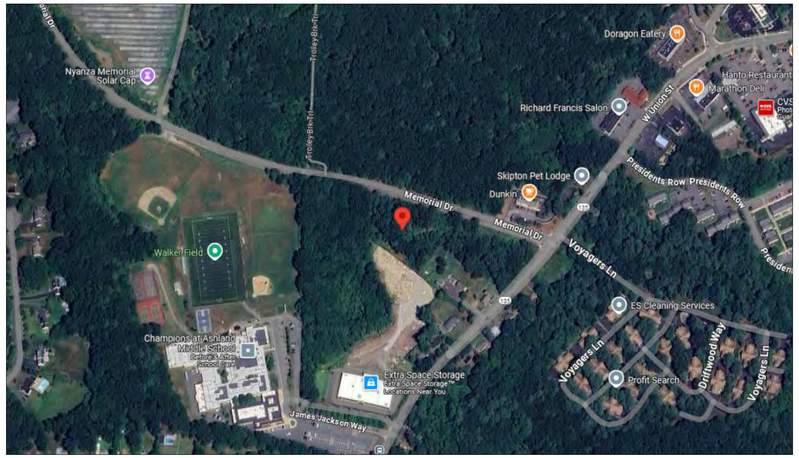
TOWN OF ASHLAND
ASSESSORS MAP 19, PARCEL 62
DEED BOOK 22694, PAGE 263

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

## LOCUS MAP




## SITE AERIAL




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 Date: | 02/09/26 |
| Project Number: | 25017 |

Drawing Revisions:

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

Registration:

Architectural Peer Review
studioDSK
18 Feb 2026

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)

STUDIO CANN

133 FEDERAL ST. STE 901
BOSTON, MA 02110

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55 WEST UNION LLC

Issuance:

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Registration:

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18 Feb 2026

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 Revisions:

| No. | Description | Date |
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Registration:

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Drawing Name:

GROUND FLOOR PLAN

Drawing Number:

A-101

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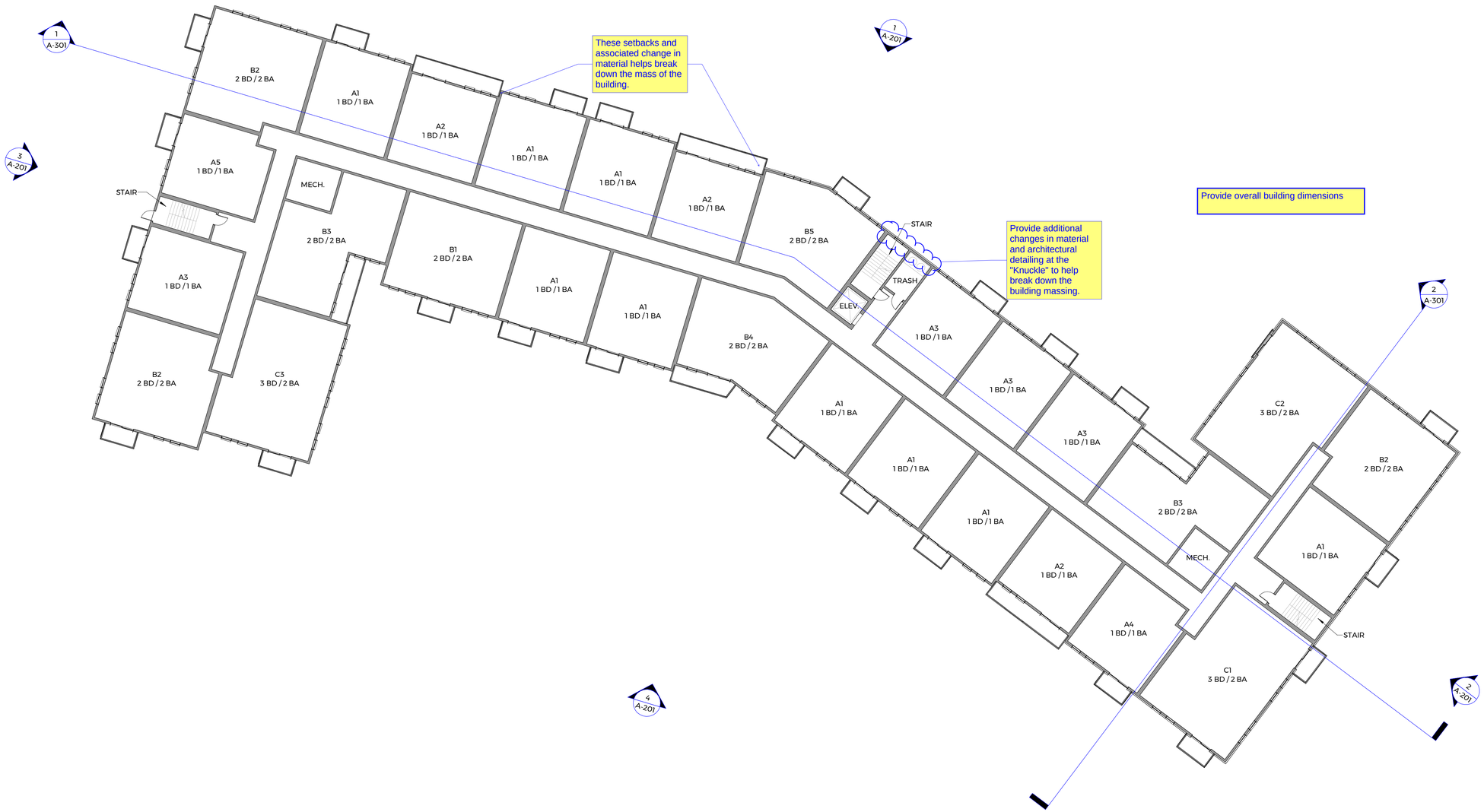


1 PROPOSED LEVEL 1-3 PLAN
1/16" = 1'-0"

0' 8' 16' 32'

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Drawing Name:

PROPOSED LEVEL 1-3 PLAN

Drawing Number:

A-102

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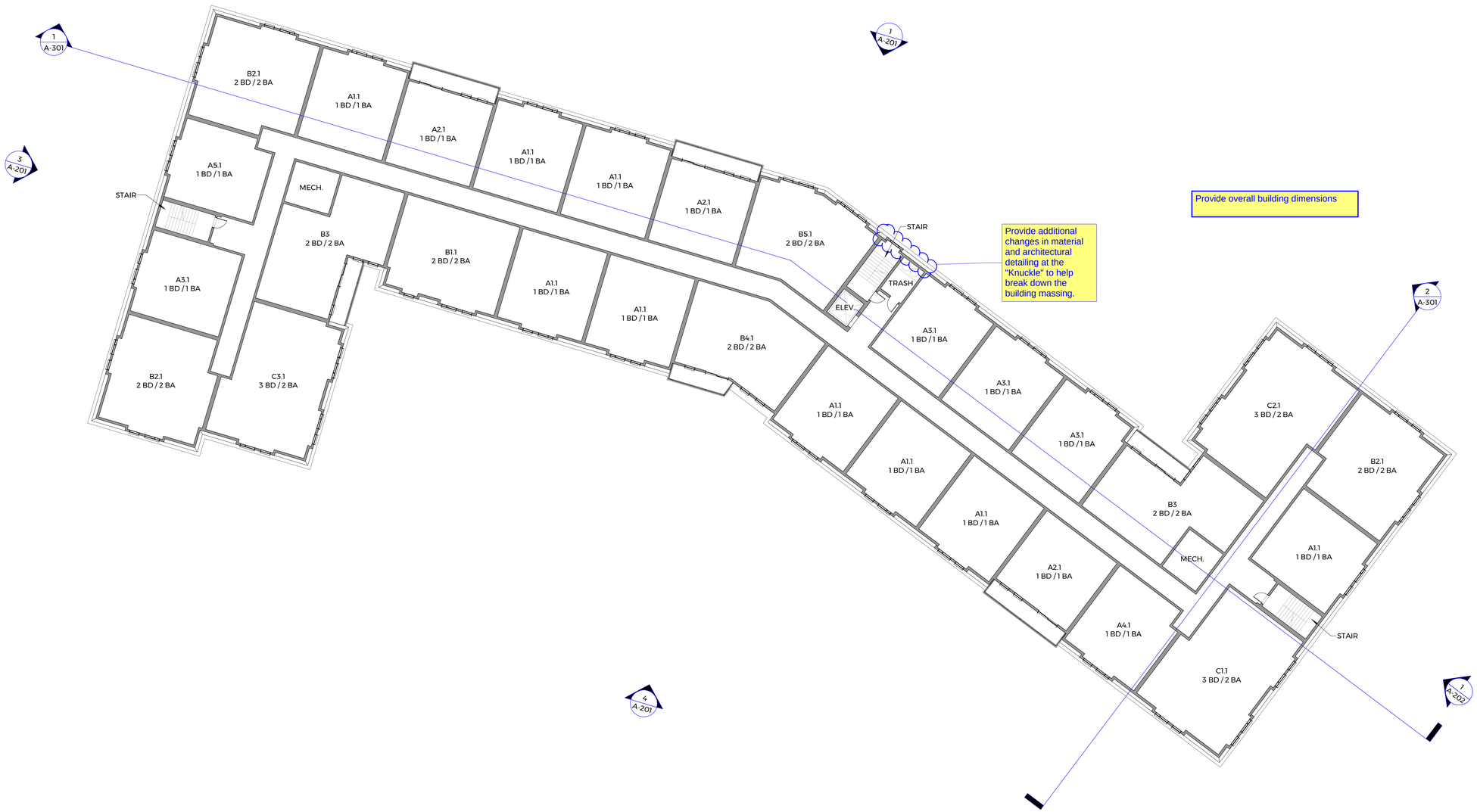


Provide additional changes in material and architectural detailing at the "Knuckle" to help break down the building massing.

Provide overall building dimensions

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

0' 8' 16' 32'

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Drawing Name:

PROPOSED LEVEL 4 PLAN

Drawing Number:

A-103

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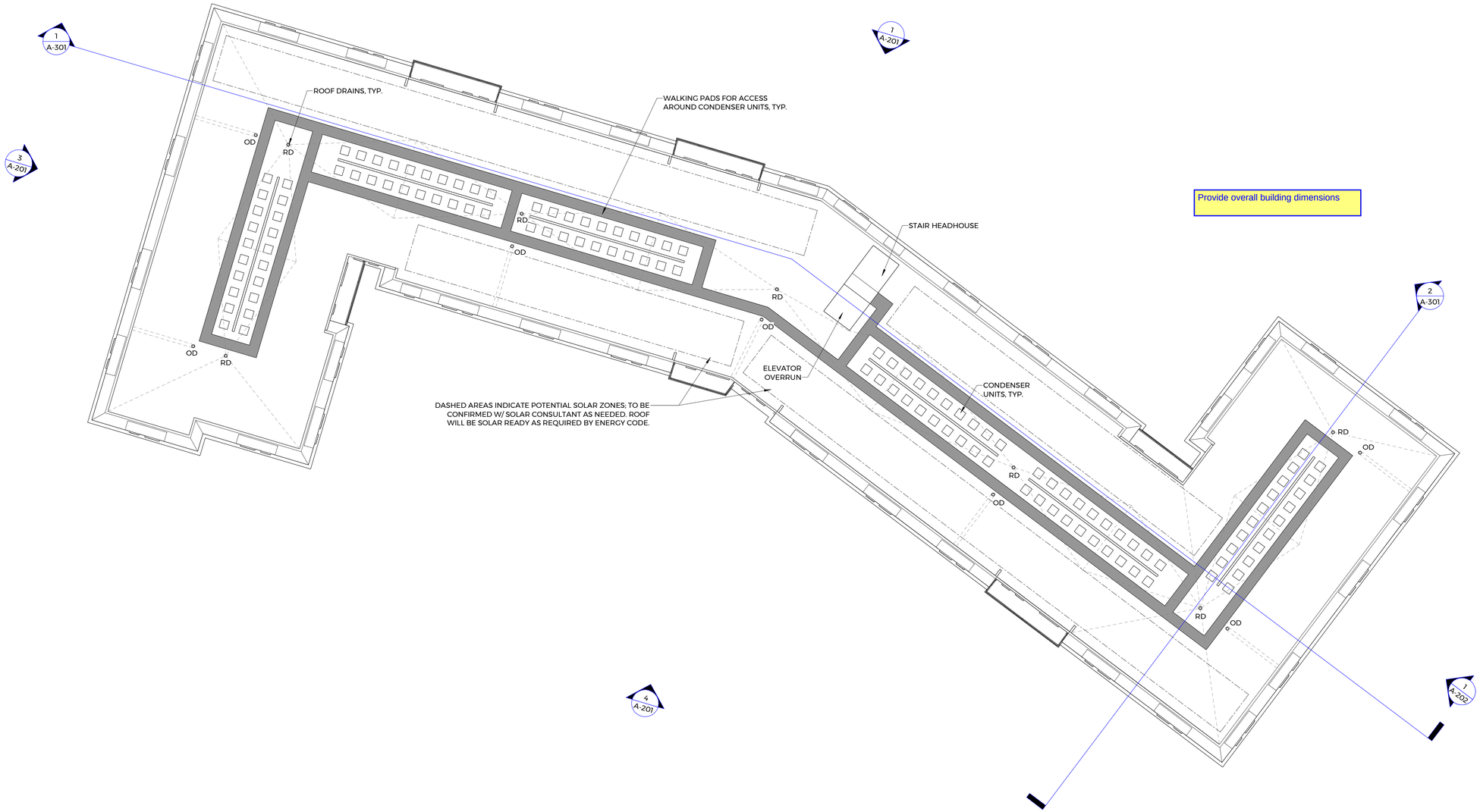


1 PROPOSED ROOF PLAN
1/16" = 1'-0"

0' 8' 16' 32'

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Drawing Name:

ROOF PLAN

Drawing Number:

A-104

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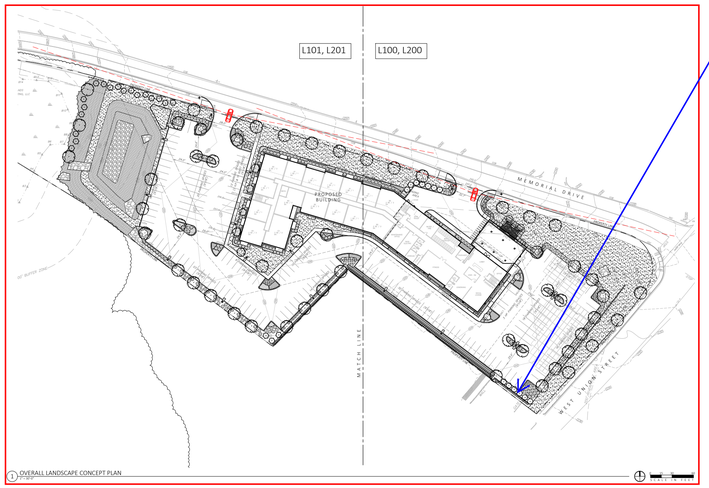


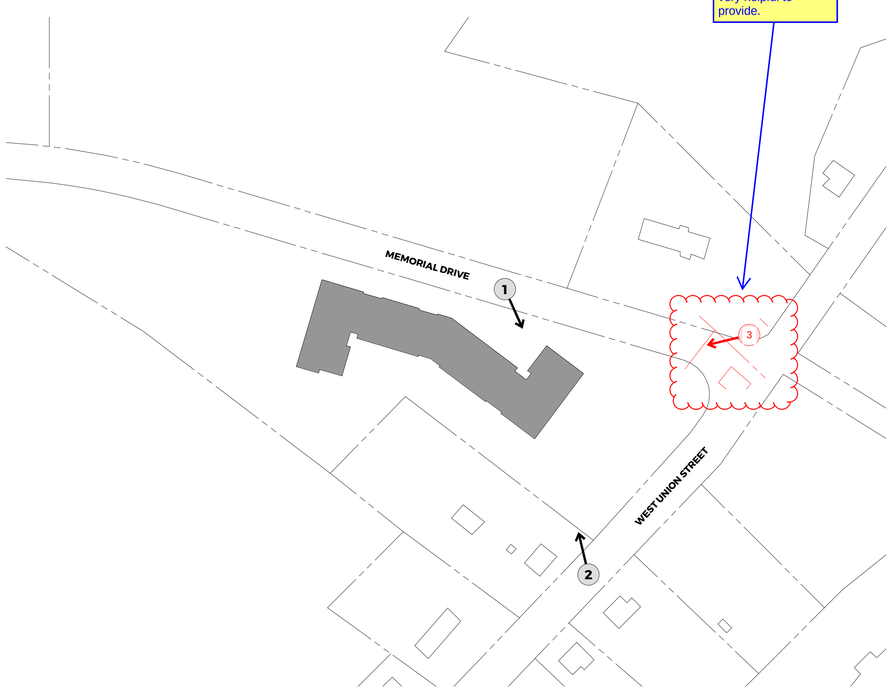

1 OVERALL LANDSCAPE CONCEPT PLAN
1" = 20'-0"

Fence would be visible

Current set dimension from parking to West Union Street sidewalk is approx 20'. Rendering to address the dimension

2 PERSPECTIVE 2

This view would be very helpful to provide.




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

1 PERSPECTIVE 1

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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 Name:

EXTERIOR ELEVATIONS

Drawing Number:

A-201

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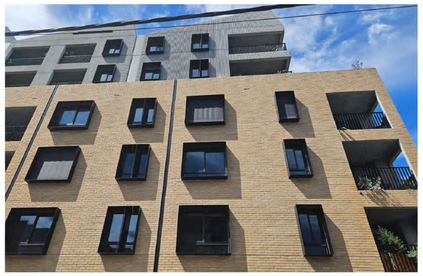

1 PARTIAL EXTERIOR ELEVATION - EAST
3/16" = 1'-0"


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Drawing Name:

EXTERIOR MATERIALS

Drawing Number:

A-202


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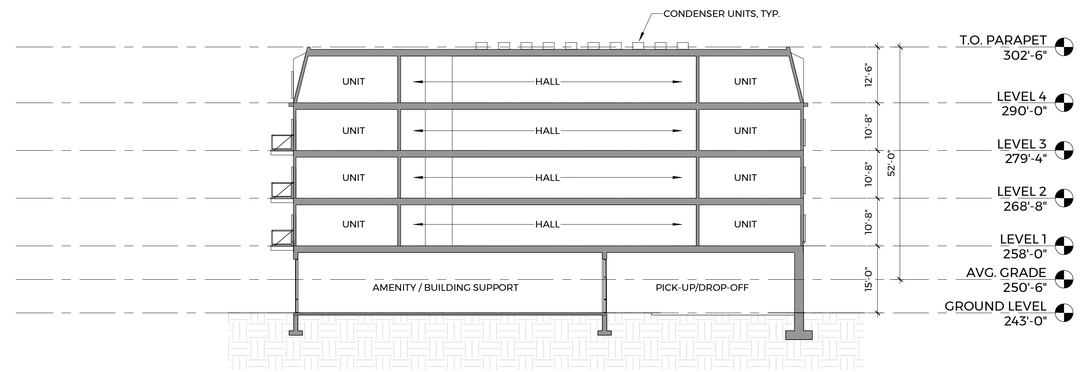
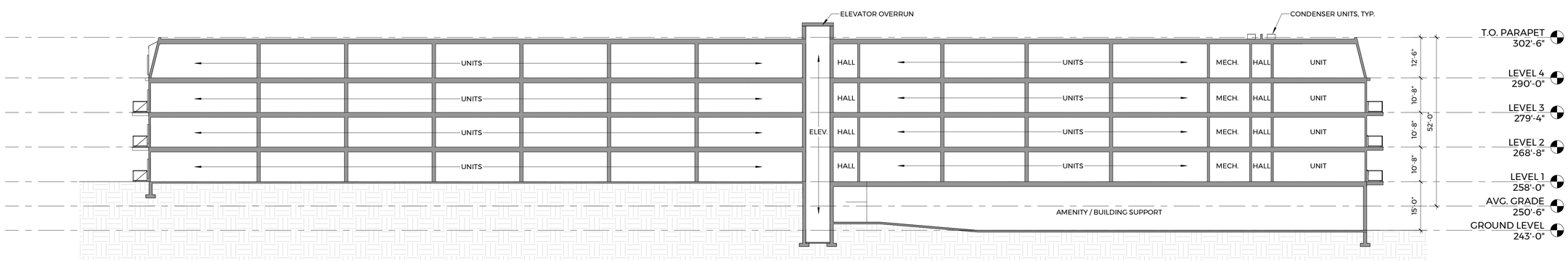



2 BUILDING SECTION - 2
1/16" = 1'-0"




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

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|---|---|---|
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Drawing Name:

BUILDING SECTIONS

Drawing Number:

A-301

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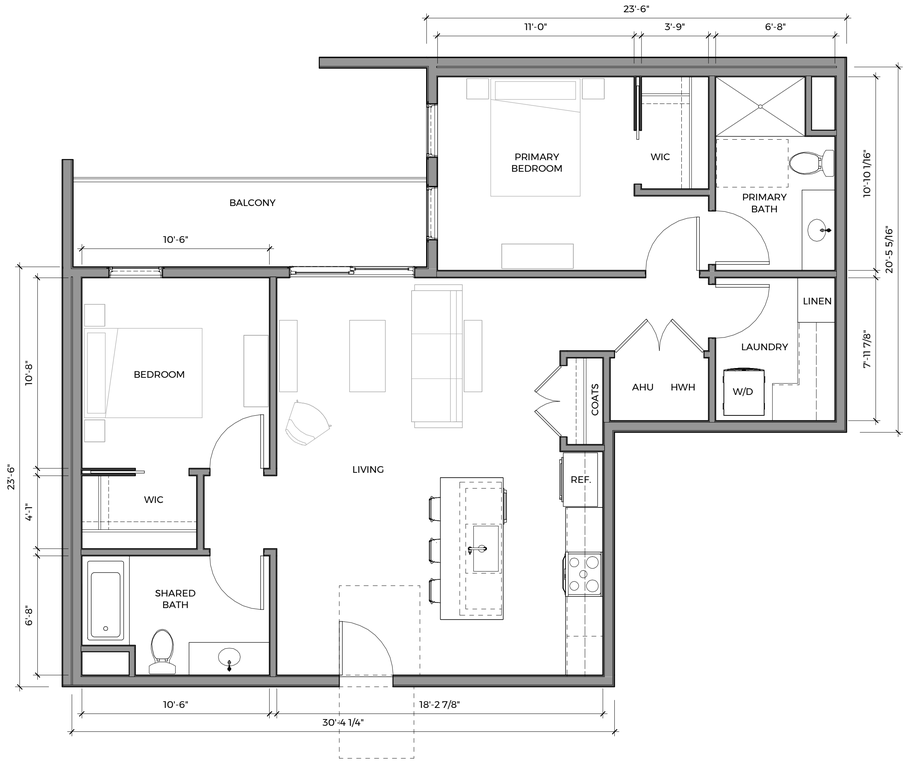
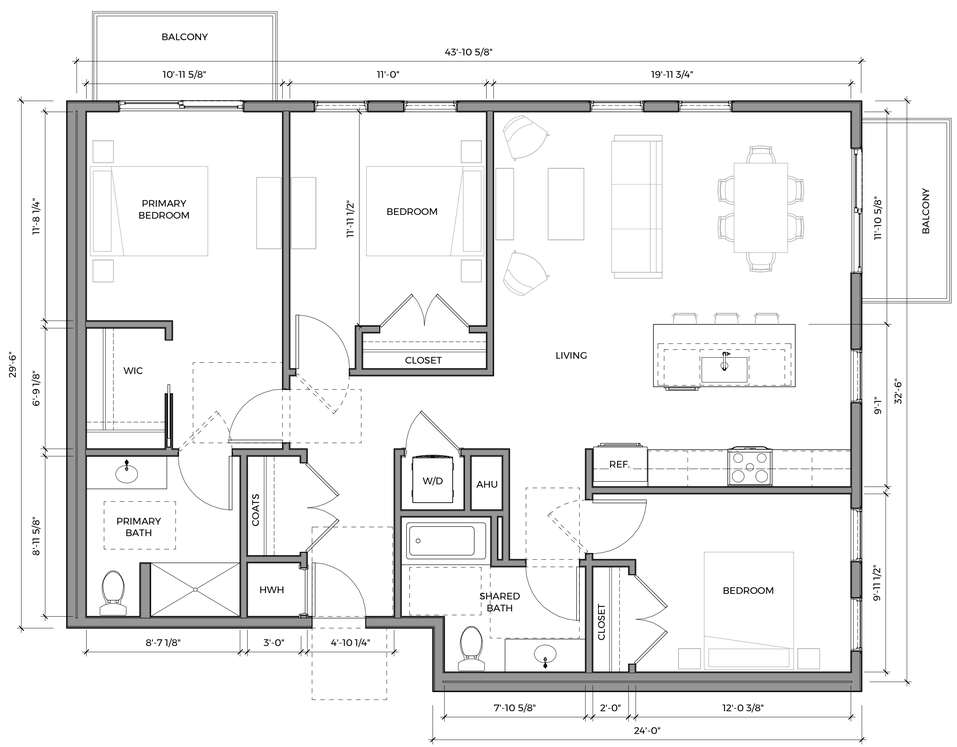
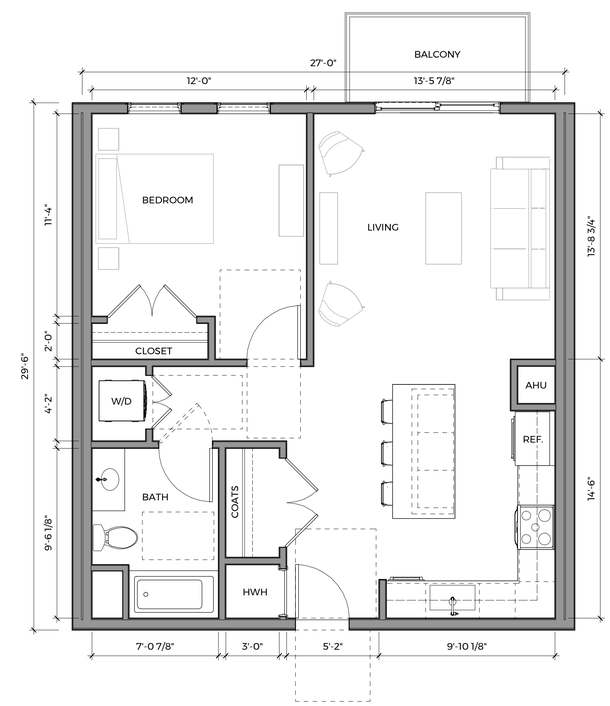



4 B3 - 2 BED / 2 BATH - 1,096 SF
1/4" = 1'-0"

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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18 Feb 2026

Drawing Name:

TYPICAL UNIT FLOOR PLANS

Drawing Number:

A-601

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