

FERN CROFT APARTMENTS

35 VILLAGE ROAD

MIDDLETON, MA

APPLICATION FOR PROJECT ELIGIBILITY TO MASSHOUSING



SUBMISSIONS: APPLICATION FOR PROJECT ELIGIBILITY TO MASSHOUSING
JULY 09, 2025

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Architect of Record:

Drawn: G.R.

Checked: E.B.

Scale:

Key Plan:

Project Name:
FERN CROFT APARTMENTS

35 VILLAGE ROAD
MIDDLETON, MA

Sheet Name:

PROJECT COVER

Project Number:

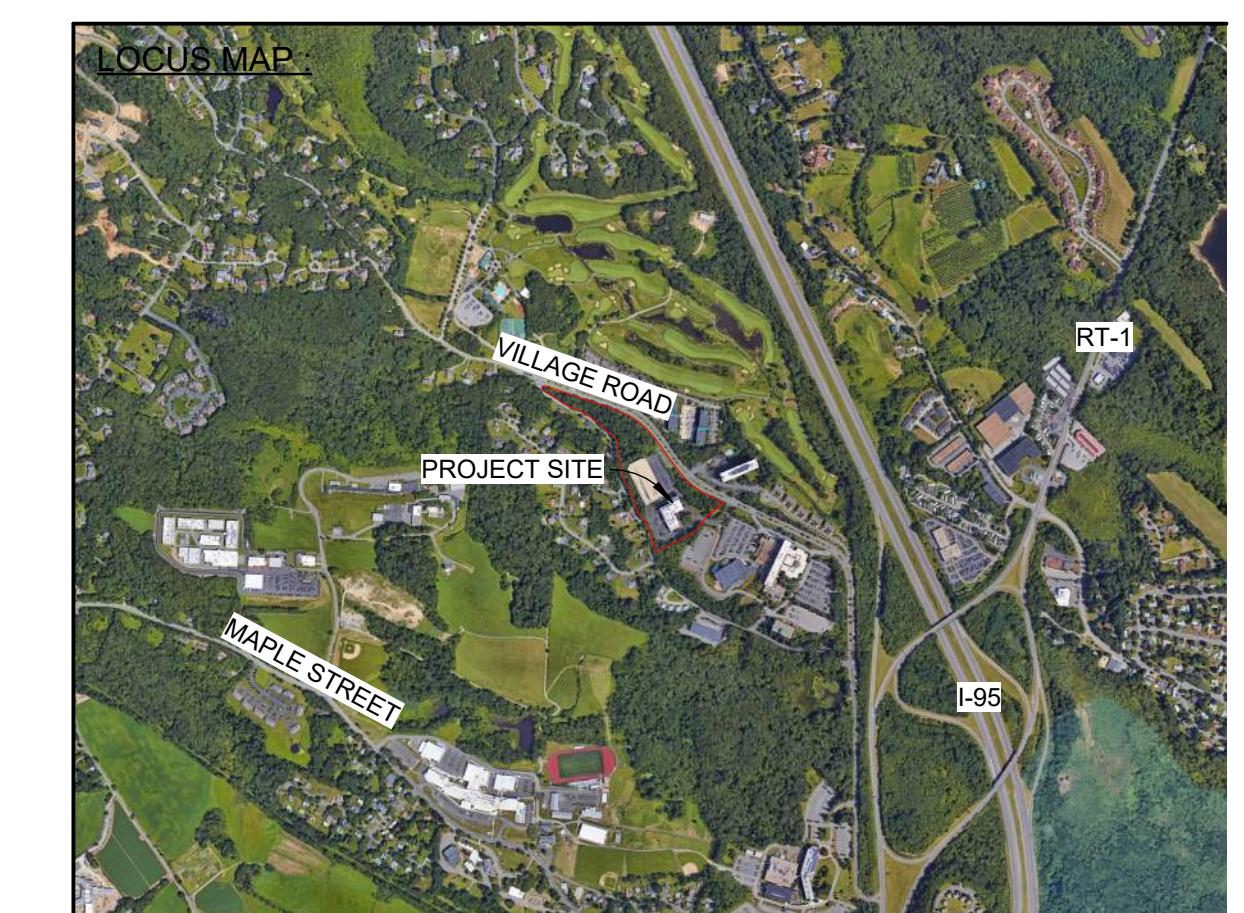
25032

Issue Date:

JULY 09, 2025

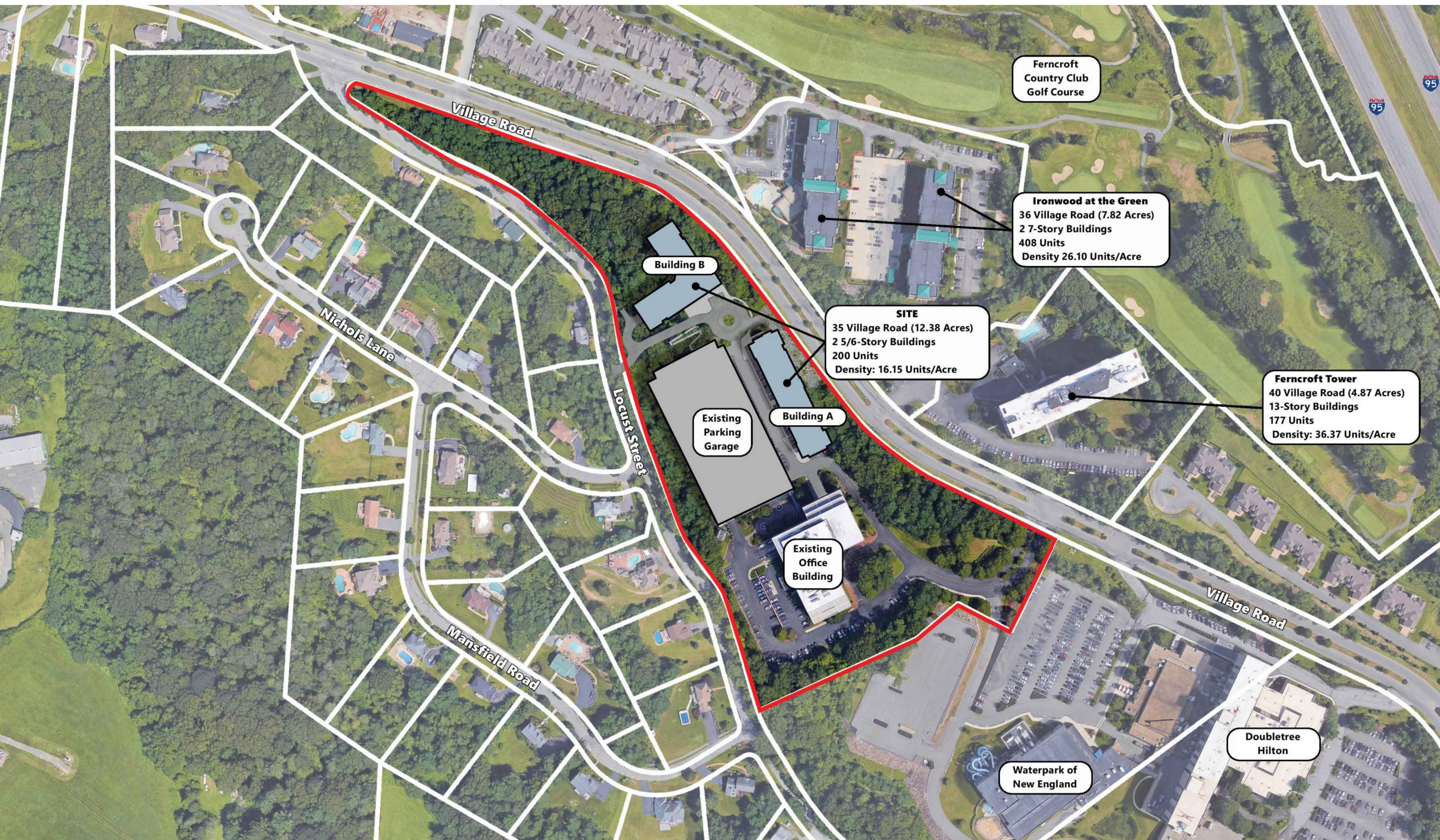
Sheet Number:

T0.01



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DRAWING LIST		
SHEET NUMBER	SHEET NAME	JULY 09, 2025 APPLICATION FOR PROJECT ELIGIBILITY
T0.01	PROJECT COVER	X
T0.02	DRAWING LIST/ PROJECT INFORMATION/ SITE CONTEXT MAP	X

A0.01	ARCHITECTURAL SITE PLAN	X
A1.01	BUILDING A - FLOOR PLAN - LEVELS 00.2, 00.1 & 01	X
A1.02	BUILDING A - FLOOR PLAN - LEVELS 02, 03 & 04	X
A1.03	BUILDING A - FLOOR PLAN - LEVEL 05 & ROOF PLAN	X
A1.04	BUILDING B - FLOOR PLAN - LEVELS 00.4 & 00.3	X
A1.05	BUILDING B - FLOOR PLAN - LEVELS 00.2 & 00.1	X
A1.06	BUILDING B - FLOOR PLAN - LEVELS 01 & 02	X
A1.07	BUILDING B - FLOOR PLAN - LEVELS 03 & 04	X
A1.08	BUILDING B - LEVEL 05 & ROOF PLAN	X

A2.01	TYPICAL UNIT PLANS	X
A4.01	BUILDING A - EXTERIOR ELEVATIONS	X
A4.02	BUILDING B - EXTERIOR ELEVATIONS	X
A4.03	BUILDING B - EXTERIOR ELEVATIONS	X

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Revision:

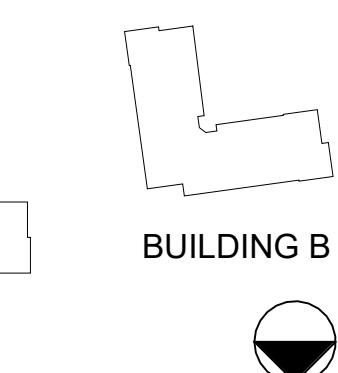
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Scale:

Key Plan:



FERNCROFT APARTMENTS

35 VILLAGE ROAD
MIDDLETON, MA

Sheet Name:

DRAWING LIST/
PROJECT
INFORMATION/
SITE CONTEXT
MAP

Project Number:

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Issue Date:

JULY 09, 2025

Sheet Number:

T0.02

Floor Area					
Building	Level	Garage	Amenity & Leasing	Net Residential ¹	Total GSF ²
A	00.2	0	0	4,406	6,858
	00.1	0	0	7,460	11,258
	1	0	821	18,004	21,030
	2	0	0	18,976	21,030
	3	0	0	18,976	21,030
	4	0	0	10,656	12,137
	5	0	0	10,656	12,137
SubTotal		0	821	89,134	105,480

B	00.4	-	-	3460	5600
	00.3	-	-	6,324	7,831
	00.2	9,672	-	7,834	10,747
	00.1	9,672	-	8,472	10,747
	1	-	836	16,239	20,190
	2	-	-	17,822	20,190
	3	-	-	11,484	13,250
	4	-	-	11,484	13,250
	5	-	-	11,485	13,250
SubTotal		19,344	836	94,604	115,055

Total Project 19,344 1,657 183,738 220,535

1 BR	2BR	3BR	Total	Garage Parking Spaces ⁴
4	0	1	5	0
6	0	2	8	0
13	2	4	19	0
14	2	4	20	0
14	2	4	20	0
7	2	2	11	0
7	2	2	11	0
65	10	19	94	0

3	1	0	4	0
5	2	0	7	0
7	2	0	9	28
8	2	0	10	24
12	6	0	18	0
14	6	0	20	0
9	4	0	13	0
9	4	0	13	0
7	4	1	12	0
74	31	1	106	52

Accessible Units			
1 BR	2BR	3BR	Total
Group 2A 7	2	1	10
Group 1 132	39	19	190

Building Height				
Building	Avg. Grade	Highest Roof Elev.	Height (Feet)	Height (Stories)
A.1	170.25	228.25	58.00	5
A.2	155.50	206.92	51.42	5
B.1	137.00	206.68	69.68	6
B.2	111.00	174.68	63.68	5

NOTES:

- Net Residential: the floor area within the preimeter of the exterior face of dwelling unit exterior walls, centerline of unit/unit demising walls and corridor face of corridor/unit demising walls.
- Gross Floor Area: the floor area within the perimeter of the outside walls of the building without deduction for hallways, stairs, closets, thickness of walls, columns or other features.
- Building Height: per the Middleton Zoning ByLaw, Building Height shall be measured as the vertical distance from the average elevation of the finished lot grade adjoining such building to the highest point of the roof in the case of a flat roof for enclosure of mechanical equipment.
- Accessible Parking Spaces: Per 521 CMR, 2 of the 52 garage parking spaces will be designated as accessible, including 1 van-accessible space.

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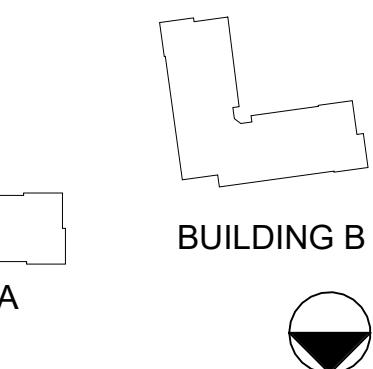
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Scale: 1" = 30'-0"

Key Plan:



Project Name:
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APARTMENTS**

35 VILLAGE ROAD
MIDDLETON, MA

Sheet Name:

ARCHITECTURAL
SITE PLAN

Project Number:

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10 ARCHITECTURAL SITE PLAN
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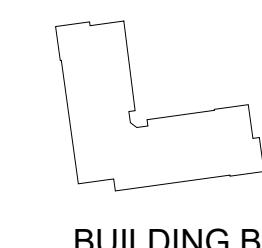
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Checked: E.B.

Scale: 1/16" = 1'-0"

Key Plan:



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**FERN CROFT
APARTMENTS**

35 VILLAGE ROAD
MIDDLETON, MA

Sheet Name:

BUILDING A -
FLOOR PLAN -
LEVELS 00.2, 00.1
& 01

Project Number:

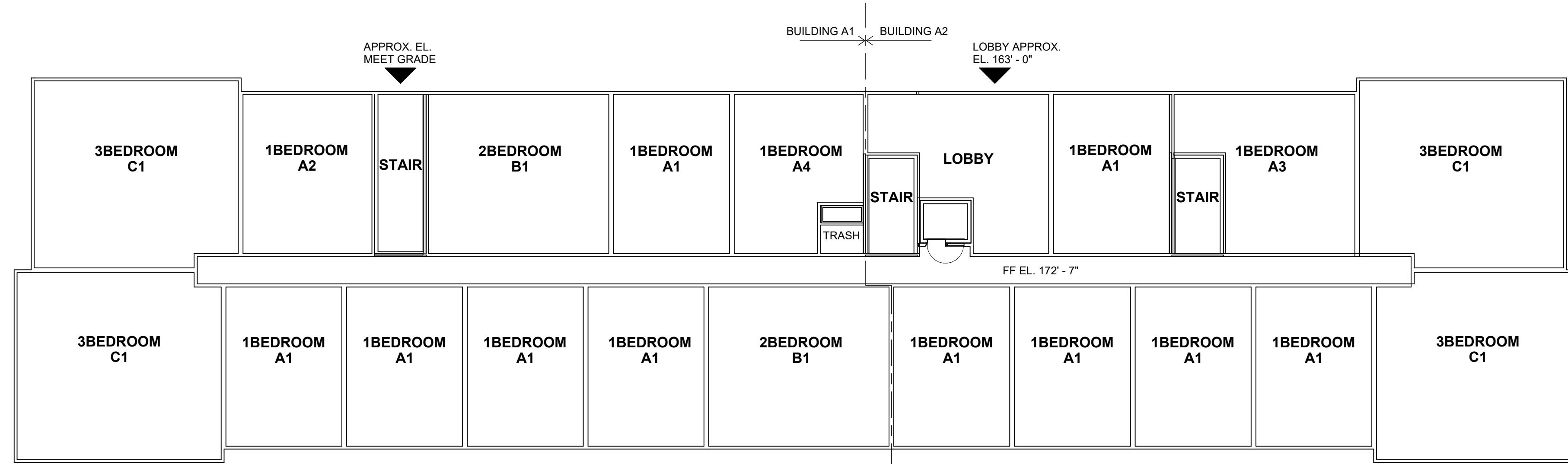
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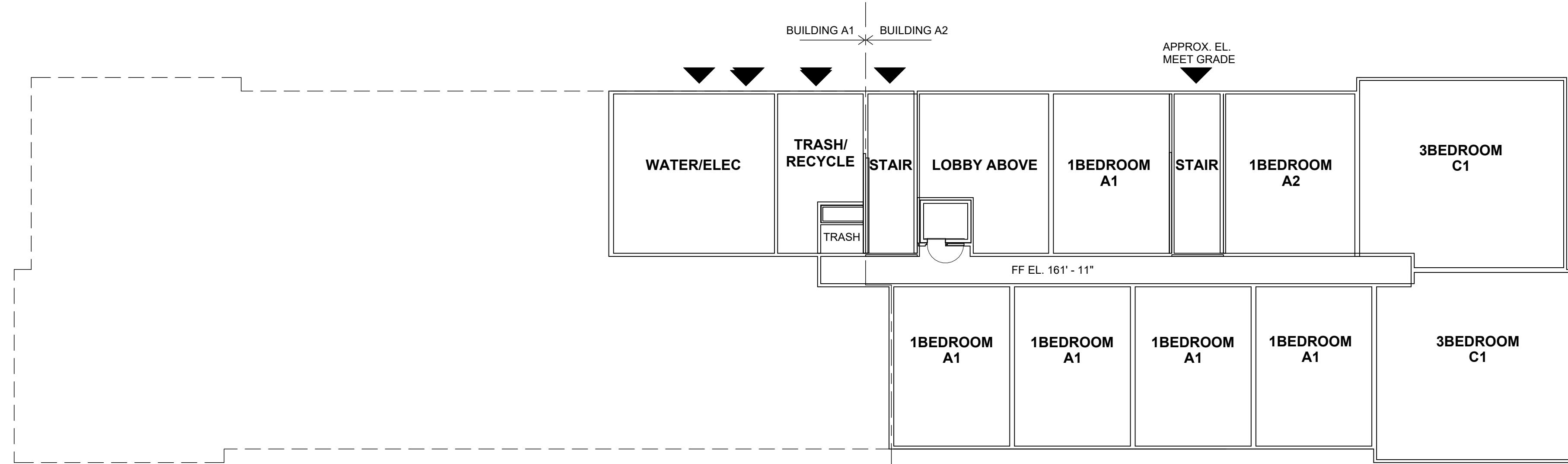
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A1.01



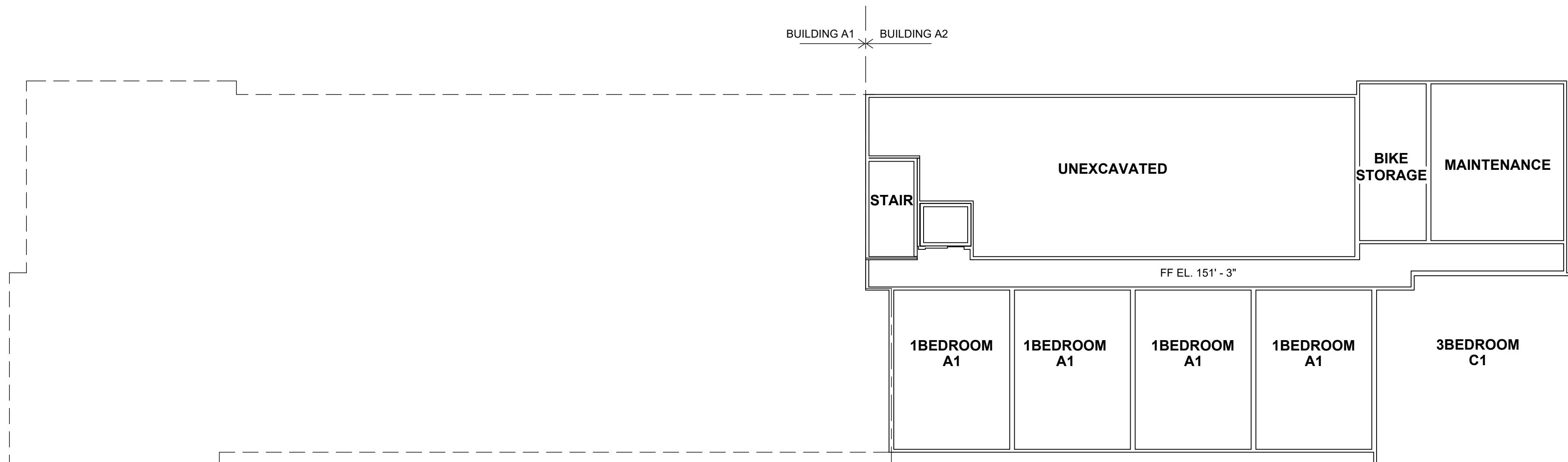
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Scale: 1/16" = 1'-0"



11 FLOOR PLAN - BLDG A - LEVEL 00.1

Scale: 1/16" = 1'-0"



10 FLOOR PLAN - BLDG A - LEVEL 00.2

Scale: 1/16" = 1'-0"

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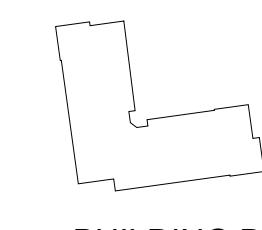
Architect of Record:

Drawn: G.R.

Checked: E.B.

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Key Plan:



Project Name:
**FERN CROFT
APARTMENTS**

35 VILLAGE ROAD
MIDDLETON, MA

Sheet Name:

BUILDING A -
FLOOR PLAN -
LEVELS 02, 03 & 04

Project Number:

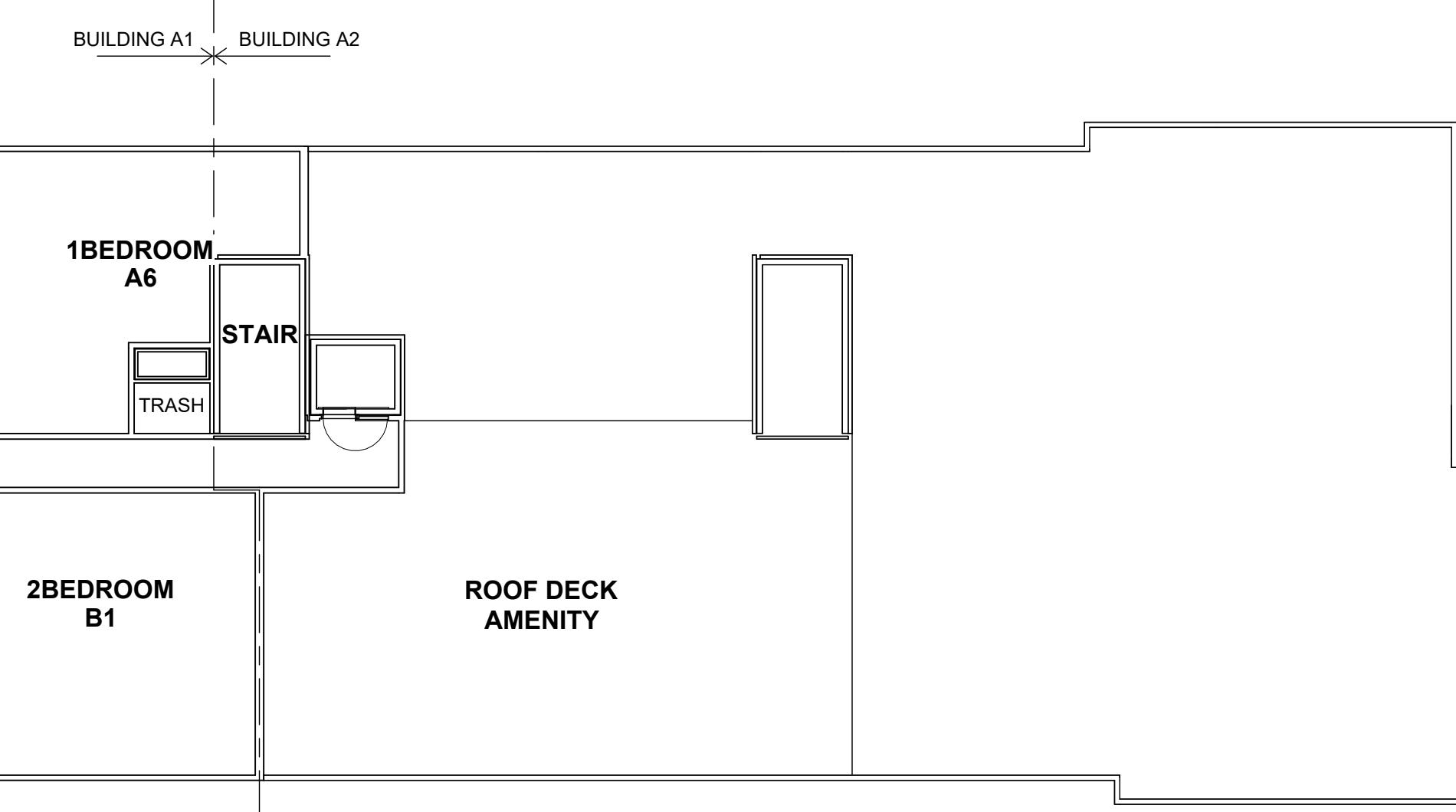
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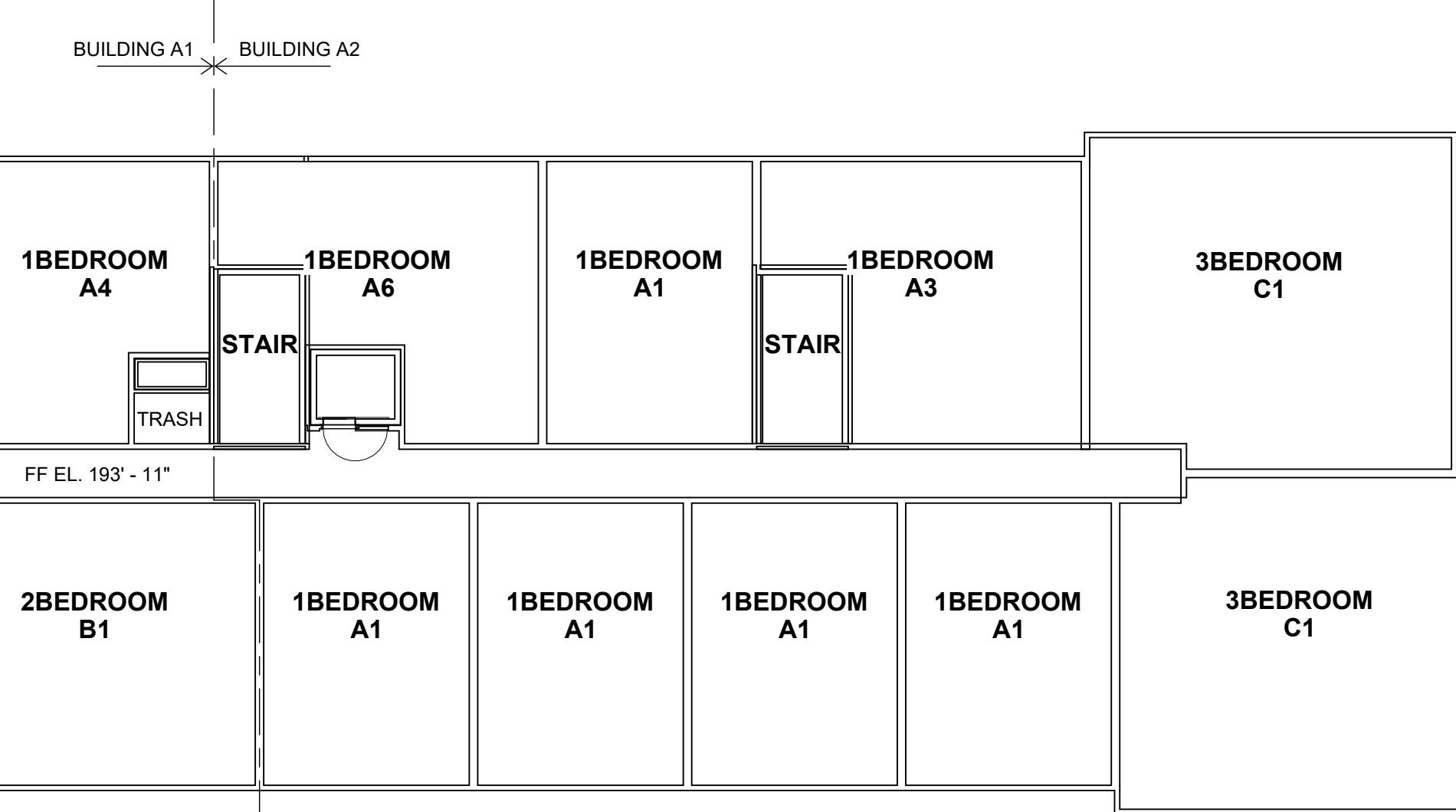
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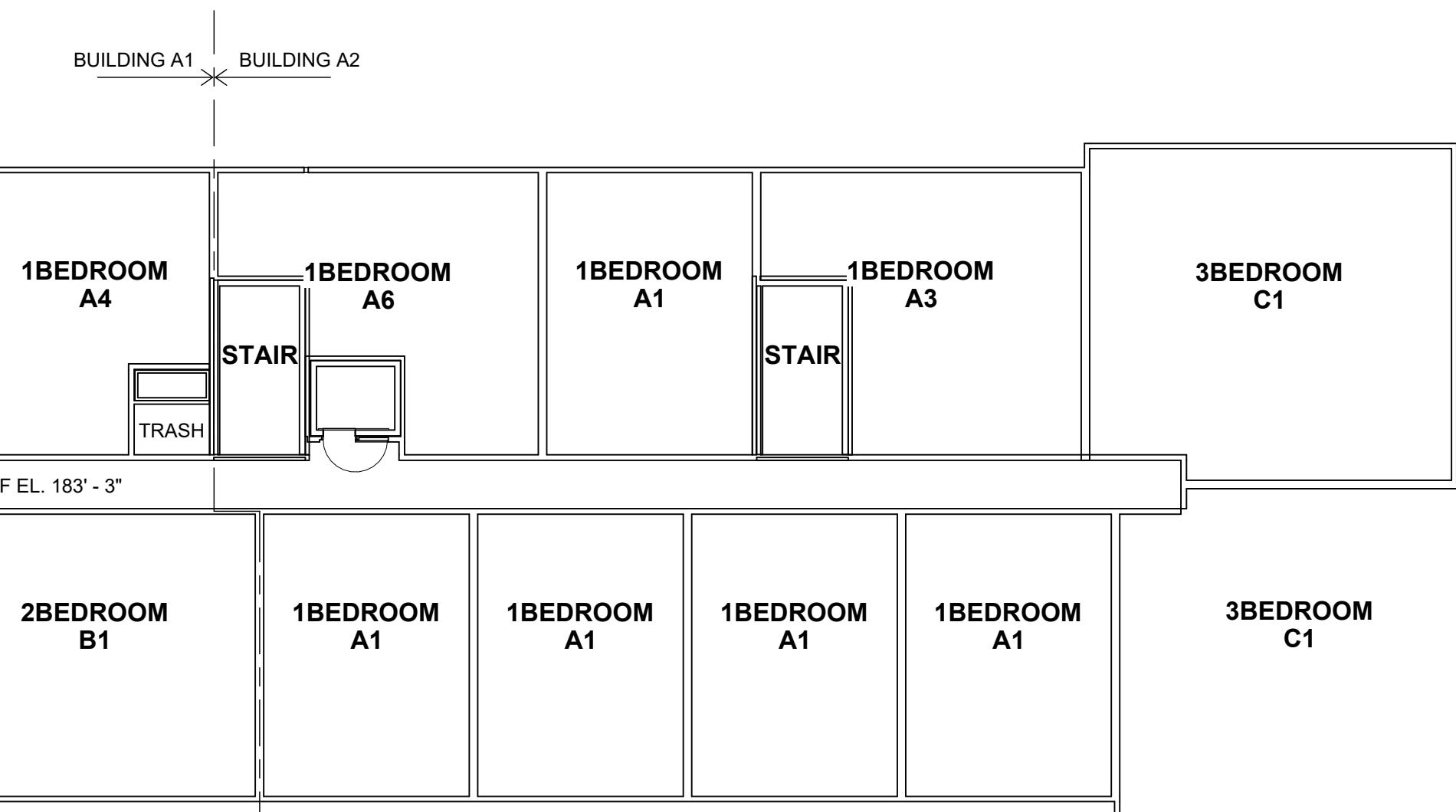
12 FLOOR PLAN - BLDG A - LEVEL 04

Scale: 1/16" = 1'-0"



11 FLOOR PLAN - BLDG A - LEVEL 03

Scale: 1/16" = 1'-0"



10 FLOOR PLAN - BLDG A - LEVEL 02

Scale: 1/16" = 1'-0"

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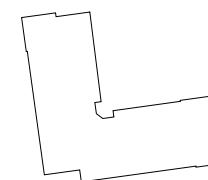
Architect of Record:

Drawn: G.R.

Checked: E.B.

Scale: 1/16" = 1'-0"

Key Plan:



Project Name:
**FERN CROFT
APARTMENTS**

35 VILLAGE ROAD
MIDDLETON, MA

Sheet Name:

BUILDING A -
FLOOR PLAN -
LEVEL 05 & ROOF
PLAN

Project Number:

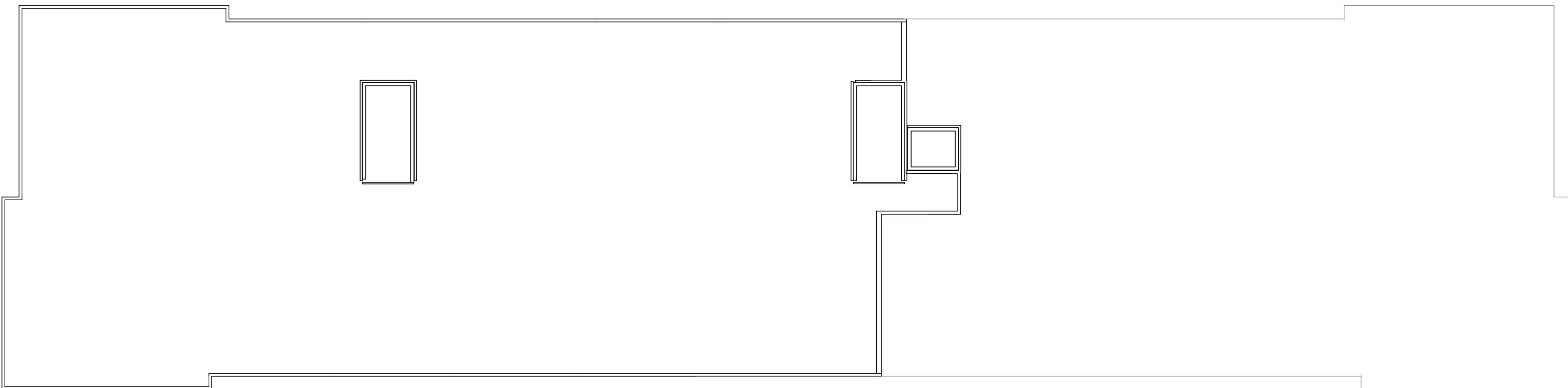
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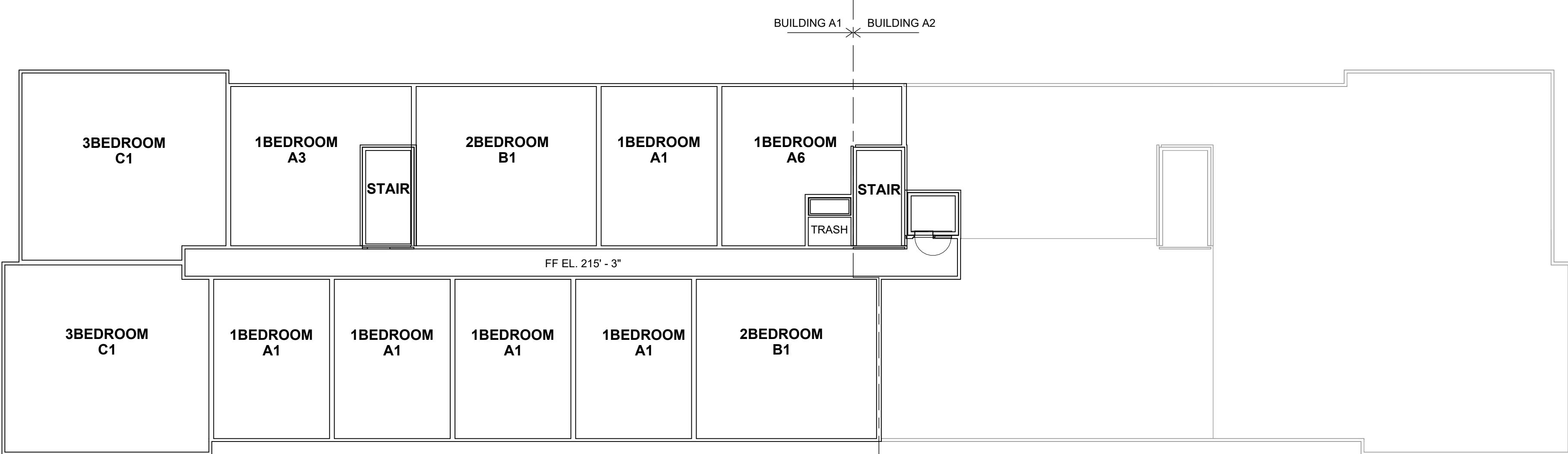
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Sheet Number:

A1.03



11 ROOF PLAN - BLDG A
Scale: 1/16" = 1'-0"



10 FLOOR PLAN - BLDG A - LEVEL 05
Scale: 1/16" = 1'-0"

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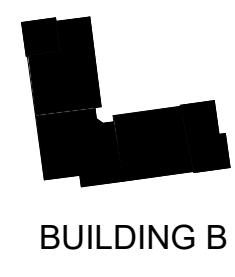
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Drawn: G.R.

Checked: E.B.

Scale: 1/16" = 1'-0"

Key Plan:



Project Name:
**FERN CROFT
APARTMENTS**

35 VILLAGE ROAD
MIDDLETON, MA

Sheet Name:

BUILDING B -
FLOOR PLAN -
LEVELS 00.4 & 00.3

Project Number:

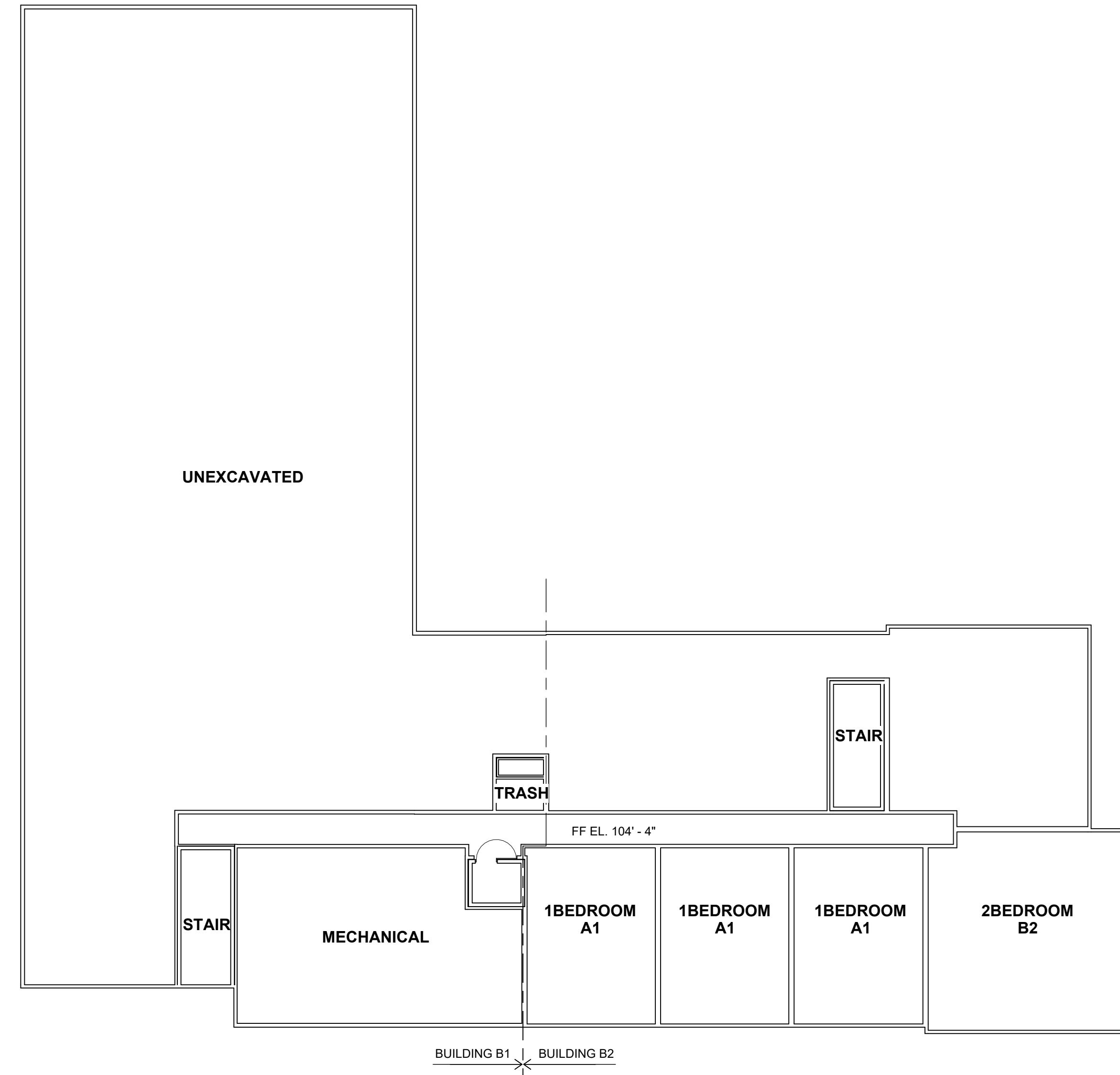
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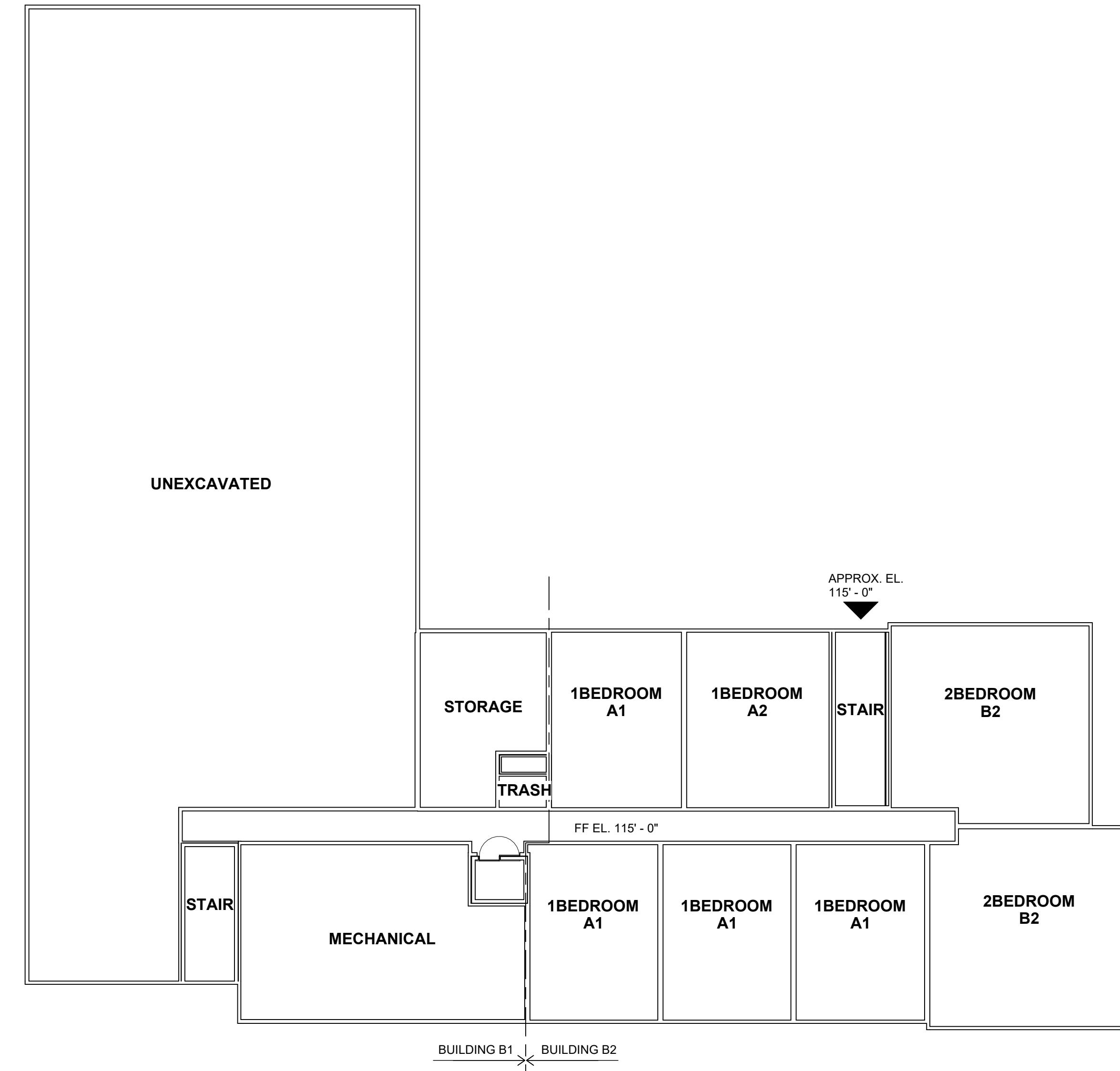
Sheet Number:

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20 FLOOR PLAN - BLDG B - LEVEL 00.4

Scale: 1/16" = 1'-0"



10 FLOOR PLAN - BLDG B - LEVEL 00.3

Scale: 1/16" = 1'-0"

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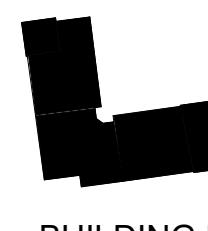
Architect of Record:

Drawn: G.R.

Checked: E.B.

Scale: 1/16" = 1'-0"

Key Plan:



BUILDING A

BUILDING B

Project Name:
**FERNCROFT
APARTMENTS**

35 VILLAGE ROAD
MIDDLETON, MA

Sheet Name:

BUILDING B -
FLOOR PLAN -
LEVELS 00.2 & 00.1

Project Number:

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A1.05



20 FLOOR PLAN - BLDG B - LEVEL 00.2
Scale: 1/16" = 1'-0"

10 FLOOR PLAN - BLDG B - LEVEL 00.1
Scale: 1/16" = 1'-0"

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Revision:

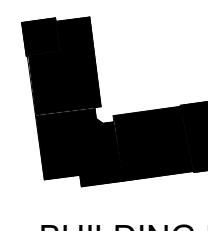
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Drawn: G.R.

Checked: E.B.

Scale: 1/16" = 1'-0"

Key Plan:



FERN CROFT APARTMENTS

35 VILLAGE ROAD
MIDDLETON, MA

Sheet Name:

BUILDING B -
FLOOR PLAN -
LEVELS 01 & 02

Project Number:

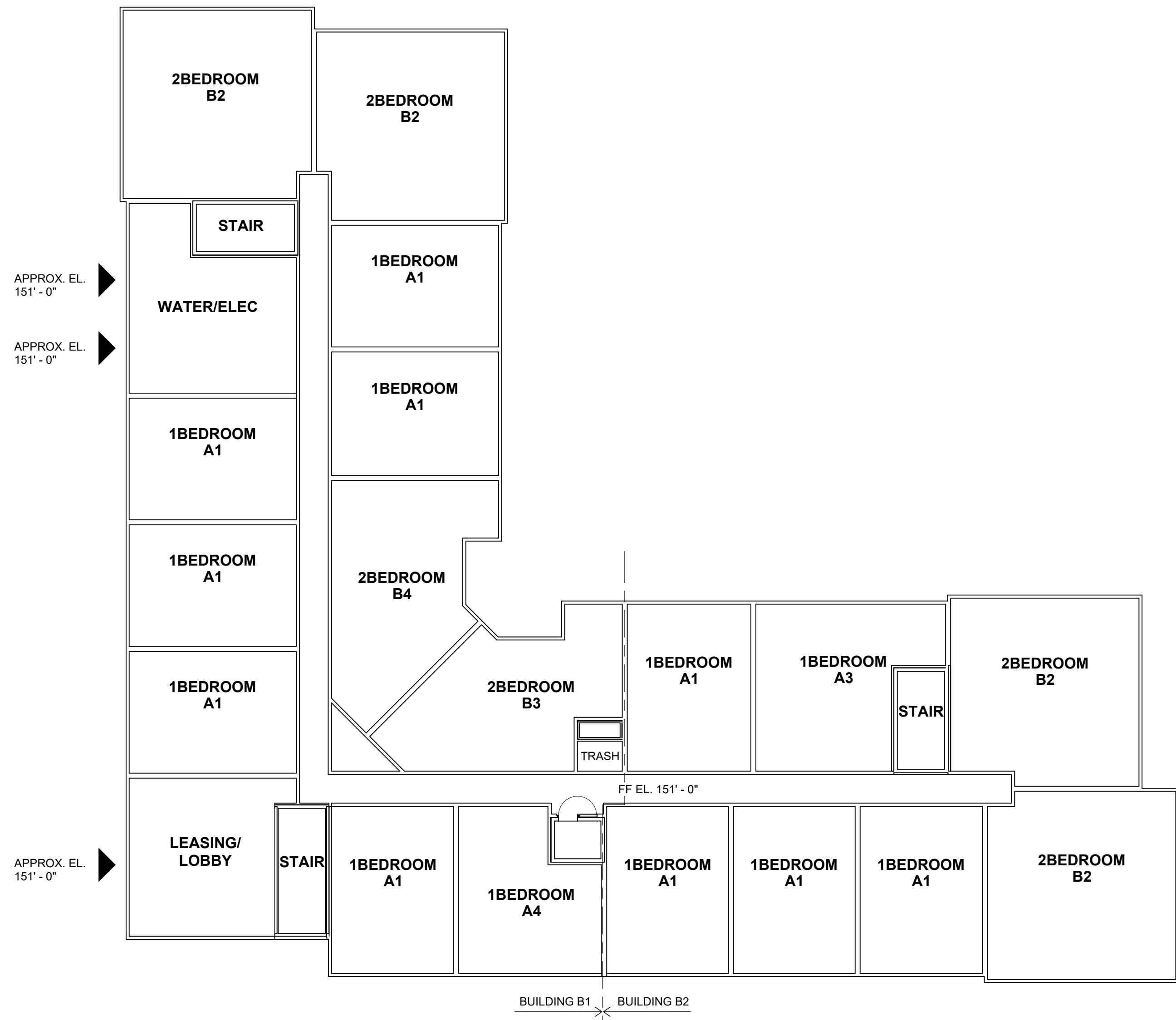
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Sheet Number:

A1.06



20 FLOOR PLAN - BLDG B - LEVEL 01

Scale: 1/16" = 1'-0"



10 FLOOR PLAN - BLDG B - LEVEL 02

Scale: 1/16" = 1'-0"



20 FLOOR PLAN - BLDG B - LEVEL 03

Scale: 1/16" = 1'-0"



10 FLOOR PLAN - BLDG B - LEVEL 04

Scale: 1/16" = 1'-0"

Consultant:

Revision:

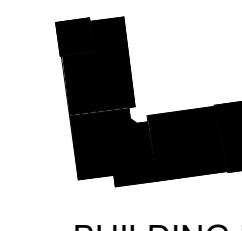
Architect of Record:

Drawn: G.R.

Checked: E.B.

Scale: 1/16" = 1'-0"

Key Plan:



Project Name:
**FERN CROFT
 APARTMENTS**

35 VILLAGE ROAD
 MIDDLETON, MA

Sheet Name:

BUILDING B -
 FLOOR PLAN -
 LEVELS 03 & 04

Project Number:

25032

Issue Date:

JULY 09, 2025

Sheet Number:

A1.07

Consultant:

Revision:

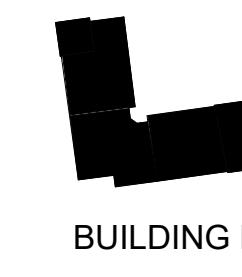
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Drawn: Author

Checked: Checker

Scale: 1/16" = 1'-0"

Key Plan:



BUILDING A



BUILDING B

Project Name:
**FERN CROFT
APARTMENTS**

35 VILLAGE ROAD
 MIDDLETON, MA

Sheet Name:

**BUILDING B -
LEVEL 05 & ROOF
PLAN**

Project Number:

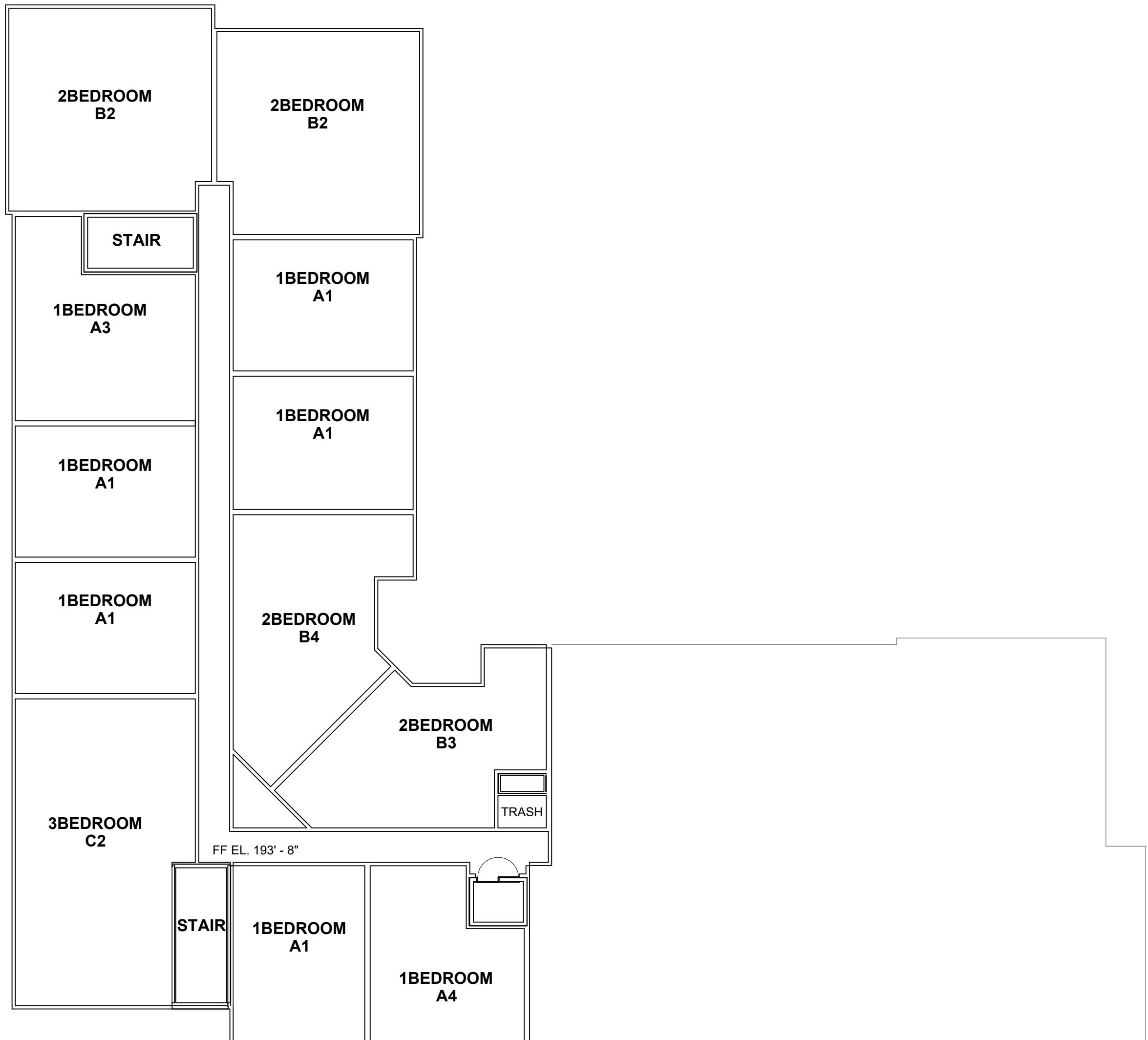
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Sheet Number:

A1.08



20 FLOOR PLAN - BLDG B - LEVEL 05
 Scale: 1/16" = 1'-0"

10 ROOF PLAN - BLDG B
 Scale: 1/16" = 1'-0"

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Drawn: Y.Y./J.Z.

Checked: E.B.

Scale: 1/4" = 1'-0"

Key Plan:

Project Name:
FERN CROFT APARTMENTS

35 VILLAGE ROAD
MIDDLETON, MA

Sheet Name:

TYPICAL UNIT PLANS

Project Number:

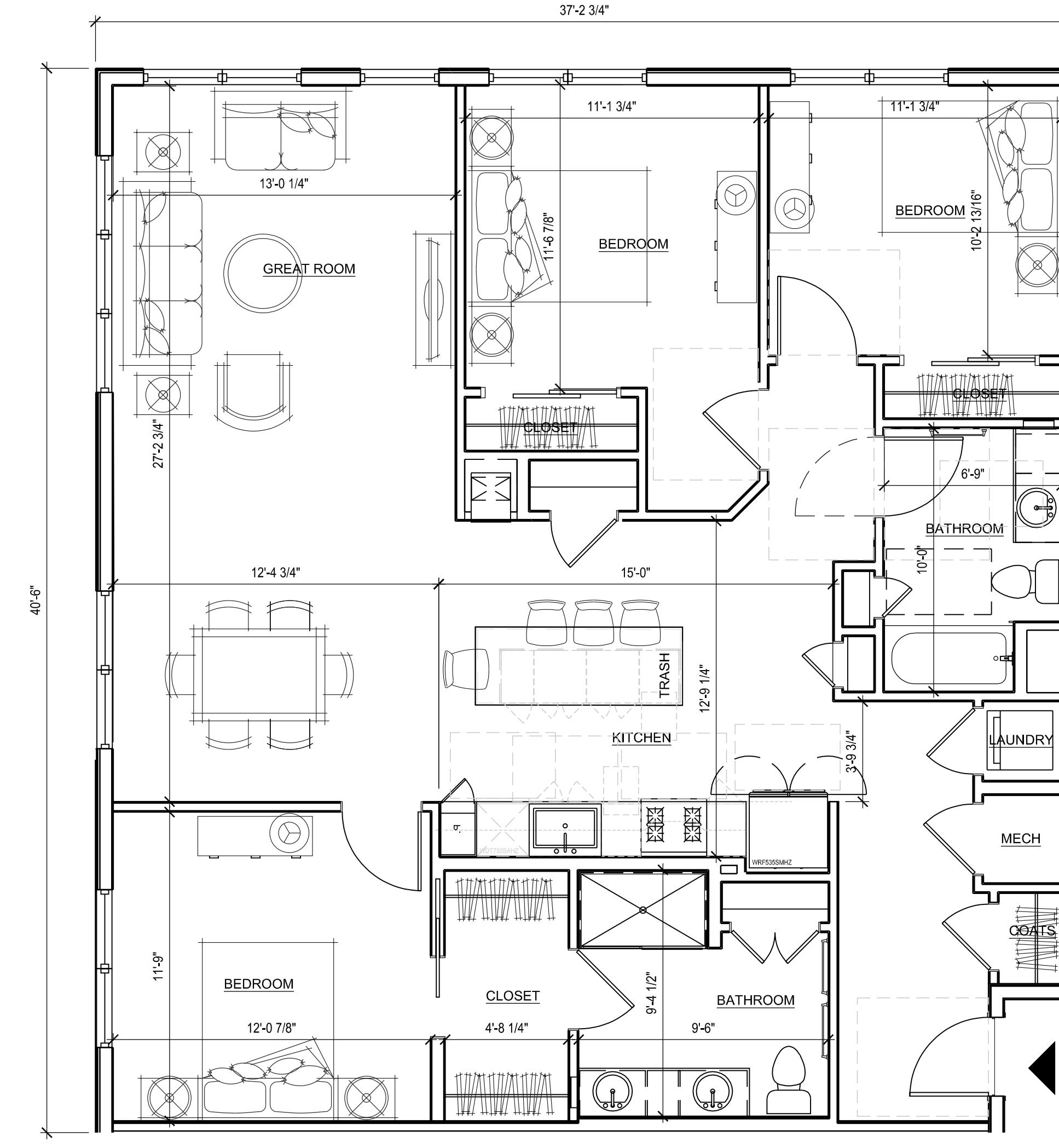
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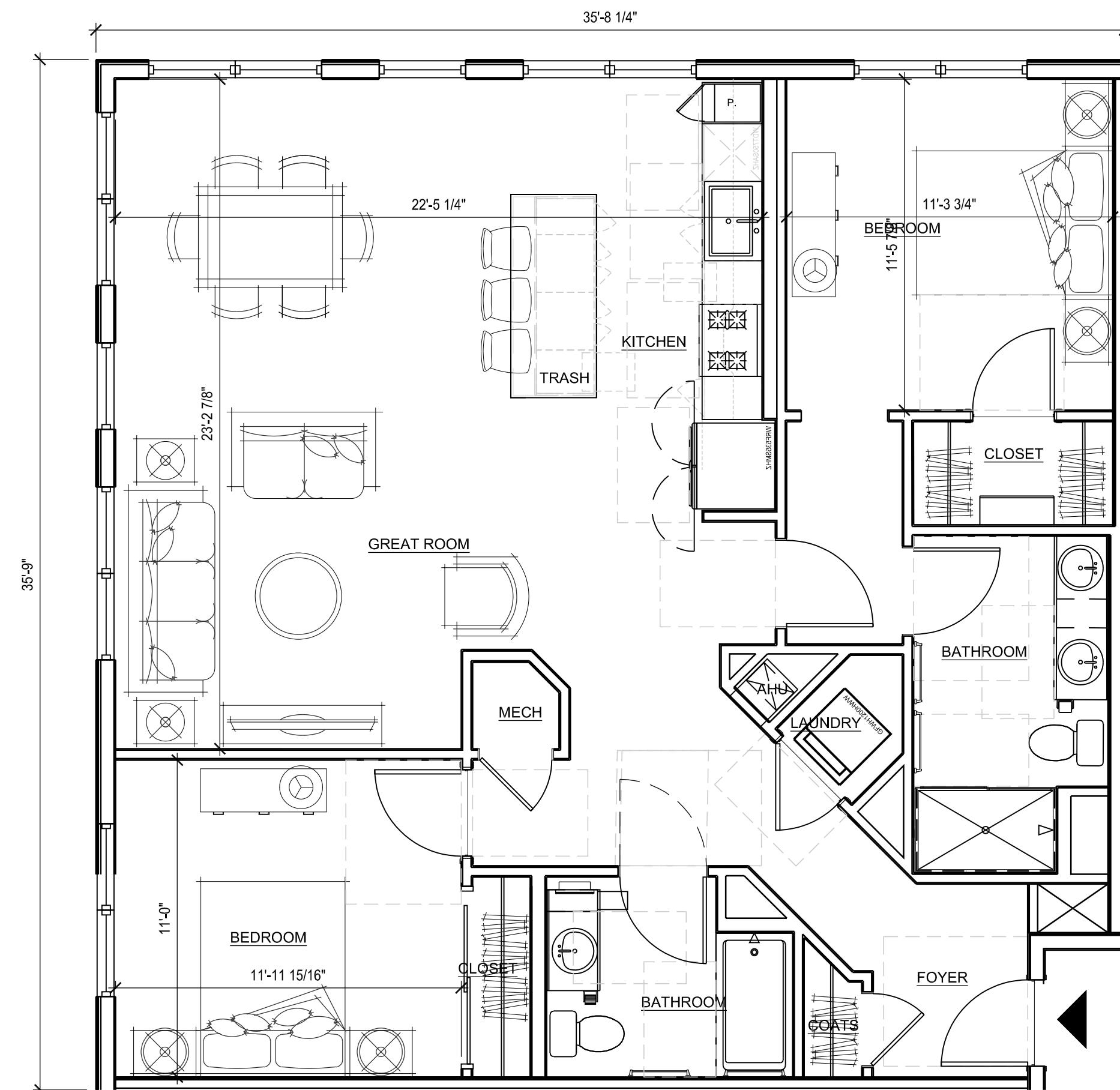
Sheet Number:

A2.01



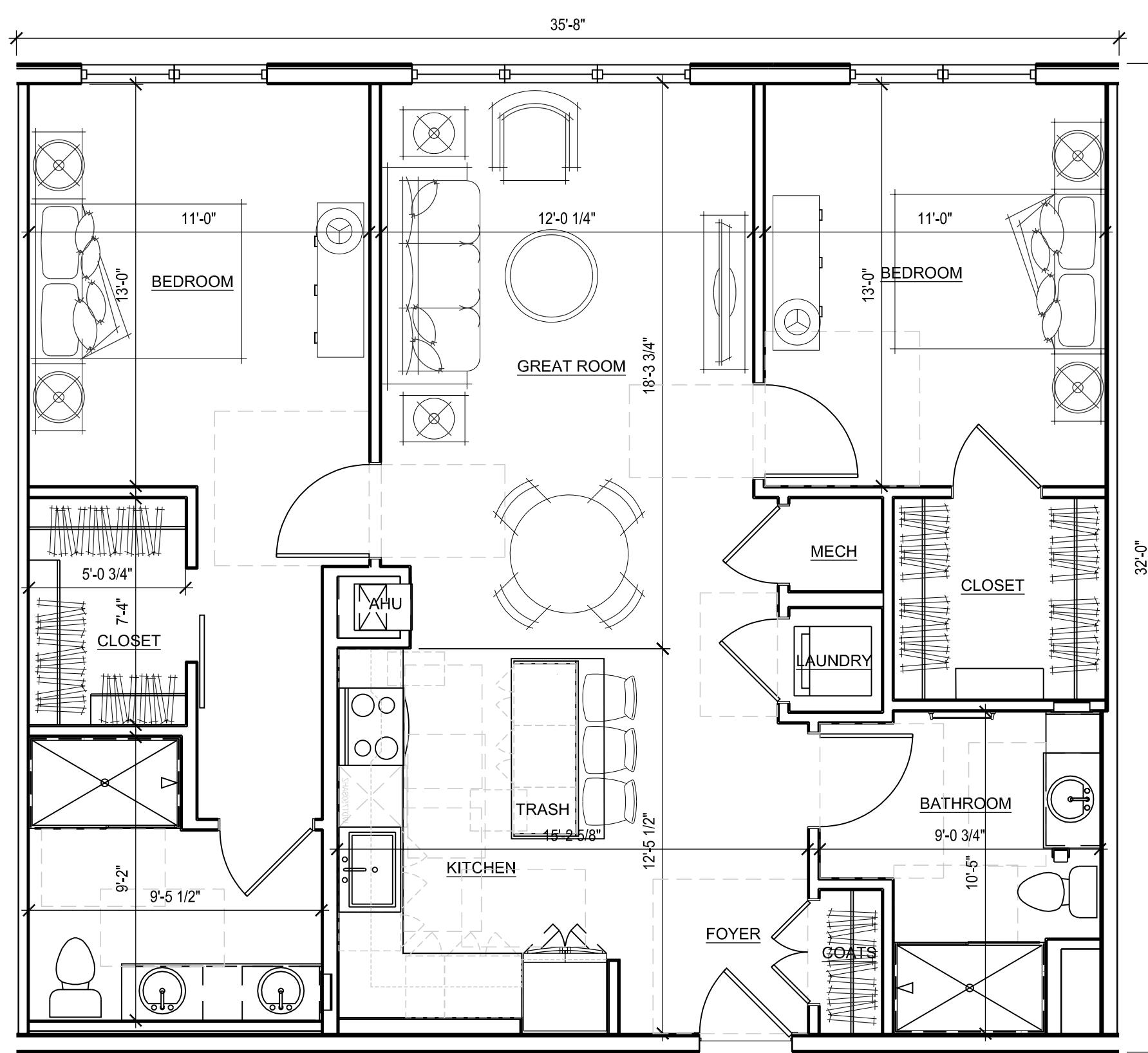
21 THREE BEDROOM UNIT PLAN

SCALE: 1/4" = 1'-0"



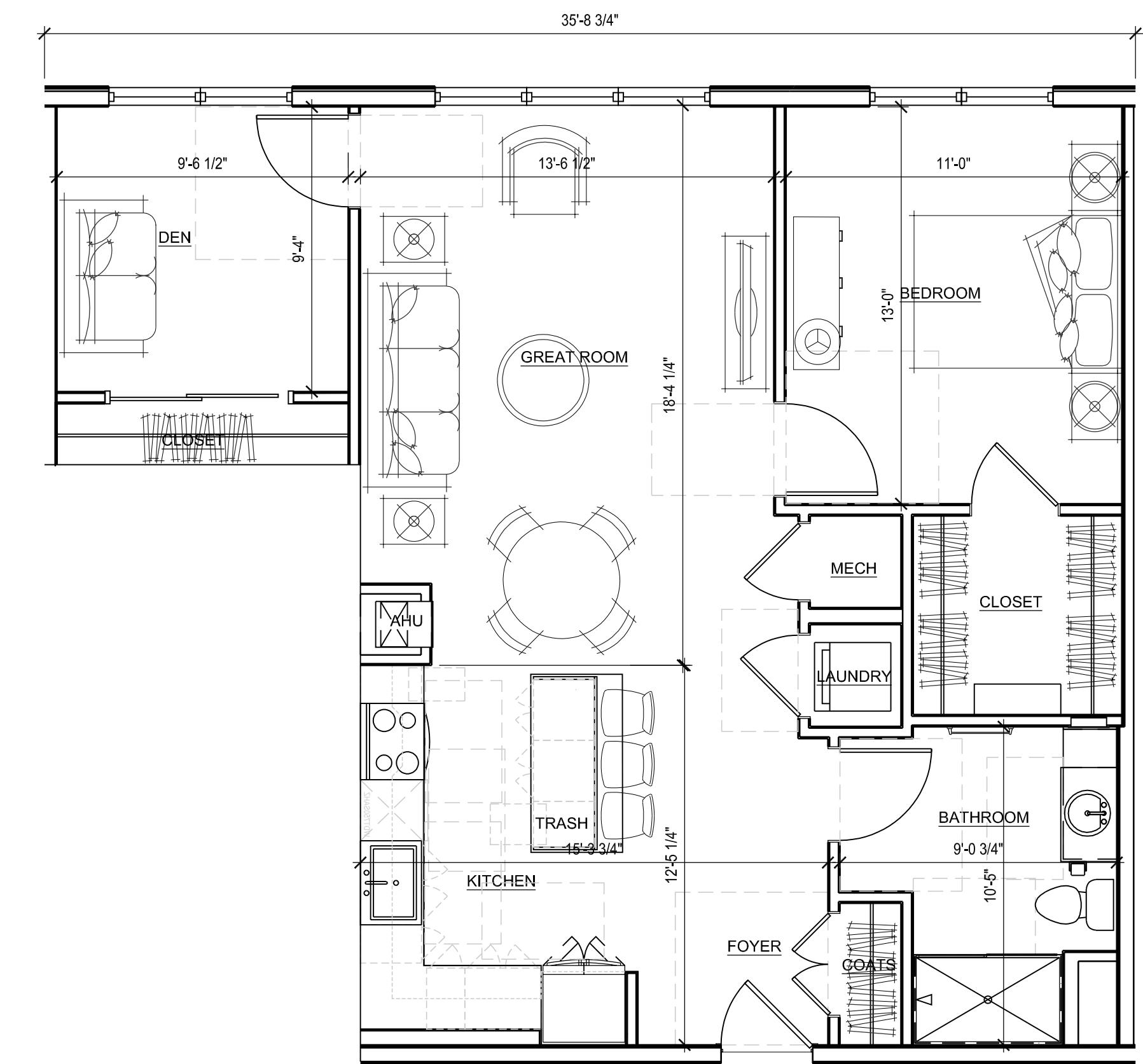
11 TWO BEDROOM CORNER UNIT PLAN

SCALE: 1/4" = 1'-0"



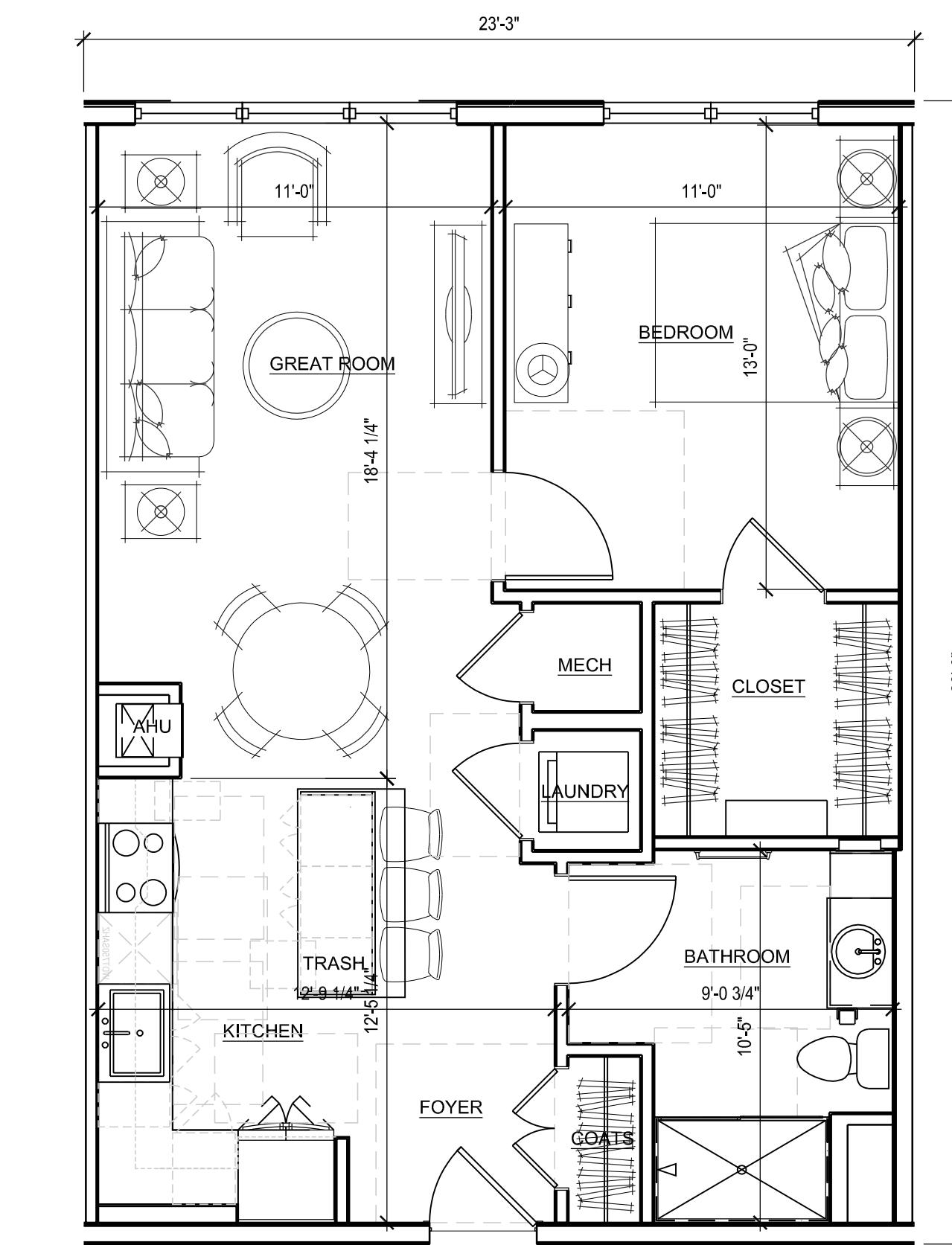
30 TWO BEDROOM INLINE UNIT PLAN

SCALE: 1/4" = 1'-0"



20 ONE BEDROOM DEN UNIT PLAN

SCALE: 1/4" = 1'-0"



10 ONE BEDROOM UNIT PLAN

SCALE: 1/4" = 1'-0"

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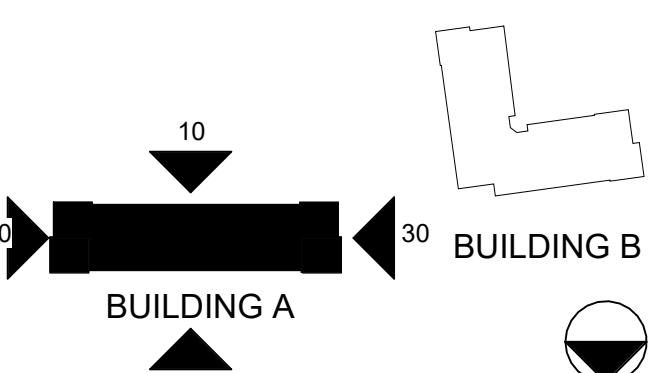
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Scale: 1/16" = 1'-0"

Key Plan:



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**FERN CROFT
APARTMENTS**

35 VILLAGE ROAD
MIDDLETON, MA

Sheet Name:

BUILDING A -
EXTERIOR
ELEVATIONS

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A4.01

MATERIAL LEGEND	
	FIBER CEMENT SIDING 1
	FIBER CEMENT SIDING 2
	FIBER CEMENT PANEL 1
	FIBER CEMENT PANEL 2
	BRICK VENEER
	VINYL WINDOW
	ALUMINUM STOREFRONT



MATERIAL LEGEND	
	FIBER CEMENT SIDING 1
	FIBER CEMENT SIDING 2
	FIBER CEMENT PANEL 1
	FIBER CEMENT PANEL 2
	BRICK VENEER
	VINYL WINDOW
	ALUMINUM STOREFRONT



20 NORTH ELEVATION - BLDG B
Scale: 1/16" = 1'-0"



10 SOUTH ELEVATION - BLDG B
Scale: 1/16" = 1'-0"

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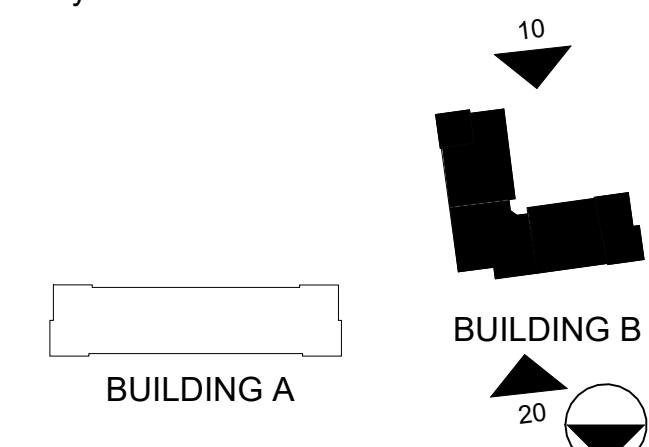
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Scale: 1/16" = 1'-0"

Key Plan:



Project Name:
**FERN CROFT
APARTMENTS**

35 VILLAGE ROAD
MIDDLETON, MA

Sheet Name:

**BUILDING B -
EXTERIOR
ELEVATIONS**

Project Number:

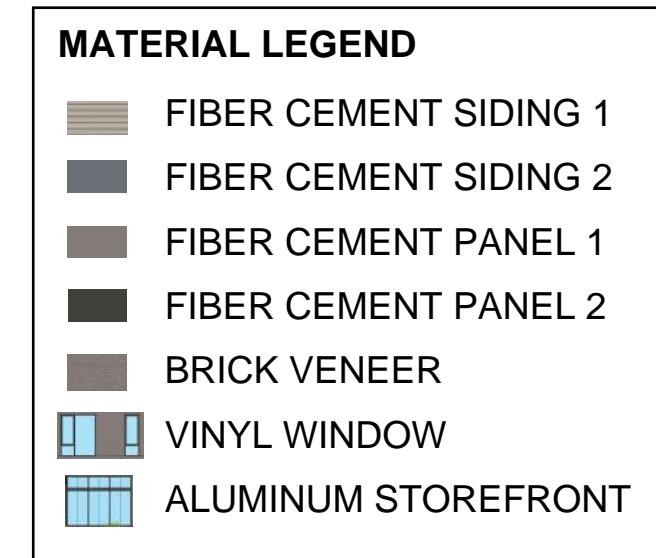
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JULY 09, 2025

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A4.02



20 EAST ELEVATION - BLDG B
Scale: 1/16" = 1'-0"



10 WEST ELEVATION - BLDG B
Scale: 1/16" = 1'-0"

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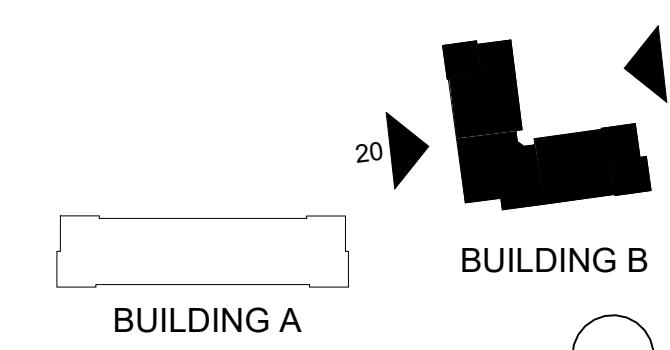
Architect of Record:

Drawn: J.Z.

Checked: E.B.

Scale: 1/16" = 1'-0"

Key Plan:



**FERN CROFT
APARTMENTS**

35 VILLAGE ROAD
MIDDLETON, MA

Sheet Name:

**BUILDING B -
EXTERIOR
ELEVATIONS**

Project Number:

25032

Issue Date:

JULY 09, 2025

Sheet Number:

A4.03