

# FERNCROFT 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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Chelsea MA 02150

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TRAFFIC ENGINEER	VANASSE & ASSOCIATES 35 NEW ENGLAND BUSINESS CENTER DRIVE, SUITE 140 ANDOVER, MA 01810 PHONE #: 978.474.8800

Consultant:

Revision:

Architect of Record:

Drawn: G.R.

Checked: E.B.

Scale:

Key Plan:

Project Name:

FERNCROFT APARTMENTS

35 VILLAGE ROAD  
MIDDLETON, MA

Sheet Name:

PROJECT COVER

Project Number:

25032

Issue Date:

JULY 09, 2025

Sheet Number:

T0.01







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

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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
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A4.01	BUILDING A - EXTERIOR ELEVATIONS	X
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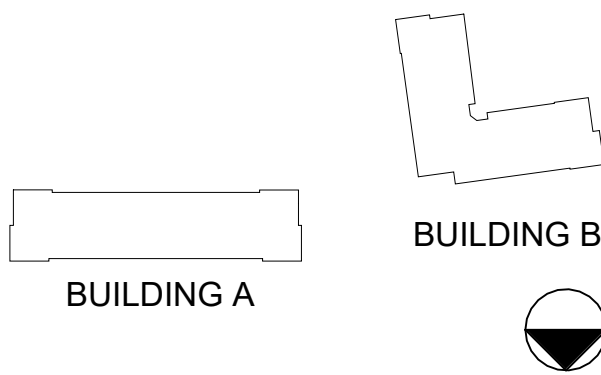
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Drawn: G.R.

Checked: E.B.

Scale:

Key Plan:



Project Name:

FERNCROFT  
APARTMENTS

35 VILLAGE ROAD  
MIDDLETON, MA

Sheet Name:

DRAWING LIST/  
PROJECT  
INFORMATION/  
SITE CONTEXT  
MAP

Project Number:

25032

Issue Date:

JULY 09, 2025

Sheet Number:

T0.02

Floor Area					
Building	Level	Garage	Amenity & Leasing	Net Residential <sup>1</sup>	Total GSF <sup>2</sup>
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
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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.

Unit Mix				Garage Parking Spaces <sup>4</sup>
1 BR AVG. 766 NSF	2BR AVG. 1,154 NSF	3BR AVG. 1,390 NSF	Total	
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

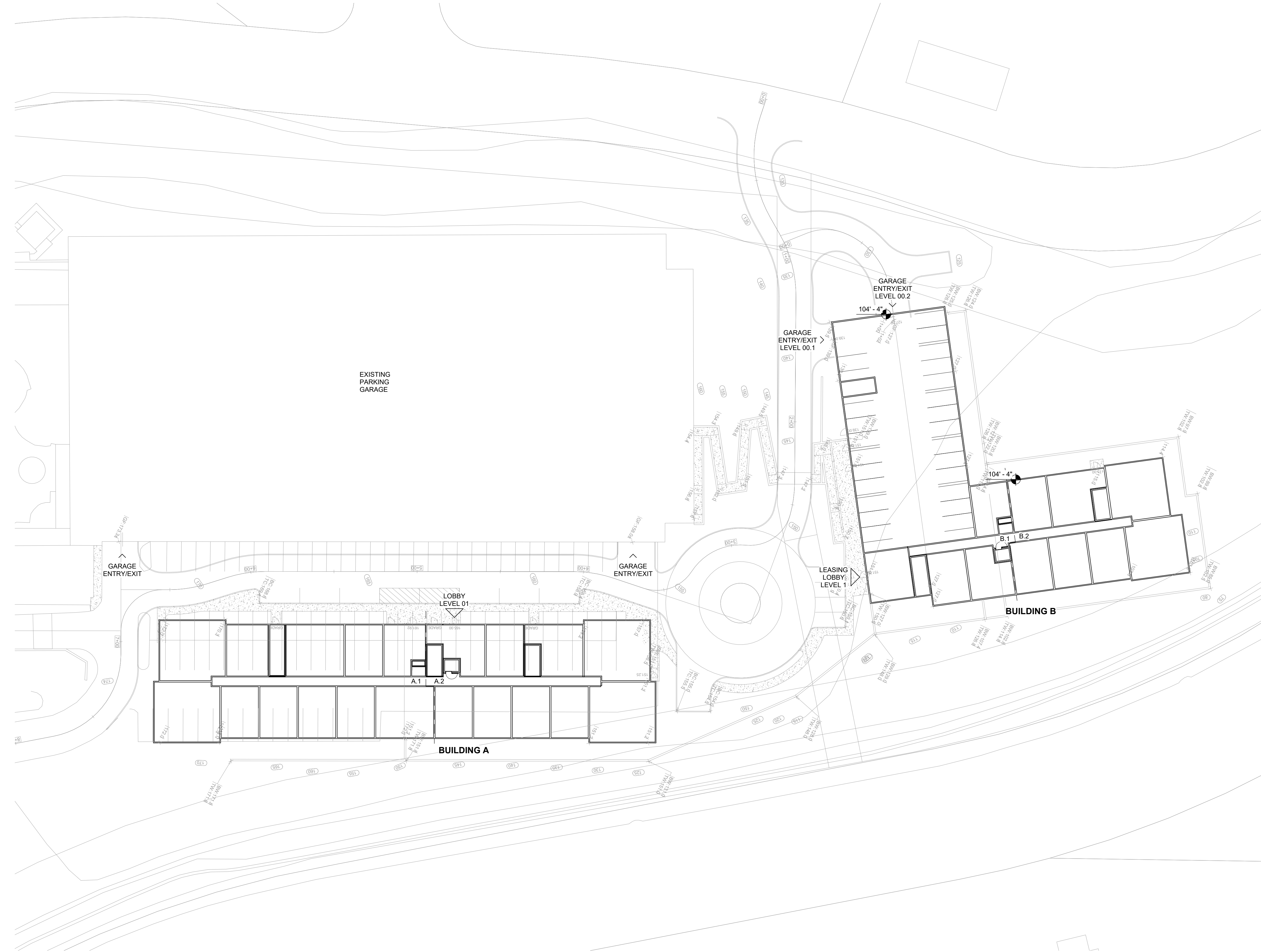
3	1	0	4	0
5	2	0	7	0
7	2	0	9	28
8	2	0	10	24
12	6	0	18	0
14	6	0	20	0
9	4	0	13	0
9	4	0	13	0
7	4	1	12	0
74	31	1	106	52

139	41	20	200	52
69.5%	20.5%	10%	100.0%	

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

Group 2A  
Group 1





10 ARCHITECTURAL SITE PLAN  
Scale: 1" = 30'-0"

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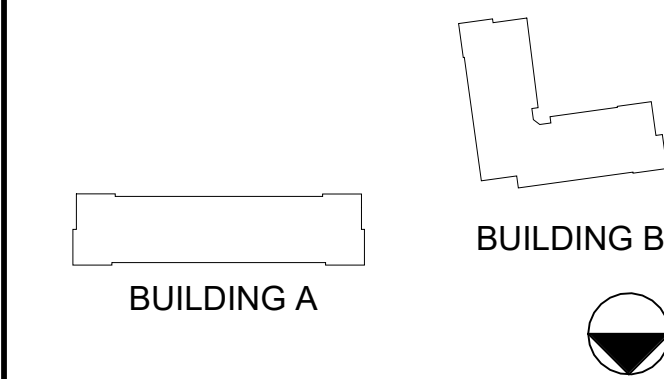
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Drawn: G.R.

Checked: E.B.

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Key Plan:



Project Name:

FERNCROFT  
APARTMENTS

35 VILLAGE ROAD  
MIDDLETON, MA

Sheet Name:

ARCHITECTURAL  
SITE PLAN

Project Number:

25032

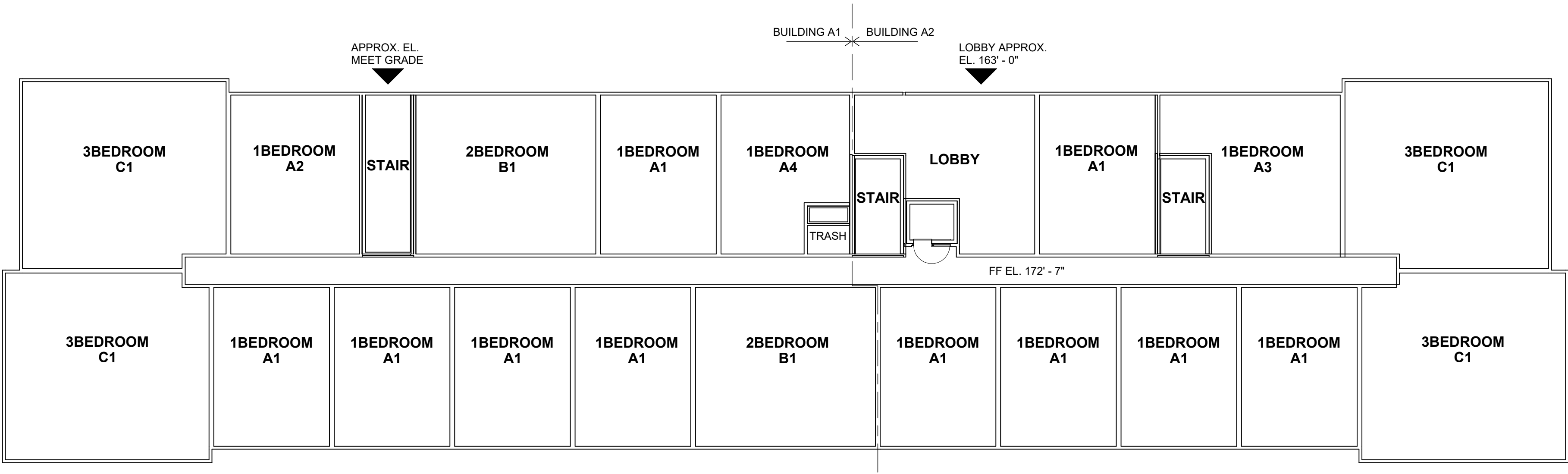
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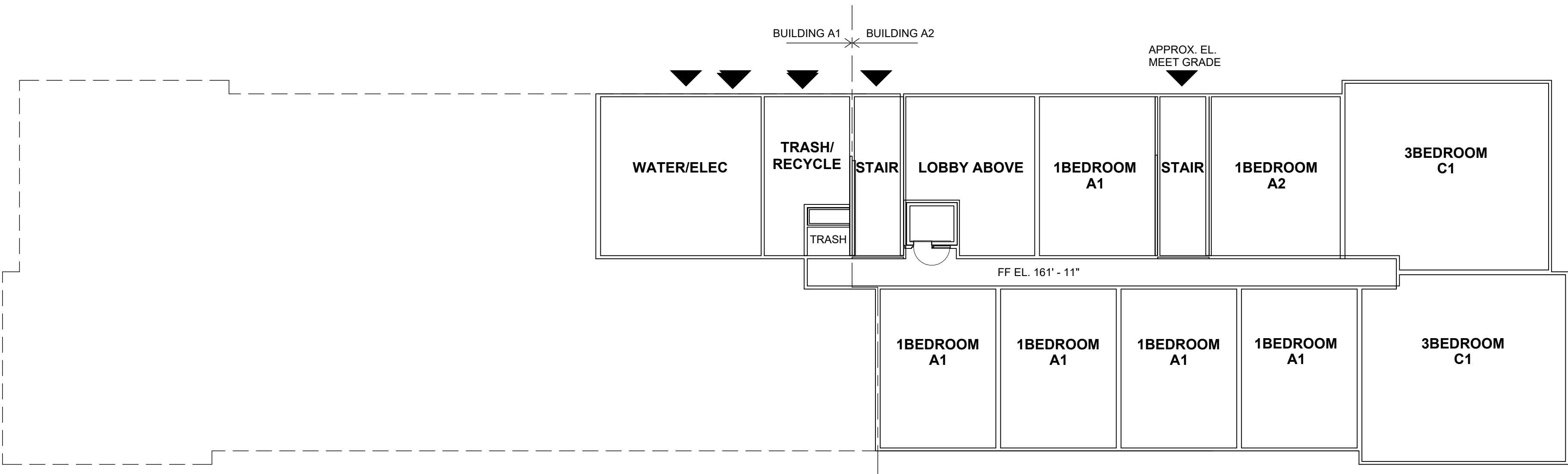
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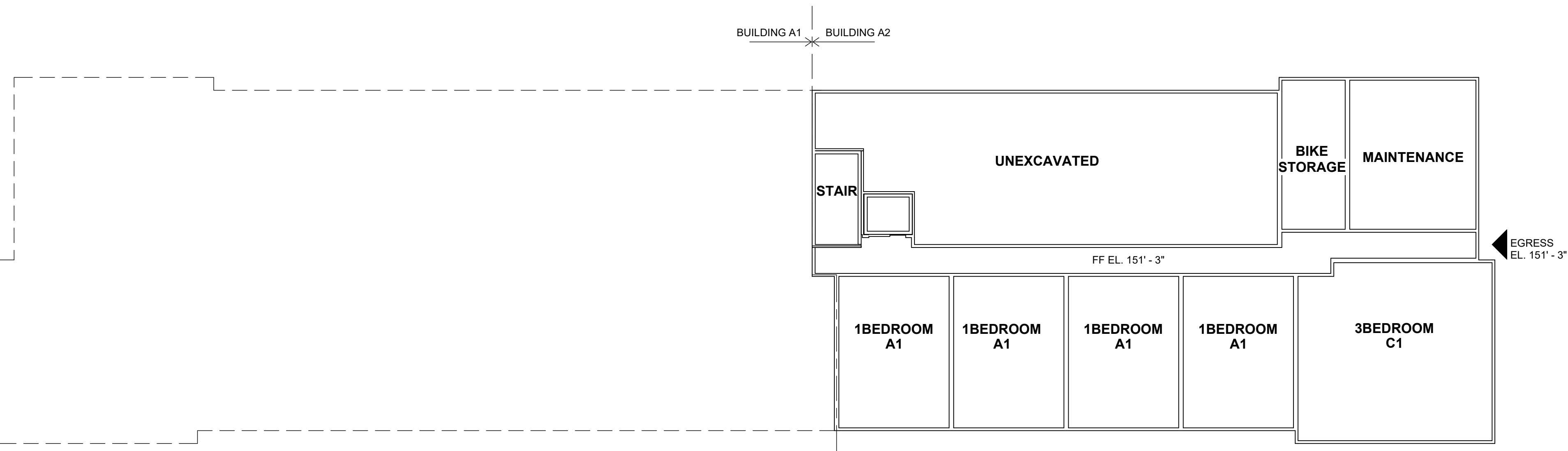
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12 FLOOR PLAN - BLDG A - LEVEL 01  
Scale: 1/16" = 1'-0"



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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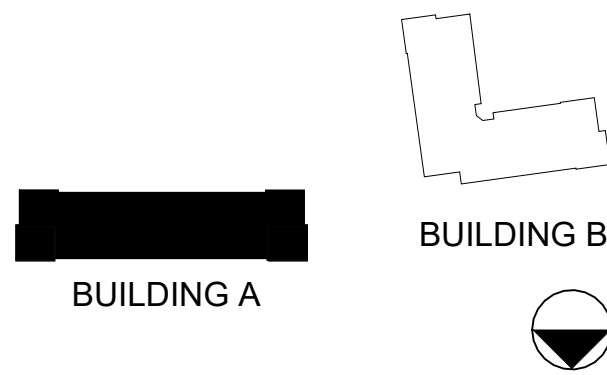
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Key Plan:



Project Name:

FERNCROFT  
APARTMENTS

35 VILLAGE ROAD  
MIDDLETON, MA

Sheet Name:

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

Project Number:

25032

Issue Date:

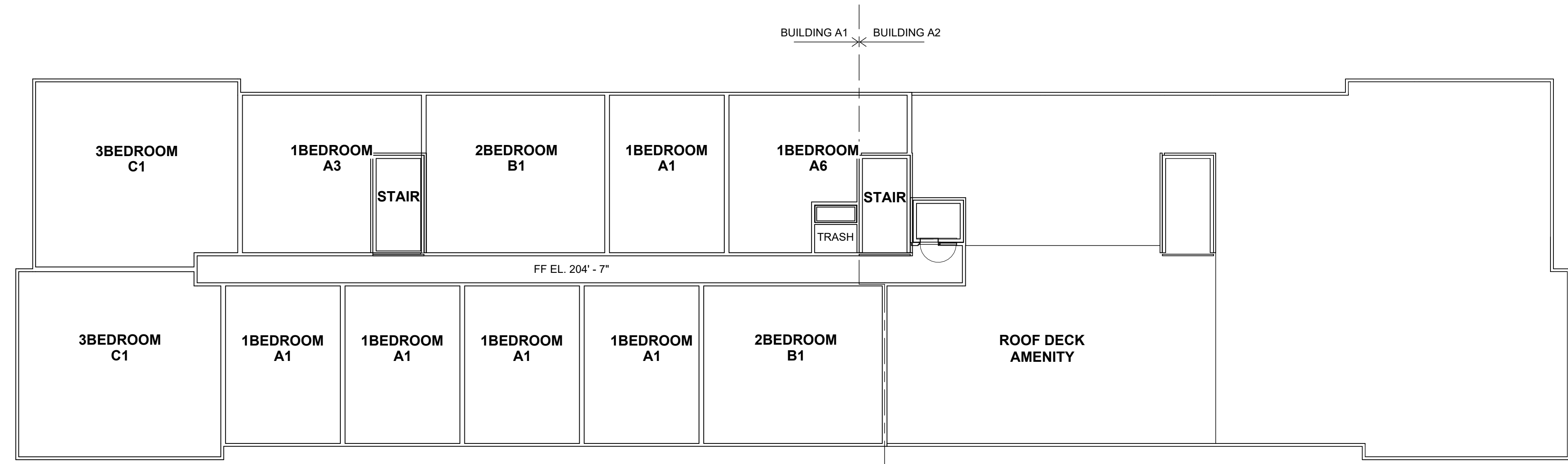
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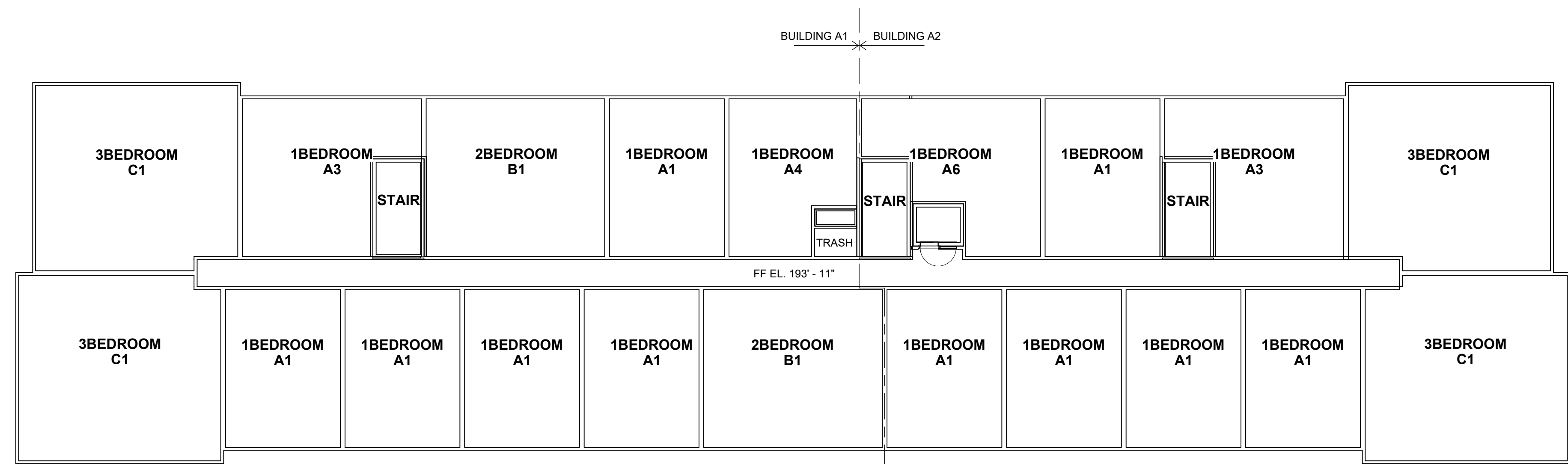
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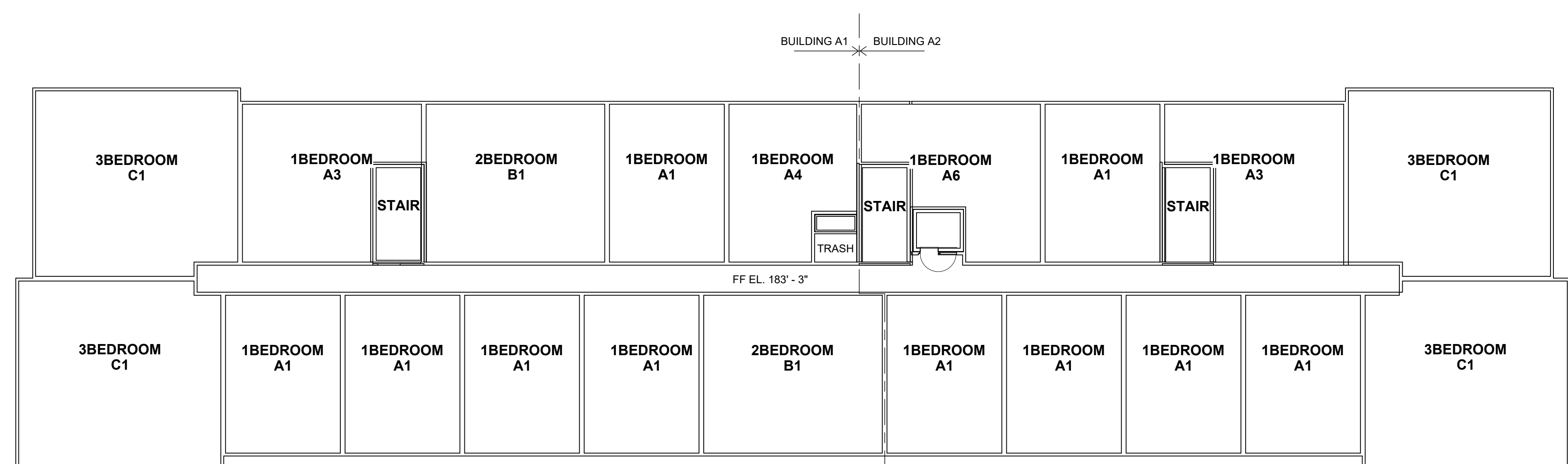
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12 FLOOR PLAN - BLDG A - LEVEL 04  
Scale: 1/16" = 1'-0"



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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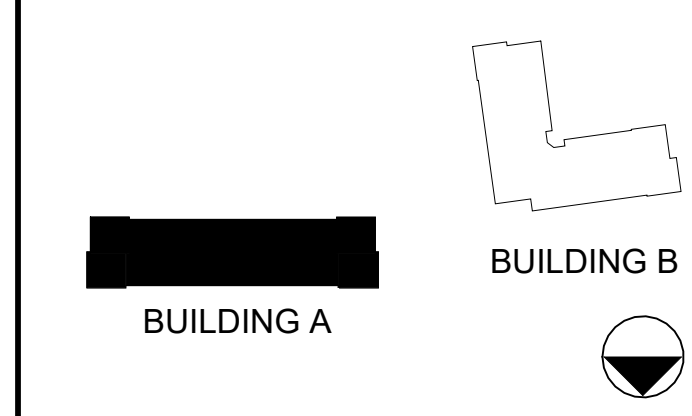
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Key Plan:



Project Name:

**FERNCROFT  
APARTMENTS**

35 VILLAGE ROAD  
MIDDLETON, MA

Sheet Name:

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

Project Number:

**25032**

Issue Date:

**JULY 09, 2025**

Sheet Number:

**A1.02**





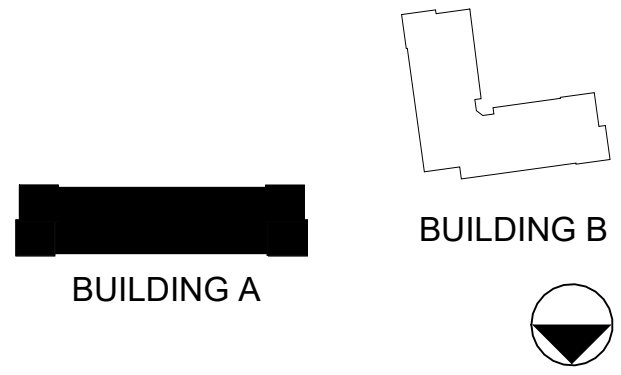
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Scale: 1/16" = 1'-0"  
Key Plan:



Project Name:  
**FERNCROFT  
APARTMENTS**

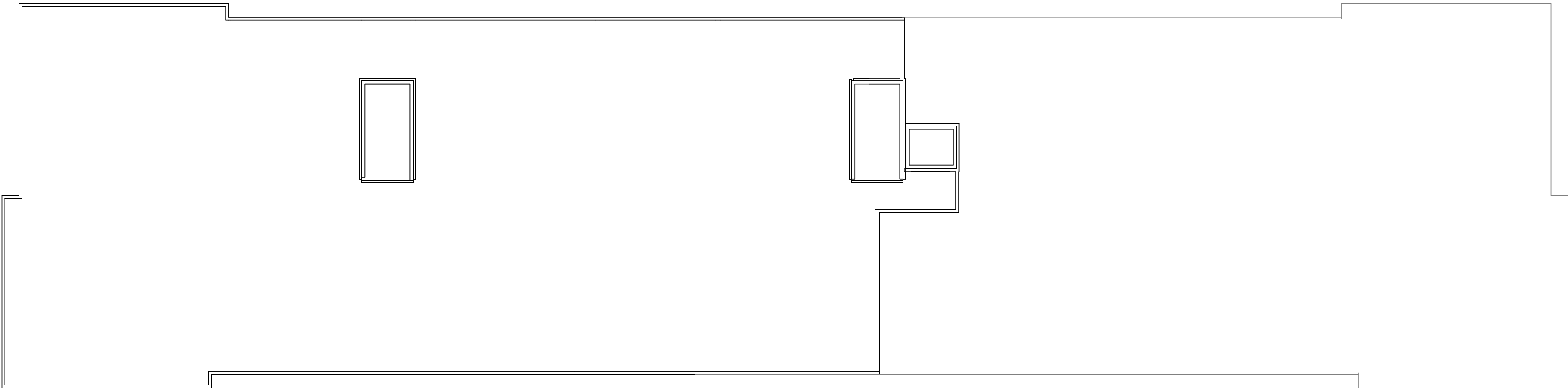
35 VILLAGE ROAD  
MIDDLETON, MA

Sheet Name:  
**BUILDING A -  
FLOOR PLAN -  
LEVEL 05 & ROOF  
PLAN**

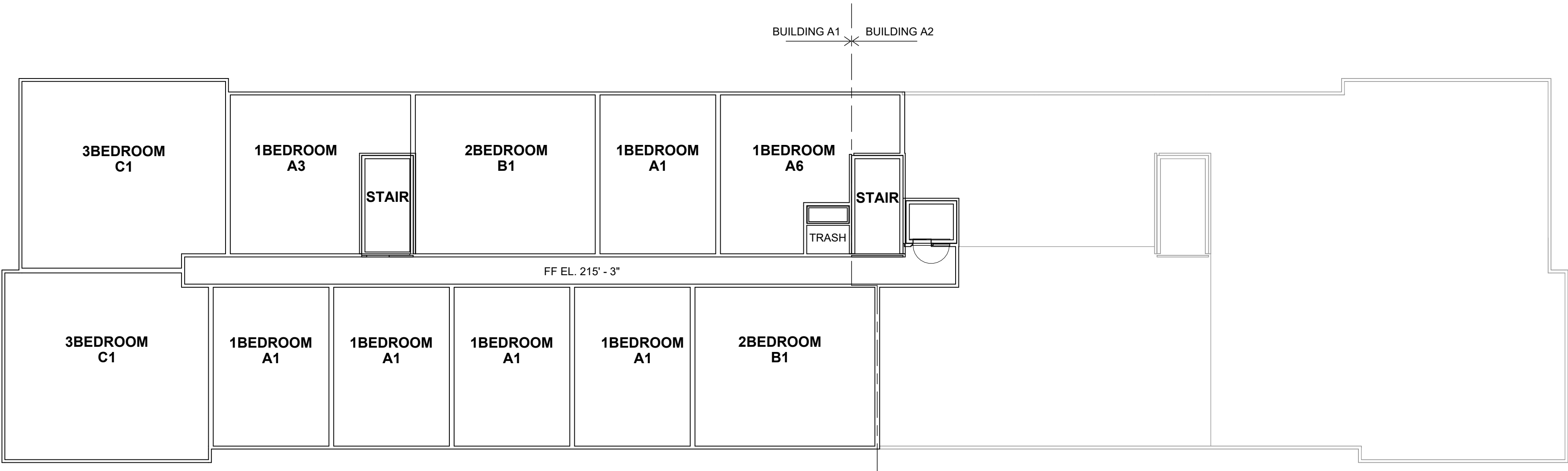
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**25032**

Issue Date:  
**JULY 09, 2025**

Sheet Number:  
**A1.03**



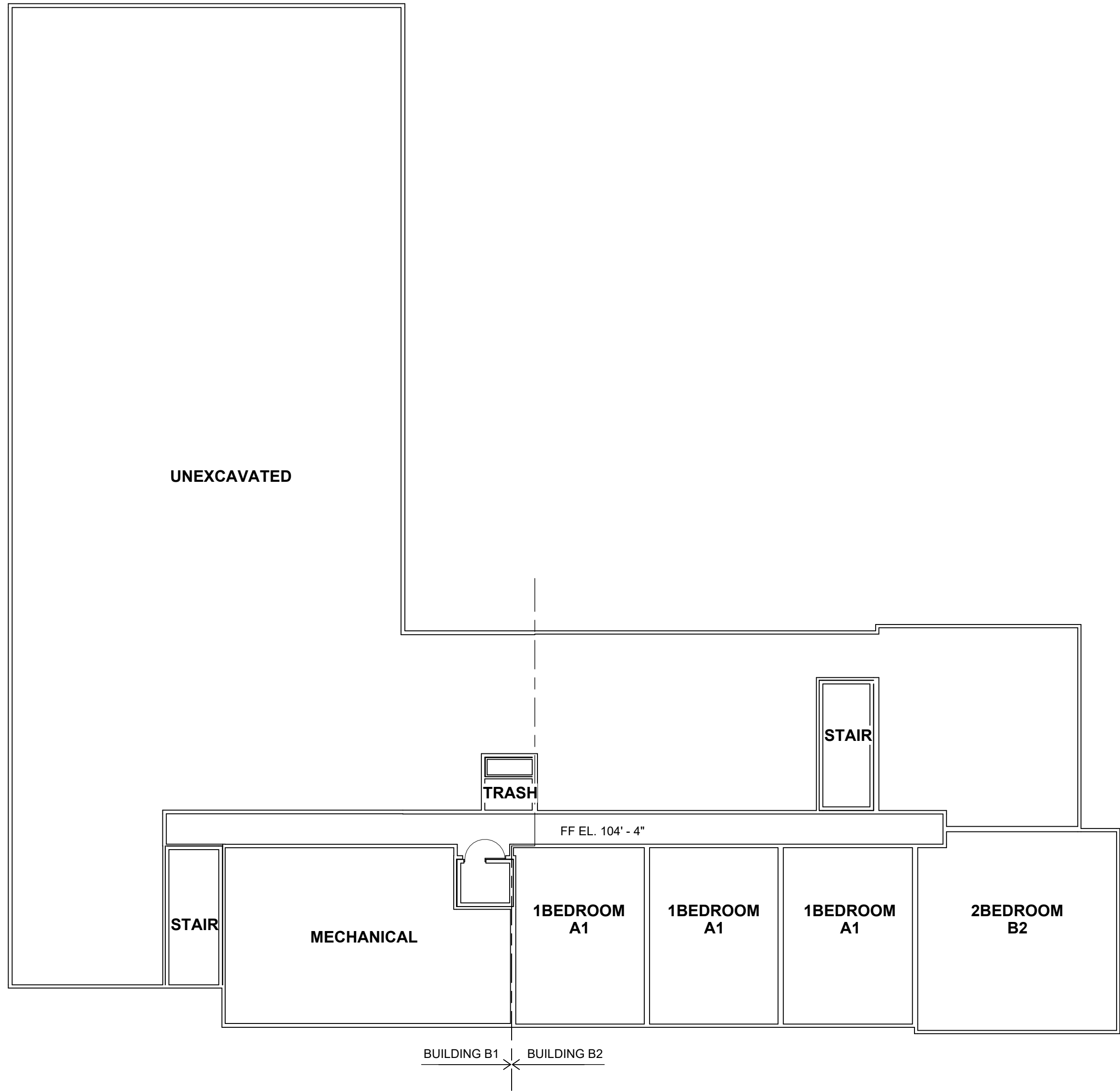
11 ROOF PLAN - BLDG A  
Scale: 1/16" = 1'-0"



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



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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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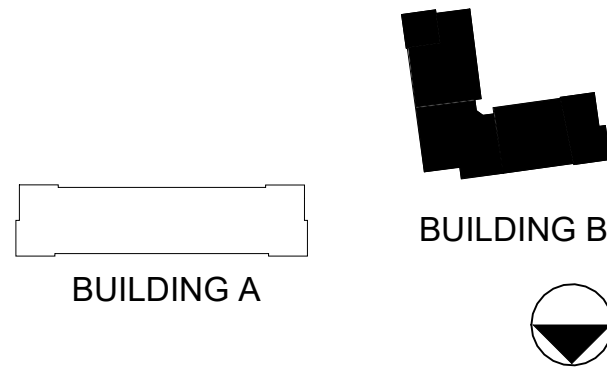
Architect of Record:

Drawn: G.R.

Checked: E.B.

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

Key Plan:



Project Name:

FERNCROFT  
APARTMENTS

35 VILLAGE ROAD  
MIDDLETON, MA

Sheet Name:

BUILDING B -  
FLOOR PLAN -  
LEVELS 00.4 & 00.3

Project Number:

25032

Issue Date:

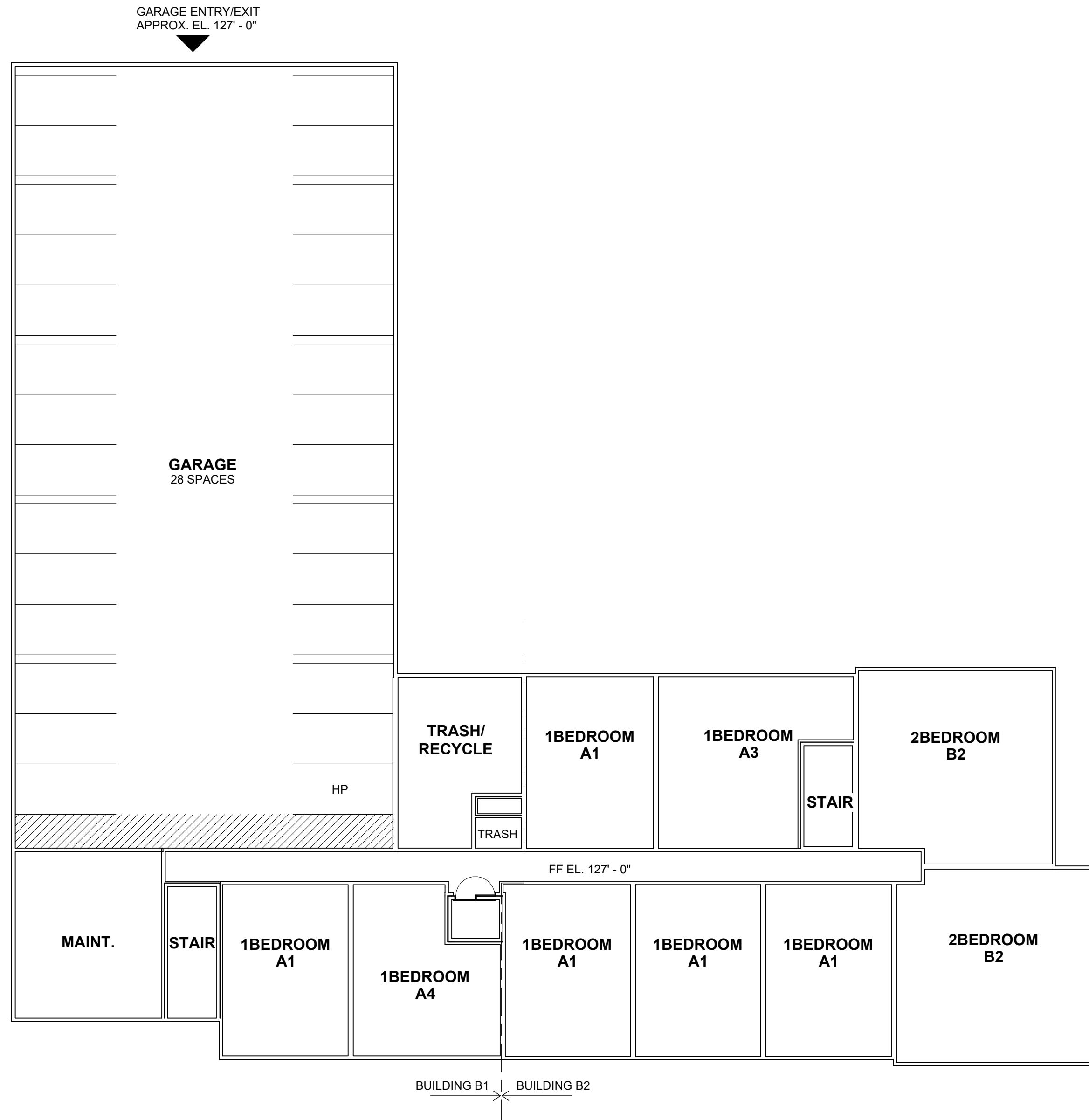
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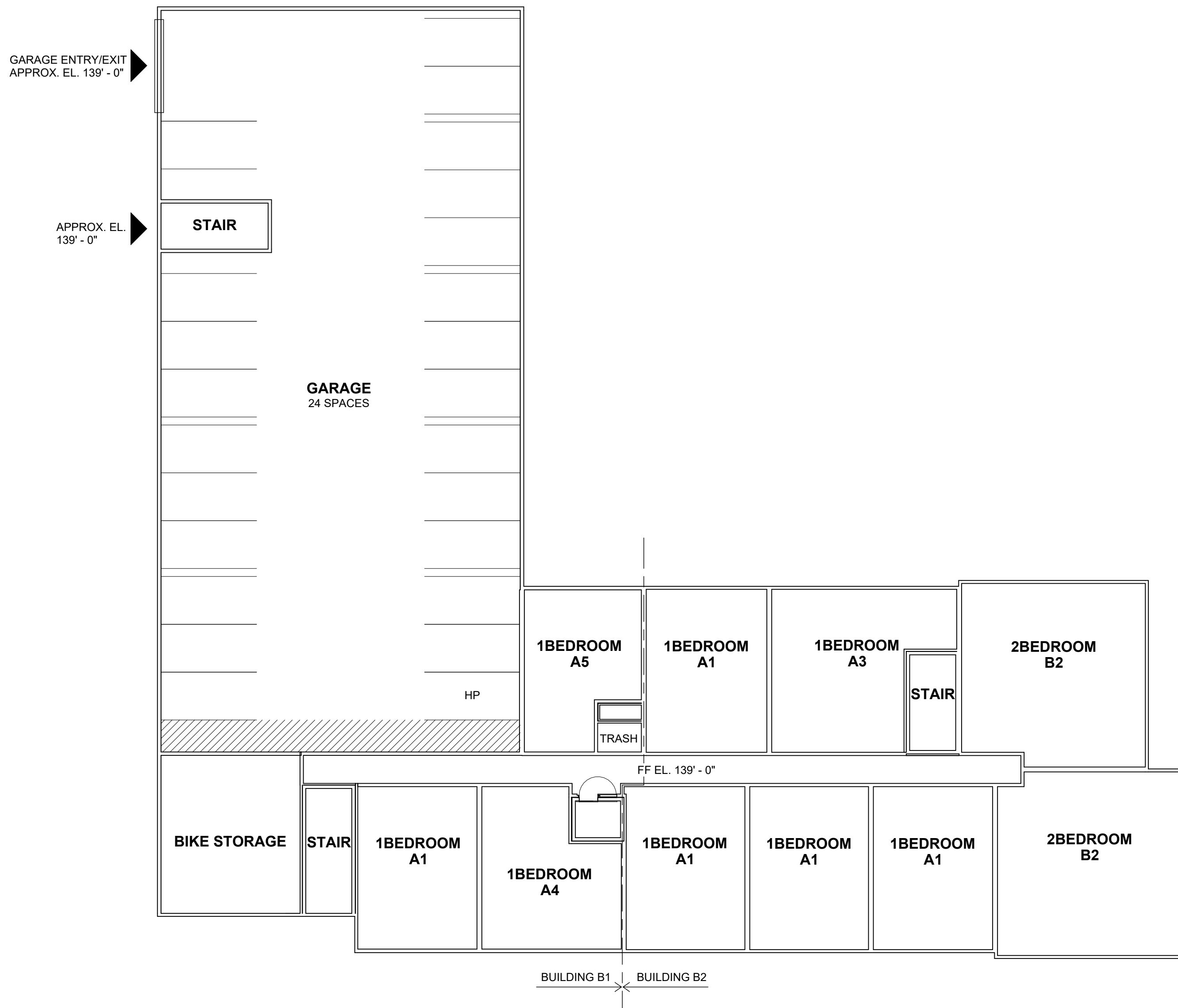
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20 FLOOR PLAN - BLDG B - LEVEL 00.2  
Scale: 1/16" = 1'-0"



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

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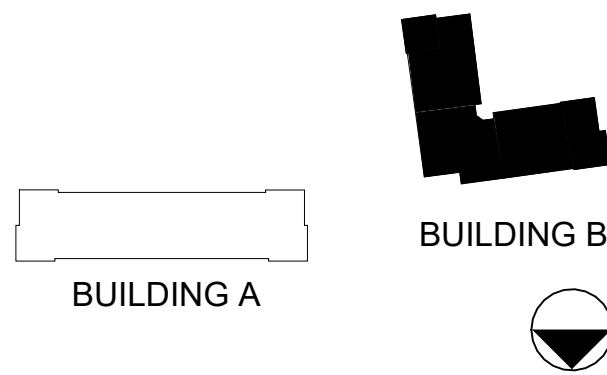
Architect of Record:

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

Key Plan:



Project Name:

FERNCROFT  
APARTMENTS

35 VILLAGE ROAD  
MIDDLETON, MA

Sheet Name:

BUILDING B -  
FLOOR PLAN -  
LEVELS 00.2 & 00.1

Project Number:

25032

Issue Date:

JULY 09, 2025

Sheet Number:

A1.05



Revision:

Drawn: G.R.

Checked: E.B.

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

### Key Plan:



# FERNCROFT APARTMENTS

35 VILLAGE ROAD  
MIDDLETON, MA

Sheet Name:

BUILDING B -  
FLOOR PLAN -  
LEVELS 01 & 02

Project Number:

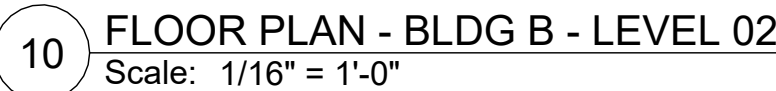
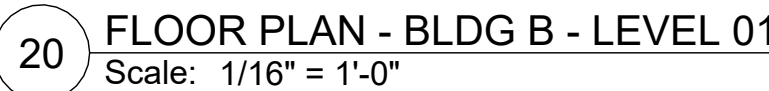
25032

Issue Date:

JULY 09, 2025

Sheet Number:

# A1.06





20 FLOOR PLAN - BLDG B - LEVEL 03  
Scale: 1/16" = 1'-0"



10 FLOOR PLAN - BLDG B - LEVEL 04  
Scale: 1/16" = 1'-0"



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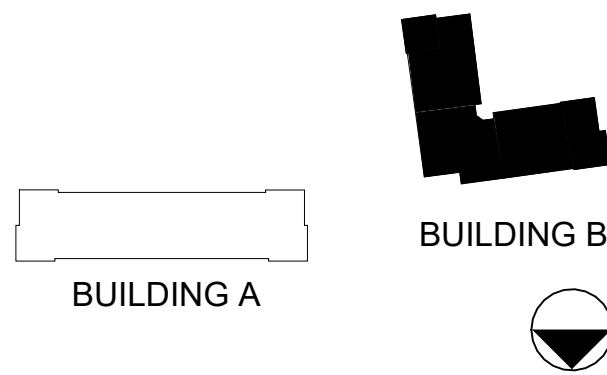
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Key Plan:



Project Name:

FERNCROFT  
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



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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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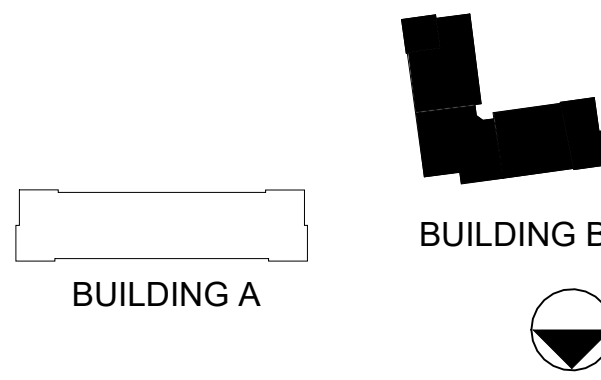
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Key Plan:



Project Name:

FERNCROFT  
APARTMENTS

35 VILLAGE ROAD  
MIDDLETON, MA

Sheet Name:

BUILDING B -  
LEVEL 05 & ROOF  
PLAN

Project Number:

25032

Issue Date:

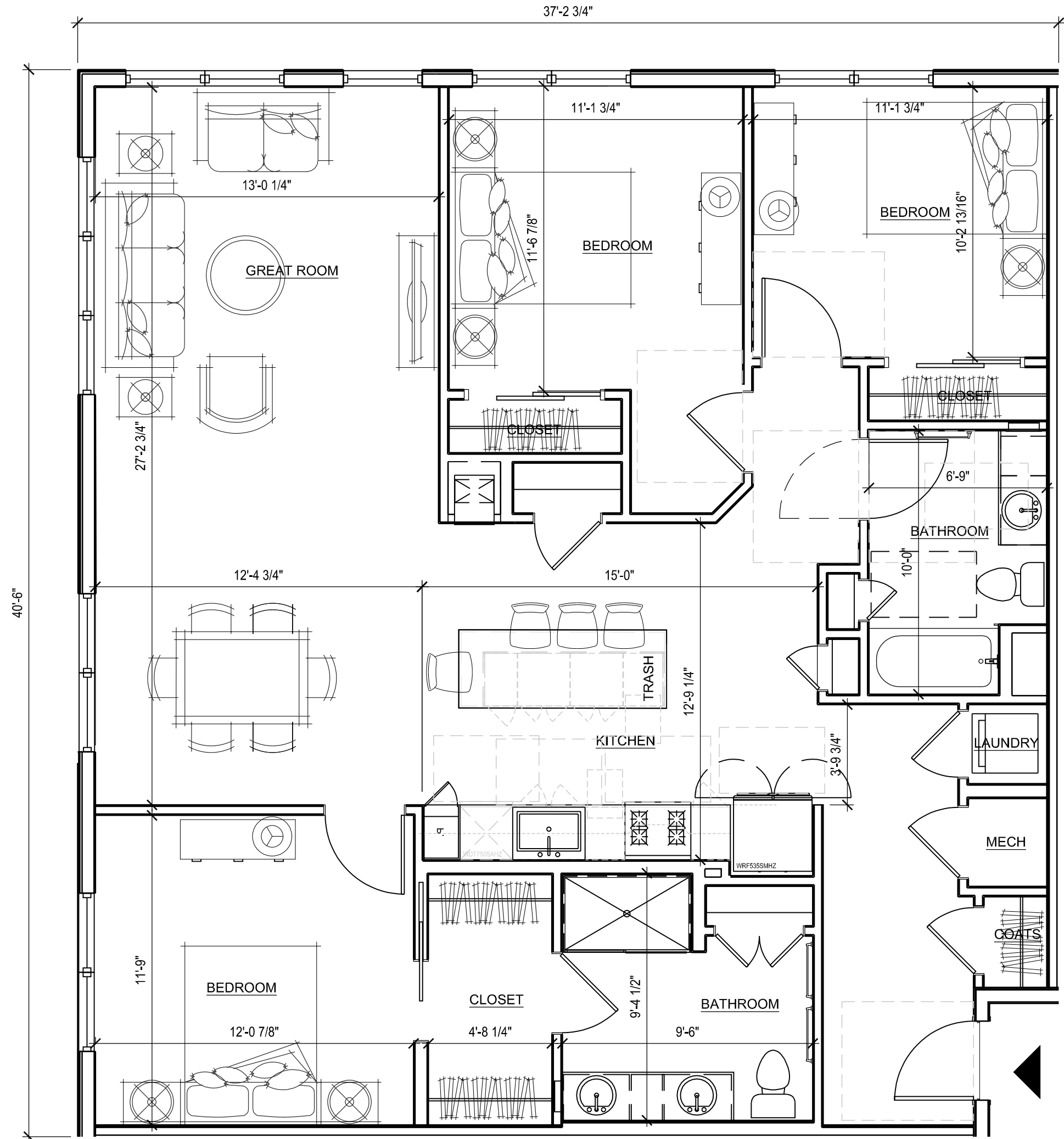
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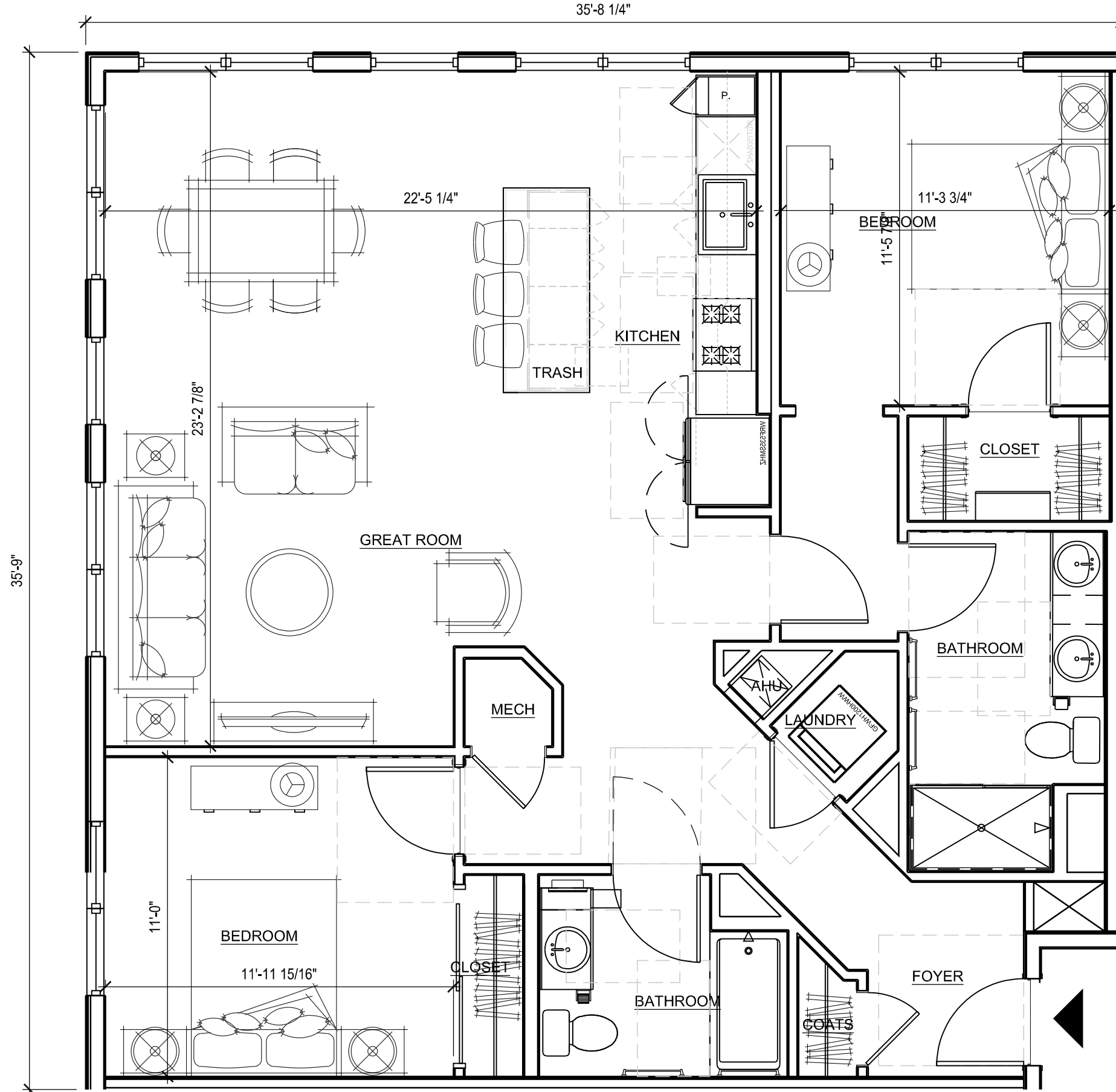
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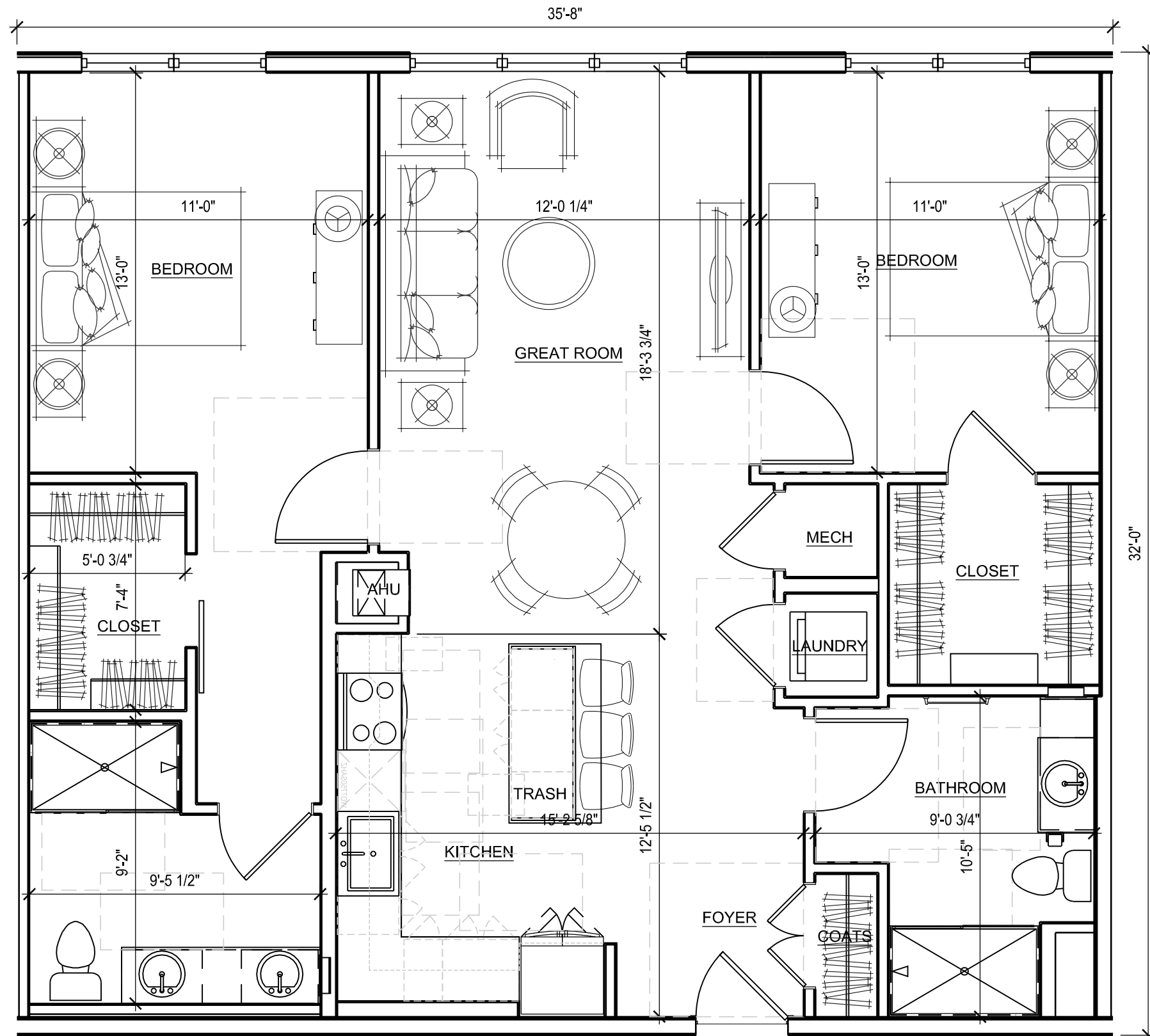
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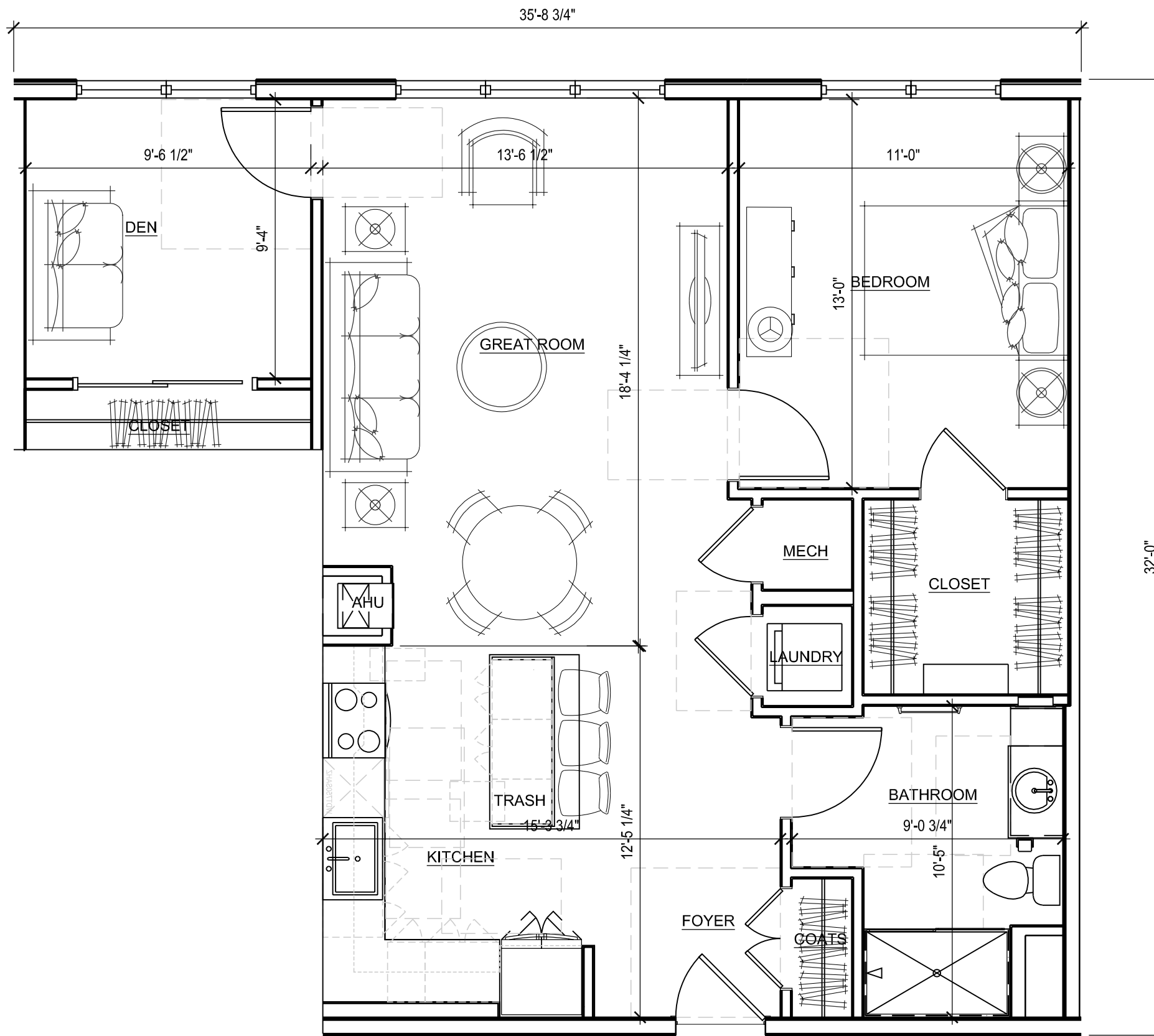
21 THREE BEDROOM UNIT PLAN  
SCALE: 1/4" = 1'-0"



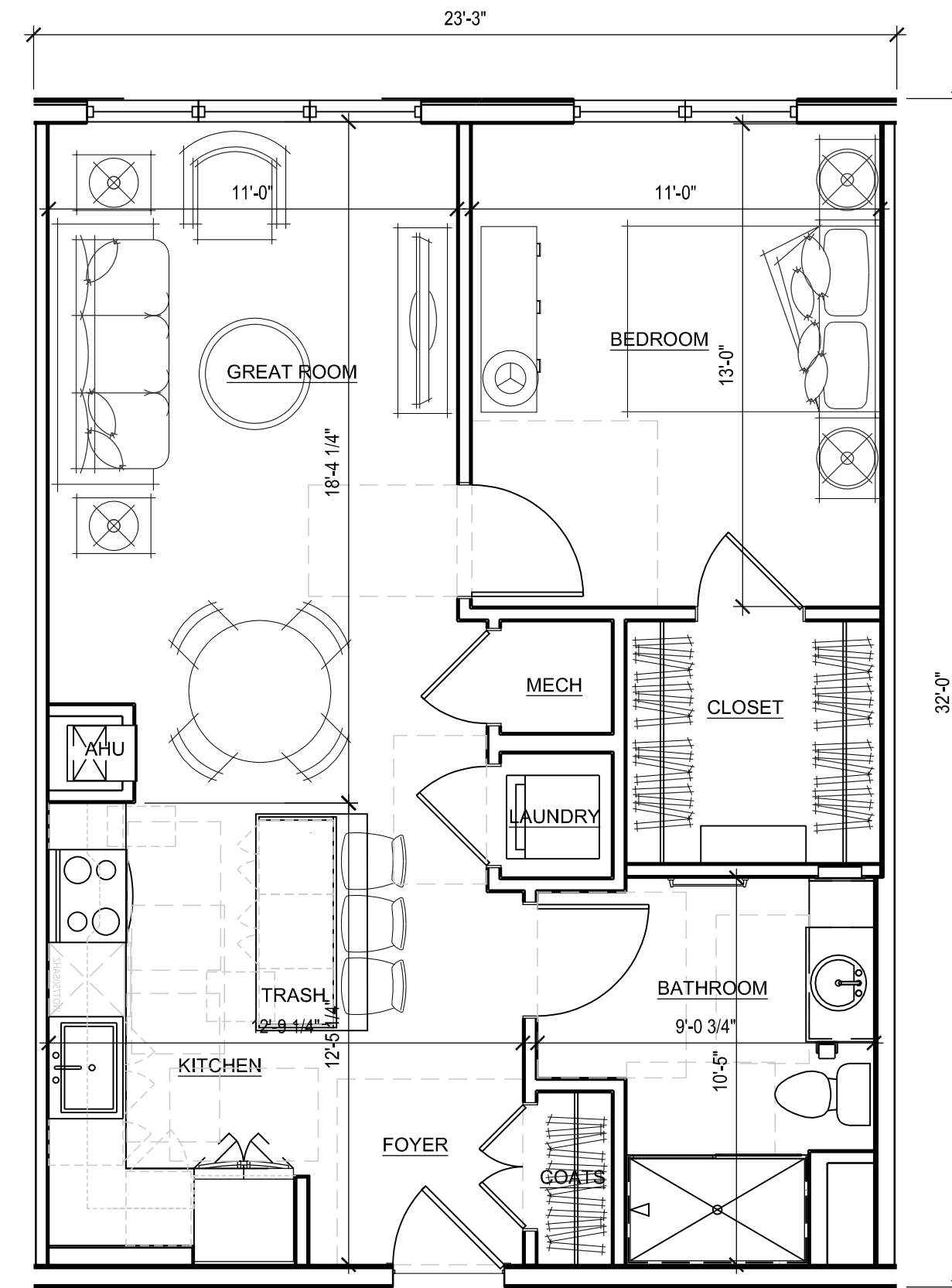
11 TWO BEDROOM CORNER UNIT PLAN  
SCALE: 1/4" = 1'-0"



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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Architect of Record:

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Checked: E. B.

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Key Plan:

Project Name:

FERNCROFT  
APARTMENTS

35 VILLAGE ROAD  
MIDDLETON, MA

Sheet Name:

TYPICAL UNIT PLANS

Project Number:

25032








Issue Date:

JULY 09, 2025

Sheet Number:

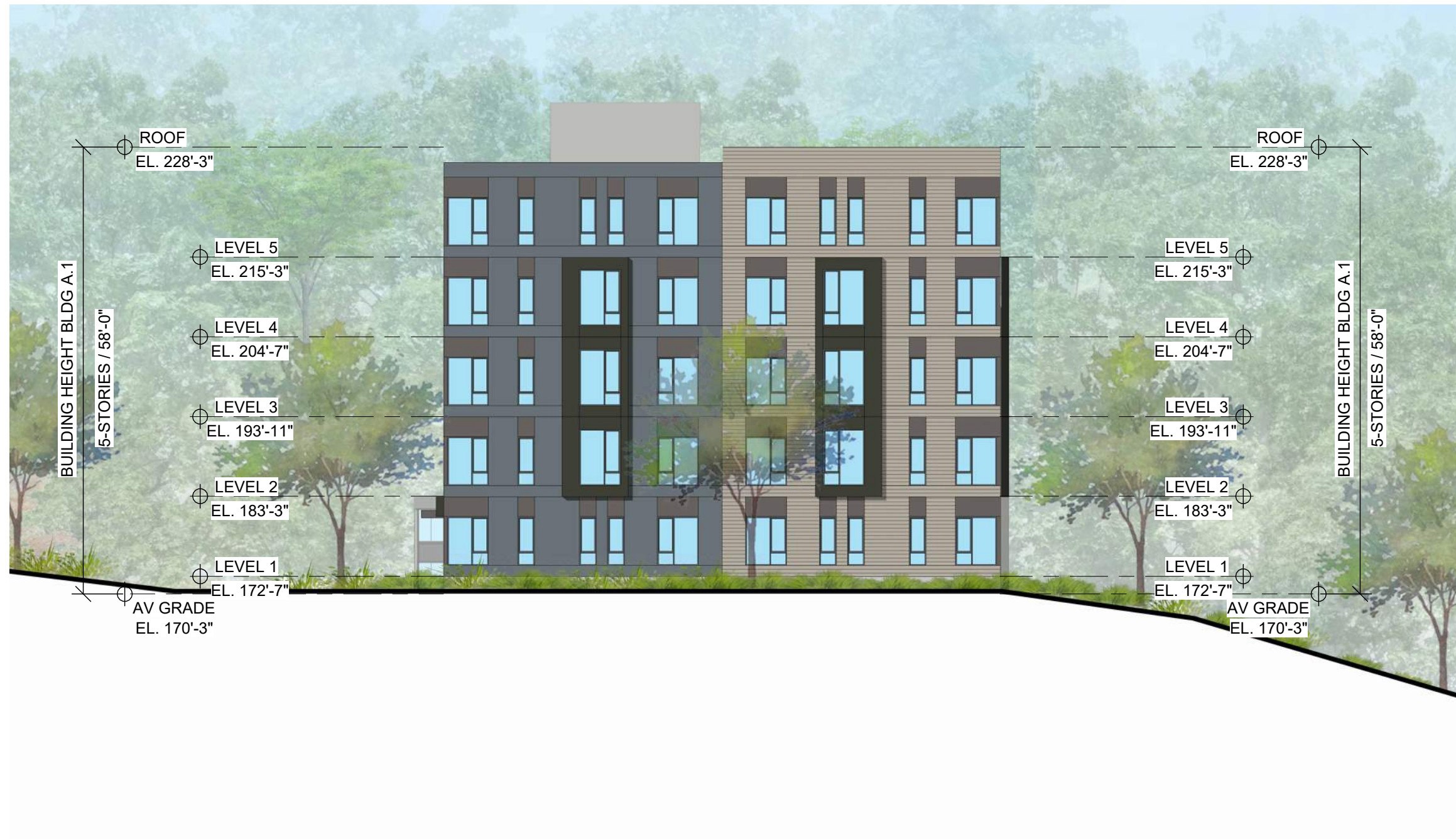
A2.01



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



40 SOUTH ELEVATION - BLDG A  
Scale: 1/16" = 1'-0"



30 WEST ELEVATION - BLDG A  
Scale: 1/16" = 1'-0"



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



10 NORTH ELEVATION - BLDG A  
Scale: 1/16" = 1'-0"

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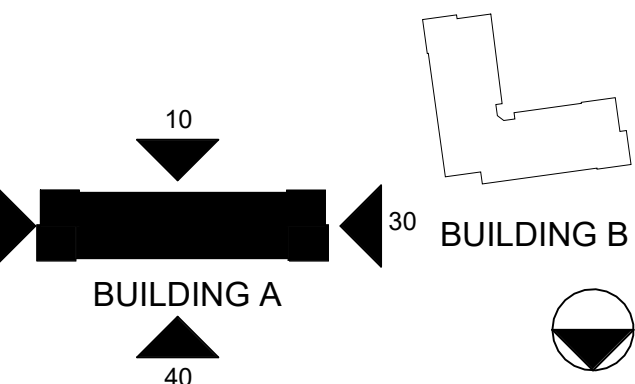
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Drawn: J.Z.

Checked: E.B.

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

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Project Name:  
**FERNCROFT  
APARTMENTS**

35 VILLAGE ROAD  
MIDDLETON, MA

Sheet Name:

**BUILDING A -  
EXTERIOR  
ELEVATIONS**

Project Number:

25032

Issue Date:

JULY 09, 2025

Sheet Number:

**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



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



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

tat

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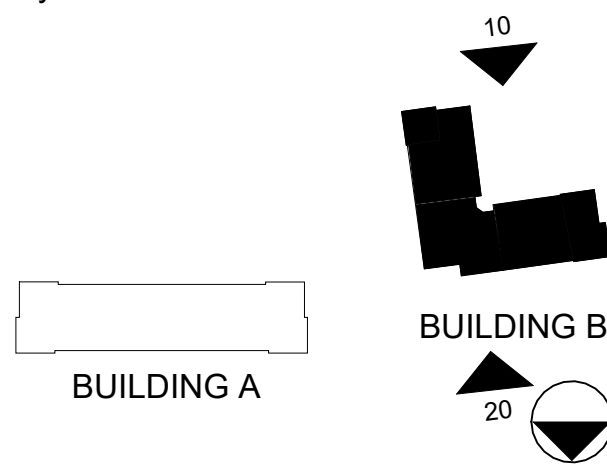
Architect of Record:

Drawn: J.Z.

Checked: E.B.

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

Key Plan:



Project Name:  
**FERNCROFT  
APARTMENTS**

35 VILLAGE ROAD  
MIDDLETON, MA

Sheet Name:

**BUILDING B -  
EXTERIOR  
ELEVATIONS**

Project Number:

25032

Issue Date:

JULY 09, 2025

Sheet Number:

**A4.02**



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



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

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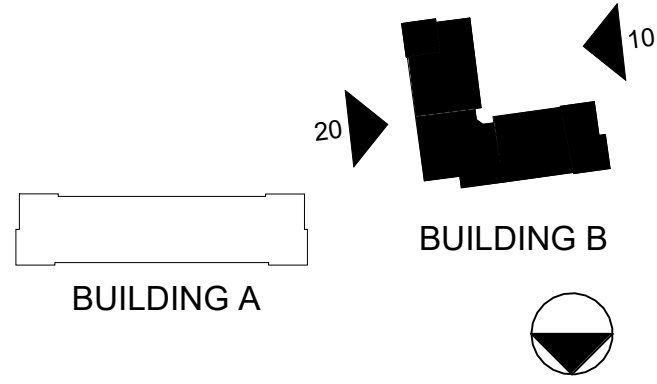
Architect of Record:

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Project Name:  
**FERNCROFT  
APARTMENTS**

35 VILLAGE ROAD  
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**A4.03**