

FERNCROFT APARTMENTS

35 VILLAGE ROAD
MIDDLETON, MA
APPLICATION FOR COMPREHENSIVE PERMIT



SUBMISSIONS :	
JULY 09, 2025	APPLICATION FOR PROJECT ELIGIBILITY TO MASSHOUSING
DECEMBER 19, 2025	APPLICATION FOR COMPREHENSIVE PERMIT



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DEVELOPMENT TEAM:	
APPLICANT	FERNCROFT APARTMENTS, LLC c/o SOVEREIGN PARTNERS, LLC 780 THIRD AVENUE, SUITE 2201 NEW YORK, NY 10017 PHONE #: 212.319.5800
PERMITTING ATTORNEY	SMOLAK & VAUGHAN LLP. EAST MILL 120 WATER STREET, SUITE 406 NORTH ANDOVER, MA 01845 PHONE #: 978.327.5215
ARCHITECT	THE ARCHITECTURAL TEAM 50 COMMANDANTS WAY AT ADMIRALS HILL CHELSEA, MA 02150 PHONE #: 617.889.4402
SURVEY CONSULTANT	FELDMAN LAND SURVEYORS 112 SHAWMUT AVENUE BOSTON, MA 02118 PHONE #: 617.357.9740
CIVIL ENGINEER	WESTON & SAMPSON ENGINEERS 55 WALKERS BROOK DRIVE, SUITE 100 READING, MA 01867 PHONE #: 978.532.1900
TRAFFIC ENGINEER	VANASSE & ASSOCIATES 35 NEW ENGLAND BUSINESS CENTER DRIVE, SUITE 140 ANDOVER, MA 01810 PHONE #: 978.474.8800

Consultant:

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Architect of Record:



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Scale:

Key Plan:

Project Name:
FERNCROFT APARTMENTS

35 VILLAGE ROAD
MIDDLETON, MA

Sheet Name:
PROJECT COVER

Project Number:
25032

Issue Date:
DECEMBER 19, 2025

Sheet Number:
T0.01





DRAWING LIST			
SHEET NUMBER	SHEET NAME	JULY 09, 2025 APPLICATION FOR PROJECT ELIGIBILITY	DEC 19, 2025 COMPREHENSIVE PERMIT APPLICATION
T0.01	PROJECT COVER	X	X
T0.02	DRAWING LIST/ PROJECT INFORMATION/ SITE CONTEXT MAP	X	X

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

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

A5.01	BUILDING SECTION		X
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Building	Level	Floor Area			
		Garage	Amenity & Leasing	GSF Residential	Total GSF ¹
A	00.2	0	0	7,110	7,110
	00.1	0	1,035	10,629	11,664
	1	0	0	21,997	21,997
	2	0	0	21,997	21,997
	3	0	0	21,997	21,997
	4	0	0	12,613	12,613
	5	0	0	12,613	12,613
SubTotal		0	1,035	108,956	109,991

B	00.4	-	-	7,666	7,666
	00.3	-	-	11,019	11,019
	00.2	10,437	-	11,879	22,316
	00.1	8,227	-	14,089	22,316
	1	-	1,294	20,711	22,005
	2	-	-	22,005	22,005
	3	-	-	12,862	12,862
	4	-	-	12,862	12,862
SubTotal		18,664	1,294	113,093	133,051

Total Project	18,664	2,329	222,049	243,042
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Building	Building Height ²			
	Avg. Grade	Highest Roof Elev.	Height (Feet)	Height (Stories)
A.1	167.00	228	61.00	5
A.2	156.00	206.75	50.75	5
B.1	130.33	196.25	65.92	5
B.2	110.75	174.92	64.17	5

- NOTES:
1. **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.
2. **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.
3. **Accessible Parking Spaces:** Per 521 CMR, 2 of the 47 garage parking spaces will be designated as accessible, including 1 van-accessible space.

Unit Mix					Garage Parking Spaces ³
STUDIO AVG. 766 NSF	1 BR AVG. 766 NSF	2BR AVG. 1,154 NSF	3BR AVG. 1,390 NSF	Total	
0	4	0	1	5	0
0	6	0	2	8	0
0	13	2	4	19	0
0	14	2	4	20	0
0	14	2	4	20	0
0	7	2	2	11	0
0	7	2	2	11	0
0	65	10	19	94	0

0	5	1	0	6	0
1	7	2	0	10	0
1	8	2	0	11	27
1	10	2	0	13	20
1	14	6	0	21	0
1	14	7	0	22	0
0	7	5	0	12	0
0	5	5	1	11	0
5	70	30	1	106	47

5	135	40	20	200	47
2.5%	67.5%	20.0%	10%	100.0%	

Group 2A
Group 1

Accessible Units				
STUDIO	1 BR	2BR	3BR	Total
1	6	2	1	10
4	129	38	19	190

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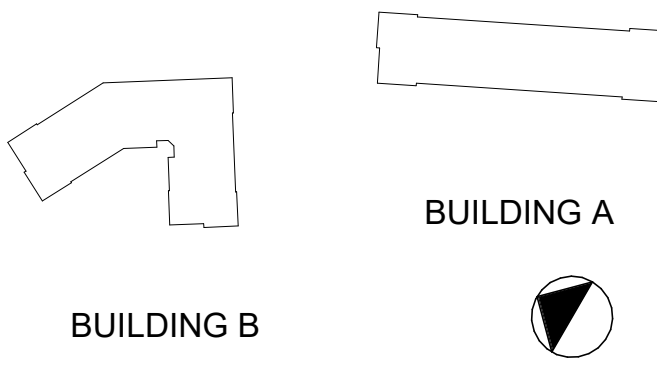


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FERNCROFT
APARTMENTS

35 VILLAGE ROAD
MIDDLETON, MA

Sheet Name:

DRAWING LIST/
PROJECT
INFORMATION/
SITE CONTEXT
MAP

Project Number:

25032

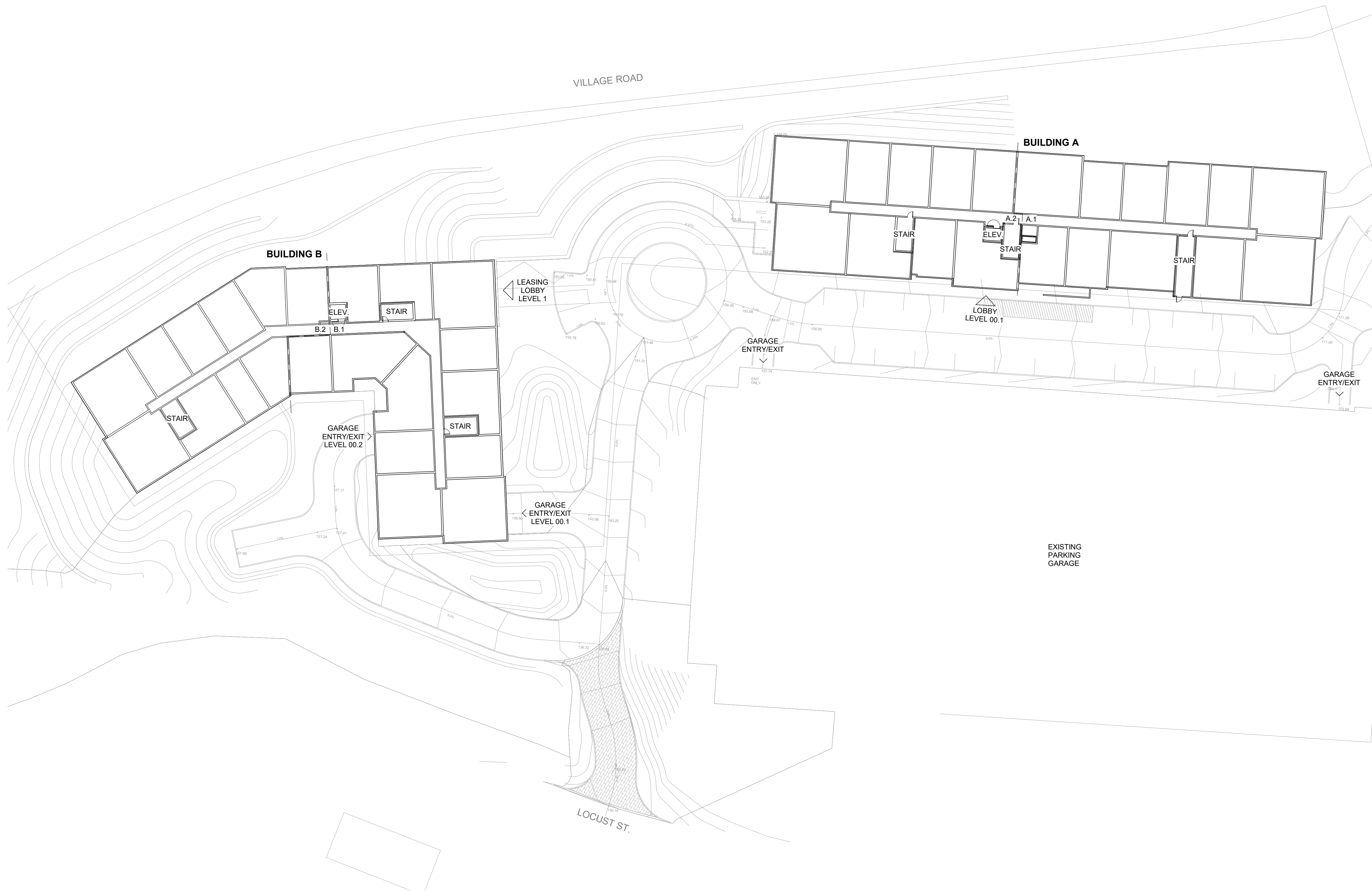
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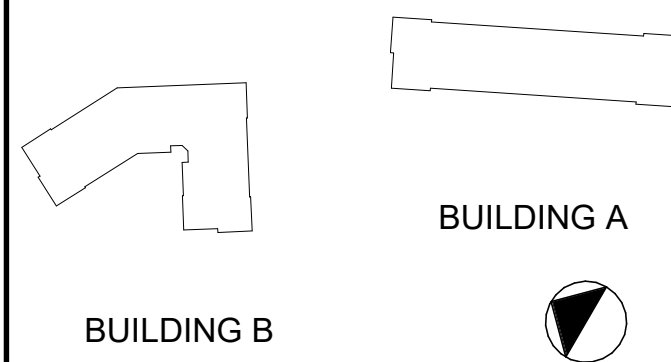


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APARTMENTS

35 VILLAGE ROAD
MIDDLETON, MA

Sheet Name:

ARCHITECTURAL
SITE PLAN

Project Number:

25032

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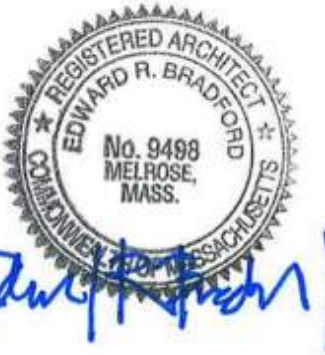
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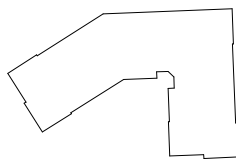


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Key Plan:



BUILDING A

BUILDING B

Project Name:

FERNCROFT
APARTMENTS

35 VILLAGE ROAD
MIDDLETON, MA

Sheet Name:

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

Project Number:

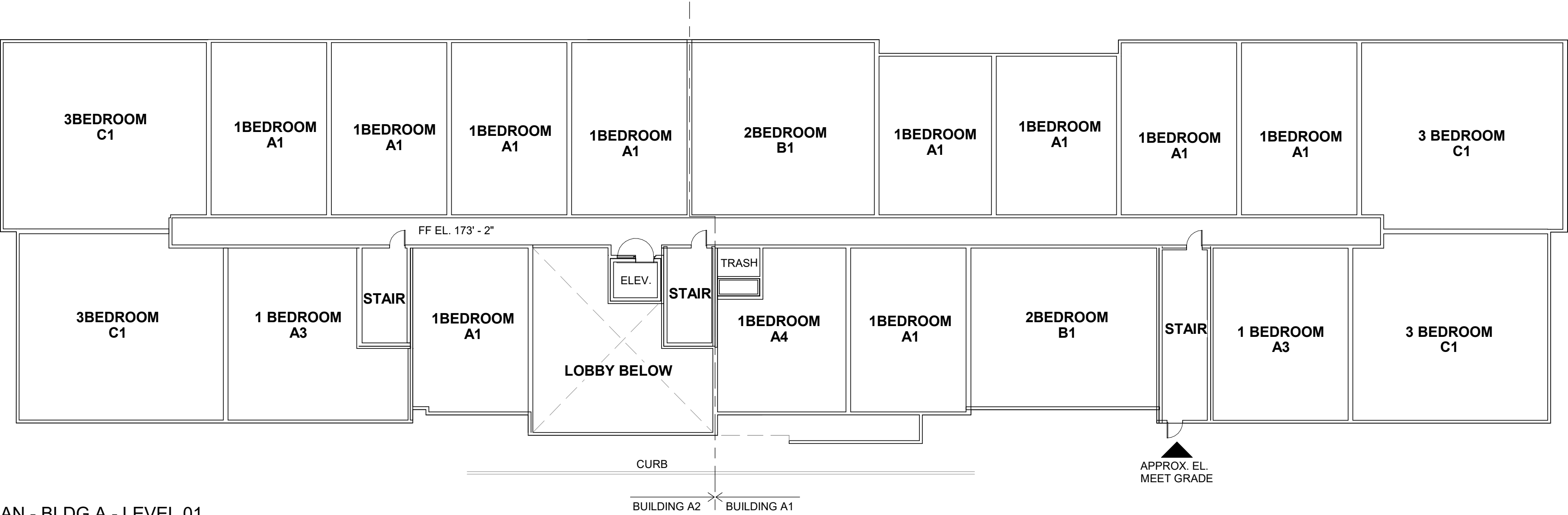
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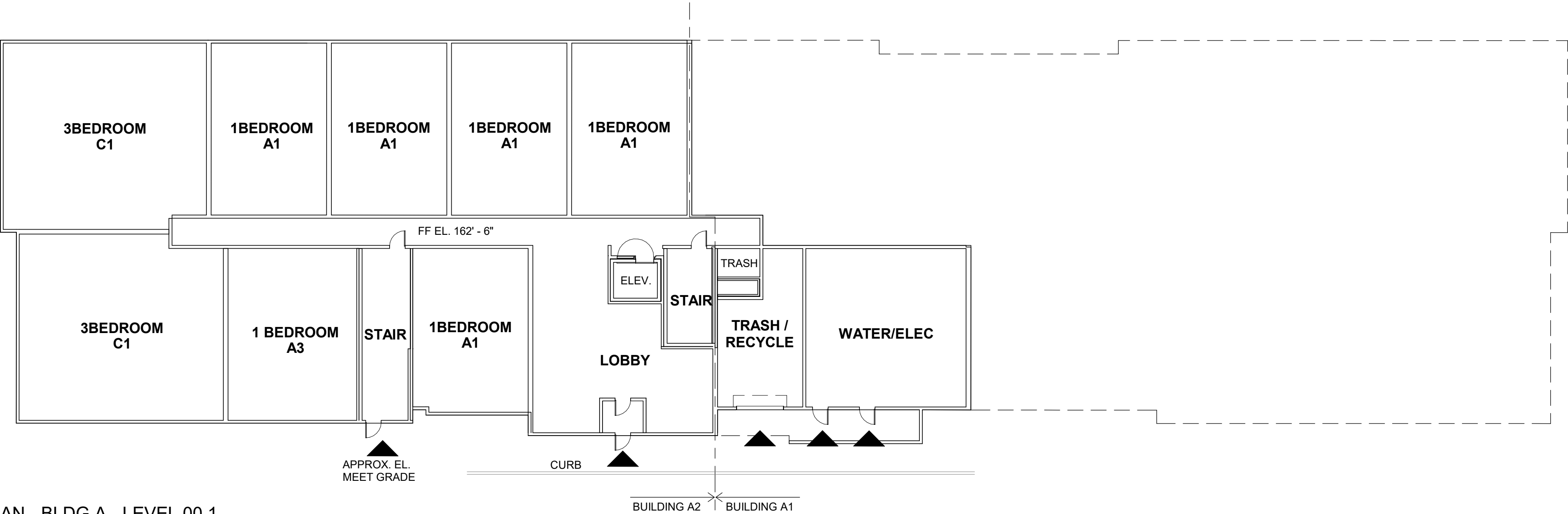
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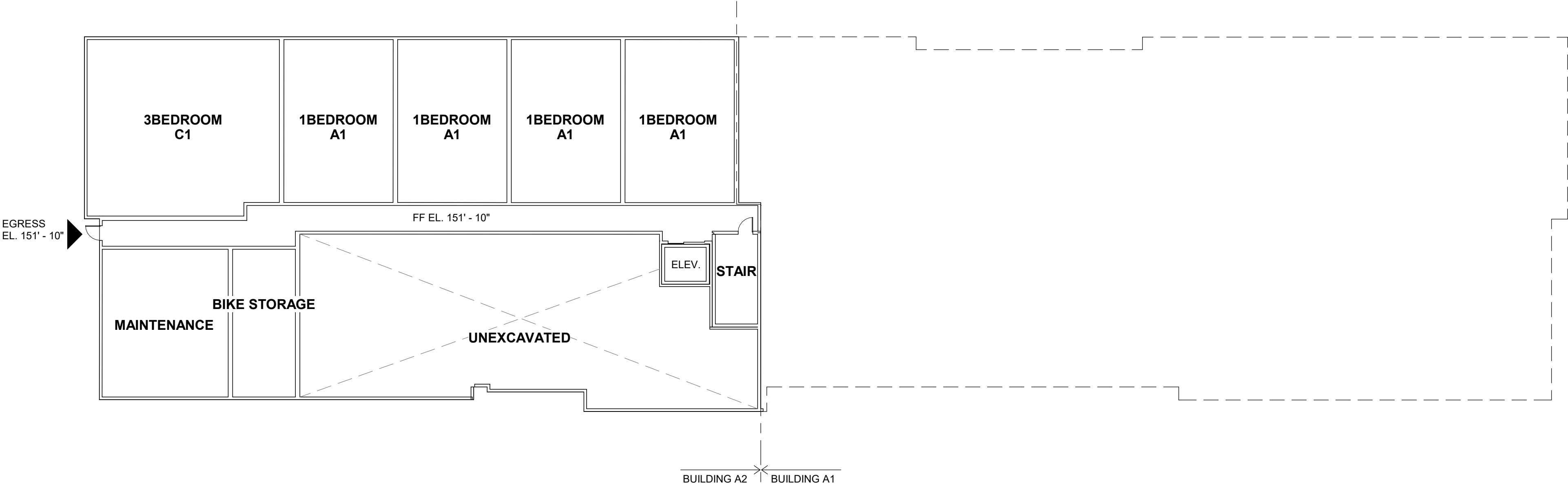
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12 FLOOR PLAN - BLDG A - LEVEL 01
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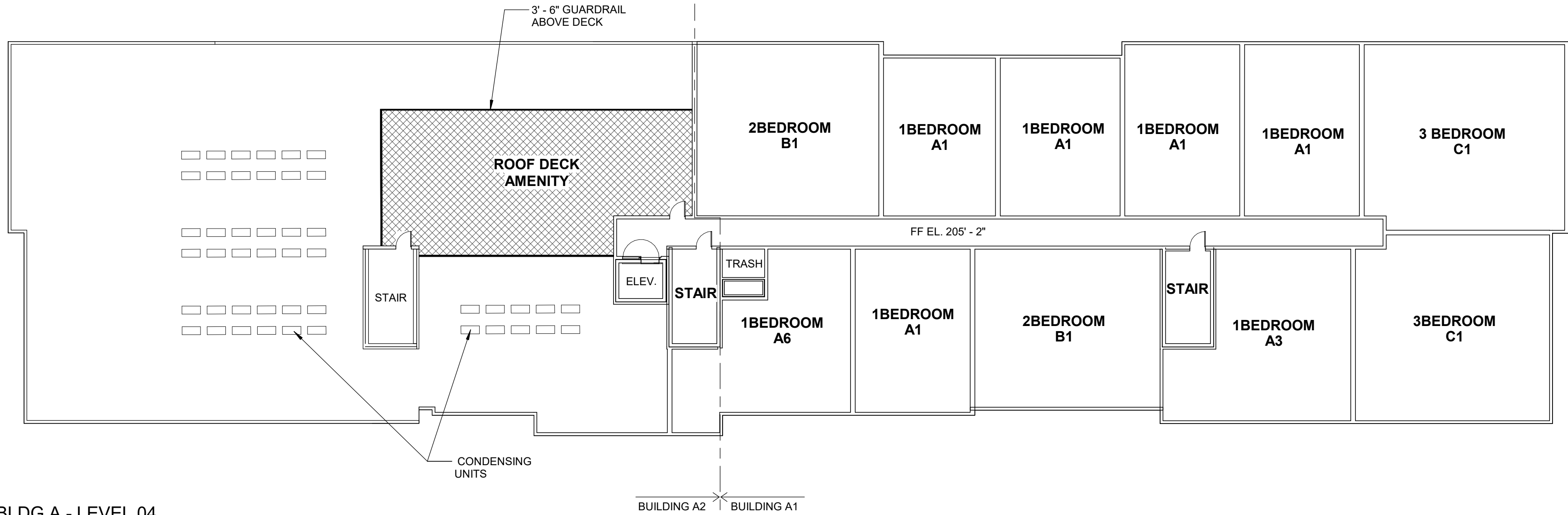


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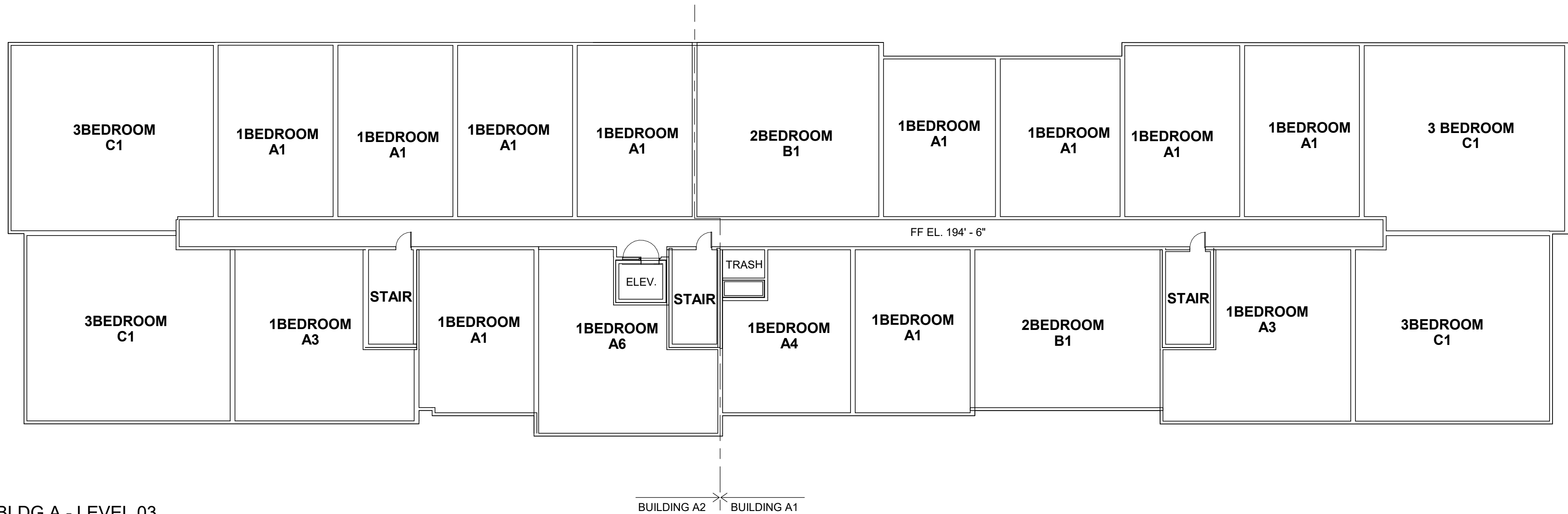


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Scale: 1/16" = 1'-0"

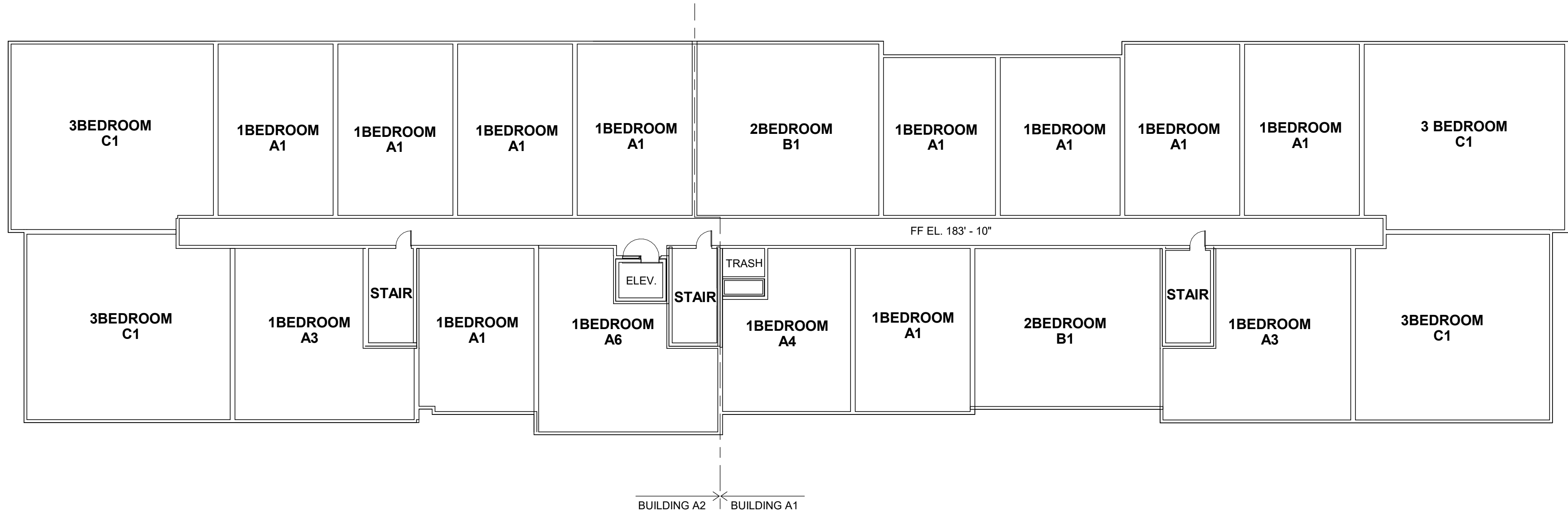
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12 FLOOR PLAN - BLDG A - LEVEL 04
Scale: 1/16" = 1'-0"



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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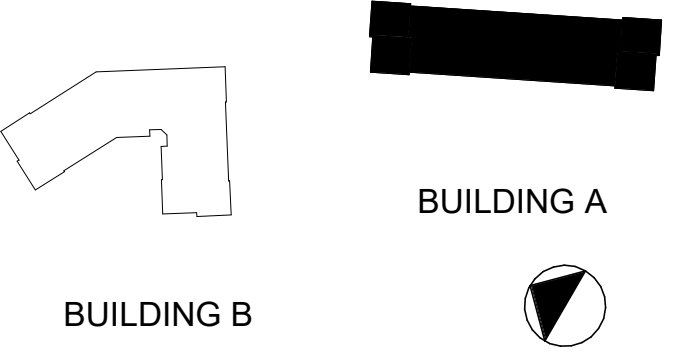


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Key Plan:



Project Name:

FERNCROFT
APARTMENTS

35 VILLAGE ROAD
MIDDLETON, MA

Sheet Name:

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

Project Number:

25032

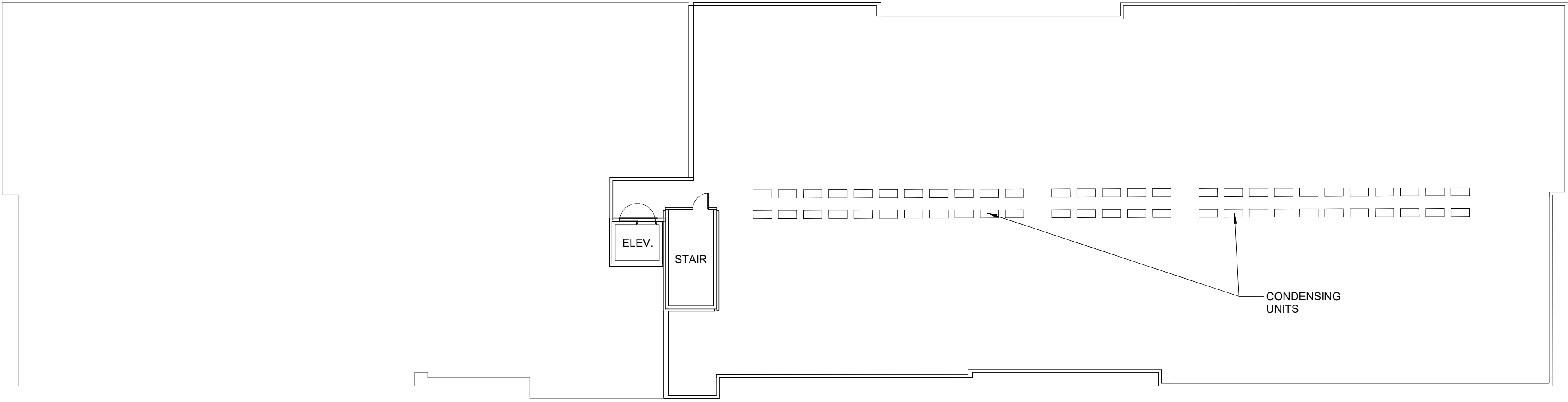
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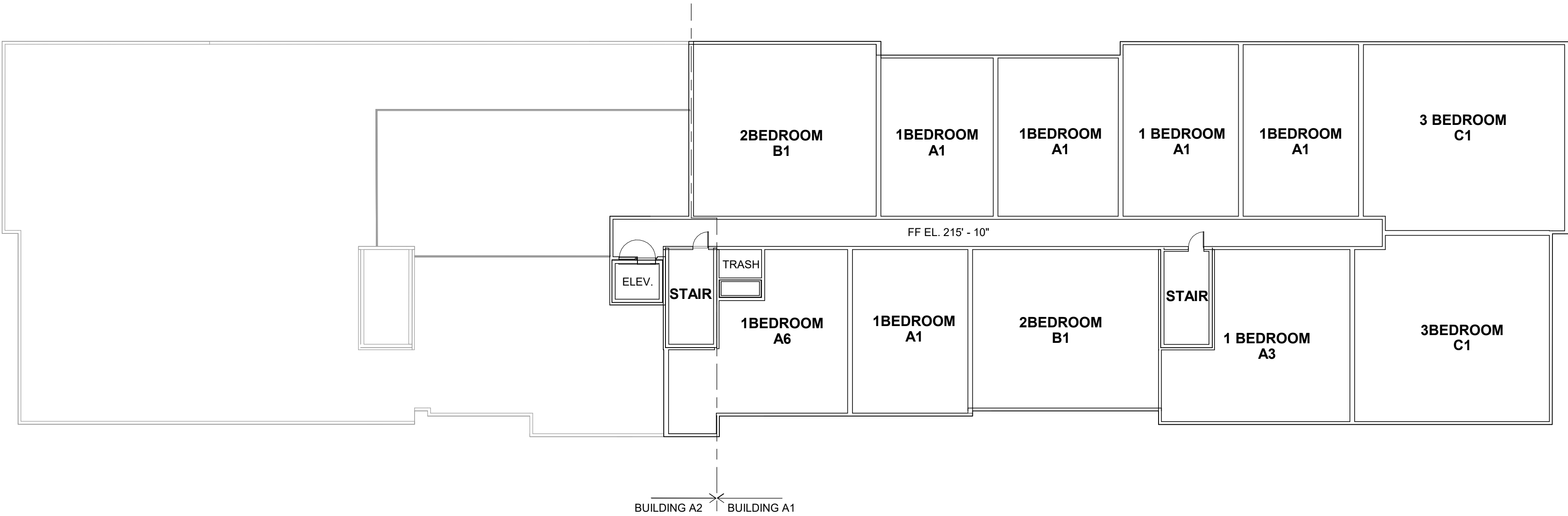
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11 ROOF PLAN - BLDG A
Scale: 1/16" = 1'-0"



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

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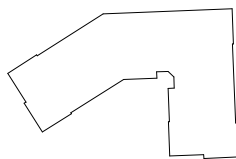


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Scale: 1/16" = 1'-0"

Key Plan:



BUILDING A

BUILDING B



Project Name:

FERNCROFT
APARTMENTS

35 VILLAGE ROAD
MIDDLETON, MA

Sheet Name:

BUILDING A -
FLOOR PLAN -
LEVEL 05 & ROOF
PLAN

Project Number:

25032

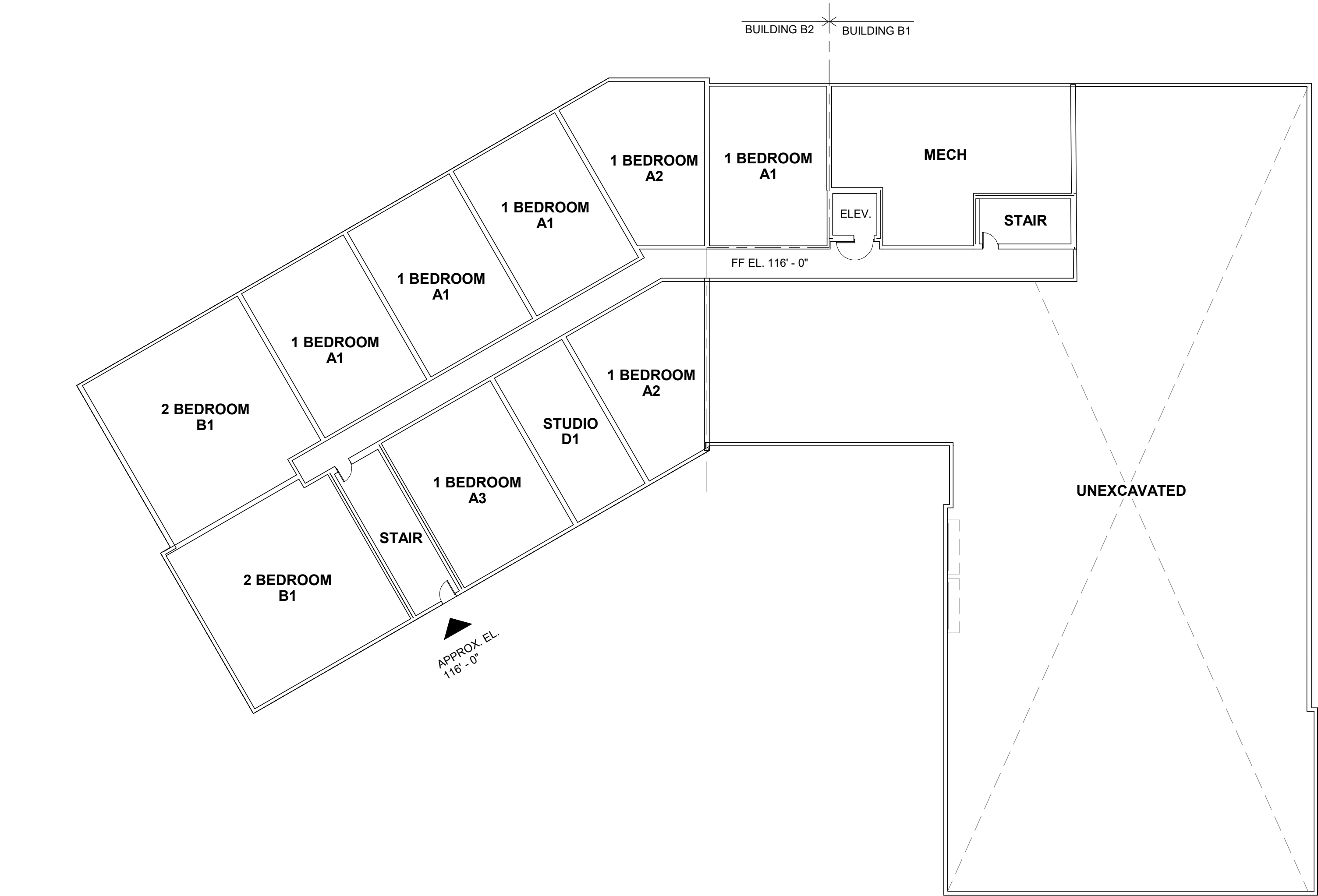
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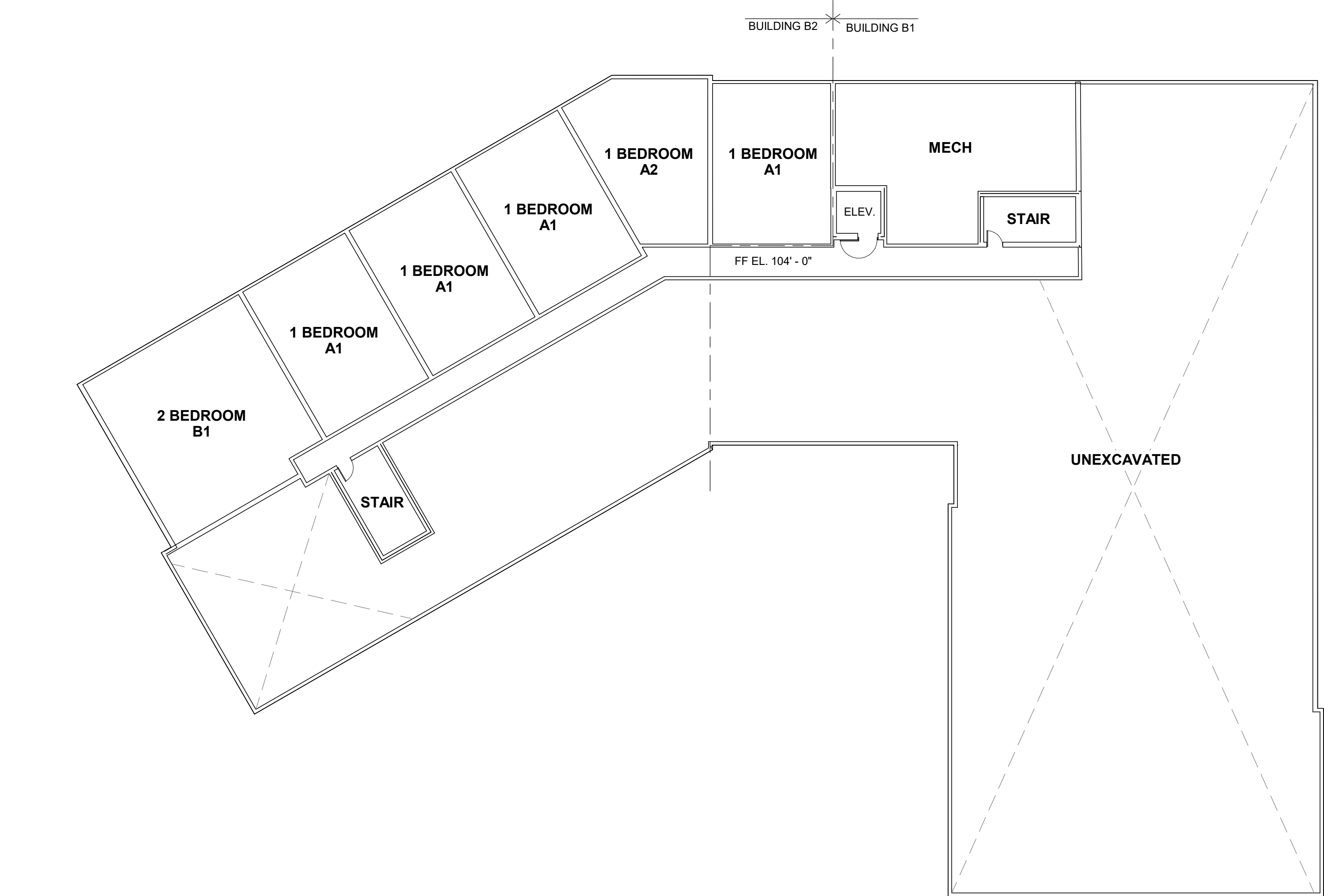
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20 FLOOR PLAN - BLDG B - LEVEL 00.3
Scale: 1/16" = 1'-0"



10 FLOOR PLAN - BLDG B - LEVEL 00.4
Scale: 1/16" = 1'-0"

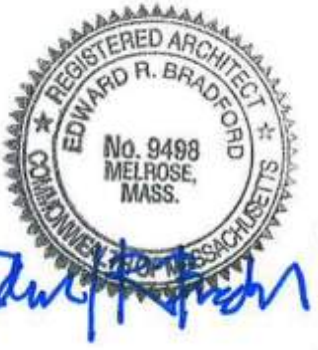
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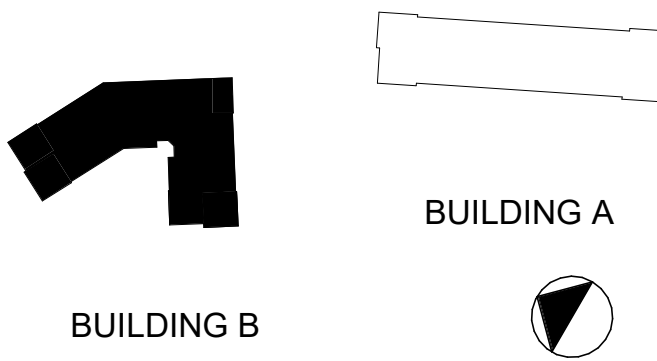


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Key Plan:



Project Name:

FERNCROFT
APARTMENTS

35 VILLAGE ROAD
MIDDLETON, MA

Sheet Name:

BUILDING B -
FLOOR PLAN -
LEVELS 00.4 & 00.3

Project Number:

25032

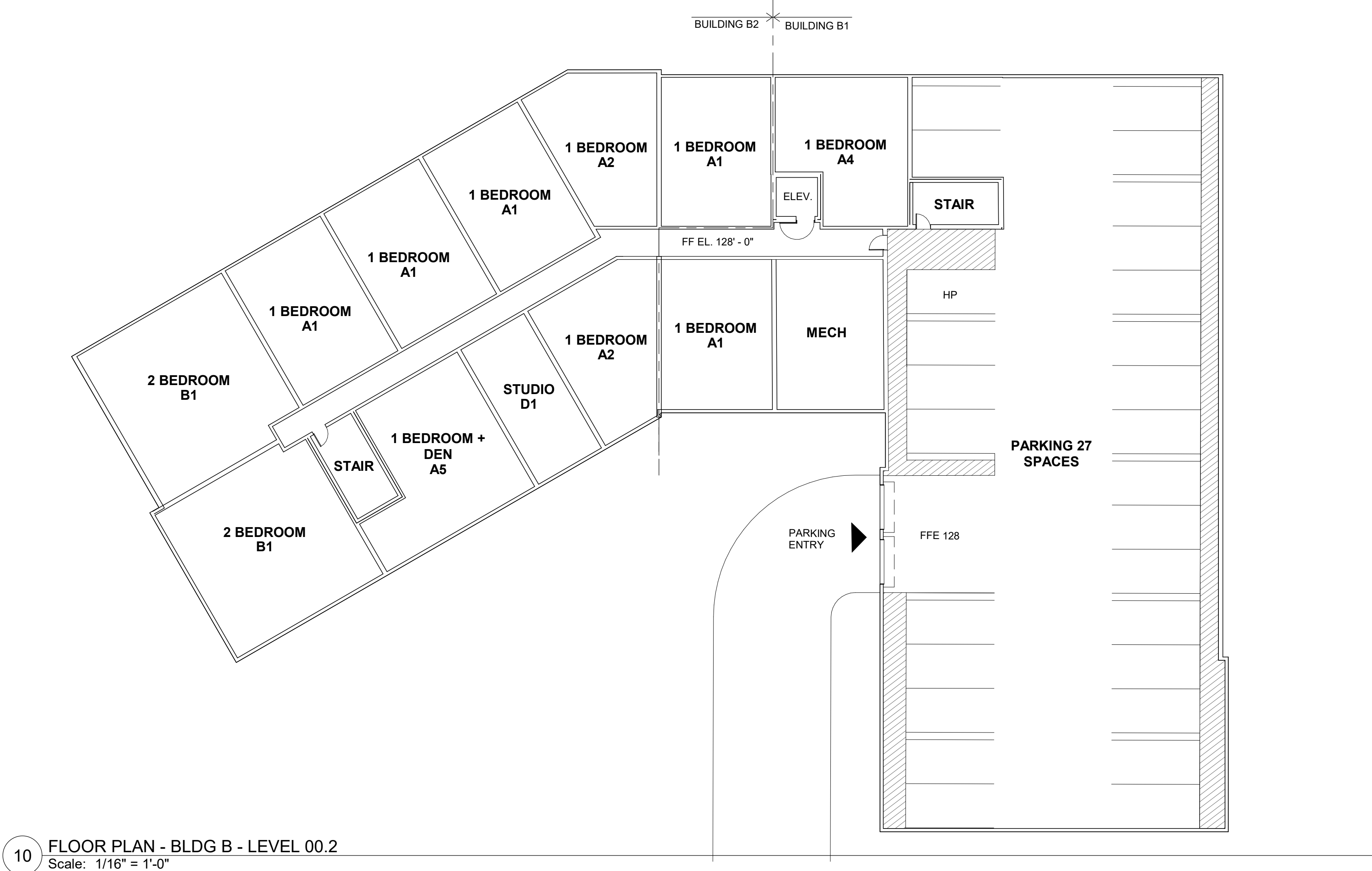
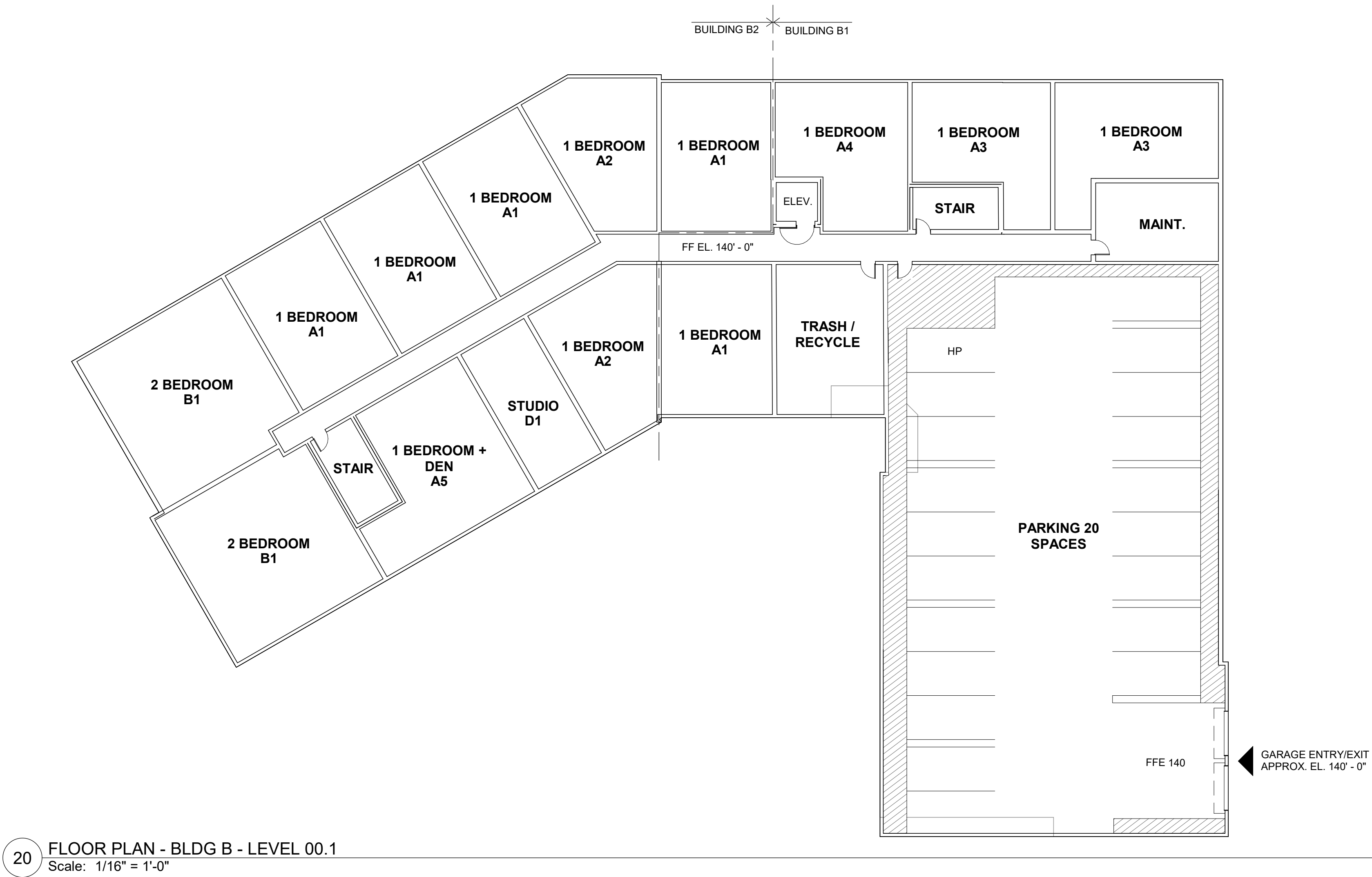
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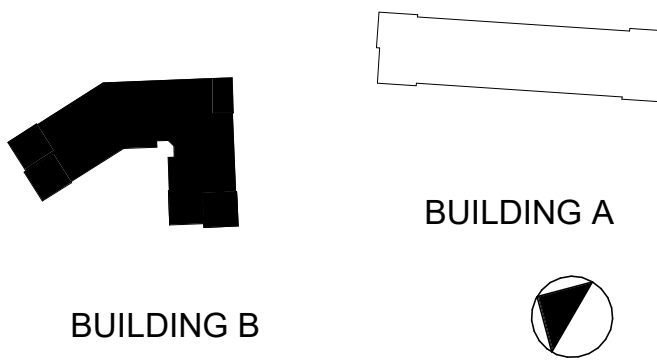


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Scale: 1/16" = 1'-0"

Key Plan:



Project Name:

FERNCROFT
APARTMENTS

35 VILLAGE ROAD
MIDDLETON, MA

Sheet Name:

BUILDING B -
FLOOR PLAN -
LEVEL 00.2 & 00.1

Project Number:

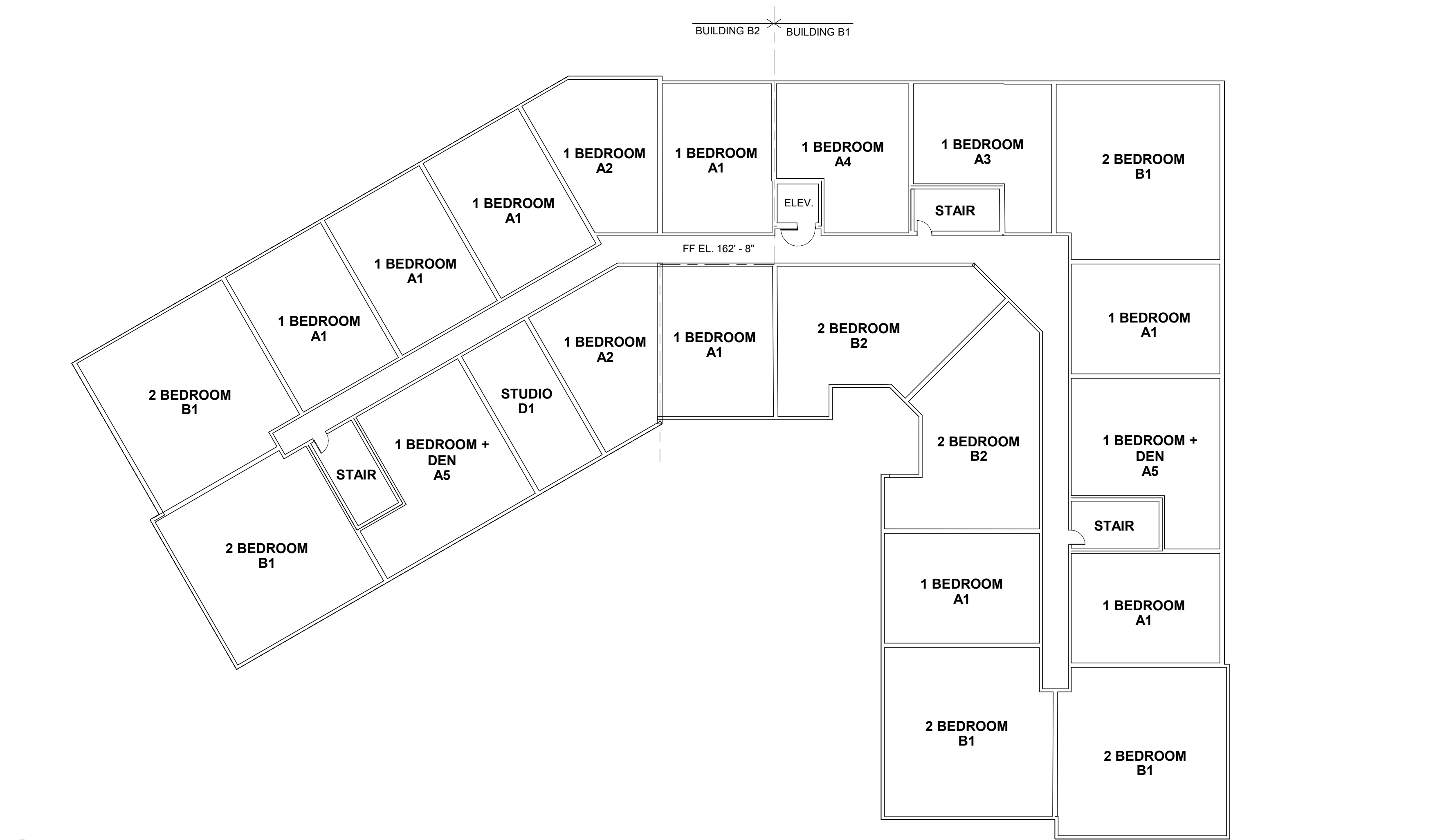
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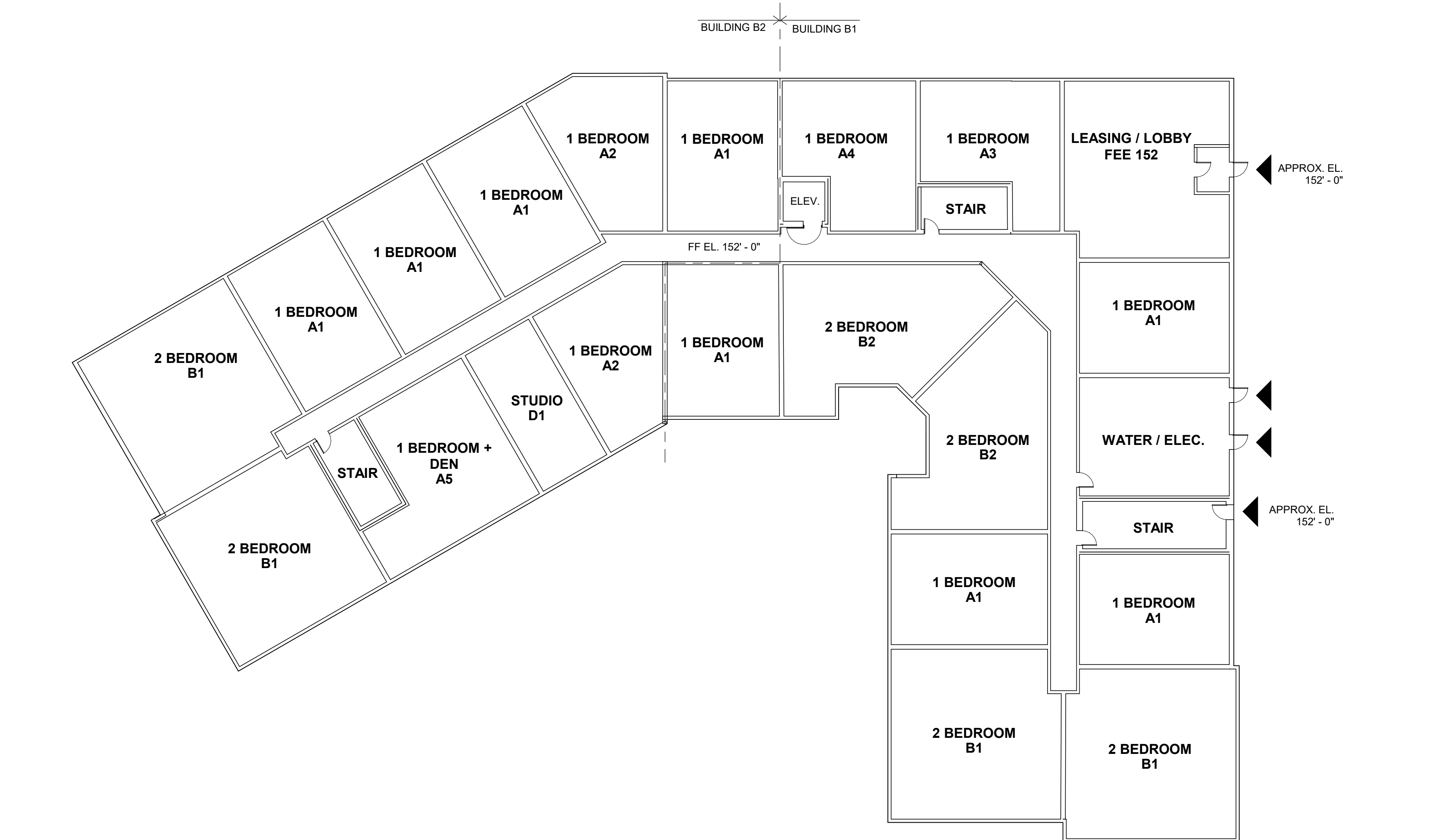
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A1.05



20 FLOOR PLAN - BLDG B - LEVEL 02
Scale: 1/16" = 1'-0"



10 FLOOR PLAN - BLDG B - LEVEL 01
Scale: 1/16" = 1'-0"

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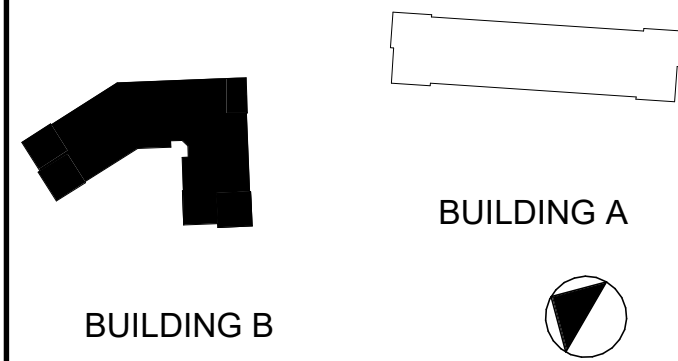


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Key Plan:



Project Name:

FERNCROFT
APARTMENTS

35 VILLAGE ROAD
MIDDLETON, MA

Sheet Name:

BUILDING B -
FLOOR PLAN -
LEVEL 01 & 02

Project Number:

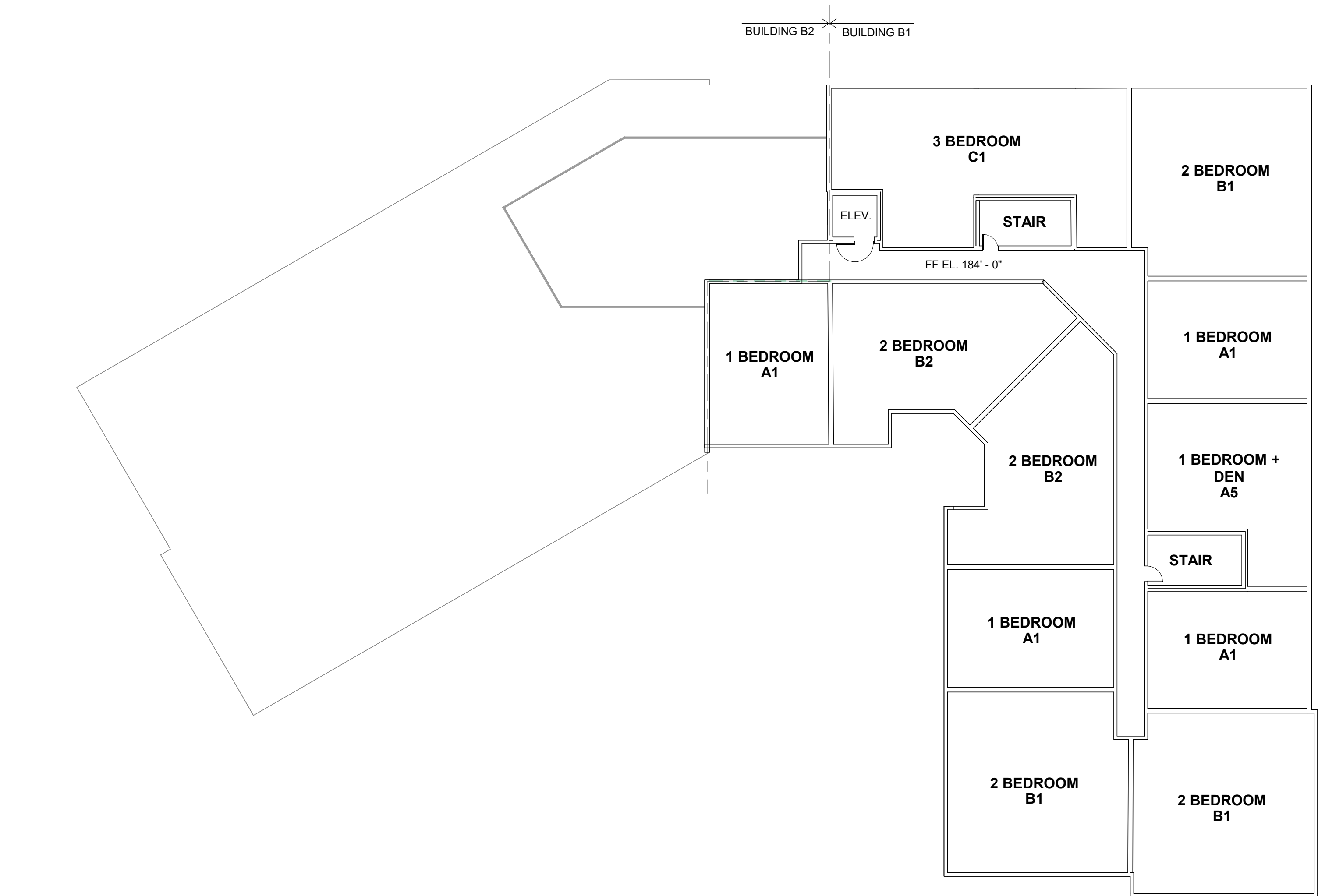
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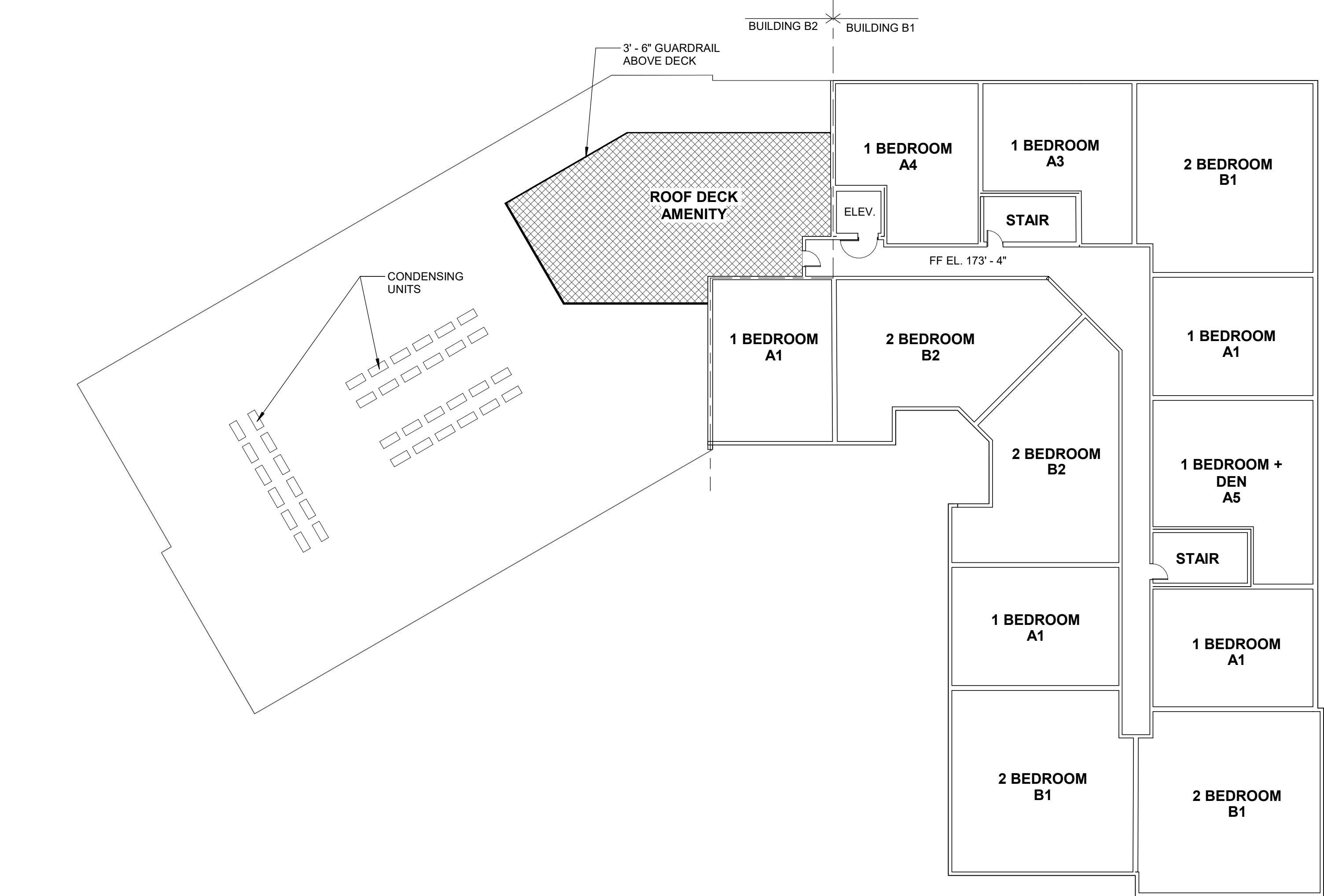
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A1.06



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10 FLOOR PLAN - BLDG B - LEVEL 03
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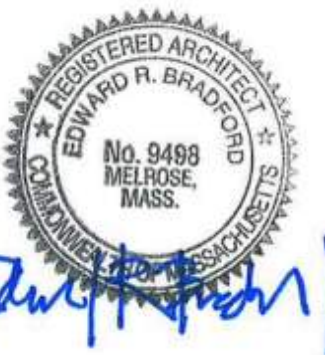
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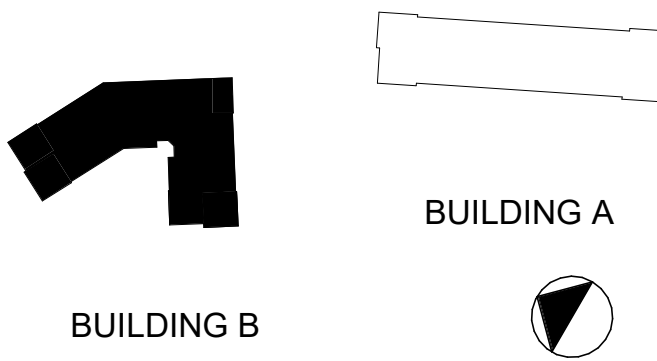


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APARTMENTS

35 VILLAGE ROAD
MIDDLETON, MA

Sheet Name:

BUILDING B -
FLOOR PLAN -
LEVEL 03 & 04

Project Number:

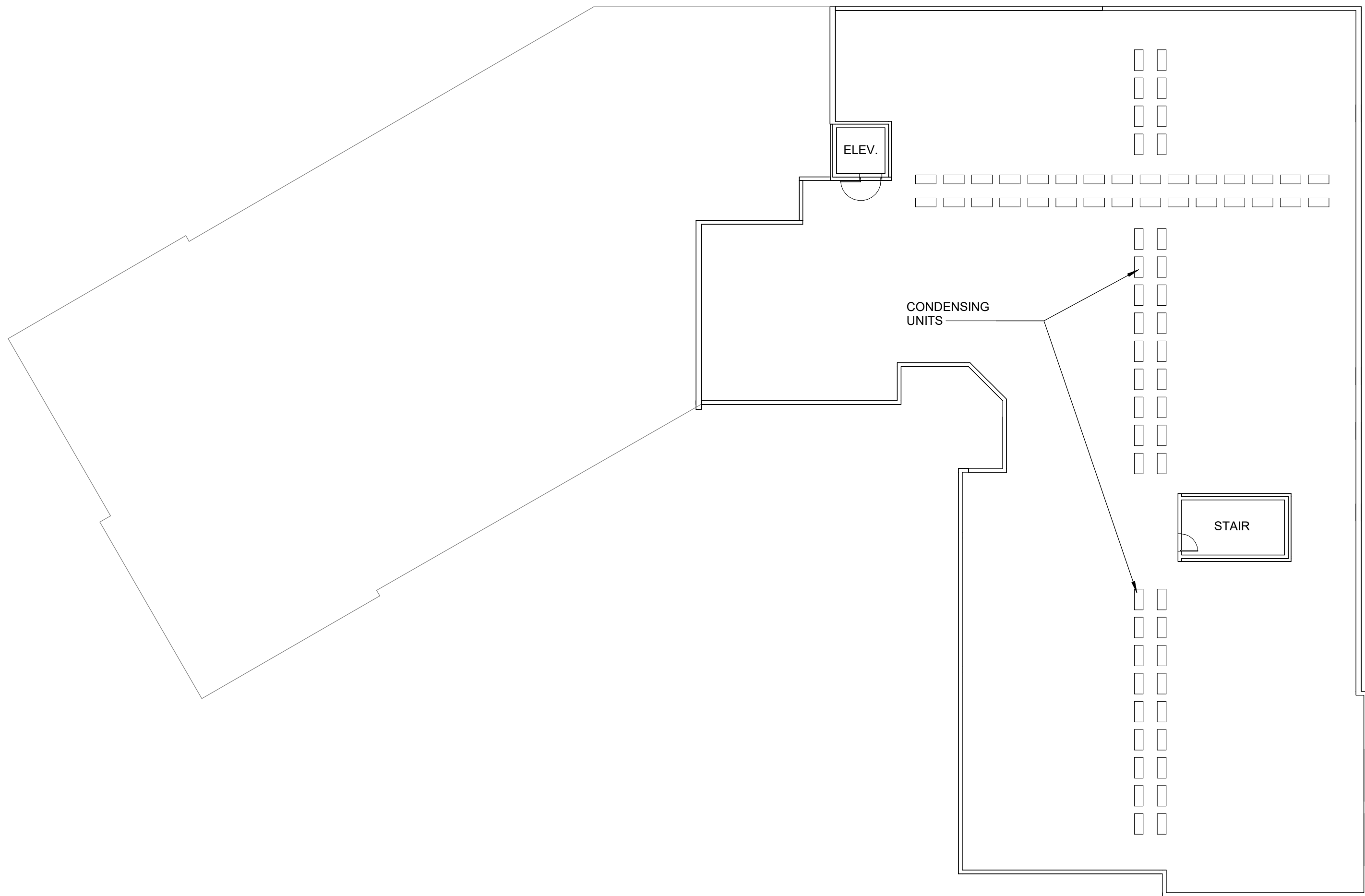
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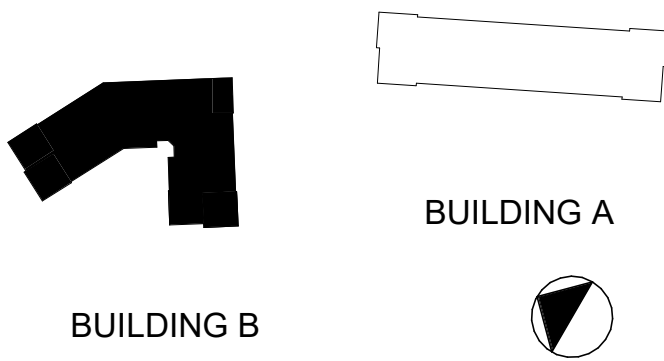


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FERNCROFT
APARTMENTS

35 VILLAGE ROAD
MIDDLETON, MA

Sheet Name:

BUILDING B -
ROOF PLAN

Project Number:

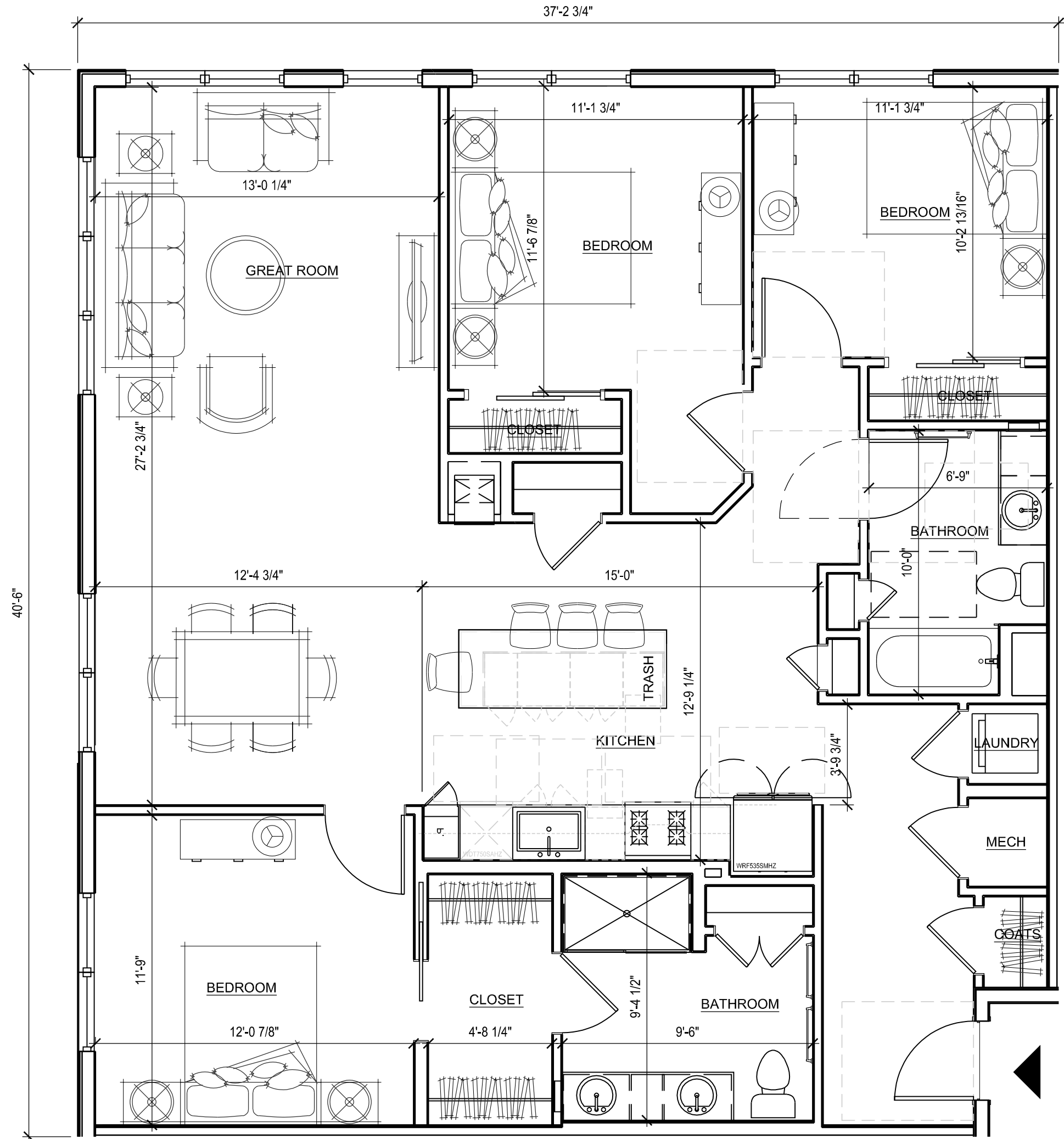
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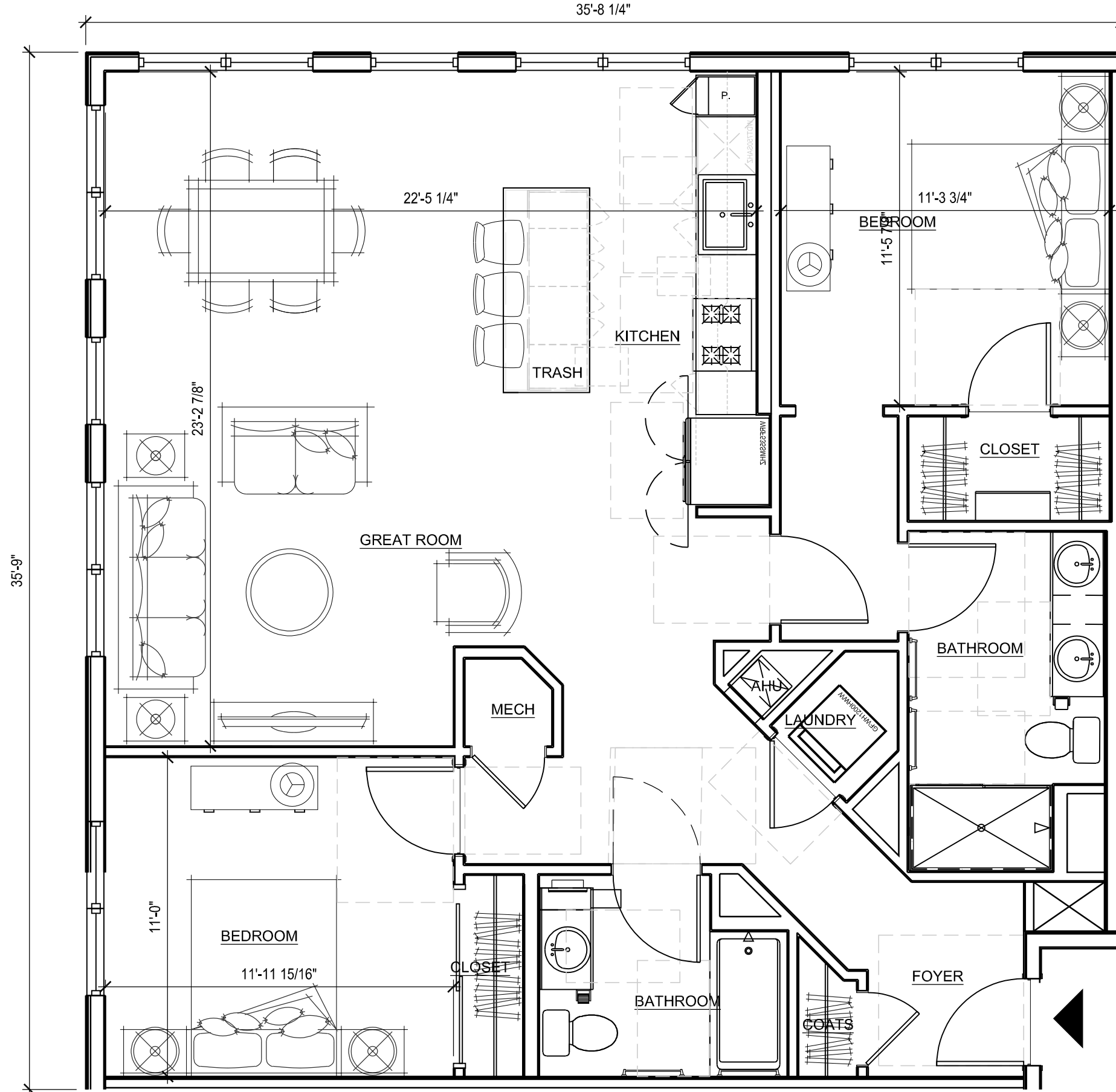
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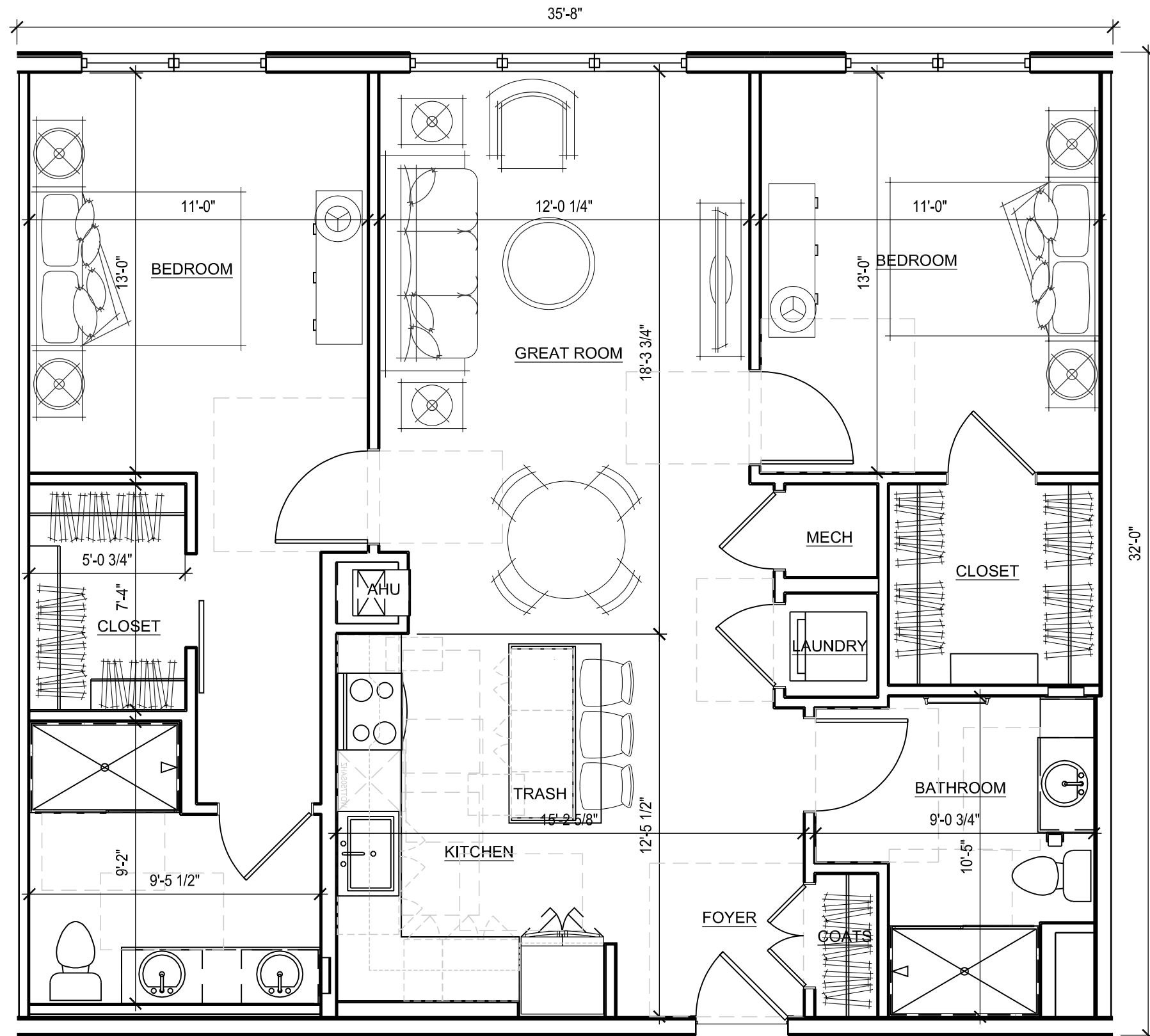
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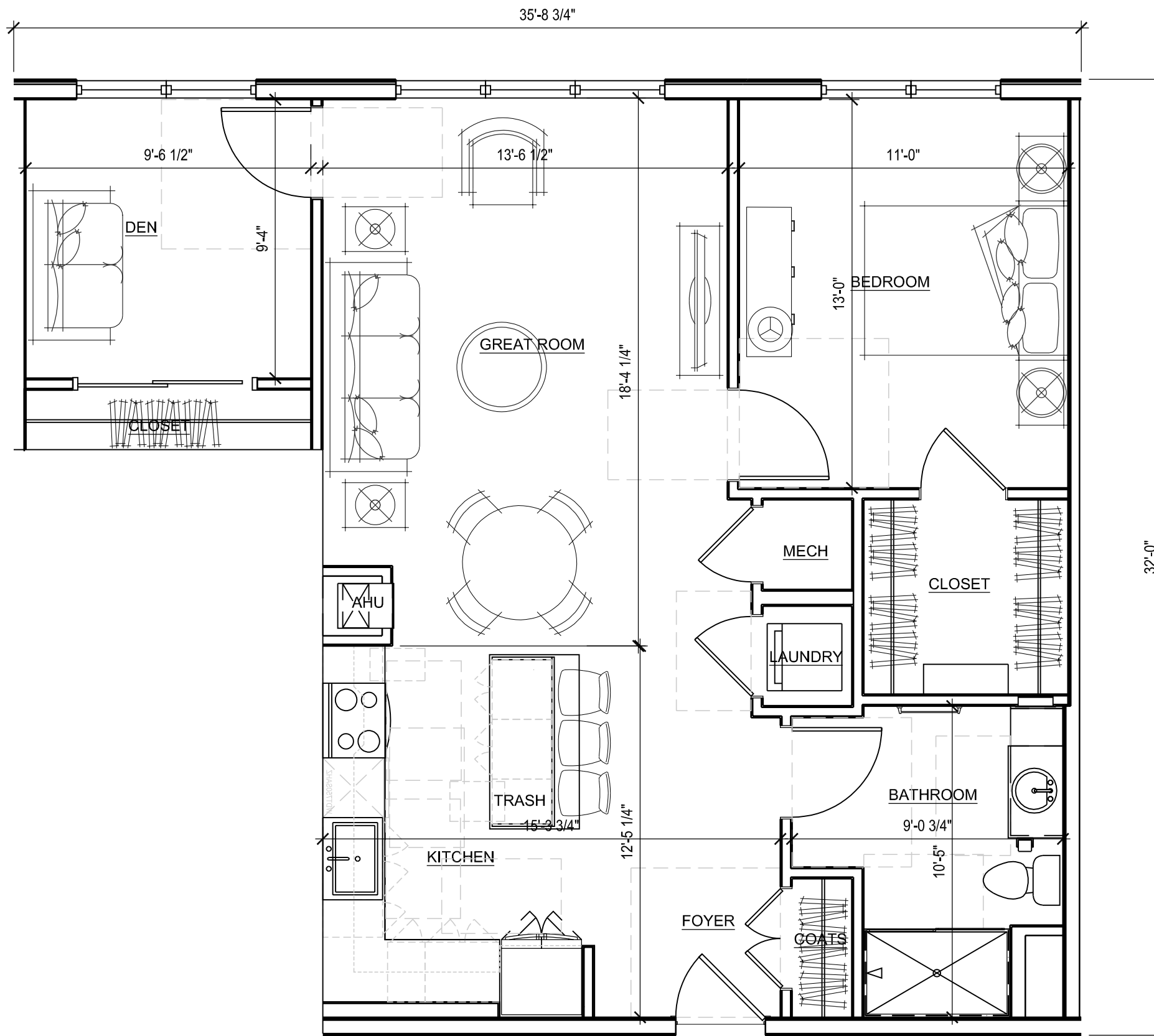
21 THREE BEDROOM UNIT PLAN
SCALE: 1/4" = 1'-0"



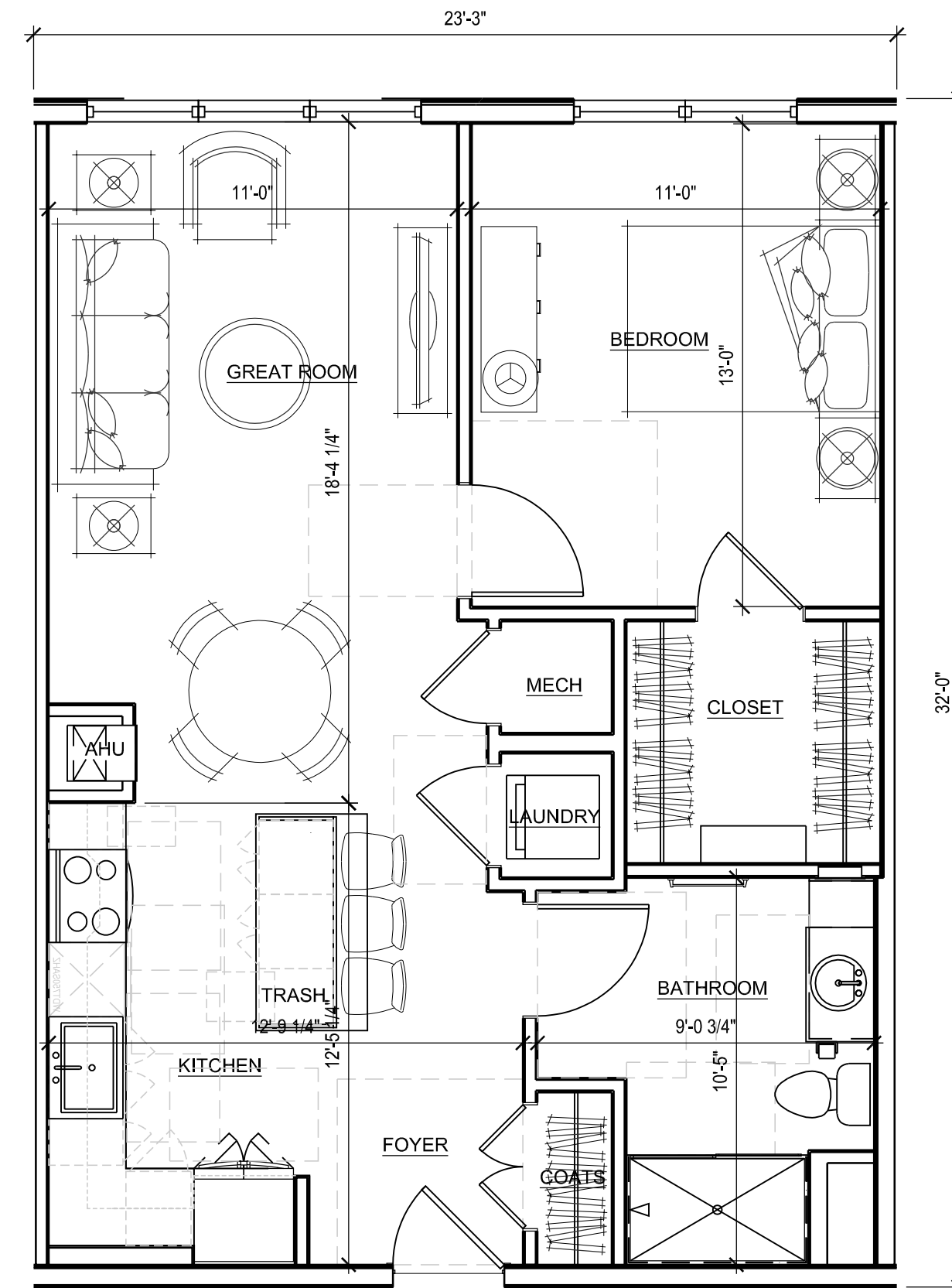
11 TWO BEDROOM CORNER UNIT PLAN
SCALE: 1/4" = 1'-0"



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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APARTMENTS

35 VILLAGE ROAD
MIDDLETON, MA

Sheet Name:

TYPICAL UNIT PLANS

Project Number:

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Sheet Number:

A2.01

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Revision:

Architect of Record:

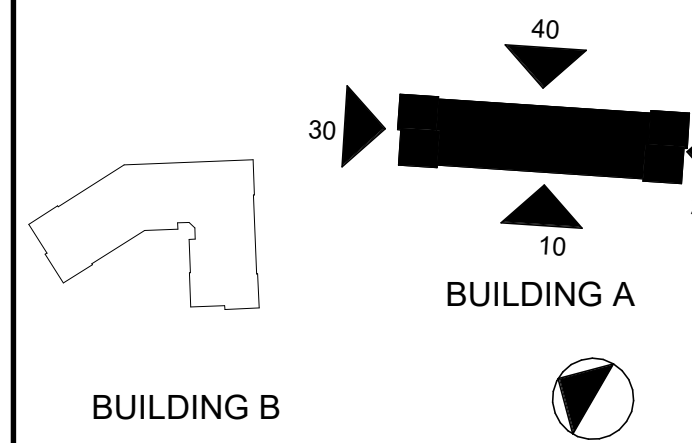


Drawn: J.Z. / K.E.

Checked: E.B.

Scale: As indicated

Key Plan:



BUILDING B

Project Name:

**FERNCROFT
APARTMENTS**

**35 VILLAGE ROAD
MIDDLETON, MA**

Sheet Name:

**BUILDING A -
EXTERIOR
ELEVATIONS**

Project Number:

25032

Issue Date:

DECEMBER 19, 2025

Sheet Number:

A4.01



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



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



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



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

MATERIAL LEGEND	EXTERIOR MATERIAL
	FIBER CEMENT LAP SIDING (COLOR 1)
	FIBER CEMENT LAP SIDING (COLOR 2)
	FIBER CEMENT PANEL (COLOR 1)
	FIBER CEMENT PANEL (COLOR 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"

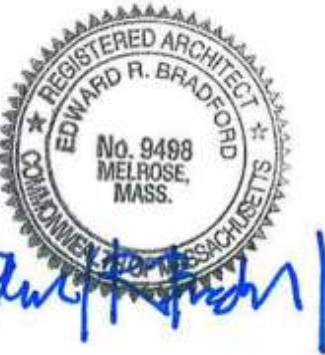
tat

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Consultant:

Revision:

Architect of Record:

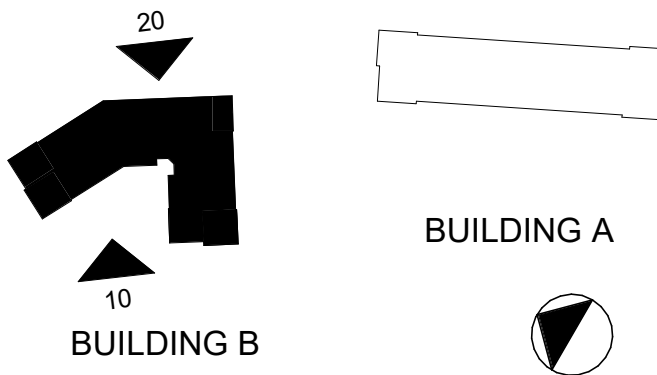


Drawn: J.Z. / K.E.

Checked: E.B.

Scale: As indicated

Key Plan:



Project Name:

FERNCROFT
APARTMENTS

35 VILLAGE ROAD
MIDDLETON, MA

Sheet Name:

BUILDING B -
EXTERIOR
ELEVATIONS

Project Number:

25032

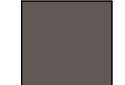
Issue Date:

DECEMBER 19, 2025

Sheet Number:

A4.02

12/19/2025 2:58:00 PM
C:_Revit Local 2025\25032_R25_35 Village Road_v3_kedwards\NAOR.rvt

MATERIAL LEGEND	EXTERIOR MATERIAL
	FIBER CEMENT LAP SIDING (COLOR 1)
	FIBER CEMENT LAP SIDING (COLOR 2)
	FIBER CEMENT PANEL (COLOR 1)
	FIBER CEMENT PANEL (COLOR 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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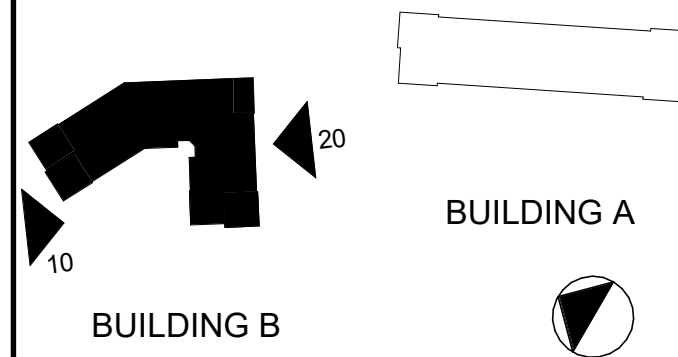


Drawn: J.Z. / K.E.

Checked: E.B.

Scale: As indicated

Key Plan:



Project Name:

FERNCROFT
APARTMENTS

35 VILLAGE ROAD
MIDDLETON, MA

Sheet Name:

BUILDING B -
EXTERIOR
ELEVATIONS

Project Number:

25032

Issue Date:

DECEMBER 19, 2025

Sheet Number:

A4.03

Consultant:

Revision:

Architect of Record:

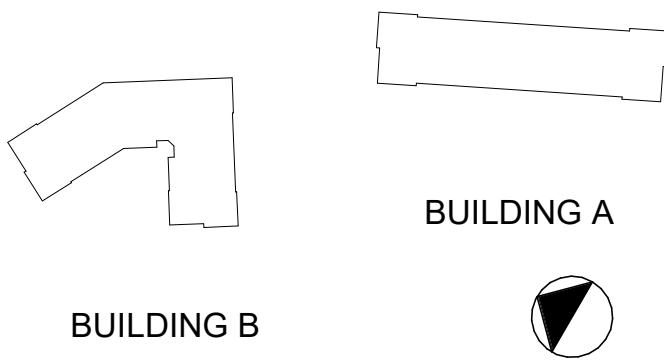


Drawn: K.E.

Checked: E.B.

Scale: As indicated

Key Plan:



Project Name:

FERNCROFT
APARTMENTS

35 VILLAGE ROAD
MIDDLETON, MA

Sheet Name:

BUILDING
SECTION

Project Number:

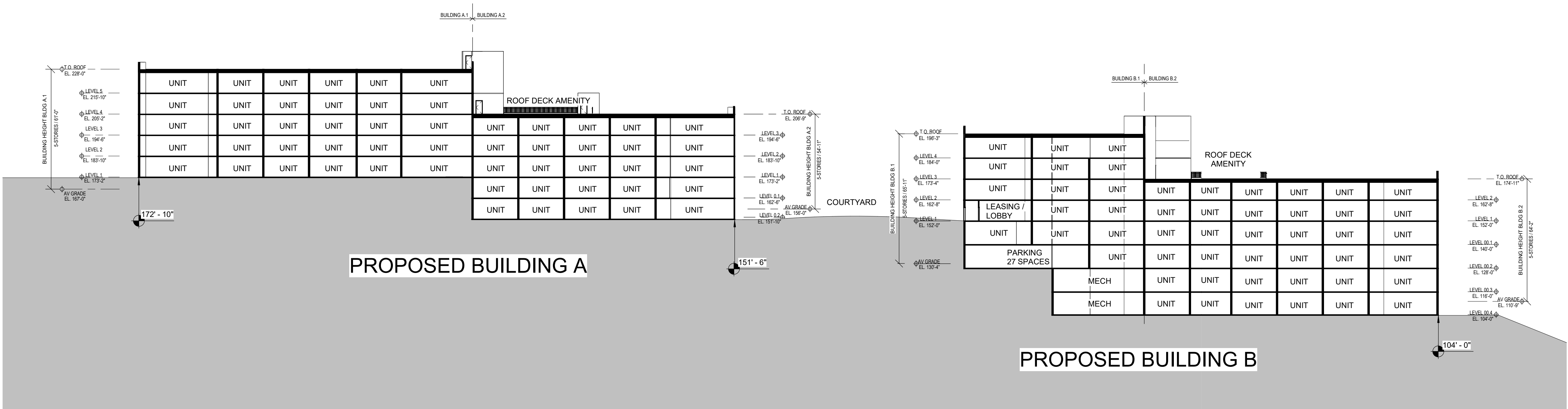
25032

Issue Date:

DECEMBER 19, 2025

Sheet Number:

A5.01



10 OVERALL BUILDING SECTION
Scale: 1" = 30'-0"