



CITY OF SOMERVILLE
Commonwealth of Massachusetts
93 Highland Avenue
Somerville, MA 02143
(617) 625-6600

BUSINESS LICENSE APPLICATION - Grant of Location

File #: 23-002219

License #: BL23-000022

Address: 114 PROFESSORS ROW

Licensee: Steven Pepe YOUR SPACE LANDSCAPE AND CONST. INC

DBA Name: Your Space Landscape and Const. Inc

Business Ownership Type: Corporation

Legal Name of Entity: Your Space Landscape and Const. Inc

Owners/Officers: , , ,

License Information:

Grant of location issued to: Your Space Landscape and Const. Inc

Describe the reason for the work, and the intended beneficiaries: To eliminate overhead feed from existing utility pole (UPL289/13) to 114 Professors Row. Beneficiaries- Utility company and Trustees of Tufts College

Insert here the same detailed description of the work as appears in the attached Grant of Location Order: Install two underground electrical conduits, encased in concrete, running for existing utility pole (UPL289/13) to 114 Professors Row. Power will be fed through proposed conduits and existing overhead wires will be eliminated.

Approval Conditions:

Approved By:

Isabela Maia, Approved with Conditions

APPROVAL CONDITION IMM 2023-03-10: When applying for a Street/Sidewalk Opening Permit, be aware that if the brick crosswalk is disturbed, bricks are not allowed to be cut. The brick must be reset immediately following installation.

APPROVAL CONDITION IMM 2023-03-10: Any work requiring the use of the street and/or sidewalk will require a Street/Sidewalk Occupancy Permit from the Engineering Department. Apply via Citizen Serve before conduit installation.

Malik Drayton, Approved with Conditions

APPROVAL CONDITION: MD20230227: Contractor shall take all necessary precautions to avoid damaging any tree or tree part with equipment.

APPROVAL CONDITION: MD20230227: All nearby street tree(s) shall be protected prior to and during all construction activities using TREE BOX or TREE WRAPS. . TREE BOX shall be constructed from 2 in. x 4 in. lumber creating a box around the border of the tree pit with 2 in. x 4 in. lumber standing straight up at the corners and wrapped with orange snow fence. Detail attached. . TREE WRAPS (TREE TRUNK WRAPPING PROTECTION LUMBER) shall consist of 2 in. x 4 in. and 8 ft. height lumber wired together in close spacing

with zip ties or 16 gauge galvanized steel wire to form a protective enclosure around tree trunks. Use burlap to separate the wood from the bark if necessary to prevent wood from scraping or bruising bark. Do not use staples or puncture the trunk in any way.

APPROVAL CONDITION: MD20230227: Any tree roots less than two (2) inches in diameter that cannot be avoided during construction shall be carefully and cleanly cut with a clean pair of pruning shears or loppers. Roots are to be cut back flush with the edge of the trench. If any tree roots greater than two (2) inches in diameter are encountered, stop work immediately and contact the City Urban Forester. Any and all pruning of roots greater than 2 inches in diameter must be completed under the supervision of the City Urban Forester.

Eric Weisman, Approved

Kimberly M. Wells, Approved



CITY OF SOMERVILLE, MASSACHUSETTS
CITY CLERK'S OFFICE
KATJANA BALLANTYNE
MAYOR

KIMBERLY M. WELLS
CITY CLERK

March 15, 2023

NOTICE OF PUBLIC HEARING

You are hereby notified that the Somerville City Council will hold a Public Hearing on the following Petition. You are receiving this Notice because the Petitioner has reported that you own property that abuts the work that is being proposed. You and other members of the public are invited to attend and be heard at this Hearing.

This meeting of the City Council will also be conducted via remote participation, online in a webinar hosted on the GoToWebinar platform.

You have three ways to be heard at this meeting:

1. To attend and be heard, enter the link exactly as it appears below into your internet browser any time before the meeting. You will then be asked to register for the meeting. After registering, you will receive an email with instructions to join the webinar when it starts.
2. You may also testify in person in the City Council Chamber, City Hall, 2nd Floor, 93 Highland Avenue, Somerville, MA 02143
3. If you are unable to attend but wish to be heard, you may send written comments by US mail to the City Clerk at the address below, or by email to cityclerk@somervillema.gov. Your comments must arrive no later than 12 Noon on the day of the Hearing, in order to be sure they are conveyed to the Council.

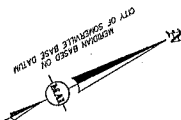
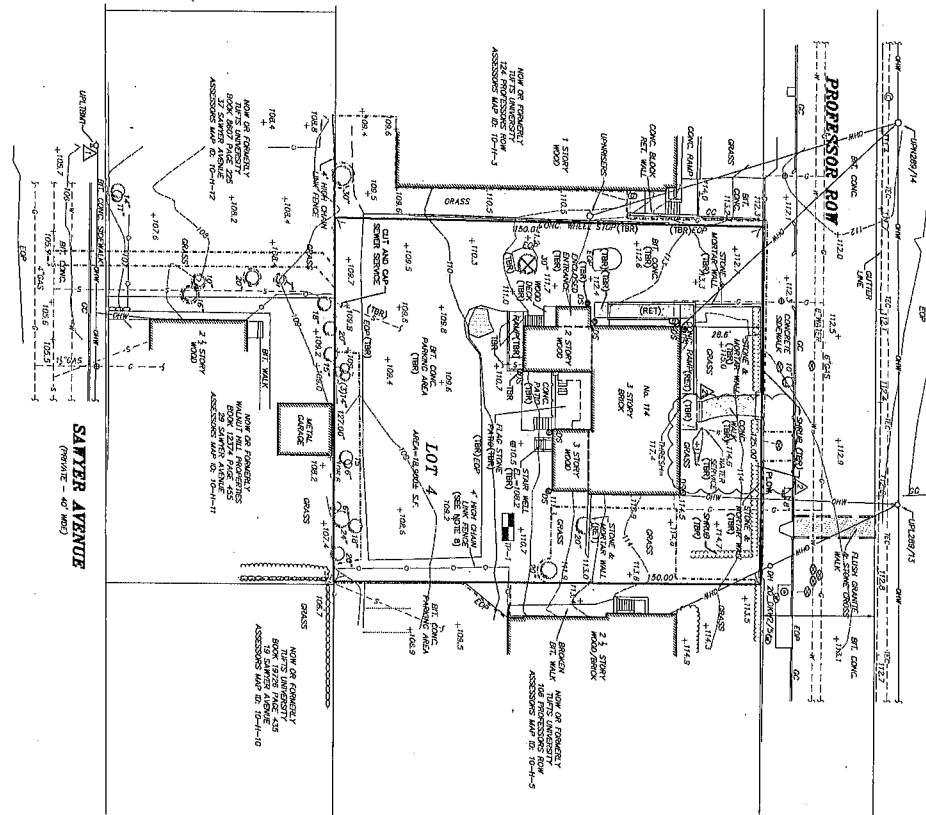
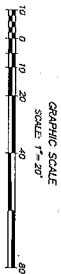
PETITION: Your Space Landscape and Construction Inc is applying for a Grant of Location to install 85 feet of conduit in Professors Row, from Utility Pole 289/13 to a point of pickup at 114 Professors Row.

PLACE: <https://attendee.gotowebinar.com/register/2221289895303182682> or
City Council Chambers, City Hall, 2nd Floor, 93 Highland Avenue, Somerville, MA 02143

TIME: Thursday, March 23, 2023, at 7:00 PM.

PURPOSE: The work is necessary to provide or improve service to 114 Professors Row.

ISSUED FOR CONSTRUCTION
DECEMBER 14, 2020



FIELD	DESCRIPTION	ELEVATION
1	STONE ON UTILITY POLE	102.3
2	ROOF ON CONCRETE LOBBY	116.6

(SEE NOTE 6)

LEGEND

- 1. CONCRETE LINE
- 2. MASONRY CONCRETE LINE
- 3. STONE CONCRETE LINE
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RECORD OWNER

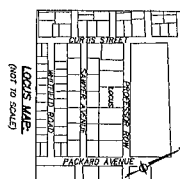
THE UNIVERSITY
OF MASSACHUSETTS
SOMERVILLE
114 PROFESSOR ROW
SOMERVILLE, MA 01905

REFERENCES

- PLAN NO. 72 OF 1948
- DOCUMENT ON RECORD AT THE
- RECORDING DISTRICT OFFICE OF RECORDS

NOTES

1. THE PROPERTY, SITE, DESIGN, AND SURFACE IMPROVEMENTS SHOWN HEREON ARE THE PROPERTY OF THE UNIVERSITY OF MASSACHUSETTS, SOMERVILLE, MASSACHUSETTS. THE UNIVERSITY OF MASSACHUSETTS ASSOCIATES, INC. (UOA) IS THE DESIGNER OF RECORD FOR THIS PROJECT.
2. THE PROJECT PROPERTY IS LOCATED IN THE UNIVERSITY DISTRICT (UD) ZONING DISTRICT.
3. THE PROJECT PROPERTY IS BOUND BY LOT 4, BLOCK 4 ON TOWN OF SOMERVILLE RECORDS MAP 12.
4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON RECORDS AND FIELD SURVEY. THE LOCATION OF ALL UTILITIES AND THE DEPTH OF ALL UTILITIES SHALL BE VERIFIED BY THE OWNER PRIOR TO CONSTRUCTION.
5. THE PLAN DOES NOT SHOW ANY EROSION CONTROL MEASURES. THE OWNER SHALL BE RESPONSIBLE FOR EROSION CONTROL MEASURES PRIOR TO CONSTRUCTION.
6. THE DESIGNER HAS BASED THE DESIGN ON THE CITY OF SOMERVILLE DATA. THE DESIGNER HAS BASED THE DESIGN ON THE CITY OF SOMERVILLE DATA.
7. RECORDATION LINES SHOWN ARE BASED ON COMPILED RECORDS AND PLANS OF RECORD. THE DESIGNER HAS BASED THE DESIGN ON THE CITY OF SOMERVILLE DATA.
8. RECORD EROSION CONTROL MEASURES SHALL BE BASED ON THE CITY OF SOMERVILLE DATA.
9. SEE SITE PREPARATION AND DEMOLITION PLAN, DRAWING 1101, FOR MORE DETAIL.



C000

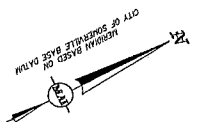
DATE: 12/14/2020
SCALE: 1"=20'
SHEET NO. 1 OF 1
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

ISSUES:
1. CORRECT RECORDING
2. CORRECT RECORDING
3. CORRECT RECORDING



114 Professor Row
114 PROFESSORS ROW, SOMERVILLE, MA
P2007

LDA
ARCHITECTURE & INTERIORS



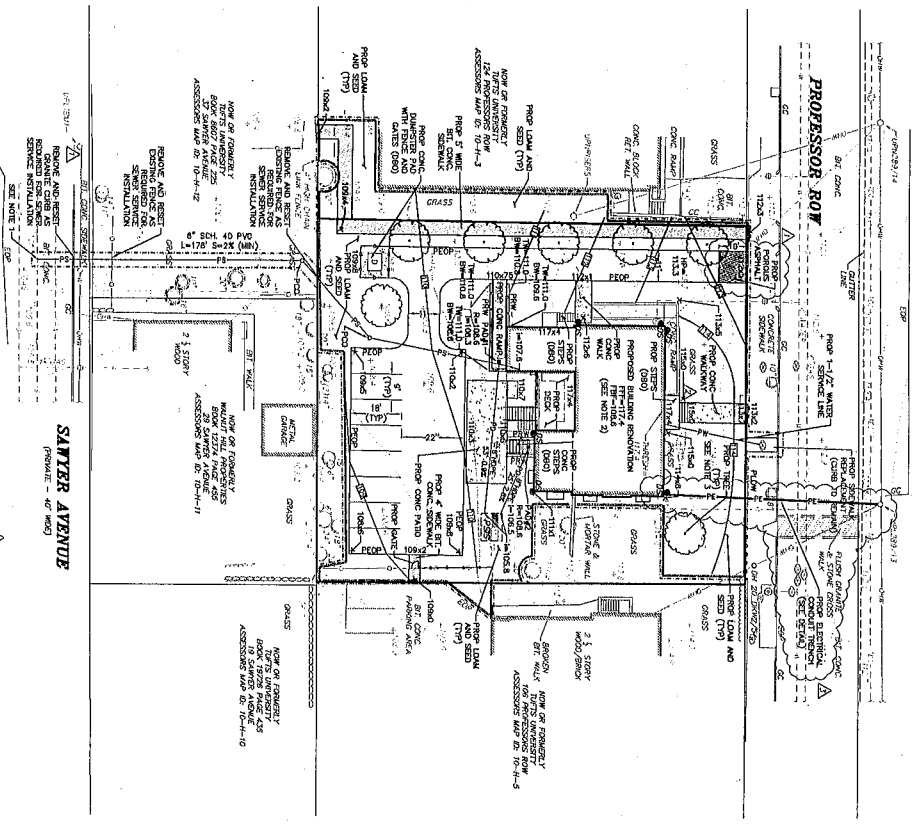
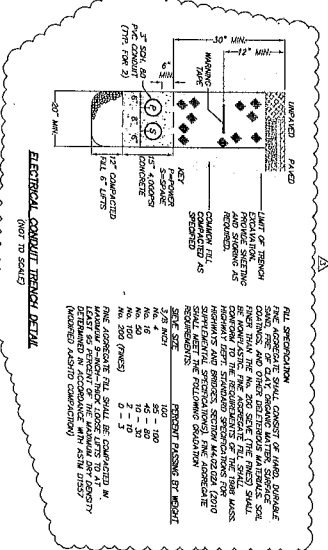
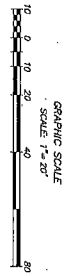
SEE SHEET C100 FOR EXISTING GENERAL NOTES AND LEGEND

ITEM	DESCRIPTION	QUANTITY
1	CONCRETE	15.48
2	STEEL	15.48
3	REINFORCING	15.48
4	FORMWORK	15.48
5	PAINT	15.48
6	SEALANT	15.48
7	GLASS	15.48
8	DOOR	15.48
9	WINDOW	15.48
10	ROOFING	15.48
11	MECHANICAL	15.48
12	ELECTRICAL	15.48
13	PLUMBING	15.48
14	HEATING	15.48
15	Cooling	15.48
16	Lighting	15.48
17	Acoustics	15.48
18	Fire Protection	15.48
19	Security	15.48
20	Accessibility	15.48

Item	Quantity	Unit	Notes
1	15.48	sq ft	CONCRETE
2	15.48	sq ft	STEEL
3	15.48	sq ft	REINFORCING
4	15.48	sq ft	FORMWORK
5	15.48	sq ft	PAINT
6	15.48	sq ft	SEALANT
7	15.48	sq ft	GLASS
8	15.48	sq ft	DOOR
9	15.48	sq ft	WINDOW
10	15.48	sq ft	ROOFING
11	15.48	sq ft	MECHANICAL
12	15.48	sq ft	ELECTRICAL
13	15.48	sq ft	PLUMBING
14	15.48	sq ft	HEATING
15	15.48	sq ft	Cooling
16	15.48	sq ft	Lighting
17	15.48	sq ft	Acoustics
18	15.48	sq ft	Fire Protection
19	15.48	sq ft	Security
20	15.48	sq ft	Accessibility

SEE AREA TABLE

ISSUED FOR CONSTRUCTION
DECEMBER 14, 2020



GENERAL NOTES

1. THE CONTRACTOR TO VERIFY INVERT OF SEWER LINE IN SALTER AVENUE PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR TO VERIFY PROPOSED BASEMENT FLOOR ELEVATION PRIOR TO CONSTRUCTION.
3. SEE LANSBOROUGH PLAN, DRAWING L200 FOR MORE INFORMATION.
4. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING GAS, CONDUITS AND REMOVED EXISTING. HIGH CONDUIT WORK, SEE SHEET 3 FOR MORE DETAIL.
5. CONCRETE WALLS FOR RAISED AND STAIRWAY SHALL BE DESIGNED BY OTHERS. SEE SHEET L200 FOR MORE DETAIL.
6. THE ELEVATIONS SHOWN HEREIN ARE BASED ON CITY OF SOMERVILLE BASE DATUM AS OBTAINED THROUGH GPS AND ANYTHING LESS THAN 10' TO BE OBTAINED BY OTHERS.

PROPOSED GRADING NOTES

1. AT ALL LOCATIONS WHERE EXISTING GRADING OR PROPOSED GRADING IS SHOWN, THE EXISTING GRADING OR PROPOSED GRADING SHALL BE SHOWN. THE EXISTING GRADING SHALL BE SHOWN IN BLACK AND THE PROPOSED GRADING SHALL BE SHOWN IN RED.
2. ANY GRADING BETWEEN SPOT GRADES, ALL PAVED AREAS MUST BE TO A MINIMUM OF 1% PER FOOT SLOPE. ANY GRADING BETWEEN SPOT GRADES, ALL PAVED AREAS MUST BE TO A MINIMUM OF 1% PER FOOT SLOPE.
3. THE CONTRACTOR SHALL VERIFY EXISTING GRADING AND REMOVED EXISTING. HIGH CONDUIT WORK, SEE SHEET 3 FOR MORE DETAIL.
4. CONSTRUCTION TO PROPOSED AND EXISTING GRADING SHALL BE SET, WHICH WILL NOT BE DAMAGED DURING CONSTRUCTION.
5. CONSTRUCTION TO PROPOSED AND EXISTING GRADING SHALL BE SET, WHICH WILL NOT BE DAMAGED DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL VERIFY EXISTING GRADING IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.

PROPOSED UTILITY NOTES

1. THE CONTRACTOR SHALL VERIFY ALL UTILITIES FOR THE ALTERNATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES FOR THE ALTERNATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER UTILITIES.
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12. THE CONTRACTOR SHALL VERIFY ALL UTILITIES FOR THE ALTERNATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER UTILITIES.

GENERAL CONSTRUCTION NOTES

1. EXISTING CONCRETE & SLABWORK SHALL BE INSTALLED ALONG THE EXISTING PROPOSED DEVELOPMENT AS SHOWN ON THE PLAN PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OPERATIONS.
2. ALL EXISTING CONCRETE & SLABWORK SHALL BE INSTALLED ALONG THE EXISTING PROPOSED DEVELOPMENT AS SHOWN ON THE PLAN PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OPERATIONS.
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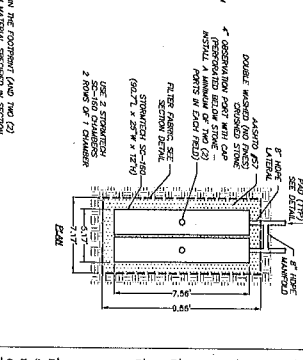
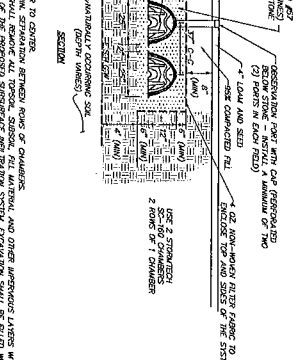
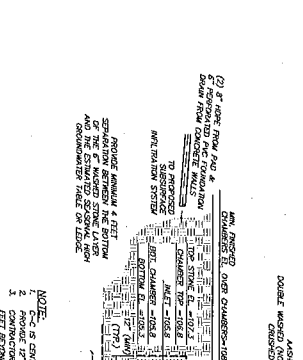
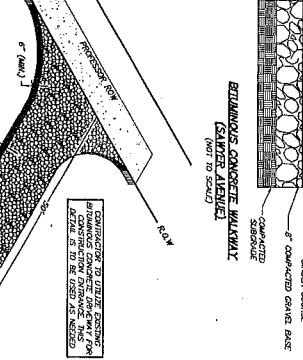
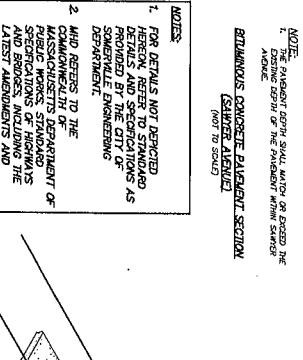
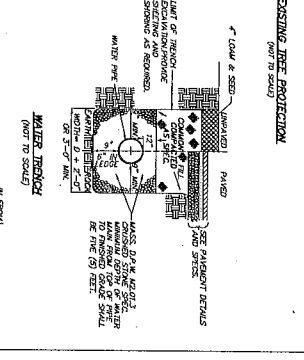
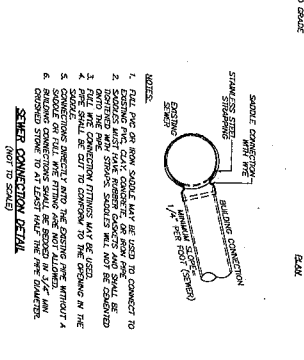
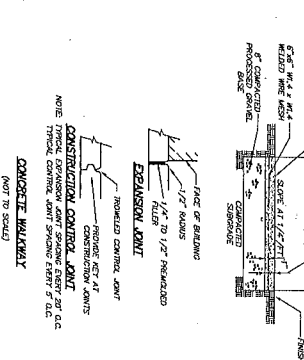
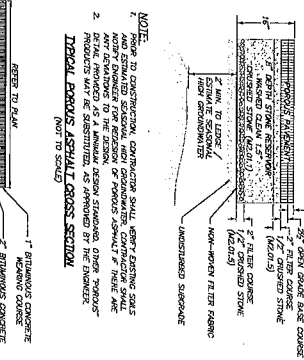
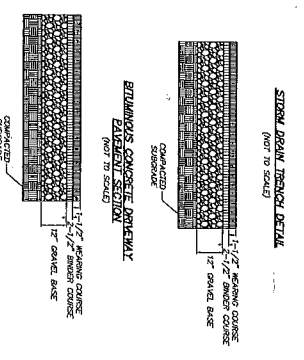
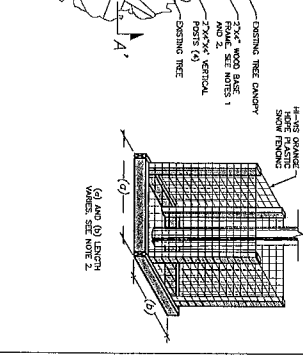
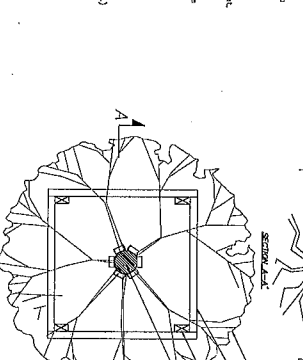
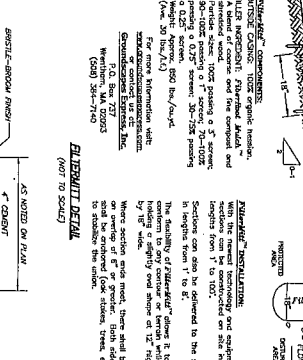
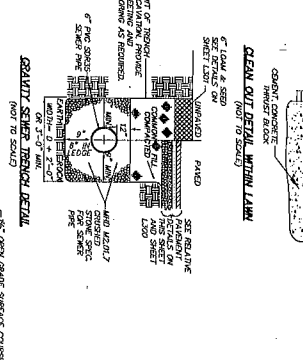
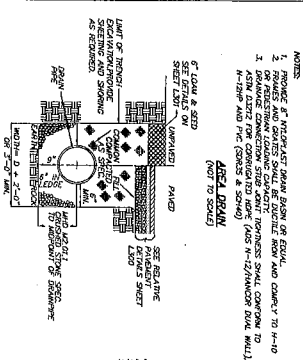
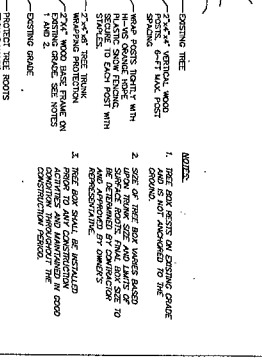
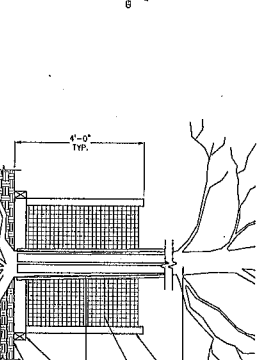
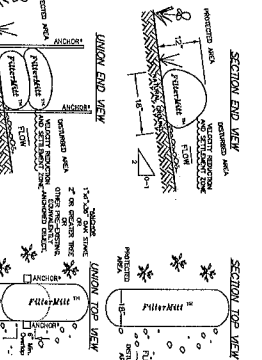
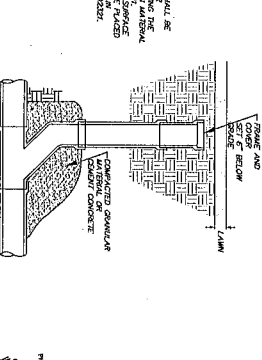
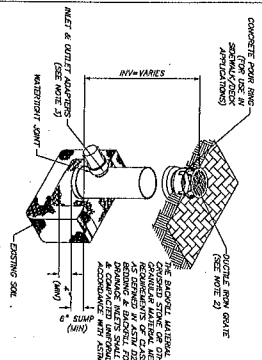
114 Professor Row

114 PROFESSORS ROW, SOMERVILLE, MA



C100

LDA
ARCHITECTURE & INTERIOR



NOTES:
1. FOR DETAILS NOT SHOWN, REFER TO STANDARD DETAILS AND SPECIFICATIONS AS PROVIDED BY THE CITY OF SOMERVILLE, MASSACHUSETTS.
2. ALL DETAILS TO BE CONFORMANT WITH THE LATEST EDITIONS OF THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (M-12) AND THE LATEST EDITIONS OF THE AMERICAN HANDBOOK FOR PAVEMENT DESIGN.
3. SEE DRAWINGS L200 AND L201 FOR PARTIAL SEE DETAILS.

ISSUED FOR CONSTRUCTION
DECEMBER 14, 2020

CONSTRUCTION TYPING
EXTRACTION TYPING
(NOT TO SCALE)

CONSTRUCTION TYPING
EXTRACTION TYPING
(NOT TO SCALE)

CONSTRUCTION TYPING
EXTRACTION TYPING
(NOT TO SCALE)

DATE: 12/14/2020
SCALE: 1"=2'-0"
DRAWN: DK
CHECKED: DK
CONSTRUCTION TYPING
EXTRACTION TYPING

114 Professors Row
Somerville, MA 02143
Tel: 617-621-1455
Fax: 617-621-1477
www.lda-architecture.com

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Abutting Properties for
114 PROFESSORS ROW SOMERVILLE,
MA
10/ H/ 4/ /
(100 Feet)

Location:
10/ H/ 4/ /
114 PROFESSORS ROW
Owner:
TRUSTEE OF TUFTS COLLEGE
BALLOU HALL
1 THE GREEN
MEDFORD, MA 02155

Location:
10/ H/ 3/ /
124 PROFESSORS ROW
Owner:
TUFTS UNIVERSITY
DOWLING HALL STUDENT SERVICES
MEDFORD, MA 02155

Location:
10/ H/ 5/ /
106 PROFESSORS ROW
Owner:
TUFTS UNIVERSITY
OFFICE OF REAL PROPERTY SERVICES
14 CAPEN ST
MEDFORD, MA 02155

Location:
10/ A/ 1/ /
PROFESSORS ROW
Owner:
TUFTS UNIVERSITY
TRUSTEES
DOWLING HALL STUDENT SERVICES
MEDFORD, MA 02155