11/25/2025 10:14:03 AM

SOMERBRIDGE HOTEL

1 McGrath Highway, Somerville, MA 02143
163 Monsigno O'Brien Highway, Cambridge, MA 02141

OWNER:
SOMERBRIDGE HOTEL, LLC

ATTORNEY:
ADAM DASH & ASSOCIATES

DEVELOPER / DESIGN ARCHITECT:
XSS HOTELS

CONSTRUCTION ARCHITECT / STRUCTURAL ENGINEER:
jal Hospitality Design, LLC
10 CABOT ROAD, SUITE 209
MEDFORD, MA 02155

CIVIL ENGINEER:
ALLEN & MAJOR ASSOCIATES, INC.

TRAFFIC ENGINEER:
vhb

SUBMITTED BY SOMERBRIDGE HOTEL, LLC

\\procon10\architecture01 Projects\2014\30149_Hotel Cambridge-Somerville\Construction Documents\Revit\Design\2025_1118 - Early Update\Moxy - ARCH 21.rvt

XSS HOTELS

N PROJECT NORTH
N TRUE NORTH

PROJECT:
MOXY HOTEL - SOMERBRIDGE
MCGRATH HIGHWAY / MONSIGNOR O'BRIEN HIGHWAY
CAMBRIDGE / SOMERVILLE, MA

Date	Issue Description

REGISTERED ARCHITECT
JASON T. DIONNE
No. 8236
AUBURN, NH
COMMONWEALTH OF MASSACHUSETTS

PROFESSIONAL SEAL

Architect:	JTD
Drawn By:	JTD
Project No.:	30-1459
Copyright:	2025 XSS HOTELS

Drawing Sheet Title:
COVER SHEET

Drawing Sheet Number:
C0.00

10/24/2025 11:01:59 AM

5.1.7. General Building a. Lot Standards	Required/Allowed	Existing	Proposed
Lot Dimensions			
Lot Width (Min)	30 FT	54 FT	54 FT
Lot Development			
Lot Coverage (Max)	100%	29.9	28.6
Green Score			
Minimum	0.20		0.2557
Ideal	0.25		
Open Space (Min)	15%	12.5%	16.6%

5.1.7. General Building b. Building Placement	Required/Allowed	Existing	Proposed
Building Setbacks			
Primary Front setback (min/max)	2 ft 15 ft	6.8	9.7
Secondary Front setback (min/max)	2 ft 15 ft	N/A	N/A
Side setback (min)			
Abutting an Alley or R-ROW	0 ft	N/A	N/A
Abutting any non-NR or -LHD	0 ft	29.8	3.7
1st - 3rd Story abutting NR or LHD	10 ft	N/A	N/A
4th - 6th Story abutting NR or LHD	30 ft	N/A	N/A
Rear Setback (min)	--		
Abutting an Alley or R-ROW	0 ft	17.1	16.3
Abutting any non-NR or -LHD	10 ft	N/A	N/A
1st - 3rd Story abutting NR or LHD	20 ft	N/A	N/A
4th - 6th Story abutting NR or LHD	30 ft	N/A	N/A
Parking Setbacks			
Primary Front Setback (min)	30 ft	N/A	85.5
Secondary Front Setback (min)	30 ft	N/A	N/A

5.1.7. General Building c. Massing & Height	Required/Allowed	Existing	Proposed
Building Setbacks			
Building Width (Max)	200 ft		46'-6"
Facade Build Out (Min)	--		
Primary Front	80%		88%
Secondary Front	65%		
Floor Plate (Max)	30,000 sf		7,945
Ground Story Height (Min)	18 ft		18'
Upper Story Height (Min)	10 ft		10'-8"
Number Of Stories (Min/Max)	3 6		6
Building Height, Feet (Max)	80 ft	15	69'-11"
Roof Type	Flat		Flat

5.1.7. General Building d. Uses & Features	Required/Allowed	Existing	Proposed
Facade Composition			
Ground Story Fenestration			
Primary Facade (min)	0.7		70%
Secondary Facade (min/max)	15% 70%		N/A
Upper Story Fenestration (Min/Max)	15% 50%		34%
Blank Wall (Max)	20 Ft		< 20'
Use & Occupancy			
Ground Story Entrance Spacing (Max)	30 Ft		
Commercial Space Depth (Min)	30 Ft		
Gross Floor Area Per Du (Min)	--		
Lot Area < 7,000 Sf	1125		
Lot Area >= 7,000 Sf	875		
Net Zero Ready Building	650		
100% Affordable Housing	650		
Outdoor Amenity Space (Min)	1/Du		

Table 5.1.17 Vehicular Parking	Somerville Required/Allowed	Proposed
Short - Term Bicycle Parking		
1 / 20 rooms		
95 room	5	5
Long - Term Bicycle Parking		
1 / 10 rooms		
95 room	10	10

Table 5.1.17 Vehicular Parking	Required/Allowed	Proposed
Motor Vehicle		
Hotel - 1 / 2 guest rooms		
95 room	48	20

Table 11.2.1 Parking Space & Drive Aisle Dimensions	Required/Allowed	Proposed
Stall Width (min)	8 FT	8 FT
Stall Length (min)	16 FT	18 FT
Drive Aisle, 2 Way (min)	20 FT	22 FT
Vertical Clearance (min)	7.5 FT	14 FT

XSS HOTELS

N PROJECT NORTH

N TRUE NORTH

PROJECT:

MOXY HOTEL - SOMERBRIDGE

MCGRATH HIGHWAY / MONSIGNOR O'BRIEN HIGHWAY
CAMBRIDGE / SOMERVILLE, MA

Date	Issue Description

REGISTERED ARCHITECT JASON T. DRISCOLL No. 10287 AUBURN, NH COMMONWEALTH OF MASSACHUSETTS

PROFESSIONAL SEAL

Architect:	JTD
Drawn By:	JTD
Project No.:	30-1459
Copyright:	2025 XSS HOTELS

Drawing Sheet Title:

DIMENSIONAL TABLE

Drawing Sheet Number:

A0.00

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XSS HOTELS

N PROJECT NORTH

N TRUE NORTH

PROJECT:

MOXY HOTEL - SOMERBRIDGE

MCGRATH HIGHWAY / MONSIGNOR O'BRIEN HIGHWAY

CAMBRIDGE / SOMERVILLE, MA

Date	Issue Description

REGISTERED ARCHITECT JASON T. DIONNE No. 8239 AUBURN, NH COMMONWEALTH OF MASSACHUSETTS

PROFESSIONAL SEAL

Architect:	JTD
Drawn By:	JTD
Project No.:	30-1459
Copyright:	2025 XSS HOTELS

Drawing Sheet Title:

3D VIEWS

Drawing Sheet Number:

A3.10

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11/24/2025 8:46:07 AM

2 EAST ELEVATION
1/8" = 1'-0"

0 5 10 15 30

GRAPHIC SCALE
1/8" = 1'-0"

1 SOUTH ELEVATION
1/8" = 1'-0"

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XSS HOTELS

N PROJECT NORTH
N TRUE NORTH

PROJECT:
MOXY HOTEL - SOMERBRIDGE
MCGRATH HIGHWAY / MONSIGNOR O'BRIEN HIGHWAY
CAMBRIDGE / SOMERVILLE, MA

Date	Issue Description

REGISTERED ARCHITECT JASON T. DROPKIN No. 02367 AUBURN, NH COMMONWEALTH OF MASSACHUSETTS

PROFESSIONAL SEAL

Architect:	JTD
Drawn By:	JTD
Project No.:	30-1459
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Drawing Sheet Title:
EXTERIOR ELEVATIONS

Drawing Sheet Number:
A3.00

11/5/2025 3:42:43 PM

2 WEST ELEVATION
1/8" = 1'-0"

0 5 10 15 30

GRAPHIC SCALE
1/8" = 1'-0"

1 NORTH ELEVATION
1/8" = 1'-0"

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XSS HOTELS

N PROJECT NORTH

N TRUE NORTH

PROJECT:

MOXY HOTEL - SOMERBRIDGE

MCGRATH HIGHWAY / MONSIGNOR O'BRIEN HIGHWAY
CAMBRIDGE / SOMERVILLE, MA

Date	Issue Description

REGISTERED ARCHITECT
JASON T. DAVIS
No. 02347
AUBURN, NH
COMMONWEALTH OF MASSACHUSETTS

PROFESSIONAL SEAL

Architect:	JTD
Drawn By:	JTD
Project No.:	30-1459
Copyright:	2025 XSS HOTELS

Drawing Sheet Title:

EXTERIOR ELEVATIONS

Drawing Sheet Number:

A3.01

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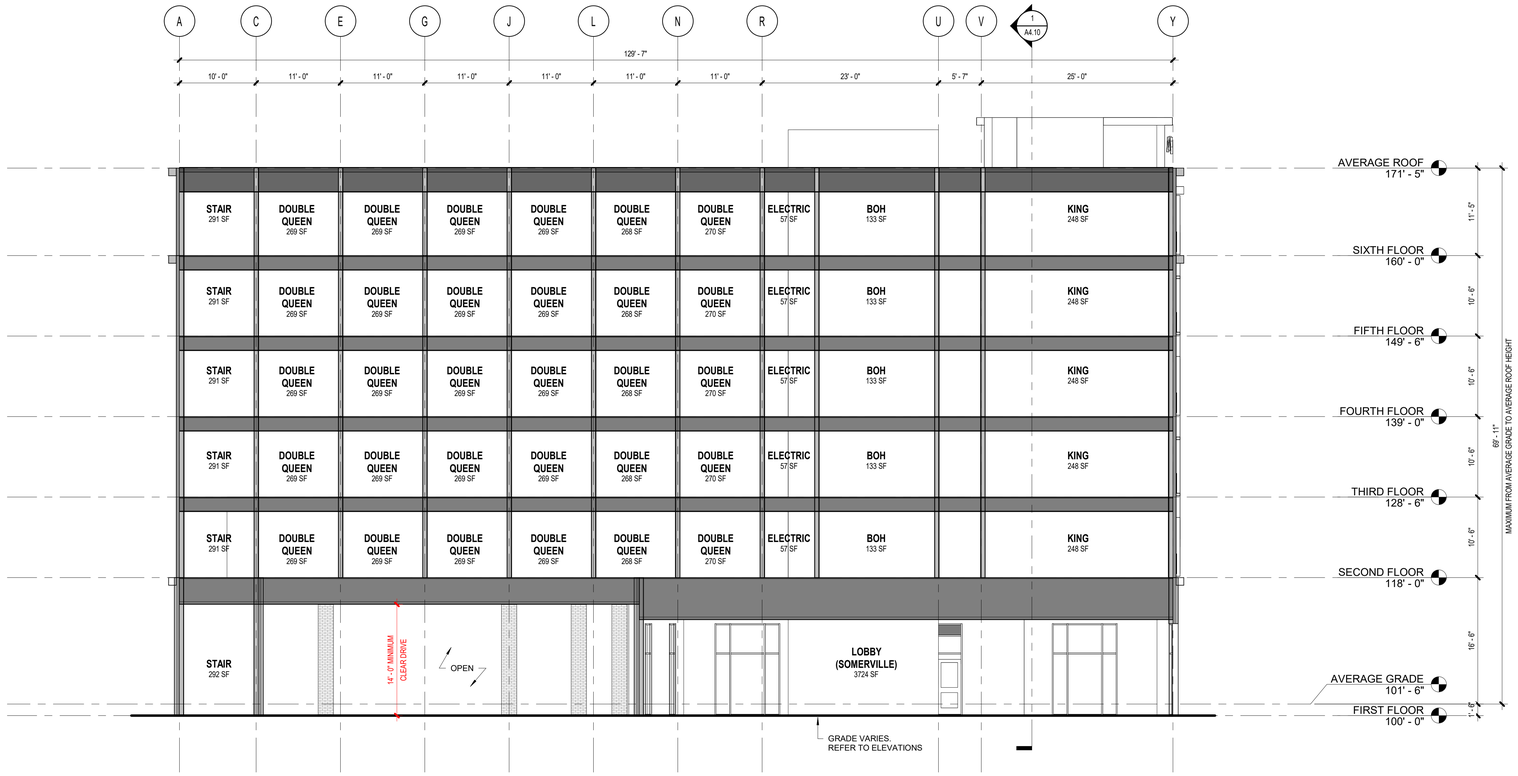
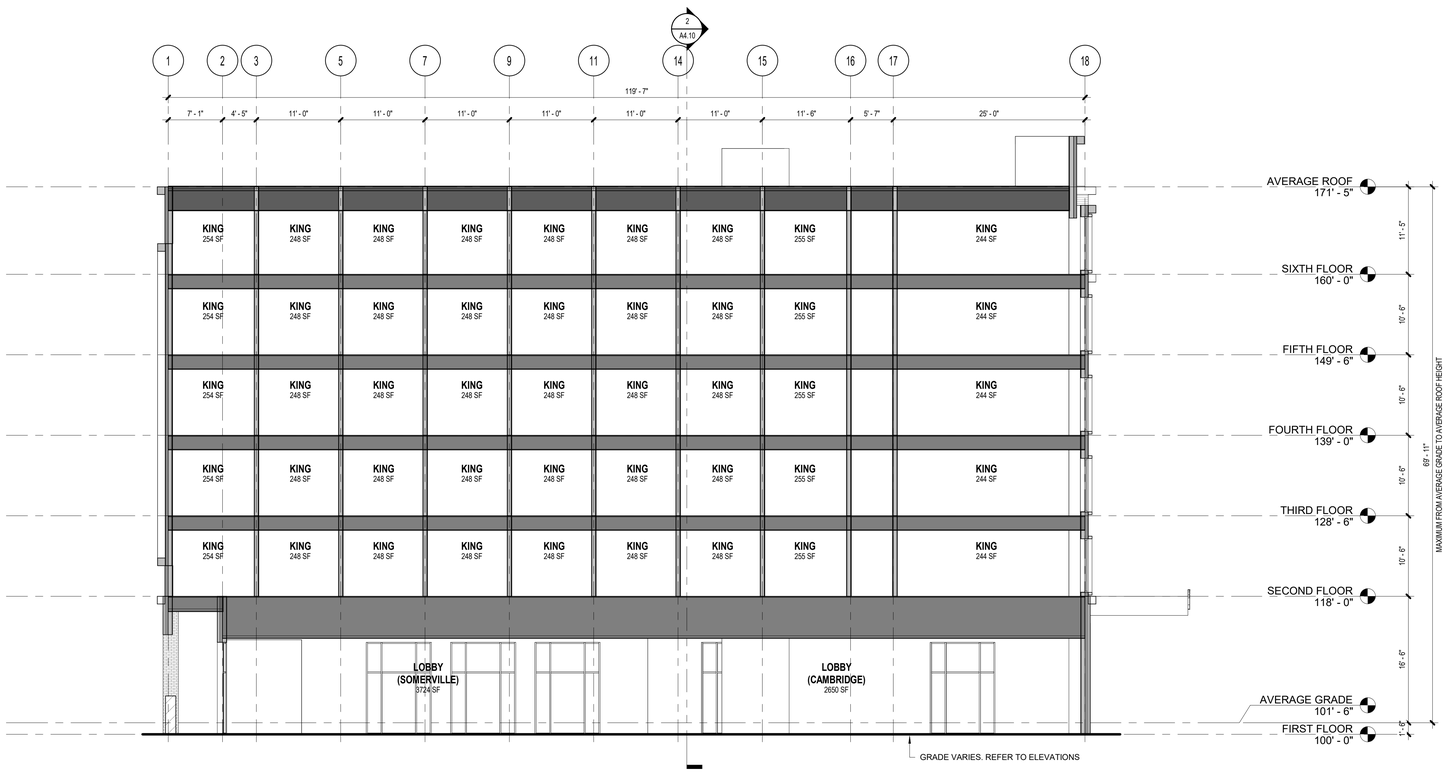


2 NORTH / SOUTH BUILDING SECTION
1/8" = 1'-0"



0 5 10 15 30

GRAPHIC SCALE
1/8" = 1'-0"

1 EAST / WEST BUILDING SECTION
1/8" = 1'-0"

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XSS HOTELS

N PROJECT NORTH

N TRUE NORTH

PROJECT:

MOXY HOTEL - SOMERBRIDGE

MCGRATH HIGHWAY / MONSIGNOR O'BRIEN HIGHWAY

CAMBRIDGE / SOMERVILLE, MA

Date	Issue Description

REGISTERED ARCHITECT JASON T. DOSS No. 12347 AUBURN, NH COMMONWEALTH OF MASSACHUSETTS

PROFESSIONAL SEAL

Architect:	JTD
Drawn By:	JTD
Project No.:	30-1459
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Drawing Sheet Title:

BUILDING SECTIONS

Drawing Sheet Number:

A4.10

11/24/2025 8:47:35 AM

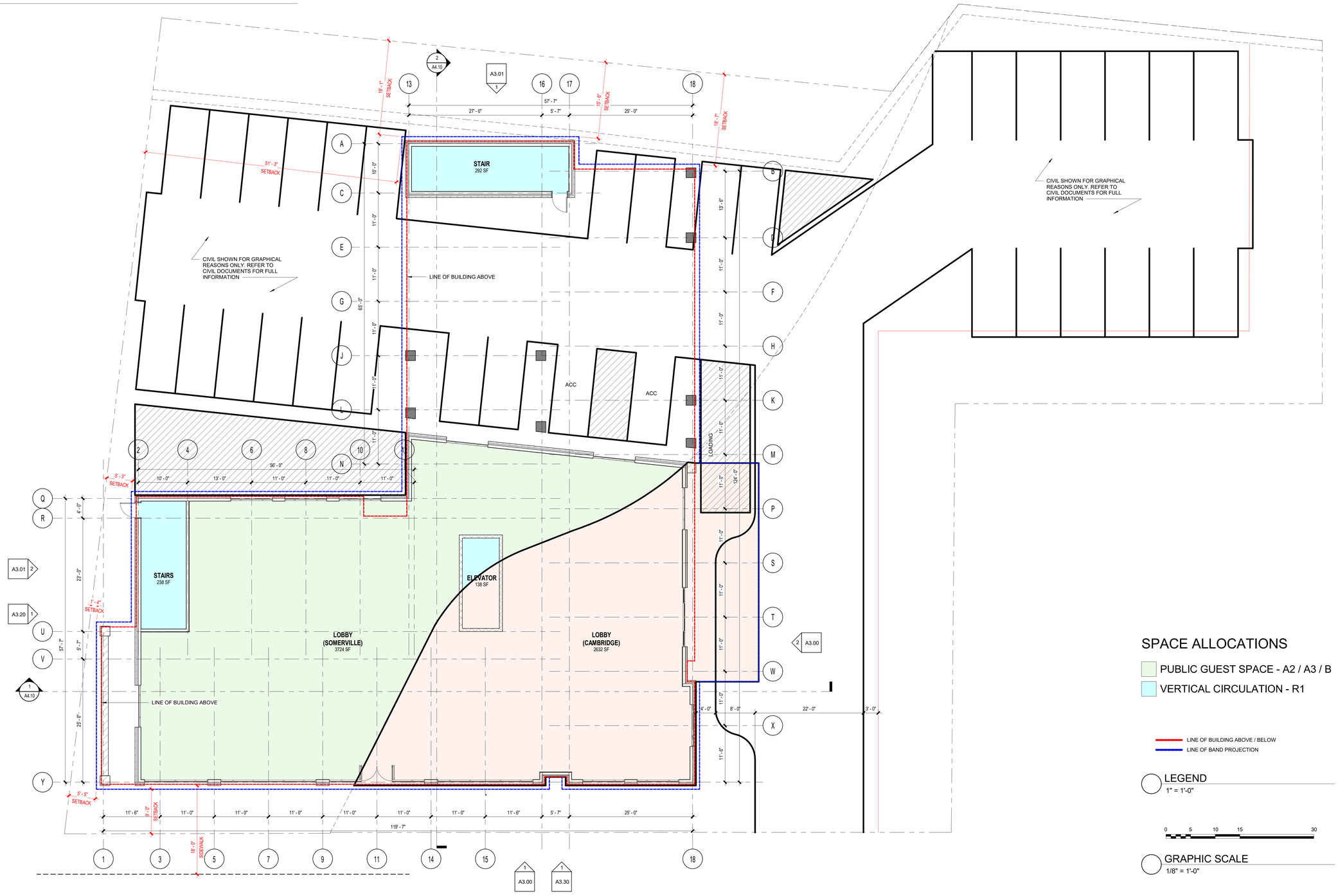
MOXY HOTEL 145 KEYS						
FLOOR	KING	DOUBLE QUEEN	AC ACC	FLOOR AREA CAMBRIDGE	FLOOR AREA SOMERVILLE	TOTAL
FIRST	0	0	0	3,528	4,783	0
SECOND	19	8	2	2,922	7,945	29
THIRD	19	8	2	2,922	7,945	29
FOURTH	19	8	2	2,922	7,945	29
FIFTH	19	9	1	2,922	7,945	29
SIXTH	19	9	1	2,922	7,945	29
TOTAL	95	42	8	18,138	44,508	145
	65.52%	28.96%	5.52%	62,646 TOTAL SQ.FT.		100%

CAMBRIDGE: 50 HOTEL GUEST ROOMS
SOMERVILLE: 95 HOTEL GUEST ROOMS

CAMBRIDGE ALLOWABLE: 23,230.35 SQ.FT.
SOMERVILLE ALLOWABLE: UNLIMITED

CAMBRIDGE PARKING: 13 SPACES
SOMERVILLE PARKING: 20 SPACES
33 TOTAL

MATRIX
1" = 1'-0"



01 - OVERALL FIRST FLOOR PLAN
1/8" = 1'-0"

SPACE ALLOCATIONS

- PUBLIC GUEST SPACE - A2 / A3 / B
- VERTICAL CIRCULATION - R1

LINE OF BUILDING ABOVE / BELOW
LINE OF BAND PROJECTION

LEGEND
1" = 1'-0"

0 5 10 15 30

GRAPHIC SCALE
1/8" = 1'-0"

N PROJECT NORTH
N TRUE NORTH

XSS HOTELS

PROJECT:
MOXY HOTEL - SOMERBRIDGE
MCGRATH HIGHWAY / MONSIGNOR O'BRIEN HIGHWAY
CAMBRIDGE / SOMERVILLE, MA

Date	Issue Description

PROFESSIONAL SEAL

Architect:	JTD
Drawn By:	JTD
Project No.:	30-1459
Copyright:	2025 XSS HOTELS

Drawing Sheet Title:
OVERALL FIRST FLOOR PLAN

Drawing Sheet Number:
A1.01

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MOXY HOTEL 145 KEYS						
FLOOR	KING	DOUBLE QUEEN	AC ACC	FLOOR AREA CAMBRIDGE	FLOOR AREA SOMERVILLE	TOTAL
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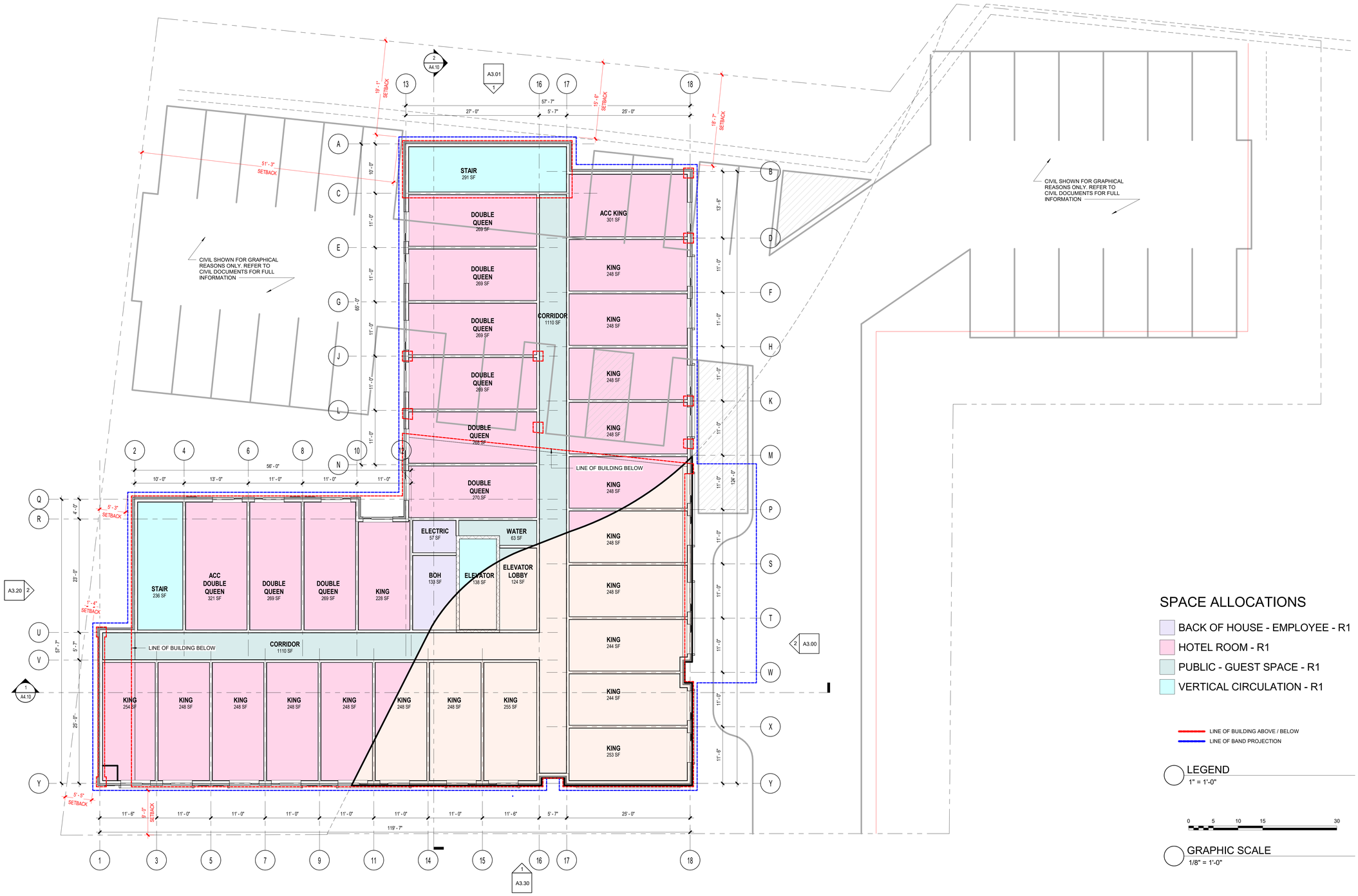

SPACE ALLOCATIONS

- BACK OF HOUSE - EMPLOYEE - R1
- HOTEL ROOM - R1
- PUBLIC - GUEST SPACE - R1
- VERTICAL CIRCULATION - R1

LINE OF BUILDING ABOVE / BELOW
LINE OF BAND PROJECTION

LEGEND
1" = 1'-0"

0 5 10 15 30

GRAPHIC SCALE
1/8" = 1'-0"

1 02 - OVERALL SECOND FLOOR PLAN
1/8" = 1'-0"

N PROJECT NORTH
N TRUE NORTH

PROJECT:
MOXY HOTEL - SOMERBRIDGE
MCGRATH HIGHWAY / MONSIGNOR O'BRIEN HIGHWAY
CAMBRIDGE / SOMERVILLE, MA

Date	Issue Description

PROFESSIONAL SEAL

Architect:	JTD
Drawn By:	JTD
Project No.:	30-1459
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Drawing Sheet Title:
OVERALL SECOND FLOOR PLAN

Drawing Sheet Number:
A1.02

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10/24/2025 11:01:54 AM

MOXY HOTEL 145 KEYS						
FLOOR	KING	DOUBLE QUEEN	AC ACC	FLOOR AREA CAMBRIDGE	FLOOR AREA SOMERVILLE	TOTAL
FIRST	0	0	0	3,528	4,783	0
SECOND	19	8	2	2,922	7,945	29
THIRD	19	8	2	2,922	7,945	29
FOURTH	19	8	2	2,922	7,945	29
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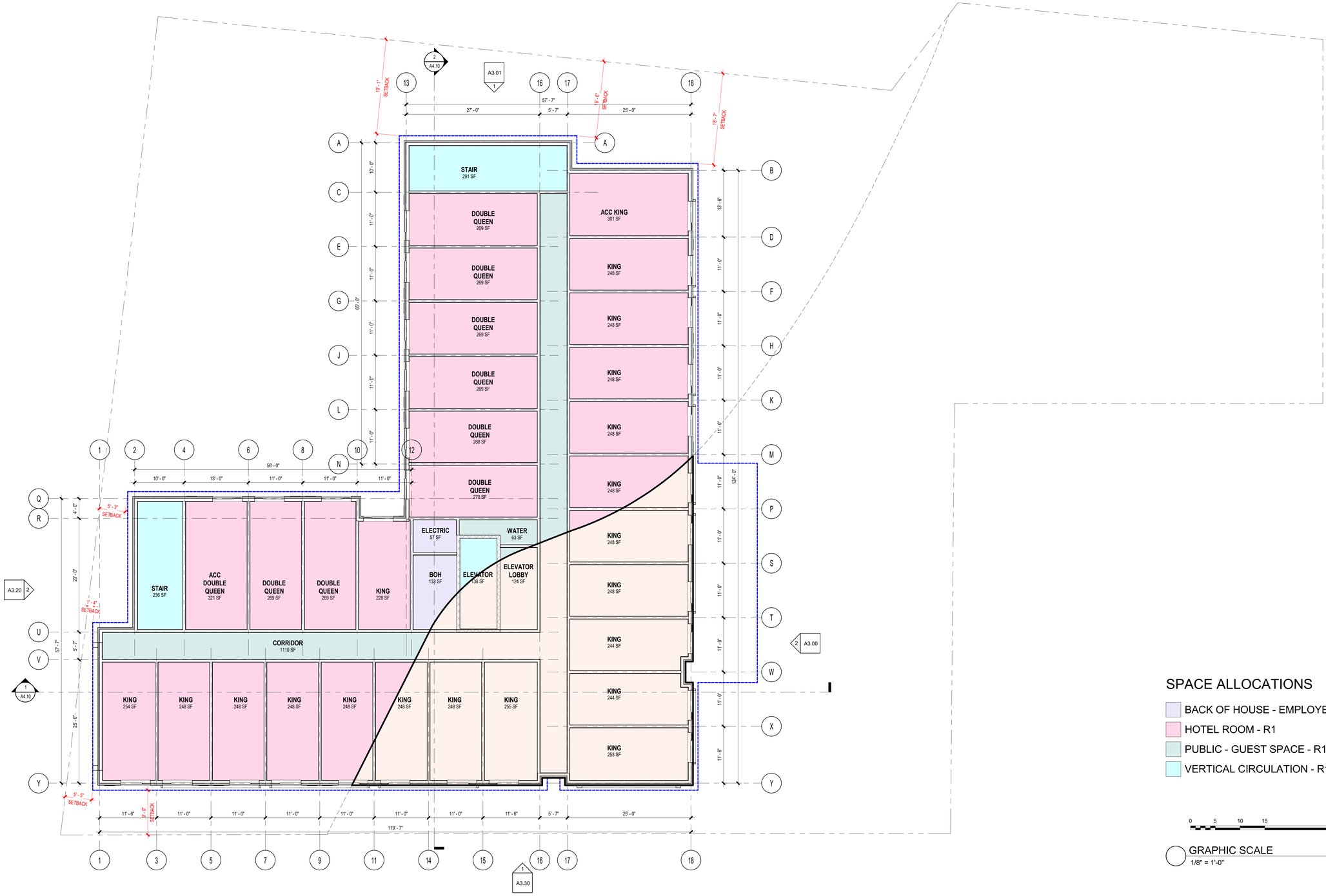
SOMERVILLE ALLOWABLE: UNLIMITED

CAMBRIDGE PARKING: 13 SPACES
SOMERVILLE PARKING: 20 SPACES
33 TOTAL

MATRIX
1" = 1'-0"



1 03 - OVERALL THIRD FLOOR PLAN
1/8" = 1'-0"

SPACE ALLOCATIONS

- BACK OF HOUSE - EMPLOYEE - R1
- HOTEL ROOM - R1
- PUBLIC - GUEST SPACE - R1
- VERTICAL CIRCULATION - R1

0 5 10 15 30

GRAPHIC SCALE
1/8" = 1'-0"

N PROJECT NORTH
N TRUE NORTH

XSS HOTELS

PROJECT:
MOXY HOTEL - SOMERBRIDGE
MCGRATH HIGHWAY / MONSIGNOR O'BRIEN HIGHWAY
CAMBRIDGE / SOMERVILLE, MA

Date	Issue Description

REGISTERED ARCHITECT JASON T. DIONNE No. 62317 AUBURN, NH COMMONWEALTH OF MASSACHUSETTS

PROFESSIONAL SEAL

Architect:	JTD
Drawn By:	JTD
Project No.:	30-1459
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Drawing Sheet Title:
OVERALL THIRD FLOOR PLAN

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A1.03

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10/24/2025 11:01:55 AM

MOXY HOTEL 145 KEYS						
FLOOR	KING	DOUBLE QUEEN	AC ACC	FLOOR AREA CAMBRIDGE	FLOOR AREA SOMERVILLE	TOTAL
FIRST	0	0	0	3,528	4,783	0
SECOND	19	8	2	2,922	7,945	29
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SOMERVILLE: 95 HOTEL GUEST ROOMS

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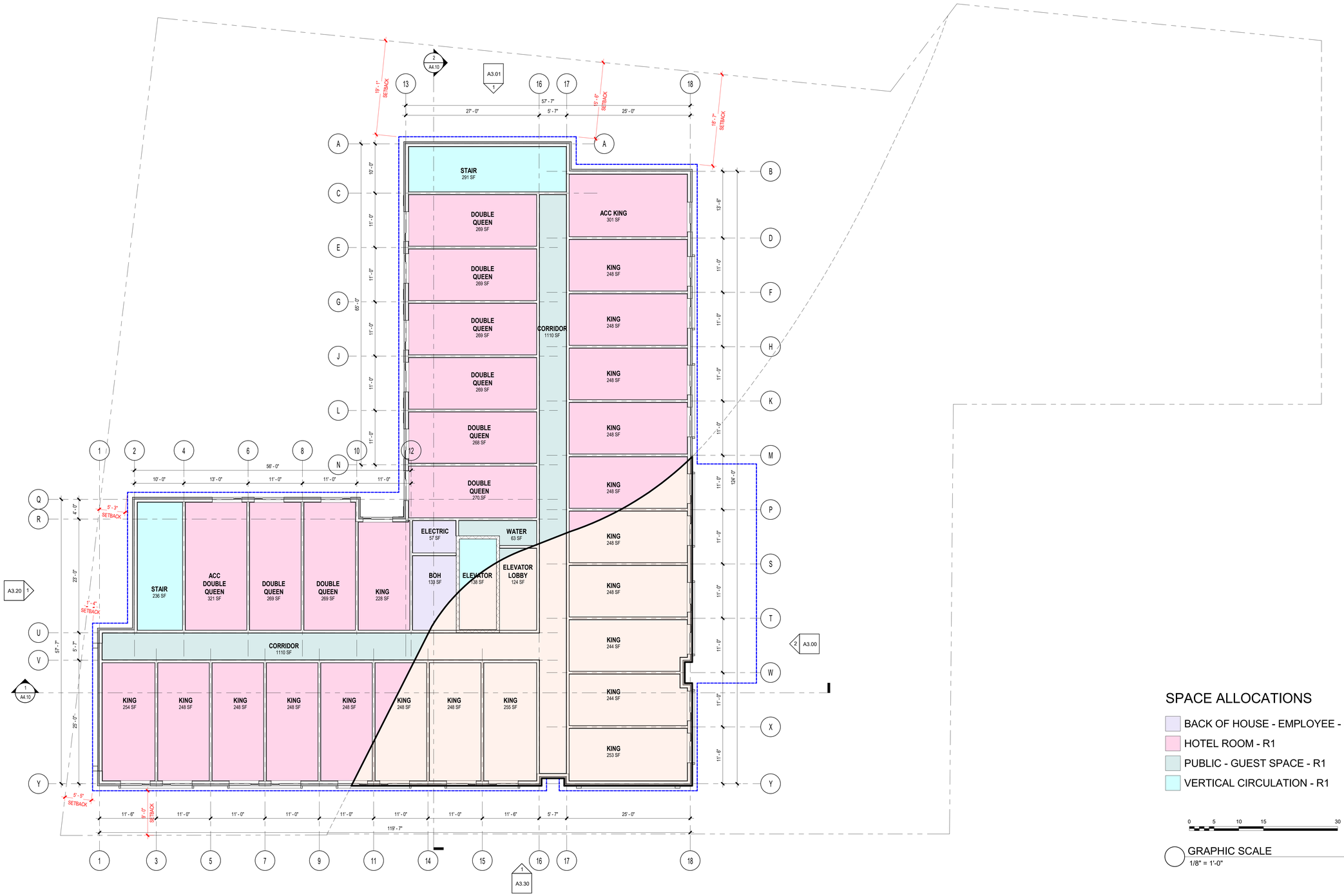
SOMERVILLE ALLOWABLE: UNLIMITED

CAMBRIDGE PARKING: 13 SPACES
SOMERVILLE PARKING: 20 SPACES
33 TOTAL

MATRIX
1" = 1'-0"



SPACE ALLOCATIONS

- BACK OF HOUSE - EMPLOYEE - R1
- HOTEL ROOM - R1
- PUBLIC - GUEST SPACE - R1
- VERTICAL CIRCULATION - R1

0 5 10 15 30

GRAPHIC SCALE
1/8" = 1'-0"

1 04 - OVERALL FOURTH FLOOR PLAN
1/8" = 1'-0"

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XSS HOTELS

N PROJECT NORTH
N TRUE NORTH

MOXY HOTEL - SOMERBRIDGE
MCGRATH HIGHWAY / MONSIGNOR O'BRIEN HIGHWAY
CAMBRIDGE / SOMERVILLE, MA

PROJECT:

Date	Issue Description

REGISTERED ARCHITECT JASON T. DIGIROLAMO No. 9239 ALBURN, NH COMMONWEALTH OF MASSACHUSETTS

PROFESSIONAL SEAL

Architect:	JTD
Drawn By:	JTD
Project No.:	30-1459
Copyright:	2025 XSS HOTELS

Drawing Sheet Title:
OVERALL FOURTH FLOOR PLAN

Drawing Sheet Number:
A1.04

10/24/2025 11:01:55 AM

MOXY HOTEL 145 KEYS						
FLOOR	KING	DOUBLE QUEEN	AC ACC	FLOOR AREA CAMBRIDGE	FLOOR AREA SOMERVILLE	TOTAL
FIRST	0	0	0	3,528	4,783	0
SECOND	19	8	2	2,922	7,945	29
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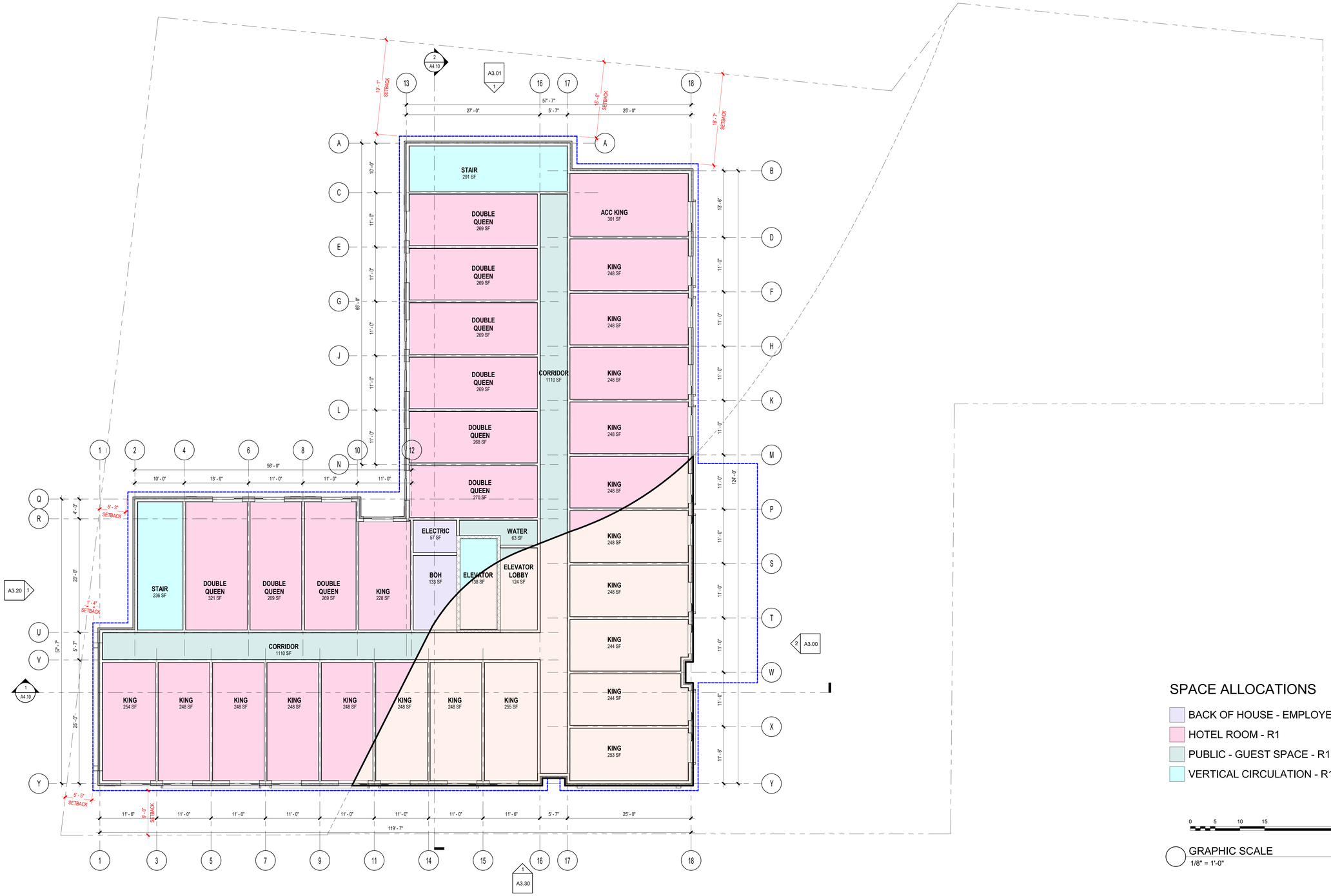
SOMERVILLE PARKING: 20 SPACES
33 TOTAL

MATRIX
1" = 1'-0"



SPACE ALLOCATIONS

- BACK OF HOUSE - EMPLOYEE - R1
- HOTEL ROOM - R1
- PUBLIC - GUEST SPACE - R1
- VERTICAL CIRCULATION - R1

0 5 10 15 30

GRAPHIC SCALE
1/8" = 1'-0"

1 05 - OVERALL FIFTH FLOOR PLAN
1/8" = 1'-0"

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XSS HOTELS

N PROJECT NORTH
N TRUE NORTH

PROJECT:
MOXY HOTEL - SOMERBRIDGE
MCGRATH HIGHWAY / MONSIGNOR O'BRIEN HIGHWAY
CAMBRIDGE / SOMERVILLE, MA

Date	Issue Description

REGISTERED ARCHITECT JASON T. DIONNE No. 12317 AUBURN, NH COMMONWEALTH OF MASSACHUSETTS

PROFESSIONAL SEAL

Architect:	JTD
Drawn By:	JTD
Project No.:	30-1459
Copyright:	2025 XSS HOTELS

Drawing Sheet Title:
OVERALL FIFTH FLOOR PLAN

Drawing Sheet Number:
A1.05

10/24/2025 11:01:57 AM

MOXY HOTEL 145 KEYS						
FLOOR	KING	DOUBLE QUEEN	AC ACC	FLOOR AREA CAMBRIDGE	FLOOR AREA SOMERVILLE	TOTAL
FIRST	0	0	0	3,528	4,783	0
SECOND	19	8	2	2,922	7,945	29
THIRD	19	8	2	2,922	7,945	29
FOURTH	19	8	2	2,922	7,945	29
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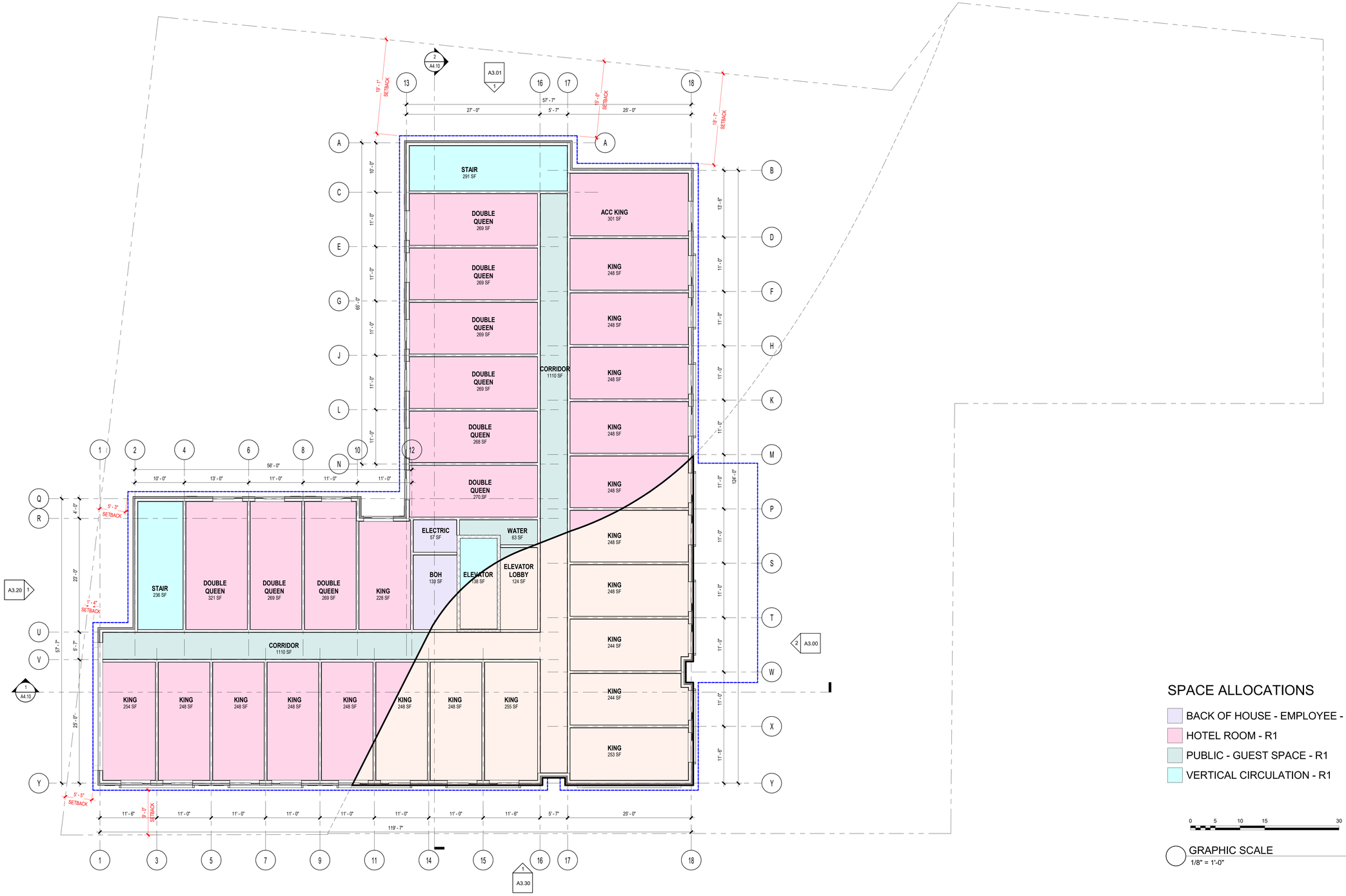
CAMBRIDGE ALLOWABLE: 23,230.35 SQ.FT.
SOMERVILLE ALLOWABLE: UNLIMITED

CAMBRIDGE PARKING: 13 SPACES
SOMERVILLE PARKING: 20 SPACES
33 TOTAL

MATRIX
1" = 1'-0"



SPACE ALLOCATIONS

- BACK OF HOUSE - EMPLOYEE - R1
- HOTEL ROOM - R1
- PUBLIC - GUEST SPACE - R1
- VERTICAL CIRCULATION - R1

0 5 10 15 30

GRAPHIC SCALE
1/8" = 1'-0"

06 - OVERALL SIXTH FLOOR PLAN
1/8" = 1'-0"

N — PROJECT NORTH
N — TRUE NORTH

XSS HOTELS

PROJECT:
MOXY HOTEL - SOMERBRIDGE
MCGRATH HIGHWAY / MONSIGNOR O'BRIEN HIGHWAY
CAMBRIDGE / SOMERVILLE, MA

Date	Issue Description

REGISTERED ARCHITECT JASON T. DIONNE No. 02317 AUBURN, NH COMMONWEALTH OF MASSACHUSETTS

PROFESSIONAL SEAL

Architect:	JTD
Drawn By:	JTD
Project No.:	30-1459
Copyright:	2025 XSS HOTELS

Drawing Sheet Title:
OVERALL SIXTH FLOOR PLAN

Drawing Sheet Number:
A1.06

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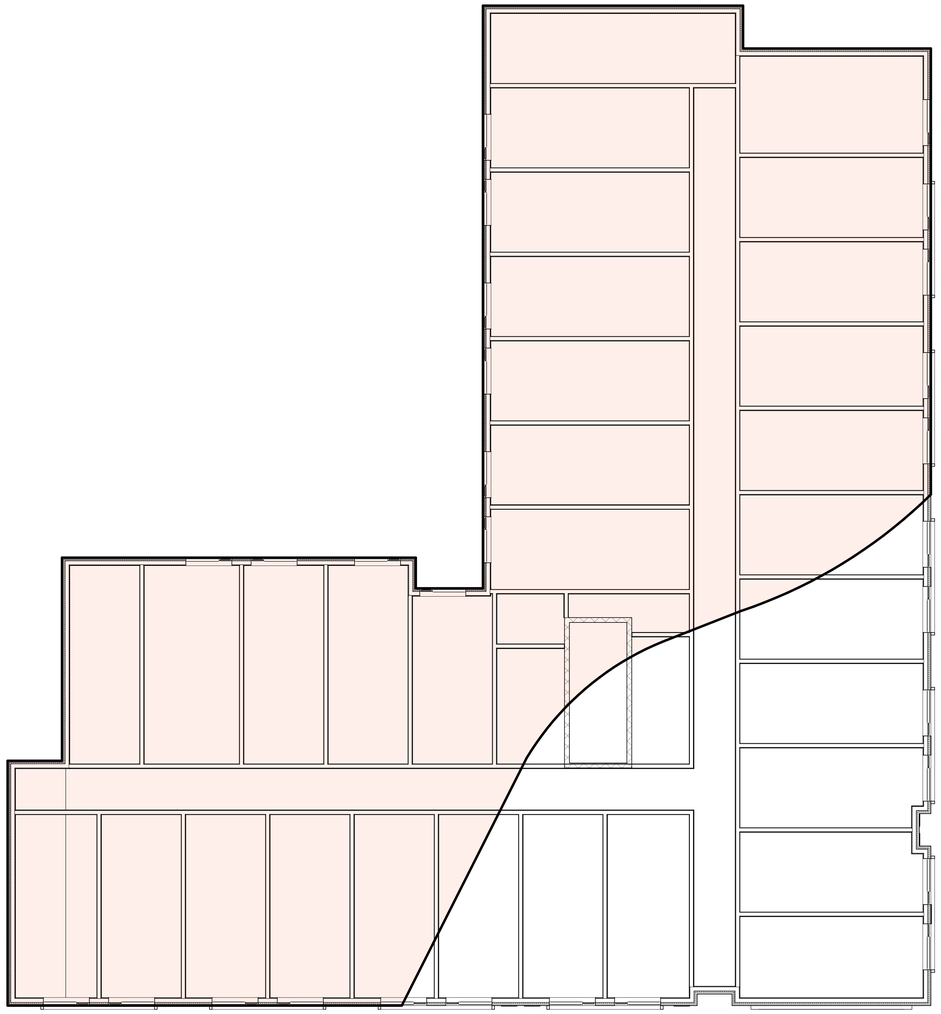


2 02 - TYPICAL UPPER FLOOR GROSS AREA CALCULATION
1/8" = 1'-0"

MOXY HOTEL 145 KEYS						
FLOOR	KING	DOUBLE QUEEN	AC ACC	FLOOR AREA CAMBRIDGE	FLOOR AREA SOMERVILLE	TOTAL
FIRST	0	0	0	3,528	4,783	0
SECOND	19	8	2	2,922	7,945	29
THIRD	19	8	2	2,922	7,945	29
FOURTH	19	8	2	2,922	7,945	29
FIFTH	19	9	1	2,922	7,945	29
SIXTH	19	9	1	2,922	7,945	29
TOTAL	95	42	8	18,138	44,508	145
	65.52%	28.96%	5.52%	62,646 TOTAL SQ.FT.		100%

CAMBRIDGE: 50 HOTEL GUEST ROOMS
SOMERVILLE: 95 HOTEL GUEST ROOMS

CAMBRIDGE ALLOWABLE: 23,230.35 SQ.FT.
SOMERVILLE ALLOWABLE: UNLIMITED

CAMBRIDGE PARKING: 13 SPACES
SOMERVILLE PARKING: 20 SPACES
33 TOTAL

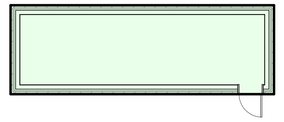
MATRIX
1" = 1'-0"

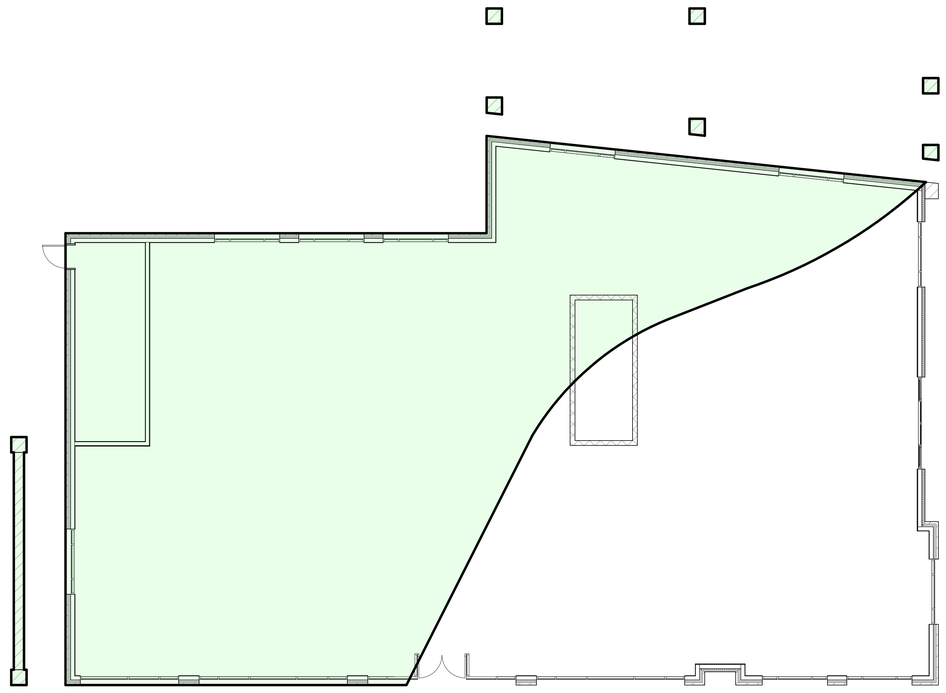
0 5 10 15 30

GRAPHIC SCALE
1/8" = 1'-0"

COMMERCIAL AREAS = 4,783
RESIDENTIAL AREAS = 39,725

GROSS AREA LEGEND
1" = 1'-0"





1 01 - FIRST FLOOR GROSS AREA CALCULATION
1/8" = 1'-0"

XSS HOTELS

N PROJECT NORTH

N TRUE NORTH

PROJECT:
MOXY HOTEL - SOMERBRIDGE
MCGRATH HIGHWAY / MONSIGNOR O'BRIEN HIGHWAY
CAMBRIDGE / SOMERVILLE, MA

Date	Issue Description

REGISTERED ARCHITECT
JASON T. DIGIROLAMO
No. 12247
AUBURN, NH
COMMONWEALTH OF MASSACHUSETTS

PROFESSIONAL SEAL

Architect:	JTD
Drawn By:	JTD
Project No.:	30-1459
Copyright:	2025 XSS HOTELS

Drawing Sheet Title:
GROSS AREA CALCULATIONS

Drawing Sheet Number:
GA1.00

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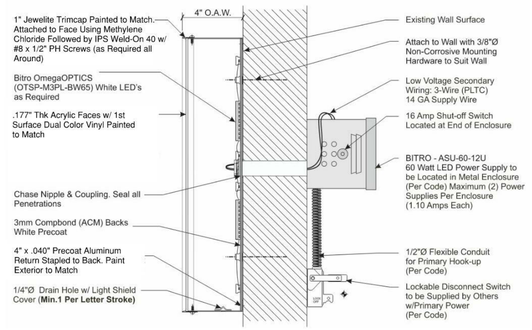
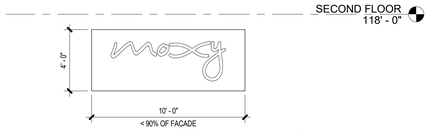
WALL SIGN		
	ALLOWED	PROPOSED
AREA (MAX)	40 SF	40 SF
HEIGHT (MIN/MAX)	1 / 4 FT	4 FT
WIDTH (MAX)	90% FACADE	30% FACADE
LETTERING WIDTH (MAX)	75% SIGN WIDTH	75%
LETTERING HEIGHT (MAX)	75% SIGN HEIGHT	62.5%
PROJECTION FROM FACADE (MAX)	6 IN	4 IN
RACEWAY HEIGHT (MAX)	50% LETTER HEIGHT	N/A
NUMBER OF SIGNS	1	1

4 SIGNAGE COMPLIANCE TABLE
12" = 1'-0"



3 SIGNAGE SECTION - WALL SIGN - INTERNALLY ILLUMINATED
3" = 1'-0"



40 SQUARE FEET

2 WALL SIGN - ITERNALLY ILLUMINATED
1/4" = 1'-0"

GRAPHIC SCALE
3" = 1'-0"

GRAPHIC SCALE
1/2" = 1'-0"

GRAPHIC SCALE
1/8" = 1'-0"

1 WEST ELEVATION EXTERIOR SIGNAGE
1/8" = 1'-0"

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XSS HOTELS

N PROJECT NORTH
N TRUE NORTH

PROJECT:
MOXY HOTEL - SOMERBRIDGE
MCGRATH HIGHWAY / MONSIGNOR O'BRIEN HIGHWAY
CAMBRIDGE / SOMERVILLE, MA

Date	Issue Description

REGISTERED ARCHITECT
JASON T. DIONNE
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AUBURN, NH
COMMONWEALTH OF MASSACHUSETTS

PROFESSIONAL SEAL

Architect:	JTD
Drawn By:	JTD
Project No.:	30-1459
Copyright:	2025 XSS HOTELS

Drawing Sheet Title:
EXTERIOR SIGNAGE

Drawing Sheet Number:
A3.20

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0 5 10 15 30

GRAPHIC SCALE
1/8" = 1'-0"

1 SOUTH ELEVATION FACADE FENESTRATION
1/8" = 1'-0"

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HOTELS

N PROJECT NORTH
N TRUE NORTH

PROJECT:
MOXY HOTEL - SOMERBRIDGE
MCGRATH HIGHWAY / MONSIGNOR O'BRIEN HIGHWAY
CAMBRIDGE / SOMERVILLE, MA

Date	Issue Description

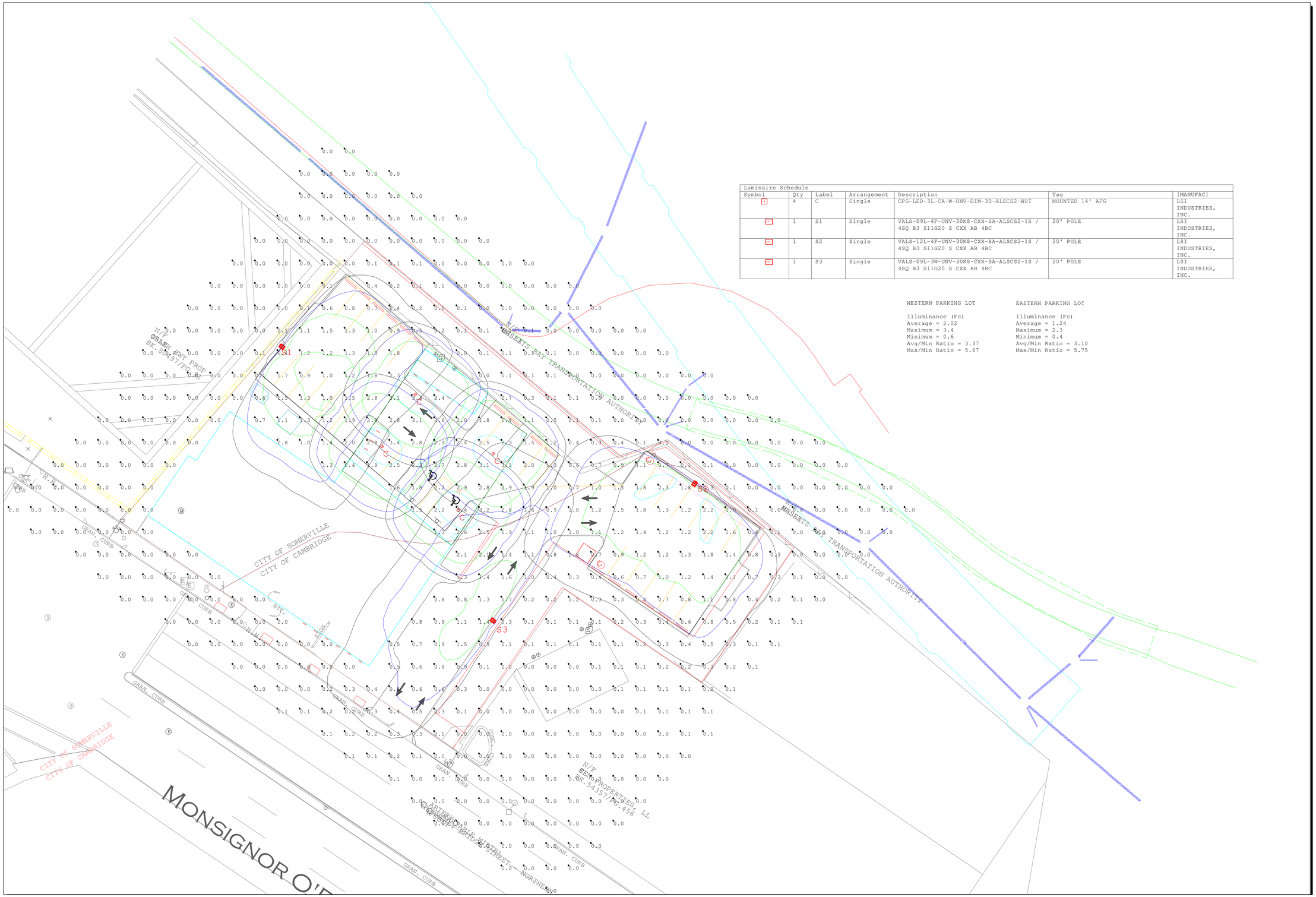
REGISTERED ARCHITECT
JASON T. GRIMFIELD
No. 02367
AUBURN, NH
COMMONWEALTH OF MASSACHUSETTS

PROFESSIONAL SEAL

Architect:	JTD
Drawn By:	JTD
Project No.:	30-1459
Copyright:	2025 XSS HOTELS

Drawing Sheet Title:
EXTERIOR FACADE FENESTRATION CALCULATION

Drawing Sheet Number:
A3.30



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Description	Tag	[MANUFAC]
	4	C	Single	CPG-LED-3L-CA-W-UNV-DIM-30-ALSCS2-WHT	MOUNTED 14' AFG	LSI INDUSTRIES, INC.
	1	S1	Single	VALS-09L-4F-UNV-30K8-CXX-SA-ALSCS2-IS / 4SQ B3 S11G20 S CXX AB 4BC	20' POLE	LSI INDUSTRIES, INC.
	1	S2	Single	VALS-12L-4F-UNV-30K8-CXX-SA-ALSCS2-IS / 4SQ B3 S11G20 S CXX AB 4BC	20' POLE	LSI INDUSTRIES, INC.
	1	S3	Single	VALS-09L-3W-UNV-30K8-CXX-SA-ALSCS2-IS / 4SQ B3 S11G20 S CXX AB 4BC	20' POLE	LSI INDUSTRIES, INC.

WESTERN PARKING LOT

Illuminance (Fc)
Average = 2.02
Maximum = 3.4
Minimum = 0.6
Avg/Min Ratio = 3.37
Max/Min Ratio = 5.67

EASTERN PARKING LOT

Illuminance (Fc)
Average = 1.24
Maximum = 2.3
Minimum = 0.4
Avg/Min Ratio = 3.10
Max/Min Ratio = 5.75

EXPOSURE
LIGHTING — CONTROLS — ELECTRICAL

Exposure Lighting
501 ISLINGTON ST 1A
PORTSMOUTH NH 03801
603-601-8080

#	Date	Comments

Revisions

Drawn By:
Checked By:
Date:10/16/2025
Scale:

XSS HOTELS
SOMERBRIDGE HOTEL
263 MONSIGNOR O'BRIEN HWY
CAMBRIDGE MA

L01