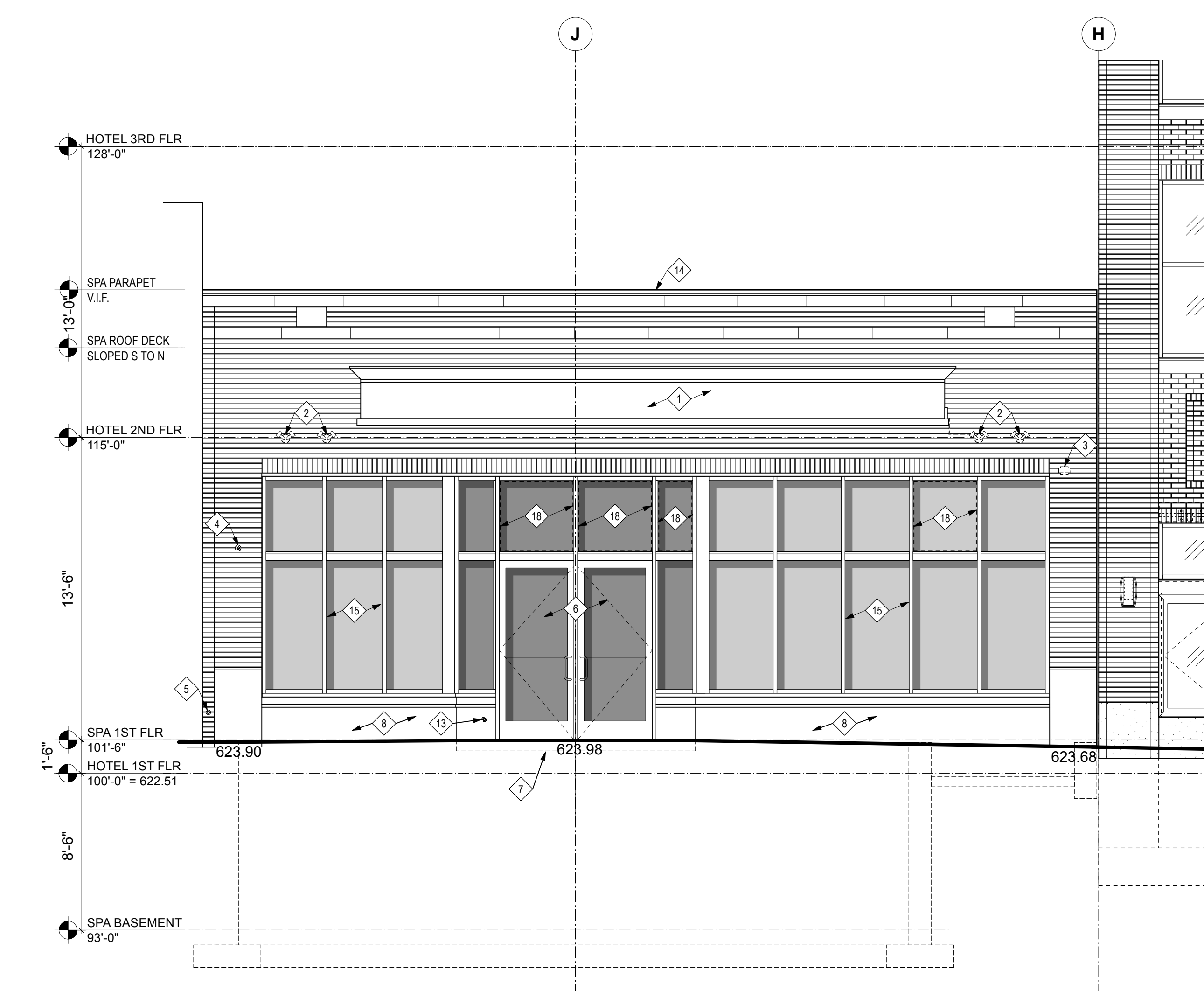
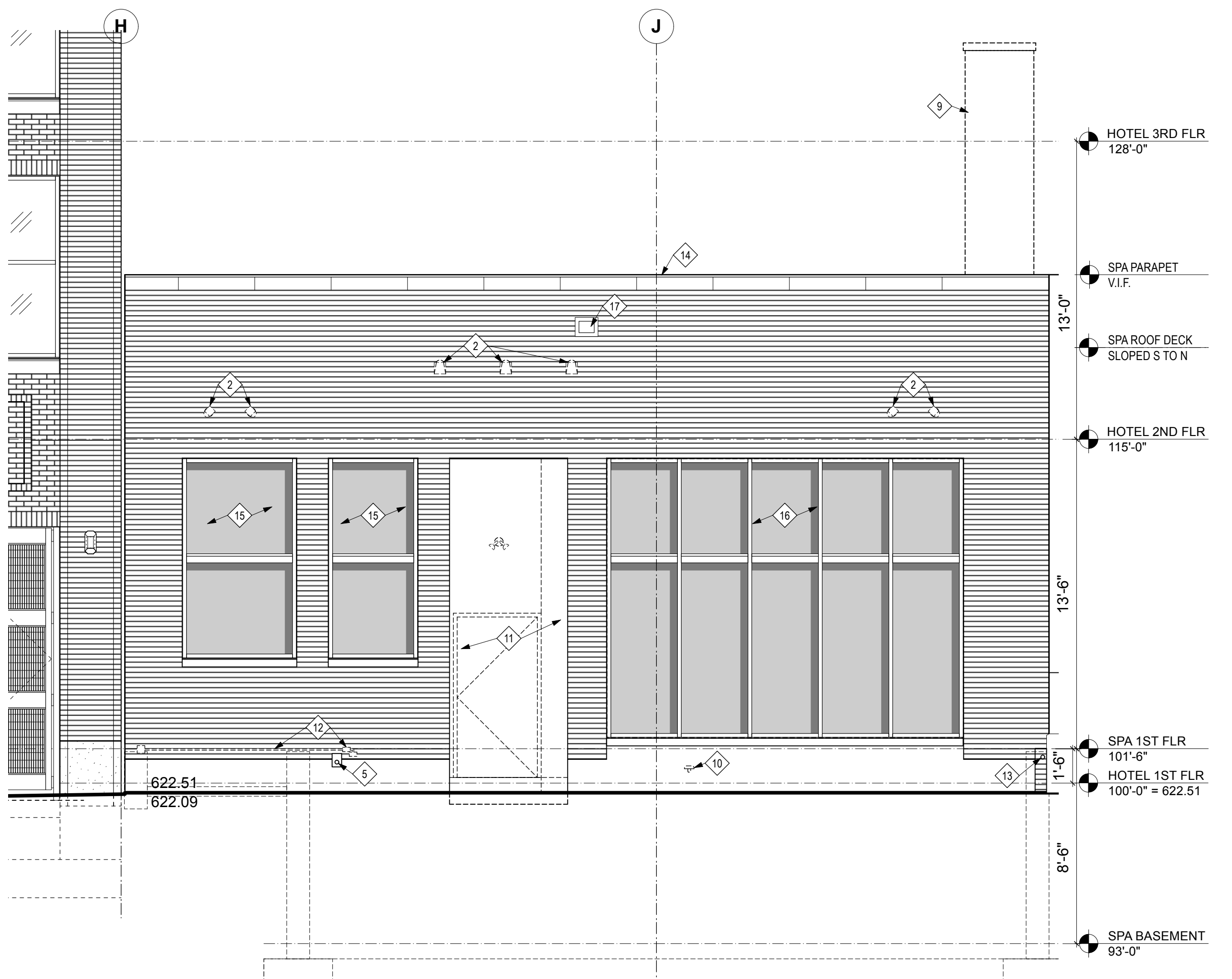
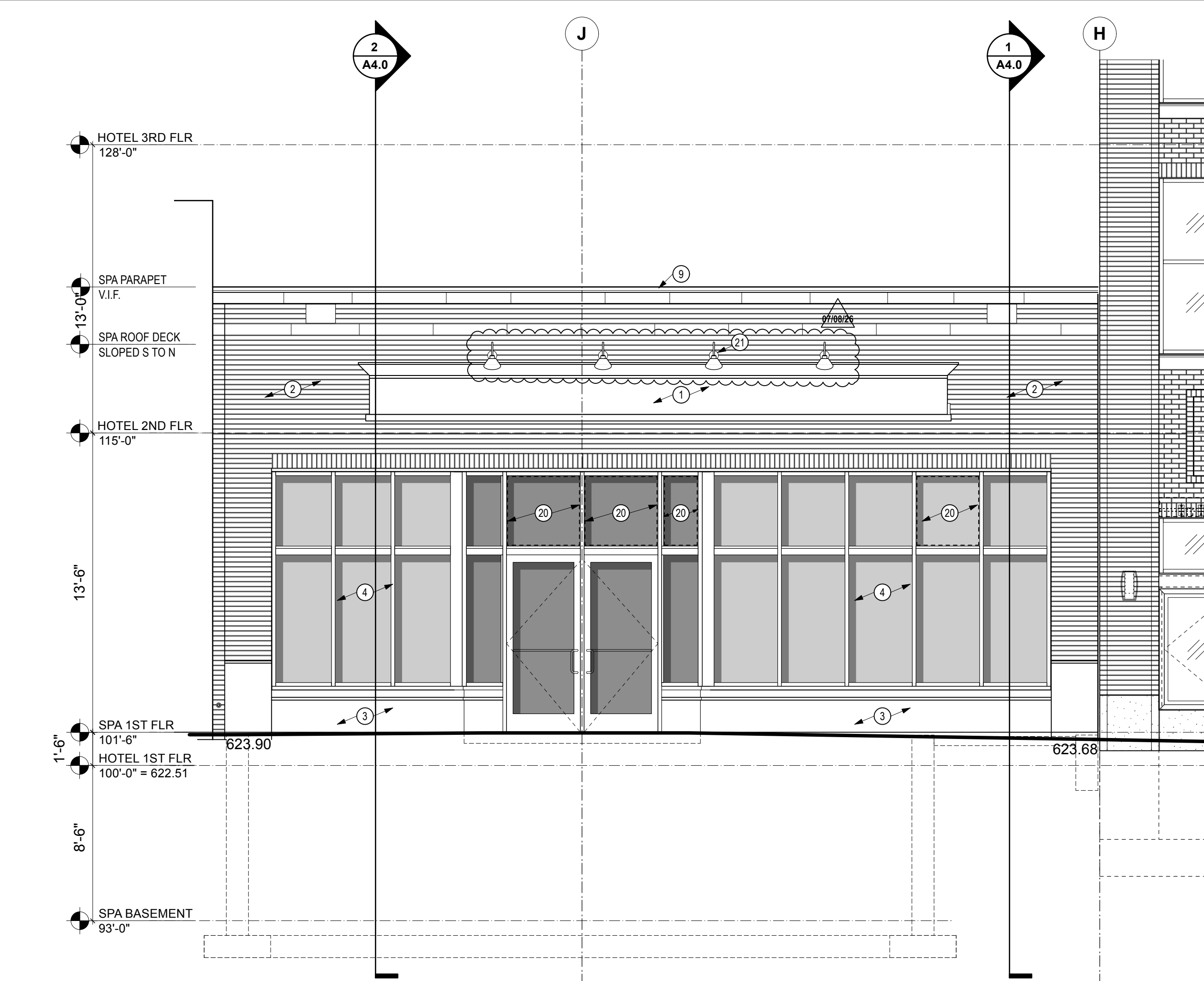




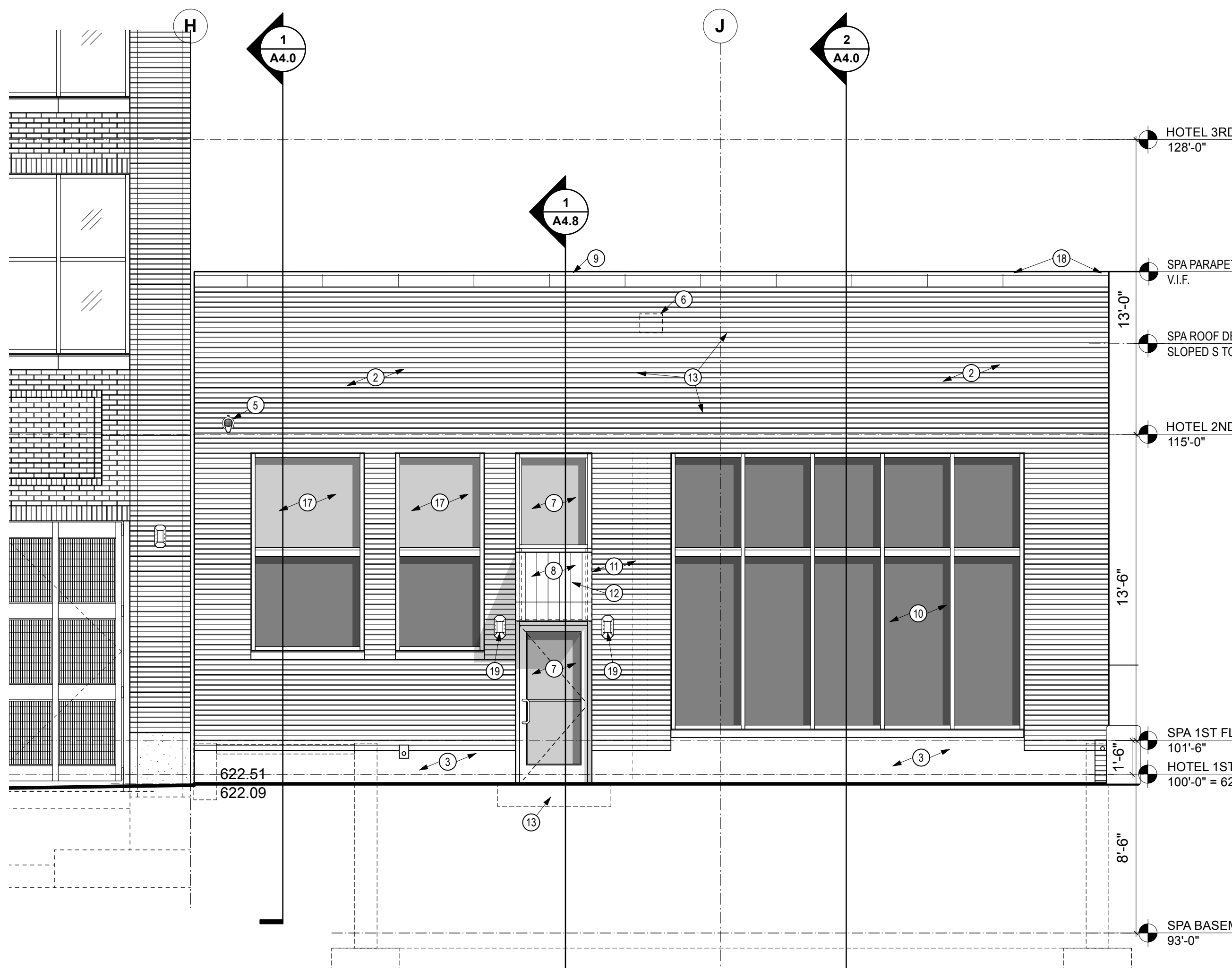
1 EAST ELEVATION - DEMOLITION
A3.1 SCALE: 1/4" = 1'-0"



3 WEST ELEVATION - DEMOLITION
A3.1 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION - NEW CONSTRUCTION
A3.1 SCALE: 1/4" = 1'-0"



4 WEST ELEVATION - NEW CONSTRUCTION
A3.1 SCALE: 1/4" = 1'-0"

ELEVATION KEYED NOTES - DEMOLITION:

1

EXISTING POWERED SIGN PANEL TO REMAIN.

2

REMOVE LIGHT FIXTURES.

3

REMOVE SECURITY CAMERA.

4

REMOVE FLAGPOLE SUPPORT BRACKET.

5

EXISTING HOSE BIBB TO REMAIN. REPAIR AS REQUIRED.

6

EXISTING RECESSED ALUMINUM ENTRANCE DOORS, SIDELIGHTS, TRANSOM WINDOWS TO REMAIN. REMOVE APPLIED FILMS AT TRANSOM WINDOWS. PATCH AND REPAIR INTERIOR SIDE OF ALUMINUM FRAMING MEMBERS DUE TO DEMOLITION OF INTERIOR VESTIBULE. REMOVE AND REPLACE WEATHERSTRIPPING AND SWEEPS AT DOORS.

7

EXISTING CONCRETE SLAB AT RECESSED ENTRANCE TO REMAIN. REMOVE AND REPLACE PERIMETER SEALANT JOINTS.

8

EXISTING CONCRETE BASE WALL TO REMAIN. PATCH CRACKS IN WALL BY INJECTING SIKAFLEX CRACK FLEX SEALANT, OR APPROVED EQUAL. (FIELD INSPECT WALL TO DETERMINE EXTENT OF CRACK REPAIR NEEDED). PREP WALL FOR NEW WATERPROOF COATING. REMOVE AND REPLACE SEALANT JOINT AT BASE OF WALL.

9

REMOVE MASONRY CHIMNEY DOWN TO LEVEL OF EXISTING METAL COPING.

10

REMOVE PIPE PENETRATION THROUGH FOUNDATION WALL.

11

REMOVE EXTERIOR DOORS AND WALLS WITHIN ALCOVE.

12

REMOVE SURFACE MOUNTED ELECTRICAL BOXES AND CONDUIT.

13

REMOVE HOSE BIBB.

14

EXISTING METAL COPING AT EAST AND WEST PARAPET WALLS TO REMAIN. CLEAN AND PREP FOR REPAINTING.

15

ALUMINUM WINDOW TO REMAIN. REMOVE APPLIED FILMS AND/OR WINDOW TREATMENTS AT TRANSOM WINDOWS.

16

EXISTING ALUMINUM WINDOW FRAMING AND GLASS TO REMAIN. REMOVE AND REPLACE INTERIOR AND EXTERIOR PERIMETER SEALANT JOINTS.

17

REMOVE THRU WALL SCUPPER. PATCH BRICK MASONRY.

18

REMOVE AND REPLACE EXISTING INSULATED GLASS UNIT.

ELEVATION KEYED NOTES - NEW CONSTRUCTION:

1

EXISTING POWERED SIGN PANEL TO REMAIN. NEW SIGNAGE BY OWNER'S SEPARATE CONTRACTOR. NOT IN PROJECT SCOPE.

2

PREP AND PAINT EXTERIOR MASONRY (ABOVE CONCRETE BASE) (EAST ELEVATION TO BE SW7701 CAVERN CLAY).

3

GRIND, PARGE, AND PAINT EXISTING CONCRETE BASE USING MODAC F-100 SOLVENT ACRYLIC EXTERIOR WATERPROOF COATING. MATCH CUSTOM COLOR USED BELOW FIRST FLOOR WINDOWS OF HOTEL VERDANT ORIGINAL BUILDING.

4

CLEAN EXISTING ALUMINUM WINDOW FRAMES AND GLASS. REMOVE AND REPLACE INTERIOR AND EXTERIOR PERIMETER SEALANT JOINTS. PREP AND REPAINT FRAMES, MATTE BLACK.

5

ROOF DRAIN OVERFLOW, JAY R. SMITH MFG. CO., CAST BRONZE NOZZLE AND FLANGE W/ BIRD SCREEN, NPT THREADED, SIZE TO MATCH ROOF DRAIN LEADER.

6

PATCH BRICK MASONRY WHERE EXISTING SCUPPER REMOVED.

7

NEW ALUMINUM ENTRANCE DOOR AND TRANSOMS ABOVE. MATCH APPEARANCE OF REPAINTED EXISTING ALUMINUM FRAMING AND INSULATED VISION GLASS.

8

NEW FIXED FABRIC AWNING.

9

CLEAN AND REPAINT EXISTING METAL COPING.

10

EXISTING ALUMINUM WINDOW FRAMING AND GLASS TO REMAIN. REMOVE AND REPLACE INTERIOR AND EXTERIOR PERIMETER SEALANT JOINTS. PROVIDE FILM ON EXTERIOR SIDE OF INSULATED GLASS PANES. CONSTRUCT STEEL STUD WALL BEHIND WINDOW. SEE SECTIONS AND DETAILS.

11

EXTEND EXISTING BRICK COLUMN TO NEW ALUMINUM ENTRANCE WIDTH. PROVIDE SAWTOOTH TIE-IN AND MATCH TEXTURE, COURSING AND JOINTS OF EXISTING BRICK.

12

NEW WALL SCENCE LIGHT FIXTURE BEHIND FABRIC AWNING. SEE LIGHT FIXTURE SCHEDULE.

13

NEW EXTERIOR CONCRETE SLAB SHOWN DASHED. SEE STRUCTURAL DRAWINGS.

14

NOT USED.

15

NOT USED.

16

NOT USED.

17

CLEAN EXISTING ALUMINUM WINDOW FRAMES AND GLASS. INSPECT SEALS AND REPLACE AS NECESSARY. REMOVE AND REPLACE INTERIOR AND EXTERIOR PERIMETER SEALANT JOINTS. PROVIDE FILM ON EXTERIOR SIDE OF GLASS. LOWER LITE ONLY. UPPER LIGHT TO REMAIN CLEAR INSULATED VISION GLASS.

18

WHERE EXISTING MASONRY CHIMNEY HAS BEEN REMOVED DOWN TO PARAPET HEIGHT, PROVIDE TREATED PLWOOD CAP AND SHEET METAL CAP (EFFECTIVELY EXTENDING METAL COPING TO SOUTHWEST BUILDING CORNER. SHEET METAL CHIMNEY CAP TO BE SLOPED TO DRAIN TO BUILDING TPO ROOF.

19

NEW EXTERIOR WALL SCENCE. SEE LIGHTING DRAWINGS.

20

REMOVE AND REPLACE EXISTING INSULATED GLASS PANE. MATCH PROPERTIES OF EXISTING GLASS TO ASSURE VISUAL APPEARANCE MATCH ON BOTH EXTERIOR AND INTERIOR SIDES OF WINDOW.

21

NEW OWNER FURNISHED. CONTRACTOR INSTALLED EXTERIOR GOOSENECK OUTDOOR SIGN LIGHTING FIXTURES. (QTY. 4). FIXTURE DIMENSIONS: 23.5" L x 10" W x 15" H. STANDARD E26 SOCKET. INSTALL FIXTURES SPACED 5'-0" O.C. CENTERED ON EXISTING SIGN PANEL. VERIFY HEIGHT AND SPACING WITH OWNER PRIOR TO INSTALLATION.

TKWA

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PROJECT

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75 Oak Hill Avenue, 2nd Floor

Seekonk, MA 02771

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REVISIONS

CB-01

January 30, 2026

CB-04

April 6, 2026

Add Signage Lighting & Paint

July 8, 2026

Color at East Elevation

DATE

2025.10.30

PROJECT NUMBER

266524.01

SHEET TITLE

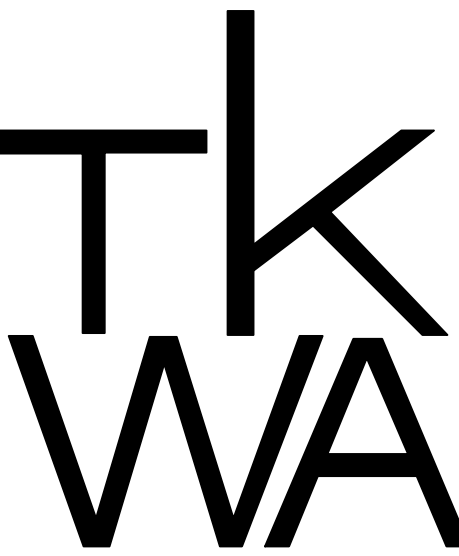
Exterior Elevations - Enlarged

SHEET NUMBER

A3.1

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CB-04 April 6, 2026

Add Signage Lighting & Paint

Color at East Elevation July 8, 2026

DATE

2025.10.30

PROJECT NUMBER

266524.01

SHEET TITLE

Exterior
Elevations -
Enlarged

SHEET NUMBER

A3.1

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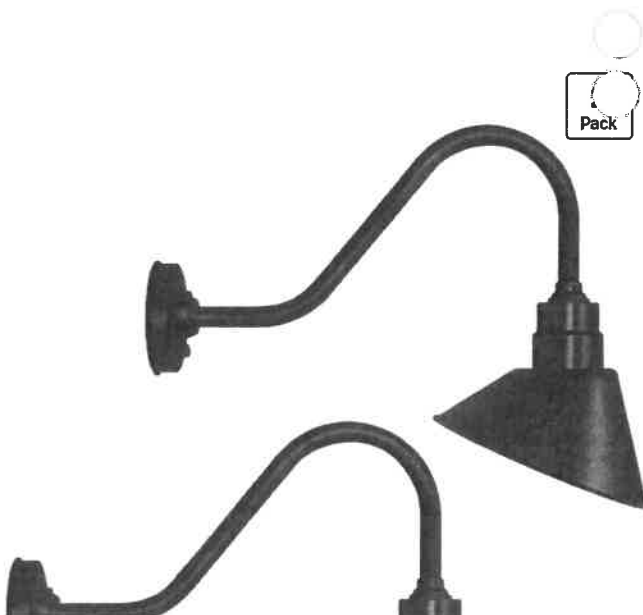
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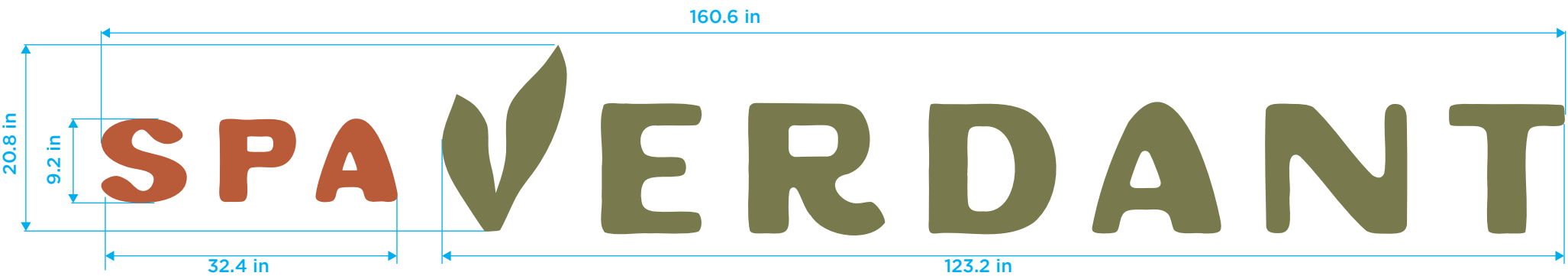
Date	Project Manager
06/03/2026	Dylan B.
Order #	Designer
EST - 17040	Ashlee K.

Specifications

- 1.5" Dimensional Painted Formed Plastic text
- Pantone 7499 Painted Edge/Return
- Stud Mounted

Paint - Finish

- (P-1) Pantone 7585
- (P-2) Pantone 5763
- (P-3) Pantone 7499



3D Rendering



