NOTE: REMOVAL OF NONCONTRIBUTING BUILDING COMPONENT. CHIMNEY TO BE DEMOLISHED IN ITS ENTIRETY. ROOFING TO MATCH HISTORIC SLATE.
EXISTING PHOTOS
HOTEL HIVE PROVIDENCE - 203 WESTMINSTER ST

VIEW FROM WESTMINSTER STREET

VIEW TOWARDS FULTON STREET
VIEW FROM CORNER OF WESTMINSTER AND EDDY ST

VIEW OF WESTMINSTER ST

VIEW FROM CORNER OF WESTMINSTER AND EDDY ST

PROVIDENCE JOURNAL HISTORIC IMAGES (1905-1925)

HOTEL HIVE PROVIDENCE - 203 WESTMINSTER ST
PROPOSED VIEW FROM EDDY / WESTMINSTER ST

HOTEL HIVE PROVIDENCE - 203 WESTMINSTER ST

REFER TO BAY WINDOW STUDY FOR PROPOSED MODIFICATIONS TO SELECT STOREFRONT BAYS

UPLIGHTING WILL BE PROVIDED THROUGHOUT EXTERIOR TO ILLUMINATE HISTORIC FACADE AND ORNAMENTAL DETAILS.

NOTE: DASHED AREA INDICATES BAYS WHERE PORTION OF SECOND LEVEL IS TO BE REMOVED.
FOURTH FLOOR KRESGE PLAN

HOTEL HIVE PROVIDENCE - 203 WESTMINSTER ST
NOTE: PITCHED ROOF ON KRESSE BUILDING TO MATCH PROPOSED SLOPE AT PROJO ROOFTOP. ALL ROOF AND EXTERIOR WALLS AT MECHE ZONES TO BE WRAPPED IN NEW ROOF MEMBRANE SIMILAR TO EXISTING.

ROOFTOP MOCK-UP PHOTOS
HOTEL HIVE PROVIDENCE - 203 WESTMINSTER ST
EXterior Restoration Notes/Scope

1. **“REMOVE”, “REMOVING”, “RMD”, “REPLACE”, ALL INDICATE THE PROCESS OF REMOVING EXISTING MATERIALS IN THEIR ENTIRETY AND REPLACING WITH MATCHING MATERIALS.**

2. All dimensions to be verified in field by contractor.

Wood

1. In instances of missing or damaged wood, replace with materials to match existing as indicated.

2. Repair any holes in wood trim with approved products.

3. Install new wood trim as specified.

4. Replace any damaged or missing wood trim with new materials.

5. Ensure new wood trim matches existing materials in color and style.

Sealants

1. Apply sealants to existing joints and seams to prevent further damage.

2. Use same type of sealant as existing materials.

3. Ensure sealants are compatible with adjacent materials.

Materials

1. Use materials that are compatible with existing materials.

2. Ensure materials are durable and weather-resistant.

3. Replace any damaged or missing materials with new materials.

4. Ensure new materials match existing materials in color and style.

5. Ensure materials are installed correctly and securely.

Paint

1. Apply paint to exterior surfaces to match existing materials.

2. Use same type of paint as existing materials.

3. Ensure paint is compatible with adjacent materials.

4. Repair any damaged or missing paint with approved products.

5. Ensure paint is applied correctly and securely.

Roof

1. Replace any damaged or missing roof materials with new materials.

2. Use same type of roof material as existing materials.

3. Ensure roof materials are compatible with adjacent materials.

4. Repair any damaged or missing roof materials with approved products.

5. Ensure roof is installed correctly and securely.

Seamless Trim

1. Install seamless trim to match existing materials.

2. Ensure seamless trim is installed correctly and securely.

3. Use same type of seamless trim as existing materials.

Overall

1. Ensure all restoration work is completed to match existing materials.

2. Ensure all restoration work is completed within specified timeframe.

3. Ensure all restoration work is completed to match existing materials in color and style.

4. Ensure all restoration work is completed to match existing materials in size and shape.

5. Ensure all restoration work is completed to match existing materials in function and use.
EXTERIOR RESTORATION NOTES/SCOPE

FULTON ST ELEVATION

HOTEL HIVE PROVIDENCE - 203 WESTMINSTER ST

GENERAL

1. AT INSTANCES OF ROTTING AND SEVERELY DETERIORATING WOOD TRIM, SELECTIVELY REMOVE & REPLACE MATCHING EXISTING. ALL NEW TRIM TO BE WOOD REPAIR:

1. PAINT ALL CURRENTLY PAINTED SURFACES & THEIR REPLACEMENTS. DO NOT PAINT OVER CURRENTLY UNPAINTED ITEMS SUCH AS, LEAD COATED COPPERS, STONE, SLATE, BRICK, & MARBLE.

2. AT BASE OF MANSARD ROOF REPAIR AND/OR REPLACE DETERIORATED COPPER FLASHING.

3. REPAIR ALL CRACKS IN STONE MORTAR, LOCATE AND REPAIR ALL OTHERS FOUND ON SITE. REPLACE OR REPAIR PIECES OF ALL BROKEN STONE AS NEEDED. APPLY MULLION EXTRUSION FACE TO EXISTING GLAZING TO MATCH ADJACENT SEAMLESSLY. REPAIR ALL CRACKS IN STONE MORTAR, LOCATE AND REPAIR ALL OTHERS FOUND ON SITE. REPLACE OR REPAIR PIECES OF ALL BROKEN STONE AS NEEDED. APPLY MULLION EXTRUSION FACE TO EXISTING GLAZING TO MATCH ADJACENT SEAMLESSLY.

4. REPAIR ANY CRACKS IN STONE MORTAR, LOCATE AND REPAIR ALL OTHERS FOUND ON SITE. REPLACE OR REPAIR PIECES OF ALL BROKEN STONE AS NEEDED. APPLY MULLION EXTRUSION FACE TO EXISTING GLAZING TO MATCH ADJACENT SEAMLESSLY.

5. PROVIDE NEW MEMBRANE ROOF AT EXTENT OF MECHANICAL AREAS ON ROOF. ADD 20% CRACKED SLATE ROOFING TILES; REPLACE APPX 5% BROKEN OR MISSING SLATE ROOF TILES. REPLACE UNDERLAYMENT, FLASHING AND SHEATHING AS REQ'D FOLLOWING SITE VISIT.

6. REPAIR ALL CRACKS IN STONE MORTAR, LOCATE AND REPAIR ALL OTHERS FOUND ON SITE. REPLACE OR REPAIR PIECES OF ALL BROKEN STONE AS NEEDED. APPLY MULLION EXTRUSION FACE TO EXISTING GLAZING TO MATCH ADJACENT SEAMLESSLY.

7. PROVIDE NEW HARDWARE ONLY.

8. PROVIDE NEW ALUM GLAZED SF ENTRANCE DOORS & HARDWARE.

9. PROVIDE FIELD OF THEATER BULB LIGHTING WITHIN FIELD OF CEILING BEHIND TRANSPARENT FASCIA.

10. REPLACE EXISTING BAY WINDOW GLAZED OPENINGS TO REMAIN.

11. PROVIDE NEW ALUMINUM GLAZED STOREFRONT AND ENTRANCE DOORS AND 9'-0" REVOLVING DOOR AND HARDWARE.

12. PROVIDE NEW ALUM CLAD CANOPY, NOTE 10'-11 1/2" X 10'-11 1/2" COLLUMN BASE AND 10'-11 1/2" X 10'-11 1/2" HEAD SURVEY FOR WHICH PERMIT TO BE ISSUED.

13. ADD 20% CRACKED SLATE ROOFING TILES; REPLACE APPX 5% BROKEN OR MISSING SLATE ROOF TILES. REPLACE UNDERLAYMENT, FLASHING AND SHEATHING AS REQ'D FOLLOWING SITE VISIT.

14. REMOVE ALL ABANDONED FASTENERS, ANCHORS, EQUIPMENT. REPAIR REMAINING HOLE WITH APPROVED PATCHING PRODUCT. FINISH TO APPEAR MANNER AS RESPECT TO EXISTING CONDITION.

15. REMOVE ALL ABANDONED FASTENERS, ANCHORS, EQUIPMENT. REPAIR REMAINING HOLE WITH APPROVED PATCHING PRODUCT. FINISH TO APPEAR MANNER AS RESPECT TO EXISTING CONDITION.

16. REMOVE ALL ABANDONED FASTENERS, ANCHORS, EQUIPMENT. REPAIR REMAINING HOLE WITH APPROVED PATCHING PRODUCT. FINISH TO APPEAR MANNER AS RESPECT TO EXISTING CONDITION.

17. REMOVE ALL ABANDONED FASTENERS, ANCHORS, EQUIPMENT. REPAIR REMAINING HOLE WITH APPROVED PATCHING PRODUCT. FINISH TO APPEAR MANNER AS RESPECT TO EXISTING CONDITION.

18. REMOVE ALL ABANDONED FASTENERS, ANCHORS, EQUIPMENT. REPAIR REMAINING HOLE WITH APPROVED PATCHING PRODUCT. FINISH TO APPEAR MANNER AS RESPECT TO EXISTING CONDITION.

19. REMOVE ALL ABANDONED FASTENERS, ANCHORS, EQUIPMENT. REPAIR REMAINING HOLE WITH APPROVED PATCHING PRODUCT. FINISH TO APPEAR MANNER AS RESPECT TO EXISTING CONDITION.

20. REMOVE ALL ABANDONED FASTENERS, ANCHORS, EQUIPMENT. REPAIR REMAINING HOLE WITH APPROVED PATCHING PRODUCT. FINISH TO APPEAR MANNER AS RESPECT TO EXISTING CONDITION.

21. REMOVE ALL ABANDONED FASTENERS, ANCHORS, EQUIPMENT. REPAIR REMAINING HOLE WITH APPROVED PATCHING PRODUCT. FINISH TO APPEAR MANNER AS RESPECT TO EXISTING CONDITION.
provide field of theater bulb lighting from ceiling of canopy
extruded metal frame at perimeter of canopy and solid roof with glass shade below aligned with field of theater bulb lighting.
right side line - ceiling of canopy
left side line - canopy above
dashed line - perimeter of canopy and solid roof with glass shade below aligned with field of theater bulb lighting.
projo - kresge bldg
01 - floor 1
03 - floor 3
04 - floor 4
westminster st
entry door
side walk
providence, ri 02903
fulton st
eddy st
HIVE WORK ENTRANCE CANOPY
HOTEL HIVE PROVIDENCE - 203 WESTMINSTER ST

- Provide new standoff illuminated letter signage to existing facade, attached to facade in 6 locations.
- Glass inlay to be caulked at existing facade penetrations to occur only at structural frame and at tie backs.
- Provide new standoff illuminated letter signage Fastened to painted board, attached to facade in 6 locations.
- Lettering size and scale not to exceed that prescribed by Providence Zoning. Final location TBD, typ.
- Glass roof within an extended metal frame at perimeter of canopy lined with theater bulb lighting.
- Glass inlay to be caulked at existing facade.
- Penetrations to occur only at structural frame and at tie backs.

Providence Zoning. Final

- Provide new standoff illuminated letter signage to be Fastened to painted board, attached to facade in 6 locations.
- Lettering size and scale not to exceed that prescribed by Providence Zoning. Final location TBD, typ.
- Glass roof within an extended metal frame at perimeter of canopy lined with theater bulb lighting.
- Glass inlay to be caulked at existing facade.
- Penetrations to occur only at structural frame and at tie backs.

Providence Zoning. Final
HISTORIC BAY WINDOWS - PLAN
PROPOSED CLICK-AND-SLIDE OPERABLE DOOR

HISTORIC BAY WINDOWS - ELEVATION
PROPOSED CLICK-AND-SLIDE OPERABLE DOOR

BAY WINDOWS AT FIRST FLOOR - CLICK-AND-SLIDE

HOTEL HIVE PROVIDENCE - 203 WESTMINSTER ST
BUILDING MATERIALS

EXTERIOR WOOD SIDING
CHARCOAL GRAY BRICK
WOOD FLOOR

STEP LIGHTS
RAILING DETAIL

ROOFTOP
CANOPIES

FOLDING GLASS WALL SYSTEM

HOTEL HIVE PROVIDENCE - 203 WESTMINSTER ST