



HOTEL HIVE PROVIDENCE - 203 WESTMINSTER ST
DOWNTOWN DESIGN REVIEW COMMITTEE

NOVEMBER 2018



NOTE: REMOVAL OF NONCONTRIBUTING BUILDING COMPONENT. CHIMNEY TO BE DEMOLISHED IN ITS ENTIRETY. ROOFING TO MATCH HISTORIC SLATE.



CORNER OF FULTON / EDDY ST



CORNER OF WESTMINSTER / EDDY ST

VIEWS FROM STREET CORNERS

HOTEL HIVE PROVIDENCE - 203 WESTMINSTER ST



VIEW FROM WESTMINSTER STREET



VIEW TOWARDS FULTON STREET

EXISTING PHOTOS

HOTEL HIVE PROVIDENCE - 203 WESTMINSTER ST





VIEW FROM CORNER OF WESTMINSTER AND EDDY ST



VIEW OF WESTMINSTER ST



VIEW FROM CORNER OF WESTMINSTER AND EDDY ST



VIEW FROM CORNER OF WESTMINSTER AND EDDY ST

PROVIDENCE JOURNAL HISTORIC IMAGES (1905-1925)

HOTEL HIVE PROVIDENCE - 203 WESTMINSTER ST



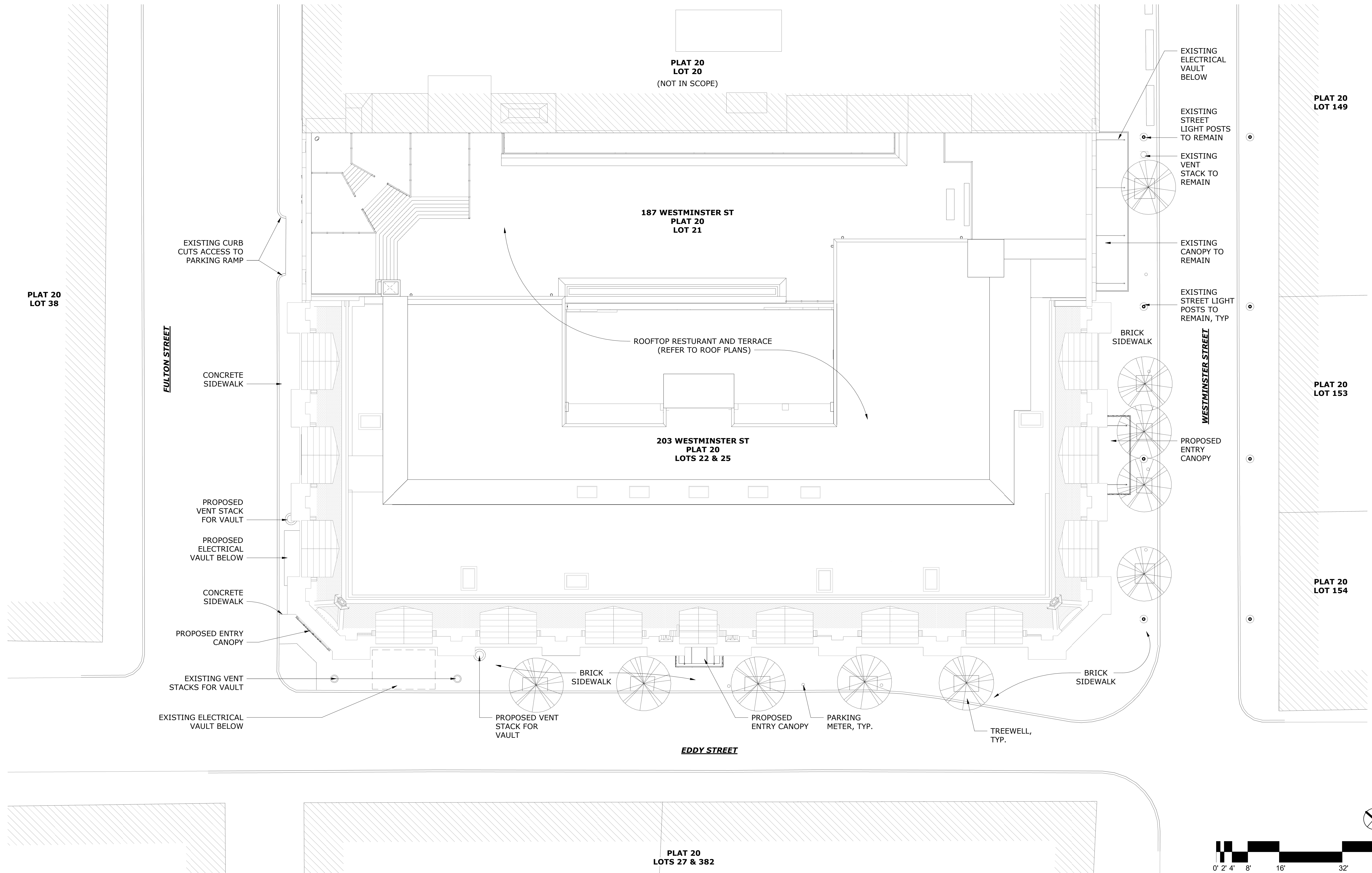
UPLIGHTING WILL BE PROVIDED
THROUGHOUT EXTERIOR TO ILLUMINATE
HISTORIC FACADE AND ORNAMENTAL
DETAILS.

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

NOTE: DASHED AREA INDICATES BAYS
WHERE PORTION OF SECOND LEVEL IS
TO BE REMOVED

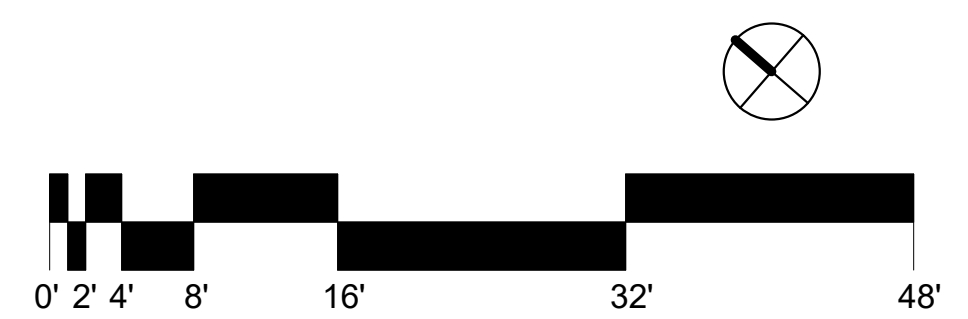
PROPOSED VIEW FROM EDDY / WESTMINSTER ST
HOTEL HIVE PROVIDENCE - 203 WESTMINSTER ST





ARCHITECTURAL SITE PLAN

HOTEL HIVE PROVIDENCE - 203 WESTMINSTER ST



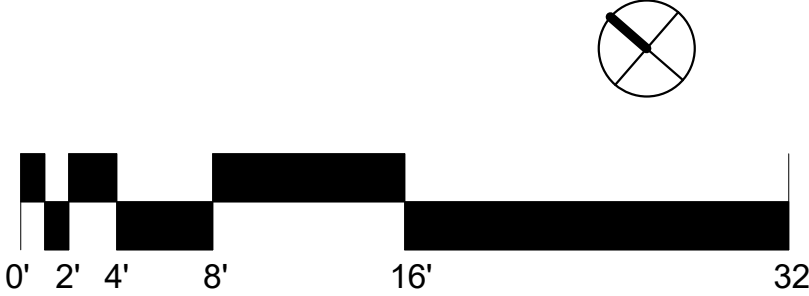
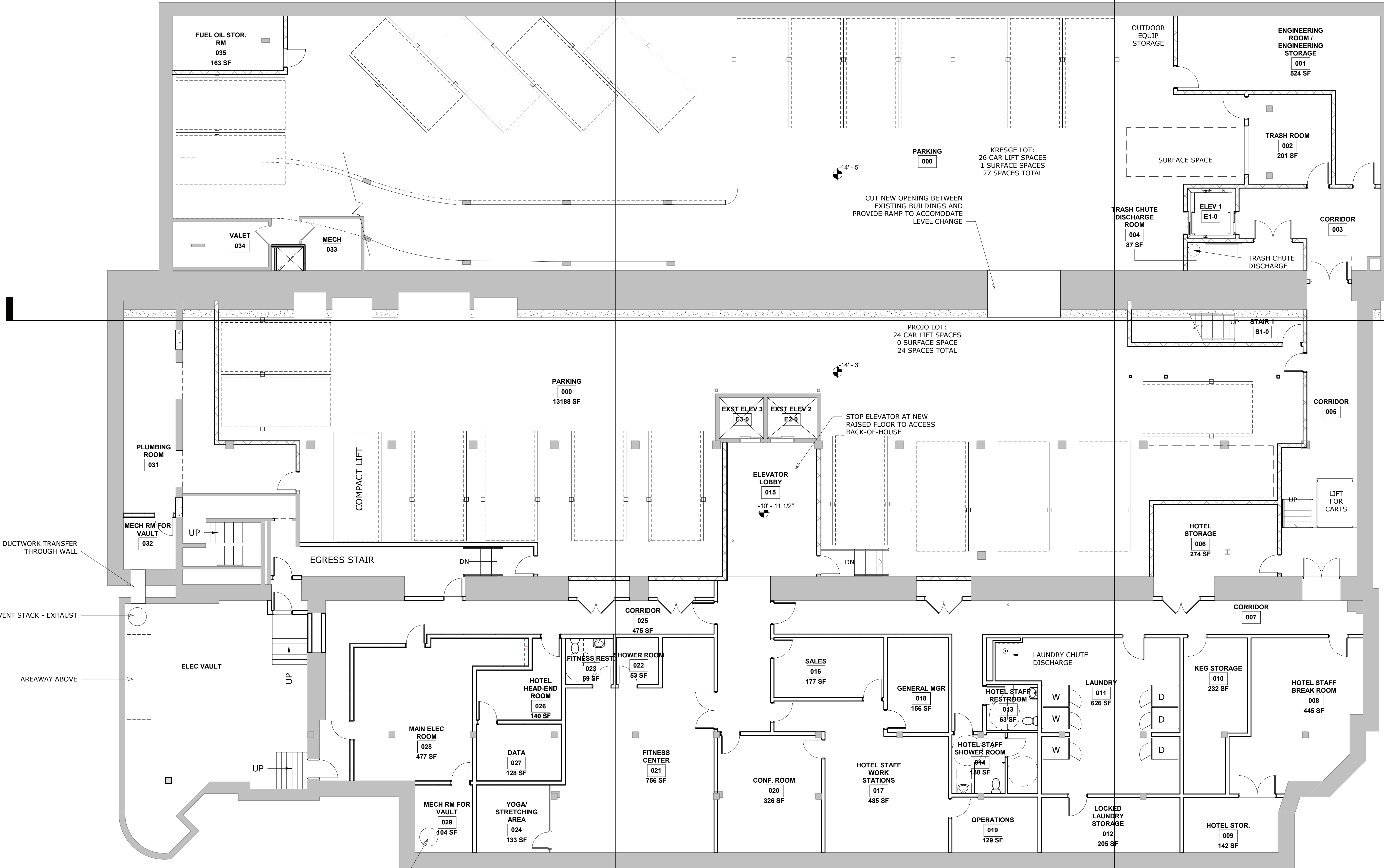
ZDS

WOOLWORTH BLDG

FULTON ST

WESTMINSTER ST

EDDY ST



BASEMENT PLAN
HOTEL HIVE PROVIDENCE - 203 WESTMINSTER ST



WOOLWORTH BLDG

FULTON ST

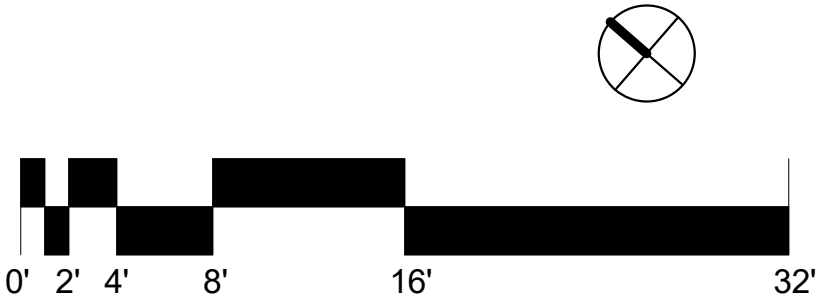
WESTMINSTER ST

COURTYARD
OPEN TO
ABOVE

FLOOR 2 PROJO

OPEN TO
BELOW

EDDY ST



SECOND FLOOR PROJO PLAN
HOTEL HIVE PROVIDENCE - 203 WESTMINSTER ST



FULTON ST

WESTMINSTER ST

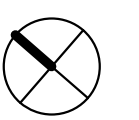
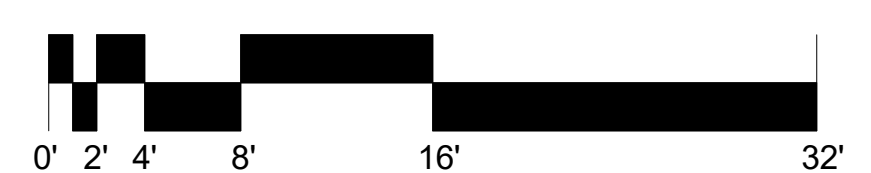
WOOLWORTH BLDG

FLOOR 2 KRESGE

COURTYARD
OPEN TO
ABOVE

FLOOR 3 PROJO

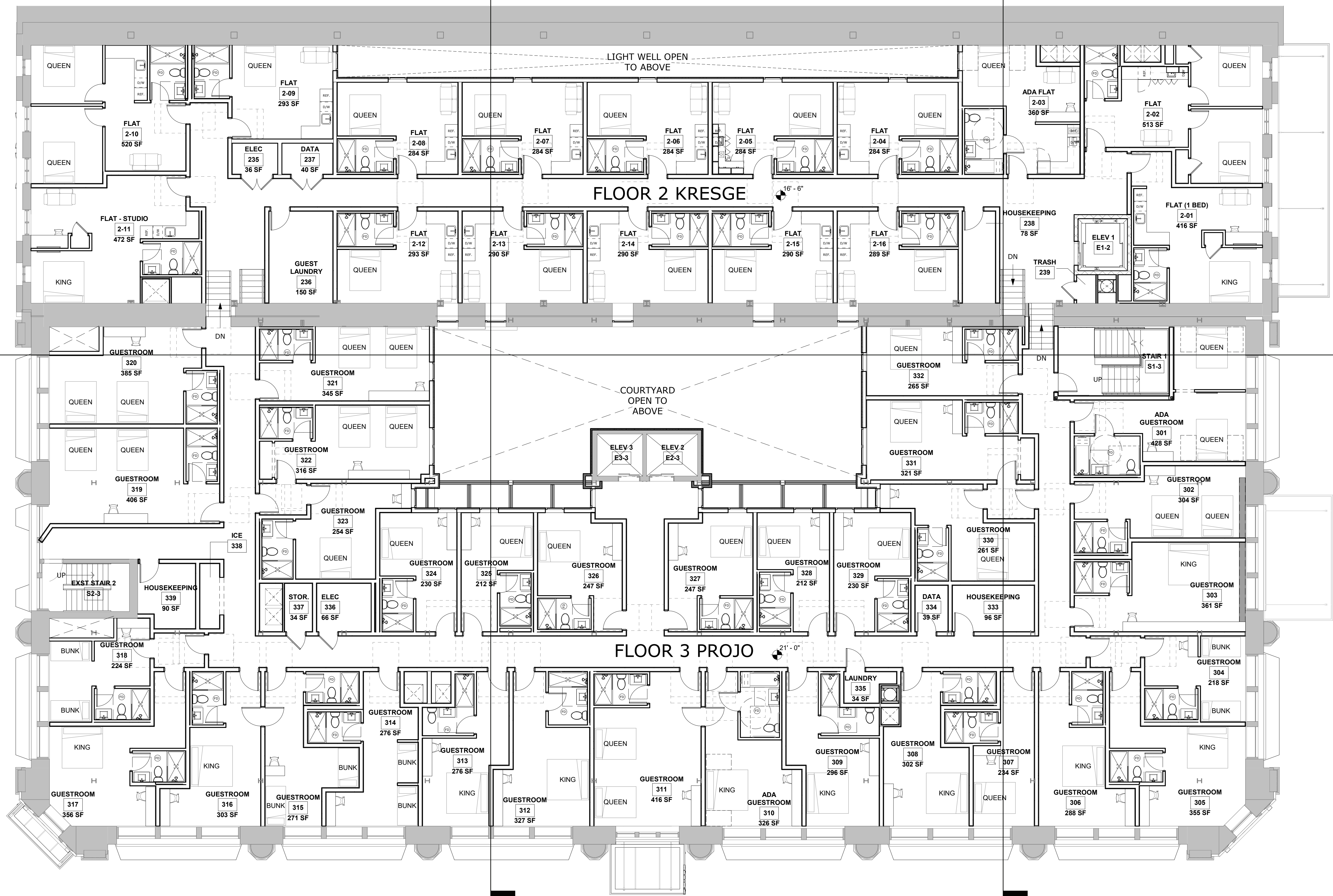
EDDY ST



THIRD FLOOR PROJO / SECOND FLOOR KRESGE PLAN

HOTEL HIVE PROVIDENCE - 203 WESTMINSTER ST

ZDS



WOOLWORTH BLDG

FLOOR 3 KRESGE

FLOOR 4 PROJO

COURTYARD
OPEN TO ABOVE

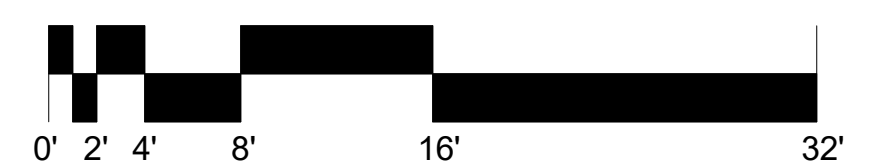
CUT NEW OPENINGS IN EXISTING
DEMISING/PARTY WALL & PROVIDE
HEADERS AS REQ'D TO
ACCOMMODATE NEW WINDOWS AND
OPENINGS, TYP.

LIGHT WELL OPEN
TO ABOVE

FULTON ST

WESTMINSTER ST

EDDY ST



FOURTH FLOOR PROJO / THIRD FLOOR KRESGE PLAN

HOTEL HIVE PROVIDENCE - 203 WESTMINSTER ST

ZDS

WOOLWORTH BLDG

LIGHT WELL OPEN
TO ABOVE

FLOOR 4 KRESGE

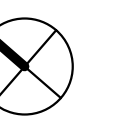
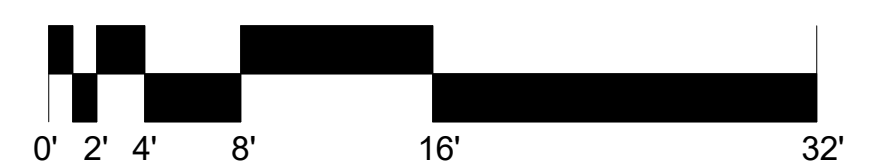
CUT NEW OPENINGS IN EXISTING
DEMISING/PARTY WALL & PROVIDE
HEADERS AS REQ'D TO
ACCOMMODATE NEW WINDOWS AND
OPENINGS, TYP.

FLOOR 4 PROJ
BELOW
(SEE OTHER
SHEET)

EDDY ST

FULTON ST

WESTMINSTER ST



FOURTH FLOOR KRESGE PLAN

HOTEL HIVE PROVIDENCE - 203 WESTMINSTER ST

ZDS

WOOLWORTH BLDG

PROPOSED
LIGHTWELL

MECH AREA -
REFER TO MECH
PLANS

ROOF DECK
500

RAISED LOOKOUT PERCH TO
VIEW OVER KENNEDY PLAZA

ROOFTOP
ARRIVAL HALL
501
445 SF

ELEV 1
E1-5

ELEV CLST
502A

BOH - TRASH
502
292 SF

COAT CLOSET
503

STAIR 1
S1-5

COURTYARD

FULTON ST

NEW EXTERIOR WALL AT
PERIMETER OF NEW
ROOFTOP ENCLOSURE

NEW SKYLIGHTS, TYP

&PIZZA, BAR
BOH
509
484 SF

BAR

ELEV 3
E3-5

ELEV 2
E2-5

ROOFTOP
LOUNGE
507
4360 SF

WOMENS ROOM
504
209 SF

BOH/JANITORS
CLOSET
505
81 SF

MENS ROOM
506
151 SF

EXTEND STAIR TO NEW 5TH
FLOOR LEVEL

EXST STAIR 2
S2-5

DATA
508

FIREPLACE - LOUNGE

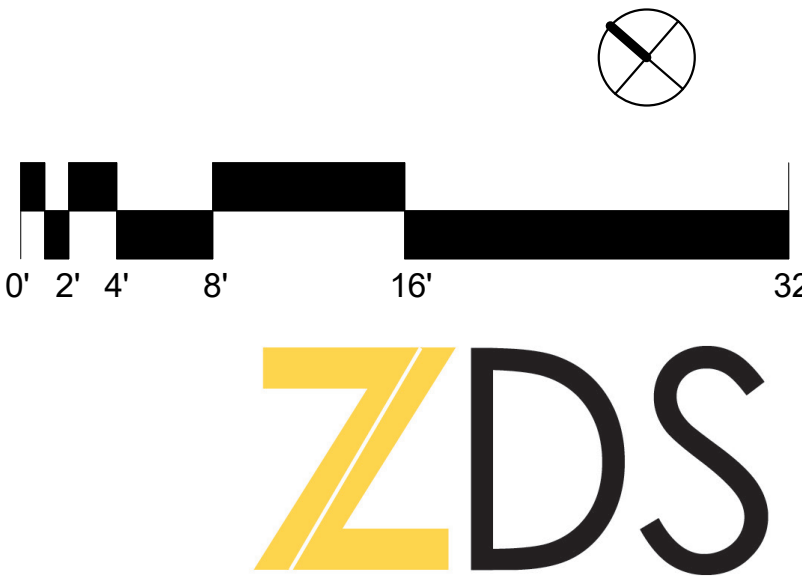
MECH AREA -
REFER TO MECH
PLANS

SKYLIGHTS, TYP.

WESTMINSTER ST

EDDY ST

ROOFTOP PLAN
HOTEL HIVE PROVIDENCE - 203 WESTMINSTER ST



FULTON ST

WESTMINSTER ST

WOOLWORTH BLDG

SEE FLOOR BELOW, TYP.

MECH AREA BELOW -
REFER TO MECH PLANS

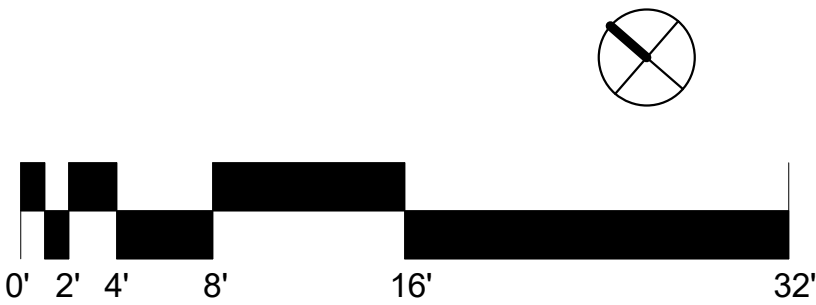
UP

MEMBRANE ROOFING SYSTEM OVER
TAPERED INSULATION OVER NEW ROOF
DECK, TYP.

NEW SKYLIGHTS IN NEW ROOF, TYP.

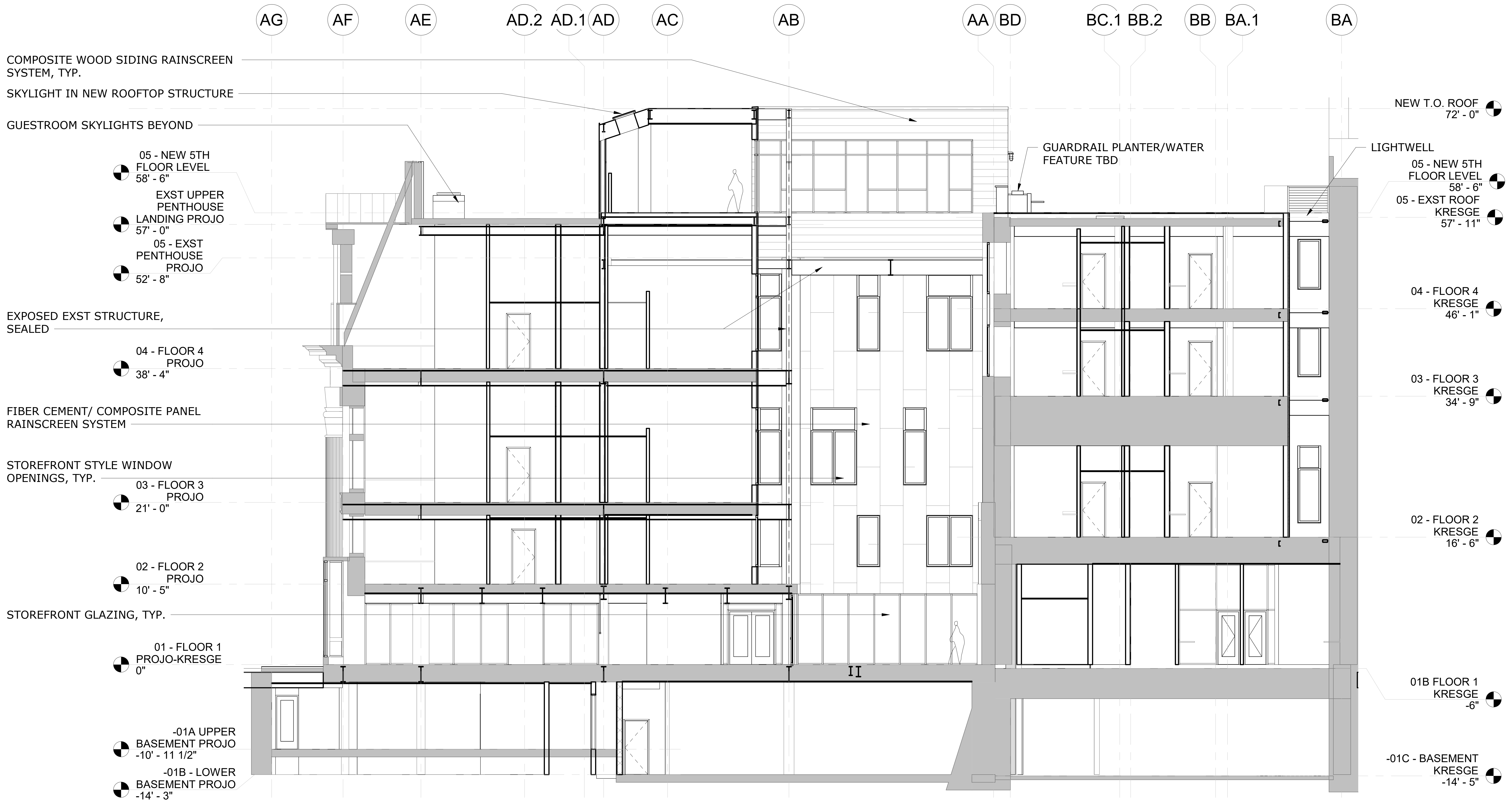
MECH AREA BELOW -
REFER TO MECH PLANS

EDDY ST



ROOF PLAN
HOTEL HIVE PROVIDENCE - 203 WESTMINSTER ST

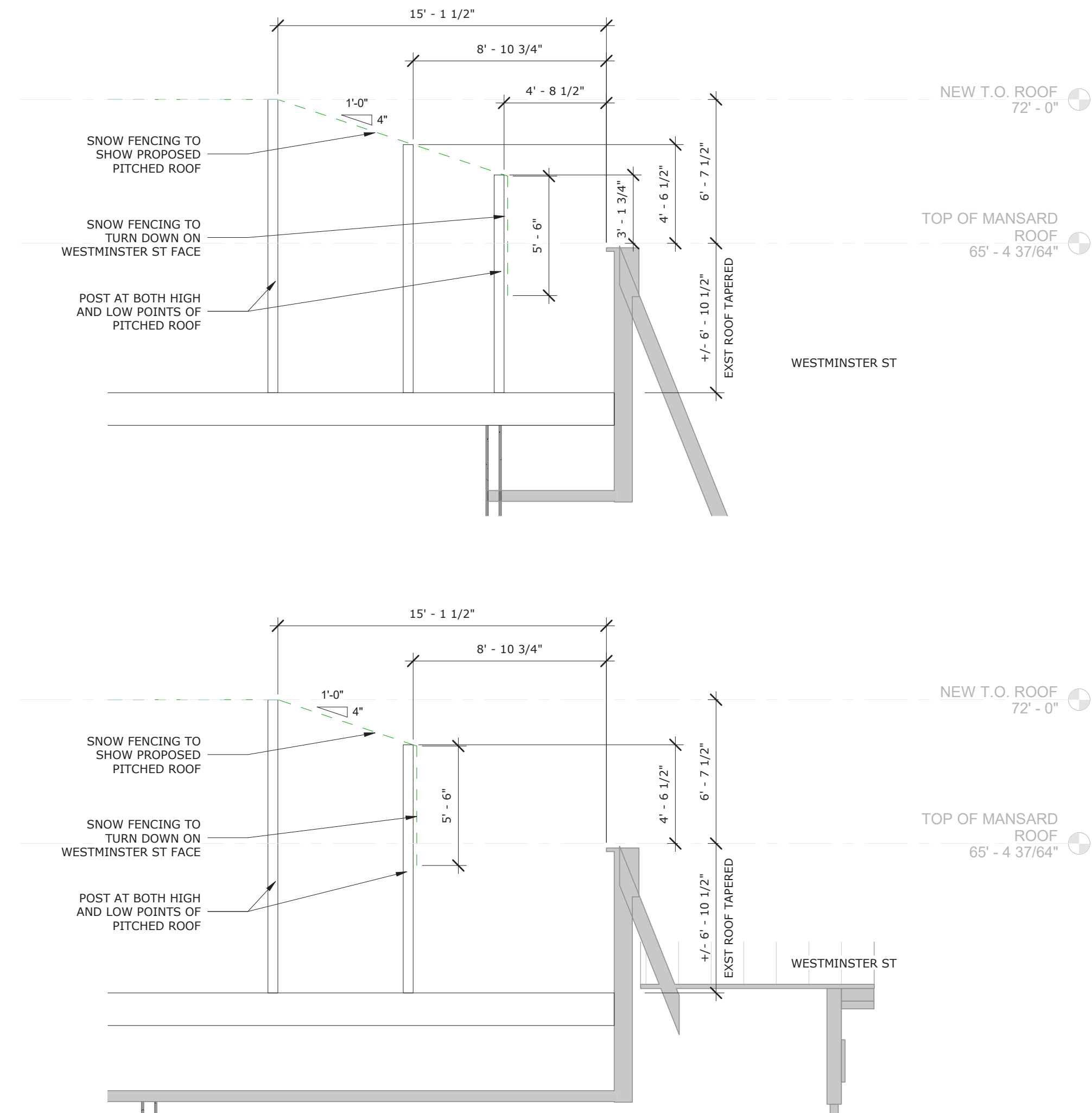
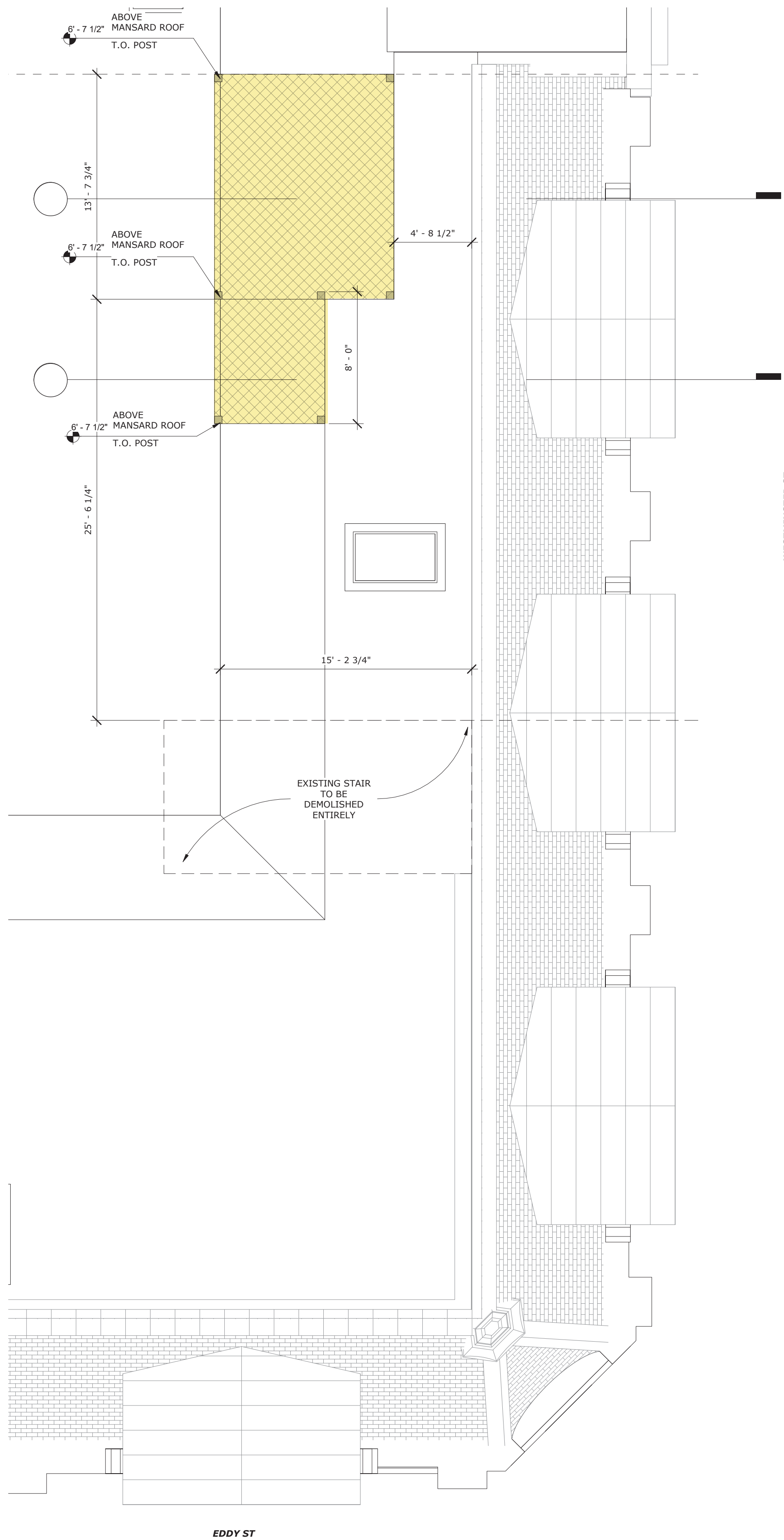




BUILDING SECTION

HOTEL HIVE PROVIDENCE - 203 WESTMINSTER ST





NOTE: PITCHED ROOF ON KRESGE BUILDING TO MATCH PROPOSED SLOPE AT PROJO ROOFTOP. ALL ROOF AND EXTERIOR WALLS AT MECH 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	
GENERAL	
<ul style="list-style-type: none">"REMOVE", "DEMOLISH", "DEMO", "R/D", "REPLACE" - ALL INDICATE THE PROCESS OF REMOVING EXISTING MATERIALS IN THEIR ENTIRETY AND REPLACING WITH NEW AS INDICATED.ALL DIMENSIONS TO BE VERIFIED IN FIELD BY CONTRACTOR.	
ABANDONED UTILITY:	
1.	REMOVE ALL ABANDONED FASTENERS, ANCHORS, EQUIPMENT. REPAIR REMAINING HOLE WITH APPROVED PATCHING PRODUCT. FINISH TO MATCH EXISTING ADJACENT SEAMLESSLY.
SEALANTS:	
1.	IT IS THE INTENT OF THIS PROJECT TO SEAL ALL POSSIBLE PENETRATIONS IN THE EXTERIOR SURFACES. PROVIDE SEALANT BETWEEN ALL DISSIMILAR MATERIALS. SEALANTS TO MATCH ADJACENT SURFACES IN COLOR. ACQUIRE APPROVAL BY ARCHITECT AND OWNER OF IN FIELD MOCK UP OF ALL SEALANT COLOR MATCHES AT EACH TYPE.
WOOD REPAIR:	
1.	AT INSTANCES OF ROTTING AND SEVERELY DETERIORATING WOOD TRIM, SELECTIVELY REMOVE & REPLACE MATCHING EXISTING. ALL NEW TRIM TO BE ROT RESISTANT, BACK PRIMED, PRIMED & TWO COATS FINISH ON ENTIRE LENGTH OF REPAIRED AREA & REMAINING SECTION OF TRIM. COORDINATE ALL REPLACEMENT TRIMS WITH ARCHITECT.
STONE:	
1.	REPAIR ALL CRACKS IN STONE MORTAR, LOCATE AND REPAIR ALL OTHERS FOUND ON SITE. REPLACE OR REPAIR PIECES OF ALL BROKEN STONE AND TERRA COTTA.
2.	REPOINT 5% OF STONE/TERRA COTTA MORTAR.
ROOF:	
1.	REPAIR APPX 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.
2.	AT BASE OF MANSARD ROOF REPAIR AND/OR REPLACE DETERIORATED COPPER FLASHING.
3.	PROVIDE NEW MEMBRANE ROOF AT EXTENT OF MECHANICAL AREAS ON ROOF
PAINT:	
1.	PAINT ALL CURRENTLY PAINTED SURFACES & THEIR REPLACEMENTS. DO NOT PAINT OVER CURRENTLY UNPAINTED ITEMS SUCH AS, LEAD COATED COPPERS, STONE, SLATE, BRICK, & MARBLE.



WESTMINSTER ST ELEVATION

HOTEL HIVE PROVIDENCE - 203 WESTMINSTER ST



EXTERIOR RESTORATION NOTES/SCOPE	
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EDDY ST ELEVATION

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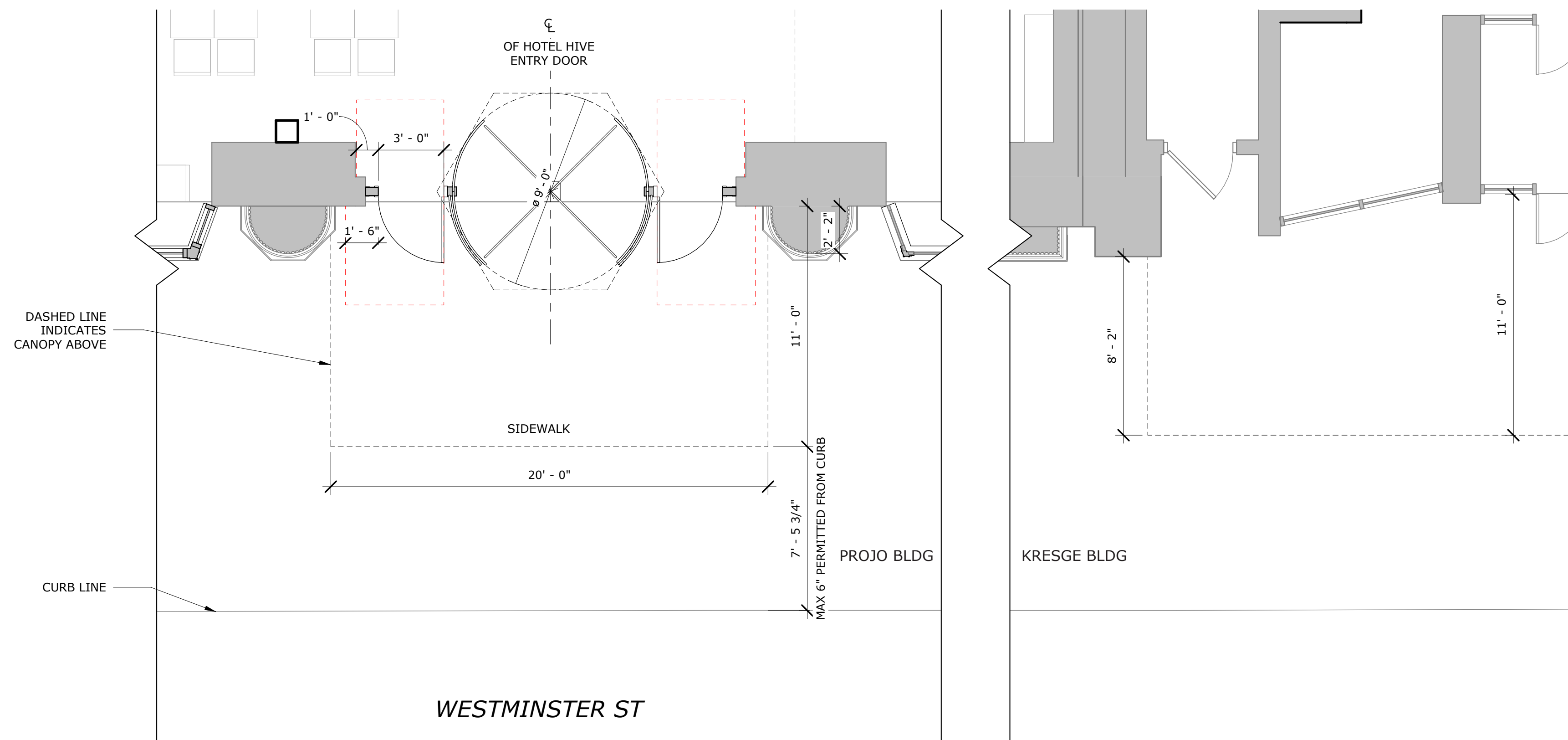
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FULTON ST ELEVATION

HOTEL HIVE PROVIDENCE - 203 WESTMINSTER ST

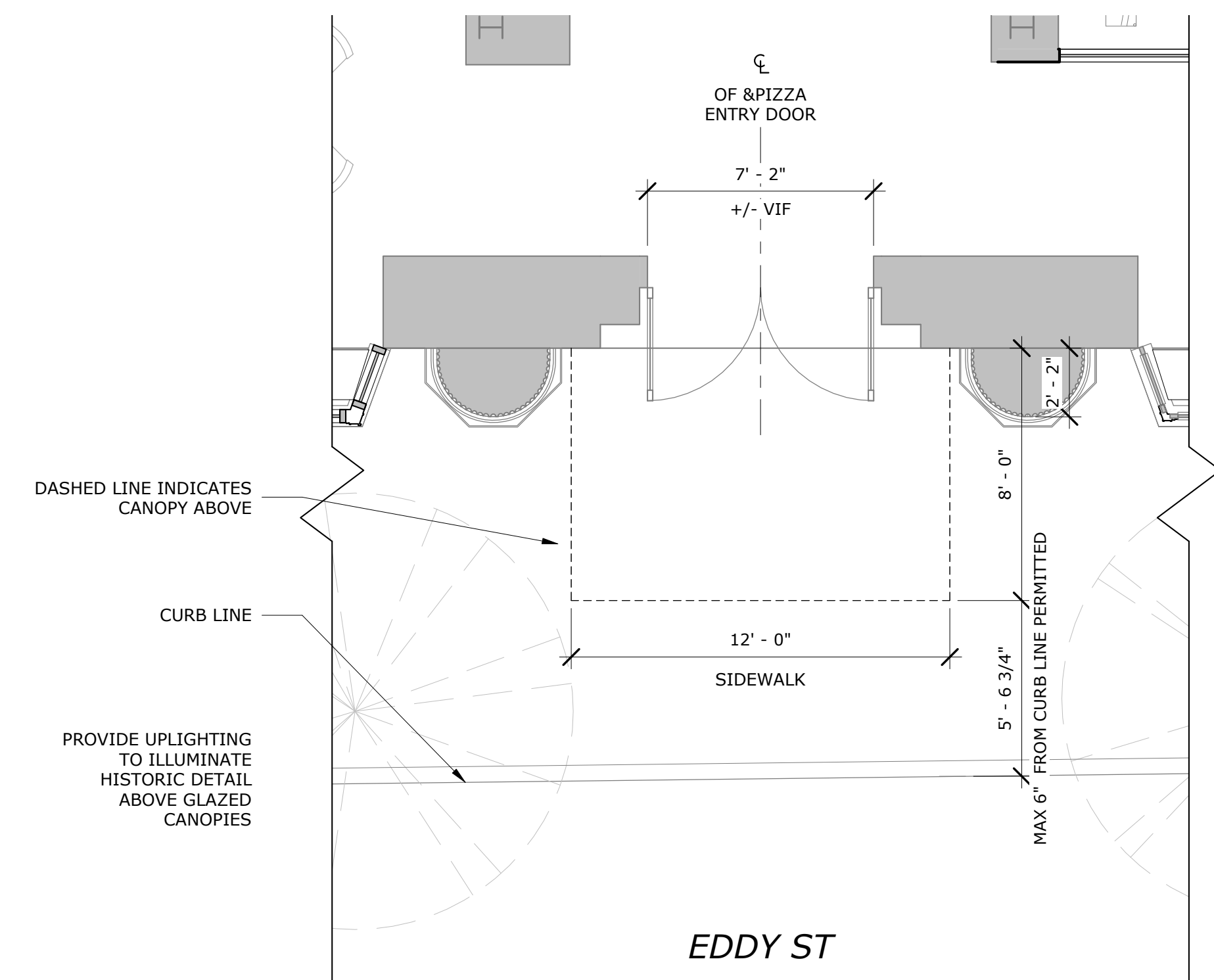




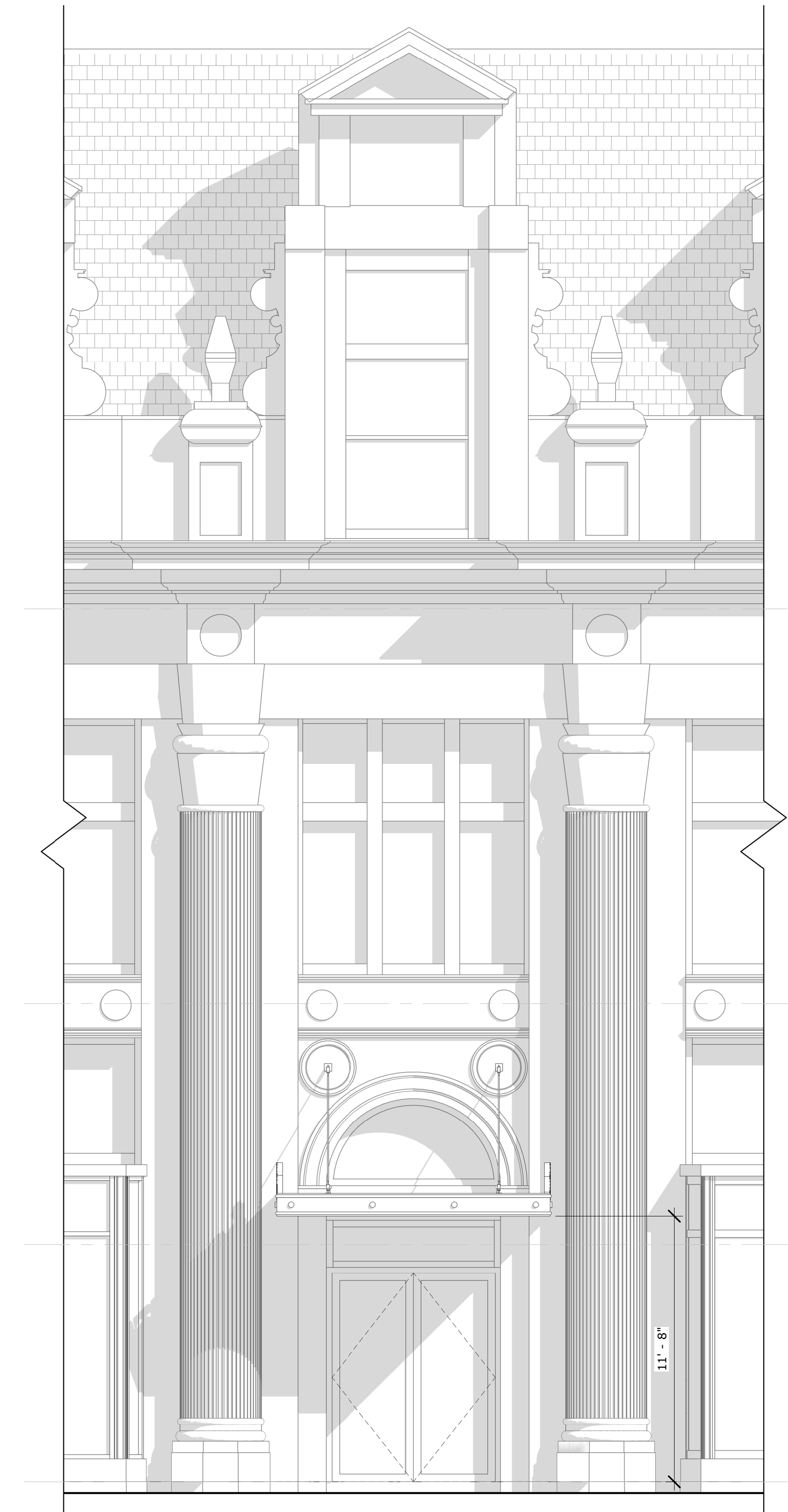
HOTEL HIVE ENTRANCE CANOPY

HOTEL HIVE PROVIDENCE - 203 WESTMINSTER ST





GLASS INLAY TO BE CAULKED AT EXISTING FACADE.
PENETRATIONS TO OCCUR ONLY AT STRUCTURAL FRAME
AND AT TIE BACKS



04 - FLOOR 4
PROJO
ETR

03 - FLOOR 3
PROJO
ETR

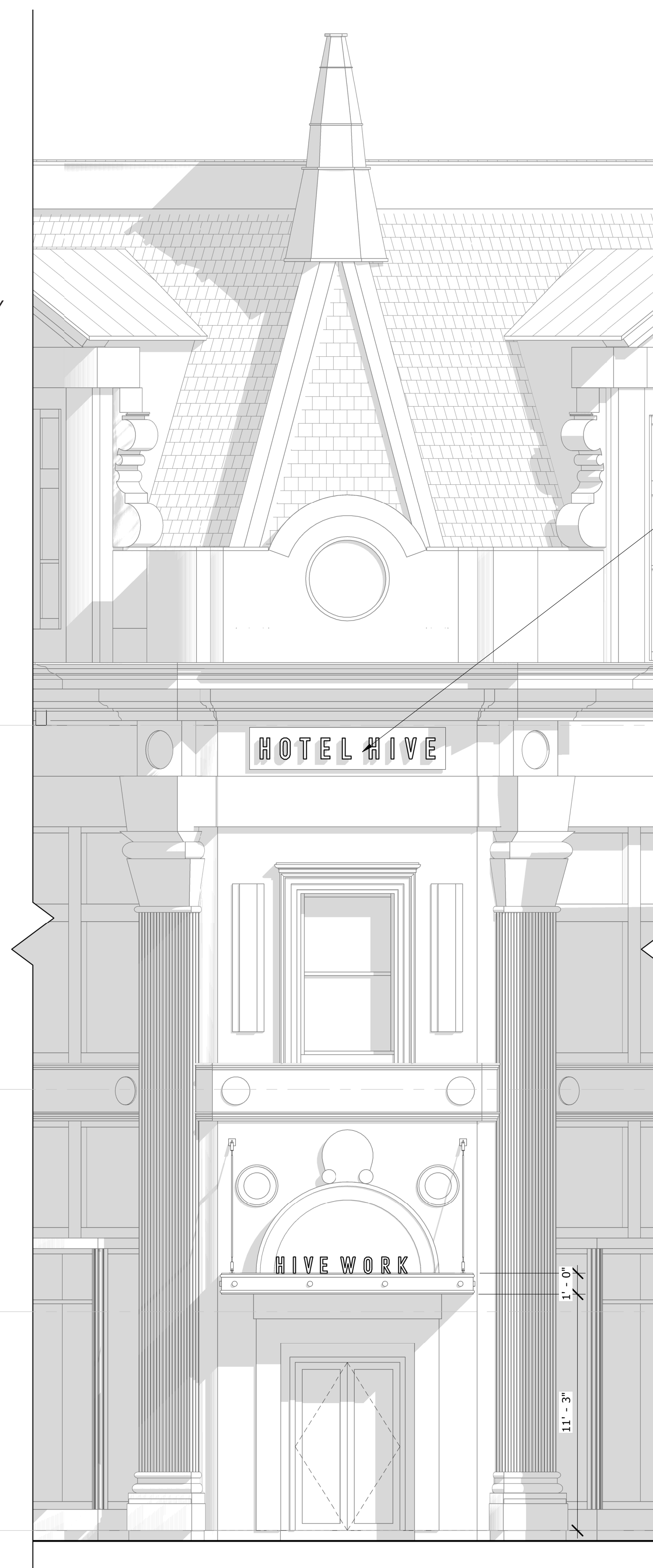
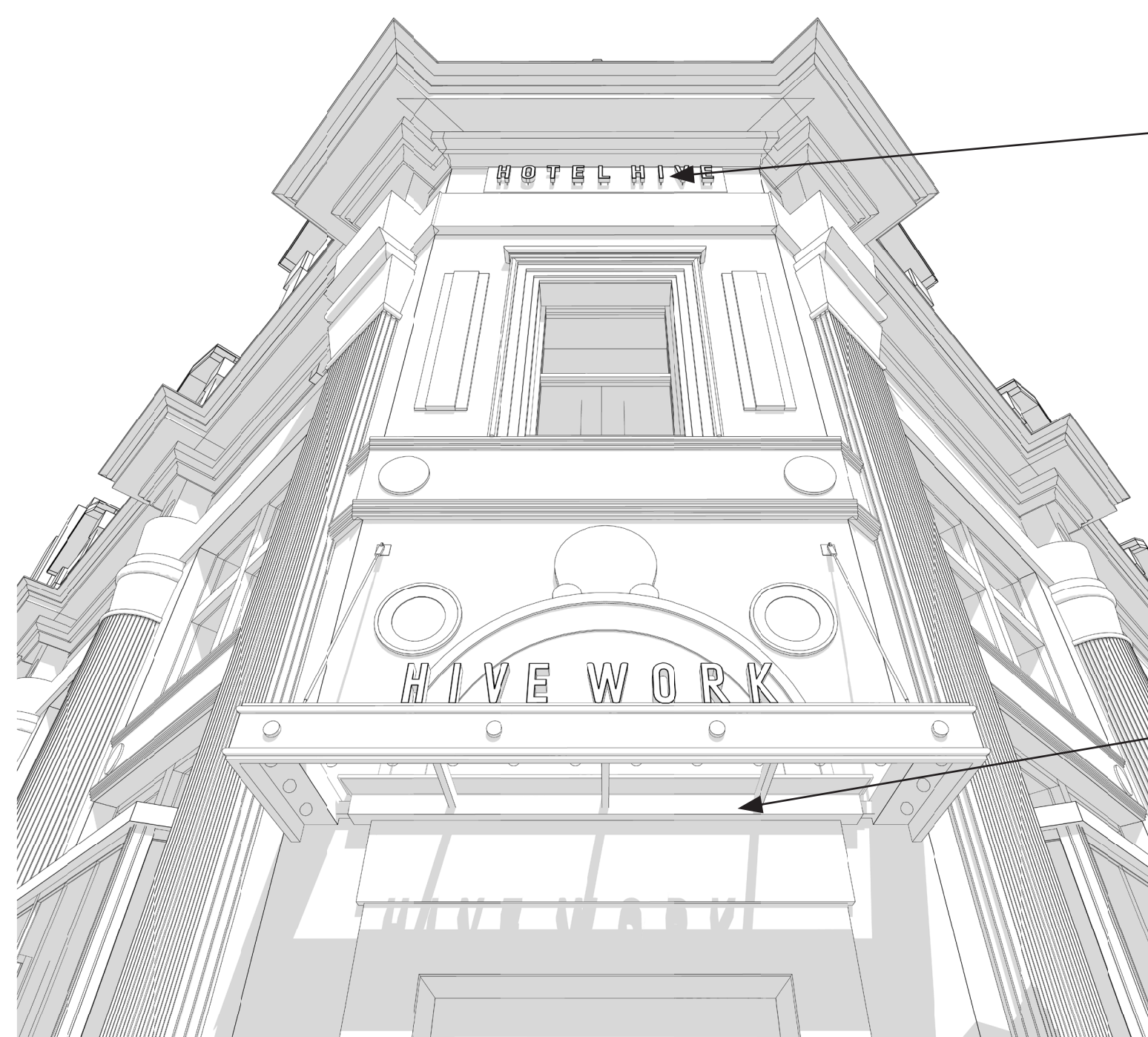
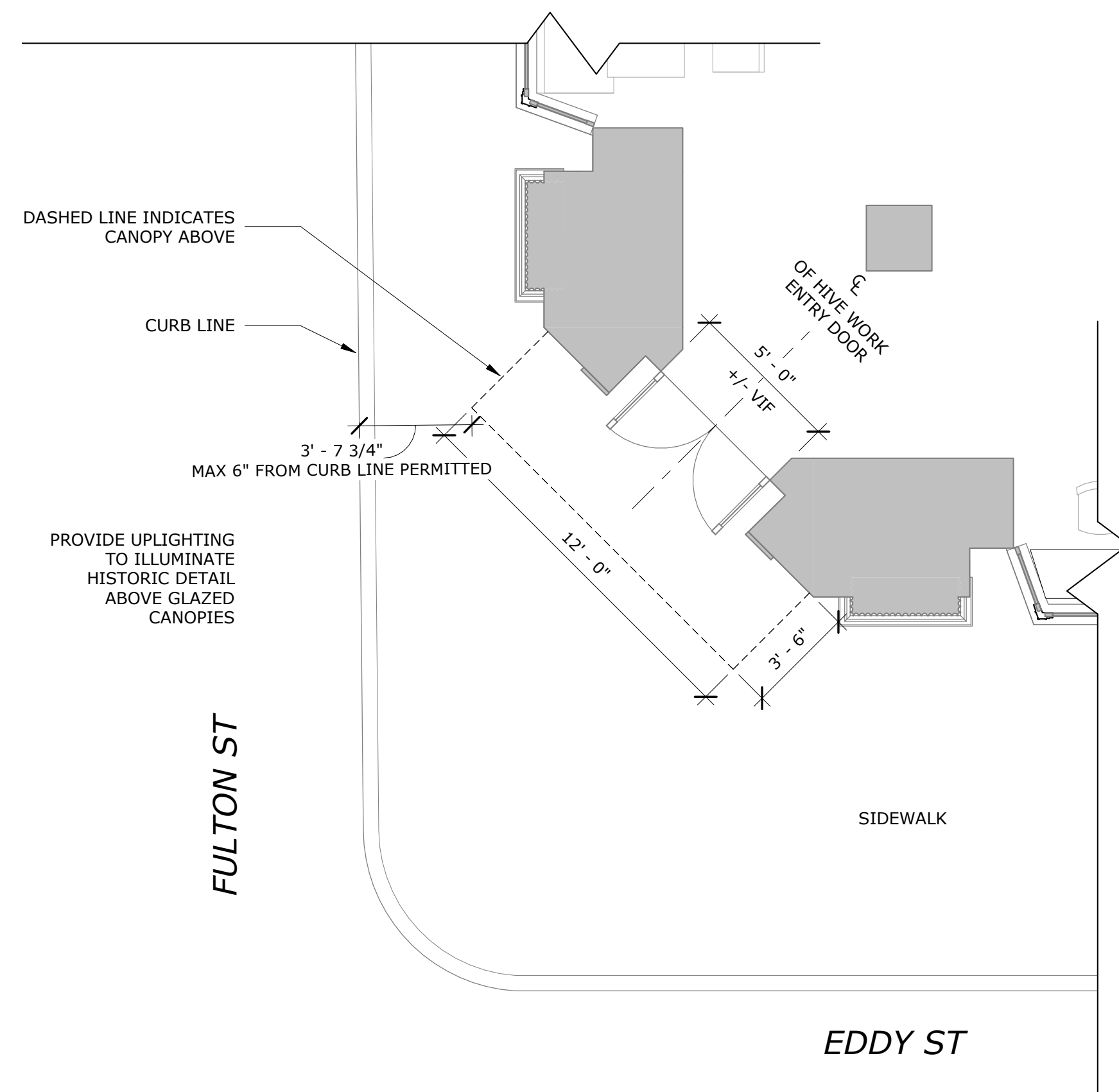
02 - FLOOR 2
PROJO
(MEZZANINE)
ETR

ALL LETTERING / BUILDING
SIGNAGE TO BE
ILLUMINATED, TYP.

01 - FLOOR 1
PROJO-KRESGE
ETR

&PIZZA ENTRANCE CANOPY HOTEL HIVE PROVIDENCE - 203 WESTMINSTER ST





HIVE WORK ENTRANCE CANOPY

HOTEL HIVE PROVIDENCE - 203 WESTMINSTER ST

ROOFTOP



STEP LIGHTS



EXTERIOR WOOD SIDING



FOLDING GLASS WALL SYSTEM

BUILDING MATERIALS

HOTEL HIVE PROVIDENCE - 203 WESTMINSTER ST



RAILING DETAIL



CHARCOAL GRAY BRICK



WOOD FLOOR

CANOPIES

