

PRIORITY LEVEL- E

SEE 1.1/4-9 FOR INVENTORY OF STORED ROOFTOP BALUSTERS AND RAILS. DETERMINE THE QUANTITY OF NEW TERRA COTTA UNITS REQUIRED TO COMPLETE BALUSTRADE.

PROVIDE UNIT PRICE FOR REBUILDING AND RECONSTRUCTION OF THE BALUSTRADE.

00-00-00 00:00



HENNEPIN AVE FACADE (EAST ELEVATION)



0049R001.DWG

 Architecture Engineering Planning Hammel, Green and Abrahamson, Inc. 701 Washington Avenue North - Minneapolis, Minnesota 55401 Telephone 612.758.4000 Facsimile 612.758.4199	SCALE	orpheum theatre 910 hennepin ave minneapolis, minnesota	<table border="1"> <tr><td>1</td></tr> <tr><td>---</td></tr> <tr><td>---</td></tr> <tr><td>4-9</td></tr> </table>	1	---	---	4-9
	1						

4-9							
not to scale							
DATE							
DRAWN							
val	COMM. NO.						
	0781-006-25						

XXXXXXXXX.DWG
 PLOT SCALE: 1"=1-0"

PRIORITY LEVEL:

BASED ON THE ARCHITECT'S SURVEY OF THE BUILDING & CURRENT TERRA COTTA CONDITION, WORK TO BE COMPLETED IS CATEGORIZED BY PRIORITY LEVEL. THE FOLLOWING PRIORITY LEVEL DESCRIPTIONS WERE USED TO DETERMINE & IDENTIFY THE BASE BID & UNIT PRICE SCOPE OF WORK INTENDED FOR THE PROJECT. PRIORITY LEVEL "A" IS CONSIDERED PART OF THE BASE BID. PROVIDE UNIT PRICES FOR PRIORITY LEVELS "B" THROUGH "E" BASED ON AREAS INDICATED ON THE ELEVATION SHEETS. PRIORITY LEVELS "C" & "D" INCLUDE INDIVIDUAL TERRA COTTA UNIT REPAIR OR REPLACEMENT. INCLUDE PRICING FOR TYPICAL UNITS THAT ARE REPRESENTATIVE OF CURRENT DAMAGE.



CRITICAL- CONDITIONS ARE A POTENTIAL LIFE SAFETY HAZARD



HIGH PRIORITY- CONDITIONS PRESENT ARCHITECTURAL AND/OR STRUCTURAL ISSUES REQUIRING IMMEDIATE ATTENTION TO PREVENT FURTHER DAMAGE THAT COULD EASILY BECOME A LIFE SAFETY ISSUE IN THE NEAR FUTURE.



MODERATE PRIORITY- CONDITIONS PRESENT ARCHITECTURAL ISSUES THAT ARE PROBLEMATIC BUT NOT IMMEDIATELY THREATENING. DELAYED REPAIR WILL CAUSE ADDITIONAL DETERIORATION & INCREASED REPAIR COSTS.



LOW PRIORITY- CONDITIONS PRESENT ARCHITECTURAL ISSUES THAT CAN BE DELAYED FOR THE TIME BEING. DELAYED REPAIR WILL CAUSE CONTINUED DETERIORATION THAT OVER TIME WILL LEAD TO MORE SERIOUS DAMAGE.



LUXURY- ISSUES ARE COSMETIC, AESTHETIC OR IMAGE RELATED. DELAYED REPAIRS WILL HAVE NO IMPACT ON THE OVERALL PERFORMANCE OF THE BUILDING ENVELOPE.

SCOPE OF MASONRY REPAIR-PRIORITY LEVELS



REVISION	
NO.	

 Architecture Engineering Planning Hammel, Green and Abrahamson, Inc. 701 Washington Avenue North - Minneapolis, Minnesota 55401 Telephone 612.758.4000 Facsimile 612.758.4199	SCALE	orpheum theatre 910 hennepin ave minneapolis, minnesota	<table border="1"> <tr> <td>1</td> </tr> <tr> <td>---</td> </tr> <tr> <td>0-4</td> </tr> </table>	1	---	0-4
	1					

	0-4					
not to scale						
DATE						
DRAWN	val					
COMM. NO.	0781-006-25					

00-00-00 00:00

0049R001.DWG

00-00-00 00:00

PRIORITY LEVEL - A

EXISTING BRICK MASONRY PIER

TERRA COTTA BALUSTRADE UNIT BEYOND

CONTINUOUS BACKER ROD & SEALANT JOINT

24 GA PREFINISHED COUNTERFLASHING REGLET W/ REVERSE BEND-FASTEN W/ MASONRY ANCHORS THROUGH NEOPRENE WASHERS @ 30" O.C.

EXISTING LEAD COATED COPPER FLASHING

1 1/2"

2"

COUNTER FLASHING @ BALCONY- MASONRY PIER

REV #

0049R001.DWG



Architecture | Engineering | Planning
Hammel, Green and Abrahamson, Inc.
701 Washington Avenue North - Minneapolis, Minnesota 55401
Telephone 612.758.4000 Facsimile 612.758.4199

SCALE 6"=1'-0"
DATE
DRAWN val
COMM. NO. 0781-006-25

orpheum theatre
910 hennepin ave
minneapolis, minnesota

1
4-8

XXXXXXXXX.DWG
PLOT SCALE: 1"=1'-0"

00-00-00 00:00

PRIORITY LEVEL- [A]

BRICK MASONRY PIER BEYOND

EXISTING TERRA COTTA
BALUSTRADE UNIT

EXISTING LEAD SPACER

2"

EXISTING LEAD COATED COPPER
FLASHING

COUNTER FLASHING @ BALCONY- TERRA COTTA

REV
#/#

0049R001.DWG



Architecture | Engineering | Planning
Hammel, Green and Abrahamson, Inc.
701 Washington Avenue North - Minneapolis, Minnesota 55401
Telephone 612.758.4000 Facsimile 612.758.4199

SCALE 6"=1'-0"
DATE
DRAWN val
COMM. NO. 0781-006-25

orpheum theatre
910 hennepin ave
minneapolis, minnesota

2

4-8

XXXXXXXXX.DWG
PLOT SCALE: 1"=1'-0"

KEY NOTES FOR TERRA COTTA & MASONRY REPAIR:

KEY NOTES ARE USED ON DETAIL PHOTOGRAPHS TO DESCRIBE THE SCOPE OF WORK OR TO DESCRIBE OBSERVED CONDITIONS. ADDITIONAL COMMENTS ARE INCLUDED TO INDICATE OTHER WORK THAT IS TO BE COMPLETED PRIOR TO REPAIR WORK BEGINNING. INVESTIGATIVE WORK WILL REQUIRE DOCUMENTATION OF INVESTIGATION PRIOR TO REPAIR WORK STARTING.

- 1 REPOINTING— CUT OUT & REPOINT OPEN, LOOSE, CRACKED OR OTHERWISE DETERIORATED MORTAR @ BRICKWORK. CUT OUT & REPOINTED ALL TERRA COTTA MORTAR JOINTS, & JOINTS BETWEEN TERRA COTTA & ADJACENT BRICKWORK ON THE 9TH STREET & HAWTHORNE AVENUE ELEVATIONS. TERRA COTTA JOINTS INSTALLED IN THE 1992 RENOVATION DO NOT NEED TO BE REPOINTED UNLESS THERE ARE OPEN OR DETERIORATED JOINTS. TOOL JOINTS TO A SLIGHTLY CONCAVE JOINT PROFILE.
- 2 MISSING OR BROKEN TERRA COTTA UNITS— SEVERE DAMAGE AND DISPLACEMENT W/ EVIDENCE OF LONG TERM EXPOSURE TO ENVIRONMENTAL FORCES. REMOVE DAMAGED TERRA COTTA UNIT. EVALUATE MASONRY ANCHORAGE SYSTEM & SUPPORTING STEEL FOR STRUCTURAL INTEGRITY W/ STRUCTURAL ENGINEER. REPLACE CORRODED STEEL STRUCTURE AND INSTALL NEW TERRA COTTA UNIT.
- 3 MAJOR MATERIAL SPALLING OR CRACKING— SIGNIFICANT DAMAGE (CRACKING AND CRAZING OF THE SURFACE AND BODY, SPALLING OF THE GLAZE AND BODY, DISPLACEMENT AND/OR BREAKAGE) TO TERRA COTTA UNIT W/ EVIDENCE OF LONG TERM WATER PENETRATION. EVALUATE OPTIONS TO REPAIR TERRA COTTA IN PLACE IF UNIT IS STRUCTURALLY SOUND, REPLACE UNIT IF NOT STRUCTURALLY SOUND. INSPECT & EVALUATE MASONRY ANCHORAGE SYSTEM & SUPPORTING STEEL FOR EXTENT OF DETERIORATION & STRUCTURAL INTEGRITY W/ STRUCTURAL ENGINEER. REPLACE CORRODED STEEL STRUCTURE & REINSTALL NEW OR REPAIRED TERRA COTTA UNIT.
- 4 MINOR MATERIAL SPALLING— REPAIR, PATCH AND REGLAZE TERRA COTTA UNITS IN PLACE.
- 5 ALTERATION DAMAGE— REMOVE OR CUT BACK CORRODED METAL FASTENERS LEFT OVER FROM PREVIOUS BUILDING ALTERATIONS & PERMANENTLY SEAL HOLES OR PENETRATIONS. INFILL HOLES W/ BRICK OR PATCH MASONRY DAMAGE.
- 6 ASSOCIATED DAMAGE— INVESTIGATE CONDITION OF TERRA COTTA UNITS AND STEEL SUPPORT ADJACENT TO AREAS SHOWING SEVERE WATER PENETRATION. RESET LOOSE TERRA COTTA UNITS & REPOINT JOINTS.
- 7 BRICK MASONRY REPAIR & REPLACEMENT— REMOVE CRACKED, WORN, OR OTHERWISE DAMAGED BRICK UNITS & REPLACE W/ BRICK TO MATCH EXISTING.
- 8 CONCRETE REPAIR— REPLACEMENT/REPAIR OF DETERIORATED CAST IN PLACE CONCRETE TO BE ADDRESSED IN A FUTURE PACKAGE
- 9 CLEANING— REMOVE BITUMINOUS PATCHING COMPOUND FROM TERRA COTTA SURFACES.
- 10 INSPECT PREVIOUS REPAIRS MADE DURING THE 1992 RENOVATION TO EVALUATE PERFORMANCE OVER TIME. AESTHETIC & PHYSICAL QUALITIES OF OLD REPAIRS MAY HELP GUIDE REPAIR VS REPLACEMENT DECISIONS FOR CURRENT WORK TO BE DONE IN SOME LOCATIONS.

SCOPE OF MASONRY REPAIR-KEY NOTES



 Architecture Engineering Planning Hammel, Green and Abrahamson, Inc. 701 Washington Avenue North - Minneapolis, Minnesota 55401 Telephone 612.758.4000 Facsimile 612.758.4199	SCALE not to scale	orpheum theatre 910 hennepin ave minneapolis, minnesota	2
	DATE		— — —
	DRAWN val		0—4
	COMM. NO. 0781-006-25		

00-00-00 00:00

0049R001.DWG

KEY NOTES FOR TERRA COTTA & MASONRY REPAIR:

KEY NOTES ARE USED ON DETAIL PHOTOGRAPHS TO DESCRIBE THE SCOPE OF WORK OR TO DESCRIBE OBSERVED CONDITIONS. ADDITIONAL COMMENTS ARE INCLUDED TO INDICATE OTHER WORK THAT IS TO BE COMPLETED PRIOR TO REPAIR WORK BEGINNING. INVESTIGATIVE WORK WILL REQUIRE DOCUMENTATION OF INVESTIGATION PRIOR TO REPAIR WORK STARTING.

- 1 REPOINTING— CUT OUT & REPOINT OPEN, LOOSE, CRACKED OR OTHERWISE DETERIORATED MORTAR @ BRICKWORK. CUT OUT & REPOINTED ALL TERRA COTTA MORTAR JOINTS, & JOINTS BETWEEN TERRA COTTA & ADJACENT BRICKWORK ON THE 9TH STREET & HAWTHORNE AVENUE ELEVATIONS. TERRA COTTA JOINTS INSTALLED IN THE 1992 RENOVATION DO NOT NEED TO BE REPOINTED UNLESS THERE ARE OPEN OR DETERIORATED JOINTS. TOOL JOINTS TO A SLIGHTLY CONCAVE JOINT PROFILE.
- 2 MISSING OR BROKEN TERRA COTTA UNITS— SEVERE DAMAGE AND DISPLACEMENT W/ EVIDENCE OF LONG TERM EXPOSURE TO ENVIRONMENTAL FORCES. REMOVE DAMAGED TERRA COTTA UNIT. EVALUATE MASONRY ANCHORAGE SYSTEM & SUPPORTING STEEL FOR STRUCTURAL INTEGRITY W/ STRUCTURAL ENGINEER. REPLACE CORRODED STEEL STRUCTURE AND INSTALL NEW TERRA COTTA UNIT.
- 3 MAJOR MATERIAL SPALLING OR CRACKING— SIGNIFICANT DAMAGE (CRACKING AND CRAZING OF THE SURFACE AND BODY, SPALLING OF THE GLAZE AND BODY, DISPLACEMENT AND/OR BREAKAGE) TO TERRA COTTA UNIT W/ EVIDENCE OF LONG TERM WATER PENETRATION. EVALUATE OPTIONS TO REPAIR TERRA COTTA IN PLACE IF UNIT IS STRUCTURALLY SOUND, REPLACE UNIT IF NOT STRUCTURALLY SOUND. INSPECT & EVALUATE MASONRY ANCHORAGE SYSTEM & SUPPORTING STEEL FOR EXTENT OF DETERIORATION & STRUCTURAL INTEGRITY W/ STRUCTURAL ENGINEER. REPLACE CORRODED STEEL STRUCTURE & REINSTALL NEW OR REPAIRED TERRA COTTA UNIT.
- 4 MINOR MATERIAL SPALLING— REPAIR, PATCH AND REGLAZE TERRA COTTA UNITS IN PLACE.
- 5 ALTERATION DAMAGE— REMOVE OR CUT BACK CORRODED METAL FASTENERS LEFT OVER FROM PREVIOUS BUILDING ALTERATIONS & PERMANENTLY SEAL HOLES OR PENETRATIONS. INFILL HOLES W/ BRICK OR PATCH MASONRY DAMAGE.
- 6 ASSOCIATED DAMAGE— INVESTIGATE CONDITION OF TERRA COTTA UNITS AND STEEL SUPPORT ADJACENT TO AREAS SHOWING SEVERE WATER PENETRATION. RESET LOOSE TERRA COTTA UNITS & REPOINT JOINTS.
- 7 BRICK MASONRY REPAIR & REPLACEMENT— REMOVE CRACKED, WORN, OR OTHERWISE DAMAGED BRICK UNITS & REPLACE W/ BRICK TO MATCH EXISTING.
- 8 CONCRETE REPAIR— REPLACEMENT/REPAIR OF DETERIORATED CAST IN PLACE CONCRETE TO BE ADDRESSED IN A FUTURE PACKAGE
- 9 CLEANING— REMOVE BITUMINOUS PATCHING COMPOUND FROM TERRA COTTA SURFACES.
- 10 INSPECT PREVIOUS REPAIRS MADE DURING THE 1992 RENOVATION TO EVALUATE PERFORMANCE OVER TIME. AESTHETIC & PHYSICAL QUALITIES OF OLD REPAIRS MAY HELP GUIDE REPAIR VS REPLACEMENT DECISIONS FOR CURRENT WORK TO BE DONE IN SOME LOCATIONS.

SCOPE OF MASONRY REPAIR-KEY NOTES

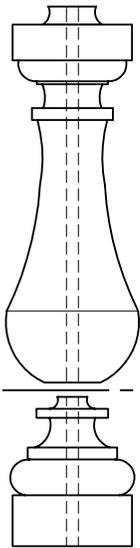


 Architecture Engineering Planning Hammel, Green and Abrahamson, Inc. 701 Washington Avenue North - Minneapolis, Minnesota 55401 Telephone 612.758.4000 Facsimile 612.758.4199	SCALE not to scale	orpheum theatre 910 hennepin ave minneapolis, minnesota	2
	DATE		— — —
	DRAWN val		0 — 4
	COMM. NO. 0781-006-25		

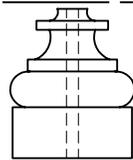
00-00-00 00:00

0049R001.DWG

00-00-00 00:00



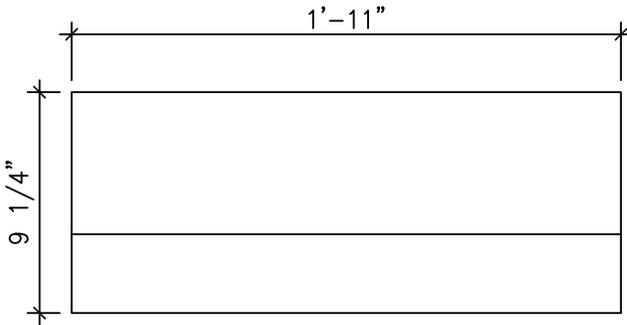
24 EXISTING/35 TOTAL



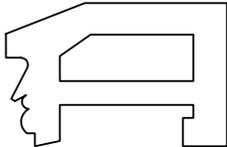
29 EXISTING/ 35 TOTAL

GENERAL NOTE:
FIELD VERIFY CONDITIONS &
DIMENSIONS. SEE 2/A403 FOR
ORIGINAL HENNEPIN AVENUE ELEVATION
& SECTION TERRA COTTA DETAILS

Ⓐ BALUSTER



6 EXISTING



1 INTACT, 2 DAMAGED, 1
BROKEN



1 INTACT, 1 SHORT UNIT,
1 BROKEN

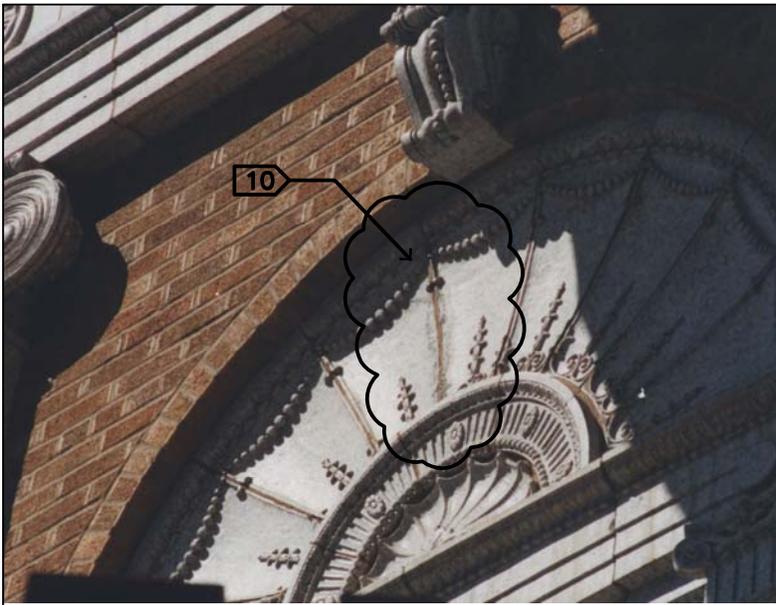
Ⓑ BALUSTER TOP RAIL-PLAN/SECTION

HENNEPIN AVE FACADE -TERRA COTTA BALUSTER UNITS

0049R001.DWG

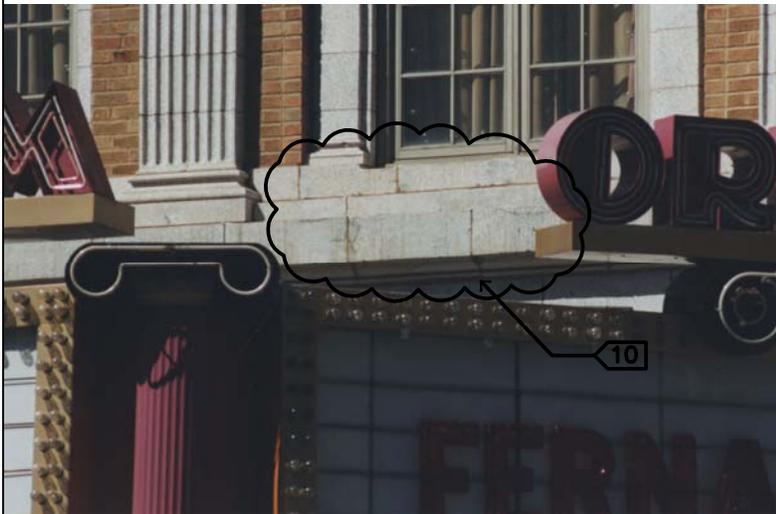
<p>Architecture Engineering Planning Hammel, Green and Abrahamson, Inc. 701 Washington Avenue North - Minneapolis, Minnesota 55401 Telephone 612.758.4000 Facsimile 612.758.4199</p>	SCALE 1-1/2"=1'-0"	orpheum theatre 910 hennepin ave minneapolis, minnesota	1.1 <hr/> 4-9
	DATE		
	DRAWN val		
	COMM. NO. 0781-006-25		

00-00-00 00:00



GENERAL NOTE:

DETAILS SHOW PREVIOUS REPAIRS MADE
IN THE 1992 RENOVATION



HENNEPIN AVE FACADE (SOUTH ELEVATION)



REV	
#/##	

0049R001.DWG

HGA.
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

SCALE	not to scale
DATE	
DRAWN	val
COMM. NO.	0781-006-25

orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

2
4-9

XXXXXXXXX.DWG
PLOT SCALE: 1"=1-0"

00-00-00 00:00



GENERAL NOTE:
 DETAILS SHOW PREVIOUS
 REPAIRS MADE IN THE
 1992 RENOVATION

HENNEPIN AVE FACADE (SOUTH ELEVATION)



 Architecture Engineering Planning Hammel, Green and Abrahamson, Inc. 701 Washington Avenue North - Minneapolis, Minnesota 55401 Telephone 612.758.4000 Facsimile 612.758.4199	SCALE not to scale	orpheum theatre 910 hennepin ave minneapolis, minnesota	<table style="border-collapse: collapse;"> <tr><td style="border: none;">2.1</td></tr> <tr><td style="border: none;">— — —</td></tr> <tr><td style="border: none;">4-9</td></tr> </table>	2.1	— — —	4-9
	2.1					
	— — —					
	4-9					
DATE						
DRAWN val						
COMM. NO. 0781-006-25						

0049R001.DWG

XXXXXXXXX.DWG
 PLOT SCALE: 1"=1-0"

00-00-00 00:00



PRIORITY LEVEL- C

SEE DETAIL BELOW

A CORNER UNIT- EAST SIDE @ BRAVO



SPALL @ CORNER 3

B CORNER UNIT - DETAIL

HENNEPIN AVE FACADE- DETAIL @ MARQUEE



0049R001.DWG

hga.
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

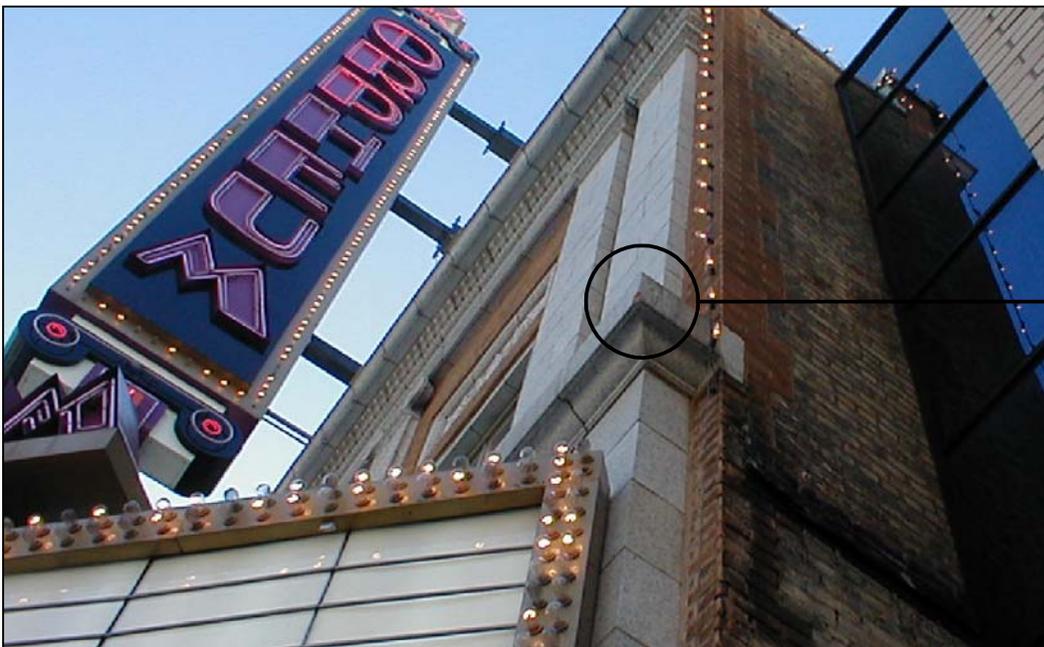
SCALE
not to scale
 DATE
 DRAWN
val
 COMM. NO.
0781-006-25

orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

3
4-9

XXXXXXXXX.DWG
PLOT SCALE: 1"=1-0"

00-00-00 00:00



PRIORITY LEVEL- D

SEE DETAIL BELOW

A DRIPSTONE CORNER - EAST END @ BRAVO



SPALL @ CORNER

4

B DRIPSTONE CORNER DETAIL

HENNEPIN AVE FACADE- DETAIL @ MARQUEE



REV	
##	
DATE	

HGA.
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

SCALE	not to scale
DATE	
DRAWN	val
COMM. NO.	0781-006-25

orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

3.1
4-9

0049R001.DWG

XXXXXXXXX.DWG
PLOT SCALE: 1"=1-0"

PRIORITY LEVEL- [C]

00-00-00 00:00

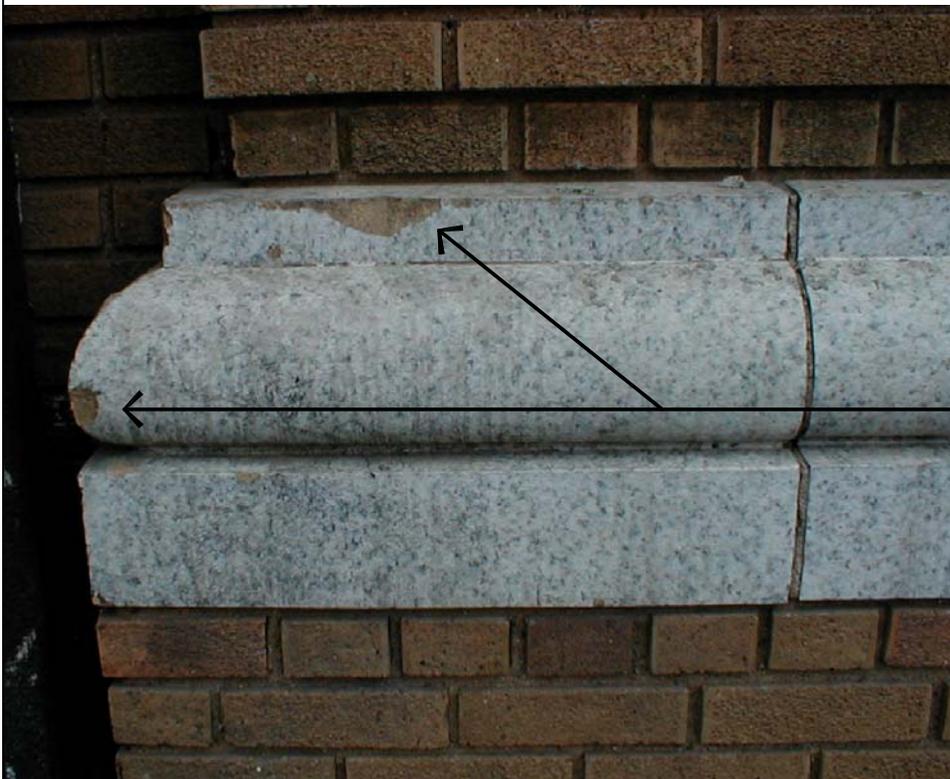


BROKEN CORNER UNIT-
INSUFFICIENT ROOM FOR
EXPANSION OF TERRA
COTTA UNITS. DESIGN
SMALLER REPLACEMENT
PIECE TO FIT
CONSTRAINTS DICTATED BY
ADJACENT BUILDING.

2

A DRIPSTONE CORNER UNIT- SOUTH END @ BRAVO

PRIORITY LEVEL- [D]



MULTIPLE SPALLS @
CORNER & ALONG TOP
EDGE

4

B WATER TABLE CORNER - SOUTH END @ BRAVO

9TH ST FACADE- DETAILS



REV	
DATE	

HGA
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

SCALE	not to scale
DATE	
DRAWN	val
COMM. NO.	0781-006-25

orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

4
4-9

0049R001.DWG

XXXXXXXXX.DWG
 PLOT SCALE: 1"=1'-0"

00-00-00 00:00



PRIORITY LEVEL- [D]

CHIPPED CORNER 4

A WATER TABLE TOP BAND @ SOUTH DOORS



PRIORITY LEVEL- [C]

BROKEN BASE UNITS-
SEAL JOINT BETWEEN
TERRA COTTA &
CONCRETE SIDEWALK
ONCE BROKEN UNITS ARE
REPLACED OR REPAIRED.
CONSIDER STONE AS
COST EFFECTIVE
REPLACEMENT OPTION FOR
BASE UNITS. 2

B WATER TABLE BASE @ SOUTH DOORS

9TH ST FACADE- DETAILS



0049R001.DWG

 Architecture Engineering Planning Hammel, Green and Abrahamson, Inc. 701 Washington Avenue North - Minneapolis, Minnesota 55401 Telephone 612.758.4000 Facsimile 612.758.4199	SCALE not to scale	orpheum theatre 910 hennepin ave minneapolis, minnesota	5 --- 4-9
	DATE		
	DRAWN val		
	COMM. NO. 0781-006-25		

XXXXXXXXX.DWG
PLOT SCALE: 1"=1'-0"

00-00-00 00:00



PRIORITY LEVEL- [D]

MULTIPLE SPALLS @ CORNERS [4]

STRESS CRACKS [3]

DETERMINE SOURCE OF STRESS & REPAIR ACCORDINGLY & PATCH CRACKS

A LINTEL @ SOUTH SET OF DOORS-LEFT JAMB



PRIORITY LEVEL- [D]

SPALL, LOOSE OR MISSING MORTAR @ JOINT [4]

[1]

A LINTEL @ SOUTH SET OF DOORS-RIGHT JAMB

9TH ST FACADE- DETAILS



REVISION	
DATE	
BY	

hga
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

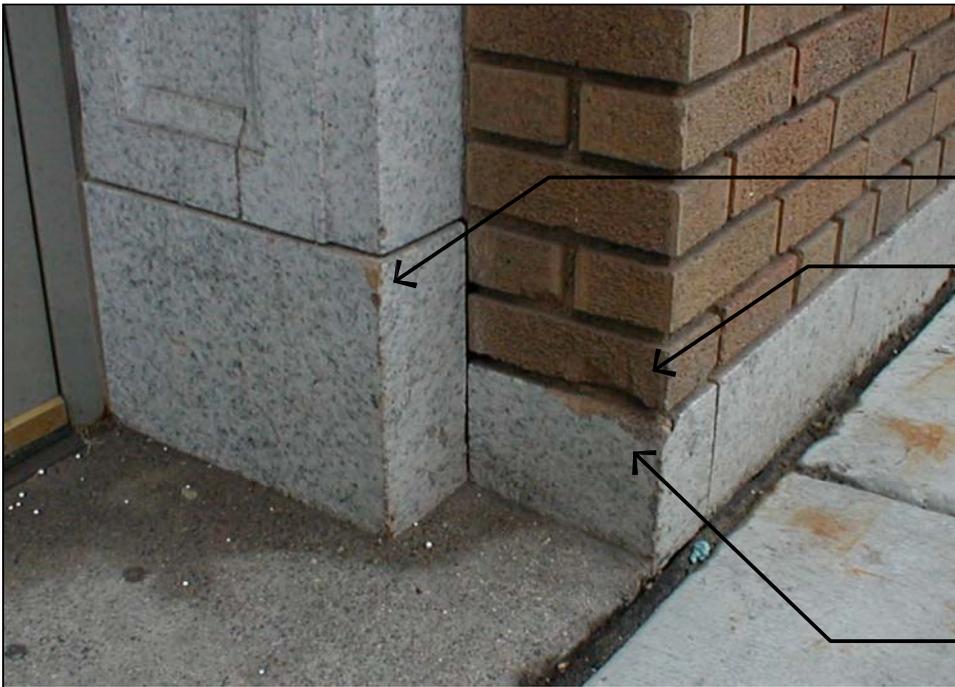
SCALE	not to scale
DATE	
DRAWN	val
COMM. NO.	0781-006-25

orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

6
4-9

0049R001.DWG

00-00-00 00:00



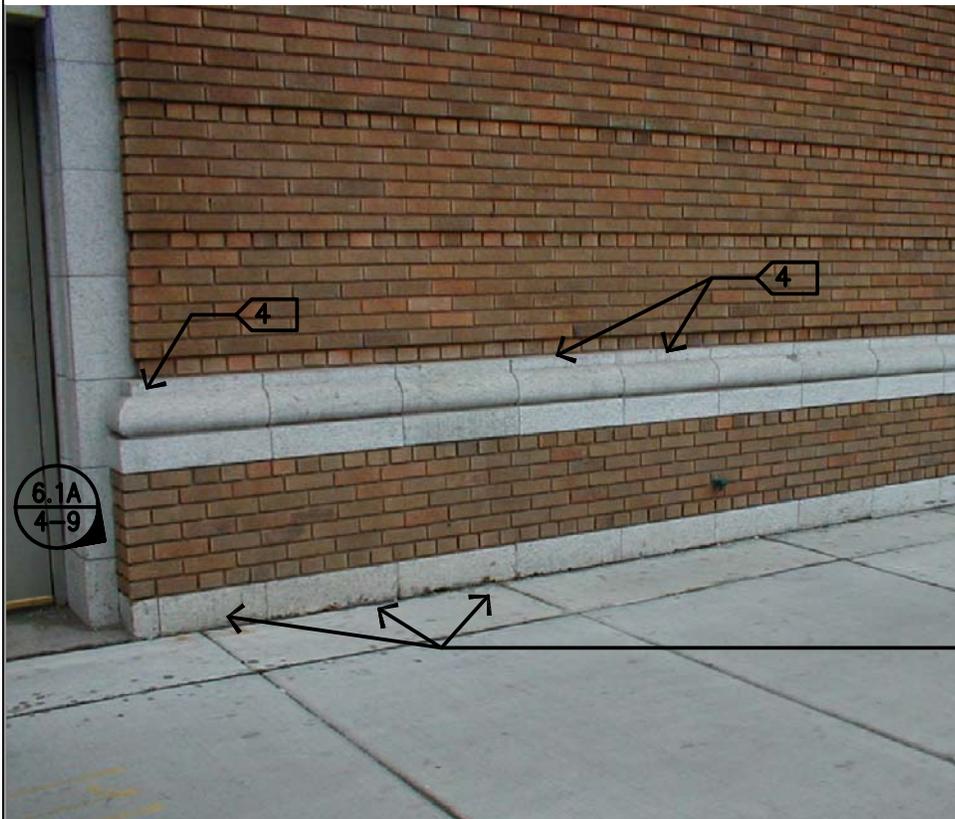
PRIORITY LEVEL- [C]

MINOR SPALLING @ EXPOSED CORNER 4

SPALLED BRICK- DAMAGE IS MINOR, REPLACEMENT NOT NECESSARY 7

SPALLING @ EXPOSED CORNER 3
1

Ⓐ SOUTH SET OF DOORS-RIGHT JAMB @ BASE



PRIORITY LEVEL- [D]

@ TOP OF WATER TABLE

PRIORITY LEVEL- [C]

@ BASE OF WATER TABLE

SPALLED BASE UNITS- SEAL JOINT BETWEEN TERRA COTTA & CONCRETE SIDEWALK ONCE BROKEN UNITS ARE REPAIRED. TYP ALONG THIS ELEVATION 3

Ⓑ WATER TABLE SOUTH OF CENTRAL DOORS

9TH ST FACADE- DETAILS

REV	DATE	BY

0049R001.DWG

HA

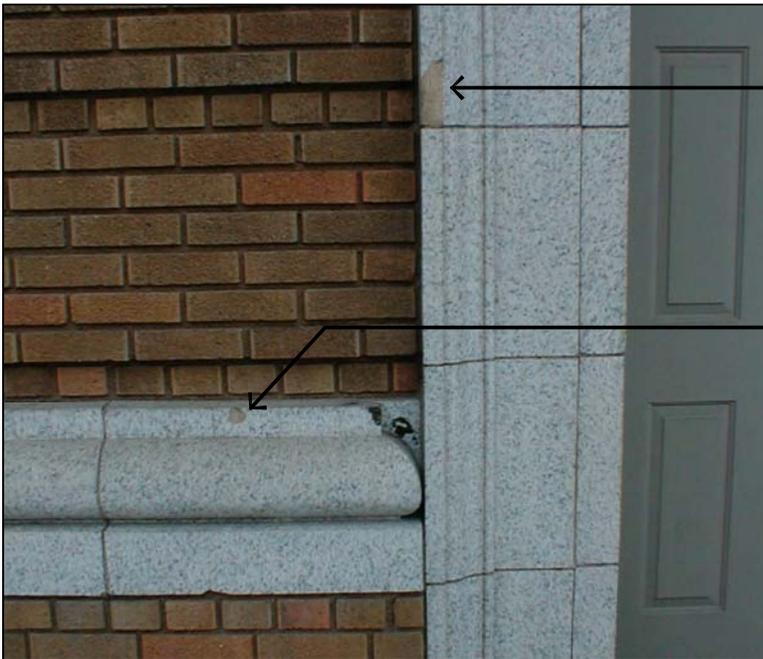
Architecture | Engineering | Planning
Hammel, Green and Abrahamson, Inc.
701 Washington Avenue North - Minneapolis, Minnesota 55401
Telephone 612.758.4000 Facsimile 612.758.4199

SCALE not to scale
DATE
DRAWN val
COMM. NO. 0781-006-25

orpheum theatre
910 hennepin ave
minneapolis, minnesota

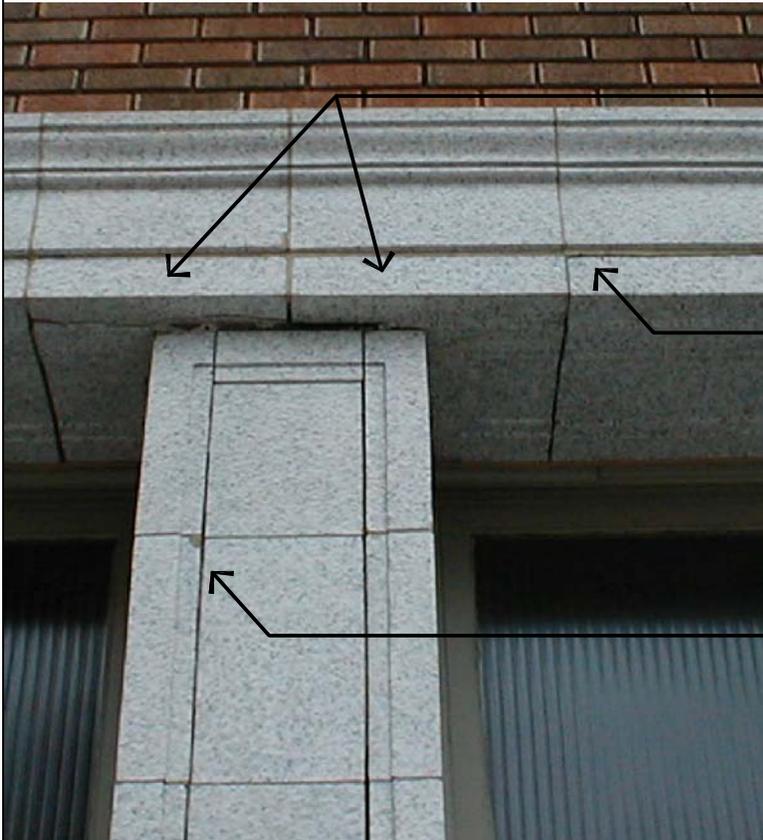
6.1
4-9

00-00-00 00:00



PRIORITY LEVEL- [C]
 SPALL @ EDGE 3
 PRIORITY LEVEL- [D]
 SPALL @ EXPOSED EDGE-TYP 4

Ⓐ WATER TABLE & SOUTH JAMB @ CENTRAL DOORS



PRIORITY LEVEL- [C]
 CRACKED LINTEL UNITS 3
 OPEN JOINT 1
 PRIORITY LEVEL- [D]
 MINOR SPALL @ JOINT 4

Ⓑ SOUTH PILASTER @ CENTRAL DOORS

9TH ST FACADE- DETAILS

REL. TYP. @/##	REV

0049R001.DWG

hGA.
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

SCALE not to scale
DATE
DRAWN val
COMM. NO. 0781-006-25

orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

7
4-9

PRIORITY LEVEL- [C]

SPALL @ ESPOSED EDGE

4

00-00-00 00:00



A LINTEL OVER CENTRAL DOORS

PRIORITY LEVEL- [C]

SPALL @ JOINT

4

REMOVE CEMENTITIOUS PATCH-
REPAIR DAMAGE

3

SPALLING ALONG JOINT-

4

1

CRACKED UNIT

3



B LINTEL OVER CENTRAL DOORS @ NORTH PILASTER

9TH ST FACADE- DETAILS

REV #



Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

SCALE not to scale
DATE
DRAWN val
COMM. NO. 0781-006-25

orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

7.1

 4-9

0049R001.DWG

XXXXXXXXX.DWG
 PLOT SCALE: 1"=1-0"

PRIORITY LEVEL- [C]

00-00-00 00:00



SPALL @ CORE DRILLED PENETRATION [4]

DEEP SPALL EXPOSED EDGE [3]

SPALLING ALONG EXPOSED EDGE [3]

A NORTH PILASTER @ CENTRAL DOORS

PRIORITY LEVEL- [C]



SPALL @ EXPOSED CORNER [3]
[1]

B BASE OF NORTH PILASTER @ CENTRAL DOORS

9TH ST FACADE- DETAILS

REV	###

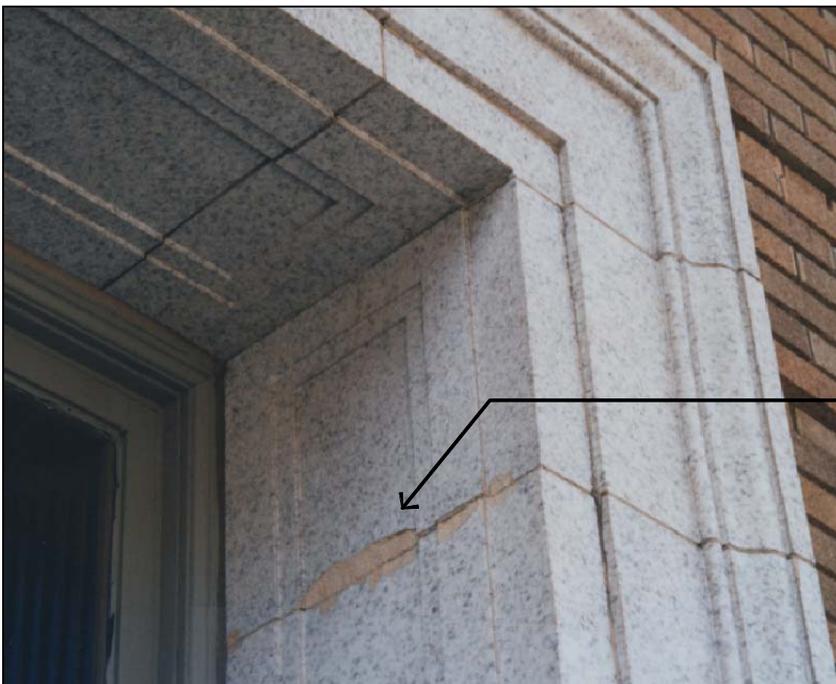
<p>Architecture Engineering Planning Hammel, Green and Abrahamson, Inc. 701 Washington Avenue North - Minneapolis, Minnesota 55401 Telephone 612.758.4000 Facsimile 612.758.4199</p>	SCALE not to scale	<p>orpheum theatre 910 hennepin ave minneapolis, minnesota</p>	7.2
	DATE		---
	DRAWN val		---
	COMM. NO. 0781-006-25		4-9

0049R001.DWG

XXXXXXXXX.DWG
PLOT SCALE: 1"=1-0"

PRIORITY LEVEL- C

00-00-00 00:00

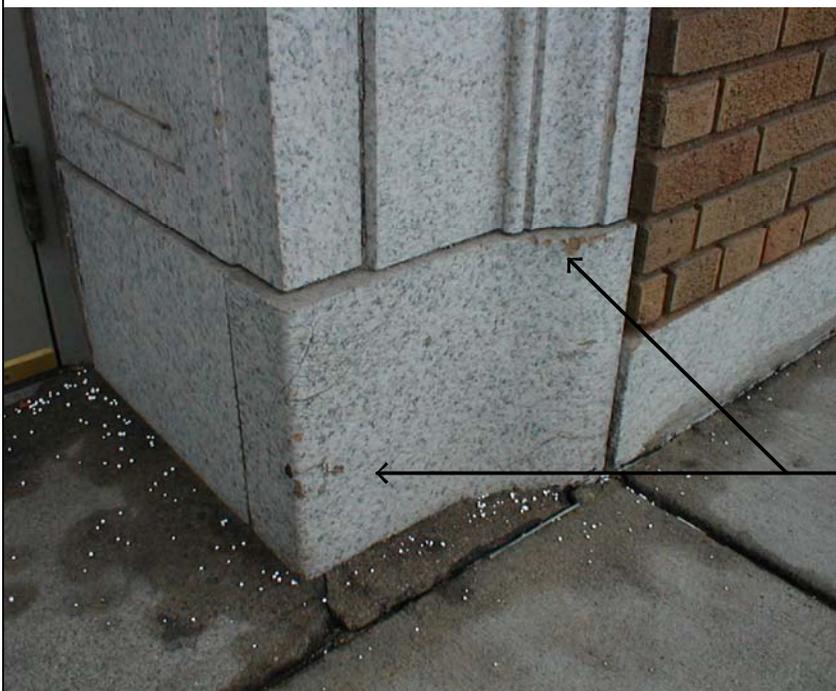


SPALL @ JOINT-
RELIEVE STRESS & PATCH

3
1

A LINTEL @ CENTRAL DOORS- RIGHT JAMB

PRIORITY LEVEL- D



GLAZE SPALLING &
CRACKING

4
1

A BASE @ CENTRAL DOORS- RIGHT JAMB

9TH ST FACADE- DETAILS



REV	
##	
DATE	

0049R001.DWG

HGA
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

SCALE	not to scale
DATE	
DRAWN	val
COMM. NO.	0781-006-25

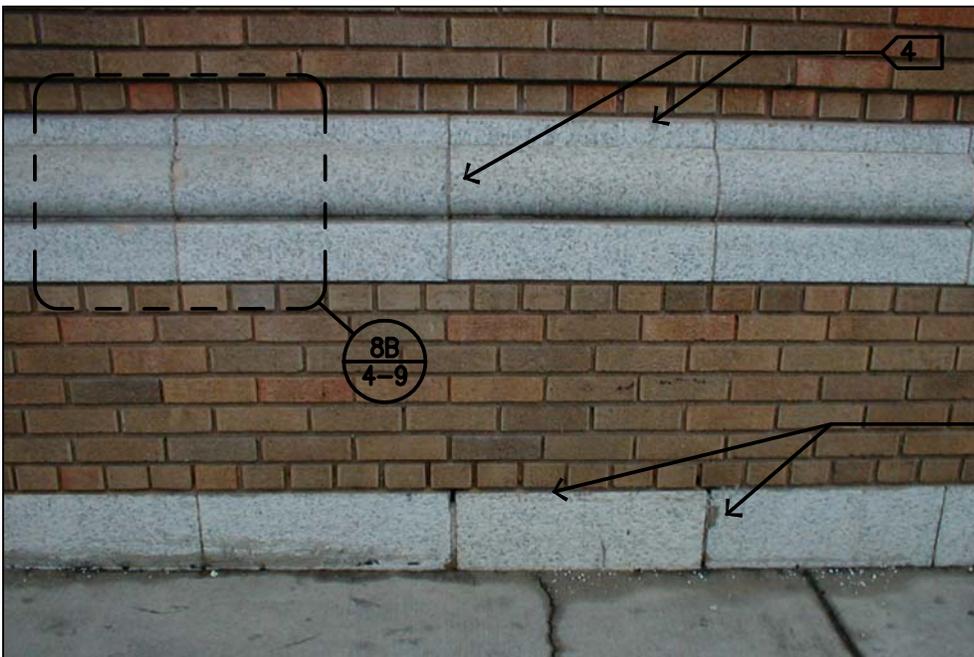
orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

7.3

4-9

XXXXXXXXX.DWG
PLOT SCALE: 1"=1-0"

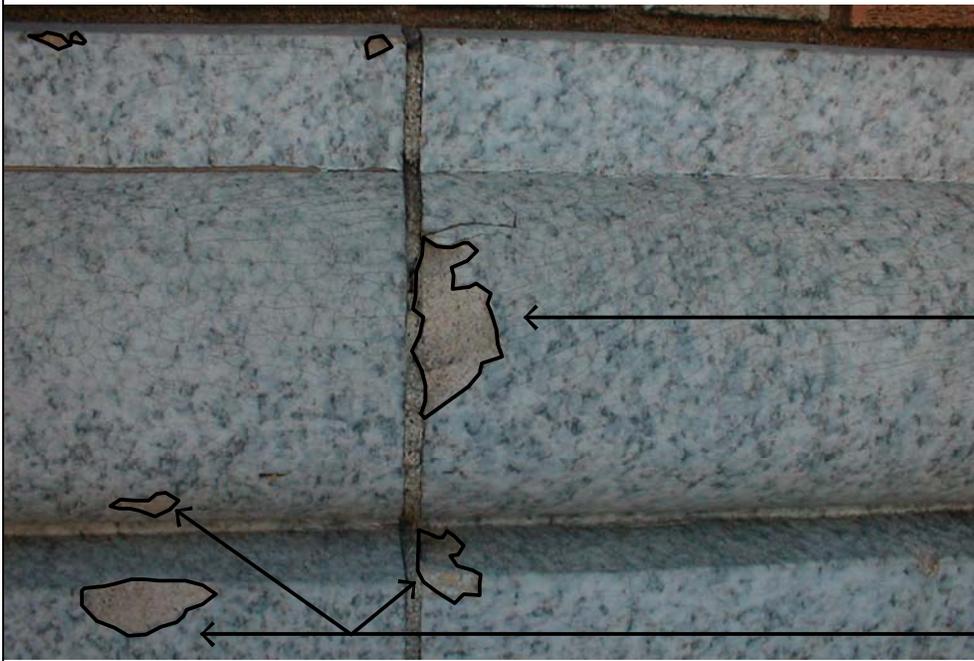
00-00-00 00:00



PRIORITY LEVEL- [C]
 © BASE OF WATER TABLE

SPALLED BASE UNITS- SEAL JOINT BETWEEN TERRA COTTA & CONCRETE SIDEWALK ONCE BROKEN UNITS ARE REPAIRED [4]

Ⓐ WATER TABLE NORTH OF CENTRAL DOORS



PRIORITY LEVEL- [D]

SPALLS & GLAZE CRACKING @ JOINT [3]
 [1]

SPALL @ EXPOSED EDGE-TYP [4]

Ⓑ WATER TABLE DETAIL

9TH ST FACADE- DETAILS

REV	DATE

hga.
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

SCALE not to scale
DATE
DRAWN val
COMM. NO. 0781-006-25

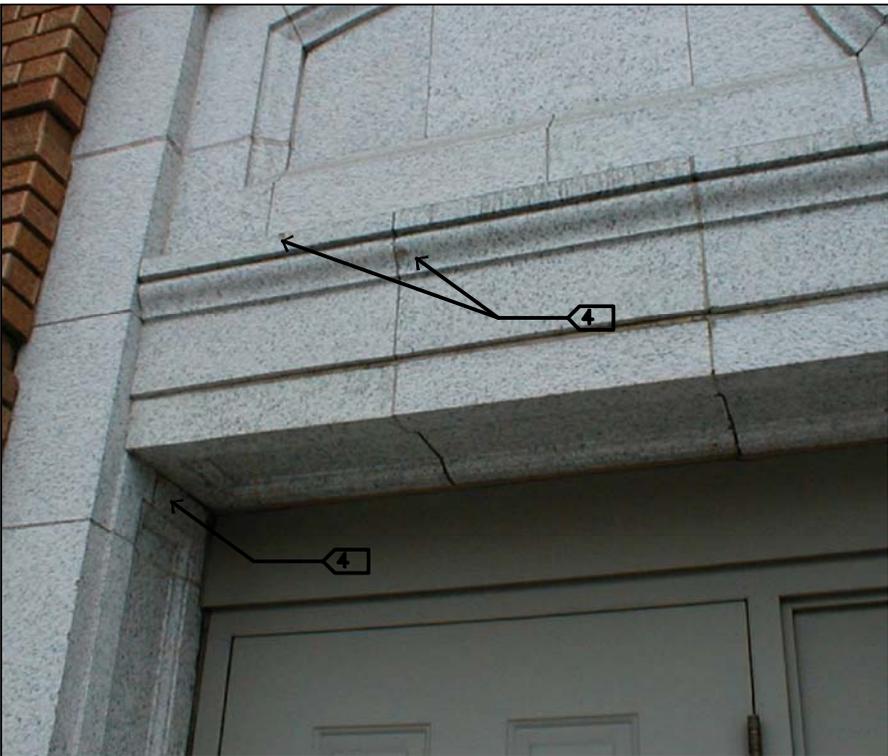
orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

8
4-9

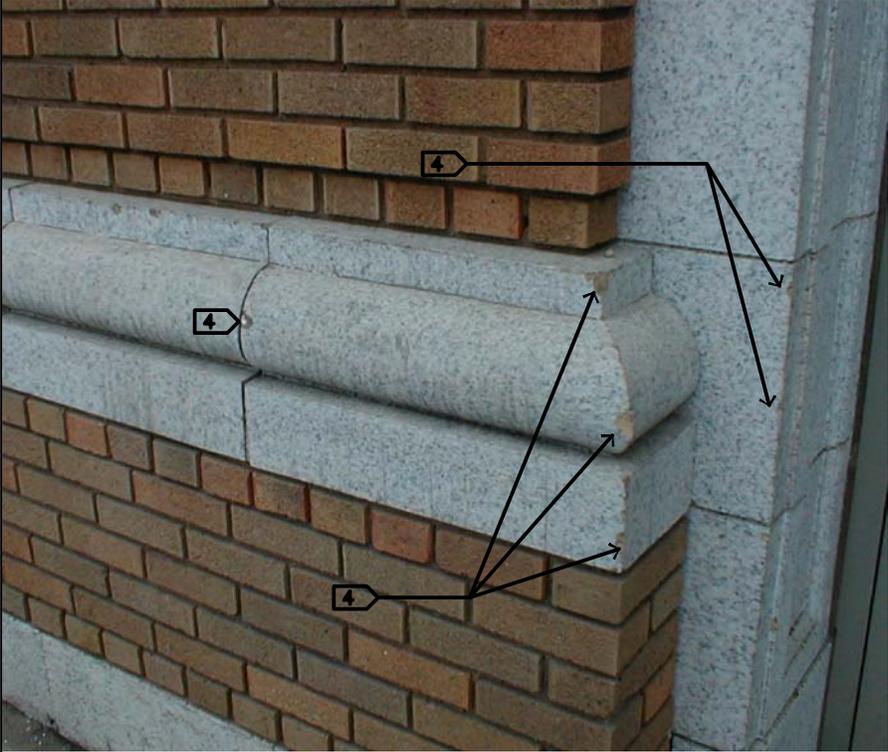
0049R001.DWG

XXXXXXXXX.DWG
 PLOT SCALE: 1"=1-0"

00-00-00 00:00



④ LINTEL @ NORTH SET OF DOORS-LEFT JAMB



④ WATER TABLE @ NORTH SET OF DOOR- LEFT JAMB

9TH ST FACADE- DETAILS

REV	###

0049R001.DWG

HGA.
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

SCALE not to scale
DATE
DRAWN val
COMM. NO. 0781-006-25

orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

9
4-9

00-00-00 00:00



Ⓐ WATER TABLE @ NORTH SET OF DOORS-RIGHT JAMB



Ⓐ WATER TABLE DETAIL

9TH ST FACADE- DETAILS



REV	
###	

<p>Architecture Engineering Planning Hammel, Green and Abrahamson, Inc. 701 Washington Avenue North - Minneapolis, Minnesota 55401 Telephone 612.758.4000 Facsimile 612.758.4199</p>	SCALE not to scale	orpheum theatre 910 hennepin ave minneapolis, minnesota	9.1
	DATE		---
	DRAWN val		---
	COMM. NO. 0781-006-25		4-9

0049R001.DWG

PRIORITY LEVEL- [B]

SEE 37/4-9 FOR
CONDITION OF WALL
ABOVE

DAMAGED CORNER
UNIT-

EVALUATE OPTIONS FOR
IN PLACE REPAIR

2

CRACK CONTINUES
THROUGH TERRA COTTA
BASE UNIT BELOW-
REPOINT MASONRY

3

1

SPALLED & WORN BRICK-
ABRADED BRICK @
CORNER CAN REMAIN

7

CRACKED BASE UNIT-

3

Ⓐ WATER TABLE @ CORNER OF 9TH & HAWTHORNE

9TH ST FACADE- DETAILS



HGA.
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

SCALE not to scale
DATE
DRAWN val
COMM. NO. 0781-006-25

orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

9.2

4-9

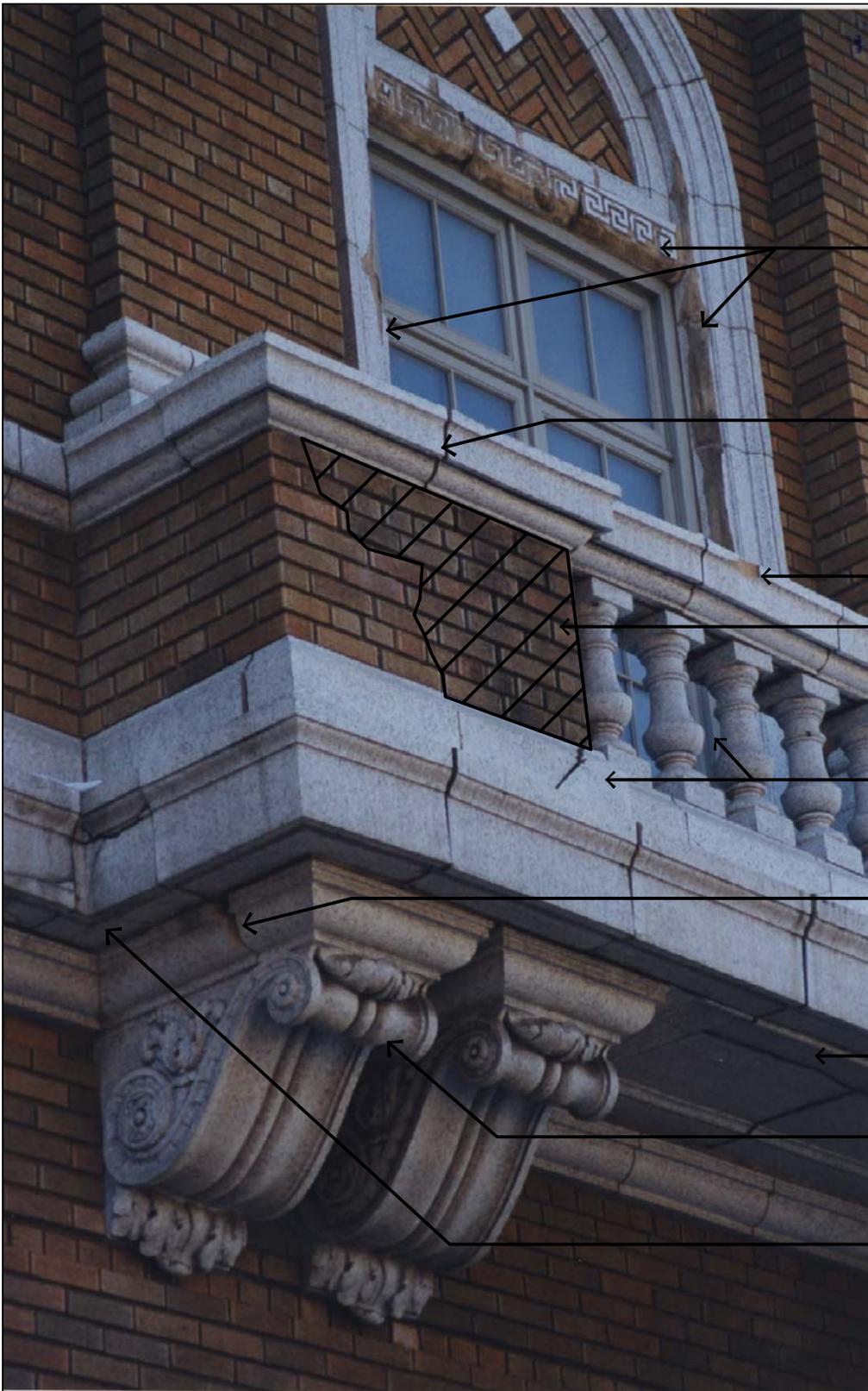
00-00-00 00:00

0049R001.DWG

XXXXXXXXX.DWG
PLOT SCALE: 1"=1-0"

00-00-00 00:00

PRIORITY LEVEL- [A]



SEE 15/4-9 [2]

SEE 14/4-9 [1]

SEE 13/4-9 [3]

SEE 14/4-9 [7]

[1]

SEE 13/4-9 [2]

[6]

SEE 11B/4-9 [3]

SEE 12B/4-9 [2]

SEE 11B/4-9 [3]

SEE 11A/4-9 [2]

9TH ST FACADE- BALCONY DETAILS



REVISION	
DATE	
BY	

0049R001.DWG

HG HA.
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

SCALE	not to scale
DATE	
DRAWN	val
COMM. NO.	0781-006-25

orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

10

4-9

XXXXXXXXX.DWG
PLOT SCALE: 1"=1-0"

00-00-00 00:00



PRIORITY LEVEL- [A]

OPEN JOINT 1

LARGE SPALLED AREA @ JOINT- PATCH AND REPOINT 3

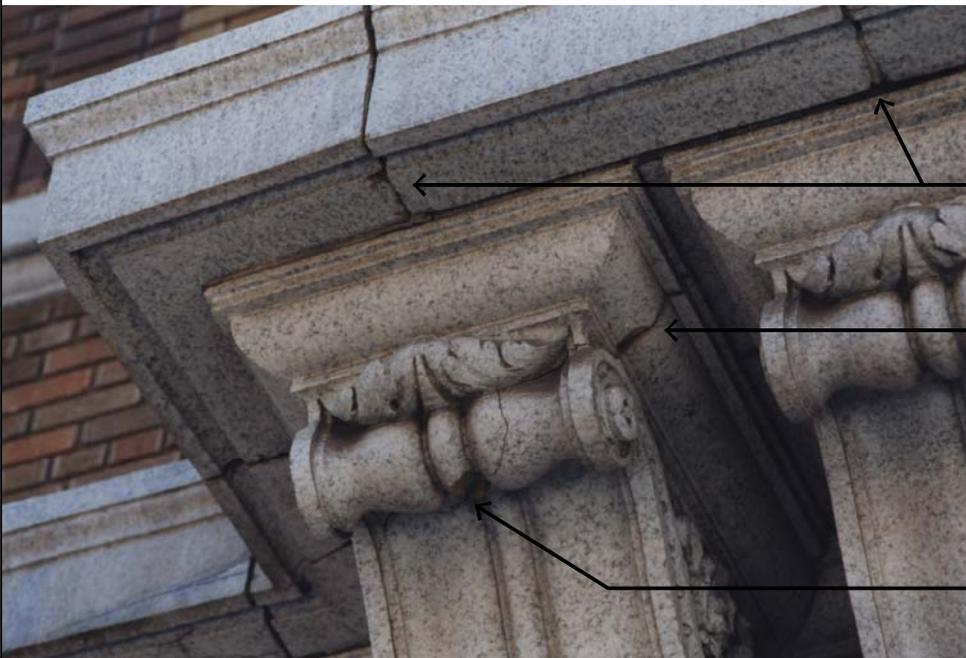
OPEN JOINTS 1

SEE 11B/4-9 FOR DETAIL 3

(2) SEVERELY CRACKED UNITS @ CORNER DAMAGE MOST LIKELY DUE TO WATER PENETRATION FROM ABOVE. RESOLVE WATER PROBLEM BEFORE REPAIRING OR REPLACING TERRA COTTA UNITS 2 1

SEE 12B/4-9 FOR CONTINUATION

Ⓐ BRACKETS (FIRST SET)-SOUTH END OF BALCONY



PRIORITY LEVEL- [A]

OPEN & DETERIORATED JOINTS 1

SPALL @ JOINT- PATCH & PAINT 4

SEE 12A/4-9 FOR DETAIL 3

Ⓑ BRACKETS- FIRST SET

9TH ST FACADE- BALCONY DETAILS



0049R001.DWG

HGA
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

SCALE	not to scale
DATE	
DRAWN	val
COMM. NO.	0781-006-25

orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

11
4-9

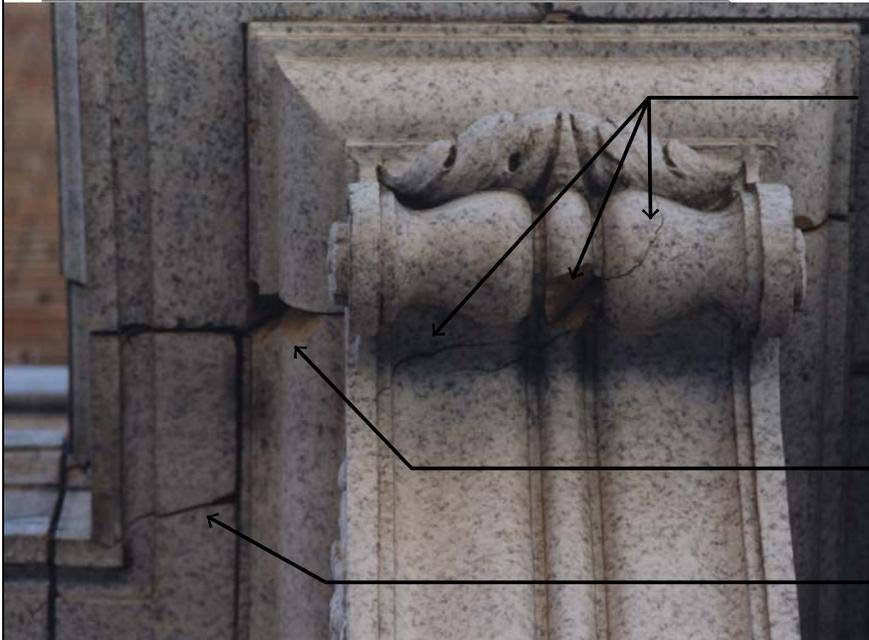
00-00-00 00:00



PRIORITY LEVEL- [A]

OPEN JOINTS [1]

MINOR SPALLING @ JOINT-
PATCH AND REPOINT [4]



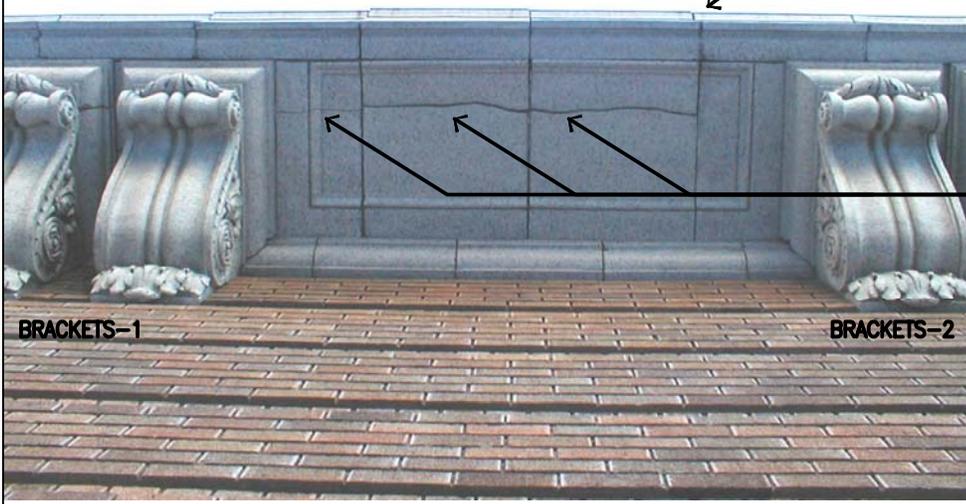
CRACKS RADIATING FROM
SPALLED AREA [3]

SPALLS AND CRACKS ALONG JOINTS &
DIRECTLY BELOW JOINTS-
DAMAGE MOST LIKELY DUE TO WATER
PENETRATION FROM ABOVE. RESOLVE
WATER PROBLEM BEFORE REPAIRING OR
REPLACING TERRA COTTA UNITS [3]

BROKEN CORNER UNIT-
SEE 11A/4-9 [1]

Ⓐ BRACKETS (FIRST SET)-SOUTH END OF BALCONY

PRIORITY LEVEL- [A]



REPOINT ALL JOINTS
ALONG DRIPSTONE &
BRACKETS BELOW [1]

SEVERE CRACK
CONTINUOUS THROUGH
THREE UNITS, UNITS
HAVE SHIFTED-
DAMAGE MOST LIKELY
DUE TO WATER
PENETRATION FROM
ABOVE. INVESTIGATE
TERRA COTTA ANCHORAGE
SYSTEM & SUPPORTING
STRUCTURAL STEEL FOR
EXTENT OF
DETERIORATION.
COORDINATE W/
STRUCTURAL ENGINEER. [2]

BRACKETS-1

BRACKETS-2

Ⓑ BALCONY BETWEEN FIRST AND SECOND SET OF BRACKETS

9TH ST FACADE- BALCONY DETAILS



0049R001.DWG

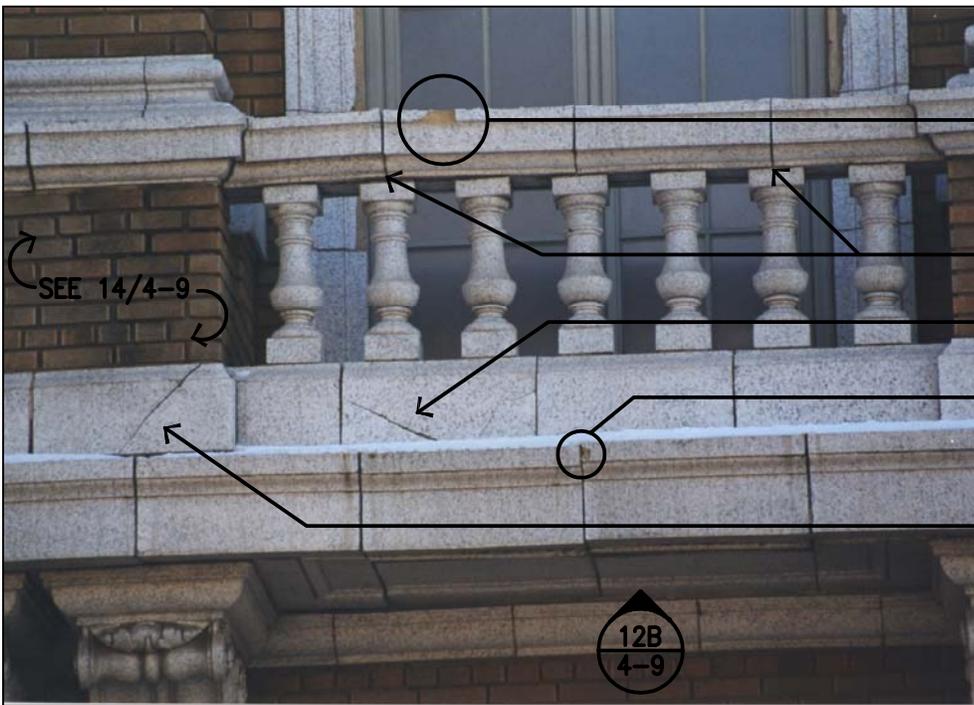
hga.
Architecture | Engineering | Planning
Hammel, Green and Abrahamson, Inc.
701 Washington Avenue North - Minneapolis, Minnesota 55401
Telephone 612.758.4000 Facsimile 612.758.4199

SCALE not to scale
DATE
DRAWN val
COMM. NO. 0781-006-25

orpheum theatre
910 hennepin ave
minneapolis, minnesota

12
4-9

00-00-00 00:00



- PRIORITY LEVEL- [A]
- LARGE SPALL @ TOP OF UNIT- 3
- OPEN JOINTS-TYP 1
- SEE 13.1B/4-9 6
- MINOR SPALLING-PATCH AND REPOINT 4
- SEE 13.1A/4-9

Ⓐ BALUSTRADE @ FIRST SET OF WINDOWS



- PRIORITY LEVEL- [A]
- OPEN JOINTS-TYP @ TOP OF BALUSTER 1
- FLASH LEDGE BEHIND PIER-SEE 14.2/4-9 FOR DETAIL 7
- 1

GENERAL NOTE:
 DAMAGE MOST LIKELY DUE TO WATER PENETRATION FROM ABOVE. INVESTIGATE BALCONY WATERPROOFING & RESOLVE WATER PROBLEM BEFORE REPAIRING OR REPLACING TERRA COTTA UNITS. INVESTIGATE TERRA COTTA ANCHORAGE SYSTEM & SUPPORTING STRUCTURAL STEEL FOR EXTENT OF DETERIORATION. COORDINATE W/ STRUCTURAL ENGINEER.

Ⓑ BALUSTRADE DETAIL

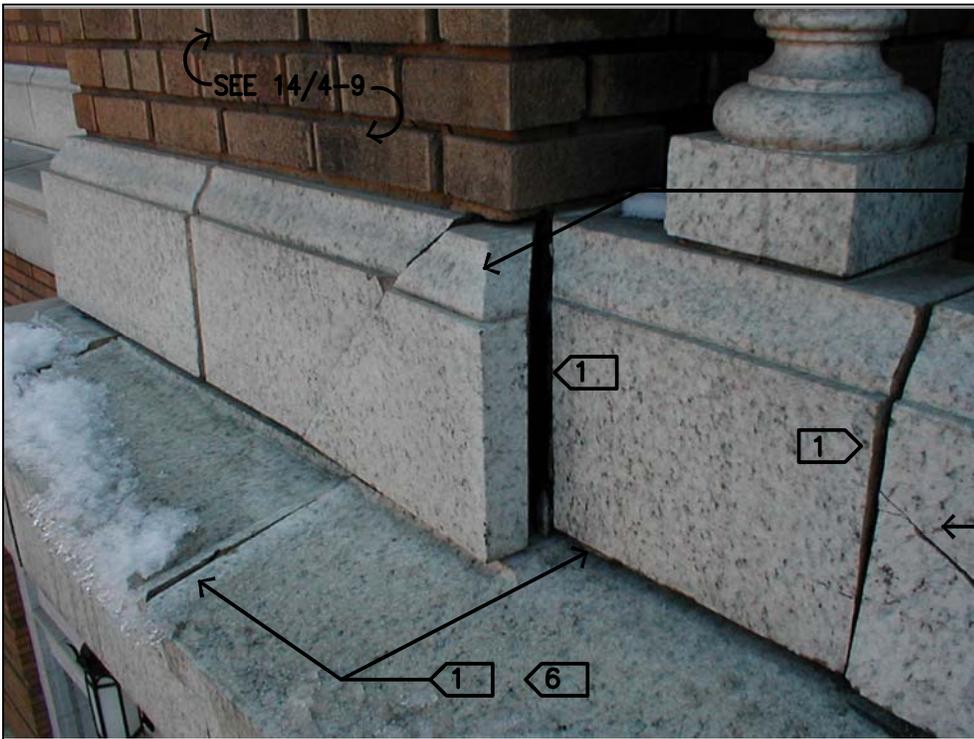
9TH ST FACADE- BALCONY DETAILS



<p>Architecture Engineering Planning Hammel, Green and Abrahamson, Inc. 701 Washington Avenue North - Minneapolis, Minnesota 55401 Telephone 612.758.4000 Facsimile 612.758.4199</p>	SCALE not to scale	orpheum theatre 910 hennepin ave minneapolis, minnesota	13 <hr style="width: 50%; margin: 0 auto;"/> 4-9
	DATE		
	DRAWN val		
	COMM. NO. 0781-006-25		

0049R001.DWG

00-00-00 00:00



PRIORITY LEVEL- [A]

BROKEN TERRA COTTA
BAND UNIT- [2]
EVALUATE OPTIONS
FOR IN PLACE REPAIR

SEE 13.1B/4-9

OPEN JOINTS-TYP [1]
[6]

[A] BALUSTRADE @ FIRST SET OF WINDOWS



PRIORITY LEVEL- [A]

BROKEN BALUSTRADE
BOTTOM RAIL UNIT- [2]
EVALUATE OPTIONS
FOR IN PLACE REPAIR

GENERAL NOTE:

DAMAGE MOST LIKELY DUE TO WATER PENETRATION FROM ABOVE. INVESTIGATE BALCONY WATERPROOFING & RESOLVE WATER PROBLEM BEFORE REPAIRING OR REPLACING TERRA COTTA UNITS. INVESTIGATE TERRA COTTA ANCHORAGE SYSTEM & SUPPORTING STRUCTURAL STEEL FOR EXTENT OF DETERIORATION. COORDINATE W/ STRUCTURAL ENGINEER.

[B] BALUSTRADE DETAIL

9TH ST FACADE- BALCONY DETAILS

REV	DATE	BY

HGA
Architecture | Engineering | Planning
Hammel, Green and Abrahamson, Inc.
701 Washington Avenue North - Minneapolis, Minnesota 55401
Telephone 612.758.4000 Facsimile 612.758.4199

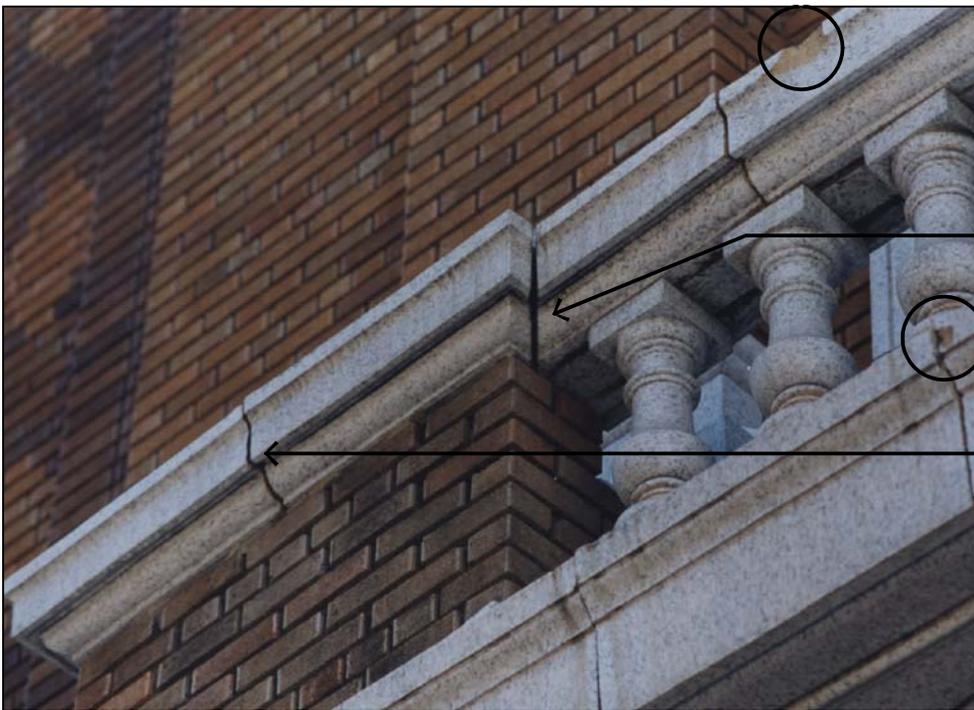
SCALE not to scale
DATE
DRAWN val
COMM. NO. 0781-006-25

orpheum theatre
910 hennepin ave
minneapolis, minnesota

13.1
4-9

0049R001.DWG

00-00-00 00:00



PRIORITY LEVEL- [A]

SEE 14.1A/4-9

OPEN JOINTS-(TYP) SEE DETAIL BELOW 1

A COPESTONE @ BRICK PIER @ EAST END OF BALCONY

PRIORITY LEVEL- [A]



OPEN JOINTS-(TYP) 1

DAMP MASONRY- REPOINT ENTIRE PIER 7 1

GENERAL NOTE:

DAMAGE MOST LIKELY DUE TO WATER PENETRATION FROM ABOVE. RESOLVE WATER PROBLEM BEFORE REPAIRING OR REPLACING TERRA COTTA UNITS. SEE 14.2/4-9

1

B BRICK PIER @ EAST END OF BALCONY

9TH ST FACADE- BALCONY DETAILS



0049R001.DWG

HGA.
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

SCALE	not to scale
DATE	
DRAWN	val
COMM. NO.	0781-006-25

orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

14

4-9

XXXXXXXXX.DWG PLOT SCALE: 1"=1-0"

00-00-00 00:00



PRIORITY LEVEL- [A]

OPEN JOINTS--(TYP)
SEE DETAIL BELOW FOR CONTINUATION 1

Ⓐ COPESTONE @ BRICK PIER @ SOUTH END OF BALCONY



PRIORITY LEVEL- [A]

DETERIORATED JOINTS--
(TYP) 1

RECESSED LEDGE BEHIND PIER--
FLASH INTERIOR FACE OF PIER &
TOP OF LEDGE W/ METAL
FLASHING-- SEE 14.2/4-9 7

DAMP MASONRY--
REPOINT ENTIRE PIER 7
1

SEE 13.1A/4-9 FOR CONTINUATION

Ⓑ BRICK PIER @ SOUTH END OF BALCONY

9TH ST FACADE- BALCONY DETAILS



0049R001.DWG

HGA
Architecture | Engineering | Planning
Hammel, Green and Abrahamson, Inc.
701 Washington Avenue North • Minneapolis, Minnesota 55401
Telephone 612.758.4000 Facsimile 612.758.4199

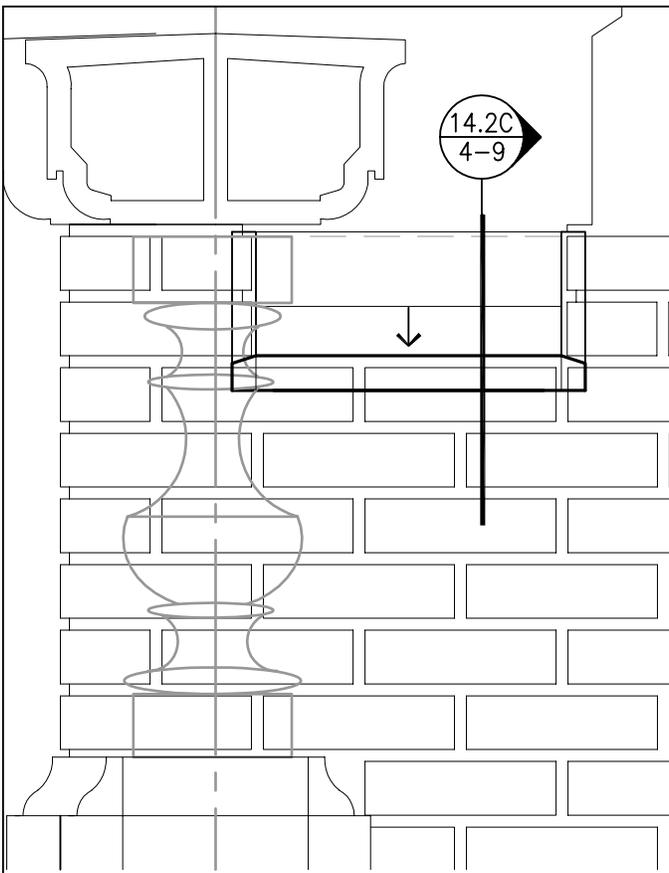
SCALE	not to scale
DATE	
DRAWN	val
COMM. NO.	0781-006-25

orpheum theatre
910 hennepin ave
minneapolis, minnesota

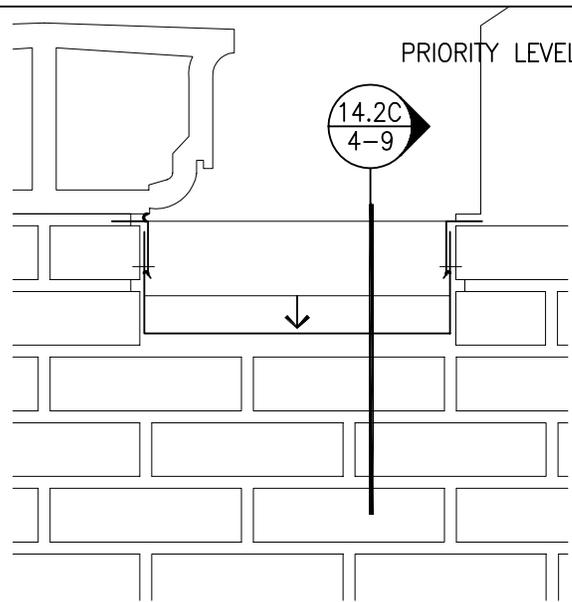
14.1

4-9

00-00-00 00:00



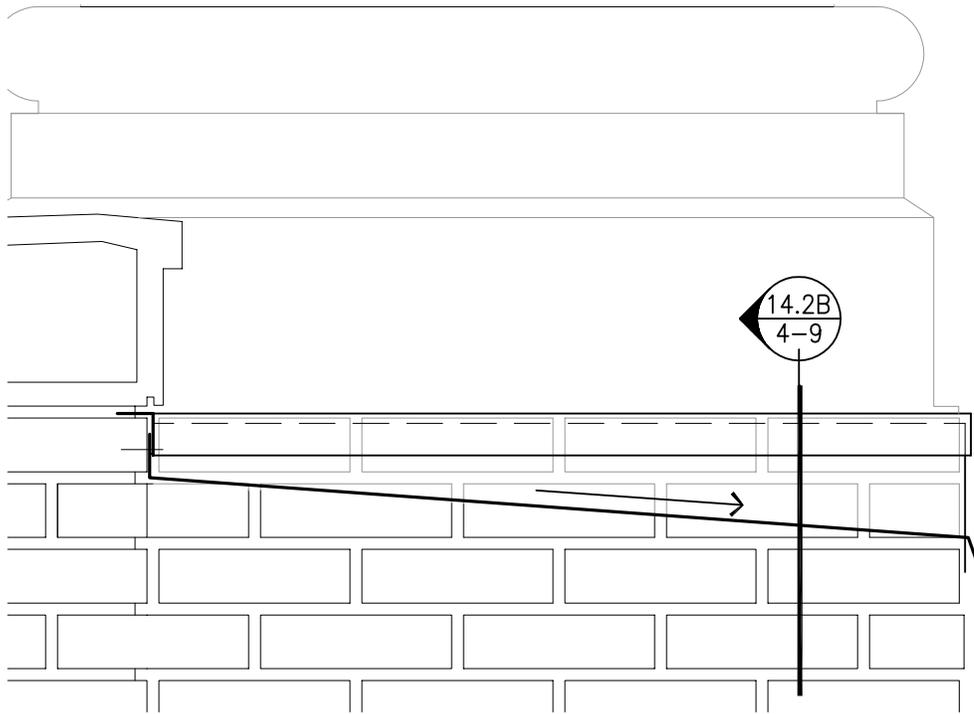
Ⓐ ELEVATION



PRIORITY LEVEL- A

Ⓑ SECTION

GENERAL NOTE:
 FABRICATE METAL FLASHING TO FIT EXISTING
 CONDITIONS. SET COUNTER FLASHING ON
 CONTINUOUS BEAD OF SEALANT. SLOPE
 FLASHING TO DIRECT WATER AWAY FROM LEDGE.
 FIELD VERIFY EXISTING CONDITIONS.



Ⓒ ELEVATION

HENNEPIN AVE FACADE- DETAIL @ MARQUEE



0049R001.DWG

hga.
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

SCALE	1-1/2"=1'-0"
DATE	
DRAWN	val
COMM. NO.	0781-006-25

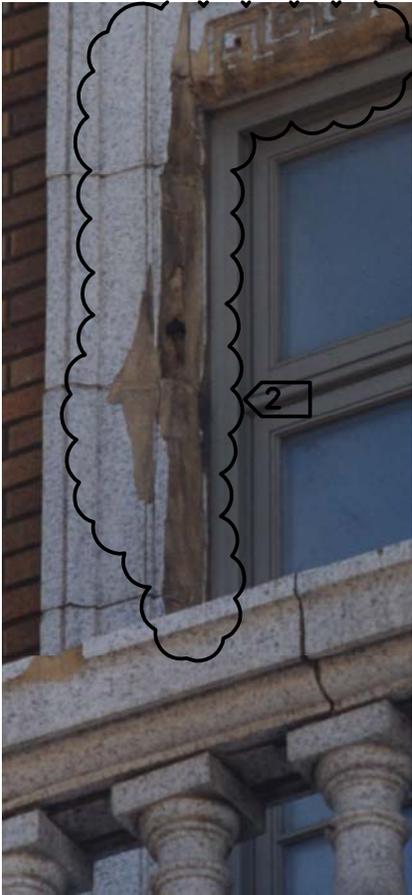
orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

14.2

 4-9

XXXXXXXXX.DWG
 PLOT SCALE: 1"=1'-0"

00-00-00 00:00



Ⓑ JAMB @ FIRST BALCONY WINDOW

Ⓐ LINTEL @ FIRST BALCONY WINDOW

GENERAL NOTE:

EVEN THOUGH THE DAMAGED WINDOW SURROUND IS NOT CONSIDERED A LIFE SAFETY HAZARD, THIS AREA IS CONSIDERED TO BE CRITICAL DUE TO THE SEVERE NATURE OF THE DETERIORATION. THE INITIAL CAUSE OF DETERIORATION OF TERRA COTTA @ JAMBS AND HEAD IS UNKNOWN AT THIS TIME. HOWEVER, DAMAGE IS CURRENTLY COMPOUNDED DUE TO WATER PENETRATION. INVESTIGATE CONDITION OF MASONRY ANCHORAGE SYSTEM @ LINTEL. REPLACE OPEN JAMB & DECORATIVE LINTEL UNITS. REPOINT OPEN JOINTS AROUND ARCH.

9TH ST FACADE- BALCONY DETAILS

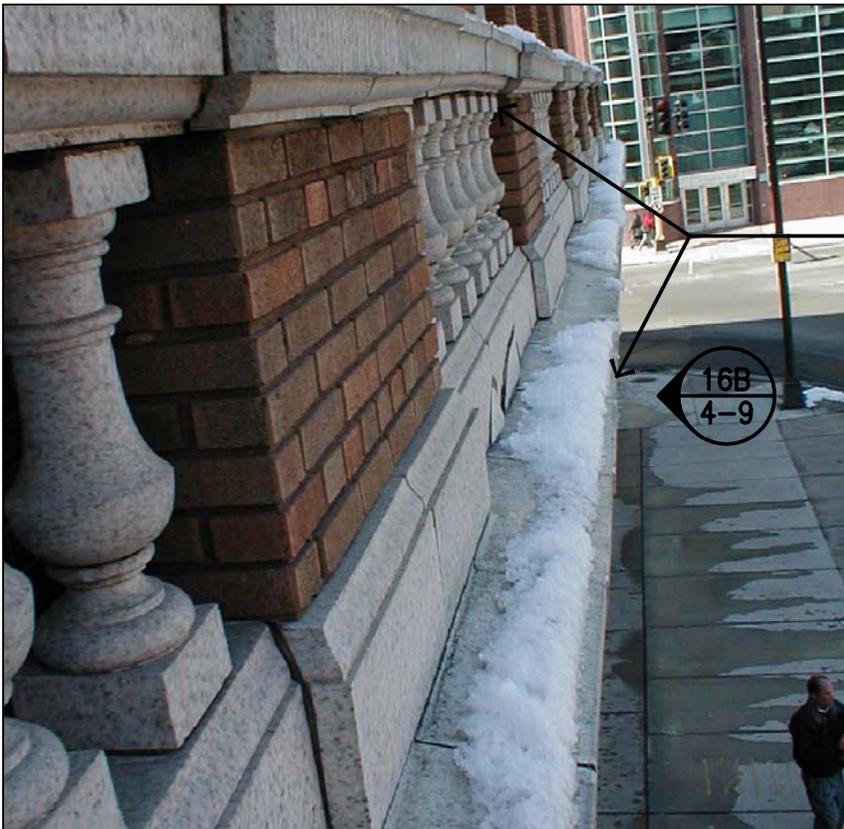


0049R001.DWG

 Architecture Engineering Planning Hammel, Green and Abrahamson, Inc. 701 Washington Avenue North - Minneapolis, Minnesota 55401 Telephone 612.758.4000 Facsimile 612.758.4199	SCALE not to scale	orpheum theatre 910 hennepin ave minneapolis, minnesota	15 --- 4-9
	DATE		
	DRAWN val		
	COMM. NO. 0781-006-25		

00-00-00 00:00

PRIORITY LEVEL- **A**



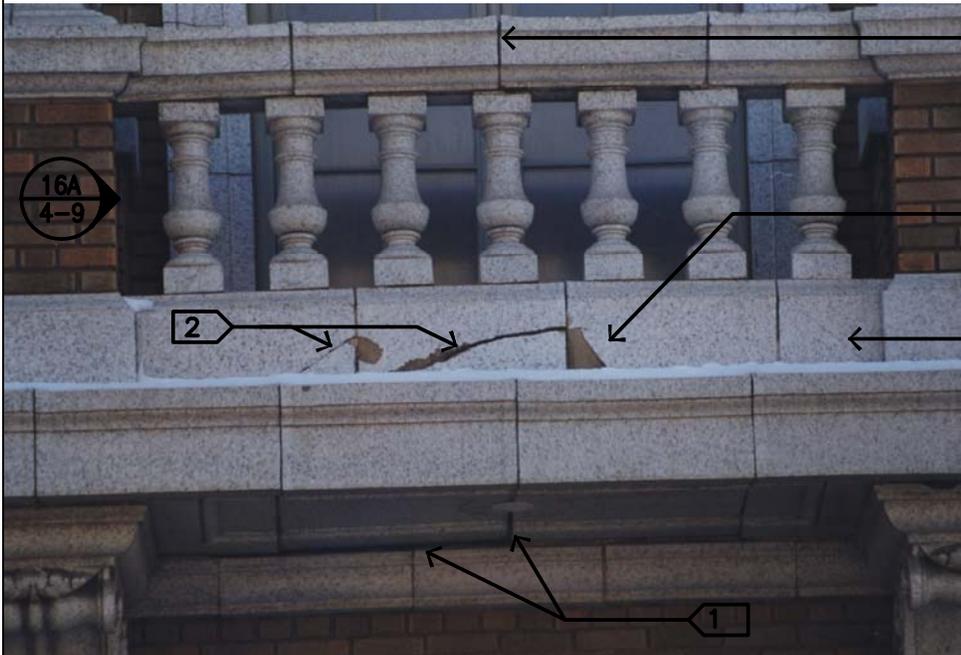
OPEN JOINTS WHERE UNITS HAVE SHIFTED-

1

GENERAL NOTE:

DAMAGE MOST LIKELY DUE TO WATER PENETRATION @ JOINTS. INVESTIGATE BALCONY WATERPROOFING & RESOLVE WATER PROBLEM BEFORE REPAIRING OR REPLACING TERRA COTTA UNITS. SOFFIT UNITS APPEAR TO BE SAGGING ALONG THE FRONT EDGE. INVESTIGATE TERRA COTTA ANCHORAGE SYSTEM & SUPPORTING STRUCTURAL STEEL FOR EXTENT OF DETERIORATION. COORDINATE W/ STRUCTURAL ENGINEER. SEE 16.1/4-9 FOR ADDITIONAL COMMENTS.

A BALCONY LOOKING NORTH



OPEN JOINTS-TYP SEE 17B/4-9

1

SPALL @ JOINT- EVALUATE REPLACEMENT VS REPAIR

2

CRACKED UNIT-

3

B BALUSTRADE @ SECOND SET OF WINDOWS

9TH ST FACADE- BALCONY DETAILS



REV	DATE	DESCRIPTION

HGA
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

SCALE
not to scale
 DATE
 DRAWN
val
 COMM. NO.
0781-006-25

orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

16

 4-9

0049R001.DWG

XXXXXXXXX.DWG
 PLOT SCALE: 1"=1'-0"

GENERAL NOTES:

1. BALUSTRADES ARE EXTREMELY VULNERABLE TO HARSH WEATHER CONDITIONS. MOISTURE, TEMPERATURE SWINGS, & FREEZE/THAW CYCLES CAN CAUSE SERIOUS DAMAGE AS UNITS EXPAND & CONTRACT.

THE BALUSTRADE TOP RAIL IS DISPLACED VERTICALLY LEAVING A WIDE GAP @ THE TOP OF THE BALUSTERS WHERE LOOSE MORTAR IS IN AN ADVANCED STATE OF DETERIORATION. THIS DAMAGE IS TYPICAL ACROSS THE LENGTH OF THE BALCONY.

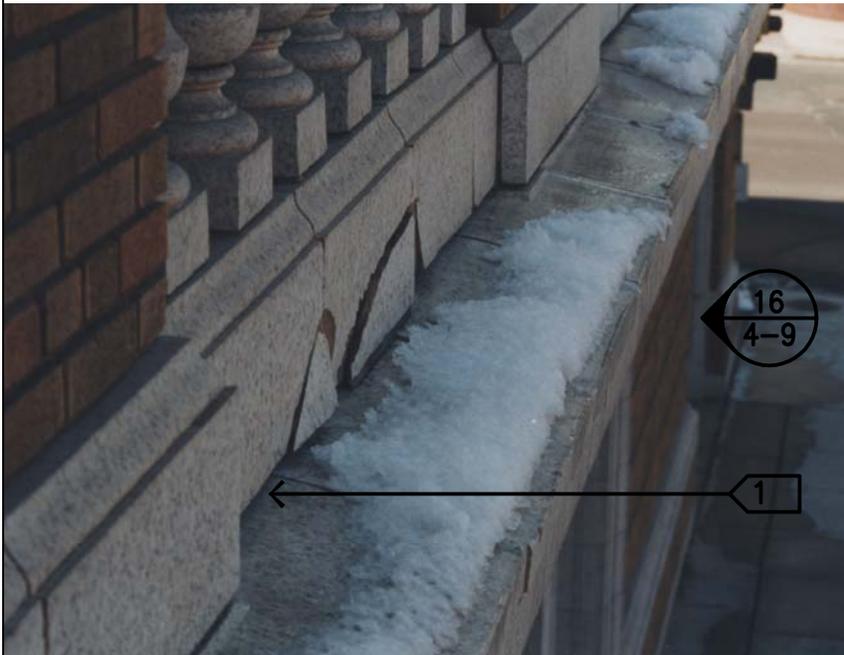
EVALUATE REPAIR STRATEGIES TO MINIMIZE DEFLECTION ALONG THE TOP RAIL OF THE BALUSTRADE.



Ⓐ BALCONY LOOKING NORTH

2. THE SOFFIT APPEARS TO BE SAGGING ALONG THE FRONT EDGE LEAVING A WIDE OPEN GAP @ THE BOTTOM RAIL. AS SNOW & ICE BUILD UP ALONG THE EDGE OF THE DRIPSTONE, WATER IS TRAPPED UNDER THE BOTTOM RAIL. SUBSEQUENT FREEZE/THAW CYCLES LIKELY CONTRIBUTE TO THE SEVERE DAMAGE SEEN @ SOME OF THE BOTTOM RAIL UNITS.

SHIFTING @ THE BALCONY EDGE SUGGESTS POSSIBLE DETERIORATION OF THE SUPPORTING STEEL SYSTEM. EVALUATE STRUCTURAL INTEGRITY W/ STRUCTURAL ENGINEER.



Ⓑ BALUSTRADE @ SECOND SET OF WINDOWS

9TH ST FACADE- BALCONY DETAILS



 Architecture Engineering Planning Hammel, Green and Abrahamson, Inc. 701 Washington Avenue North - Minneapolis, Minnesota 55401 Telephone 612.758.4000 Facsimile 612.758.4199	SCALE not to scale	orpheum theatre 910 hennepin ave minneapolis, minnesota	16.1 <hr style="width: 50%; margin: 0 auto;"/> 4-9
	DATE		
	DRAWN val		
	COMM. NO. 0781-006-25		

00-00-00 00:00

0049R001.DWG

00-00-00 00:00



PRIORITY LEVEL- [A]

GENERAL NOTE:

EVEN THOUGH THE DAMAGED WINDOW SURROUND IS NOT CONSIDERED A LIFE SAFETY HAZARD, THIS AREA IS CONSIDERED TO BE CRITICAL DUE TO THE SEVERE NATURE OF THE DETERIORATION. THE INITIAL CAUSE OF DETERIORATION OF TERRA COTTA @ JAMBS AND HEAD IS UNKNOWN AT THIS TIME. HOWEVER, DAMAGE IS CURRENTLY COMPOUNDED DUE TO WATER PENETRATION. INVESTIGATE CONDITION OF MASONRY ANCHORAGE SYSTEM @ LINTEL. REPLACE OPEN JAMB & DECORATIVE LINTEL UNITS. REPOINT OPEN JOINTS AROUND ARCH.

[A] BALUSTRADE BOTTOM RAIL @ SECOND SET OF WINDOWS

PRIORITY LEVEL- [A]

SEE DETAIL ABOVE



OPEN JOINTS-TYP REPOINT ENTIRE BALUSTRADE [1]

[B] BALUSTRADE @ SECOND SET OF WINDOWS

9TH ST FACADE- BALCONY DETAILS



0049R001.DWG

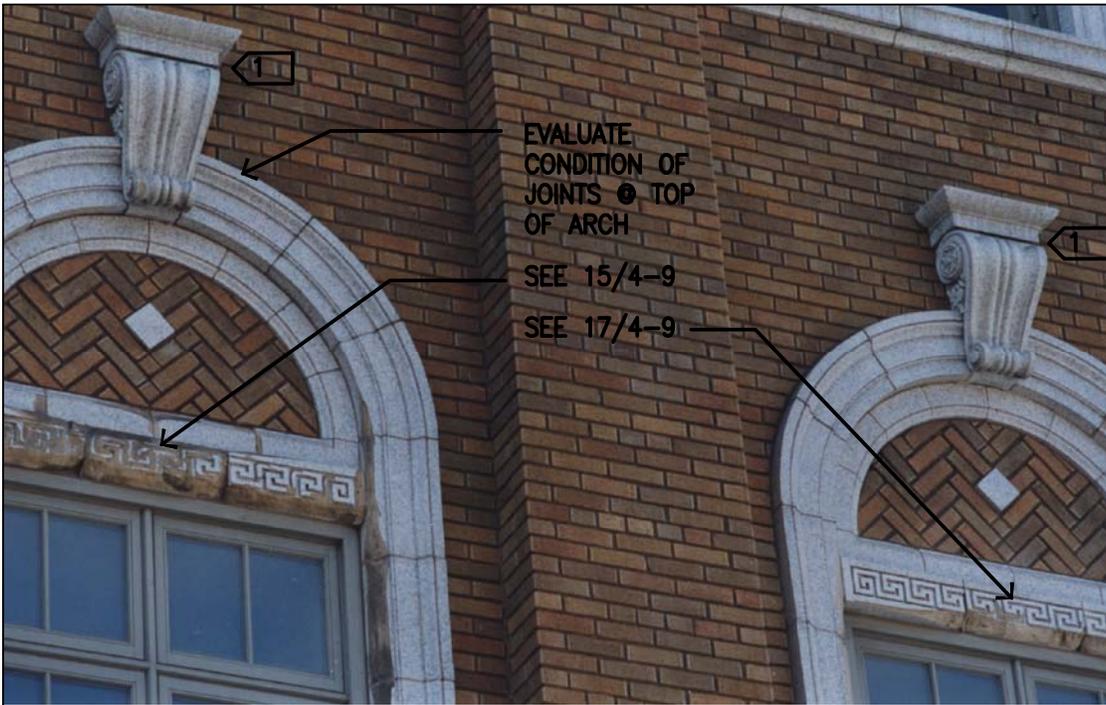
HG HA.
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

SCALE	not to scale
DATE	
DRAWN	val
COMM. NO.	0781-006-25

orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

17
4-9

00-00-00 00:00



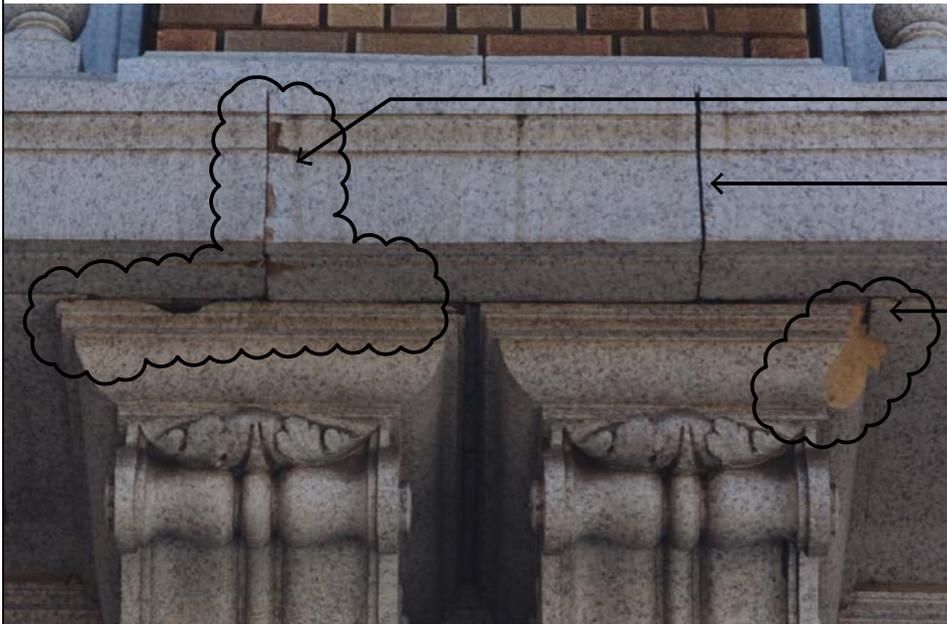
PRIORITY LEVEL- [A]

EVALUATE
CONDITION OF
JOINTS @ TOP
OF ARCH

SEE 15/4-9

SEE 17/4-9

Ⓐ FIRST & SECOND WINDOWS @ EAST END OF BALCONY



PRIORITY LEVEL- [A]

MINOR SPALLING-
PATCH & REPAIR [4]

OPEN JOINTS-
REPOINT ENTIRE
BALUSTRADE [1]

LARGE SPALL @
BRACKET CORNER [3]

GENERAL NOTE:
DAMAGE MOST LIKELY DUE TO
WATER PENETRATION FROM
ABOVE. INVESTIGATE BALCONY
WATERPROOFING & RESOLVE
WATER PROBLEM BEFORE
REPAIRING OR REPLACING TERRA
COTTA UNITS. INVESTIGATE
MASONRY ANCHORAGE SYSTEM.

Ⓑ THIRD SET OF BRACKETS

9TH ST FACADE- BALCONY DETAILS



0049R001.DWG



Architecture | Engineering | Planning
Hammel, Green and Abrahamson, Inc.
701 Washington Avenue North - Minneapolis, Minnesota 55401
Telephone 612.758.4000 Facsimile 612.758.4199

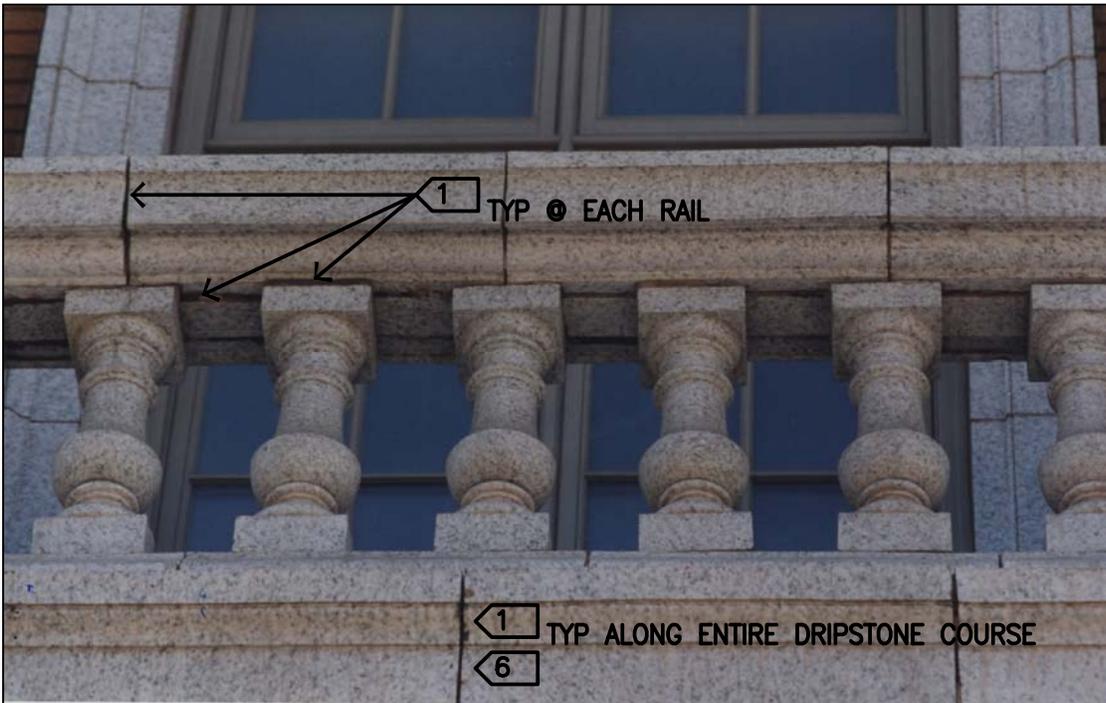
SCALE	not to scale
DATE	
DRAWN	val
COMM. NO.	0781-006-25

orpheum theatre
910 hennepin ave
minneapolis, minnesota

18

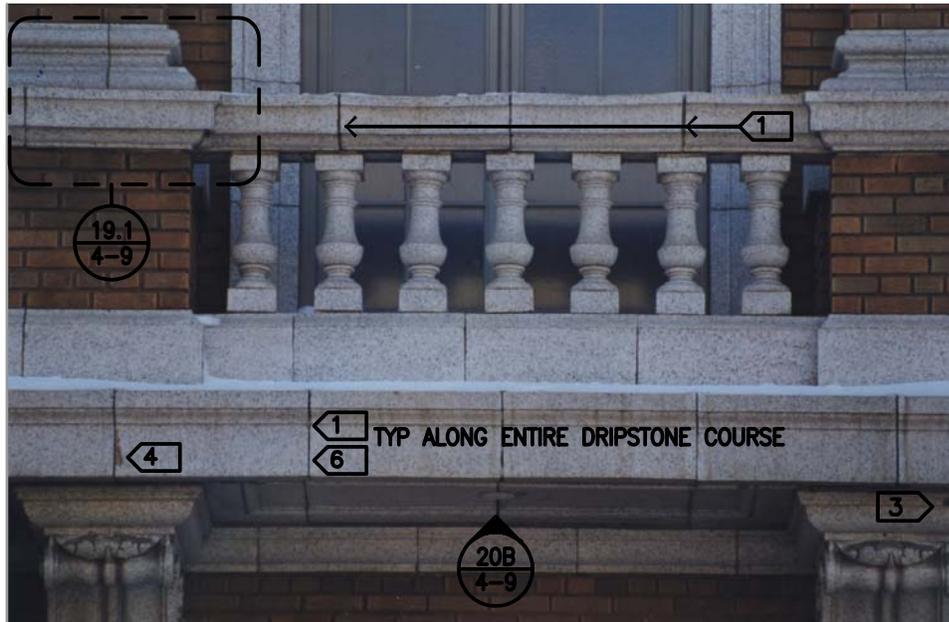
4-9

00-00-00 00:00



PRIORITY LEVEL- [A]

Ⓐ BALUSTRADE @ FOURTH BAY



PRIORITY LEVEL- [A]

GENERAL NOTE:

DAMAGE MOST LIKELY DUE TO WATER PENETRATION FROM ABOVE. INVESTIGATE BALCONY WATERPROOFING & RESOLVE WATER PROBLEM BEFORE REPAIRING OR REPLACING TERRA COTTA UNITS. INVESTIGATE MASONRY ANCHORAGE SYSTEM.

Ⓑ BALUSTRADE @ FIFTH BAY

9TH ST FACADE- BALCONY DETAILS



0049R001.DWG

 Architecture Engineering Planning Hammel, Green and Abrahamson, Inc. 701 Washington Avenue North - Minneapolis, Minnesota 55401 Telephone 612.758.4000 Facsimile 612.758.4199	SCALE not to scale	orpheum theatre 910 hennepin ave minneapolis, minnesota	19 --- 4-9
	DATE		
	DRAWN val		
	COMM. NO. 0781-006-25		

XXXXXXXXX.DWG
PLOT SCALE: 1"=1-0"

00-00-00 00:00



PRIORITY LEVEL- [B]

CRACKED UNIT 3

Ⓐ BASE OF PILASTER @ FOURTH BAY



PRIORITY LEVEL- [A]

OPEN JOINS-TYP 1
6

DAMP BRICK 1

GENERAL NOTE:

DAMAGE MOST LIKELY DUE TO WATER PENETRATION FROM ABOVE. RESOLVE WATER PROBLEM BEFORE REPAIRING OR REPLACING TERRA COTTA UNITS. INVESTIGATE MASONRY ANCHORAGE SYSTEM.

Ⓑ PIER @ FOURTH BAY

9TH ST FACADE- BALCONY DETAILS



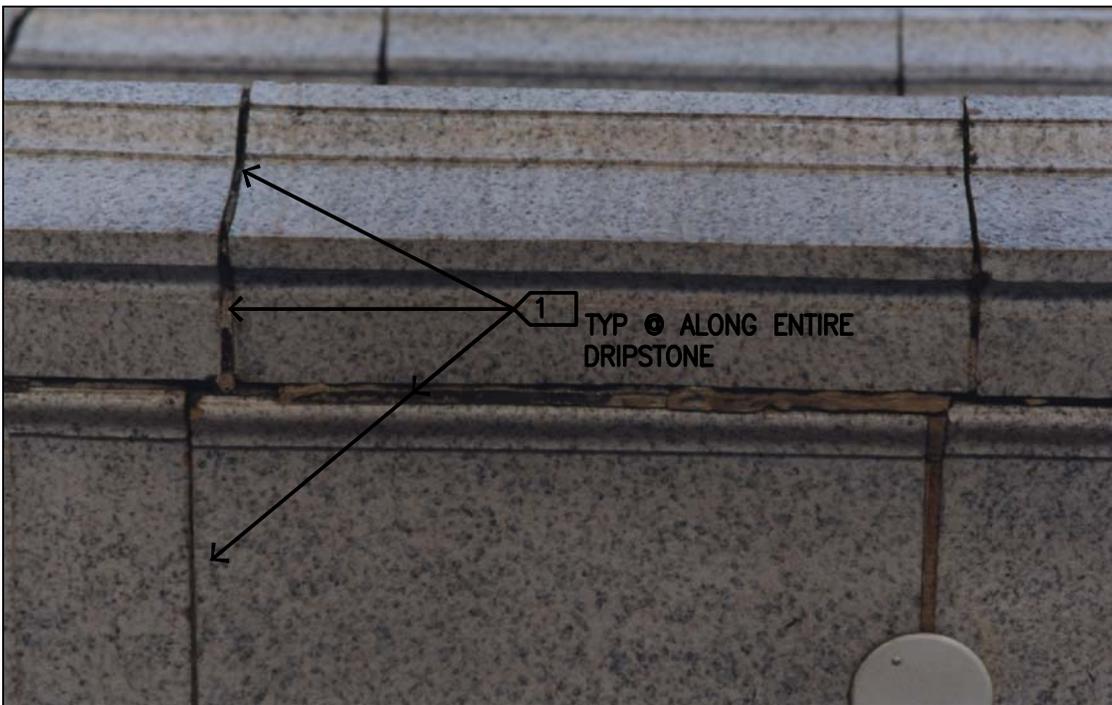
0049R001.DWG

 Architecture Engineering Planning Hammel, Green and Abrahamson, Inc. 701 Washington Avenue North - Minneapolis, Minnesota 55401 Telephone 612.758.4000 Facsimile 612.758.4199	SCALE not to scale	orpheum theatre 910 hennepin ave minneapolis, minnesota	19.1
	DATE		---
	DRAWN val		---
	COMM. NO. 0781-006-25		4-9

XXXXXXXXX.DWG
 PLOT SCALE: 1"=1-0"

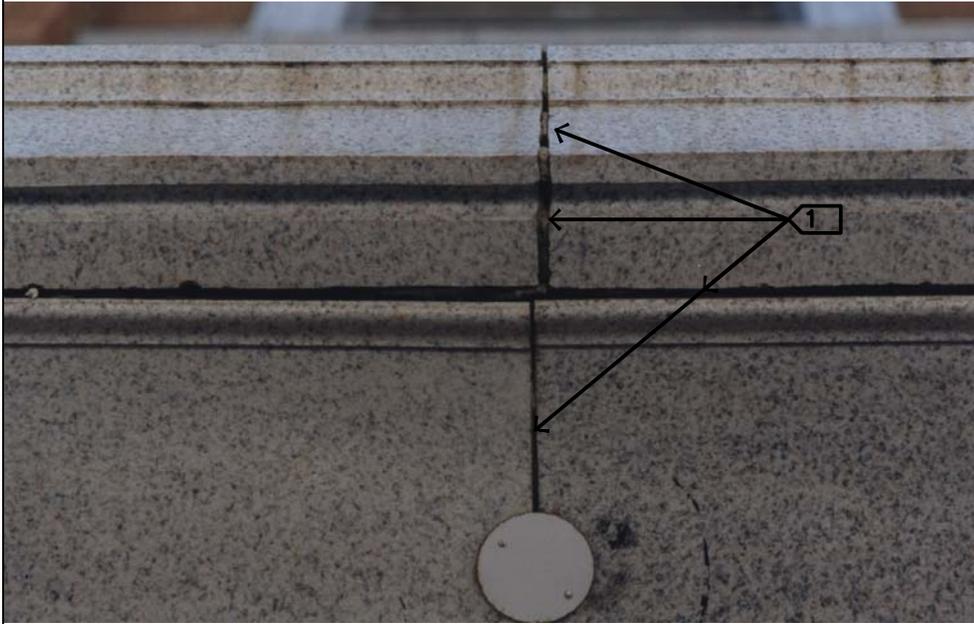
PRIORITY LEVEL- [A]

00-00-00 00:00



Ⓐ SOFFIT @ FOURTH BAY

PRIORITY LEVEL- [A]



Ⓑ SOFFIT @ FIFTH BAY

GENERAL NOTE:

BALCONY SOFFIT APPEARS TO BE SAGGING @ FRONT EDGE. DAMAGE MOST LIKELY DUE TO WATER PENETRATION FROM ABOVE. INVESTIGATE BALCONY WATERPROOFING & RESOLVE WATER PROBLEM BEFORE REPAIRING OR REPLACING TERRA COTTA UNITS. INVESTIGATE MASONRY ANCHORAGE SYSTEM FOR STRUCTURAL INTEGRITY.

9TH ST FACADE- BALCONY DETAILS

REV	DATE

0049R001.DWG

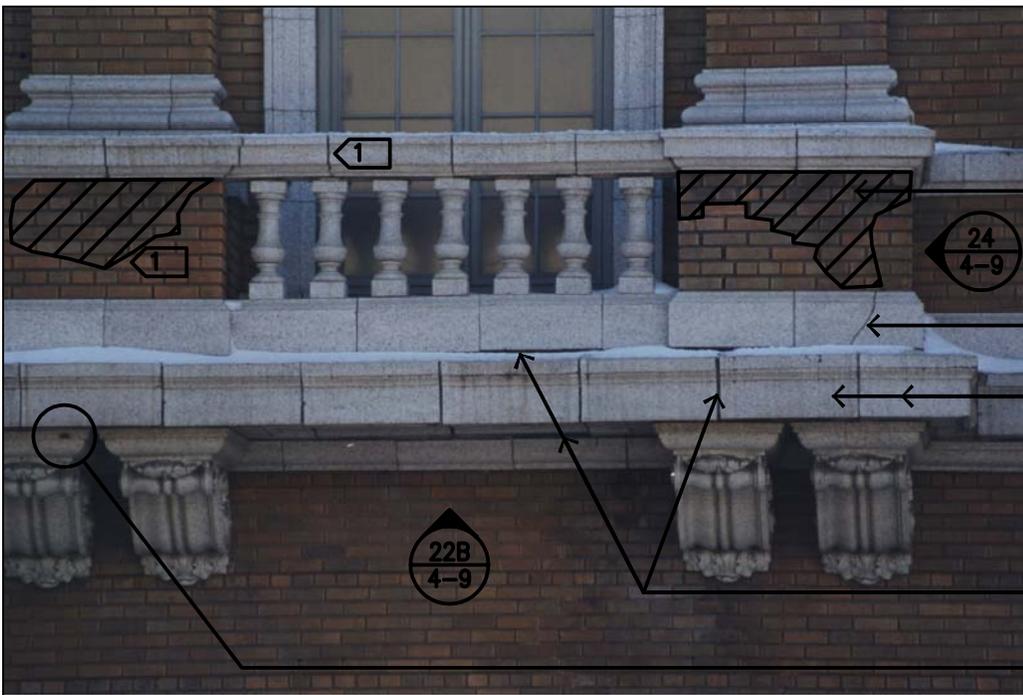
hGA.
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

SCALE not to scale
DATE
DRAWN val
COMM. NO. 0781-006-25

orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

20
4-9

00-00-00 00:00



PRIORITY LEVEL- [A]

DAMP MASONRY-
SEE 23.1/4-9

BROKEN UNIT-
EVALUATE OPTIONS FOR
IN PLACE REPAIR [2]
[6]

OPEN JOINTS-
REPOINT [1]

SPALL @ BRACKET
CORNER-PATCH [3]

[A] BALCONY @ NORTH (SIXTH) BAY



PRIORITY LEVEL- [A]

OPEN JOINTS-
REPOINT [1]

SPALLING @ JOINT-
REPAIR [4]

[B] BALUSTRADE @ NORTH (SIXTH) BAY

GENERAL NOTE:

DAMAGE MOST LIKELY DUE TO WATER PENETRATION FROM ABOVE. INVESTIGATE BALCONY WATERPROOFING & RESOLVE WATER PROBLEM BEFORE REPAIRING OR REPLACING TERRA COTTA UNITS. INVESTIGATE TERRA COTTA ANCHORAGE SYSTEM & SUPPORTING STRUCTURAL STEEL FOR EXTENT OF DETERIORATION. COORDINATE W/ STRUCTURAL ENGINEER.

9TH ST FACADE- BALCONY DETAILS

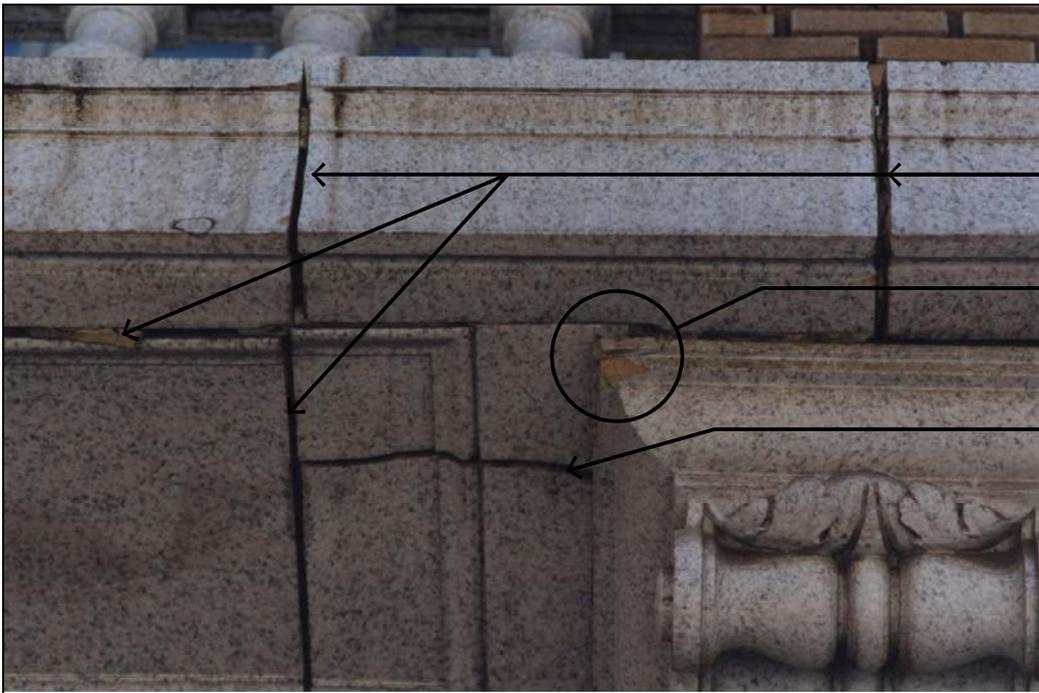


<p>Architecture Engineering Planning Hammel, Green and Abrahamson, Inc. 701 Washington Avenue North - Minneapolis, Minnesota 55401 Telephone 612.758.4000 Facsimile 612.758.4199</p>	SCALE not to scale	orpheum theatre 910 hennepin ave minneapolis, minnesota	21 --- 4-9
	DATE		
	DRAWN val		
	COMM. NO. 0781-006-25		

0049R001.DWG

XXXXXXXXX.DWG
PLOT SCALE: 1"=1'-0"

00-00-00 00:00



PRIORITY LEVEL- [A]

OPEN JOINTS,
LOOSE MORTAR-
REPOINT [1]

SPALL @ BRACKET
CORNER-REPAIR [4]

CRACKED UNIT-
EVALUATE OPTIONS
FOR IN PLACE
REPAIR [2]

[A] BALCONY @ WEST END BAY



PRIORITY LEVEL- [A]

SEE 23.1/4-9

DISCOLORATION-
INVESTIGATE FURTHER

INVESTIGATE
CONDITION OF
DISCOLORED,
WATER-DAMAGED
BRICK MASONRY-
REPAIR AS NEEDED [7]

[B] BALCONY @ WEST END BAY

9TH ST FACADE- BALCONY DETAILS



0049R001.DWG

hga.
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

SCALE not to scale
DATE
DRAWN val
COMM. NO. 0781-006-25

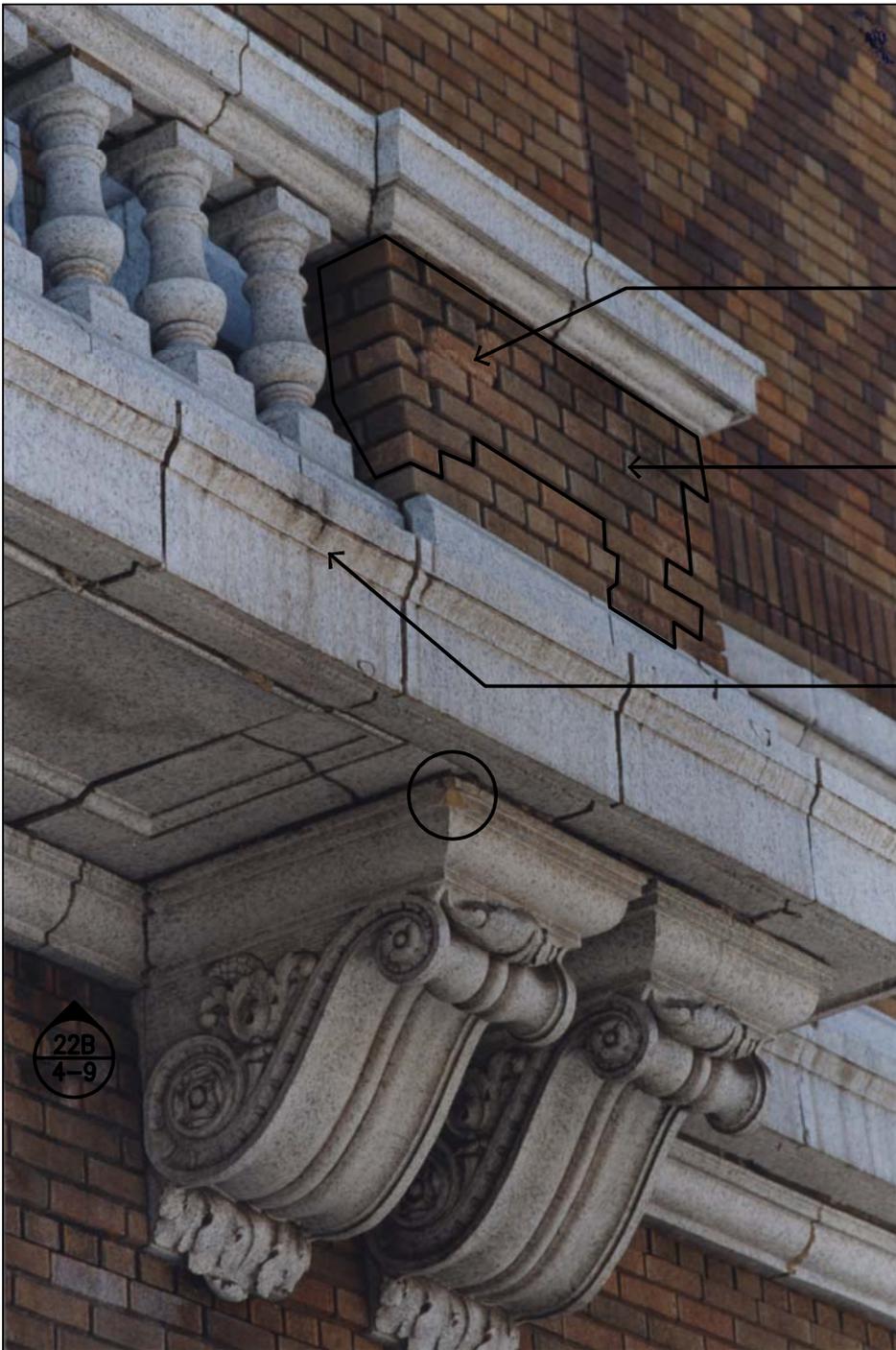
orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

22
4-9

XXXXXXXXX.DWG
 PLOT SCALE: 1"=1-0"

00-00-00 00:00

PRIORITY LEVEL- [A]



SPALLED & ABRADED BRICK-
SEE 23.1/4-9

DAMP BRICK

1

STAINING ALONG DRIPSTONE

9

22B
4-9

GENERAL NOTE:

DAMAGE MOST LIKELY DUE TO
WATER PENETRATION FROM
ABOVE. INVESTIGATE BALCONY
WATERPROOFING & RESOLVE
WATER PROBLEM BEFORE
REPAIRING OR REPLACING
TERRA COTTA UNITS.
INVESTIGATE MASONRY
ANCHORAGE SYSTEM.

[A] BALCONY & PIER @ NORTH (SIXTH) BAY

9TH ST FACADE- BALCONY DETAILS



0049R001.DWG



Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

SCALE	not to scale
DATE	
DRAWN	val
COMM. NO.	0781-006-25

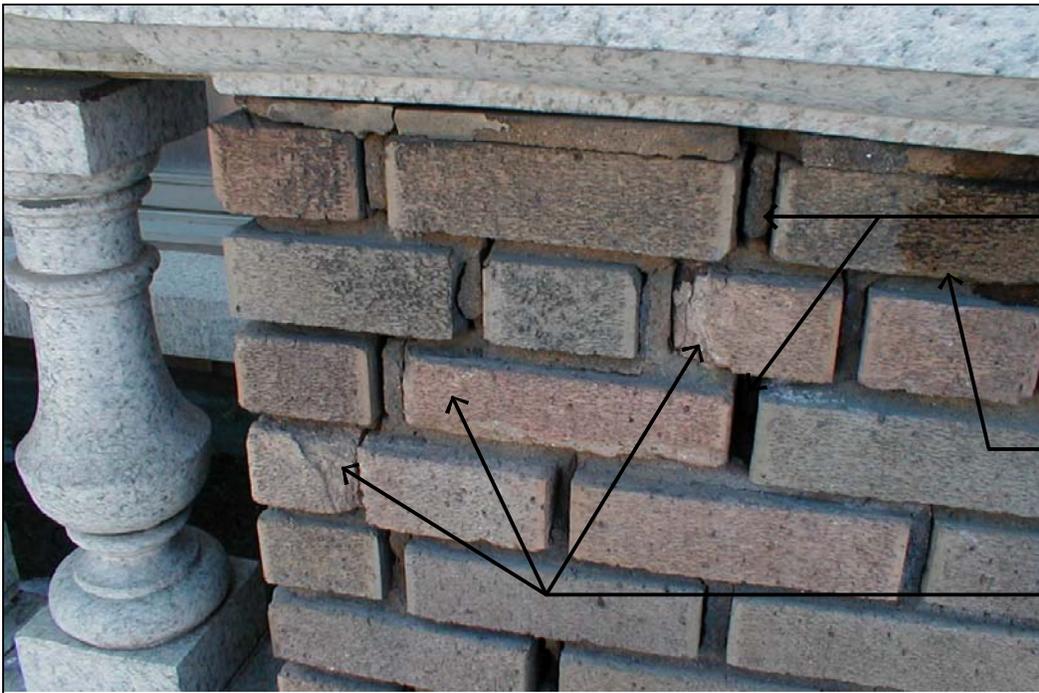
orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

23

 4-9

XXXXXXXXX.DWG
 PLOT SCALE: 1"=1-0"

00-00-00 00:00



PRIORITY LEVEL- [A]

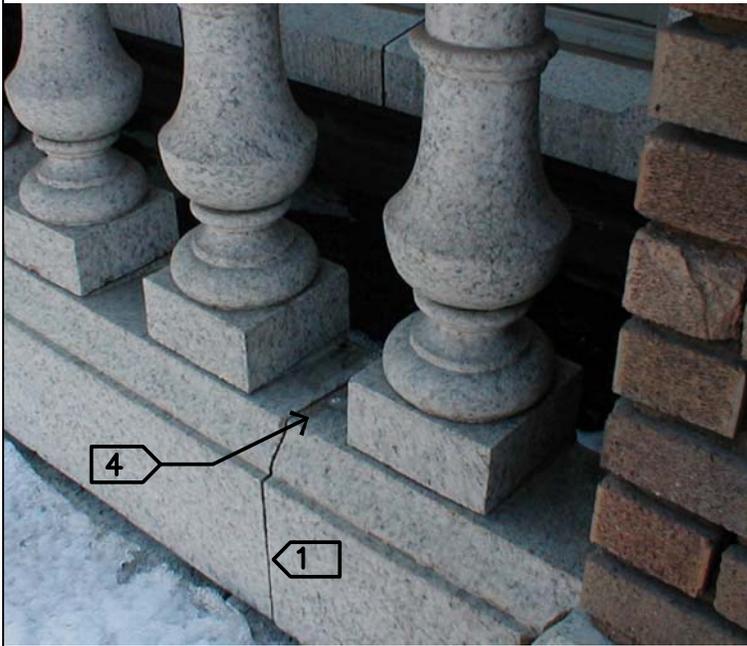
OPEN JOINTS,
LOOSE MORTAR-
REPOINT [1]

DAMP BRICK [7]

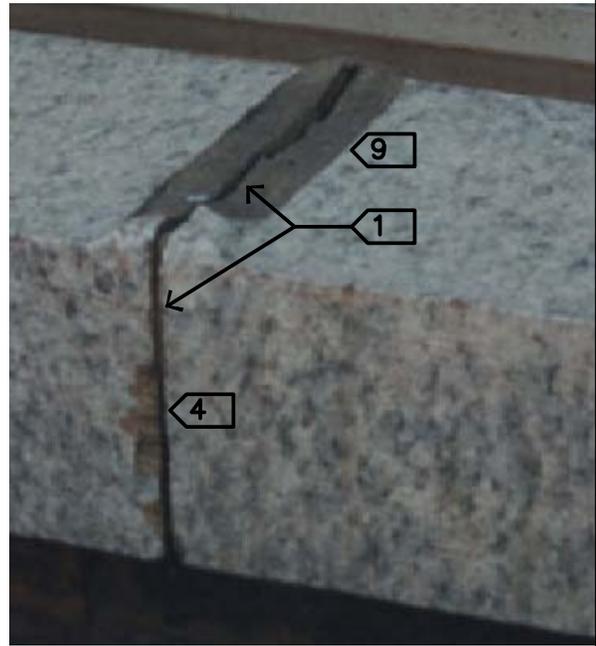
SPALLED & WORN
BRICK-
REPLACE AS
NEEDED [7]

[A] BALCONY @ NORTH END PIER

PRIORITY LEVEL- [B]



[B] BALCONY @ NORTH END PIER



[C] WINDOW SILL @ NORTH END PIER

GENERAL NOTE:

DAMAGE MOST LIKELY DUE TO WATER PENETRATION FROM ABOVE. INVESTIGATE BALCONY WATERPROOFING & RESOLVE WATER PROBLEM BEFORE REPAIRING OR REPLACING TERRA COTTA UNITS. INVESTIGATE TERRA COTTA ANCHORAGE SYSTEM & SUPPORTING STRUCTURAL STEEL FOR EXTENT OF DETERIORATION. COORDINATE W/ STRUCTURAL ENGINEER.

9TH ST FACADE- BALCONY DETAILS

REV	DATE

0049R001.DWG

HGA
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

SCALE not to scale
DATE
DRAWN val
COMM. NO. 0781-006-25

orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

23.1
4-9

XXXXXXXXX.DWG
 PLOT SCALE: 1"=1'-0"

PRIORITY LEVEL- [A]

(2) BROKEN & SPALLED
CORNER UNITS-
EVALUATE OPTIONS FOR IN
PLACE REPAIR

2

LOOSE MORTAR-
REPOINT

1

GENERAL NOTE:

DAMAGE MOST LIKELY DUE TO
WATER PENETRATION FROM
ABOVE. INVESTIGATE BALCONY
WATERPROOFING & RESOLVE
WATER PROBLEM BEFORE
REPAIRING OR REPLACING
TERRA COTTA UNITS.
INVESTIGATE TERRA COTTA
ANCHORAGE SYSTEM &
SUPPORTING STRUCTURAL
STEEL FOR EXTENT OF
DETERIORATION. COORDINATE
W/ STRUCTURAL ENGINEER.



00-00-00 00:00

Ⓐ BALCONY & PIER @ NORTH END BAY-SIDE VIEW

9TH ST FACADE- BALCONY DETAILS



0049R001.DWG

hGA.
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

SCALE	not to scale
DATE	
DRAWN	val
COMM. NO.	0781-006-25

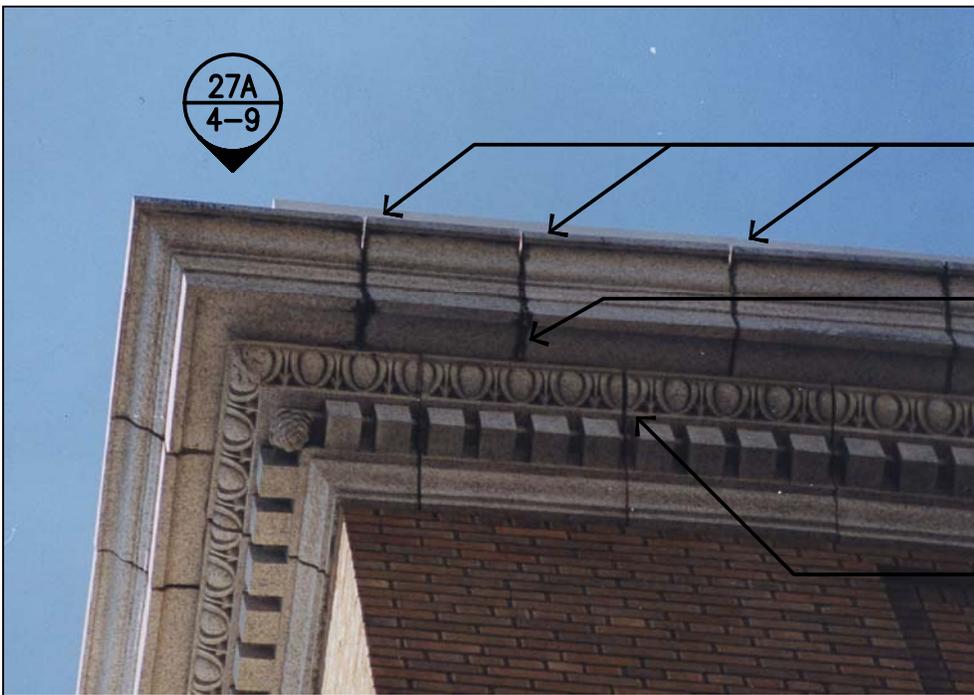
orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

24

4-9

XXXXXXXXX.DWG
PLOT SCALE: 1"=1-0"

00-00-00 00:00



PRIORITY LEVEL- [A]

OPEN JOINTS TYP ALONG
CORNICE DRIPSTONE- [1]

DISCOLORATION @
JOINTS [9]

OPEN JOINTS-
REPOINT [1]

Ⓐ CORNICE @ SOUTH TOWER



PRIORITY LEVEL- [A]

GENERAL NOTE:

DAMAGE MOST LIKELY DUE TO WATER PENETRATION FROM ABOVE. INVESTIGATE METAL FLASHING & CONDITION OF JOINTS @ PARAPET COPING. RESOLVE WATER PROBLEM BEFORE REPAIRING OR REPLACING TERRA COTTA UNITS BELOW. INVESTIGATE MASONRY ANCHORAGE SYSTEM.

DAMP MASONRY- [7]
EVALUATE OVERALL
CONDITION OF BRICKWORK [1]
IN THIS AREA-SEE
31.1C/4-9 FOR INTERIOR
WALL SURFACE CONDITION
(SIM)

Ⓑ CORNICE @ SOUTH TOWER

9TH ST FACADE- CORNICE DETAILS



0049R001.DWG

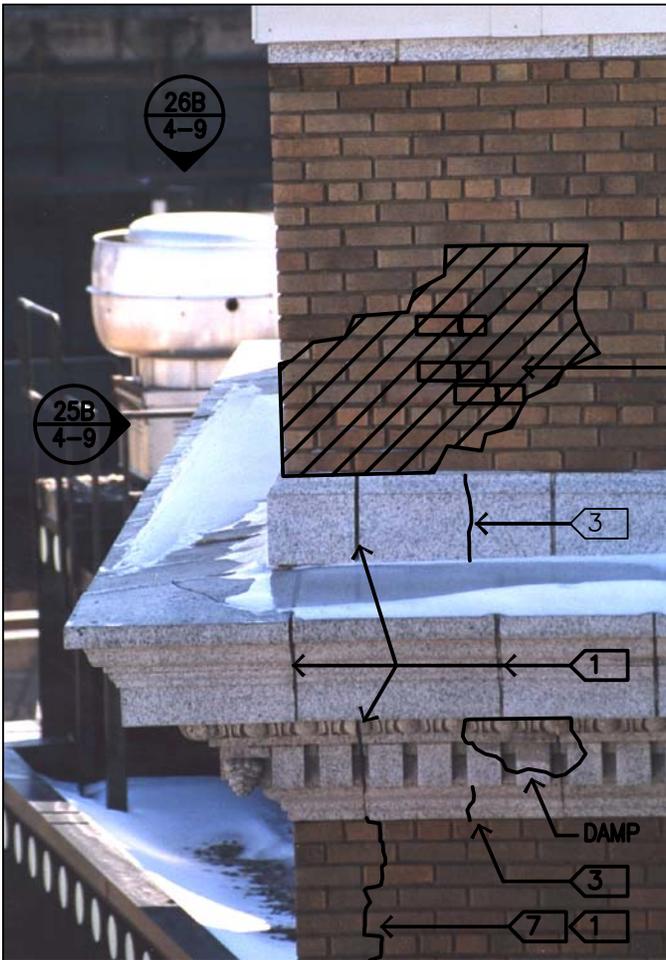
hga.
Architecture | Engineering | Planning
Hammel, Green and Abrahamson, Inc.
701 Washington Avenue North - Minneapolis, Minnesota 55401
Telephone 612.758.4000 Facsimile 612.758.4199

SCALE not to scale
DATE
DRAWN val
COMM. NO. 0781-006-25

orpheum theatre
910 hennepin ave
minneapolis, minnesota

25
4-9

00-00-00 00:00



DETERIORATED JOINTS, BROKEN BRICK
MASONRY, DAMP BRICK-
REPLACE BRICK UNITS AS NEEDED,
REPOINT ENTIRE WALL ABOVE CORNICE

7
1

GENERAL NOTE:
VERIFY CONDITION OF OBSCURED CORNICE UNITS
ONCE SNOW MELTS. DAMAGE MOST LIKELY DUE TO
WATER PENETRATION @ OPEN JOINTS & FROM
ABOVE. INVESTIGATE METAL FLASHING & CONDITION
OF PARAPET COPING. REPOINT DETERIORATED
MORTAR @ BRICK WALL BELOW CORNICE. RESOLVE
WATER PROBLEM BEFORE REPAIRING OR REPLACING
TERRA COTTA UNITS BELOW. INVESTIGATE MASONRY
ANCHORAGE SYSTEM.

A CORNICE @ SOUTH TOWER-LOOKING SOUTH



CRACKED CORNER UNIT-
EVALUATE OPTIONS FOR IN
PLACE REPAIR

2

OPEN JOINTS-
REPOINT

1

B PLAN VIEW OF NE CORNER UNIT @ CORNICE

9TH ST FACADE- CORNICE DETAILS



0049R001.DWG

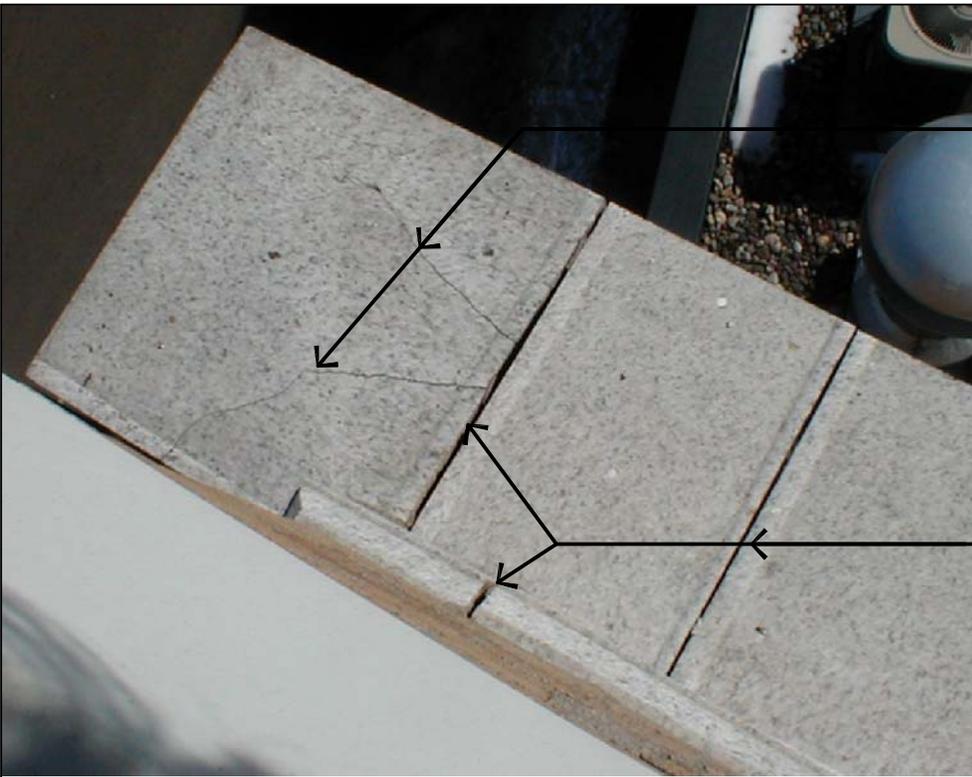
HGA
Architecture | Engineering | Planning
Hammel, Green and Abrahamson, Inc.
701 Washington Avenue North - Minneapolis, Minnesota 55401
Telephone 612.758.4000 Facsimile 612.758.4199

SCALE not to scale
DATE
DRAWN val
COMM. NO. 0781-006-25

orpheum theatre
910 hennepin ave
minneapolis, minnesota

26
4-9

00-00-00 00:00



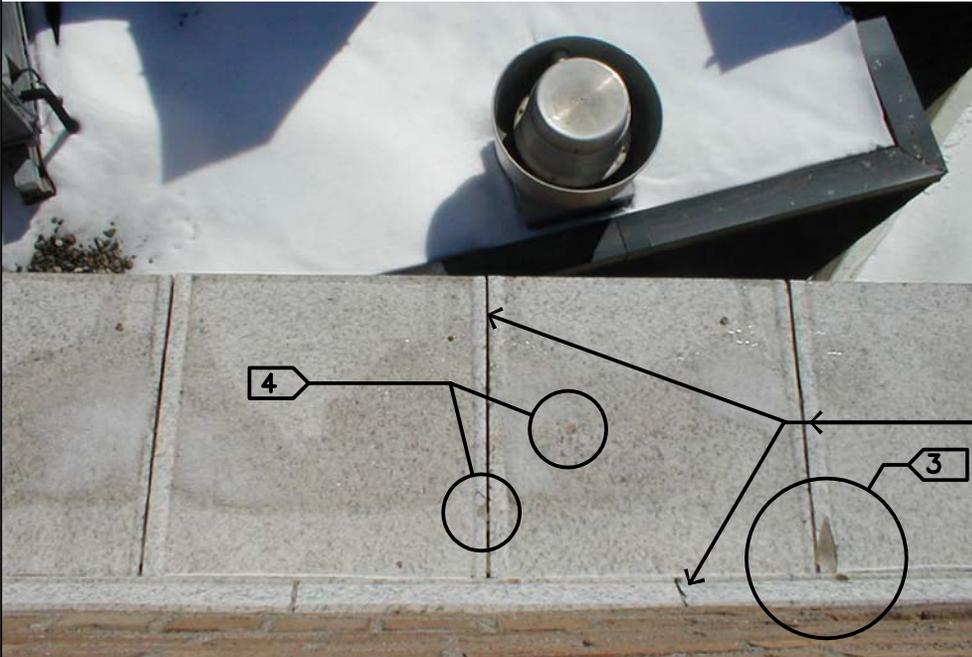
PRIORITY LEVEL- [A]

BROKEN CORNER UNIT-
EVALUATE OPTIONS FOR REPAIR [2]

OPEN JOINTS TYP ALONG
CORNICE DRIPSTONE-
REPOINT [1]

SEE 27B/4-9 FOR CONTINUATION.

[A] CORNICE- SE CORNER UNIT



PRIORITY LEVEL- [A]

GENERAL NOTE:
DAMAGE MOST LIKELY DUE TO WATER PENETRATION @ OPEN JOINTS. INVESTIGATE MASONRY ANCHORAGE SYSTEM.

OPEN JOINTS TYP ALONG
CORNICE DRIPSTONE-
REPOINT [1]

SEE 28/4-9 FOR CONTINUATION.

[B] CORNICE- MIDSPAN ALONG ALLEY

CORNICE DETAILS- 9TH ST SOUTH TOWER



0049R001.DWG

hga.
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

SCALE	not to scale
DATE	
DRAWN	val
COMM. NO.	0781-006-25

orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

27
4-9

PRIORITY LEVEL- [A]

00-00-00 00:00



OPEN JOINTS TYP ALONG
CORNICE DRIPSTONE- [1]

BROKEN CORNER UNIT- [2]
REPLACE

SEE 27B/4-9 FOR
CONTINUATION.

[A] CORNICE- SW CORNER UNIT



GENERAL NOTE:
DAMAGE MOST LIKELY DUE TO
WATER PENETRATION @ OPEN
JOINTS. INVESTIGATE MASONRY
ANCHORAGE SYSTEM.

OPEN JOINTS TYP ALONG
CORNICE DRIPSTONE- [1]
REPOINT

SEE 29/4-9 FOR
CONTINUATION.

[B] CORNICE- SW CORNER UNIT

CORNICE DETAILS- 9TH ST SOUTH TOWER



0049R001.DWG

 Architecture Engineering Planning Hammel, Green and Abrahamson, Inc. 701 Washington Avenue North - Minneapolis, Minnesota 55401 Telephone 612.758.4000 Facsimile 612.758.4199	SCALE not to scale	orpheum theatre 910 hennepin ave minneapolis, minnesota	28
	DATE		---
	DRAWN val		4-9
	COMM. NO. 0781-006-25		

XXXXXXXXX.DWG
PLOT SCALE: 1"=1-0"

00-00-00 00:00



PRIORITY LEVEL- [A]

BROKEN CORNER UNIT-
SEE 28/4-9 [2]

HUGE OPEN JOINT @
CORNICE DRIPSTONE-
REPOINT [1]

[A] CORNICE- SW CORNER UNIT



BROKEN CORNER UNIT-
EVALUATE OPTIONS FOR
REPAIR [2]

OPEN JOINT [1]

GENERAL NOTE:
DAMAGE MOST LIKELY DUE TO
WATER PENETRATION @ OPEN
JOINTS & POSSIBLY FROM
ABOVE. INVESTIGATE METAL
FLASHING & CONDITION OF
PARAPET COPING. RESOLVE
WATER PROBLEM BEFORE
REPAIRING OR REPLACING
TERRA COTTA UNITS BELOW.
EVALUATE MASONRY ANCHORAGE
SYSTEM.

[B] CORNICE DETAIL- SW CORNER UNIT

CORNICE DETAILS- 9TH ST SOUTH TOWER



0049R001.DWG

HGA.
Architecture | Engineering | Planning
Hammel, Green and Abrahamson, Inc.
701 Washington Avenue North - Minneapolis, Minnesota 55401
Telephone 612.758.4000 Facsimile 612.758.4199

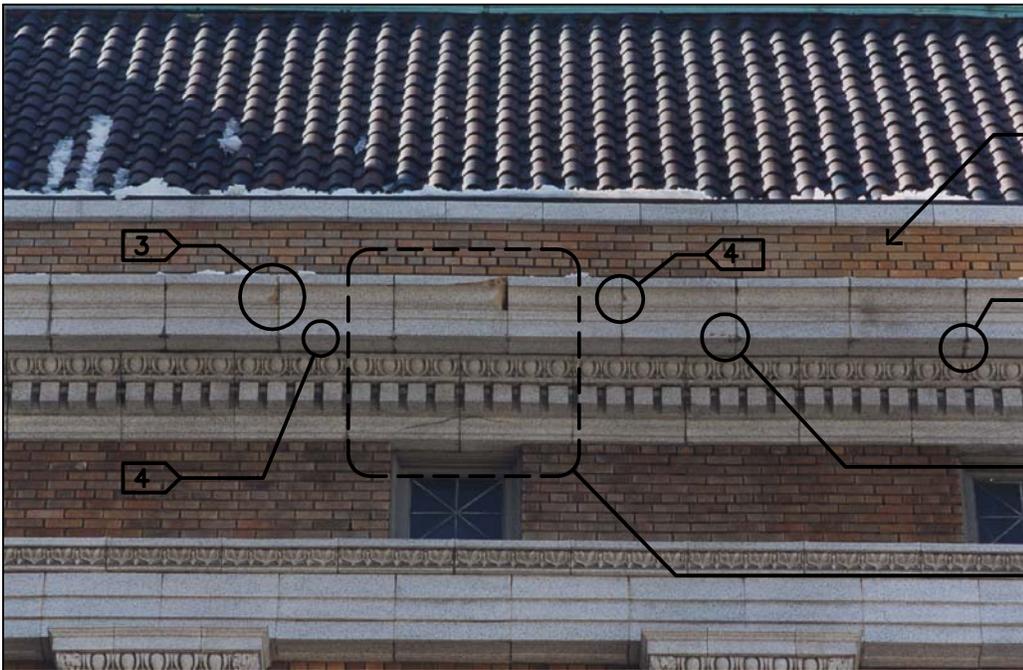
SCALE not to scale
DATE
DRAWN val
COMM. NO. 0781-006-25

orpheum theatre
910 hennepin ave
minneapolis, minnesota

29
4-9

XXXXXXXXX.DWG
PLOT SCALE: 1"=1'-0"

00-00-00 00:00



PRIORITY LEVEL- [A]

EVALUATE CONDITION OF BRICK MASONRY & MORTAR @ TOP OF WALL

SEE GEN NOTE BELOW

1

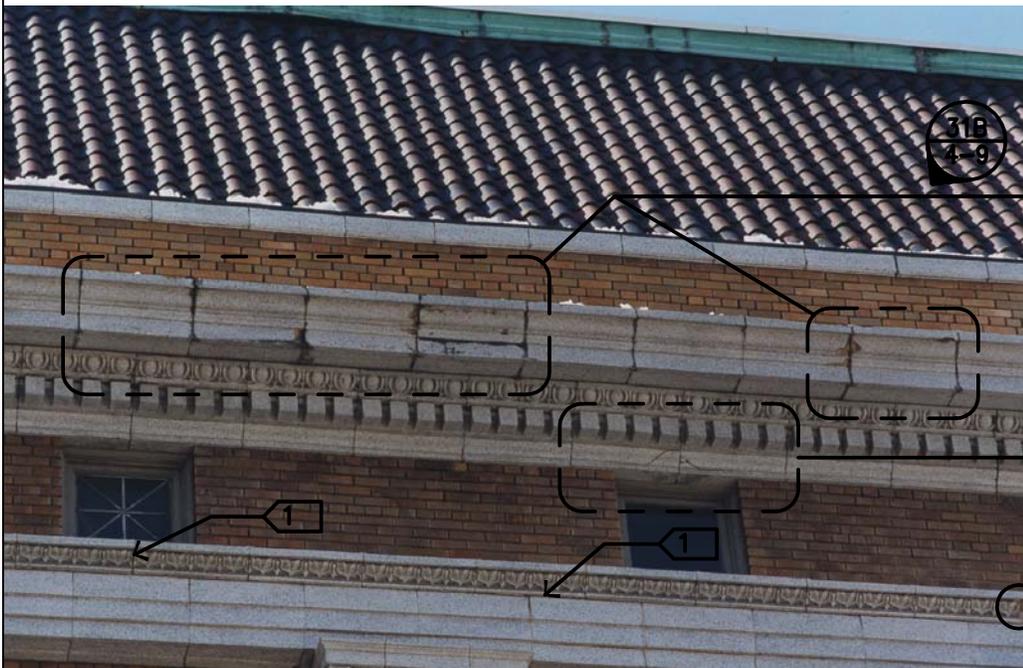
GLAZE SPALLING @ FACE OF UNIT W/ SEALED JOINTS

4

(2) BROKEN UNITS @ WINDOW HEAD & @ CORNICE ABOVE-
EVALUATE OPTIONS FOR IN PLACE REPAIR

2

Ⓐ CORNICE @ MAIN FACADE- SOUTH END



PRIORITY LEVEL- [A]

SEE GEN NOTE BELOW

3

9

1

(2) BROKEN UNITS @ WINDOW HEAD-
SEE 31.1/4-9 FOR DETAILS

2

SPALL @ JOINT

3

SEE 31-4/9 FOR CONTINUATION

Ⓑ CORNICE @ MAIN FACADE - MIDPOINT

GENERAL NOTE:

IDENTIFY & RESOLVE PRIMARY SOURCE OF WATER PENETRATION. INVESTIGATE TERRA COTTA ANCHORAGE SYSTEM & SUPPORTING STEEL FOR EXTENT OF DETERIORATION. COORDINATE W/ STRUCTURAL ENGINEER. A NUMBER OF JOINTS ALONG THE CORNICE DRIPSTONE APPEAR TO HAVE BEEN TREATED W/ SOME TYPE OF BITUMINOUS COMPOUND OR SEALANT. THIS REPAIR SEEMS TO BE COMPOUNDING THE DETERIORATION OF TERRA COTTA UNITS. REMOVE INCOMPATIBLE SEALANT & REPOINT JOINTS. EVALUATE THE OVERALL CONDITION OF THE BRICKWORK ABOVE THE CORNICE-SEE 31.1C/4-9 FOR INTERIOR WALL SURFACE CONDITION (SIM)

9TH ST FACADE- CORNICE DETAILS

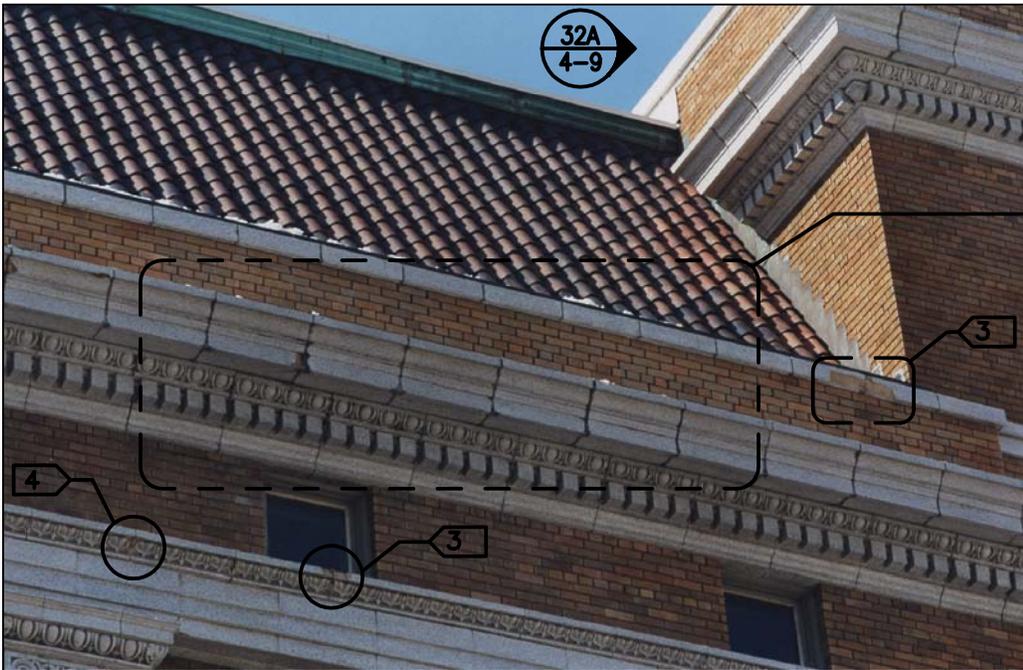


0049R001.DWG

 Architecture Engineering Planning Hammel, Green and Abrahamson, Inc. 701 Washington Avenue North - Minneapolis, Minnesota 55401 Telephone 612.758.4000 Facsimile 612.758.4199	SCALE not to scale	orpheum theatre 910 hennepin ave minneapolis, minnesota	30 <hr/> 4-9
	DATE		
	DRAWN val		
	COMM. NO. 0781-006-25		

XXXXXXXXX.DWG
PLOT SCALE: 1"=1-0"

00-00-00 00:00



PRIORITY LEVEL- [A]

SEE GEN NOTE BELOW [1]

[A] CORNICE- WEST END

PRIORITY LEVEL- [A]



DEEP SPALL, BOTH UNITS @ JOINT- EVALUATE REPLACEMENT VS REPAIR [3]

[B] CORNICE - MIDPOINT DETAIL TOP OF COPING

GENERAL NOTE:

IDENTIFY & RESOLVE PRIMARY SOURCE OF WATER PENETRATION. INVESTIGATE TERRA COTTA ANCHORAGE SYSTEM & SUPPORTING STEEL FOR EXTENT OF DETERIORATION. COORDINATE W/ STRUCTURAL ENGINEER. A NUMBER OF JOINTS ALONG THE CORNICE DRIPSTONE APPEAR TO HAVE BEEN TREATED W/ SOME TYPE OF BITUMINOUS COMPOUND OR SEALANT. THIS REPAIR SEEMS TO BE COMPOUNDING THE DETERIORATION OF TERRA COTTA UNITS. REMOVE INCOMPATIBLE SEALANT & REPOINT JOINTS. EVALUATE THE OVERALL CONDITION OF THE BRICKWORK ABOVE THE CORNICE-SEE 31.1C/4-9 FOR INTERIOR WALL SURFACE CONDITION (SIM)

9TH ST FACADE- CORNICE DETAILS



 Architecture Engineering Planning Hammel, Green and Abrahamson, Inc. 701 Washington Avenue North - Minneapolis, Minnesota 55401 Telephone 612.758.4000 Facsimile 612.758.4199	SCALE not to scale	orpheum theatre 910 hennepin ave minneapolis, minnesota	31 --- 4-9
	DATE		
	DRAWN val		
	COMM. NO. 0781-006-25		

0049R001.DWG

XXXXXXXXX.DWG
PLOT SCALE: 1"=1'-0"

00-00-00 00:00



PRIORITY LEVEL- [A]

(2) BROKEN UNITS @
WINDOW HEAD & @
CORNICE ABOVE-
SEE 30B/4-9

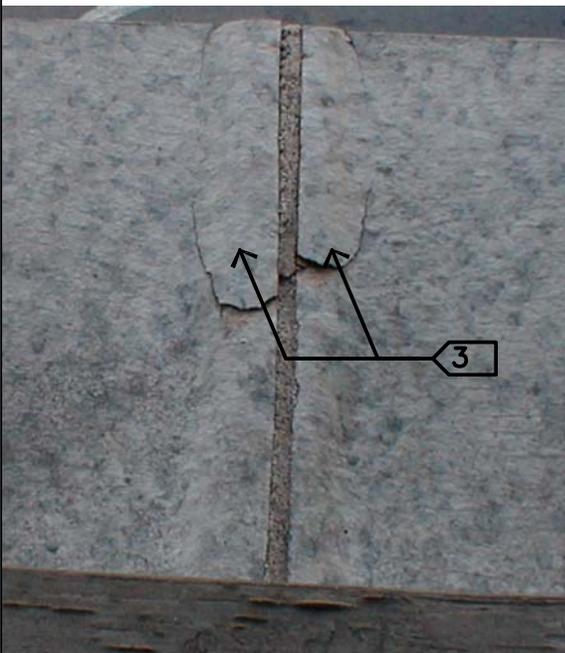
2

REMOVE OLD SEALANT @
WINDOW HEAD-
APPLY NEW SEALANT TO
CLEAN JOINT

10

[A] UNDERSIDE OF CORNICE- FOURTH BAY

PRIORITY LEVEL- [A]



[B] SILL @ FOURTH BAY



[C] CORRODED STEEL ANGLES @ INT FACE OF WALL
CORNICE LEVEL @ FOURTH BAY

GENERAL NOTE:

THE BRICK MASONRY WALL ABOVE THE CORNICE APPEARS DAMP IN A NUMBER OF PLACES (SEE 30/4-9), SOME OF WHICH CORRESPONDS TO DAMAGED CORNICE TERRA COTTA UNITS. THE BRICK IN THIS AREA, WHEN VIEWED FROM INSIDE THE BUILDING, SHOWS SIGNS OF SEVERE WATER DAMAGE: EFFLORESCENCE, SPALLED BRICK, DAMP MASONRY, SEVERE PLASTER DAMAGE @ BOTH THE CEILING AND FACE OF EXTERIOR WALL, AND EXTREMELY CORRODED STEEL ANGLES (PRESUMABLY SUPPORTING THE CORNICE). EVALUATE THE STRUCTURAL INTEGRITY OF THE BRICK MASONRY WALL AND STEEL SUPPORT SYSTEM FOR THE CORNICE WITH A STRUCTURAL ENGINEER.

9TH ST FACADE- CORNICE DETAILS

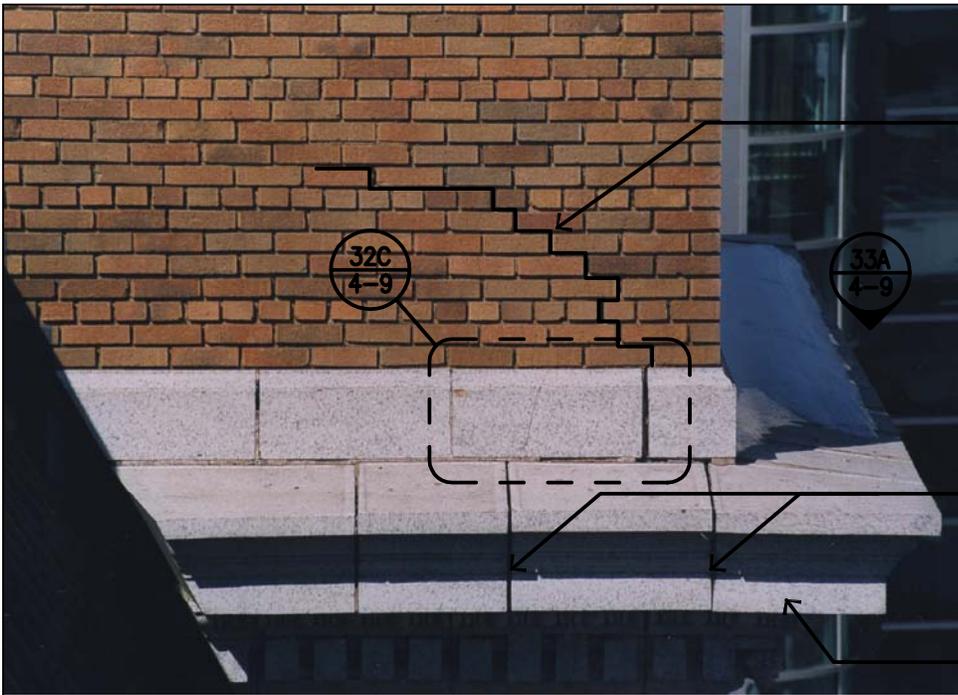


0049R001.DWG

 Architecture Engineering Planning Hammel, Green and Abrahamson, Inc. 701 Washington Avenue North - Minneapolis, Minnesota 55401 Telephone 612.758.4000 Facsimile 612.758.4199	SCALE not to scale	orpheum theatre 910 hennepin ave minneapolis, minnesota	31.1 --- 4-9
	DATE		
	DRAWN val		
	COMM. NO. 0781-006-25		

XXXXXXXXX.DWG
PLOT SCALE: 1"=1'-0"

00-00-00 00:00



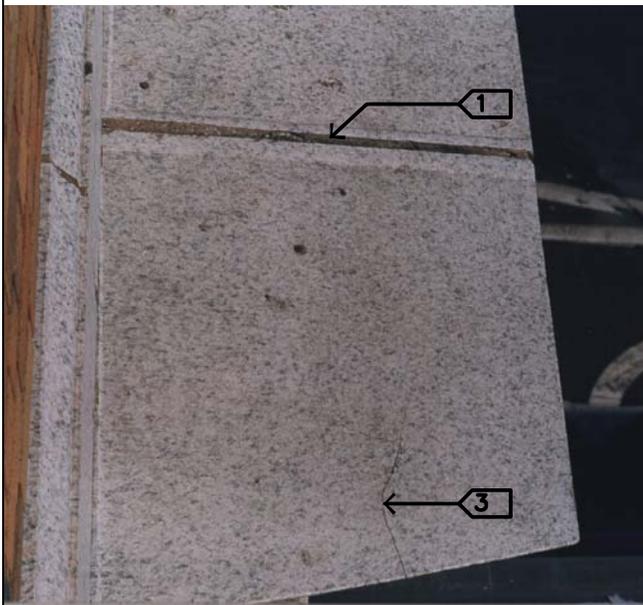
PRIORITY LEVEL- **A**

CRACKED MASONRY WALL- **7**
 REPOINT ENTIRE FACE OF WALL ABOVE THE CORNICE **1**

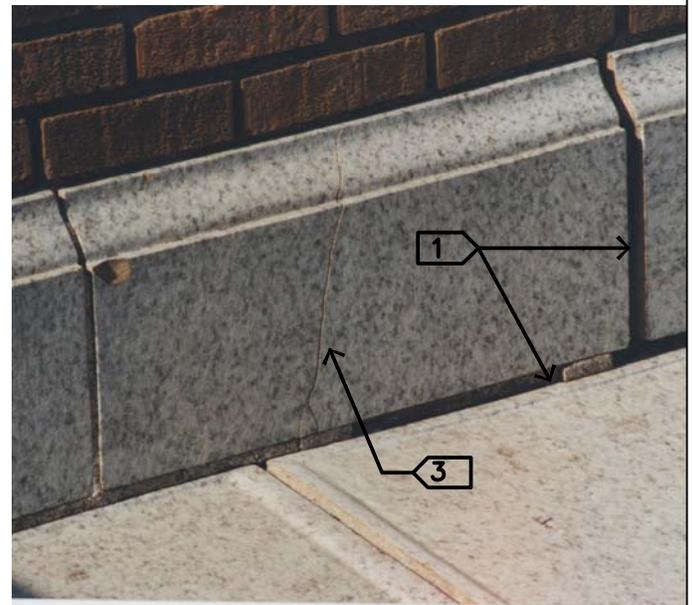
OPEN JOINTS TYP ALONG CORNICE DRIPSTONE- **1**
 REPOINT

CRACKED CORNER UNIT W/ OBVIOUS DISPLACEMENT- **2**
 INVESTIGATE STEEL ANCHORAGE SYSTEM

A SOUTH WALL & CORNICE



B CORNICE- SW CORNER UNIT



C SE CORNER BAND UNIT

GENERAL NOTE:
 DAMAGE MOST LIKELY DUE TO WATER PENETRATION @ OPEN JOINTS. INVESTIGATE MASONRY ANCHORAGE SYSTEM.

CORNICE DETAILS- 9TH ST NORTH TOWER

DATE	REV

hga.
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

SCALE not to scale
DATE
DRAWN val
COMM. NO. 0781-006-25

orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

32
4-9

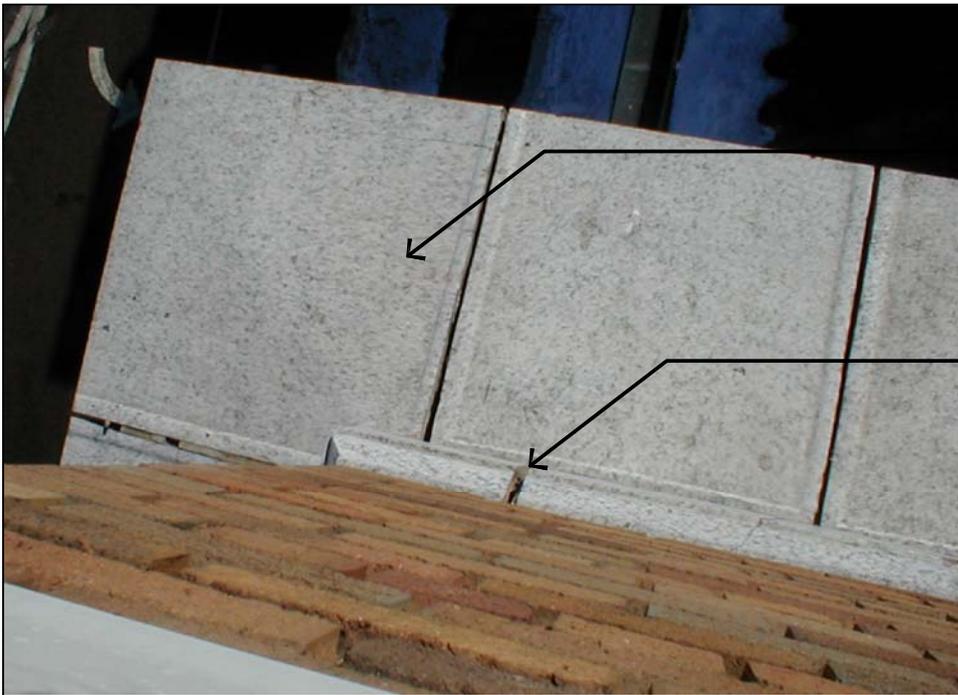
0049R001.DWG

XXXXXXXXX.DWG
 PLOT SCALE: 1"=1'-0"

PRIORITY LEVEL- **A**

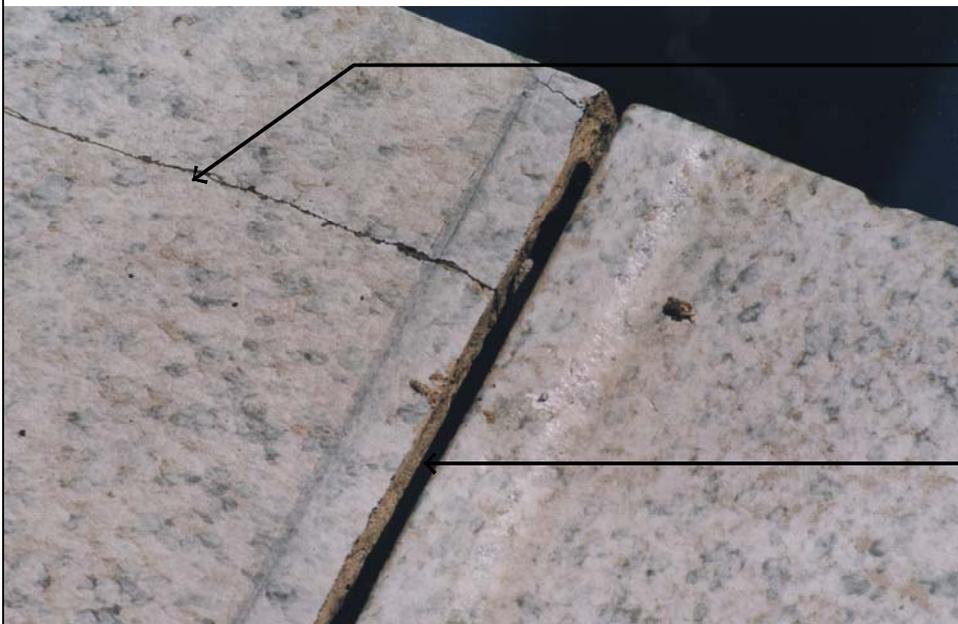
SEE 33B/4-9 FOR
DETAIL

SEE 32C/4-9 FOR
DETAIL



A CORNICE-SE CORNER UNIT

CRACKED CORNER
UNIT- **2**



OPEN JOINTS TYP ALONG
CORNICE DRIPSTONE-
REPOINT **1**

B CORNICE- SE CORNER UNIT DETAIL

GENERAL NOTE:

DAMAGE MOST LIKELY DUE TO WATER PENETRATION @ OPEN JOINTS. INVESTIGATE MASONRY ANCHORAGE SYSTEM.

CORNICE DETAILS- 9TH ST NORTH TOWER



HGA.
Architecture | Engineering | Planning
Hammel, Green and Abrahamson, Inc.
701 Washington Avenue North - Minneapolis, Minnesota 55401
Telephone 612.758.4000 Facsimile 612.758.4199

SCALE
not to scale
DATE
DRAWN
val
COMM. NO.
0781-006-25

orpheum theatre
910 hennepin ave
minneapolis, minnesota

33

4-9

00-00-00 00:00

0049R001.DWG

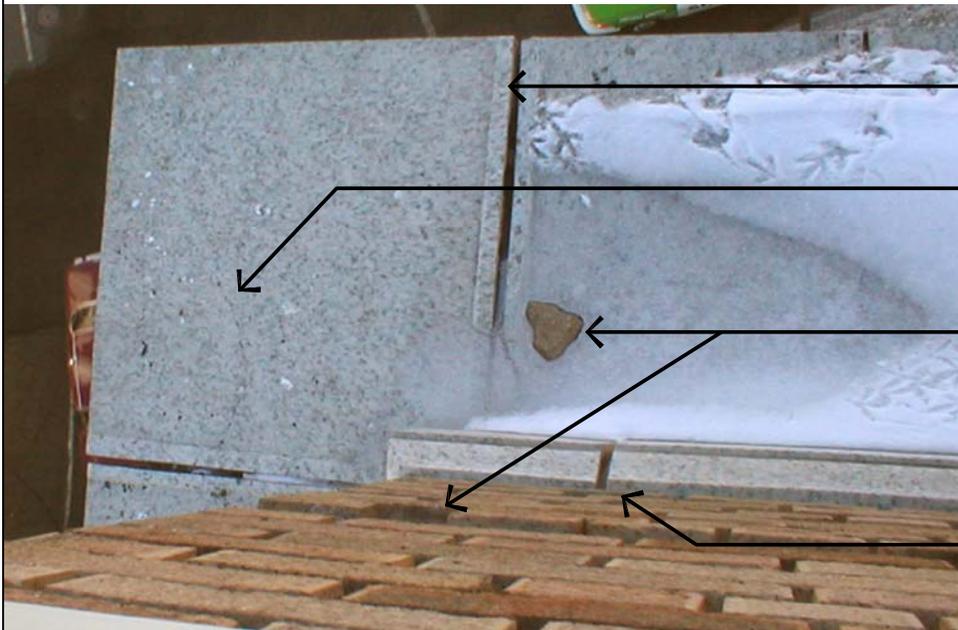
00-00-00 00:00



PRIORITY LEVEL- [A]

TERRA COTTA COPING HAS BEEN CAPPED W/ METAL FLASHING. ROUTE AND REPOINT JOINT BETWEEN TERRA COTTA AND BRICK MASONRY. EVALUATE FLASHING.

Ⓐ CORNICE- SW CORNER COPING



PRIORITY LEVEL- [A]

- OPEN JOINTS TYP ALONG CORNICE DRIPSTONE- REPOINT [1]
- CRACKED CORNER UNIT W/ OBVIOUS DISPLACEMENT- REPLACE UNIT & INVESTIGATE STEEL ANCHORAGE SYSTEM [2]
- SPALLED BRICK- EVALUATE OVERALL CONDITION OF BRICKWORK IN THIS AREA. REPLACE BRICK AS REQUIRED. [7]
- OPEN JOINTS TYP ALONG DRIPSTONE BAND- REPOINT [1]

Ⓑ CORNICE- NE CORNER UNIT

GENERAL NOTE:
DAMAGE MOST LIKELY DUE TO WATER PENETRATION @ OPEN JOINTS. INVESTIGATE MASONRY ANCHORAGE SYSTEM. REPOINT ENTIRE AREA ABOVE CORNICE

CORNICE DETAILS- 9TH ST NORTH TOWER

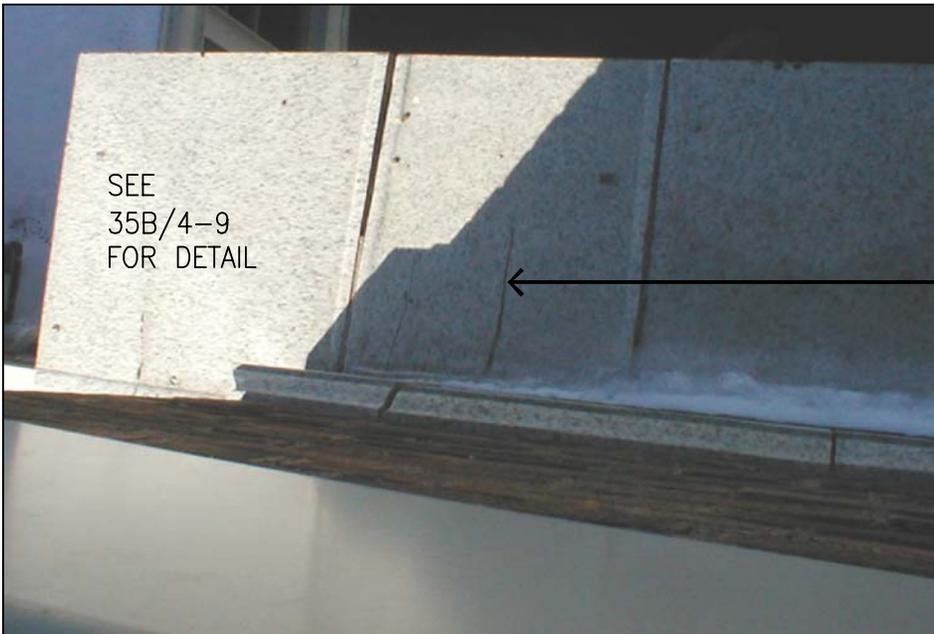


 Architecture Engineering Planning Hammel, Green and Abrahamson, Inc. 701 Washington Avenue North - Minneapolis, Minnesota 55401 Telephone 612.758.4000 Facsimile 612.758.4199	SCALE not to scale	orpheum theatre 910 hennepin ave minneapolis, minnesota	34
	DATE		---
	DRAWN val		---
	COMM. NO. 0781-006-25		4-9

0049R001.DWG

XXXXXXXXX.DWG
PLOT SCALE: 1"=1-0"

00-00-00 00:00



SEE
35B/4-9
FOR DETAIL

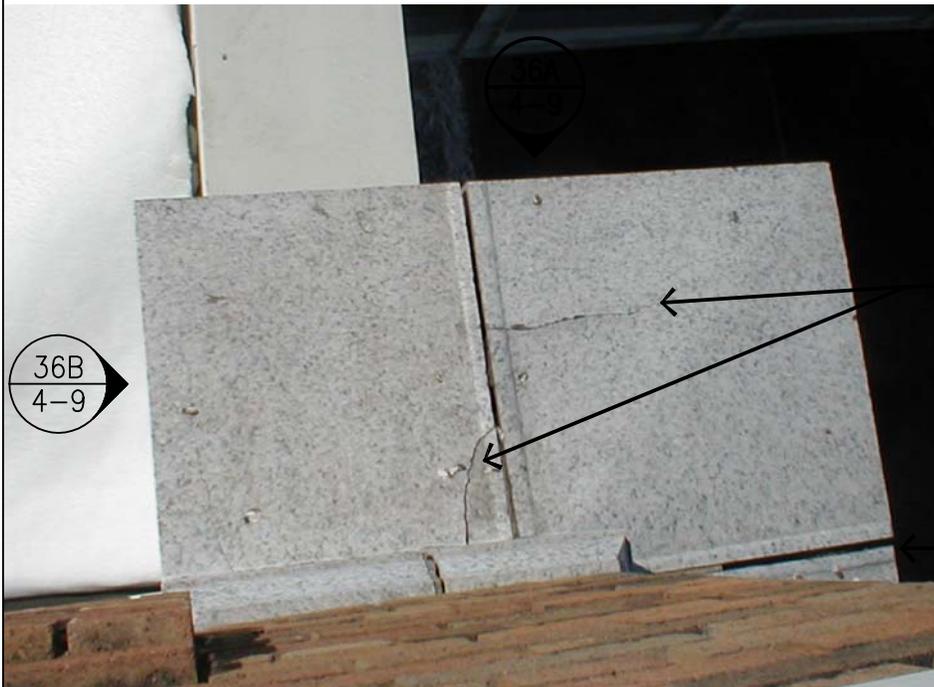
PRIORITY LEVEL- [A]

CRACKED UNIT-
INVESTIGATE STEEL
ANCHORAGE SYSTEM

2

SEE 34B/4-9 FOR
CONTINUATION.

(A) CORNICE- NW CORNER UNIT



36B
4-9

PRIORITY LEVEL- [A]

(2) CRACKED CORNER UNITS
W/ OBVIOUS DISPLACEMENT-
EVALUATE OPTIONS TO
REPAIR IN PLACE.
INVESTIGATE STEEL
ANCHORAGE SYSTEM

2

OPEN JOINTS TYP ALONG
CORNICE DRIPSTONE-
REPOINT

1

SEE 35A/4-9 FOR
CONTINUATION.

(B) CORNICE- NW CORNER UNIT

GENERAL NOTE:

DAMAGE MOST LIKELY DUE TO WATER PENETRATION @ OPEN JOINTS. INVESTIGATE MASONRY ANCHORAGE SYSTEM. REPOINT ENTIRE AREA ABOVE CORNICE.

CORNICE DETAILS- 9TH ST NORTH TOWER



0049R001.DWG

hG
HA.

Architecture | Engineering | Planning
Hammel, Green and Abrahamson, Inc.
701 Washington Avenue North - Minneapolis, Minnesota 55401
Telephone 612.758.4000 Facsimile 612.758.4199

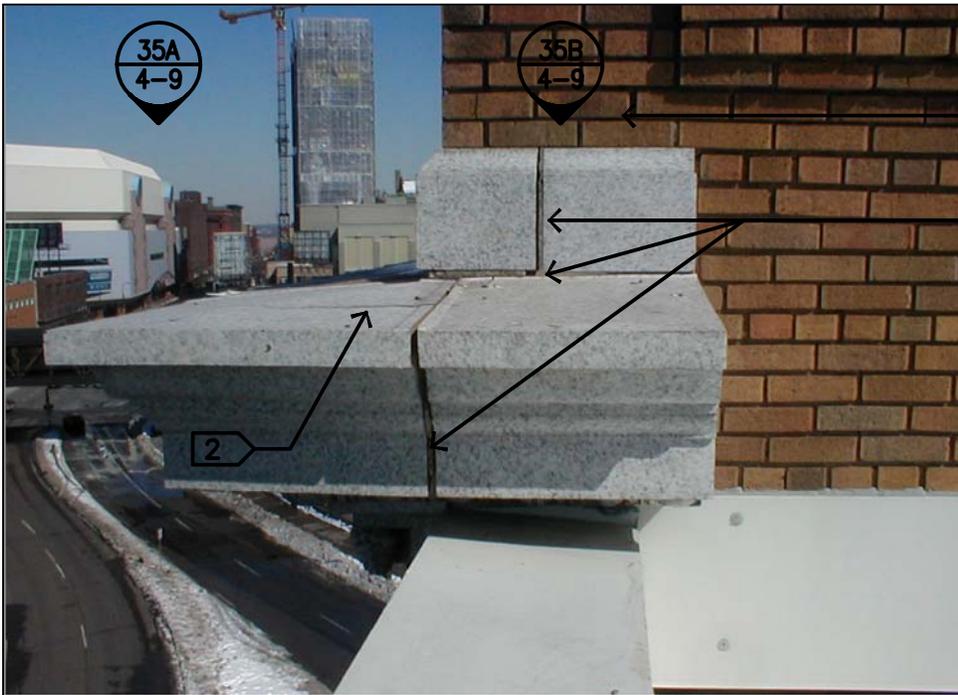
SCALE	not to scale
DATE	
DRAWN	val
COMM. NO.	0781-006-25

orpheum theatre
910 hennepin ave
minneapolis, minnesota

35

4-9

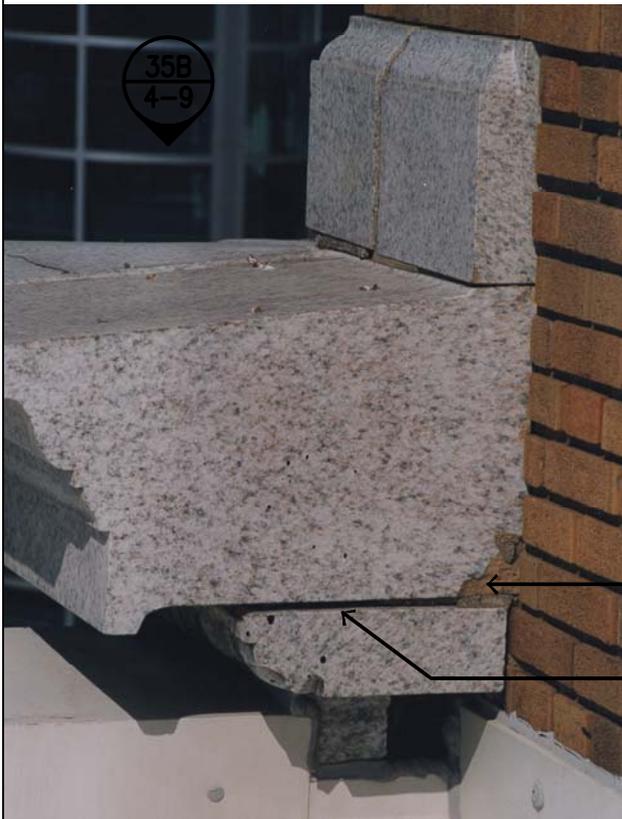
00-00-00 00:00



PRIORITY LEVEL- **A**

- EVALUATE BRICK MASONRY JOINTS- **1**
- REPOINT AS REQUIRED
- OPEN JOINTS TYP ALONG CORNICE DRIPSTONE- **1**
- REPOINT

A CORNICE- NW CORNER UNIT



GENERAL NOTE:
 DAMAGE MOST LIKELY DUE TO WATER PENETRATION @ OPEN JOINTS. INVESTIGATE MASONRY ANCHORAGE SYSTEM.

- SPALLED CORNER - **2**
 SEE 35B/4-9
- OPEN JOINTS TYP ALONG CORNICE DRIPSTONE- **1**
- REPOINT

B CORNICE- NW CORNER UNIT

CORNICE DETAILS- 9TH ST NORTH TOWER

DATE	REV

HGA
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

SCALE not to scale
DATE
DRAWN val
COMM. NO. 0781-006-25

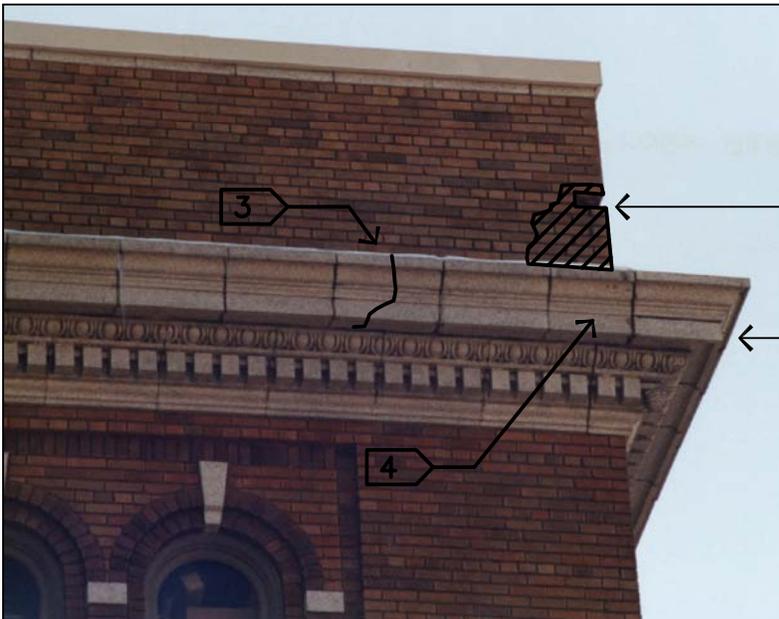
orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

36
4-9

0049R001.DWG

PRIORITY LEVEL- [A]

00-00-00 00:00



MISSING @ DETERIORATED
BRICK @ MORTAR-
REPLACE BRICK AS NEEDED,
REPOINT ENTIRE WALL ABOVE
CORNICE

7 1

SEE 40/4-9

GENERAL NOTE:
DAMAGE MOST LIKELY DUE TO WATER
PENETRATION FROM ABOVE. RESOLVE WATER
PROBLEM BEFORE REPAIRING OR REPLACING
TERRA COTTA UNITS. INVESTIGATE MASONRY
ANCHORAGE SYSTEM @ BOTH CORNICE &
DRIPSTONE LEVELS.

Ⓐ CORNICE @ NE CORNER



CRACK CONTINUES TO ROOF-SEE
38/4-9 FOR CONTINUATION

PRIORITY LEVEL- [A]

39A
4-9

BROKEN UNIT-
REPAIR

3

CRACK IN BRICK MASONRY-
REPOINT

1

OPEN JOINTS-

1

BROKEN UNIT W/ ALTERATION
DAMAGE-
SEE GENERAL NOTE DETAIL
40B/4-9

3 5

39B
4-9

Ⓑ DRIPSTONE @ FIRST MEZZANINE LEVEL- NORTH TOWER

9TH ST FACADE- CORNICE DETAILS

REV #

0049R001.DWG

HGA
Architecture | Engineering | Planning
Hammel, Green and Abrahamson, Inc.
701 Washington Avenue North - Minneapolis, Minnesota 55401
Telephone 612.758.4000 Facsimile 612.758.4199

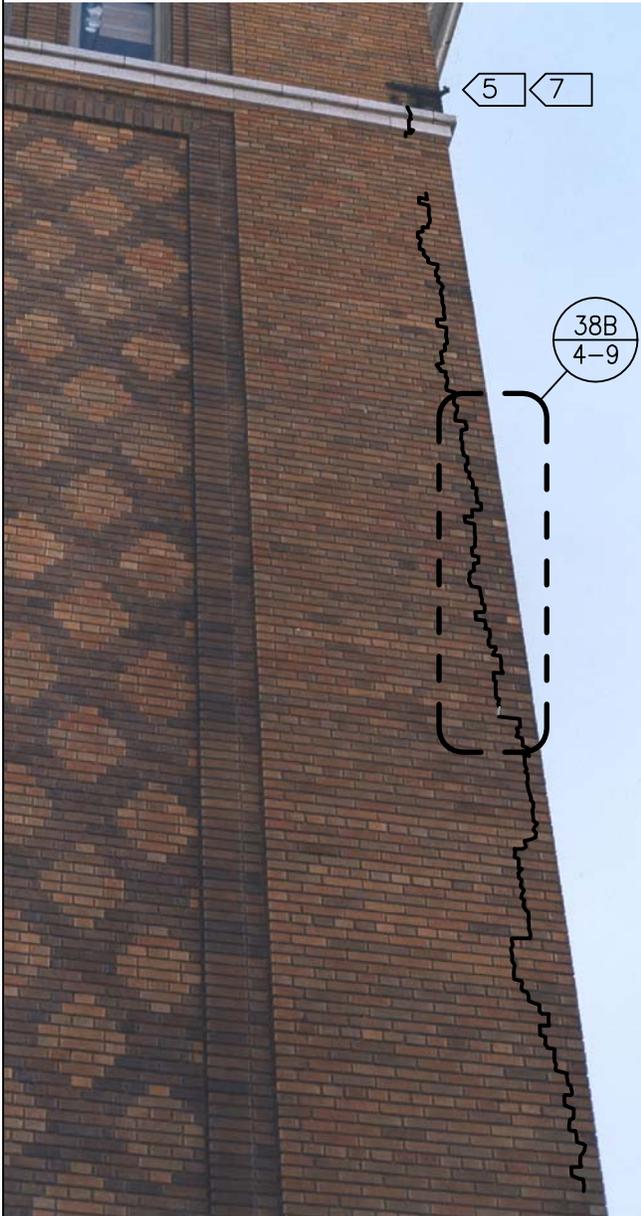
SCALE not to scale
DATE
DRAWN val
COMM. NO. 0781-006-25

orpheum theatre
910 hennepin ave
minneapolis, minnesota

37
4-9

XXXXXXXXX.DWG
PLOT SCALE: 1"=1-0"

00-00-00 00:00



Ⓐ NORTH TOWER _____

Ⓑ NORTH TOWER-DETAIL _____

GENERAL NOTE:

CRACK IN BRICK MASONRY EXTENDS TO STRING COURSE. REPOINT LOOSE OR OPEN JOINTS. POSSIBLE WATER PENETRATION FROM AREA AROUND METAL STRAPS @ CORNER ABOVE STRING COURSE. REMOVE METAL STRAPS AND REPAIR DAMAGE TO BRICK AND MORTAR JOINTS.

9TH ST FACADE- CORNICE DETAILS

REV	###

<p>Architecture Engineering Planning Hammel, Green and Abrahamson, Inc. 701 Washington Avenue North - Minneapolis, Minnesota 55401 Telephone 612.758.4000 Facsimile 612.758.4199</p>	SCALE not to scale	orpheum theatre 910 hennepin ave minneapolis, minnesota	38
	DATE		---
	DRAWN val		---
	COMM. NO. 0781-006-25		4-9

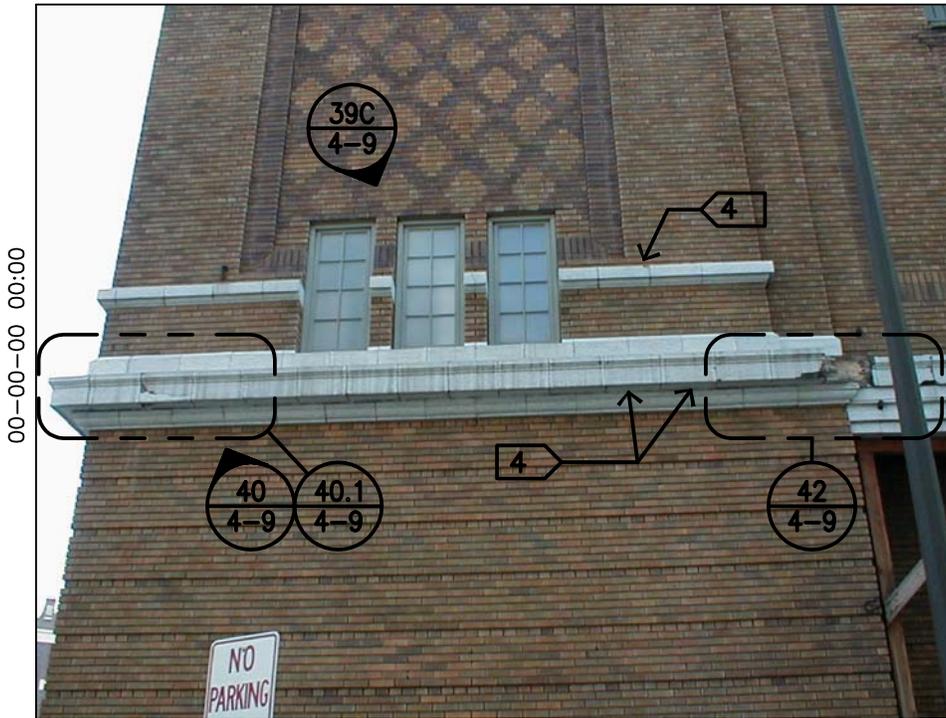
0049R001.DWG

XXXXXXXXX.DWG
PLOT SCALE: 1"=1'-0"

GENERAL NOTE:
 SEVERE TERRA COTTA DAMAGE W/
 SOME LEVEL OF DETERIORATION
 OF THE STEEL ANCHORAGE
 SYSTEM EXPECTED. REMOVE
 DRIPSTONE BAND @ CORNER &
 INVESTIGATE MASONRY ANCHORAGE
 SYSTEM W/ STRUCTURAL
 ENGINEER. REPLACE DETERIORATED
 STEEL AS REQUIRED. REPAIR,
 RESET &/OR REPLACE TERRA
 COTTA UNITS W/ NEW UNITS &
 MORTAR.

EVALUATE OPTIONS FOR IN PLACE
 REPAIR @ BROKEN BAND UNIT
 SHOWN IN 39B/4-9.

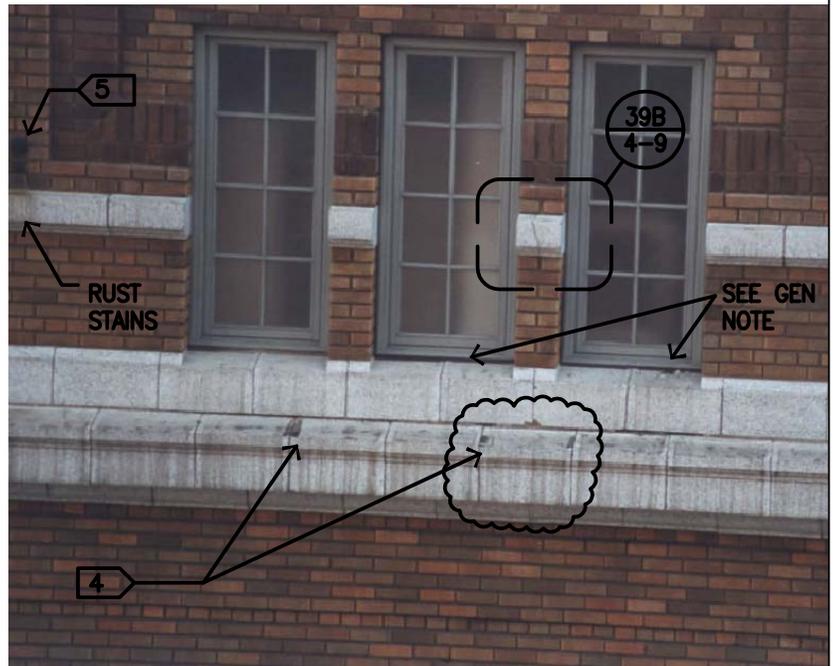
REPLACE SEALANT @ WINDOW
 SILLS & JAMBS SHOWN IN
 39C/4-9.



Ⓐ STRINGCOURSE DETAIL - WEST TOWER @ FIRST MEZZANINE WINDOWS



Ⓑ STRING COURSE DETAIL



Ⓒ DRIPSTONE DETAIL

HAWTHORNE ST FACADE- TERRA COTTA DETAILS

REV	DATE	BY

HGA
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

SCALE
 not to scale
 DATE
 DRAWN
 val
 COMM. NO.
 0781-006-25

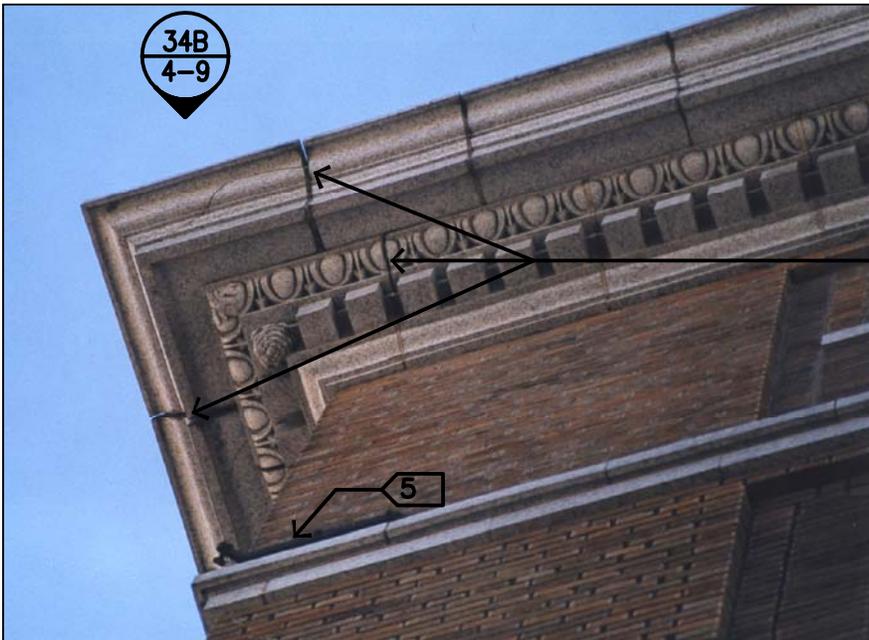
orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

39

 4-9

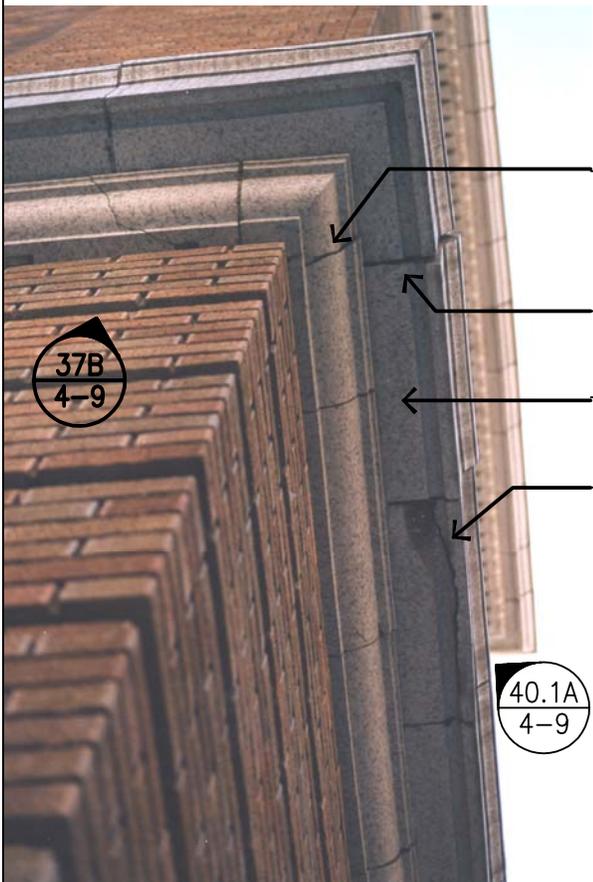
0049R001.DWG

00-00-00 00:00



- PRIORITY LEVEL- [A]
- BROKEN UNIT W/ SIGNS OF DISPLACEMENT- 2
SEE 40.2B/4-9.
EVALUATE ANCHORAGE SYSTEM
 - OPEN JOINTS- 1
REPOINT
 - BROKEN TERRA COTTA UNIT- 3
REPAIR

Ⓐ CORNICE - NORTH TOWER



- PRIORITY LEVEL- [A]
- BROKEN UNIT W/ DISPLACEMENT- 2
EVALUATE ANCHORAGE SYSTEM & REPAIR
 - OPEN JOINTS- 1
REPOINT
 - UNIT IS DISPLACED OUTWARD- 2
SEE GENERAL NOTE
 - BROKEN UNIT- 2
SEE GENERAL NOTE

GENERAL NOTE:
SEVERE TERRA COTTA DAMAGE W/ SOME LEVEL OF DETERIORATION OF THE STEEL ANCHORAGE SYSTEM EXPECTED. DAMAGE MOST LIKELY DUE TO WATER PENETRATION FROM CRACKED BRICK MASONRY ABOVE. RESOLVE WATER PROBLEM BEFORE REPAIRING OR REPLACING TERRA COTTA UNITS BELOW.

REMOVE DRIPSTONE BAND @ CORNER & INVESTIGATE MASONRY ANCHORAGE SYSTEM W/ STRUCTURAL ENGINEER. REPLACE DETERIORATED STEEL AS REQUIRED. REPAIR, RESET &/OR REPLACE TERRA COTTA UNITS W/ NEW UNITS & MORTAR.

Ⓑ DRIPSTONE DETAIL

HAWTHORNE ST FACADE- TERRA COTTA DETAILS

REV	DATE	BY

0049R001.DWG

HGA
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

SCALE not to scale
DATE
DRAWN val
COMM. NO. 0781-006-25

orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

40
4-9

PRIORITY LEVEL- [A]

GENERAL NOTE:
SEVERE DAMAGE MOST LIKELY DUE TO WATER PENETRATION FROM CRACKED BRICK MASONRY ABOVE. RESOLVE WATER PROBLEM BEFORE REPAIRING OR REPLACING TERRA COTTA UNITS BELOW. REMOVE DRIPSTONE CORNER UNITS, INVESTIGATE & REPAIR MASONRY ANCHORAGE SYSTEM, REPAIR & RESET TERRA COTTA W/ NEW POINTING.

40.1B
4-9

Ⓐ DRIPSTONE - NORTH TOWER

PRIORITY LEVEL- [A]

SHATTERED UNIT- [2]
REPLACE TERRA COTTA UNIT, EVALUATE ANCHORAGE SYSTEM

LOOSE MORTAR @ JOINT- [1]
REPOINT

CRACKED, SOON TO BE SPALLED UNIT- [3]
REPAIR

Ⓑ DRIPSTONE DETAIL

HAWTHORNE ST FACADE- TERRA COTTA DETAILS



0049R001.DWG

hga.
Architecture | Engineering | Planning
Hammel, Green and Abrahamson, Inc.
701 Washington Avenue North - Minneapolis, Minnesota 55401
Telephone 612.758.4000 Facsimile 612.758.4199

SCALE
not to scale
DATE
DRAWN
val
COMM. NO.
0781-006-25

orpheum theatre
910 hennepin ave
minneapolis, minnesota

40.1

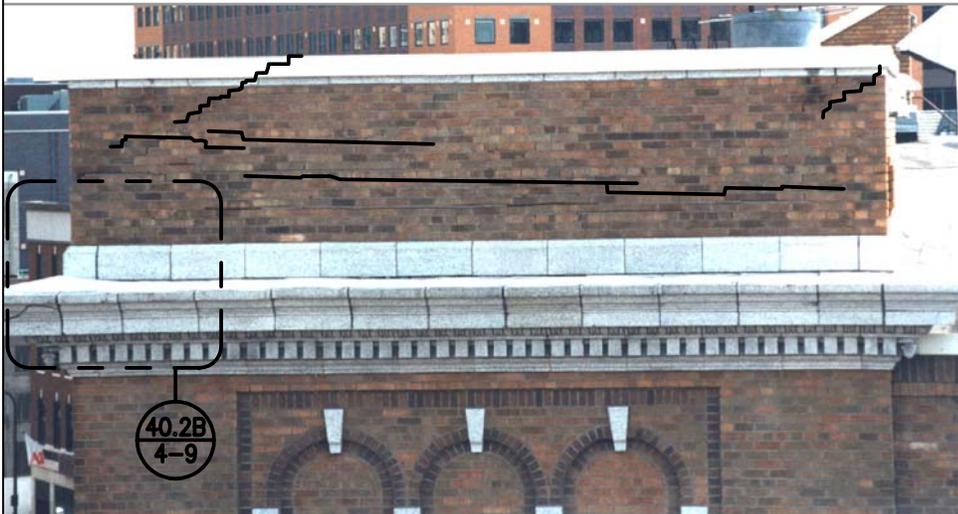
4-9

XXXXXXXXX.DWG
PLOT SCALE: 1"=1'-0"

00-00-00 00:00

GENERAL NOTE:
 SEVERE DAMAGE MOST LIKELY DUE TO WATER PENETRATION FROM COPING ABOVE. METAL FLASHING HAS SINCE BEEN ADDED. INVESTIGATE FLASHING & RESOLVE WATER PROBLEM BEFORE REPAIRING OR REPLACING TERRA COTTA UNITS. REPOINT BRICK MASONRY. EVALUATE CORNER TERRA COTTA UNITS, INVESTIGATE & REPAIR MASONRY ANCHORAGE SYSTEM, REPAIR & RESET TERRA COTTA W/ NEW POINTING.

00-00-00 00:00



Ⓐ CORNICE - NORTH TOWER



MULTIPLE CRACKS IN BRICK MASONRY-
 REPOINT ENTIRE FACE OF WALL ABOVE CORNICE 1

EVALUATE OTHER CORNICE UNITS ONCE SNOW MELTS-
 REPAIR AS NECESSARY 3

BROKEN UNIT-
 REPLACE CORNER UNIT, EVALUATE ANCHORAGE SYSTEM 2

Ⓑ CORNICE DETAIL

HAWTHORNE ST FACADE- TERRA COTTA DETAILS

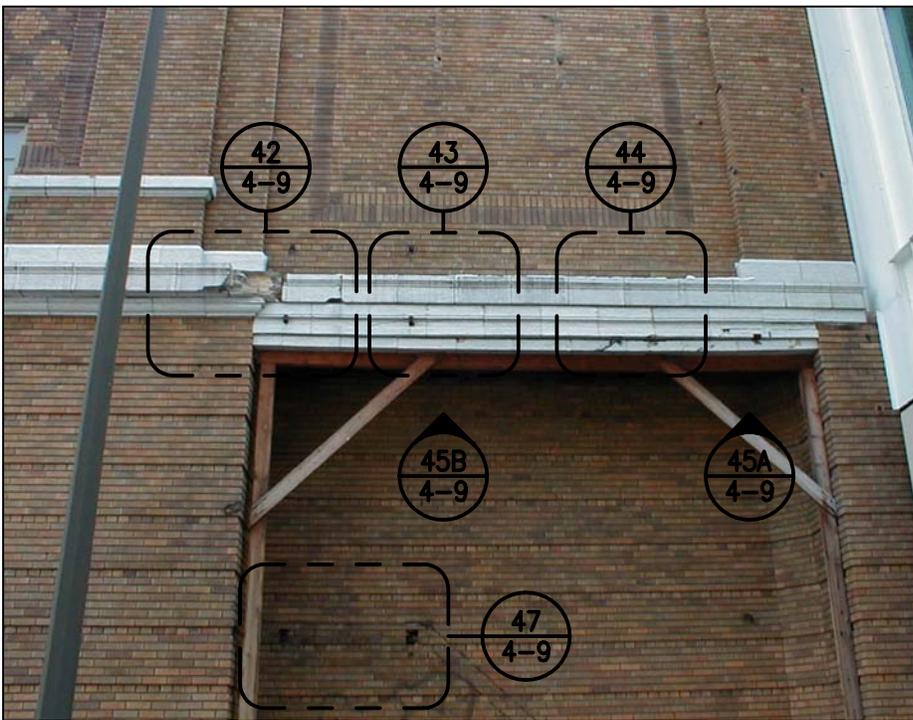


<p>Architecture Engineering Planning Hammel, Green and Abrahamson, Inc. 701 Washington Avenue North - Minneapolis, Minnesota 55401 Telephone 612.758.4000 Facsimile 612.758.4199</p>	SCALE not to scale	orpheum theatre 910 hennepin ave minneapolis, minnesota	40.2 --- 4-9
	DATE		
	DRAWN val		
	COMM. NO. 0781-006-25		

0049R001.DWG

PRIORITY LEVEL- [A]

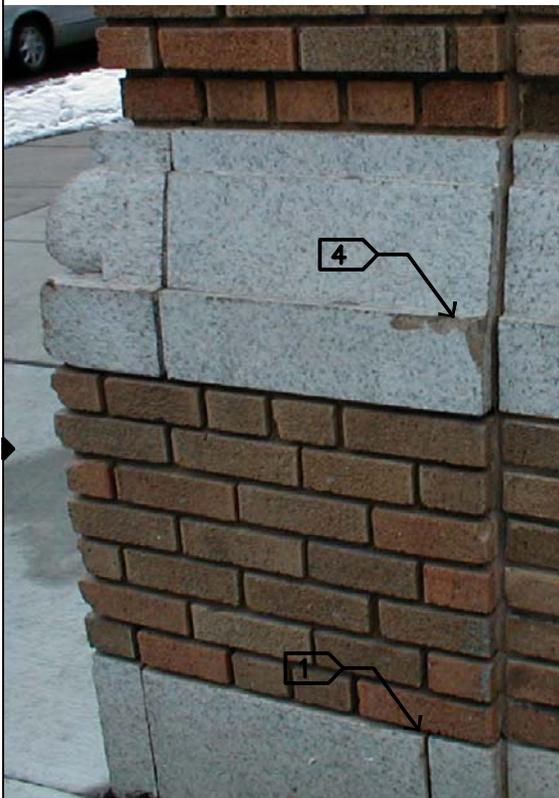
00-00-00 00:00



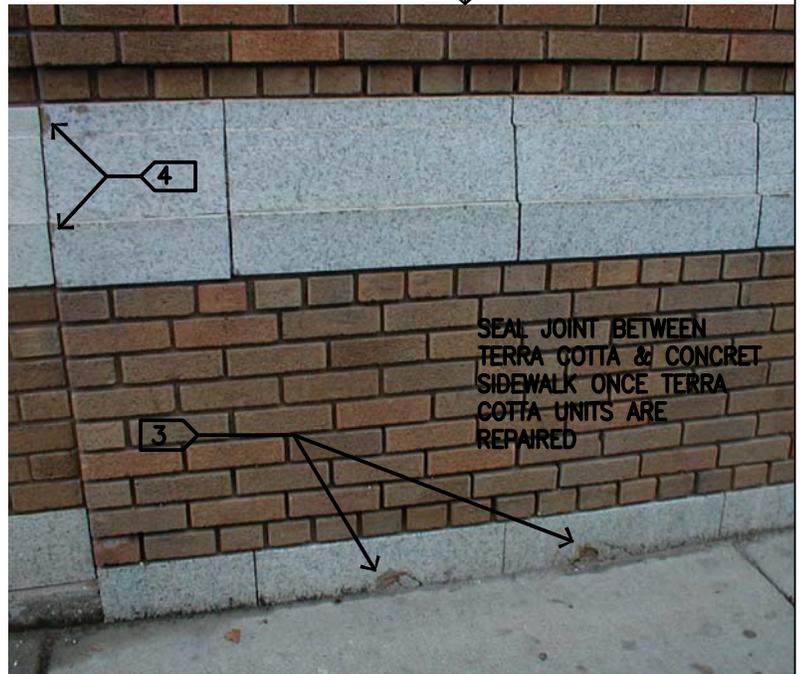
[A] RECESSED VESTIBULE

PRIORITY LEVEL- [D]
 @ TOP OF WATER TABLE

PRIORITY LEVEL- [C]
 @ BASE OF WATER TABLE



[B] WATER TABLE DETAIL



[C] WATER TABLE DETAIL

HAWTHORNE ST FACADE- TERRA COTTA DETAILS

REV #

0049R001.DWG

HGA
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

SCALE
 not to scale
 DATE
 DRAWN
 val
 COMM. NO.
 0781-006-25

orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

41

 4-9

XXXXXXXXX.DWG
 PLOT SCALE: 1"=1-0"

PRIORITY LEVEL- [A]

REMOVE STEEL EMBED-
REPAIR DAMAGED BRICK
MASONRY [5]

GENERAL NOTE FOR LINTEL:
SEVERE WATER DAMAGE &
ASSOCIATED DETERIORATION
OF MASONRY AND STEEL
ANCHORAGE SYSTEM.
REMOVE LINTEL & REBUILD
MASONRY ANCHORAGE
SYSTEM. COORDINATE
REPLACEMENT OF LINTEL
STRUCTURE W/ STRUCTURAL
ENGINEER. REPAIR, RESET
&/OR REPLACE UNITS W/
NEW POINTING.

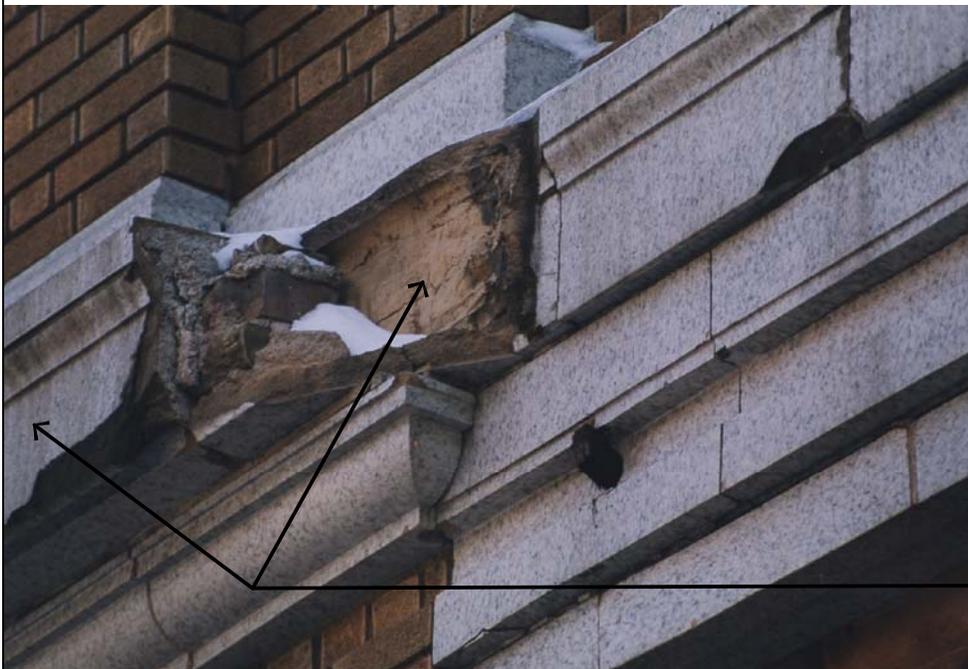
00-00-00 00:00



[A] LINTEL - @ NW CORNER OF NORTH TOWER

PRIORITY LEVEL- [A]

(2) BROKEN UNITS @
CORNER-
REPLACE TERRA COTTA
CORNER UNITS, EVALUATE
ANCHORAGE SYSTEM [2]



[B] DRIPSTONE CORNER DETAIL

HAWTHORNE ST FACADE- TERRA COTTA DETAILS



0049R001.DWG

HGA
Architecture | Engineering | Planning
Hammel, Green and Abrahamson, Inc.
701 Washington Avenue North - Minneapolis, Minnesota 55401
Telephone 612.758.4000 Facsimile 612.758.4199

SCALE
not to scale
DATE
DRAWN
val
COMM. NO.
0781-006-25

orpheum theatre
910 hennepin ave
minneapolis, minnesota

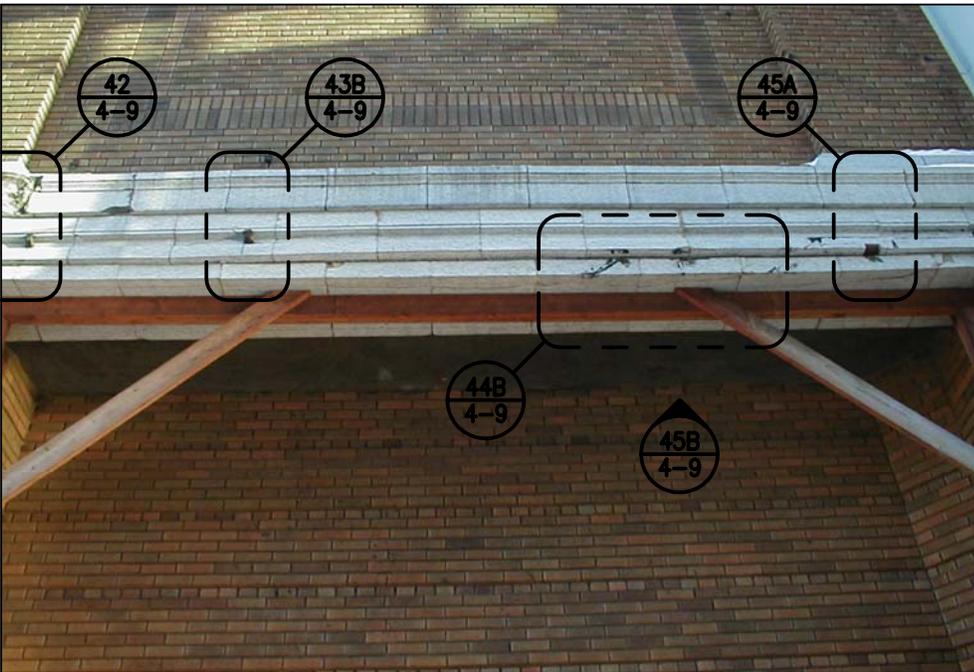
42

4-9

XXXXXXXXX.DWG
PLOT SCALE: 1"=1-0"

PRIORITY LEVEL- [A]

00-00-00 00:00



GENERAL NOTE FOR LINTEL:
 SEVERE WATER DAMAGE &
 ASSOCIATED DETERIORATION
 OF MASONRY AND STEEL
 ANCHORAGE SYSTEM.
 REMOVE LINTEL & REBUILD
 MASONRY ANCHORAGE
 SYSTEM. COORDINATE
 REPLACEMENT OF LINTEL
 STRUCTURE W/ STRUCTURAL
 ENGINEER. REPAIR, RESET
 &/OR REPLACE UNITS W/
 NEW POINTING.

[A] LINTEL



BROKEN UNITS- 2

[B] LINTEL DETAIL

HAWTHORNE ST FACADE- TERRA COTTA DETAILS

SCALE	DATE	DRAWN	COMM. NO.
not to scale		val	0781-006-25

hga.
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

SCALE	DATE	DRAWN	COMM. NO.
not to scale		val	0781-006-25

orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

43
4-9

0049R001.DWG

XXXXXXXXX.DWG
 PLOT SCALE: 1"=1-0"

00-00-00 00:00



GENERAL NOTE FOR LINTEL:
 SEVERE WATER DAMAGE & ASSOCIATED DETERIORATION OF MASONRY AND STEEL ANCHORAGE SYSTEM. REMOVE LINTEL & REBUILD MASONRY ANCHORAGE SYSTEM. COORDINATE REPLACEMENT OF LINTEL STRUCTURE W/ STRUCTURAL ENGINEER. REPAIR, RESET &/OR REPLACE UNITS W/ NEW POINTING.

A LINTEL DETAIL _____



B LINTEL DETAIL _____

HAWTHORNE ST FACADE- TERRA COTTA DETAILS



0049R001.DWG

 Architecture Engineering Planning Hammel, Green and Abrahamson, Inc. 701 Washington Avenue North - Minneapolis, Minnesota 55401 Telephone 612.758.4000 Facsimile 612.758.4199	SCALE not to scale	orpheum theatre 910 hennepin ave minneapolis, minnesota	44 --- 4-9
	DATE		
	DRAWN val		
	COMM. NO. 0781-006-25		

PRIORITY LEVEL- **A**

00-00-00 00:00



GENERAL NOTE FOR LINTEL:
 SEVERE WATER DAMAGE & ASSOCIATED DETERIORATION OF MASONRY AND STEEL ANCHORAGE SYSTEM. REMOVE TERRA COTTA LINTEL & REBUILD STEEL ANCHORAGE SYSTEM. REPAIR, RESET &/OR REPLACE UNITS W/ NEW POINTING.

A LINTEL DETAIL _____



BROKEN UNIT- REPLACE **2**

BOTTOM FLANGE OF STEEL SUPPORT IS EXPOSED & EXTREMELY DETERIORATED. RUST-JACKING ALONG THE EDGE IS CAUSING SEVERE SPALLING & CRACKING OF TERRA COTTA UNITS.

CLEAN UNITS THAT CAN BE RE-USED **9**

B LINTEL DETAIL _____

HAWTHORNE ST FACADE- TERRA COTTA DETAILS

REV	DATE	BY

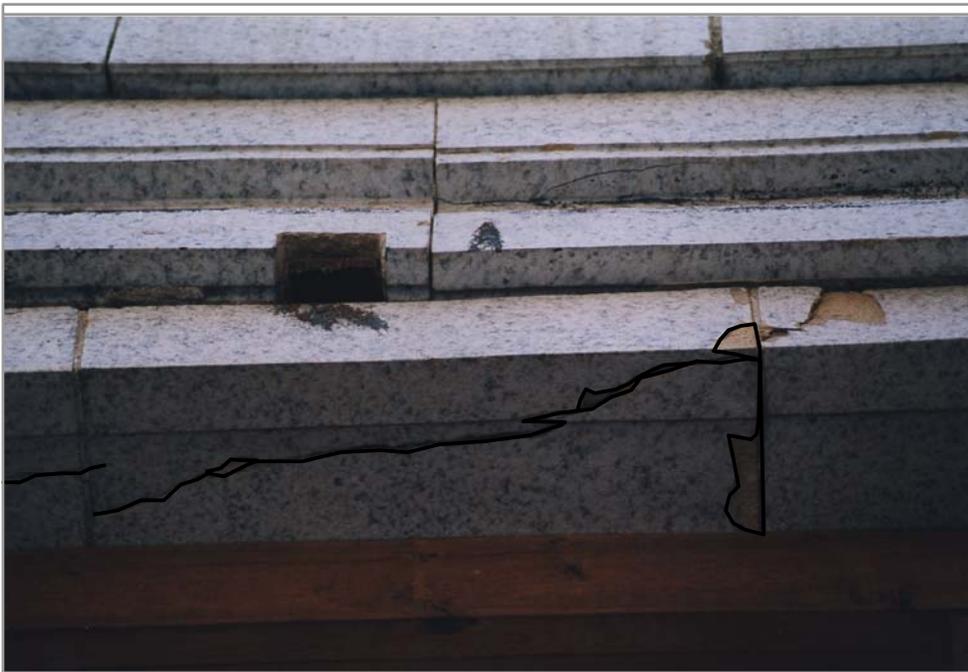
 Architecture Engineering Planning Hammel, Green and Abrahamson, Inc. 701 Washington Avenue North - Minneapolis, Minnesota 55401 Telephone 612.758.4000 Facsimile 612.758.4199	SCALE not to scale	orpheum theatre 910 hennepin ave minneapolis, minnesota	44.1
	DATE		---
	DRAWN val		4-9
	COMM. NO. 0781-006-25		

0049R001.DWG

XXXXXXXXX.DWG
 PLOT SCALE: 1"=1-0"

PRIORITY LEVEL- [A]

00-00-00 00:00



GENERAL NOTE FOR LINTEL:
SEVERE WATER DAMAGE & ASSOCIATED DETERIORATION OF MASONRY AND STEEL ANCHORAGE SYSTEM. REMOVE LINTEL & REBUILD MASONRY ANCHORAGE SYSTEM. COORDINATE REPLACEMENT OF LINTEL STRUCTURE W/ STRUCTURAL ENGINEER. REPAIR, RESET &/OR REPLACE UNITS W/ NEW POINTING.

Ⓐ LINTEL DETAIL _____

PRIORITY LEVEL- [A]



Ⓑ LINTEL DETAIL _____

HAWTHORNE ST FACADE- TERRA COTTA DETAILS



REVISION	
DATE	

0049R001.DWG

 Architecture Engineering Planning Hammel, Green and Abrahamson, Inc. 701 Washington Avenue North - Minneapolis, Minnesota 55401 Telephone 612.758.4000 Facsimile 612.758.4199	SCALE not to scale	orpheum theatre 910 hennepin ave minneapolis, minnesota	45
	DATE		---
	DRAWN val		4-9
	COMM. NO. 0781-006-25		

XXXXXXXXX.DWG
PLOT SCALE: 1"=1'-0"

46B
4-9

00-00-00 00:00

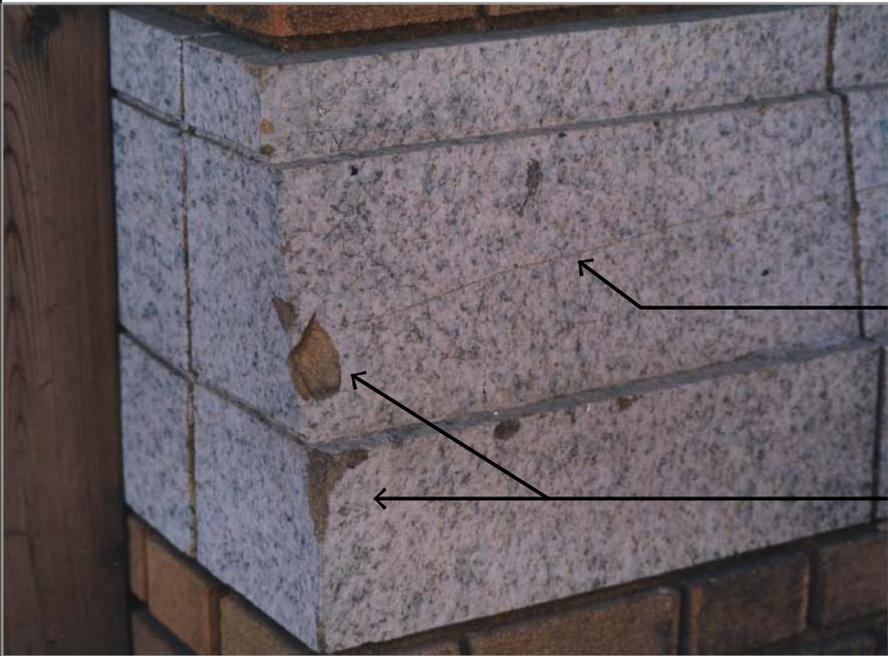


OPEN JOINT-
REPOINT 1

CRACKING @ BRICK MASONRY
& MORTAR JOINTS-
REPOINT 1
7

CRACKED, SPALLED BRICK-
REPLACEMENT NOT NECESSARY 7

A WATER TABLE DETAIL



CRACKED GLAZE-
REPAIR 4

SPALLED CORNER UNIT-
REPAIR 4

B WATER TABLE DETAIL

HAWTHORNE ST FACADE- TERRA COTTA DETAILS

REV	###	DATE	BY

0049R001.DWG

HG
HA.

Architecture | Engineering | Planning
Hammel, Green and Abrahamson, Inc.
701 Washington Avenue North - Minneapolis, Minnesota 55401
Telephone 612.758.4000 Facsimile 612.758.4199

SCALE not to scale
DATE
DRAWN val
COMM. NO. 0781-006-25

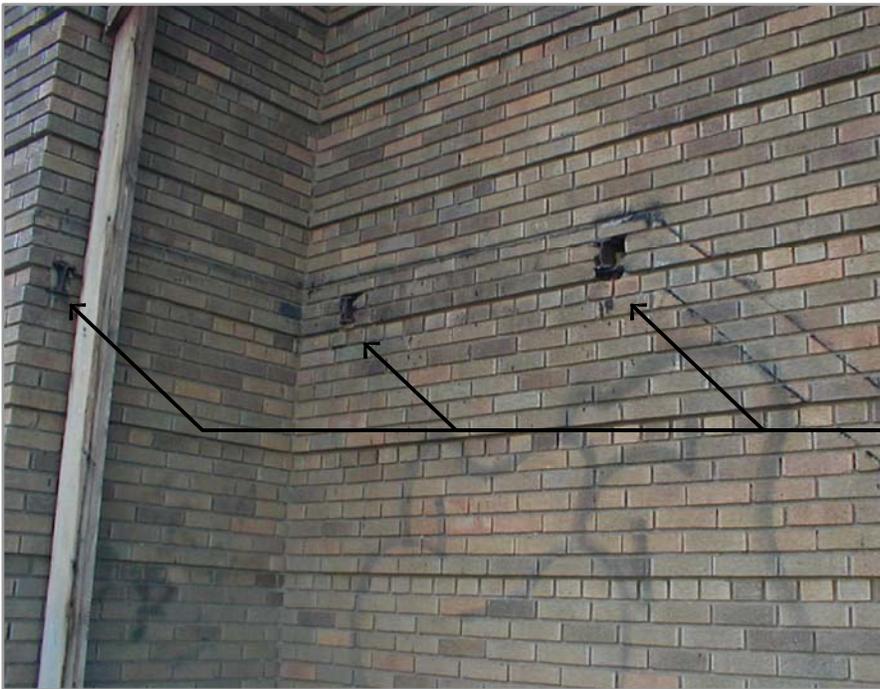
orpheum theatre
910 hennepin ave
minneapolis, minnesota

46

4-9

PRIORITY LEVEL- [D]

00-00-00 00:00



ALTERATION DAMAGE-
REMOVE STEEL & INFILL HOLE
W/ BRICK UNITS TO MATCH
ADJACENT AREAS.

7
5

Ⓐ STEEL SUPPORTS @ VESTIBULE

PRIORITY LEVEL- [D]



Ⓑ REMNANT STEEL SUPPORT DETAIL

HAWTHORNE ST FACADE- TERRA COTTA DETAILS



REV	
###	

hga.
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

SCALE	not to scale
DATE	
DRAWN	val
COMM. NO.	0781-006-25

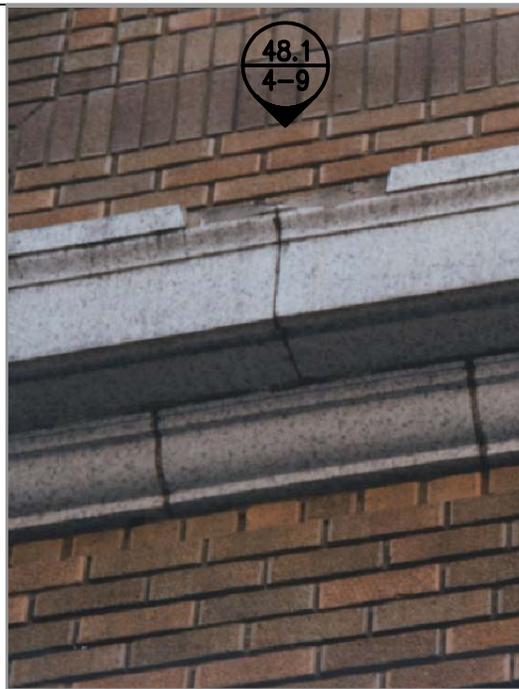
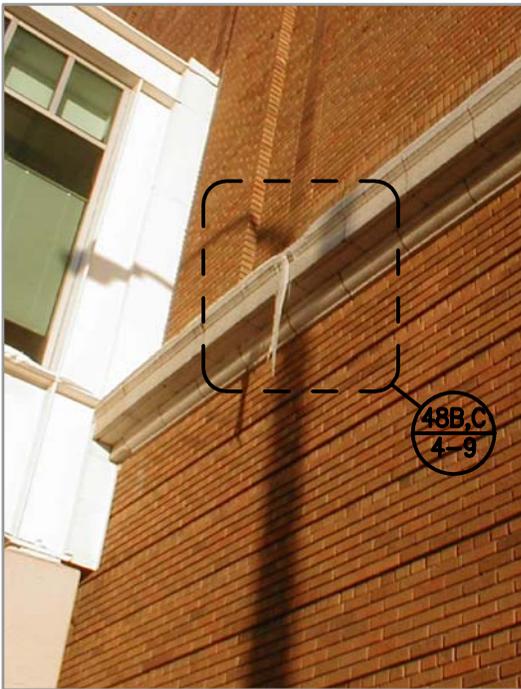
orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

47

4-9

0049R001.DWG

00-00-00 00:00



PRIORITY LEVEL- C

A STRING COURSE

B STRING COURSE DETAIL

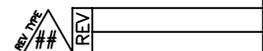


(2) BROKEN UNITS - SEE GENERAL NOTE BELOW

GENERAL NOTE:
 WATER DAMAGE DETAILED HERE IS TYPICAL FOR MANY TERRA COTTA UNITS ALONG THE STRING COURSE - THIS AREA SHOULD BE REVIEWED FROM A LIFT TO DETERMINE EXTENT OF DAMAGE NOT VIEWABLE FROM STREET LEVEL. IN AREAS W/ OBVIOUS SUSTAINED WATER DAMAGE, REMOVE TERRA COTTA UNITS, EVALUATE ANCHORAGE SYSTEM, REPAIR STEEL, REPLACE TERRA COTTA. REPOINT ALL LOOSE OR OPEN JOINTS.

C STRING COURSE DETAIL

HAWTHORNE ST FACADE- TERRA COTTA DETAILS



 Architecture Engineering Planning Hammel, Green and Abrahamson, Inc. 701 Washington Avenue North - Minneapolis, Minnesota 55401 Telephone 612.758.4000 Facsimile 612.758.4199	SCALE	orpheum theatre 910 hennepin ave minneapolis, minnesota	<table border="1"> <tr><td>48</td></tr> <tr><td>---</td></tr> <tr><td>4-9</td></tr> </table>	48	---	4-9
	48					

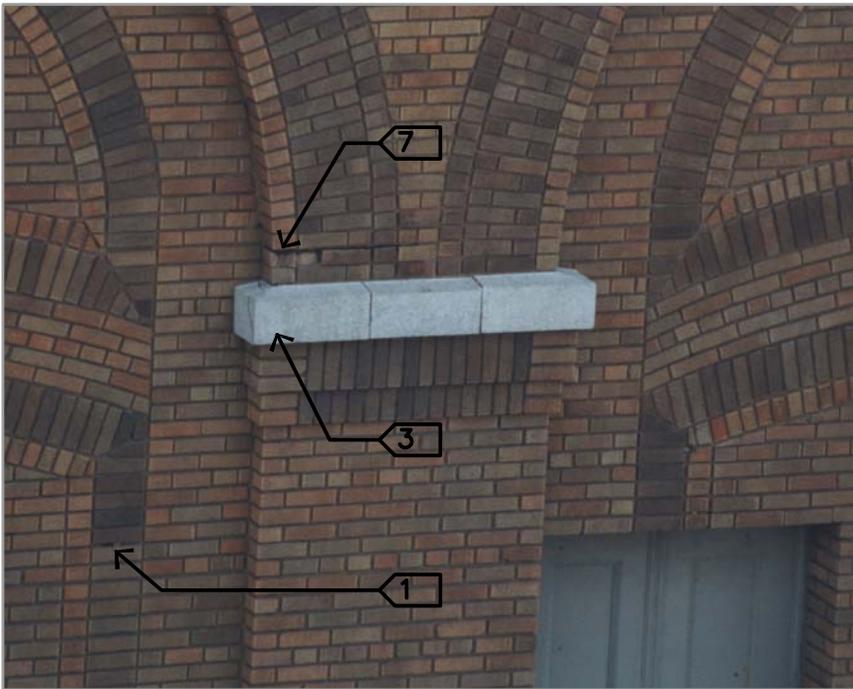
	4-9					
not to scale						
DATE						
DRAWN	val					
COMM. NO.	0781-006-25					

0049R001.DWG

XXXXXXXXX.DWG
 PLOT SCALE: 1"=1-0"

PRIORITY LEVEL- [B]

00-00-00 00:00

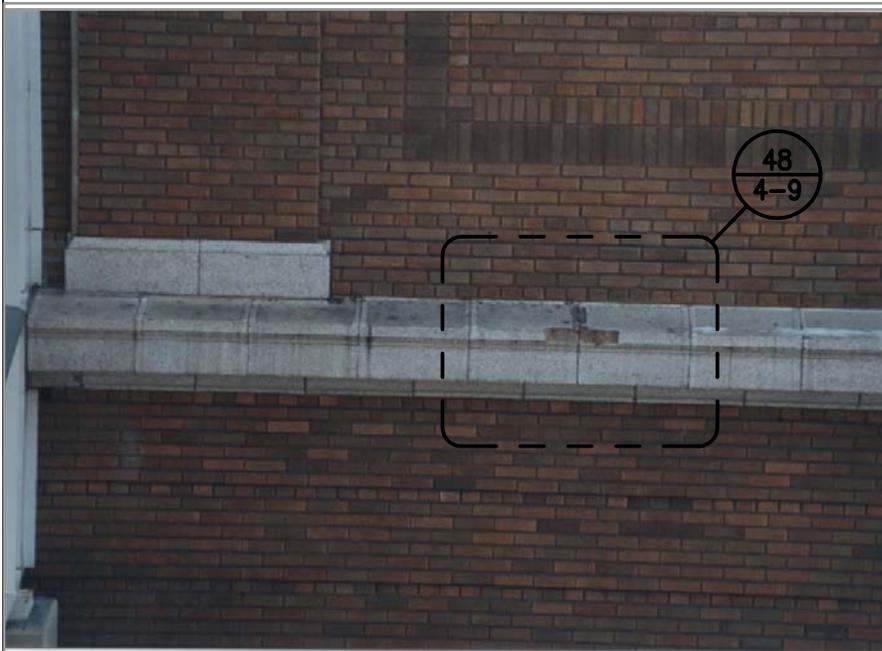


GENERAL NOTE:

DAMAGE DETAILED HERE IS TYPICAL OF EVERY IMPOST & SPRINGER ALONG THIS ELEVATION. THERE APPEARS TO BE SOME KIND OF STEEL SUPPORT @ THIS LOCATION THAT SHOWS VARIOUS STAGES OF DETERIORATION FROM PILASTER TO PILASTER. DAMAGE TO TERRA COTTA IS LIKELY DUE TO RUST JACKING FROM DETERIORATING ANCHORS. EVALUATE ANCHORAGE SYSTEM, REPAIR STEEL, REPAIR OR REPLACE TERRA COTTA & REPOINT ALL LOOSE OR OPEN JOINTS.

Ⓐ IMPOST BLOCKS & SPRINGER BTW 2ND & 3RD ARCH

PRIORITY LEVEL- [C]



GENERAL NOTE:

WATER DAMAGE DETAILED HERE IS TYPICAL FOR MANY TERRA COTTA UNITS ALONG THE STRING COURSE - THIS AREA SHOULD BE REVIEWED FROM A LIFT TO DETERMINE EXTENT OF DAMAGE NOT VIEWABLE FROM STREET LEVEL. IN AREAS W/ OBVIOUS SUSTAINED WATER DAMAGE, REMOVE TERRA COTTA UNITS, EVALUATE ANCHORAGE SYSTEM, REPAIR STEEL, REPLACE TERRA COTTA. REPOINT ALL LOOSE OR OPEN JOINTS.

Ⓑ STRING COURSE DETAIL

HAWTHORNE ST FACADE- TERRA COTTA DETAILS



0049R001.DWG

 Architecture Engineering Planning Hammel, Green and Abrahamson, Inc. 701 Washington Avenue North - Minneapolis, Minnesota 55401 Telephone 612.758.4000 Facsimile 612.758.4199	SCALE not to scale	orpheum theatre 910 hennepin ave minneapolis, minnesota	48.1 --- 4-9
	DATE		
	DRAWN val		
	COMM. NO. 0781-006-25		

XXXXXXXXX.DWG
PLOT SCALE: 1"=1-0"

PRIORITY LEVEL- D

DETERIORATED CONCRETE
RETAINING WALL

8

SEE 49B/4-9 FOR
CONTINUATION

00-00-00 00:00



A EAST STAIRWELL _____



B EAST STAIRWELL _____

GENERAL NOTE:

REPAIRS TO DAMAGED CAST IN PLACE RETAINING WILL BE ISSUED IN A FUTURE PACKAGE. SEE 55/4-9 FOR HANDRAIL REPAIR DETAIL.

HAWTHORNE ST- CONCRETE DETAILS



0049R001.DWG

HGA.
Architecture | Engineering | Planning
Hammel, Green and Abrahamson, Inc.
701 Washington Avenue North - Minneapolis, Minnesota 55401
Telephone 612.758.4000 Facsimile 612.758.4199

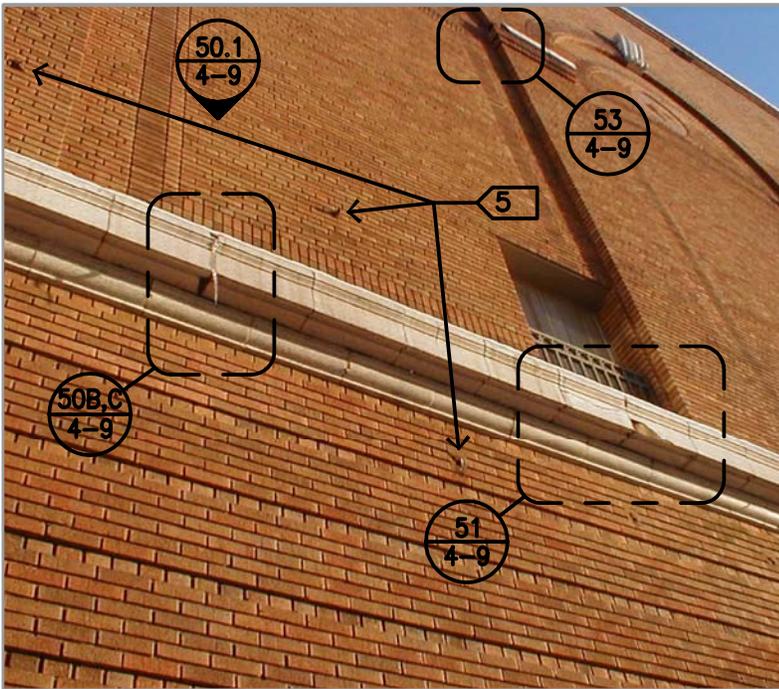
SCALE not to scale
DATE
DRAWN val
COMM. NO. 0781-006-25

orpheum theatre
910 hennepin ave
minneapolis, minnesota

49

4-9

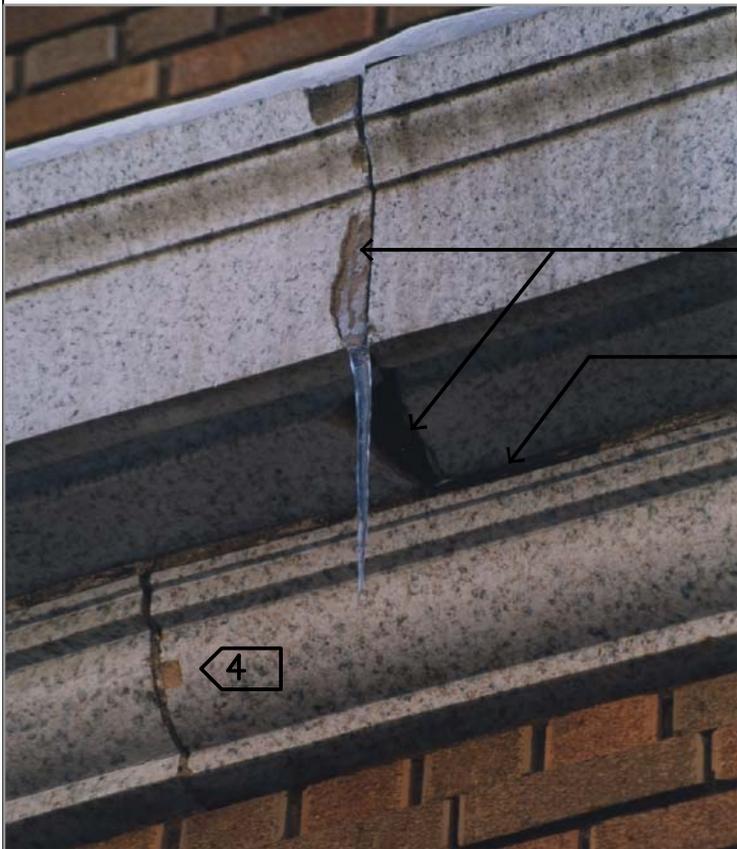
00-00-00 00:00



Ⓐ STRING COURSE

Ⓑ STRING COURSE DETAIL

PRIORITY LEVEL- ⓐ



MULTIPLE SPALLS @ JOINT-
SEE GENERAL NOTE BELOW ⓐ

OPEN JOINTS-
REPOINT ⓑ

Ⓒ

GENERAL NOTE:
WATER DAMAGE DETAILED HERE IS TYPICAL FOR MANY TERRA COTTA UNITS ALONG THE STRING COURSE - THIS AREA SHOULD BE REVIEWED FROM A LIFT TO DETERMINE EXTENT OF DAMAGE NOT VIEWABLE FROM STREET LEVEL. IN AREAS W/ OBVIOUS SUSTAINED WATER DAMAGE, REMOVE TERRA COTTA UNITS, EVALUATE ANCHORAGE SYSTEM, REPAIR STEEL, REPLACE TERRA COTTA. REPOINT ALL LOOSE OR OPEN JOINTS.

Ⓒ STRING COURSE DETAIL

HAWTHORNE ST FACADE- TERRA COTTA DETAILS



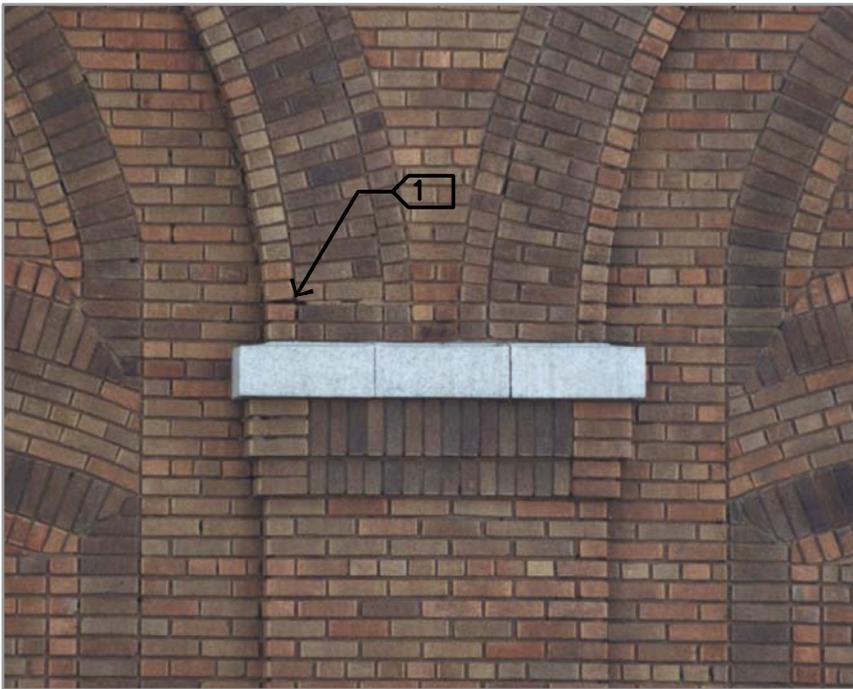
0049R001.DWG

<p>Architecture Engineering Planning Hammel, Green and Abrahamson, Inc. 701 Washington Avenue North - Minneapolis, Minnesota 55401 Telephone 612.758.4000 Facsimile 612.758.4199</p>	SCALE not to scale	orpheum theatre 910 hennepin ave minneapolis, minnesota	50
	DATE		---
	DRAWN val		---
	COMM. NO. 0781-006-25		4-9

XXXXXXXXX.DWG
PLOT SCALE: 1"=1-0"

PRIORITY LEVEL- [B]

00-00-00 00:00

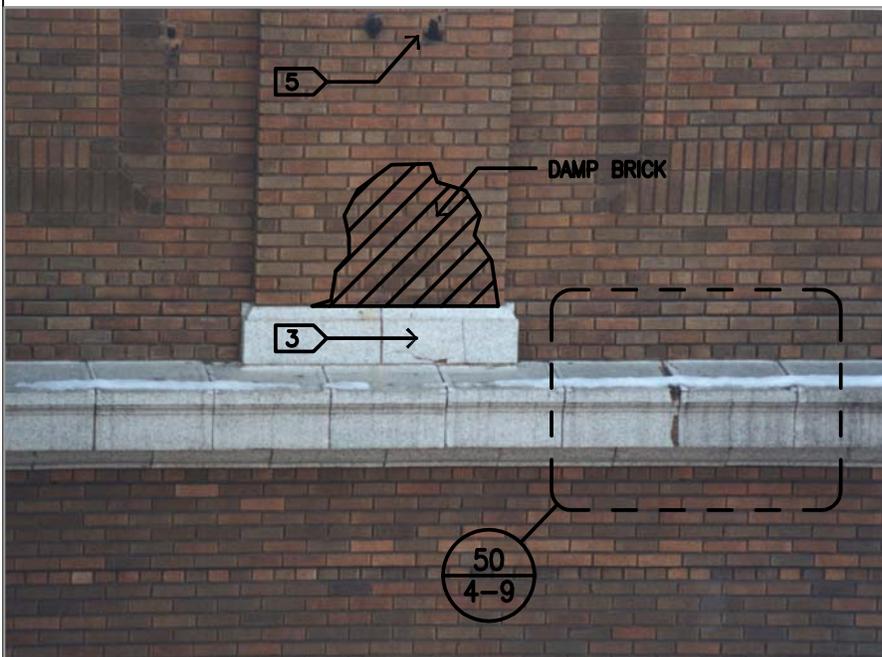


GENERAL NOTE:

DAMAGE DETAILED HERE IS TYPICAL OF EVERY IMPOST & SPRINGER ALONG THIS ELEVATION. THERE APPEARS TO BE SOME KIND OF STEEL SUPPORT @ THIS LOCATION THAT SHOWS VARIOUS STAGES OF DETERIORATION FROM PILASTER TO PILASTER. DAMAGE TO TERRA COTTA IS LIKELY DUE TO RUST JACKING FROM DETERIORATING ANCHORS. EVALUATE ANCHORAGE SYSTEM, REPAIR STEEL, REPAIR OR REPLACE TERRA COTTA & REPOINT ALL LOOSE OR OPEN JOINTS.

Ⓐ IMPOST BLOCKS & SPRINGER BTW 3RD & 4TH ARCH

PRIORITY LEVEL- [C]



GENERAL NOTE:

WATER DAMAGE DETAILED HERE IS TYPICAL FOR MANY TERRA COTTA UNITS ALONG THE STRING COURSE - THIS AREA SHOULD BE REVIEWED FROM A LIFT TO DETERMINE EXTENT OF DAMAGE NOT VIEWABLE FROM STREET LEVEL. IN AREAS W/ OBVIOUS SUSTAINED WATER DAMAGE, REMOVE TERRA COTTA UNITS, EVALUATE ANCHORAGE SYSTEM, REPAIR STEEL, REPLACE TERRA COTTA. REPOINT ALL LOOSE OR OPEN JOINTS.

Ⓑ STRING COURSE DETAIL

HAWTHORNE ST FACADE- TERRA COTTA DETAILS



0049R001.DWG

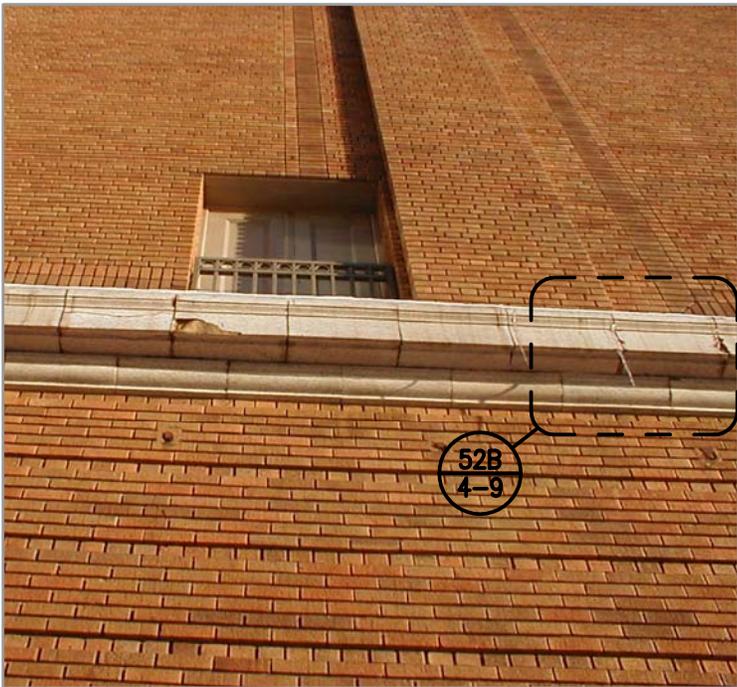
hga.
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

SCALE not to scale
DATE
DRAWN val
COMM. NO. 0781-006-25

orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

50.1
4-9

00-00-00 00:00



Ⓐ STRING COURSE _____



Ⓑ STRING COURSE DETAIL _____

PRIORITY LEVEL- Ⓒ



HEAVY WATER DAMAGE
(2) BROKEN UNITS -
SEE GENERAL NOTE BELOW

3

EVALUATE JOINTS-
REPOINT AS NECESSARY

1

MINOR SPALLS @ JOINT-
REPAIR

4

Ⓒ STRING COURSE DETAIL _____

GENERAL NOTE:

WATER DAMAGE DETAILED HERE IS TYPICAL FOR MANY TERRA COTTA UNITS ALONG THE STRING COURSE. THIS AREA SHOULD BE REVIEWED FROM A LIFT TO DETERMINE EXTENT OF DAMAGE NOT VIEWABLE FROM STREET LEVEL. IN AREAS W/ OBVIOUS SUSTAINED WATER DAMAGE, REMOVE TERRA COTTA UNITS, EVALUATE ANCHORAGE SYSTEM, REPAIR STEEL, REPAIR &/OR REPLACE TERRA COTTA. REPOINT ALL LOOSE OR OPEN JOINTS.

HAWTHORNE ST FACADE- TERRA COTTA DETAILS



0049R001.DWG

 Architecture Engineering Planning Hammel, Green and Abrahamson, Inc. 701 Washington Avenue North - Minneapolis, Minnesota 55401 Telephone 612.758.4000 Facsimile 612.758.4199	SCALE not to scale	orpheum theatre 910 hennepin ave minneapolis, minnesota	<table border="1"> <tr><td>51</td></tr> <tr><td>---</td></tr> <tr><td>---</td></tr> <tr><td>4-9</td></tr> </table>	51	---	---	4-9
	51						

4-9							
DATE							
DRAWN val							
COMM. NO. 0781-006-25							

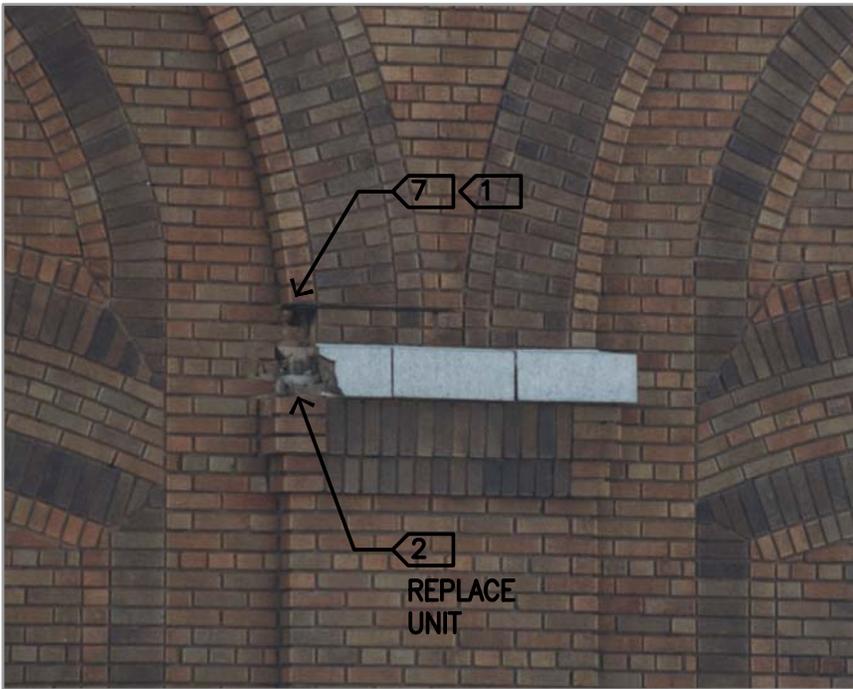
XXXXXXXXX.DWG
PLOT SCALE: 1"=1-0"

PRIORITY LEVEL- [B]

GENERAL NOTE:

DAMAGE DETAILED HERE IS TYPICAL OF EVERY IMPOST & SPRINGER ALONG THIS ELEVATION. THERE APPEARS TO BE SOME KIND OF STEEL SUPPORT @ THIS LOCATION THAT SHOWS VARIOUS STAGES OF DETERIORATION FROM PILASTER TO PILASTER. DAMAGE TO TERRA COTTA IS LIKELY DUE TO RUST JACKING FROM DETERIORATING ANCHORS. EVALUATE ANCHORAGE SYSTEM, REPAIR STEEL, REPAIR OR REPLACE TERRA COTTA & REPOINT ALL LOOSE OR OPEN JOINTS.

00-00-00 00:00

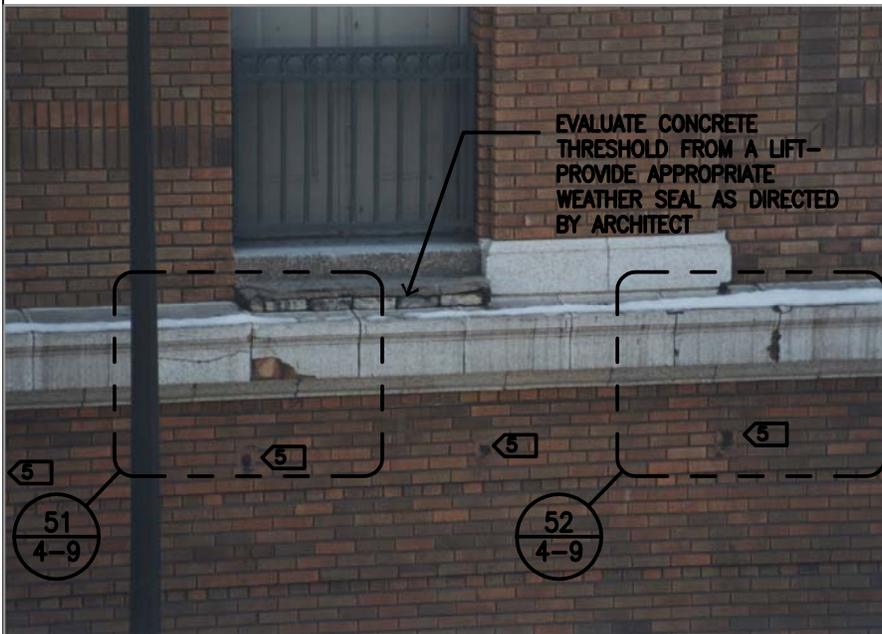


Ⓐ IMPOST BLOCKS & SPRINGER BTW 4TH & 5TH ARCH

PRIORITY LEVEL- [C]

GENERAL NOTE:

WATER DAMAGE DETAILED HERE IS TYPICAL FOR MANY TERRA COTTA UNITS ALONG THE STRING COURSE - THIS AREA SHOULD BE REVIEWED FROM A LIFT TO DETERMINE EXTENT OF DAMAGE NOT VIEWABLE FROM STREET LEVEL. IN AREAS W/ OBVIOUS SUSTAINED WATER DAMAGE, REMOVE TERRA COTTA UNITS, EVALUATE ANCHORAGE SYSTEM, REPAIR STEEL, REPLACE TERRA COTTA. REPOINT ALL LOOSE OR OPEN JOINTS.



Ⓑ STRING COURSE DETAIL

HAWTHORNE ST FACADE- TERRA COTTA DETAILS



0049R001.DWG

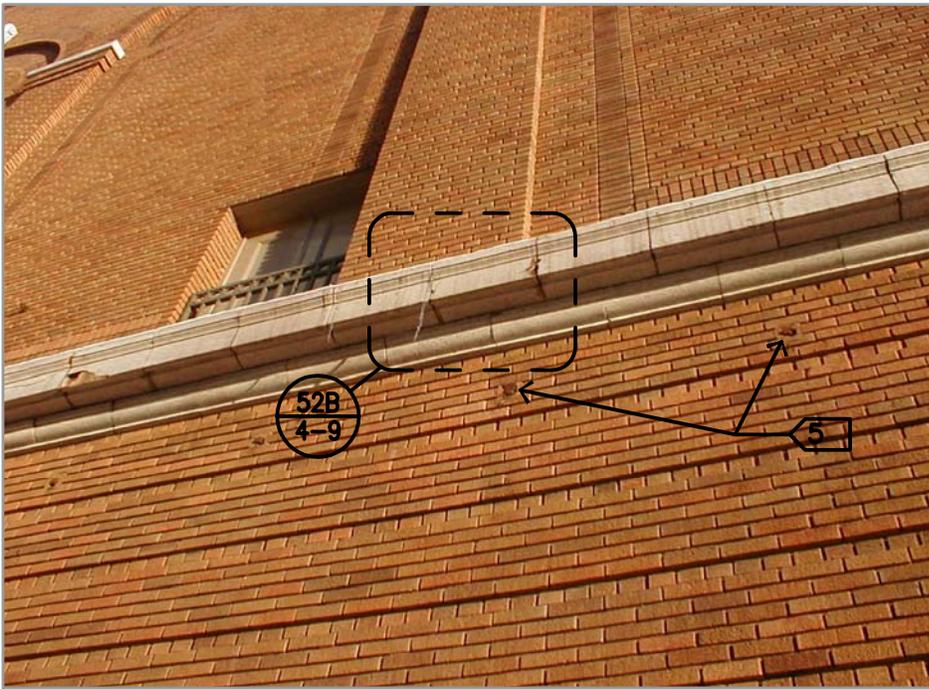
 Architecture Engineering Planning Hammel, Green and Abrahamson, Inc. 701 Washington Avenue North - Minneapolis, Minnesota 55401 Telephone 612.758.4000 Facsimile 612.758.4199	SCALE not to scale	orpheum theatre 910 hennepin ave minneapolis, minnesota	51.1 <hr/> <hr/> 4-9
	DATE		
	DRAWN val		
	COMM. NO. 0781-006-25		

XXXXXXXXX.DWG
PLOT SCALE: 1"=1-0"

PRIORITY LEVEL- [C]

GENERAL NOTE:
 WATER DAMAGE DETAILED HERE IS TYPICAL FOR MANY TERRA COTTA UNITS ALONG THE STRING COURSE - THIS AREA SHOULD BE REVIEWED FROM A LIFT TO DETERMINE EXTENT OF DAMAGE NOT VIEWABLE FROM STREET LEVEL. IN AREAS W/ OBVIOUS SUSTAINED WATER DAMAGE, REMOVE TERRA COTTA UNITS, EVALUATE ANCHORAGE SYSTEM, REPAIR STEEL, REPLACE TERRA COTTA. REPOINT ALL LOOSE OR OPEN JOINTS.

00-00-00 00:00



Ⓐ STRING COURSE



Ⓑ STRING COURSE DETAIL

HAWTHORNE ST FACADE- TERRA COTTA DETAILS

REV	DATE	BY

<p>Architecture Engineering Planning Hammel, Green and Abrahamson, Inc. 701 Washington Avenue North - Minneapolis, Minnesota 55401 Telephone 612.758.4000 Facsimile 612.758.4199</p>	SCALE not to scale	orpheum theatre 910 hennepin ave minneapolis, minnesota	<table border="1"> <tr> <td>52</td> </tr> <tr> <td>---</td> </tr> <tr> <td>---</td> </tr> <tr> <td>4-9</td> </tr> </table>	52	---	---	4-9
	52						

4-9							
DATE							
DRAWN val							
COMM. NO. 0781-006-25							

0049R001.DWG

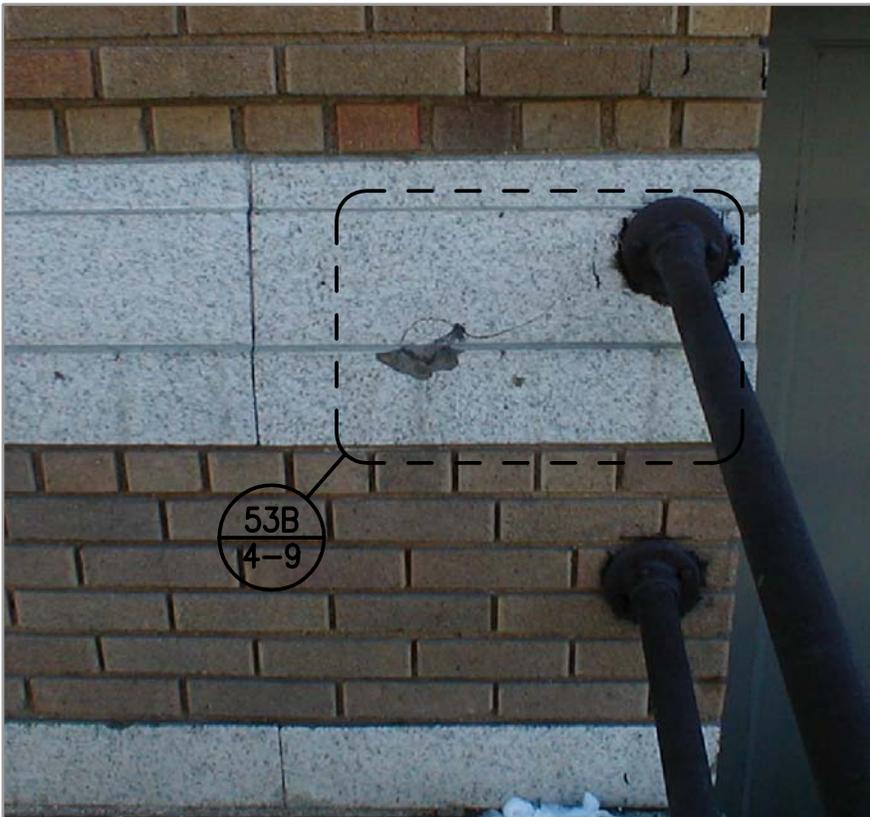
XXXXXXXXX.DWG
 PLOT SCALE: 1"=1'-0"

GENERAL NOTE:

REPAIRS TO DAMAGED CAST IN PLACE RETAINING WILL BE ISSUED IN A FUTURE PACKAGE. SEE 55/4-9 FOR HANDRAIL REPAIR DETAIL.

DELAY TERRA COTTA REPAIRS UNTIL CONCRETE WORK IS COMPLETED & NEW HANDRAIL INSTALLED

00-00-00 00:00



A WATER TABLE @ CENTER STAIR WELL



B WATER TABLE DRIPSTONE DETAIL

HAWTHORNE ST FACADE- TERRA COTTA DETAILS



<p style="font-size: small; margin: 0;">Architecture Engineering Planning Hammel, Green and Abrahamson, Inc. 701 Washington Avenue North - Minneapolis, Minnesota 55401 Telephone 612.758.4000 Facsimile 612.758.4199</p>	SCALE not to scale	<p style="font-size: large; margin: 0;">orpheum theatre</p> <p style="font-size: large; margin: 0;">910 hennepin ave</p> <p style="font-size: large; margin: 0;">minneapolis, minnesota</p>	53
	DATE		---
	DRAWN val		---
	COMM. NO. 0781-006-25		---
			4-9

0049R001.DWG

PRIORITY LEVEL- D

DETERIORATED CONCRETE
RETAINING WALL

8

GENERAL NOTE:

REPAIRS TO DAMAGED CAST IN PLACE RETAINING WILL BE ISSUED IN A FUTURE PACKAGE. SEE 55/4-9 FOR HANDRAIL REPAIR DETAIL.

SEE 55/4-9 FOR CONTINUATION

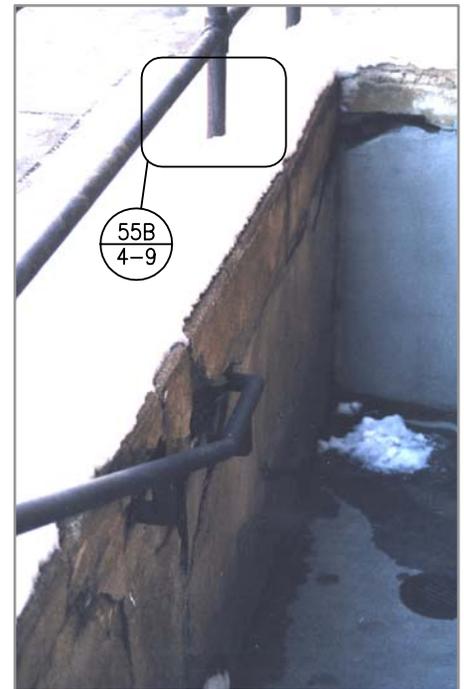
00-00-00 00:00



A CENTER STAIRWELL _____



B CENTER STAIRWELL _____



HAWTHORNE ST- CONCRETE DETAILS



0049R001.DWG

HGA.
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

SCALE not to scale
DATE
DRAWN val
COMM. NO. 0781-006-25

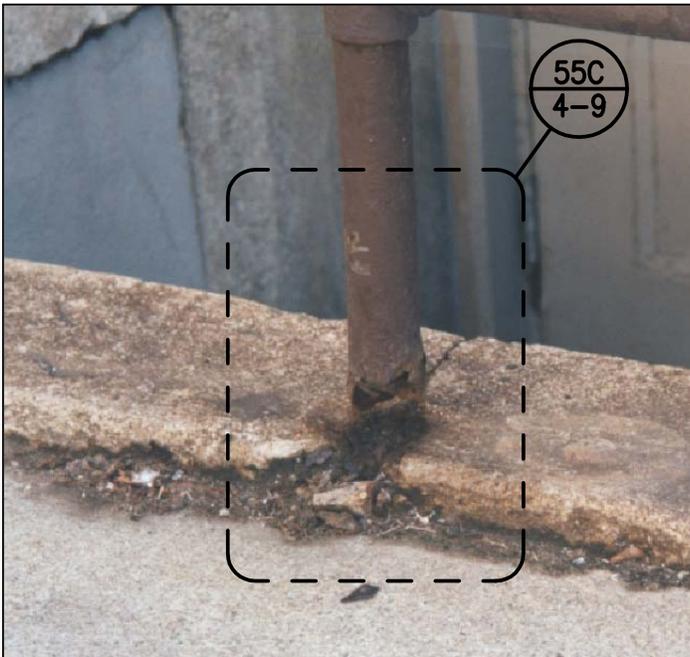
orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

54

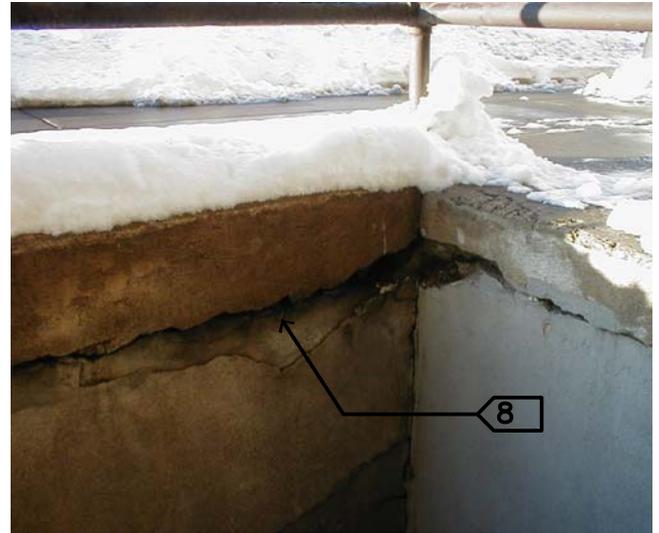
4-9

XXXXXXXXX.DWG
PLOT SCALE: 1"=1-0"

00-00-00 00:00



PRIORITY LEVEL- D



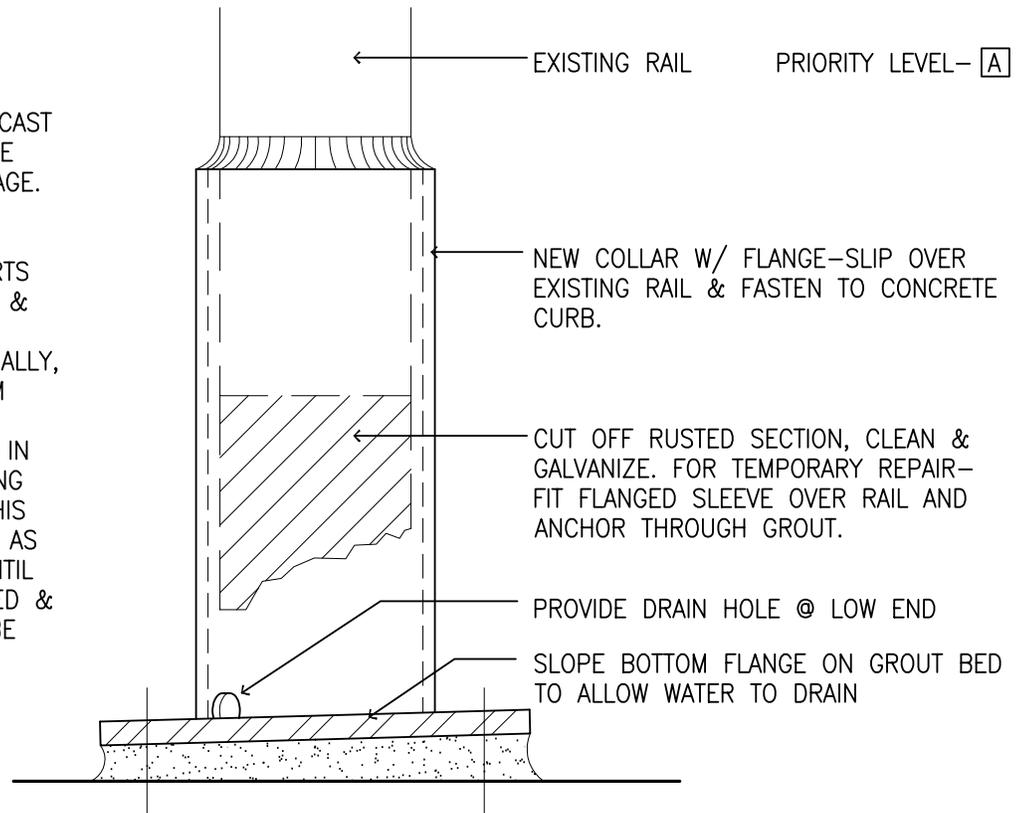
A CENTER STAIRWELL RAILING

B CENTER STAIRWELL CONCRETE WALL

GENERAL NOTE:

REPAIRS TO THE DAMAGED CAST IN PLACE RETAINING WILL BE ISSUED IN A FUTURE PACKAGE.

VERTICAL HANDRAIL SUPPORTS ARE EXTREMELY CORRODED & PRESENT A POTENTIAL LIFE-SAFETY ISSUE. EVENTUALLY, THE WHOLE RAILING SYSTEM SHOULD BE REPLACED TO MATCH THE ONE INSTALLED IN THE WEST EXIT STAIR DURING THE 1992 RENOVATION. THIS DETAIL IS MEANT TO SERVE AS A TEMPORARY SOLUTION UNTIL CONCRETE WORK IS FINISHED & PERMANENT REPAIRS CAN BE MADE.



C TEMPORARY RAILING REPAIR DETAIL-TYP

HAWTHORNE ST- CONCRETE & HANDRAIL DETAILS



0049R001.DWG

 Architecture Engineering Planning Hammel, Green and Abrahamson, Inc. 701 Washington Avenue North - Minneapolis, Minnesota 55401 Telephone 612.758.4000 Facsimile 612.758.4199	SCALE not to scale DATE DRAWN val COMM. NO. 0781-006-25	orpheum theatre 910 hennepin ave minneapolis, minnesota	55 <hr style="width: 50%; margin: 0 auto;"/> 4-9
---	---	---	---

XXXXXXXXX.DWG
 PLOT SCALE: 1"=1'-0"

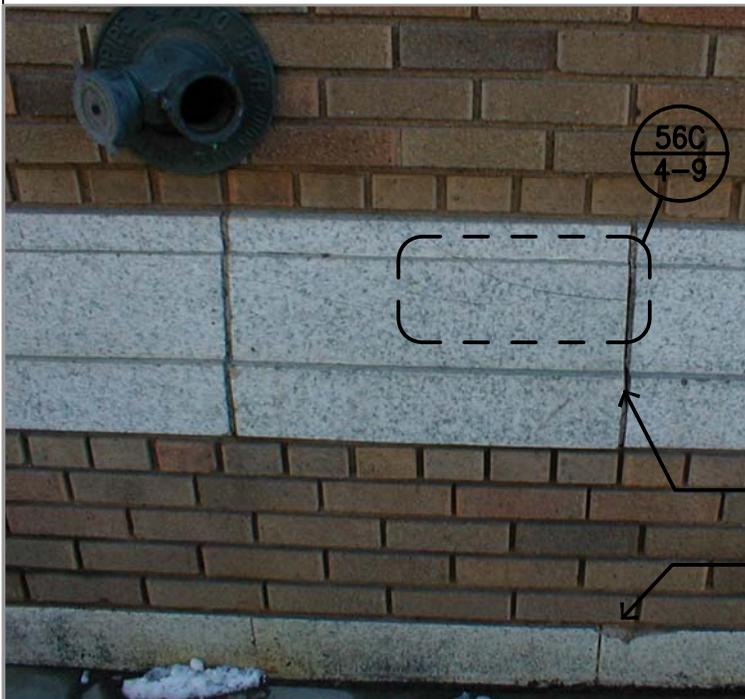
PRIORITY LEVEL- [D]

00-00-00 00:00



GENERAL NOTE:
 DAMAGE IS TYPICAL FOR WATER TABLE ALONG HAWTHORNE. SPALLING IS PRIMARILY DUE TO WATER PENETRATION @ OPEN OR LOOSE JOINTS BUT SOME MECHANICAL DAMAGE IS ALSO EVIDENT.

Ⓐ WATER TABLE @ CENTER STAIR LANDING



Ⓒ WATER TABLE DRIPSTONE DETAIL

OPEN & LOOSE JOINTS- REPOINT [1]

SPALLING @ JOINT- REPAIR [4]

Ⓑ WATER TABLE DETAIL

HAWTHORNE ST FACADE- TERRA COTTA DETAILS



0049R001.DWG

HGA
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

SCALE
 not to scale
 DATE
 DRAWN
 val
 COMM. NO.
 0781-006-25

orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

REV	
56	
4-9	

XXXXXXXXX.DWG
 PLOT SCALE: 1"=1-0"

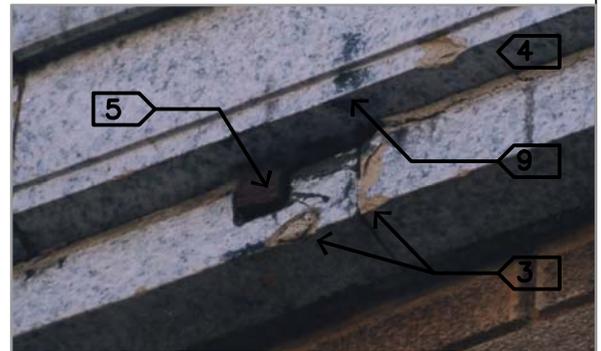
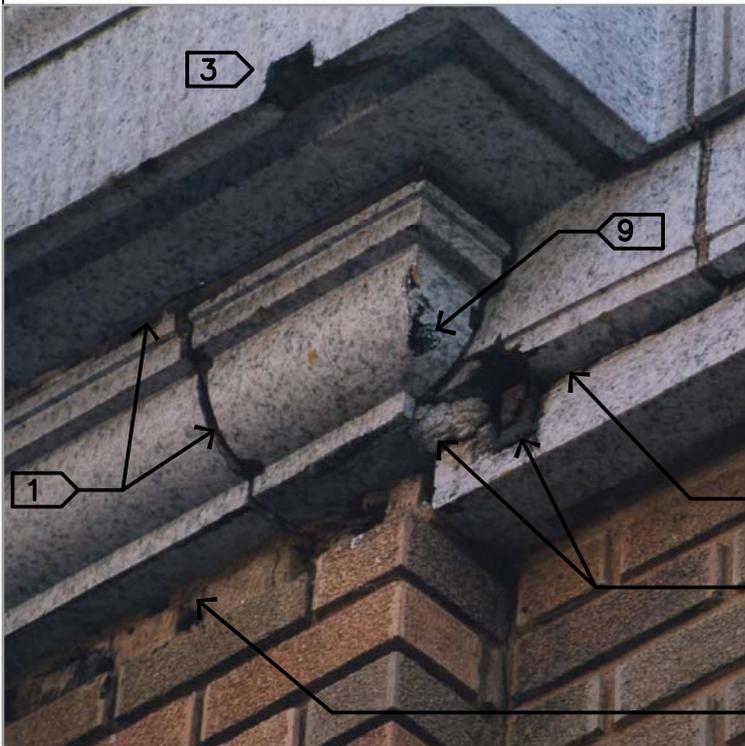
00-00-00 00:00



PRIORITY LEVEL- [C]

GENERAL NOTE:
EXAMINE JOINTS ALONG STRING COURSE. REPOINT LOOSE & OPEN JOINTS. CLEAN BITUMINOUS COMPOUND FROM SURFACE OF TERRA COTTA.

Ⓐ STRING COURSE



Ⓒ STRING COURSE DETAIL

OPEN & LOOSE JOINTS- REPOINT [1]

REMOVE TERRA COTTA, CUT BACK & CONCEAL BAR ENDS, REMOVE CEMENTITIOUS PATCH, REPAIR & REPLACE TERRA COTTA [5] [3]

SEE 58/4-9 FOR MASONRY DETAIL

Ⓑ STRING COURSE DRIPSTONE DETAIL @ CORNER

HAWTHORNE ST FACADE- TERRA COTTA DETAILS



0049R001.DWG

HGA
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

SCALE not to scale
DATE
DRAWN val
COMM. NO. 0781-006-25

orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

57

4-9

58.1
5-9

PRIORITY LEVEL- [C]

SEE 57/4-9 FOR
TERRA COTTA REPAIR

GENERAL NOTE:
REPLACE BROKEN BRICK
MASONRY

00-00-00 00:00



Ⓐ STRING COURSE



Ⓑ MASONRY DETAIL @ CORNER

HAWTHORNE ST FACADE- TERRA COTTA DETAILS

REV	DATE	BY

HGA.
Architecture | Engineering | Planning
Hammel, Green and Abrahamson, Inc.
701 Washington Avenue North - Minneapolis, Minnesota 55401
Telephone 612.758.4000 Facsimile 612.758.4199

SCALE
not to scale
DATE
DRAWN
val
COMM. NO.
0781-006-25

orpheum theatre
910 hennepin ave
minneapolis, minnesota

58

4-9

0049R001.DWG

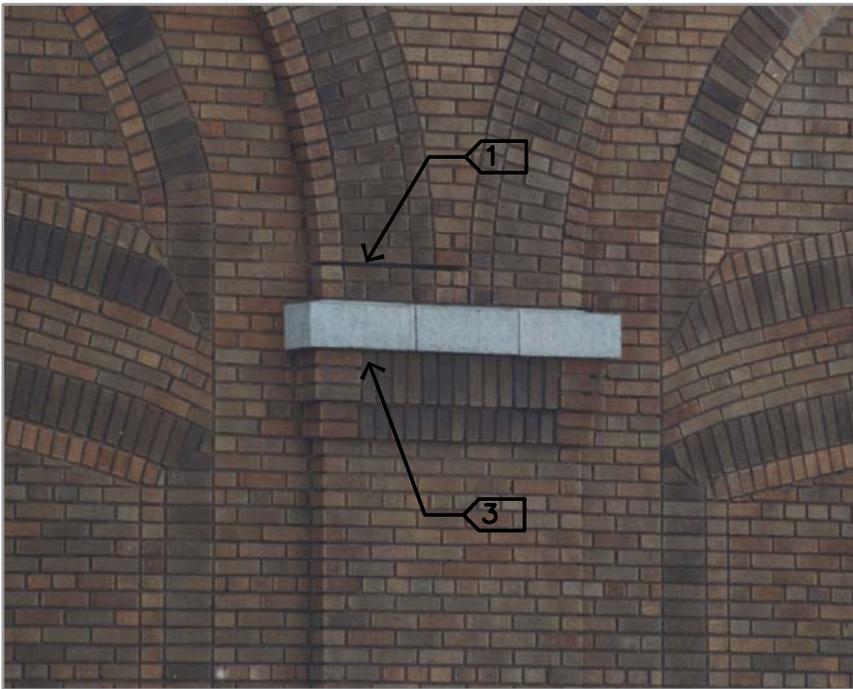
XXXXXXXXX.DWG
PLOT SCALE: 1"=1'-0"

PRIORITY LEVEL- [B]

GENERAL NOTE:

DAMAGE DETAILED HERE IS TYPICAL OF EVERY IMPOST & SPRINGER ALONG THIS ELEVATION. THERE APPEARS TO BE SOME KIND OF STEEL SUPPORT @ THIS LOCATION THAT SHOWS VARIOUS STAGES OF DETERIORATION FROM PILASTER TO PILASTER. DAMAGE TO TERRA COTTA IS LIKELY DUE TO RUST JACKING FROM DETERIORATING ANCHORS. EVALUATE ANCHORAGE SYSTEM, REPAIR STEEL, REPAIR OR REPLACE TERRA COTTA & REPOINT ALL LOOSE OR OPEN JOINTS.

00-00-00 00:00

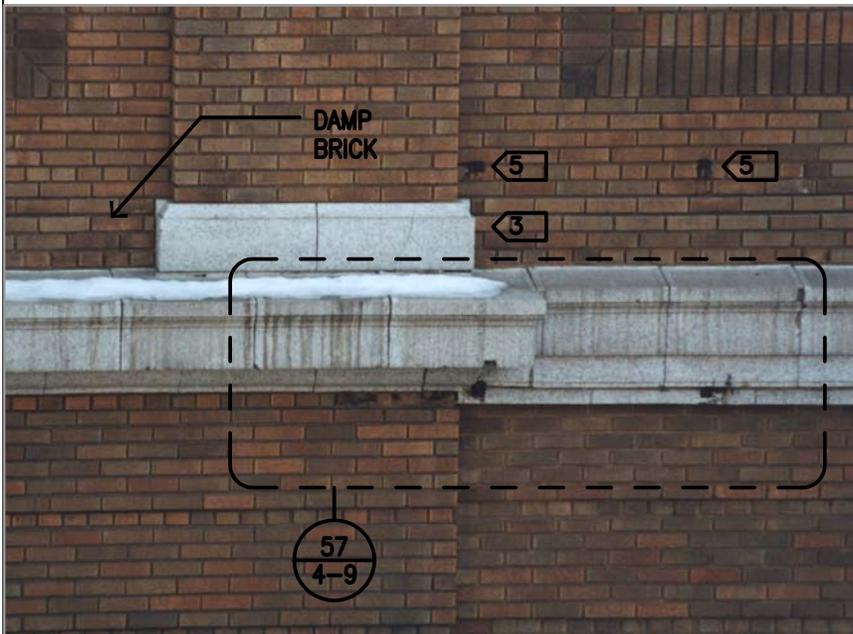


[A] IMPOST BLOCKS & SPRINGER BTW 5TH & 6TH ARCH

PRIORITY LEVEL- [C]

GENERAL NOTE:

WATER DAMAGE DETAILED HERE IS TYPICAL FOR MANY TERRA COTTA UNITS ALONG THE STRING COURSE - THIS AREA SHOULD BE REVIEWED FROM A LIFT TO DETERMINE EXTENT OF DAMAGE NOT VIEWABLE FROM STREET LEVEL. IN AREAS W/ OBVIOUS SUSTAINED WATER DAMAGE, REMOVE TERRA COTTA UNITS, EVALUATE ANCHORAGE SYSTEM, REPAIR STEEL, REPLACE TERRA COTTA. REPOINT ALL LOOSE OR OPEN JOINTS.



[B] STRING COURSE DETAIL

HAWTHORNE ST FACADE- TERRA COTTA DETAILS



 Architecture Engineering Planning Hammel, Green and Abrahamson, Inc. 701 Washington Avenue North - Minneapolis, Minnesota 55401 Telephone 612.758.4000 Facsimile 612.758.4199	SCALE not to scale	orpheum theatre 910 hennepin ave minneapolis, minnesota	58.1 --- 4-9
	DATE		
	DRAWN val		
	COMM. NO. 0781-006-25		

0049R001.DWG

PRIORITY LEVEL- [D]

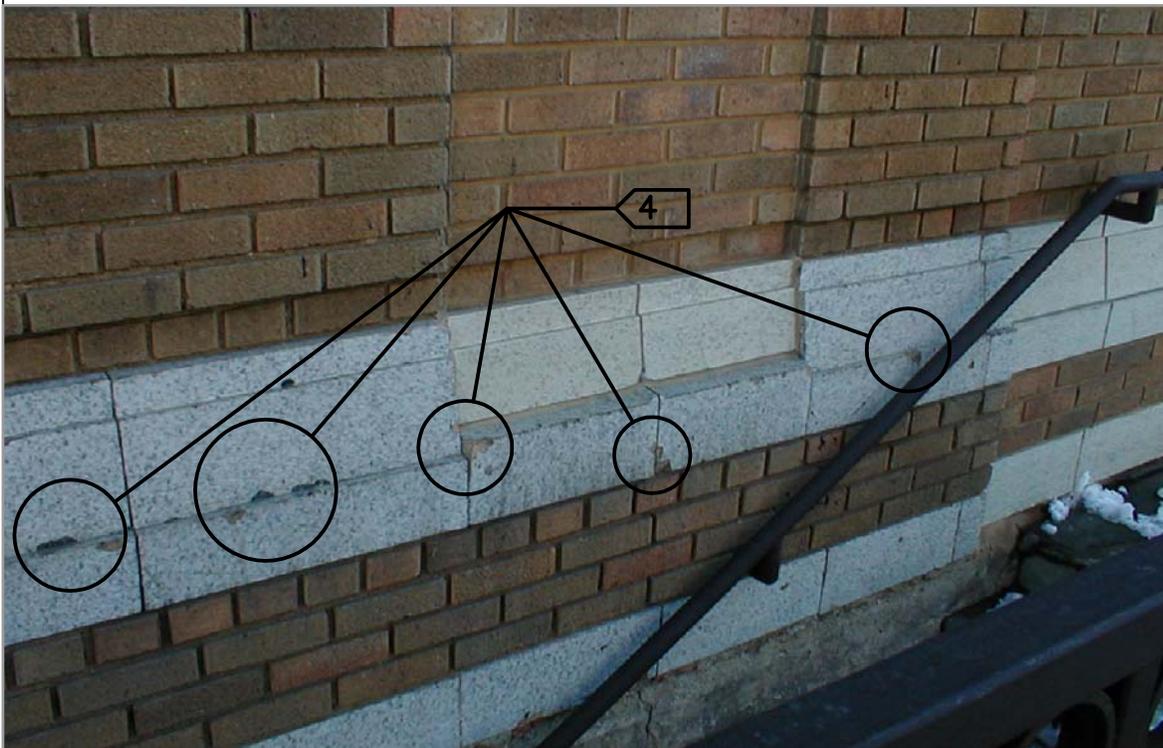
SEE 59B/4-9 FOR CONTINUATION

GENERAL NOTE:
THIS LEVEL OF SPALLING IS TYPICAL @ WATER TABLE DRIPSTONE & BASE COURSE

00-00-00 00:00



A WATER TABLE @ WEST STAIR WELL



B WATER TABLE @ WEST STAIR WELL LANDING

HAWTHORNE ST FACADE- TERRA COTTA DETAILS



REV	
DATE	
BY	
CHK	

HGA
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

SCALE	not to scale
DATE	
DRAWN	val
COMM. NO.	0781-006-25

orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

59
4-9

0049R001.DWG

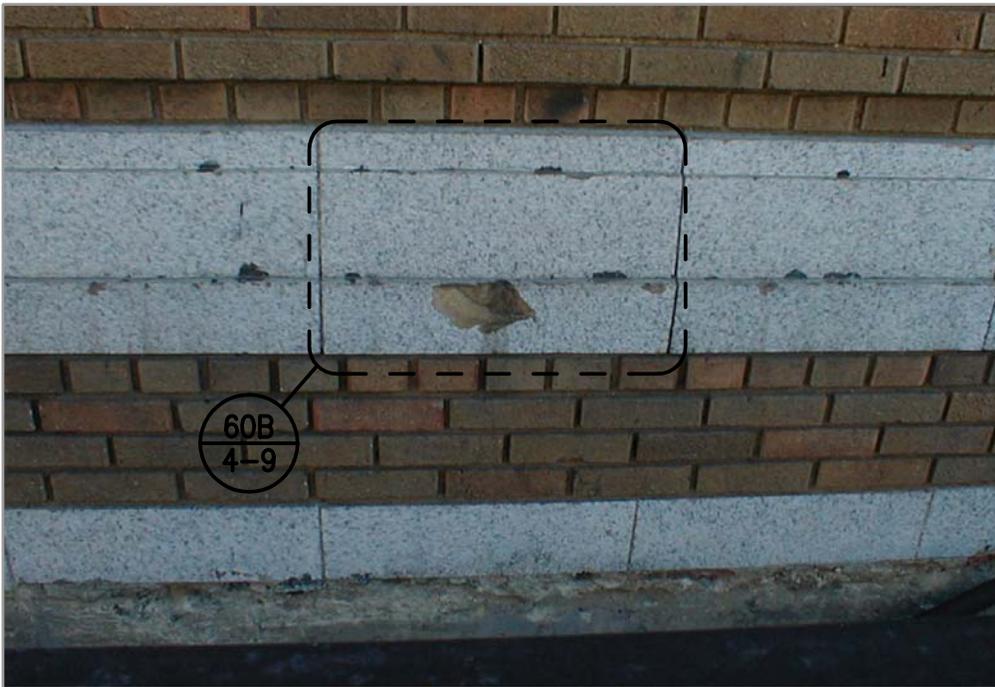
XXXXXXX.DWG
PLOT SCALE: 1"=1-0"

PRIORITY LEVEL- D

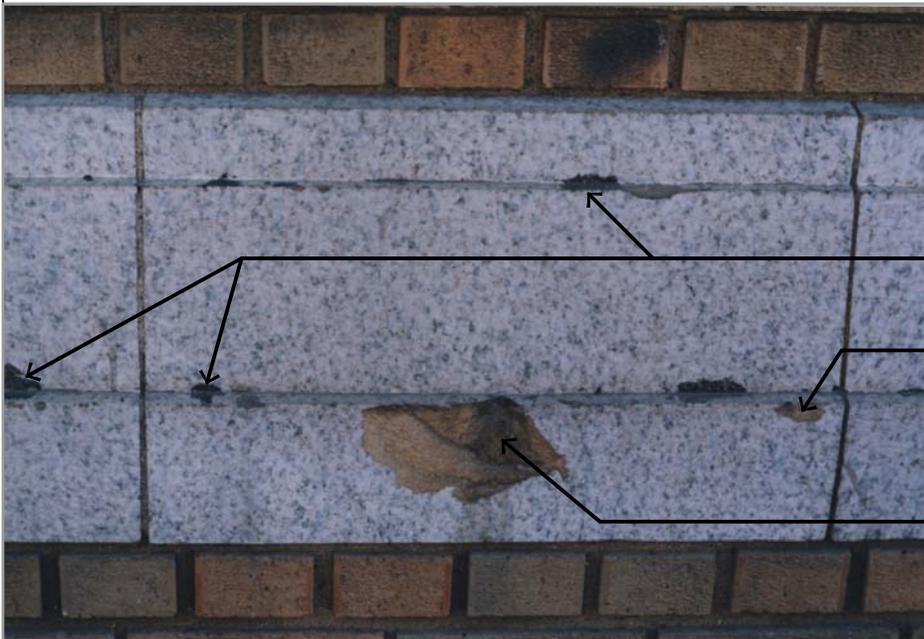
SEE 59B/4-9 FOR CONTINUATION

GENERAL NOTE:
THIS LEVEL OF SPALLING IS TYPICAL @ WATER TABLE DRIPSTONE & BASE COURSE

00-00-00 00:00



A WATER TABLE @ WEST STAIR WELL _____



REMOVE BITUMINOUS COMPOUND 9

MINOR SPALLING- REPAIR 4

LARGE SPALL- REPAIR 3

B WATER TABLE DRIPSTONE DETAIL _____

HAWTHORNE ST FACADE- TERRA COTTA DETAILS



hA.
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

SCALE not to scale
DATE
DRAWN val
COMM. NO. 0781-006-25

orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

60

4-9

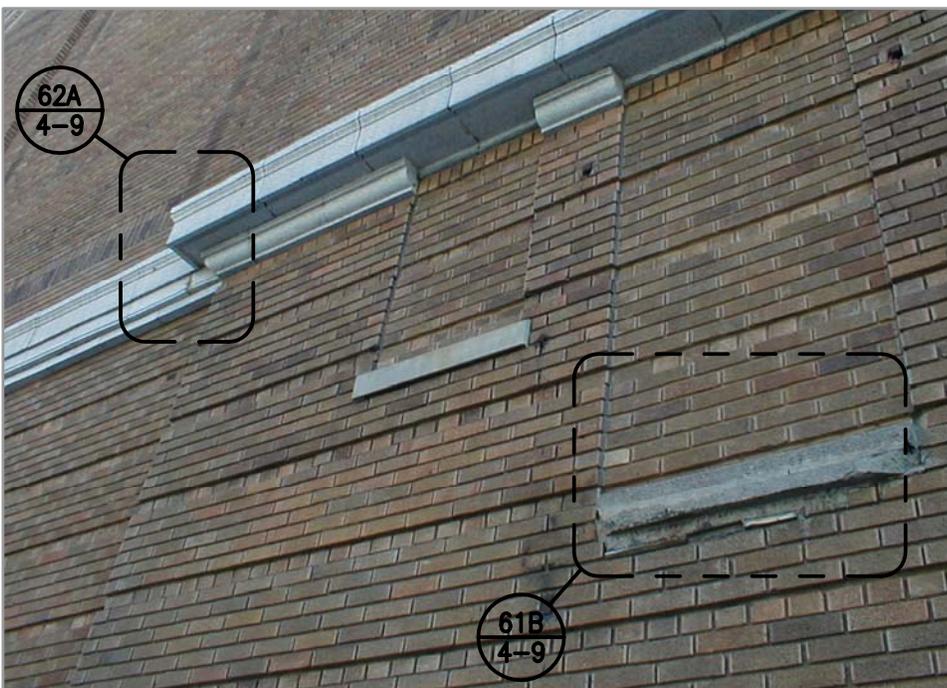
0049R001.DWG

PRIORITY LEVEL- **D**

SEE 62/4-9 FOR CONTINUATION

GENERAL NOTE:
 WATER DAMAGE DETAILED HERE IS TYPICAL FOR MANY TERRA COTTA UNITS ALONG THE STRING COURSE - THIS AREA SHOULD BE REVIEWED FROM A LIFT TO DETERMINE EXTENT OF DAMAGE NOT VIEWABLE FROM STREET LEVEL. IN AREAS W/ OBVIOUS SUSTAINED WATER DAMAGE, REMOVE TERRA COTTA UNITS, EVALUATE ANCHORAGE SYSTEM, REPAIR STEEL, REPLACE TERRA COTTA. REPOINT ALL LOOSE OR OPEN JOINTS.

00-00-00 00:00



A STRING COURSE

PRIORITY LEVEL- **D**

CHIP OUT OLD CAST IN PLACE THRESHOLD & PROVIDE CONCRETE PATCH TO MATCH ADJACENT WINDOW SILL CHARACTER & PROFILE



B CONCRETE SILL DETAIL

HAWTHORNE ST FACADE- TERRA COTTA DETAILS

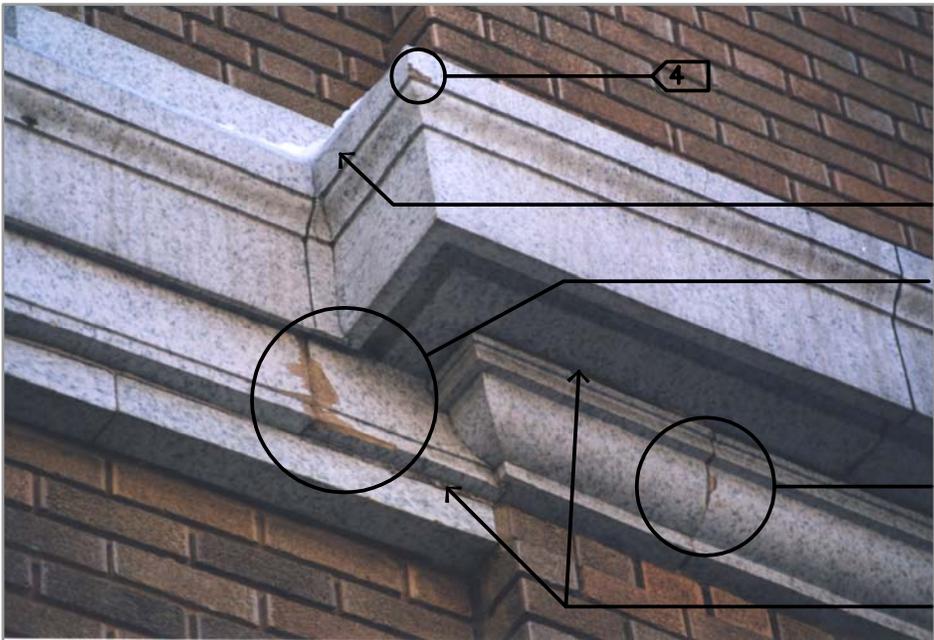


 Architecture Engineering Planning Hammel, Green and Abrahamson, Inc. 701 Washington Avenue North - Minneapolis, Minnesota 55401 Telephone 612.758.4000 Facsimile 612.758.4199	SCALE not to scale	orpheum theatre 910 hennepin ave minneapolis, minnesota	61 --- 4-9
	DATE		
	DRAWN val		
	COMM. NO. 0781-006-25		

0049R001.DWG

XXXXXXXXX.DWG
 PLOT SCALE: 1"=1-0"

00-00-00 00:00



PRIORITY LEVEL- [C]

- MINOR GLAZE CRACKING- REPAIR [4]
- LARGE SPALL @ JOINT- REPAIR TERRA COTTA & REPOINT JOINT [3] [1]
- MINOR SPALLING @ JOINT- REPAIR [4]
- OPEN & LOOSE JOINTS- REPOINT [1]

Ⓐ STRING COURSE DRIPSTONE @ CORNER

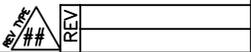


SEE 63/4-9 FOR CONTINUATION

GENERAL NOTE:
 WATER DAMAGE DETAILED HERE IS TYPICAL FOR MANY TERRA COTTA UNITS ALONG THE STRING COURSE - THIS AREA SHOULD BE REVIEWED FROM A LIFT TO DETERMINE EXTENT OF DAMAGE NOT VIEWABLE FROM STREET LEVEL. IN AREAS W/ OBVIOUS SUSTAINED WATER DAMAGE, REMOVE TERRA COTTA UNITS, EVALUATE ANCHORAGE SYSTEM, REPAIR STEEL, REPLACE TERRA COTTA. REPOINT ALL LOOSE OR OPEN JOINTS.

Ⓑ STRING COURSE DRIPSTONE DETAIL

HAWTHORNE ST FACADE- TERRA COTTA DETAILS



0049R001.DWG

 Architecture Engineering Planning Hammel, Green and Abrahamson, Inc. 701 Washington Avenue North - Minneapolis, Minnesota 55401 Telephone 612.758.4000 Facsimile 612.758.4199	SCALE not to scale	orpheum theatre 910 hennepin ave minneapolis, minnesota	62 <hr/> 4-9
	DATE		
	DRAWN val		
	COMM. NO. 0781-006-25		

XXXXXXXXX.DWG
 PLOT SCALE: 1"=1-0"

PRIORITY LEVEL- [B]

00-00-00 00:00

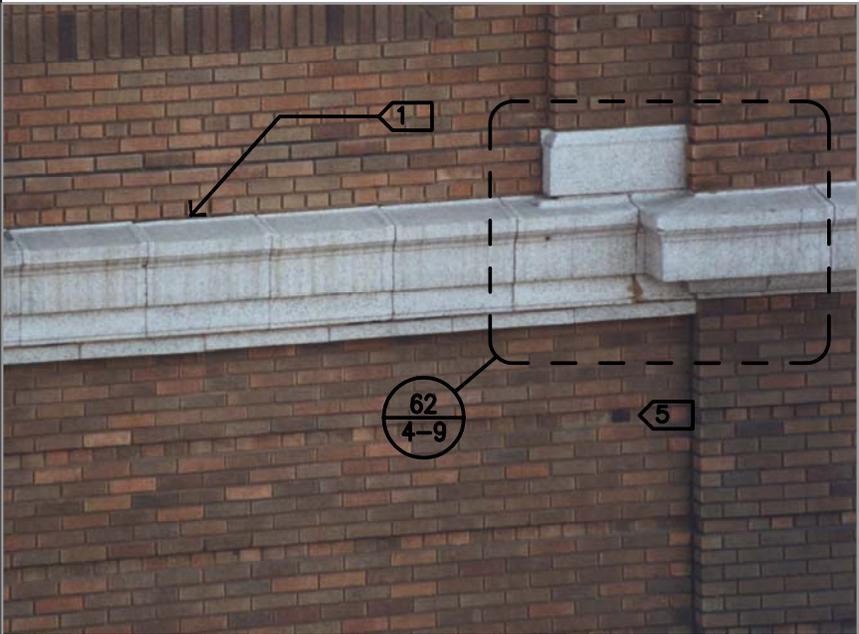


GENERAL NOTE:

DAMAGE DETAILED HERE IS TYPICAL OF EVERY IMPOST & SPRINGER ALONG THIS ELEVATION. THERE APPEARS TO BE SOME KIND OF STEEL SUPPORT @ THIS LOCATION THAT SHOWS VARIOUS STAGES OF DETERIORATION FROM PILASTER TO PILASTER. DAMAGE TO TERRA COTTA IS LIKELY DUE TO RUST JACKING FROM DETERIORATING ANCHORS. EVALUATE ANCHORAGE SYSTEM, REPAIR STEEL, REPAIR OR REPLACE TERRA COTTA & REPOINT ALL LOOSE OR OPEN JOINTS.

[A] IMPOST BLOCKS & SPRINGER @ 6TH ARCH

PRIORITY LEVEL- [C]



GENERAL NOTE:

WATER DAMAGE DETAILED HERE IS TYPICAL FOR MANY TERRA COTTA UNITS ALONG THE STRING COURSE - THIS AREA SHOULD BE REVIEWED FROM A LIFT TO DETERMINE EXTENT OF DAMAGE NOT VIEWABLE FROM STREET LEVEL. IN AREAS W/ OBVIOUS SUSTAINED WATER DAMAGE, REMOVE TERRA COTTA UNITS, EVALUATE ANCHORAGE SYSTEM, REPAIR STEEL, REPLACE TERRA COTTA. REPOINT ALL LOOSE OR OPEN JOINTS.

[B] STRING COURSE DETAIL

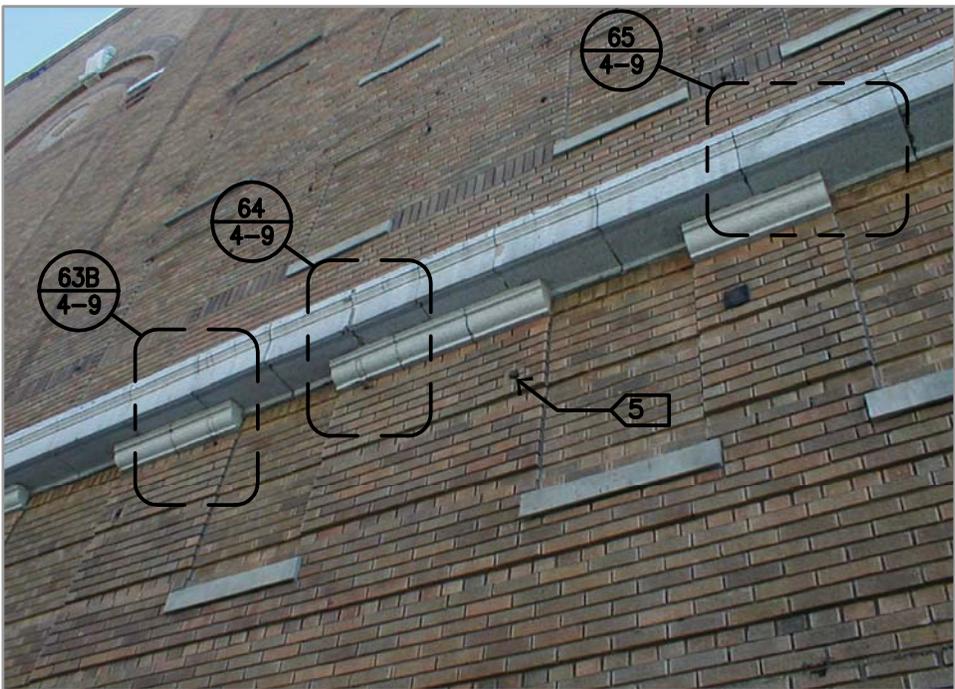
HAWTHORNE ST FACADE- TERRA COTTA DETAILS



0049R001.DWG

 Architecture Engineering Planning Hammel, Green and Abrahamson, Inc. 701 Washington Avenue North - Minneapolis, Minnesota 55401 Telephone 612.758.4000 Facsimile 612.758.4199	SCALE not to scale	orpheum theatre 910 hennepin ave minneapolis, minnesota	62.1 <hr style="width: 100%;"/> 4-9
	DATE		
	DRAWN val		
	COMM. NO. 0781-006-25		

00-00-00 00:00

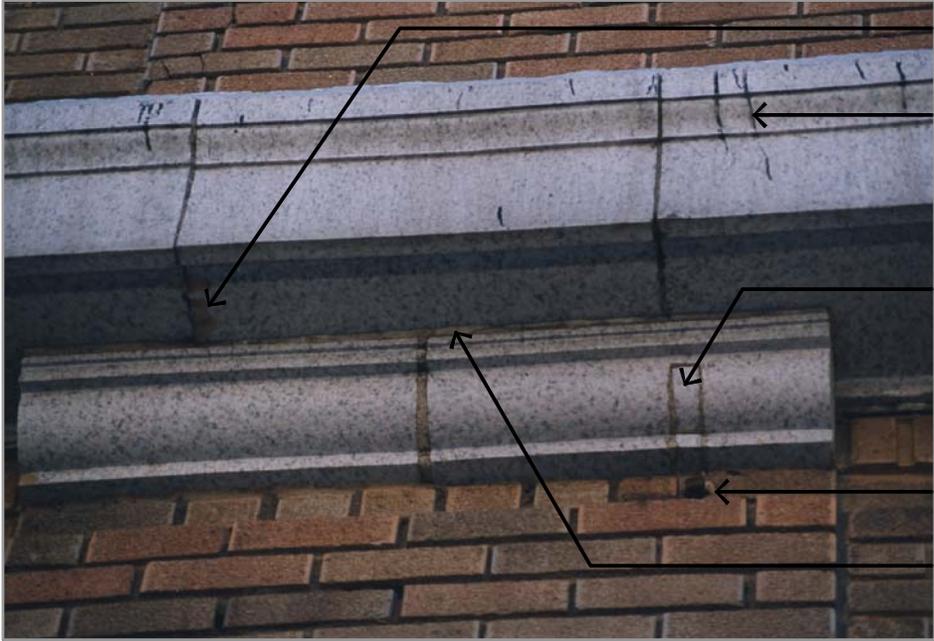


PRIORITY LEVEL- [C]

SEE 59B/4-9 FOR CONTINUATION

GENERAL NOTE:
 WATER DAMAGE DETAILED HERE IS TYPICAL FOR MANY TERRA COTTA UNITS ALONG THE STRING COURSE - THIS AREA SHOULD BE REVIEWED FROM A LIFT TO DETERMINE EXTENT OF DAMAGE NOT VIEWABLE FROM STREET LEVEL. IN AREAS W/ OBVIOUS SUSTAINED WATER DAMAGE, REMOVE TERRA COTTA UNITS, EVALUATE ANCHORAGE SYSTEM, REMOVE STEEL, REPLACE TERRA COTTA. REPOINT ALL LOOSE OR OPEN JOINTS.

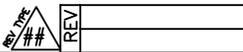
Ⓐ STRING COURSE DRIPSTONE @ CORNER



- MINOR SPALLING @ JOINT- REPAIR 4
- REMOVE BITUMINOUS COMPOUND 9
- SPALLING AROUND PREVIOUS PATCH- REPAIR 4
- STEEL ANCHOR- CUT BACK, PATCH W/ COLORED GROUT, SILICONE CAULK TO STEEL 5
- OPEN & LOOSE JOINTS- REPOINT 1

Ⓑ STRING COURSE DRIPSTONE DETAIL

HAWTHORNE ST FACADE- TERRA COTTA DETAILS



<p>Architecture Engineering Planning Hammel, Green and Abrahamson, Inc. 701 Washington Avenue North - Minneapolis, Minnesota 55401 Telephone 612.758.4000 Facsimile 612.758.4199</p>	SCALE not to scale	orpheum theatre 910 hennepin ave minneapolis, minnesota	<div style="font-size: 2em;">63</div> <hr style="width: 100%;"/> <div style="font-size: 2em;">4-9</div>
	DATE		
	DRAWN val		
	COMM. NO. 0781-006-25		

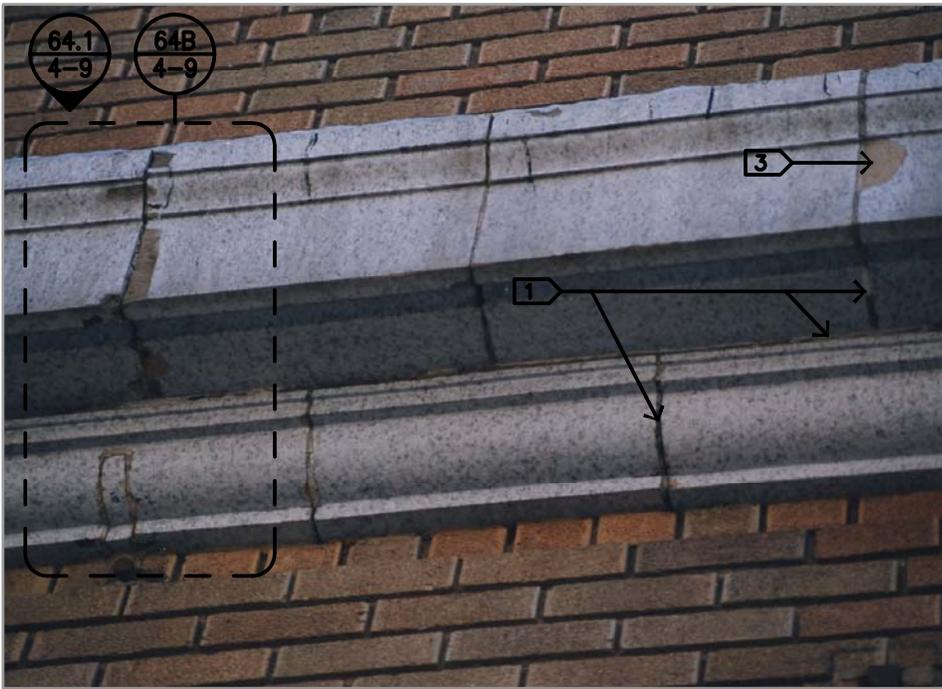
0049R001.DWG

PRIORITY LEVEL- [C]

SEE 65/4-9 FOR CONTINUATION

GENERAL NOTE:
 WATER DAMAGE DETAILED HERE IS TYPICAL FOR MANY TERRA COTTA UNITS ALONG THE STRING COURSE - THIS AREA SHOULD BE REVIEWED FROM A LIFT TO DETERMINE EXTENT OF DAMAGE NOT VIEWABLE FROM STREET LEVEL. IN AREAS W/ OBVIOUS SUSTAINED WATER DAMAGE, REMOVE TERRA COTTA UNITS, EVALUATE ANCHORAGE SYSTEM, REPAIR STEEL, REPLACE TERRA COTTA. REPOINT ALL LOOSE OR OPEN JOINTS.

00-00-00 00:00



Ⓐ STRING COURSE DRIPSTONE @ CORNER



REMOVE BITUMINOUS COMPOUND [9]

SPALLING @ JOINT- REPAIR [3]

OPEN & LOOSE JOINTS- REPOINT [1]

SPALLING AROUND PREVIOUS PATCH- REPAIR [4]

STEEL ANCHOR- CUT BACK, PATCH W/ COLORED GROUT, SILICONE CAULK TO STEEL [5]

Ⓑ STRING COURSE DRIPSTONE DETAIL

HAWTHORNE ST FACADE- TERRA COTTA DETAILS



0049R001.DWG

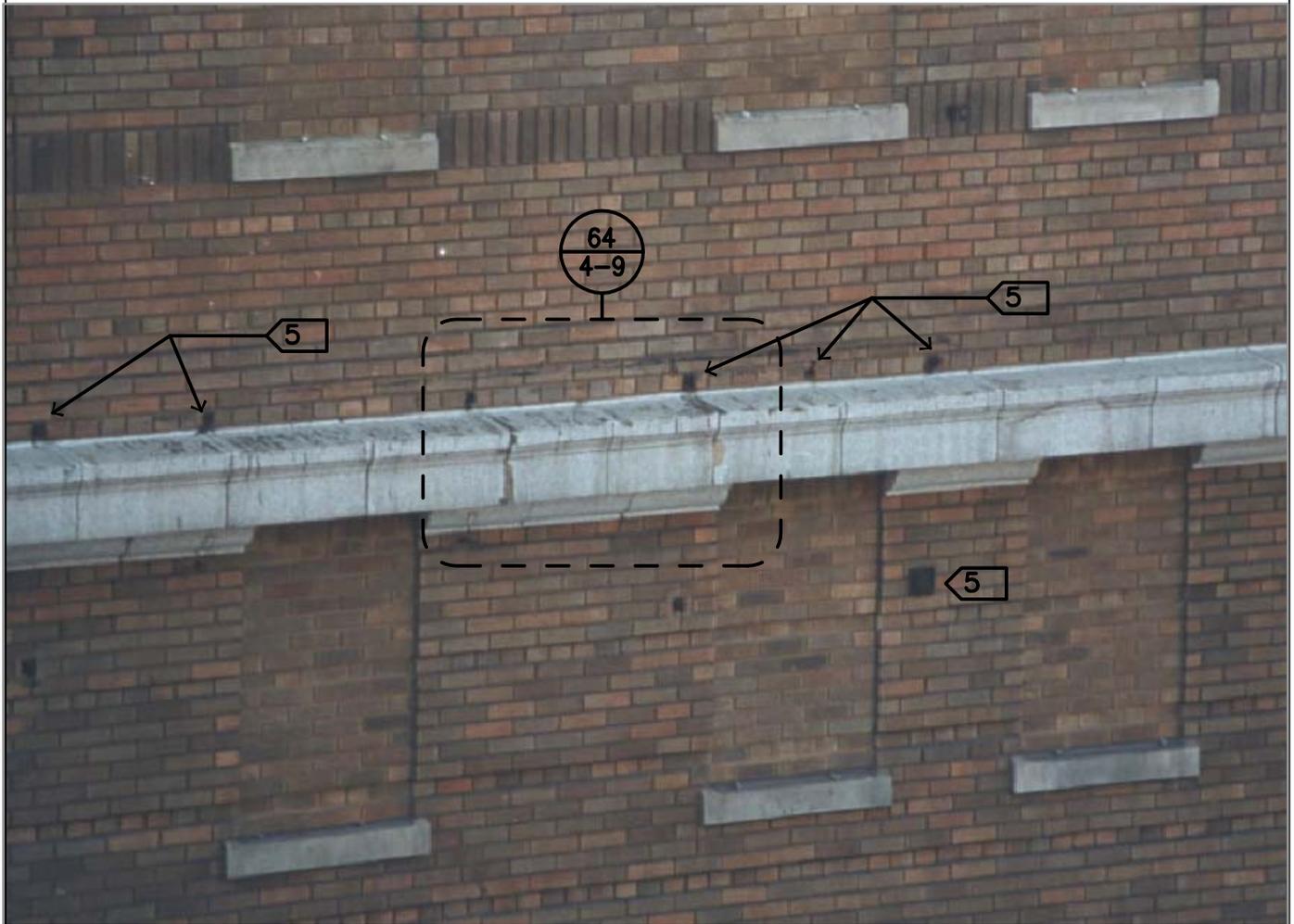
HGA
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

SCALE not to scale
DATE
DRAWN val
COMM. NO. 0781-006-25

orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

64
4-9

00-00-00 00:00



Ⓐ STRING COURSE DRIPSTONE @ STAGEHOUSE

HAWTHORNE ST FACADE- TERRA COTTA DETAILS

REV	DATE	BY	APP

HGA
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

SCALE
not to scale
 DATE
 DRAWN
val
 COMM. NO.
0781-006-25

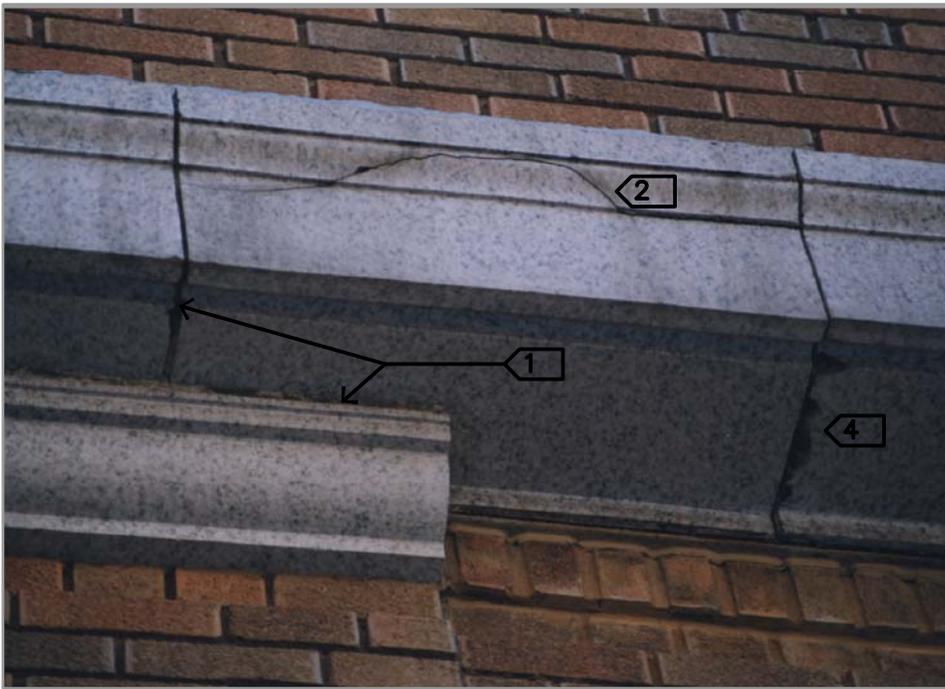
orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

64.1

 4-9

0049R001.DWG

00-00-00 00:00



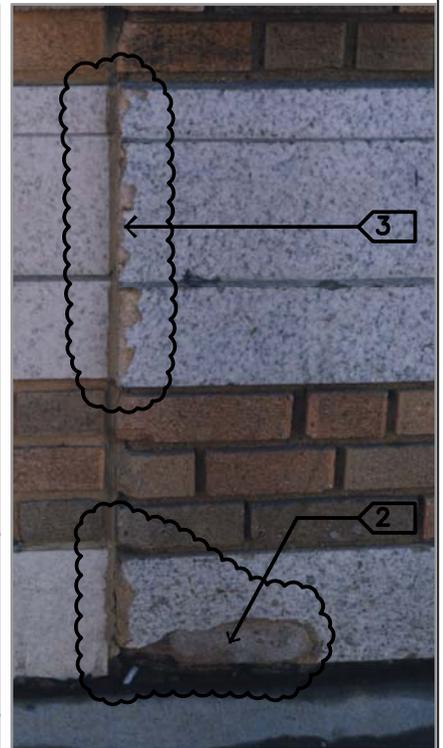
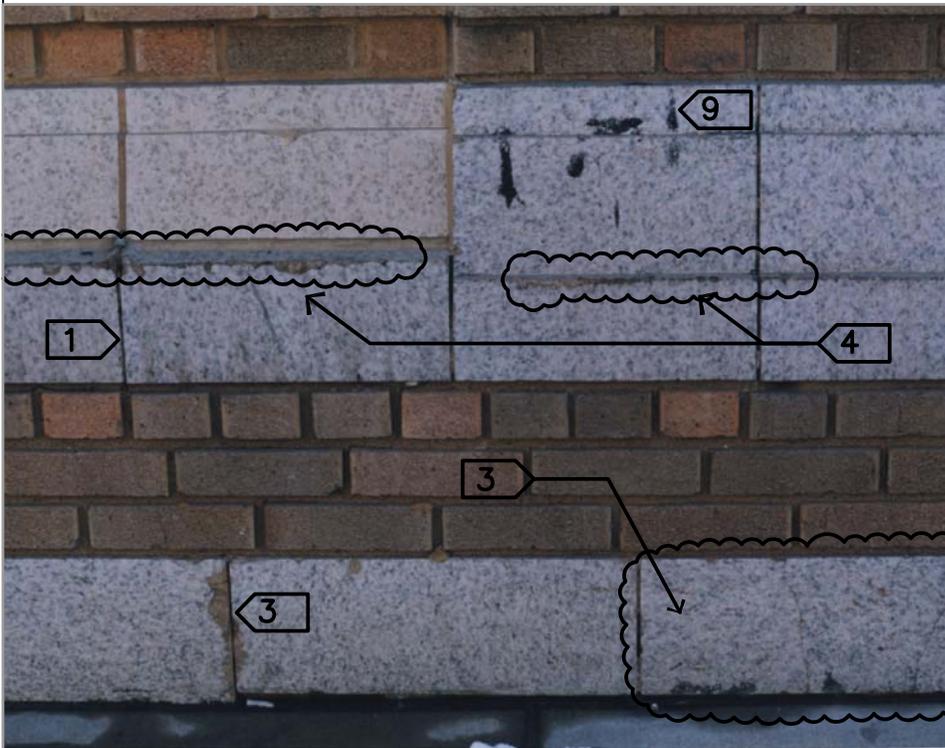
PRIORITY LEVEL- C

GENERAL NOTE:
 WATER DAMAGE DETAILED HERE IS TYPICAL FOR MANY TERRA COTTA UNITS ALONG THE STRING COURSE - THIS AREA SHOULD BE REVIEWED FROM A LIFT TO DETERMINE EXTENT OF DAMAGE NOT VIEWABLE FROM STREET LEVEL. IN AREAS W/ OBVIOUS SUSTAINED WATER DAMAGE, REMOVE TERRA COTTA UNITS, EVALUATE ANCHORAGE SYSTEM, REPAIR STEEL, REPLACE TERRA COTTA. REPOINT ALL LOOSE OR OPEN JOINTS.

CONSIDER STONE AS COST EFFECTIVE REPLACEMENT OPTION FOR WATER TABLE BASE UNITS-SEE 65C/4-9

A STRING COURSE DRIPSTONE

PRIORITY LEVEL- C



B WATER TABLE @ BLOCKED WINDOW

C WATER TABLE @ DOOR

HAWTHORNE ST FACADE- TERRA COTTA DETAILS

DATE	
REV	

HA.
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

SCALE
 not to scale
 DATE
 DRAWN
 val
 COMM. NO.
 0781-006-25

orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

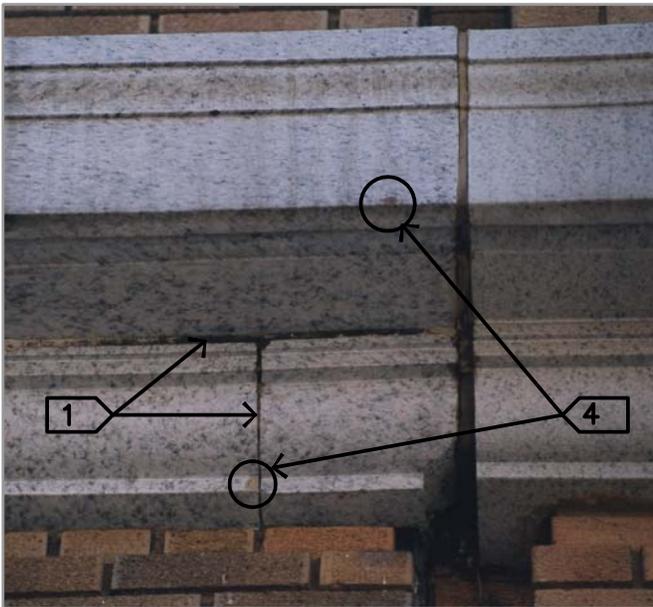
65

 4-9

0049R001.DWG

XXXXXXXXX.DWG
 PLOT SCALE: 1"=1'-0"

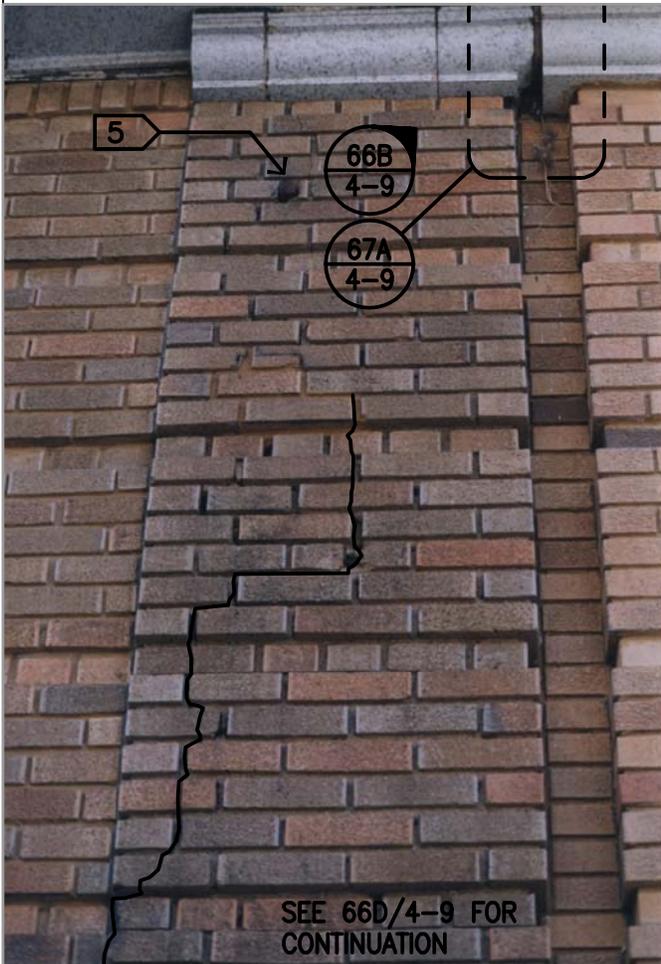
00-00-00 00:00



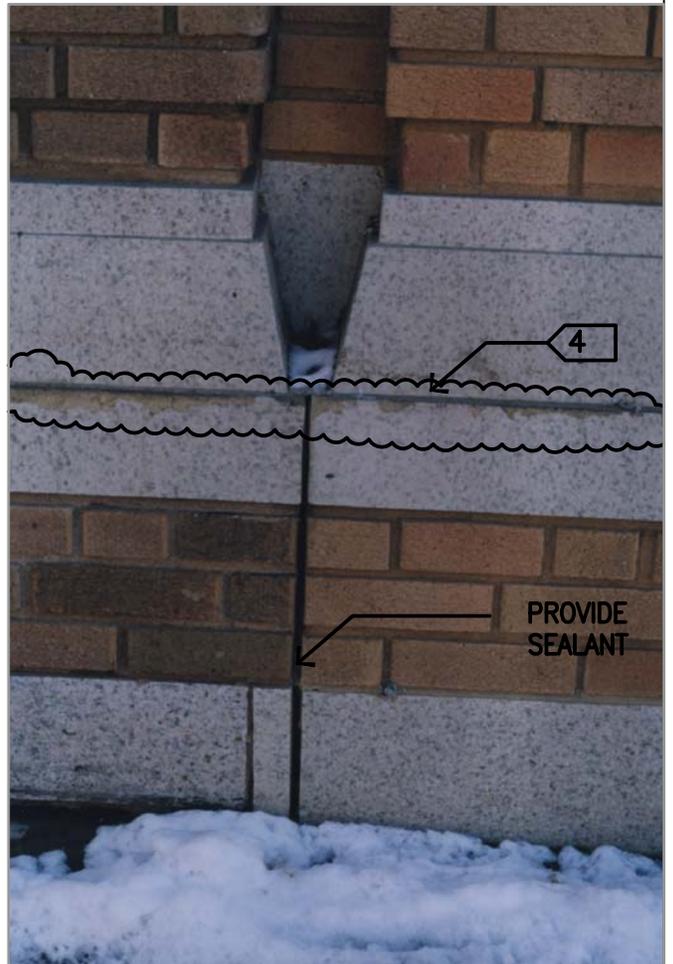
Ⓐ STRING COURSE DRIPSTONE CONTROL JOINT



Ⓑ STRING COURSE DRIPSTONE CONTROL JOINT



Ⓒ MASONRY PILASTER @ CJ-NEW STAGE HOUSE



Ⓓ WATER TABLE @ CONTROL JOINT

HAWTHORNE ST FACADE- TERRA COTTA DETAILS

REV #

0049R001.DWG

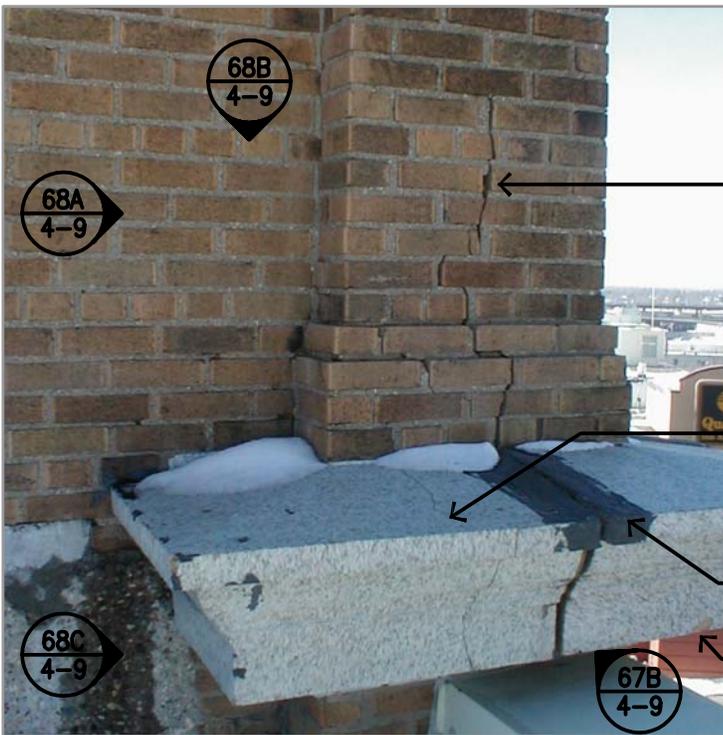
HA.
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

SCALE	not to scale
DATE	
DRAWN	val
COMM. NO.	0781-006-25

orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

66
4-9

00-00-00 00:00



CRACKED BRICK MASONRY & MORTAR JOINTS-
 REPLACE DAMAGED MASONRY AS REQUIRED, REPOINT DAMAGED MORTAR

7
1

BROKEN UNIT-
 EVALUATE OPTIONS FOR IN PLACE REPAIR, INVESTIGATE ANCHORAGE SYSTEM & REPLACE AS REQUIRED

2

REMOVE BITUMINOUS COMPOUND

9

MINOR SPALL-
 EVALUATE CONDITION OF CORNER BLOCK, REPAIR OR REPLACE IF NOT STRUCTURALLY SOUND

4

Ⓐ CORNICE DRIPSTONE @ PARAPET

SEE 68/4-9 FOR CONTINUATION



OPEN & LOOSE JOINTS-
 REPOINT

1

GENERAL NOTE:
 REMOVE TERRA COTTA UNITS, EVALUATE ANCHORAGE SYSTEM, REPAIR STEEL, REPLACE TERRA COTTA. REPOINT ALL LOOSE OR OPEN JOINTS.

Ⓑ CORNICE DRIPSTONE DETAIL

HAWTHORNE ST FACADE-TERRA COTTA DETAILS @ STAGE HOUSE

0049R001.DWG

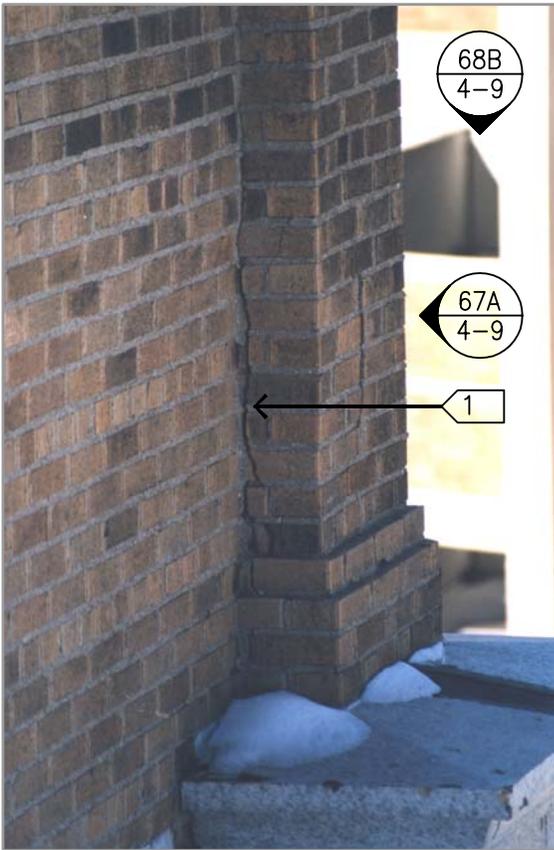
HGA
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

SCALE not to scale
DATE
DRAWN val
COMM. NO. 0781-006-25

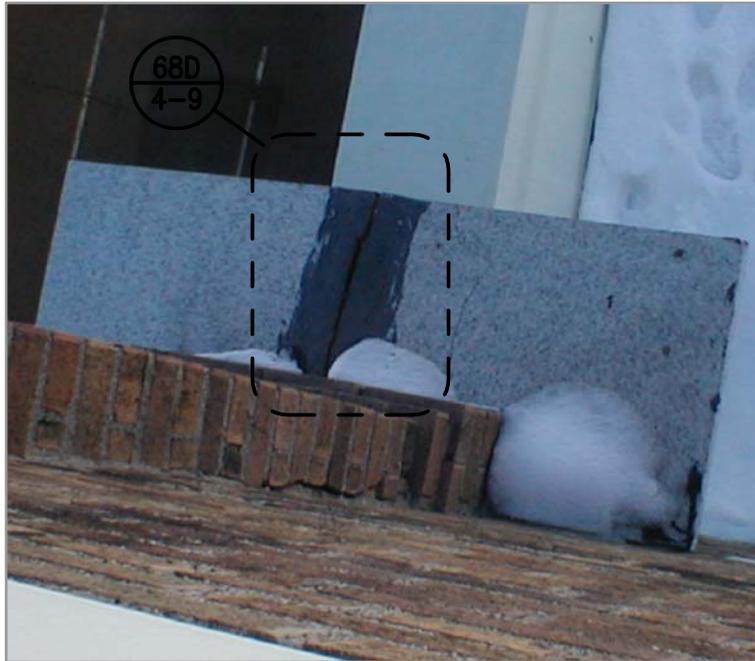
orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

67
4-9

00-00-00 00:00



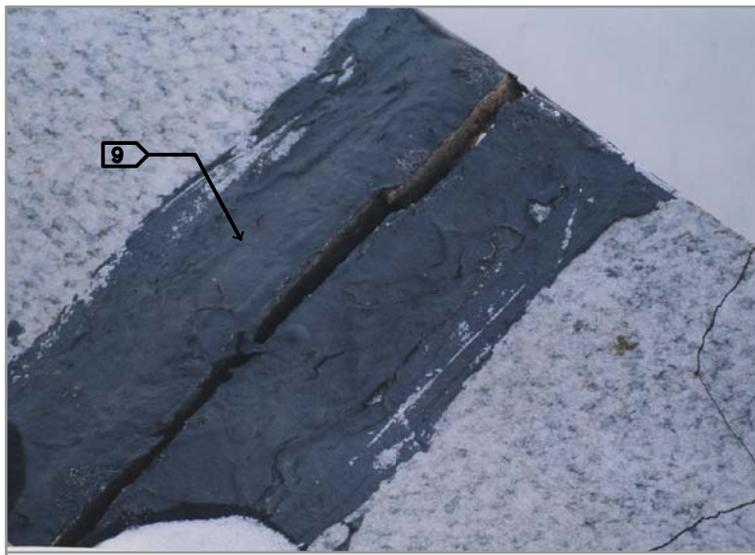
Ⓐ MANSONRY CORNER PILASTER



Ⓑ CORNICE DRIPSTONE @ PARAPET



Ⓒ CORNICE DRIPSTONE @ PARAPET



Ⓓ CORNICE DRIPSTONE DETAIL

HAWTHORNE ST FACADE- TERRA COTTA DETAILS @ STAGE HOUSE

0049R001.DWG

hg
HA.

Architecture | Engineering | Planning
Hammel, Green and Abrahamson, Inc.
701 Washington Avenue North - Minneapolis, Minnesota 55401
Telephone 612.758.4000 Facsimile 612.758.4199

SCALE not to scale
DATE
DRAWN val
COMM. NO. 0781-006-25

orpheum theatre
910 hennepin ave
minneapolis, minnesota

68

4-9

PRIORITY LEVEL- [E]

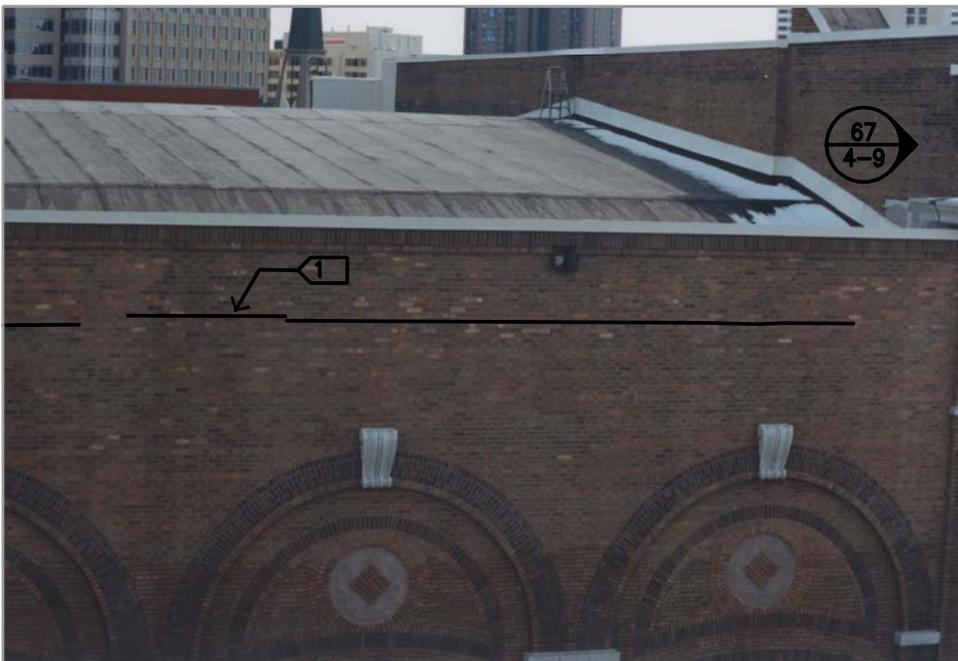
GENERAL NOTE:

REPOINT PREVIOUSLY REPOINTED BRICKWORK AGAIN TO MATCH ORIGINAL BRICKWORK BELOW.

↑
REPOINTED DURING PREVIOUS RESTORATION

↓
ORIGINAL BRICKWORK

00-00-00 00:00

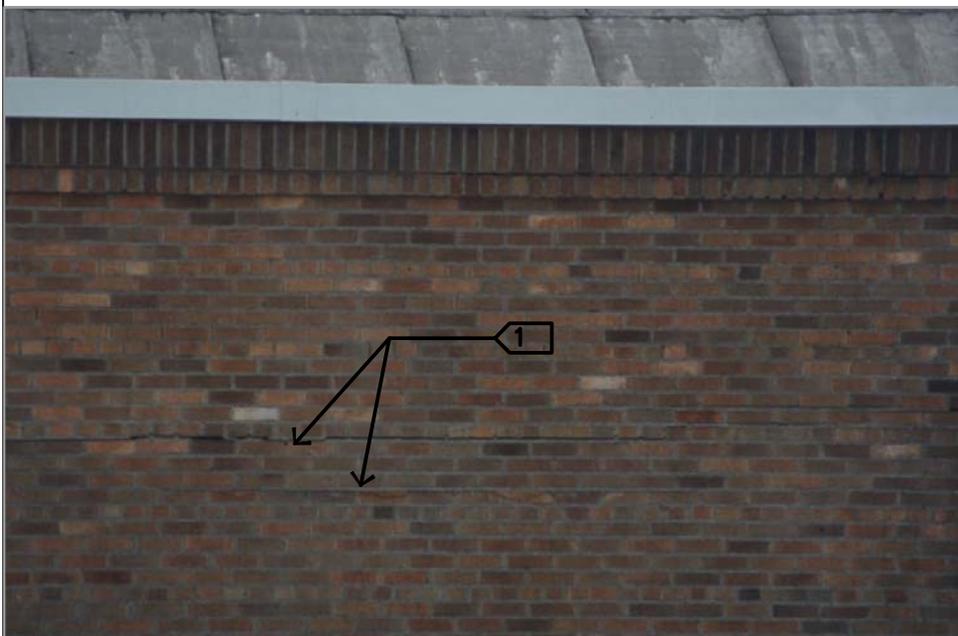


Ⓐ BRICKWORK @ TOP OF WALL

PRIORITY LEVEL- [D]

GENERAL NOTE:

REPAIR HORIZONTAL CRACKS @ MORTAR JOINT IN THE FIELD OF BRICK INCORRECTLY REPOINTED DURING A PREVIOUS RESTORATION.



Ⓑ BRICKWORK DETAIL

HAWTHORNE ST FACADE- TERRA COTTA DETAILS



REV	
DATE	
BY	

HA.
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

SCALE	not to scale
DATE	
DRAWN	val
COMM. NO.	0781-006-25

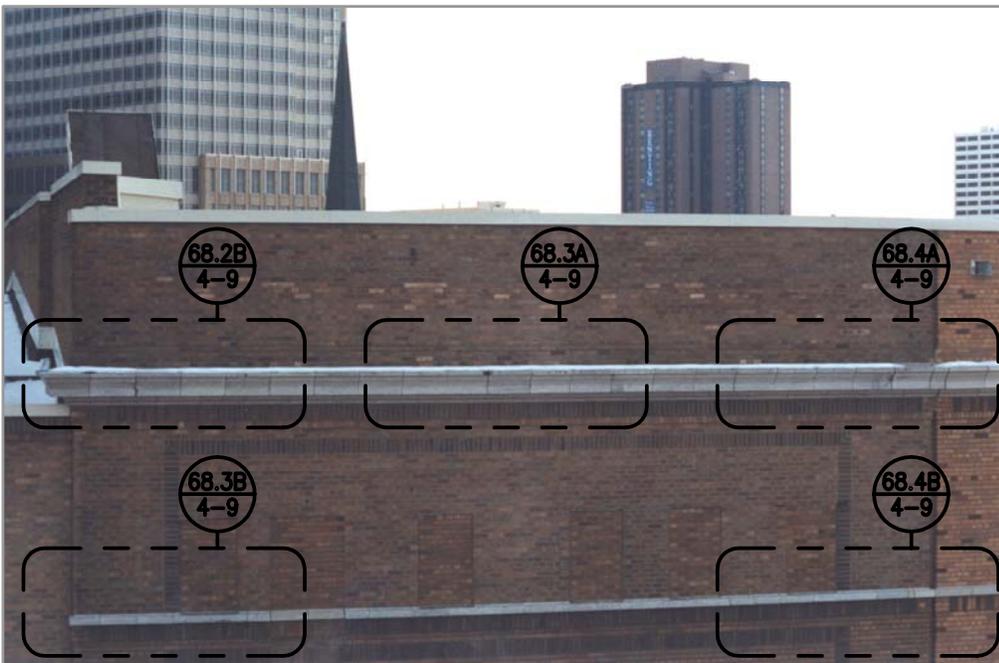
orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

68.1
4-9

0049R001.DWG

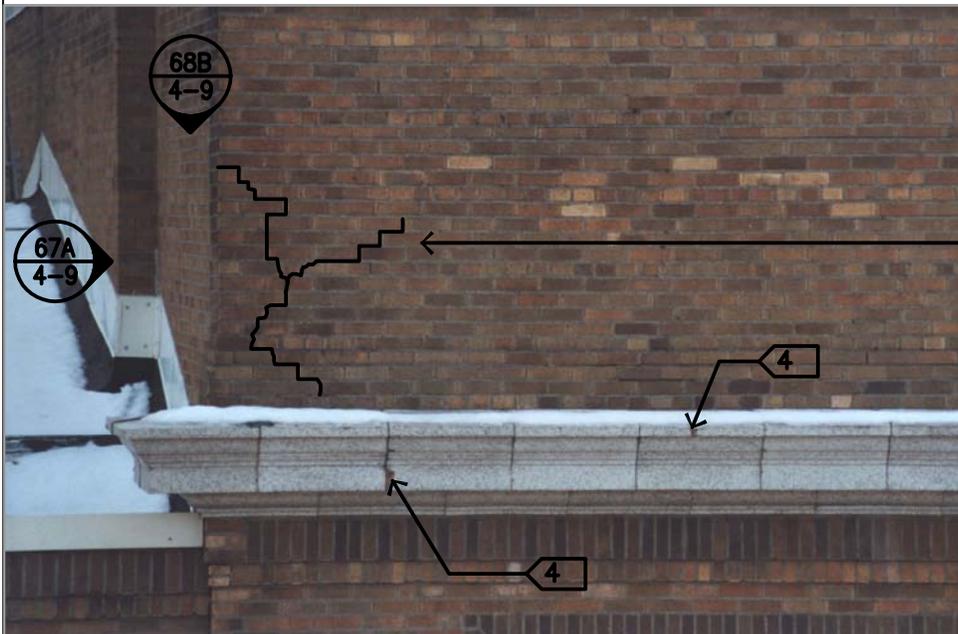
PRIORITY LEVEL- [C]

00-00-00 00:00



[A] BRICKWORK @ TOP OF WALL

PRIORITY LEVEL- [A]



CRACKED BRICK UNITS & MORTAR JOINTS- REPOINT [7] [1]

EVALUATE CONDITION OF DRIPSTONE UNITS ONCE SNOW HAS MELTED- REPAIR ACCORDINGLY [3]

[B] BRICKWORK DETAIL @ FRONT OF STAGE HOUSE

HAWTHORNE ST FACADE- TERRA COTTA DETAILS



0049R001.DWG

HGA.
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

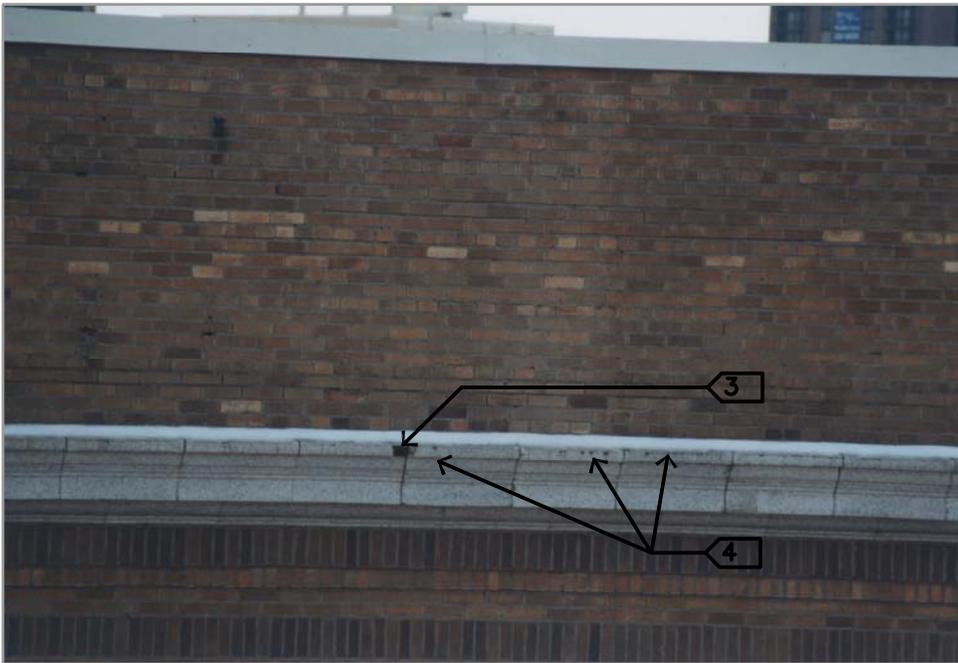
SCALE not to scale
DATE
DRAWN val
COMM. NO. 0781-006-25

orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

68.2
4-9

PRIORITY LEVEL- [C]

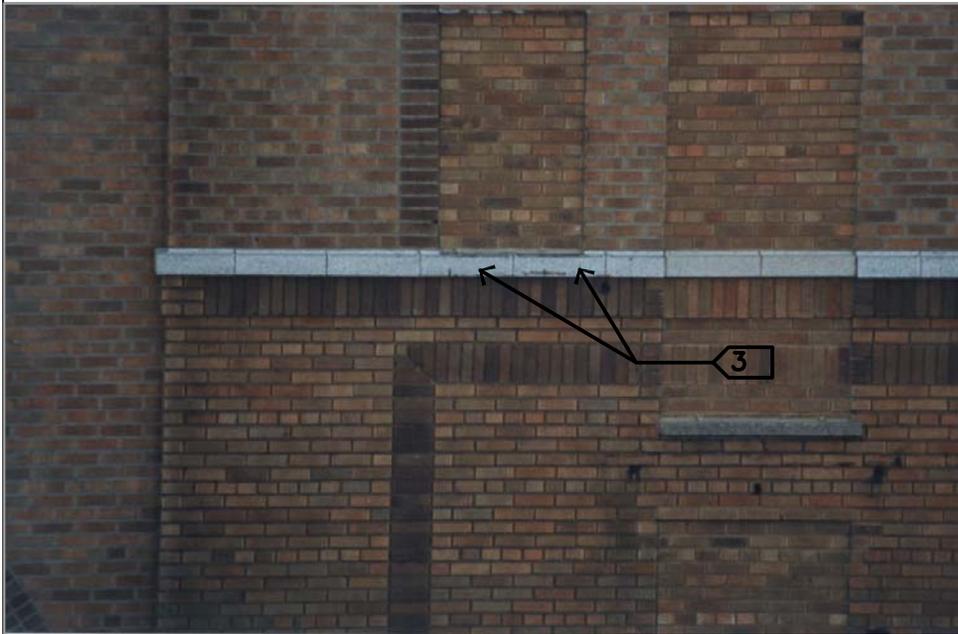
00-00-00 00:00



EVALUATE CONDITION OF DRIPSTONE UNITS ONCE SNOW HAS MELTED- REPAIR ACCORDINGLY

Ⓐ DRIPSTONE @ STAGEHOUSE

PRIORITY LEVEL- [C]



EVALUATE CONDITION OF SILL UNITS ONCE SNOW HAS MELTED- REPAIR ACCORDINGLY

Ⓑ BAND DETAIL @ FRONT OF STAGE HOUSE

HAWTHORNE ST FACADE- TERRA COTTA DETAILS



REV	
###	

0049R001.DWG

hGA.
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

SCALE	not to scale
DATE	
DRAWN	val
COMM. NO.	0781-006-25

orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

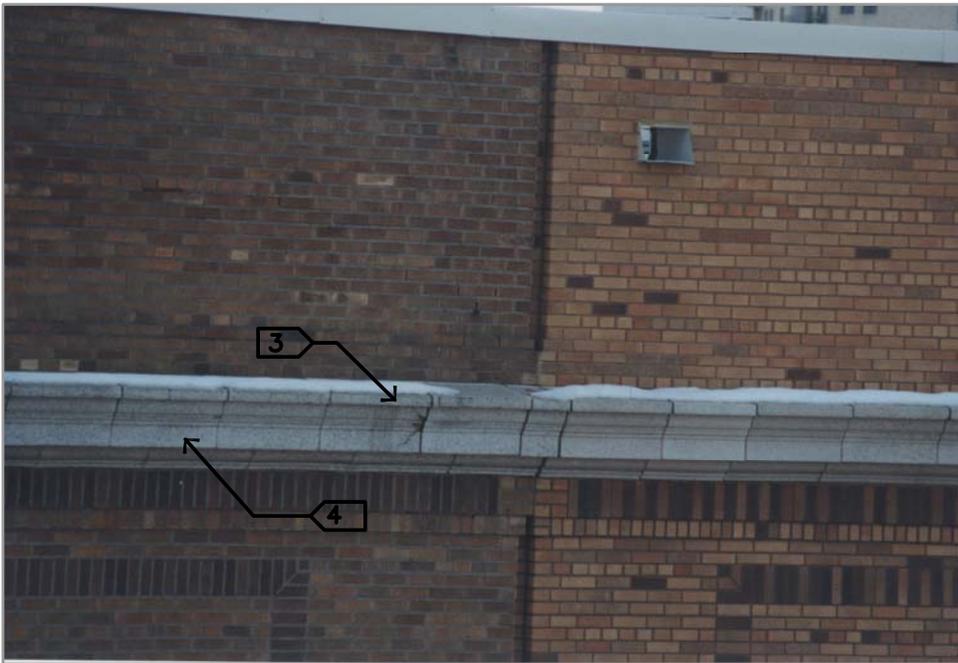
68.3

4-9

XXXXXXXXX.DWG
 PLOT SCALE: 1"=1-0"

PRIORITY LEVEL- [C]

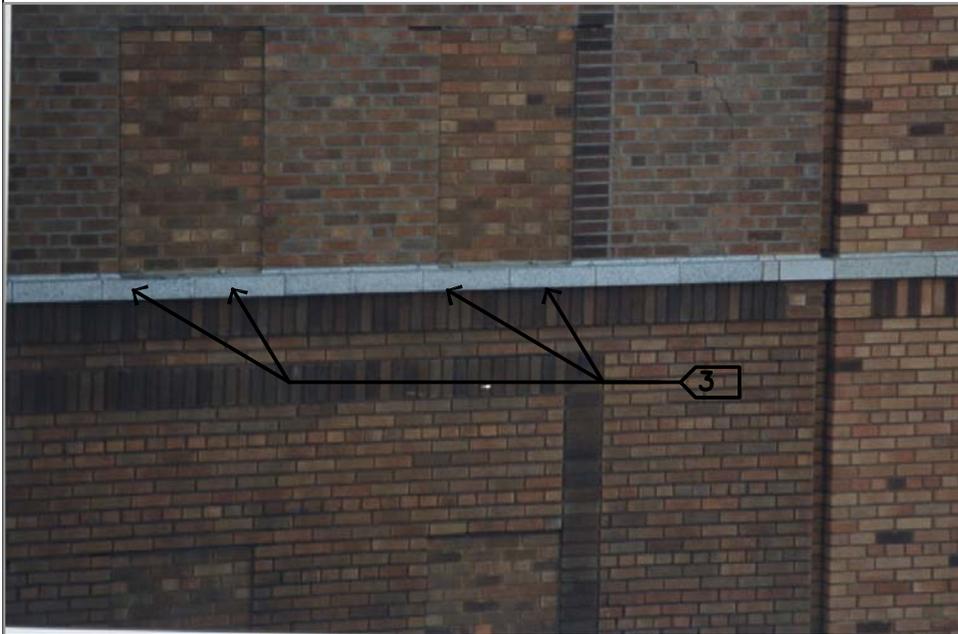
00-00-00 00:00



EVALUATE CONDITION OF DRIPSTONE UNITS ONCE SNOW HAS MELTED- REPAIR ACCORDINGLY

Ⓐ DRIPSTONE @ STAGEHOUSE

PRIORITY LEVEL- [C]



EVALUATE CONDITION OF SILL UNITS ONCE SNOW HAS MELTED- REPAIR ACCORDINGLY

Ⓑ BAND DETAIL @ STAGE HOUSE

HAWTHORNE ST FACADE- TERRA COTTA DETAILS



REV	
###	

0049R001.DWG

hga.
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

SCALE	not to scale
DATE	
DRAWN	val
COMM. NO.	0781-006-25

orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

68.4

4-9

XXXXXXXXX.DWG
PLOT SCALE: 1"=1-0"

PRIORITY LEVEL- [C]

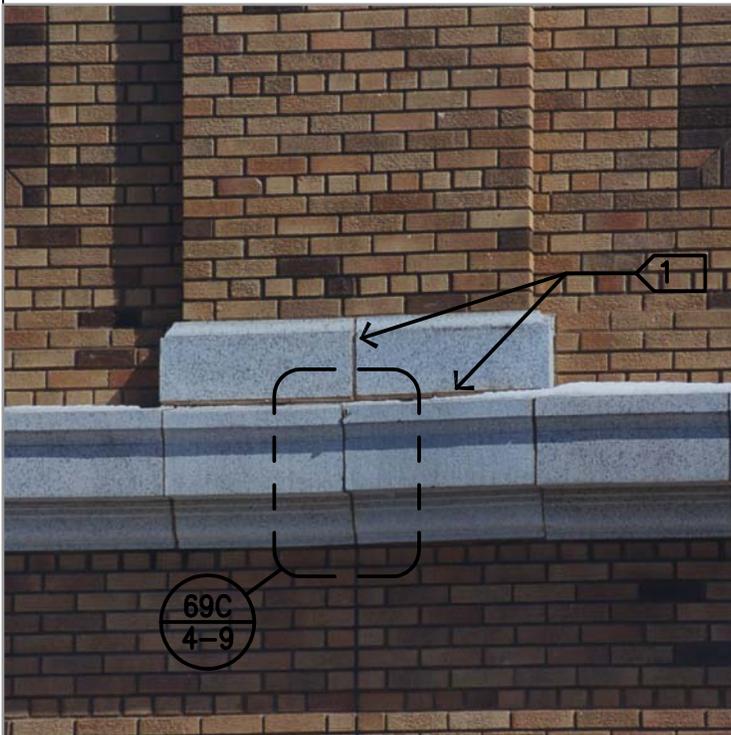
DAMP BRICK BELOW STRING COURSE.
EVALUATE CONDITION OF JOINTS &
TERRA COTTA DRIPSTONE FROM A LIFT

00-00-00 00:00

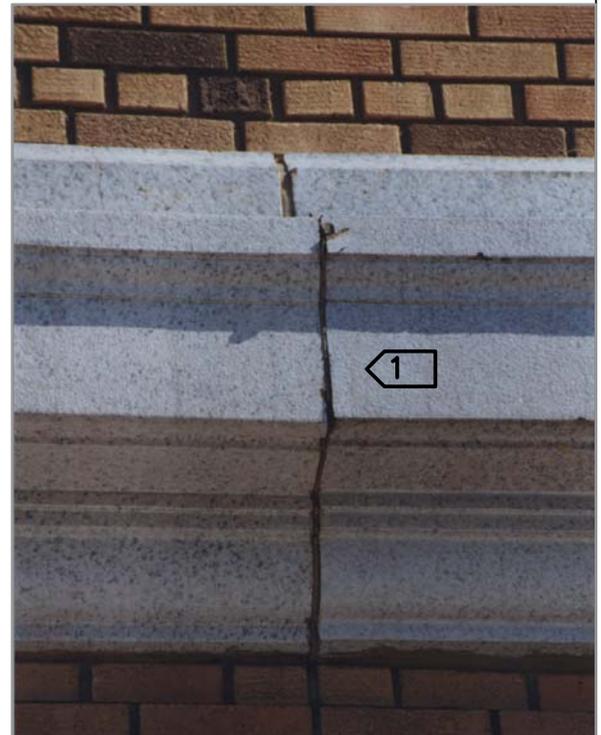


(A) STAGE HOUSE WALL

PRIORITY LEVEL- [C]



(B) STRING COURSE DRIPSTONE @ PILASTER



(B) DRIPSTONE DETAIL @ JOINT

10TH ST FACADE-TERRA COTTA DETAILS



REV	
DATE	
BY	
APP	

0049R001.DWG

HGA
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

SCALE	not to scale
DATE	
DRAWN	val
COMM. NO.	0781-006-25

orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

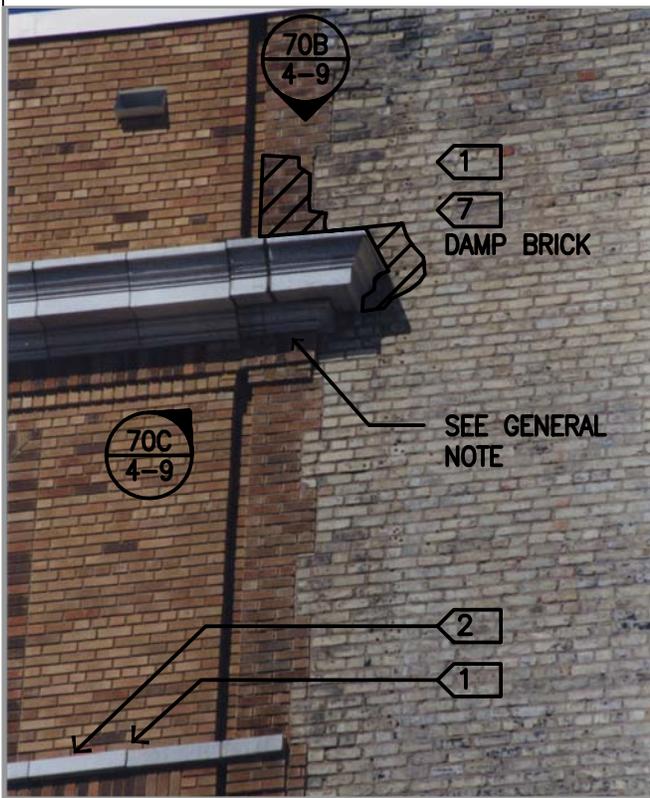
69

4-9

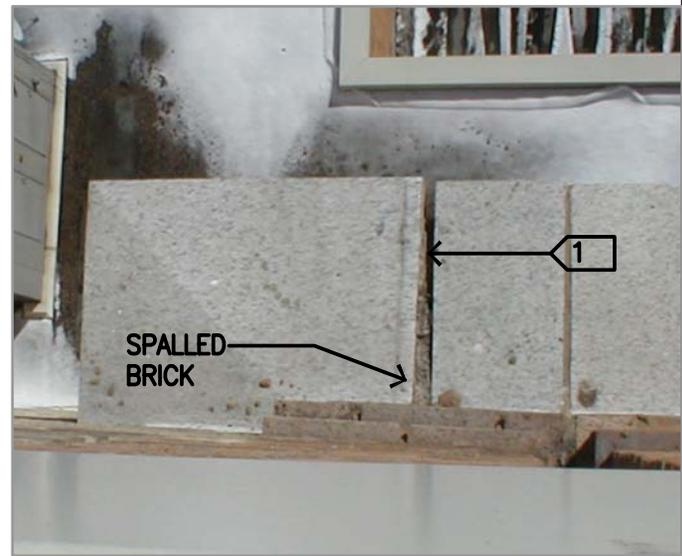
XXXXXXXXX.DWG
PLOT SCALE: 1"=1-0"

GENERAL NOTE:
 EVALUATE CONTROL JOINT. CLEAN JOINT & PROVIDE NEW SEALANT @ DETERIORATED OR OPEN JOINTS.
 REMOVE TERRA COTTA END UNITS-EVALUATE ANCHORAGE SYSTEM & REPAIR/REPLACE CORRODED STEEL. RESET TERRA COTTA & REPOINT OPEN & LOOSE JOINTS

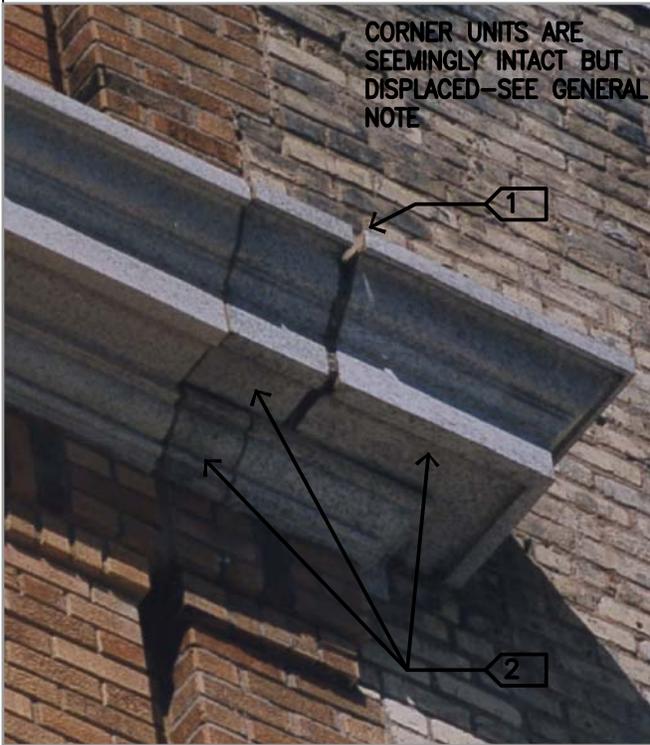
00-00-00 00:00



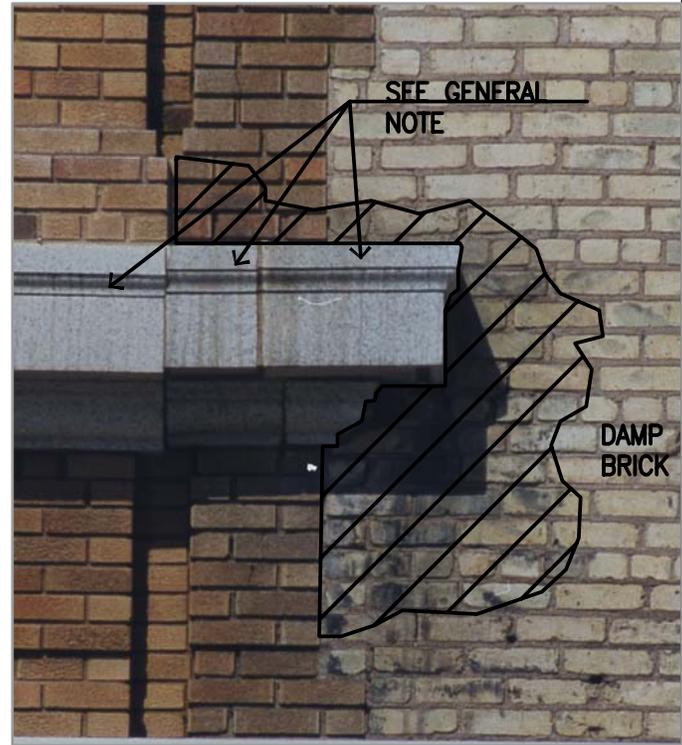
[A] CORNICE DRIPSTONE @ CJ



[A] CORNICE DRIPSTONE DETAIL



[B] CORNICE DRIPSTONE DETAIL



[B] STRING COURSE DRIPSTONE @ CJ

SOUTH COURT-TERRA COTTA DETAILS

PL	REV
##	##

hga.
 Architecture | Engineering | Planning
 Hammel, Green and Abrahamson, Inc.
 701 Washington Avenue North - Minneapolis, Minnesota 55401
 Telephone 612.758.4000 Facsimile 612.758.4199

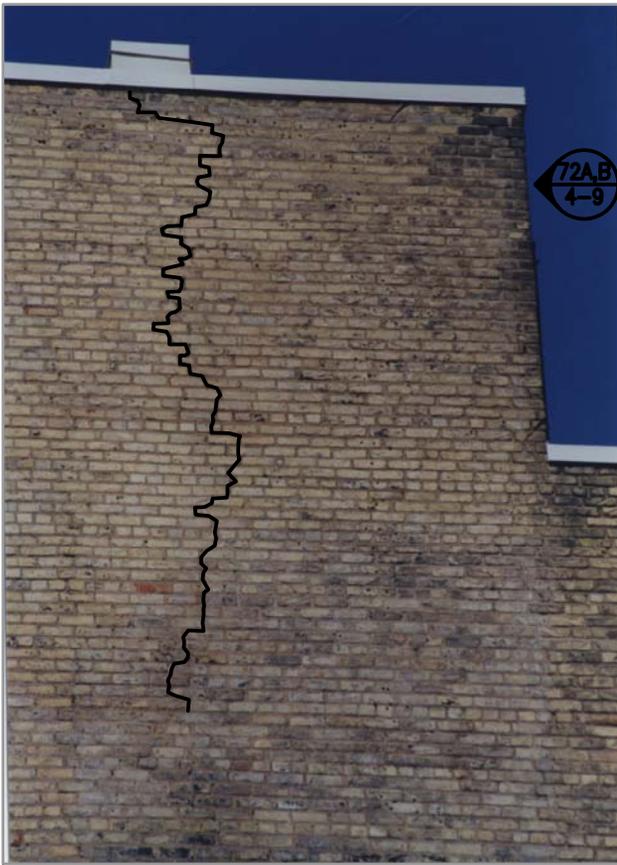
SCALE not to scale
DATE
DRAWN val
COMM. NO. 0781-006-25

orpheum theatre
 910 hennepin ave
 minneapolis, minnesota

70
4-9

0049R001.DWG

00-00-00 00:00



GENERAL NOTE:

COPING HAS BEEN CAPPED W/ METAL FLASHING. INVESTIGATE JOINT BETWEEN COPING AND BRICK MASONRY. EVALUATE METAL FLASHING & CONDITION OF PARAPET COPING. RESOLVE WATER PROBLEM BEFORE REPOINTING WATER DAMAGED & CRACKED BRICK MASONRY & OPEN/LOOSE MORTAR JOINTS.

A STAGE HOUSE WALL



B AUDITORIUM WALL

SOUTH COURT- BRICK MASONRY DETAILS

REV	#	DATE

0049R001.DWG

 Architecture Engineering Planning Hammel, Green and Abrahamson, Inc. 701 Washington Avenue North - Minneapolis, Minnesota 55401 Telephone 612.758.4000 Facsimile 612.758.4199	SCALE not to scale	orpheum theatre 910 hennepin ave minneapolis, minnesota	71
	DATE		---
	DRAWN val		---
	COMM. NO. 0781-006-25		4-9

00-00-00 00:00



A STAGE HOUSE WALL @ CENTER STAGE



B STAGE HOUSE WALL @ STAGE LEFT

GENERAL NOTE:
 COPING HAS BEEN CAPPED W/ METAL FLASHING. INVESTIGATE JOINT BETWEEN COPING AND BRICK MASONRY. EVALUATE METAL FLASHING & CONDITION OF PARAPET COPING. REPOINT WATER DAMAGED & CRACKED BRICK MASONRY & OPEN/LOOSE MORTAR JOINTS.

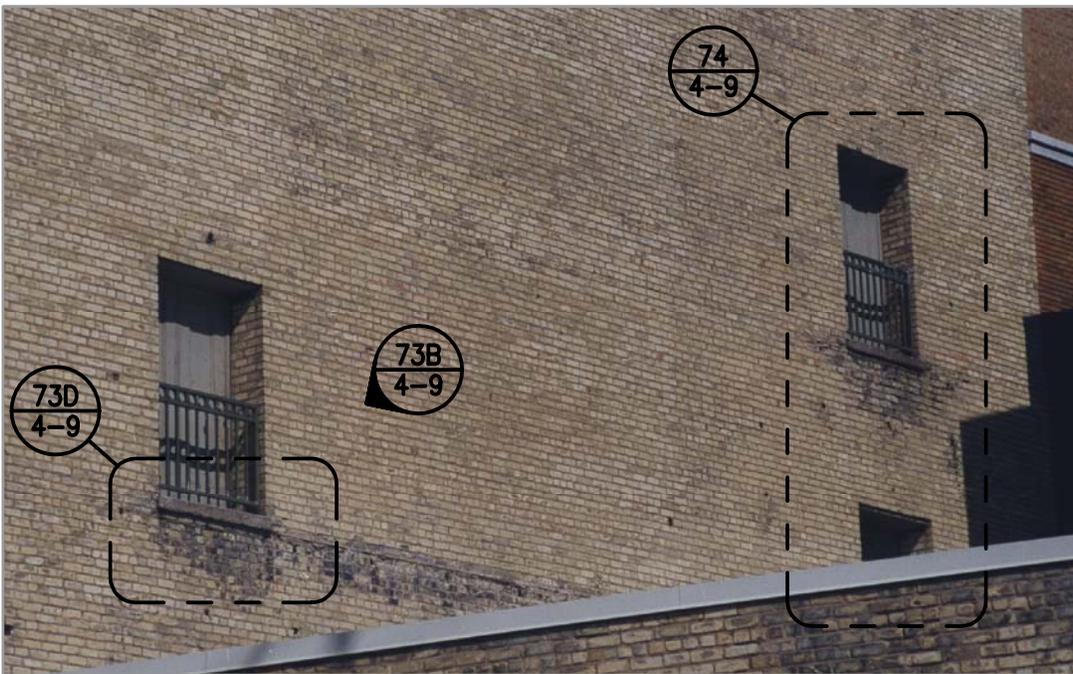
SOUTH COURT- BRICK MASONRY DETAILS

REV ###	
------------	--

0049R001.DWG

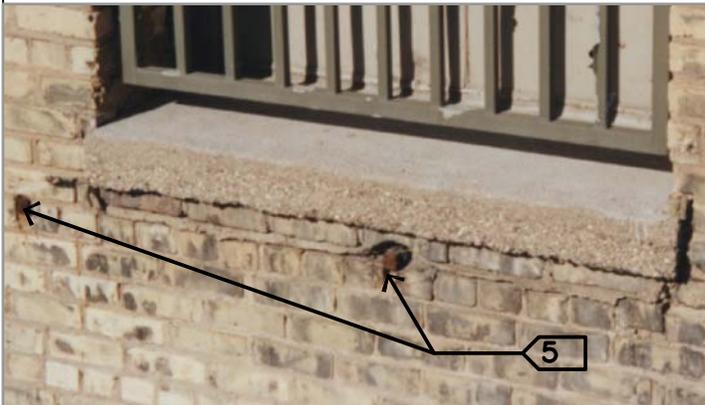
 Architecture Engineering Planning Hammel, Green and Abrahamson, Inc. 701 Washington Avenue North - Minneapolis, Minnesota 55401 Telephone 612.758.4000 Facsimile 612.758.4199	SCALE not to scale	orpheum theatre 910 hennepin ave minneapolis, minnesota	72
	DATE		---
	DRAWN val		---
	COMM. NO. 0781-006-25		4-9

00-00-00 00:00



(A) AUDITORIUM WALL

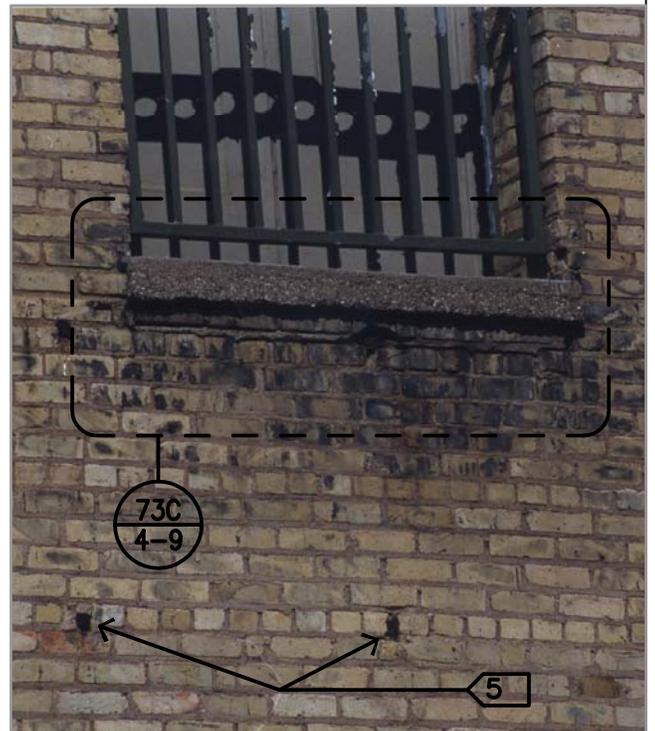
GENERAL NOTE:
SEAL THRESHOLD, REPOINT & GROUT MASONRY BELOW. CUT BACK STEEL ANCHOR REMNANTS-SILICONE CAULK TO STEEL & GROUT HOLES,



(B) THRESHOLD DETAIL



(C) THRESHOLD DETAIL



(D) THRESHOLD @ ORIGINAL EXIT DOOR

SOUTH COURT- BRICK MASONRY DETAILS

DATE	REV

HGA
Architecture | Engineering | Planning
Hammel, Green and Abrahamson, Inc.
701 Washington Avenue North - Minneapolis, Minnesota 55401
Telephone 612.758.4000 Facsimile 612.758.4199

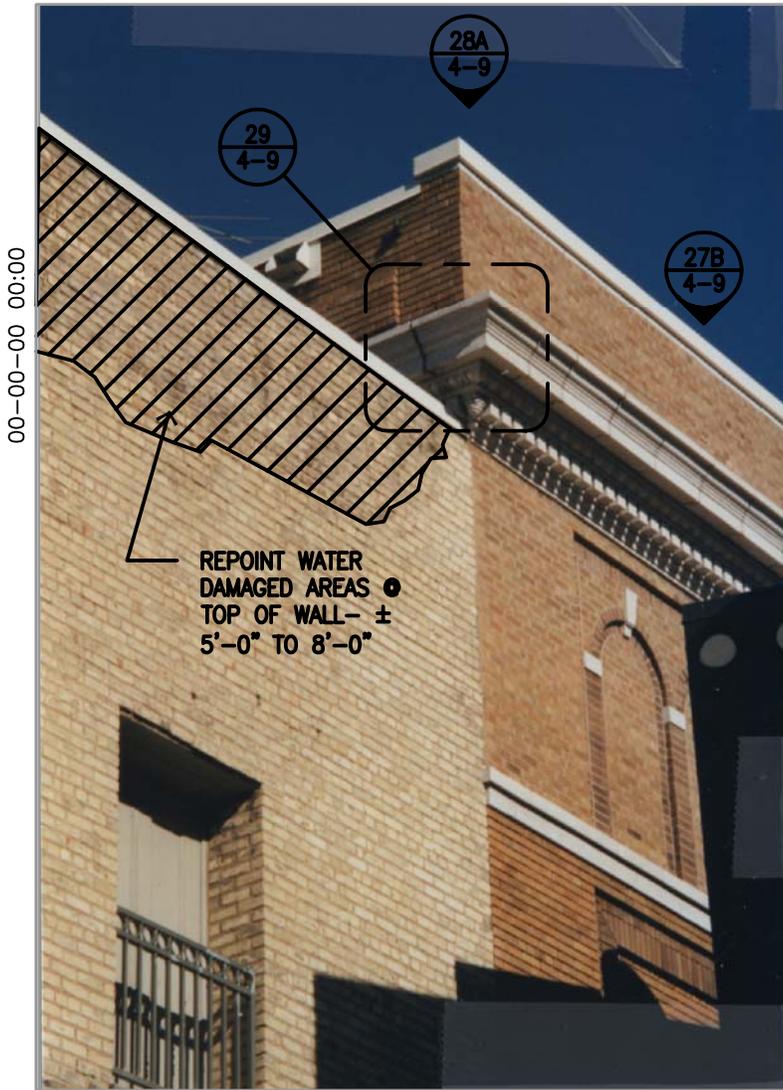
SCALE
not to scale
DATE
DRAWN
val
COMM. NO.
0781-006-25

orpheum theatre
910 hennepin ave
minneapolis, minnesota

73

4-9

0049R001.DWG



Ⓐ AUDITORIUM WALL @ BACK OF HOUSE



Ⓑ ORIGINAL EXIT DOORS



Ⓒ AUDITORIUM WALL

GENERAL NOTE:
SEAL THRESHOLD @ ORIGINAL EXIT DOORS, REPOINT & GROUT MASONRY BELOW. CUT BACK STEEL ANCHOR REMNANTS-SILICONE CAULK TO STEEL & GROUT HOLES.

SOUTH COURT- BRICK MASONRY DETAILS

REV	DATE

0049R001.DWG	<p>Architecture Engineering Planning Hammel, Green and Abrahamson, Inc. 701 Washington Avenue North - Minneapolis, Minnesota 55401 Telephone 612.758.4000 Facsimile 612.758.4199</p>	SCALE not to scale	orpheum theatre 910 hennepin ave minneapolis, minnesota	74 --- 4-9
		DATE		
		DRAWN val		
		COMM. NO. 0781-006-25		

00-00-00 00:00



Ⓐ NORTH FACADE- MARQUEE TOWER



Ⓑ NORTH FACADE- MARQUEE TOWER

GENERAL NOTE:
 REVIEW FOR WATER DAMAGE BELOW. CLEAN & CAULK HEAD JOINT @ WINDOWS

SOUTH COURT- BRICK MASONRY DETAILS

REV	#	DATE

0049R001.DWG

 Architecture Engineering Planning Hammel, Green and Abrahamson, Inc. 701 Washington Avenue North - Minneapolis, Minnesota 55401 Telephone 612.758.4000 Facsimile 612.758.4199	SCALE not to scale	orpheum theatre 910 hennepin ave minneapolis, minnesota	75
	DATE		---
	DRAWN val		4-9
	COMM. NO. 0781-006-25		

XXXXXXXXX.DWG
 PLOT SCALE: 1"=1-0"