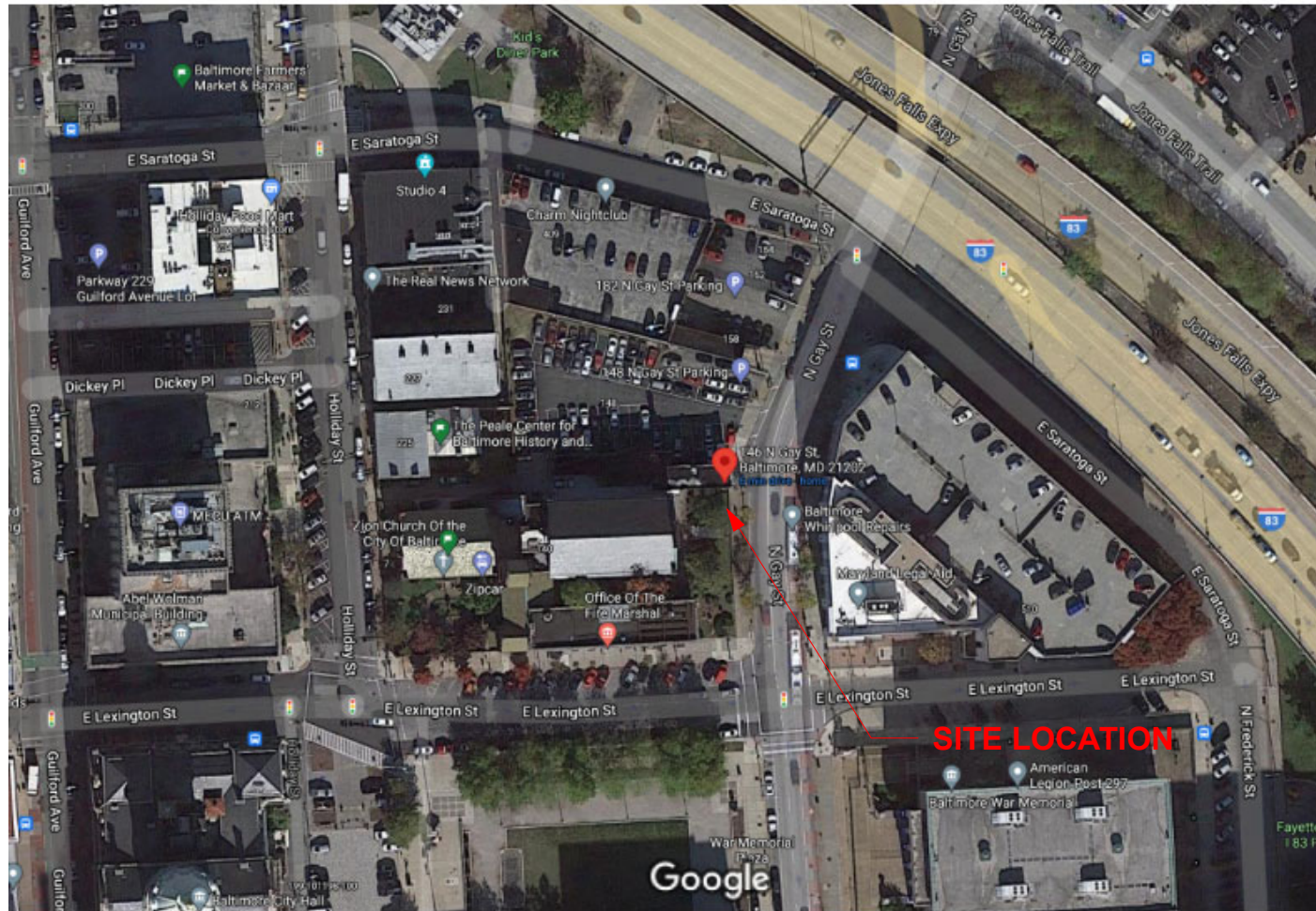


German American Cultural Center

146 N Gay St
Baltimore, MD, 21202



LOCATION MAP

DESIGN STUDY

09/24/2021

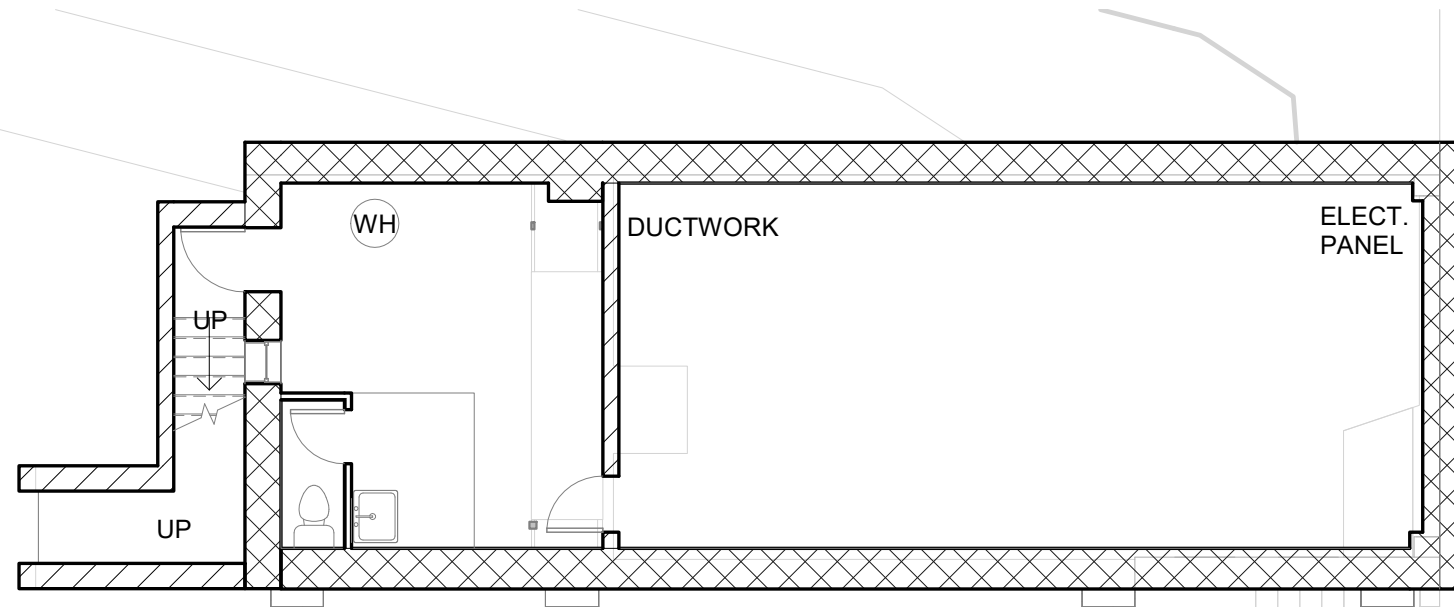
SEXTON HOUSE REHABILITATION

GERMAN AMERICAN CULTURAL CENTER

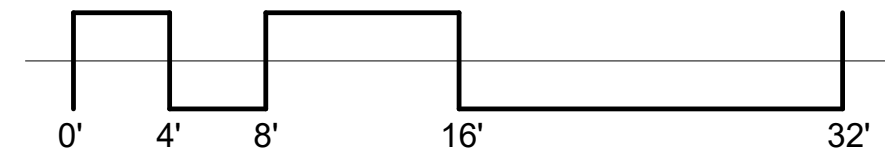
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ARCHITECTS





① EXISTING BASEMENT
1/8" = 1'-0"



SEXTON HOUSE REHABILITATION

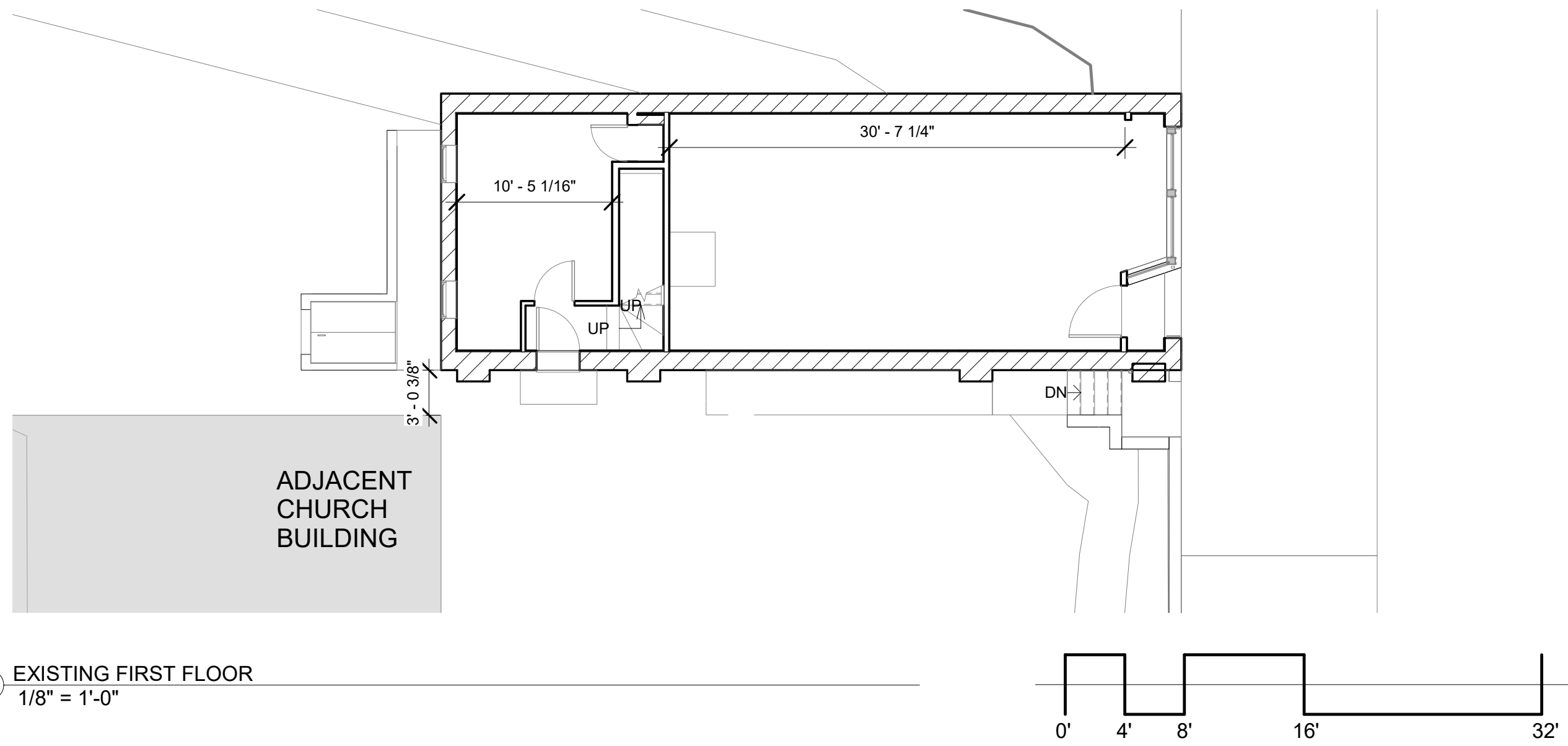
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EXISTING CONDITIONS

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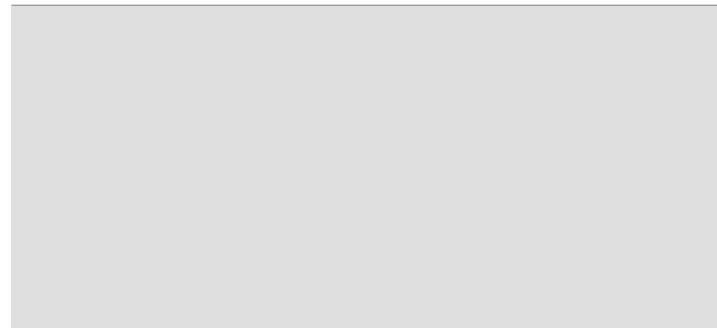
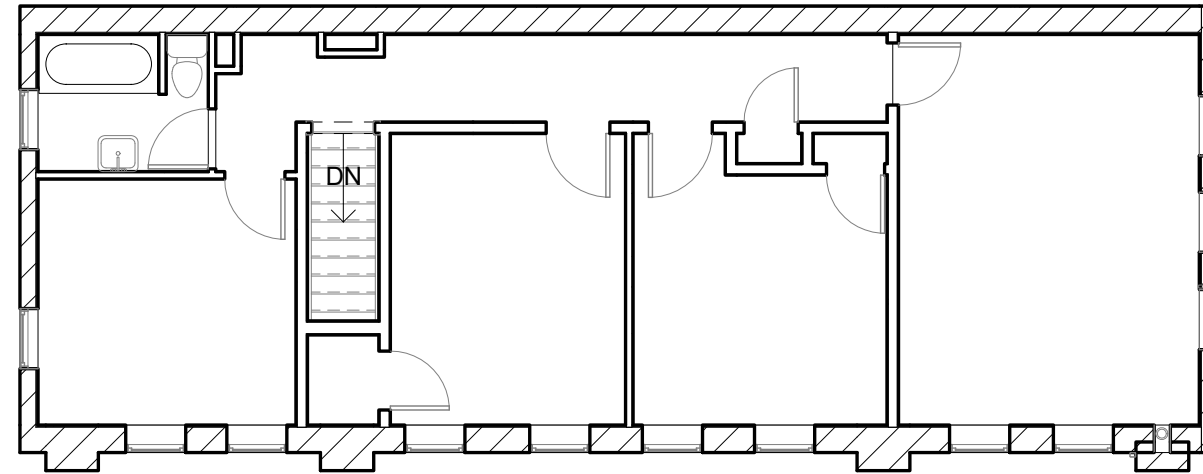


① EXISTING FIRST FLOOR
 1/8" = 1'-0"

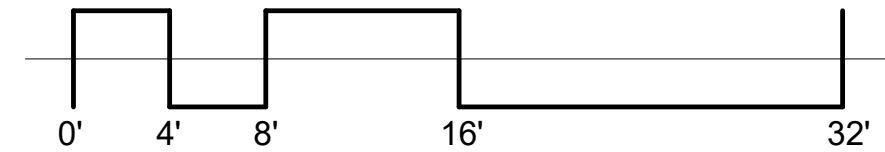
SEXTON HOUSE REHABILITATION
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EXISTING CONDITIONS





① EXISTING SECOND FLOOR
1/8" = 1'-0"



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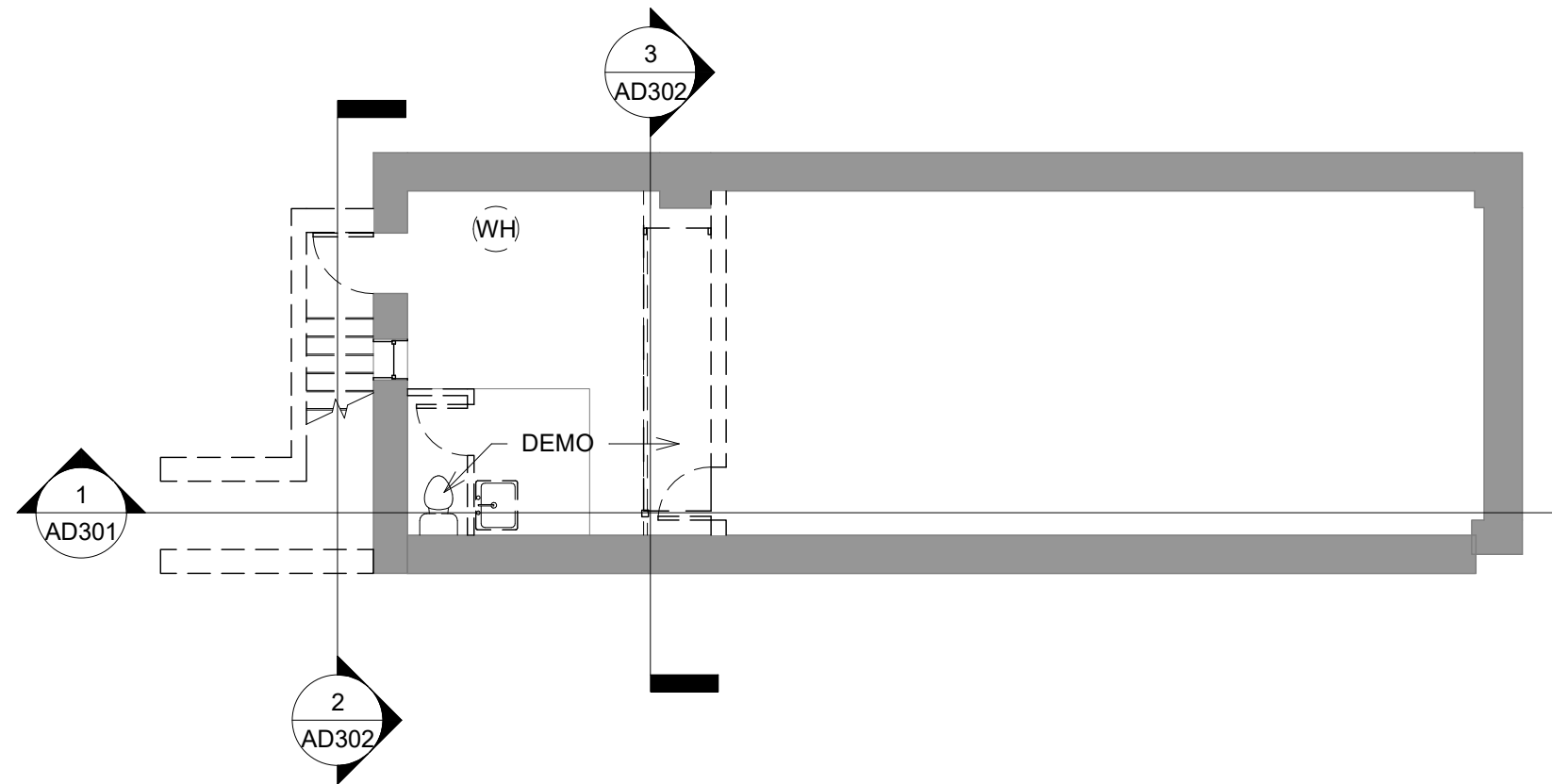
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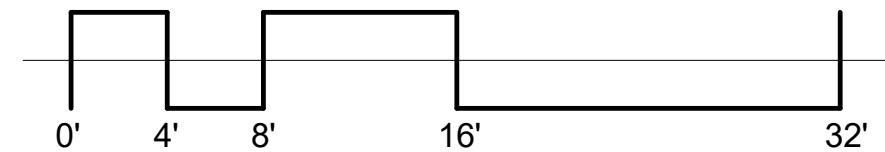
EXISTING CONDITIONS

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① BASEMENT DEMO
1/8" = 1'-0"



SEXTON HOUSE REHABILITATION

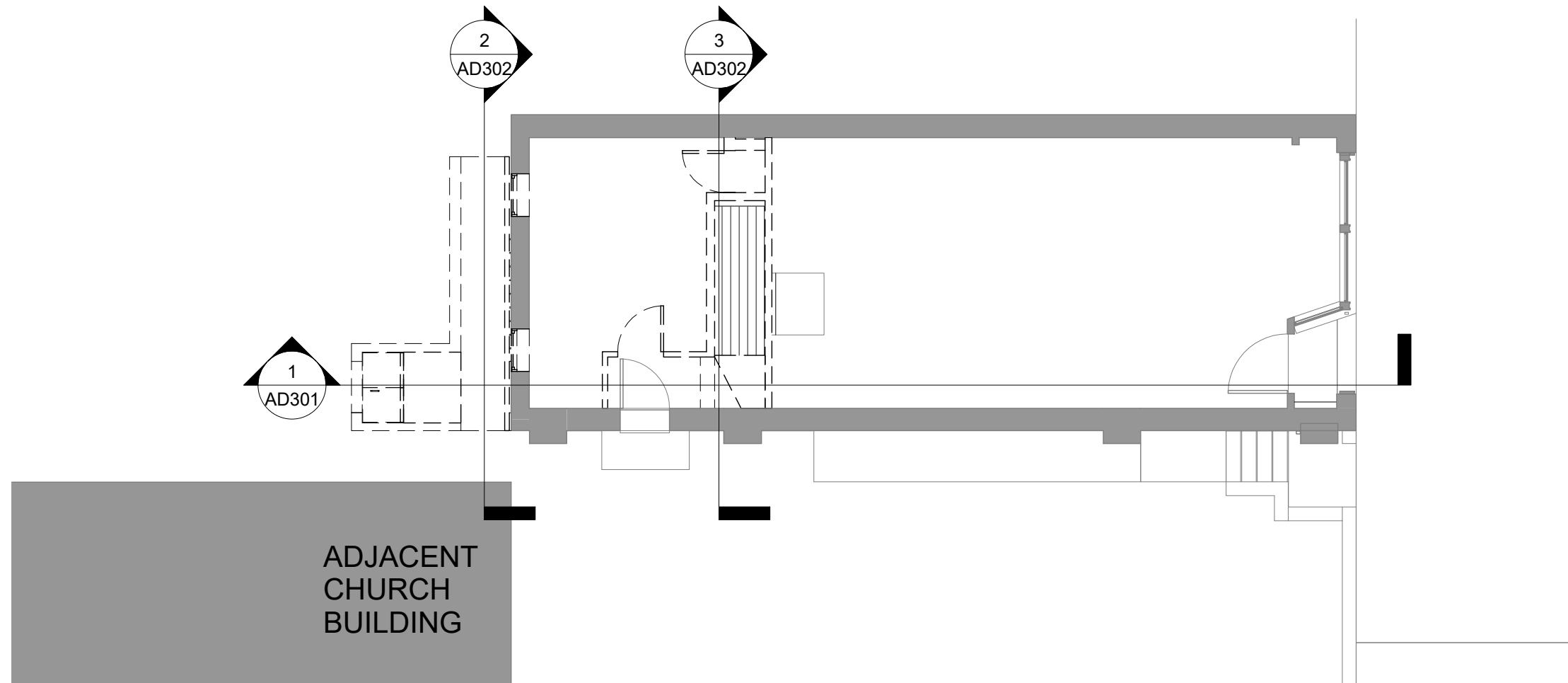
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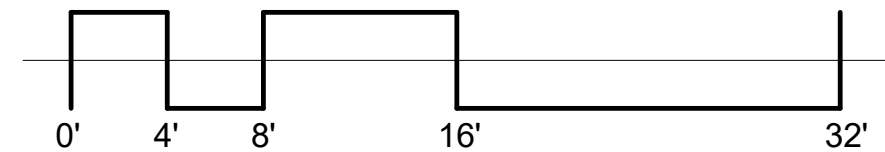
DEMOLITION PLANS

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① FIRST FLOOR DEMO
 1/8" = 1'-0"



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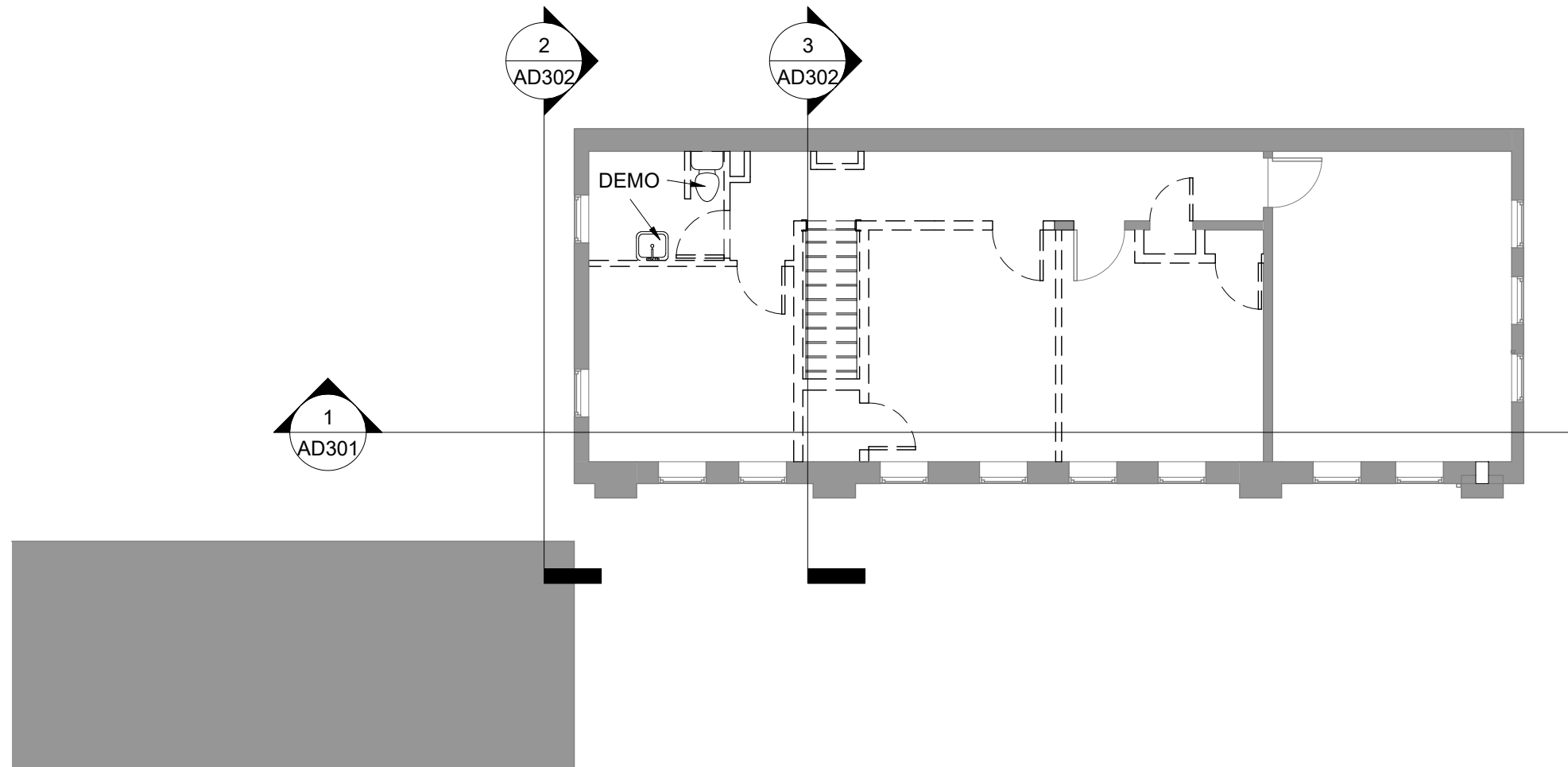
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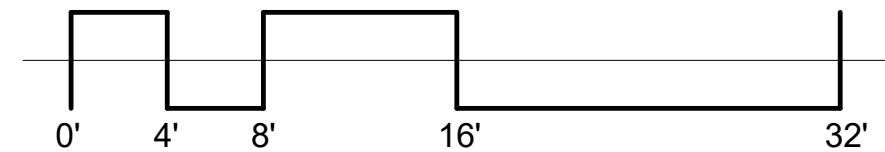
DEMOLITION PLANS

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① SECOND FLOOR DEMO
1/8" = 1'-0"



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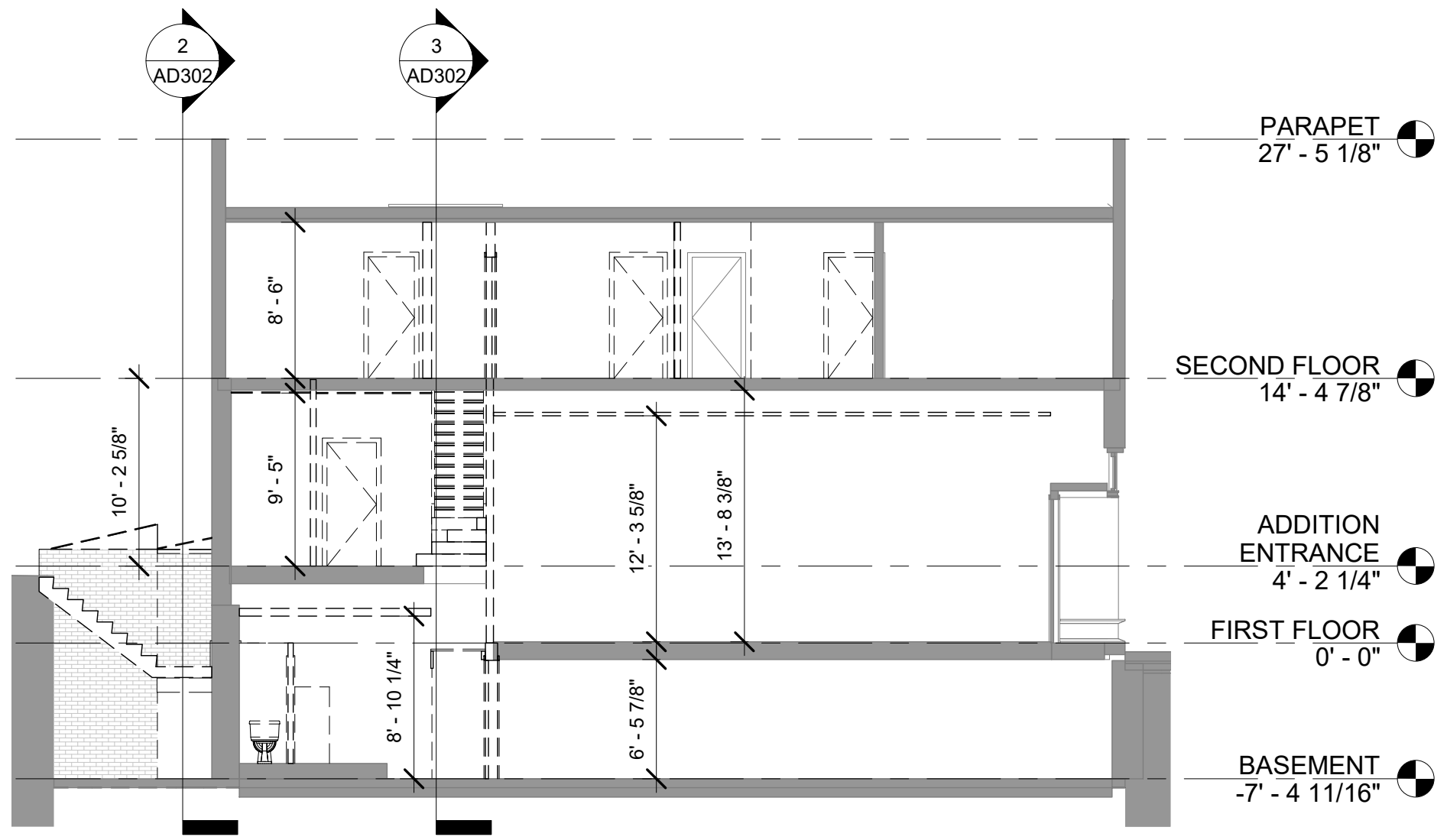
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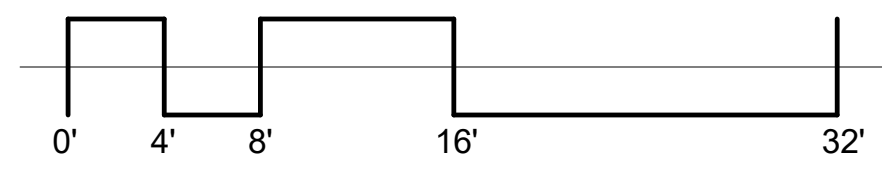
DEMOLITION PLANS

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1 Section 1
1/8" = 1'-0"



SEXTON HOUSE REHABILITATION

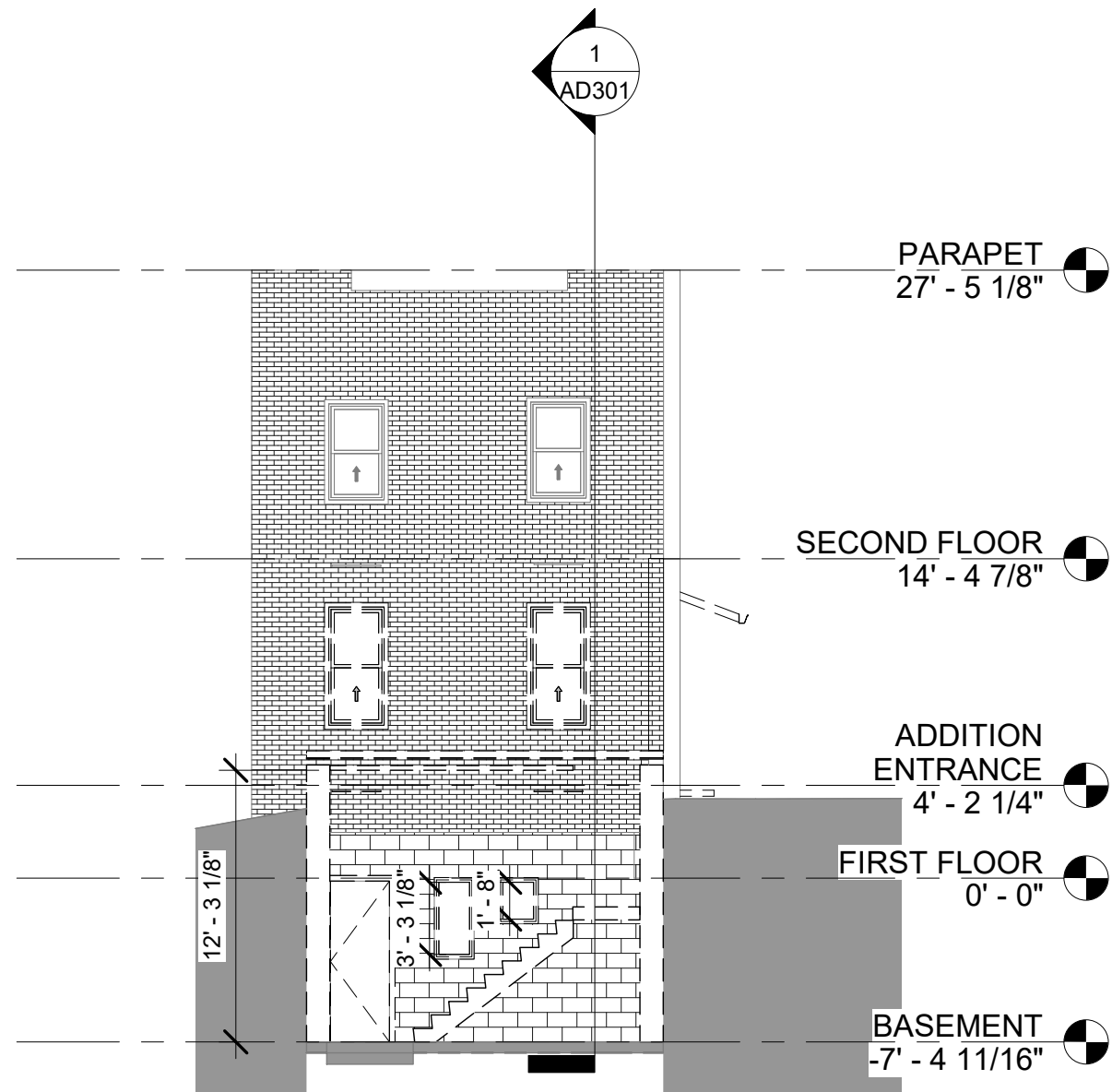
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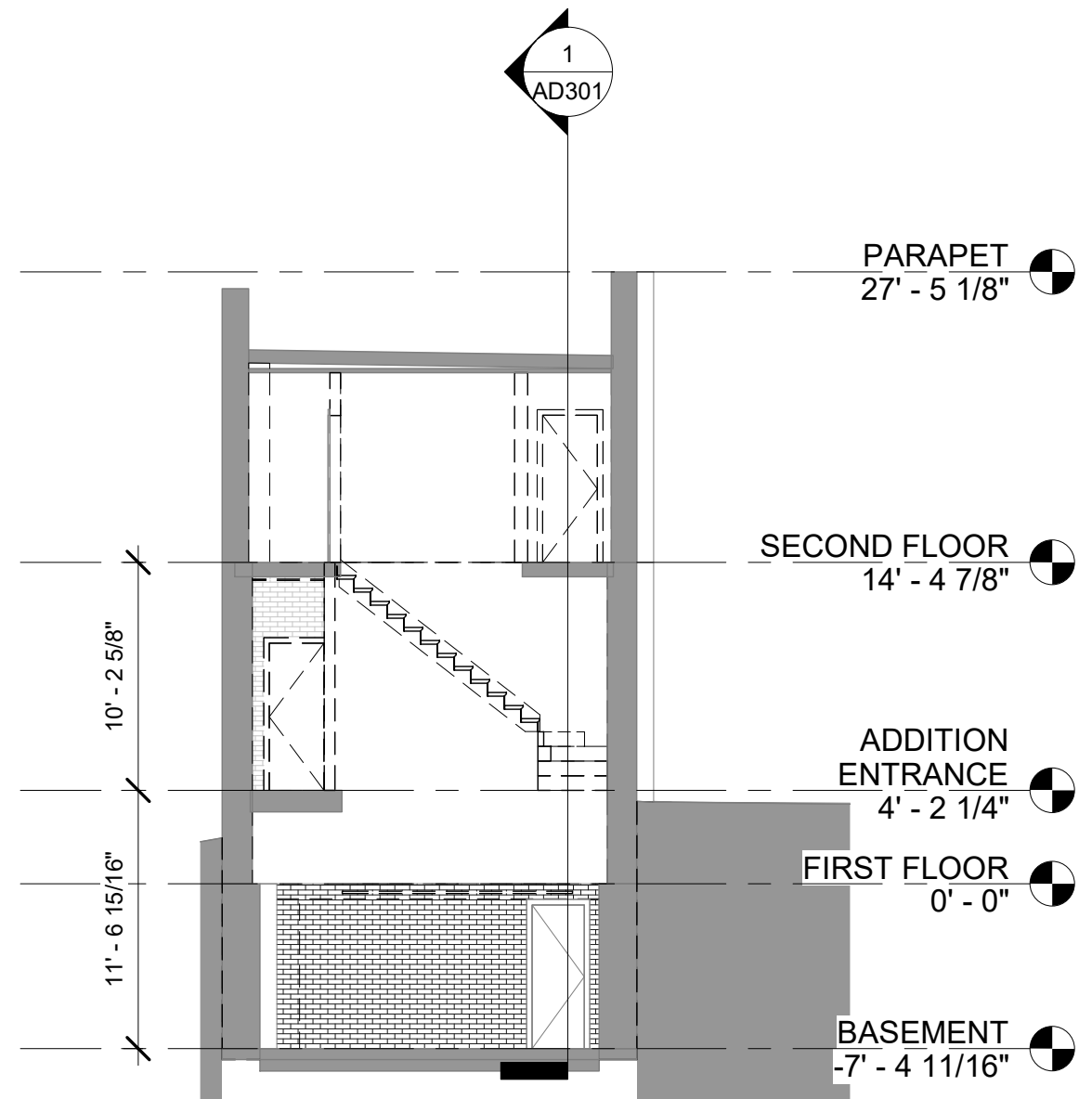
DEMOLITION SECTIONS

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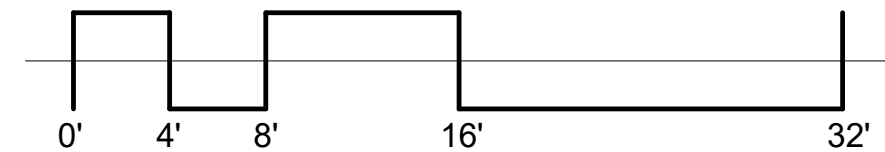




② DEMOLITION SECTION 2
1/8" = 1'-0"



③ DEMOLITION SECTION 3
1/8" = 1'-0"



SEXTON HOUSE REHABILITATION

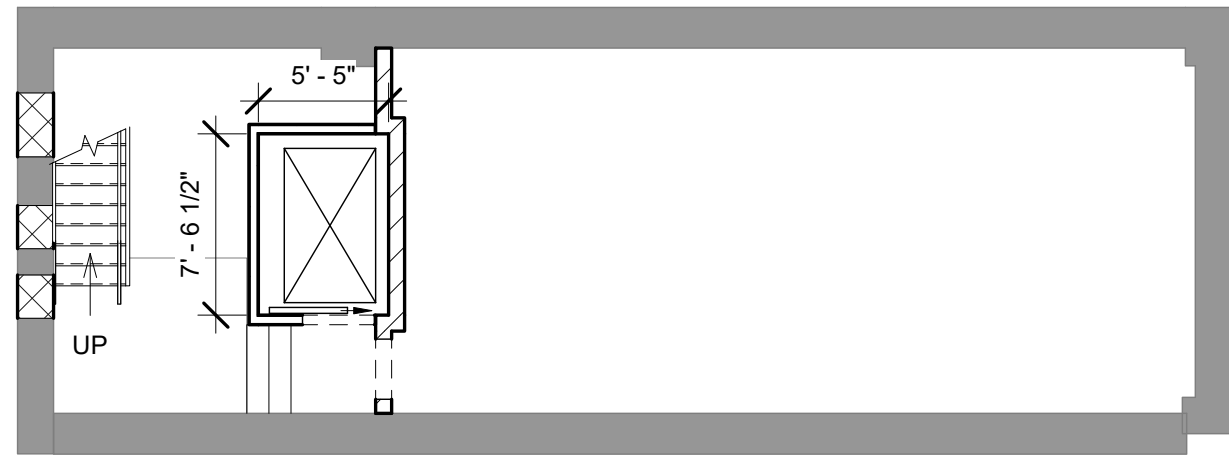
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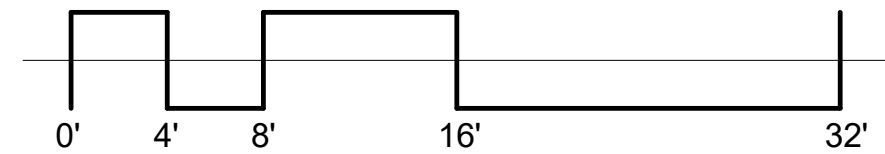
DEMOLITION SECTIONS

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② BASEMENT FLOOR PLAN - OPTION 2
 1/8" = 1'-0"



SEXTON HOUSE REHABILITATION

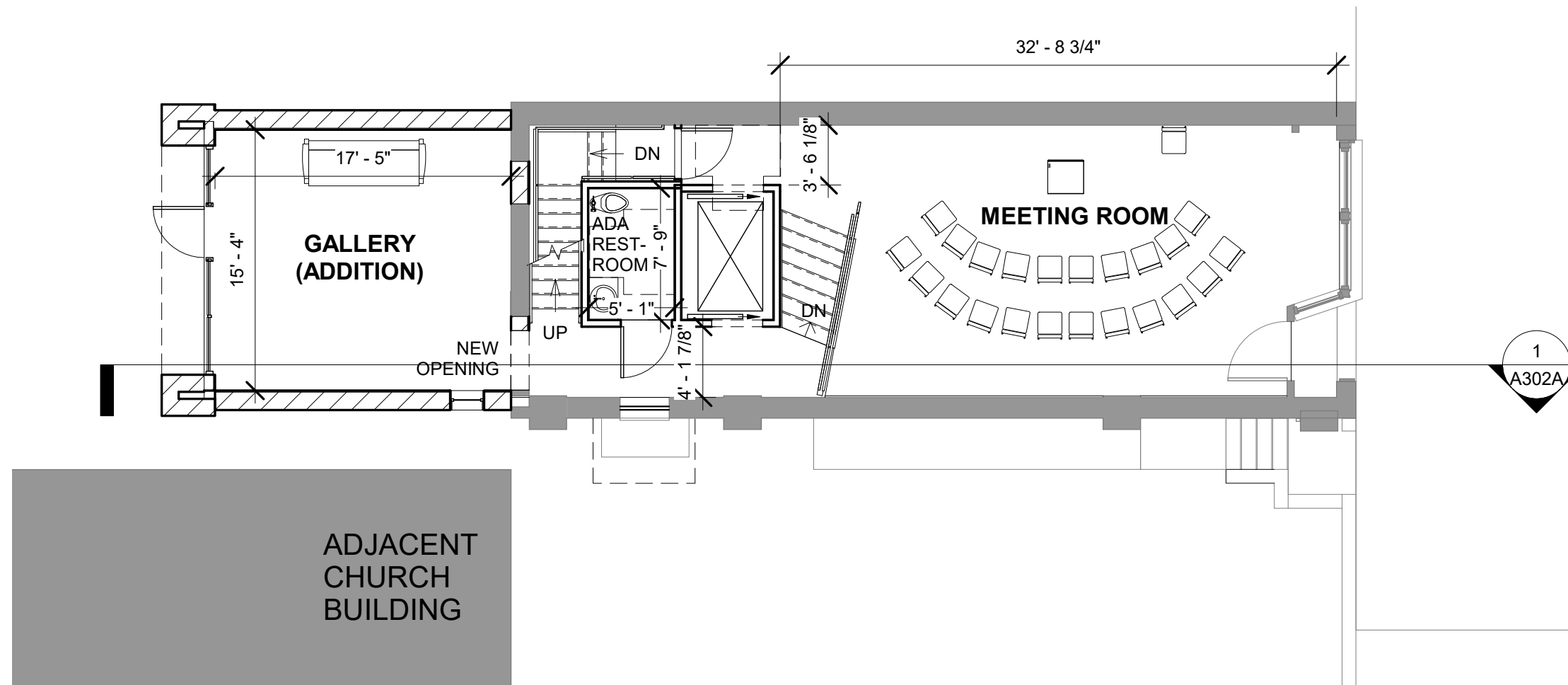
OPTION 2

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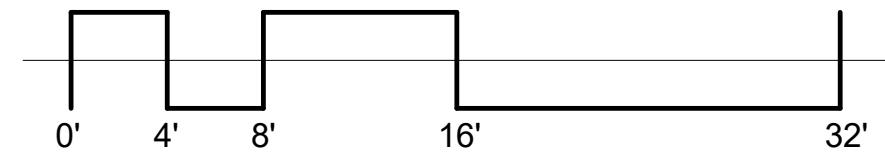
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① FIRST FLOOR PLAN OPTION 2
1/8" = 1'-0"



SEXTON HOUSE REHABILITATION

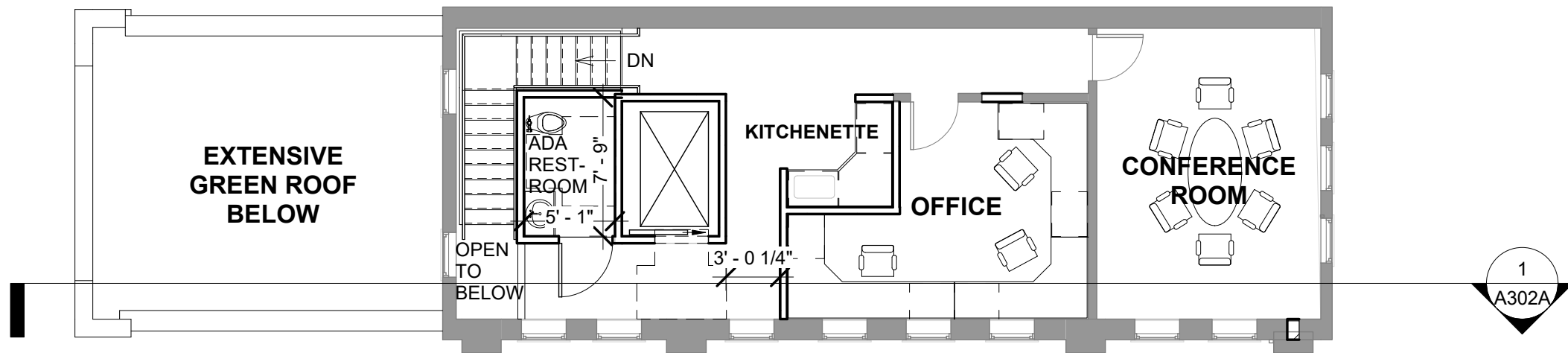
OPTION 2

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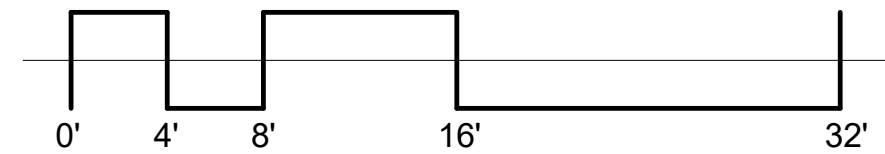
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① SECOND FLOOR PLAN OPTION 2
1/8" = 1'-0"



SEXTON HOUSE REHABILITATION

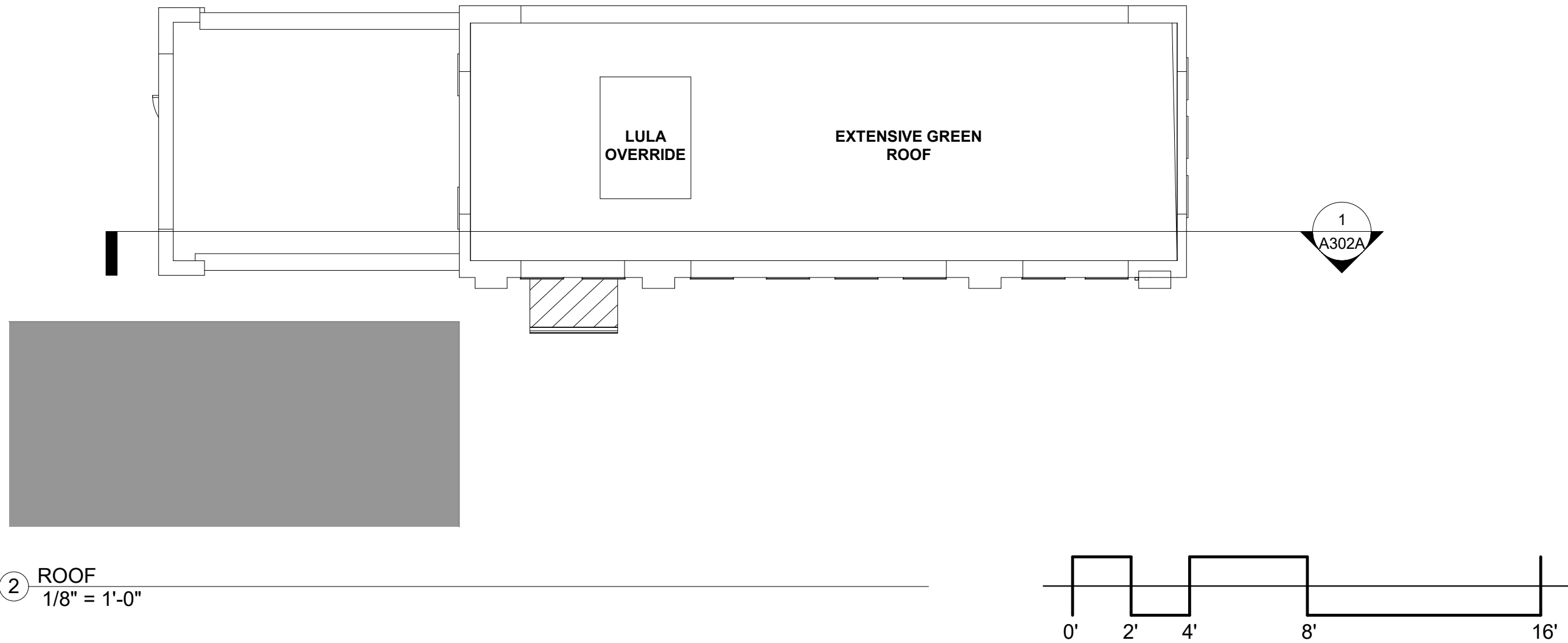
OPTION 2

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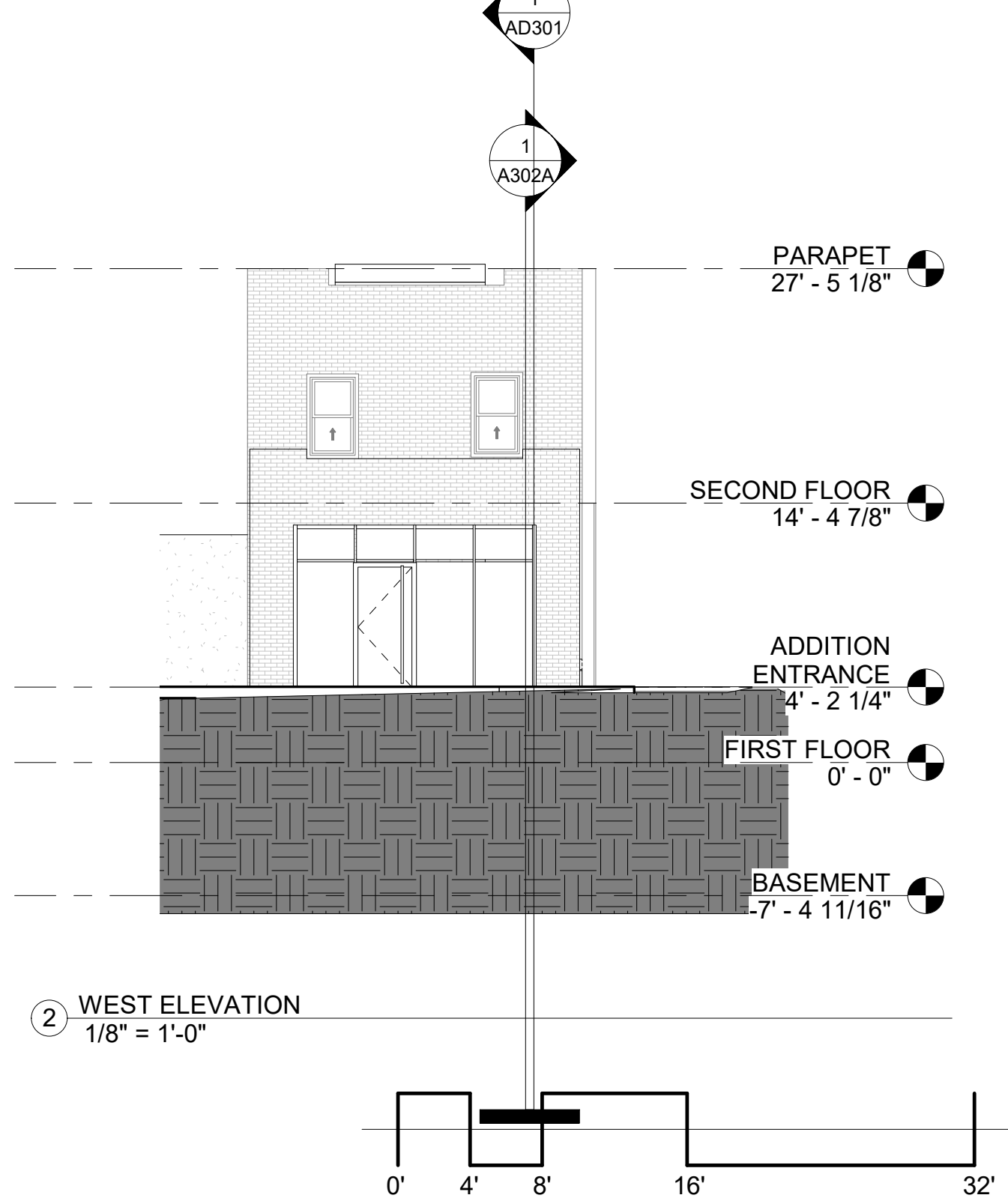
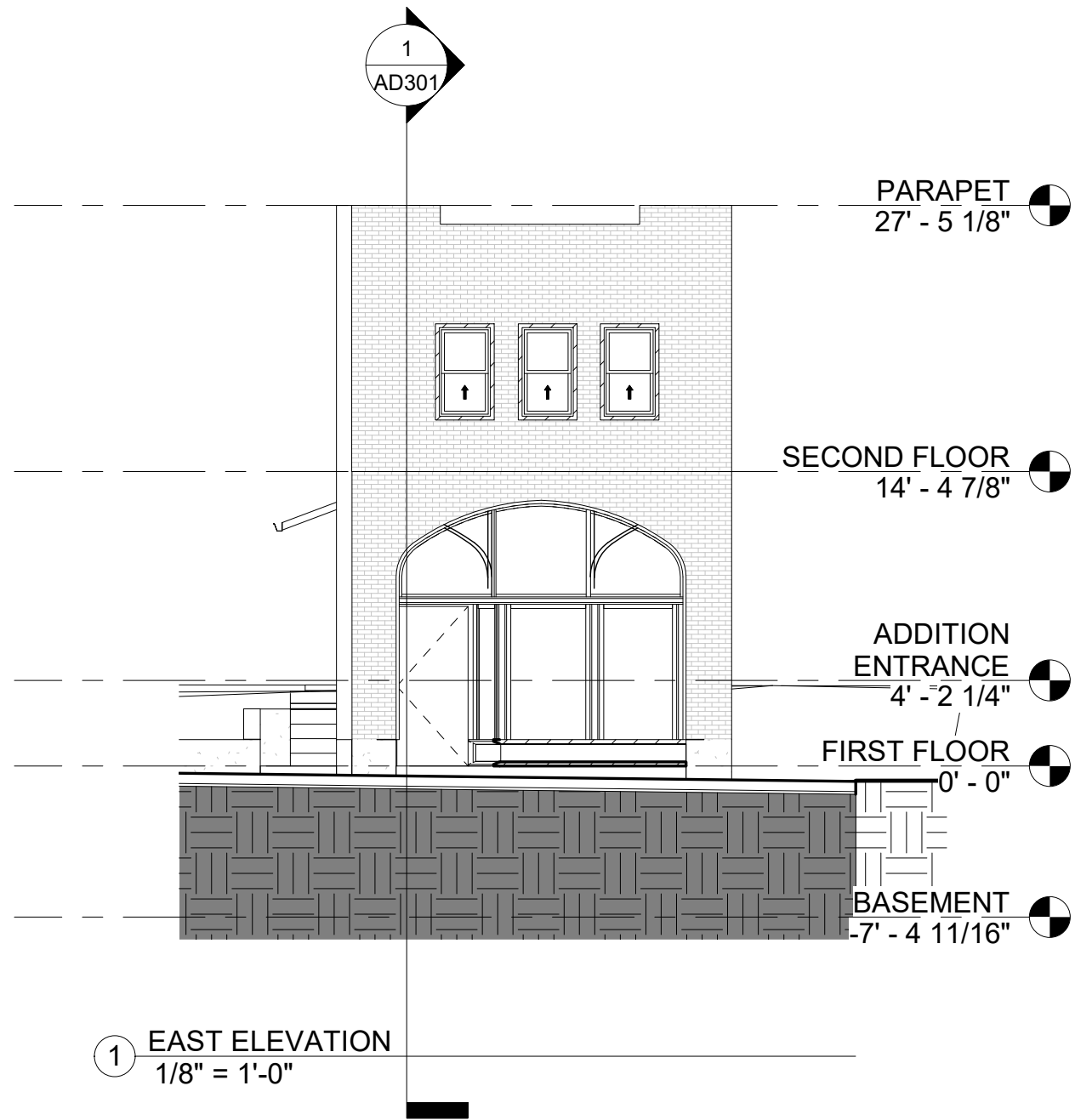
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ROOF PLAN

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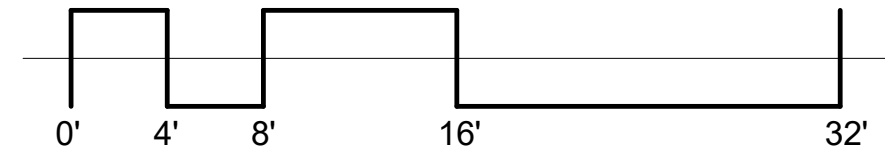
ELEVATION DRAWINGS

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① LONGITUDINAL SECTION - OPTION 2
 1/8" = 1'-0"



SEXTON HOUSE REHABILITATION

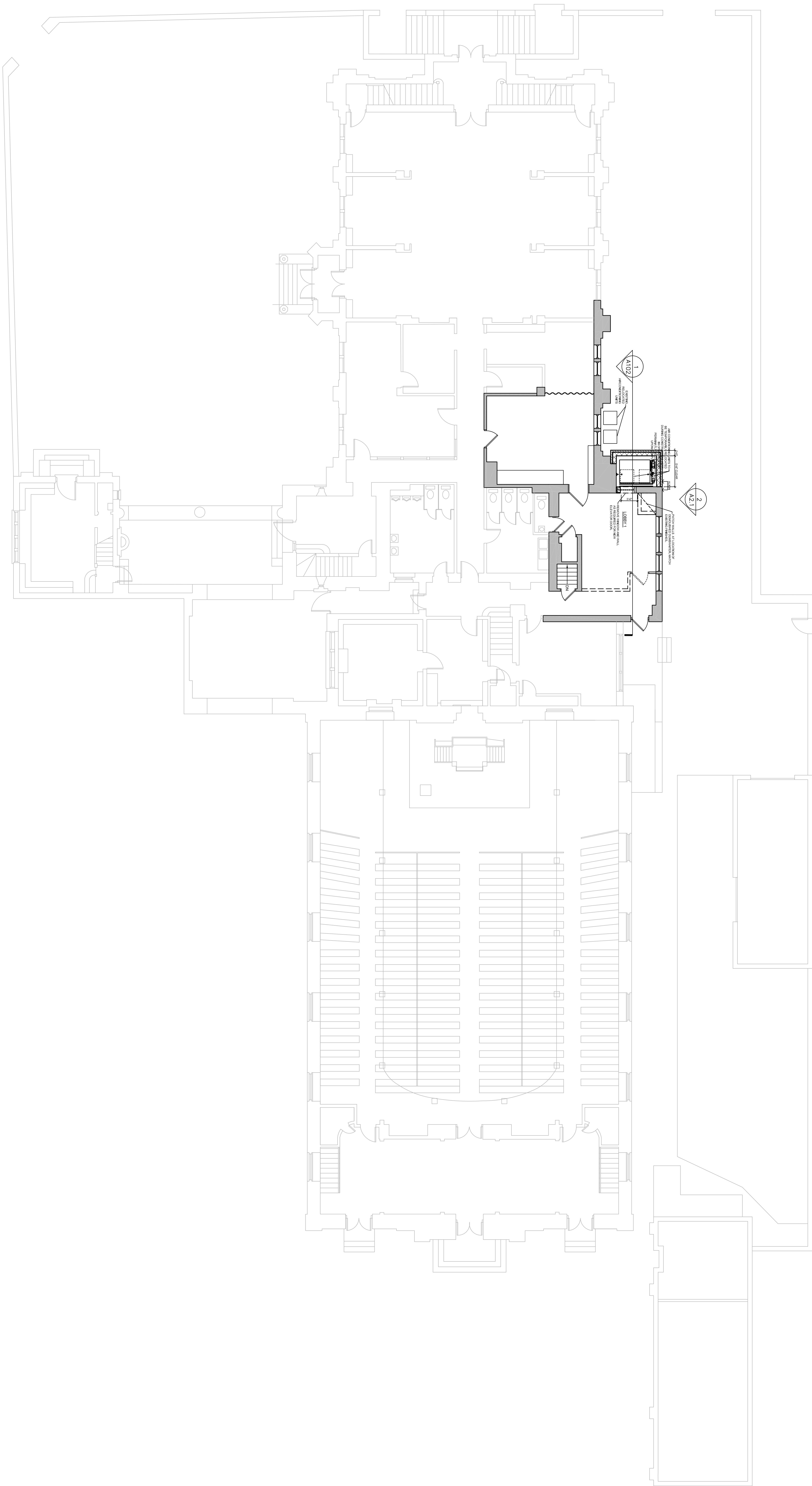
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SECTION - OPTION 2

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GERMAN AMERICAN CULTURAL CENTER
SEXTON HOUSE REHABILITATION

PRELIMINARY SCOPE OF WORK

BASED ON
DESIGN STUDY BY MURPHY & DITTENHAFFER ARCHITECTS
September 24th, 2021

A) GENERAL DESCRIPTION

The existing Sexton's House is a currently unoccupied 2-story brick building, located on the property of Zion Lutheran Church at 146 N Gay Street, Baltimore. It is considered Type 3B construction with solid brick exterior bearing walls and wood floor joists and wood stud interior walls, which are plastered over wood lath. The Exterior is raked flemish bond face brick except for plaster on the windowless north façade. Interior flooring consists of concrete in the basement, bare plywood subfloor on the 2-level first floor and hardwood on the second floor. Basement foundation walls are stone.

The existing structure will be renovated and a 1-story addition will be constructed on the west end of the first floor, with a slab-on-grade and a new flat roof, brick veneer over insulated wood stud exterior walls with parapets on 3 sides. A new LULA (Limited Use Limited Application) elevator will service all three floors (4 levels). First and Second floors will be fully ADA-accessible.

Existing Mechanical, Electrical and Plumbing systems will be completely demolished and replaced. The building will be fully airconditioned/ heated by decentralized heat pump/ mini-split units. An additional heat source will be determined during Design Development.

B) EXTERIOR WORK

EXISTING ROOF:

Remove the existing asphalt roofing, rooftop HVAC unit, mushroom vents and asphalt flashings. .
Install the following new components:

- Interior or exterior drain pipe for each roof, to be tied into the storm sewer
- Green Roof assembly on main roof and LULA override, Basis of Design: Ecocline R+1 system by Furbish, complete with drought-resistant plants, filter fabric, root barrier.
- Soldered copper coping, consistent with the existing flashings, over pressure-treated 2x8 blocking

NORTH FAÇADE of Existing Building:

- Pressure-wash the stucco façade.
- Remove all conduits and miscellaneous items
- Fill cracks or holes appropriately, paint entire façade



EAST FAÇADE of Existing Building:

- Prepare and paint the first floor wood storefront including existing full-glass wood door.
- Install new exterior recessed light fixture above entryway
- Remove diamond grating from exterior door
- Repoint brick in deteriorated areas only (approx. 40sf)

SOUTH FAÇADE of Existing Building:

- Fix existing door in place, remove hardware & install blind trim plate
- Remove conduits & miscellaneous pipes and exterior downspout & conductor head
- New copper conductor head, copper downspout and cast iron downspout boot, if drain pipe cannot be accommodated inside of floor plan and get re-routed to storm sewer.
- Remove plaster from two small infill areas and tooth in salvaged brick. Tooth in salvaged brick at removed conductor head
- Scrape & paint existing wood canopy; patch existing deteriorated wood as needed.
- Repoint brick in deteriorated areas only at east and west ends (approx. 94sf)

WEST FAÇADE of Existing Building:

- Remove conduits, kitchen vent hood and two first floor windows
- Remove two deteriorated vent grilles at roof level and install new prefinished aluminum grilles if needed for attic ventilation. Otherwise, tooth in salvaged brick.
- Remove basement areaway, salvage all brick, and fill all openings at basement level with reinforced CMU masonry or reinforced concrete. Backfill areaway with gravel.
- New opening in exterior wall with new steel lintel at First Floor level

NEW ADDITION:

- Concrete footings and concrete slab on grade with WWF and rigid insulation per IECC requirements.
- 2x6 wood stud bearing walls with R22 fiberglass cavity insulation, 5/8" exterior gypsum sheathing with air barrier, 5/8" interior gypsum board, painted. Install brick veneer over ventilation air space. Copper base flashings are to tie into air barrier. Copper cap flashings on 3 sides of addition.
- Wood TJI beams or wood trusses with cellulose insulation in cavity space. Interior finish 1/2" painted drywall w/ IC rated downlights.
- TPO roof membrane over plywood sheathing with crickets as required and TPO membrane flashing up to parapet caps. Drainage to two internal Rain leaders within pilasters at west façade, tied into storm sewer system.
- Green Roof assembly, Basis of Design: Ecocline R+1 system by Furbish, complete with drought-resistant plants, filter fabric, root barrier.

C) INTERIOR WORK

BASEMENT:

- Remove brick wall as required for LULA shaft
- Partially remove floor slab and excavate for footings for a 14" deep pit with 6" CMU shaft walls up to first floor elevation
- Modify existing wood joists above for LULA shaft opening
- Remove abandoned HVAC system including ducts. Remove abandoned piping, conduits etc. in entire basement.
- Fill in two small openings on South wall and one small opening on the east wall with stone/brick.
- Re-fill two small rectangular holes in concrete floor
- Extend elevated platform west of the LULA lift as concrete slab over gravel fill.
- Wood stringer stair with existing wood joists above re-framed as required for new opening. New steel post at stair landing to carry floor joists.
- Clean all stone foundation walls thoroughly. Apply sealer



FIRST FLOOR:

- Wood stud/drywall infill at demolished windows on west façade.
- Remove ACT ceiling in meeting room. Install new painted wood trim at high east window
- Expose brick on south wall and sandblast with walnut shells after removing all window trim., clean and seal brick. Install new painted window sills, tall matching baseboard and trim
- At the existing east storefront, patch and repair deteriorated wood, add insulation to stud walls, drywall and painted wood trim/base. Patch and paint low ceiling and install 2 new recessed downlights. Patch and repair the door. Install new hardware and threshold
- Repair furring and install new drywall on north wall of Meeting Room
- New 2x4 wood stud & 5/8" drywall partitions, wood stringer stair, doors etc. as shown in plan.
- Fire-stop shaft walls for a 1-hour rating and provide solid blocking for LULA tracks. Install LULA lift and obtain all necessary permits/inspections
- Repair plaster on other walls not described above.

Finishes in Existing Building:

- ADA Unisex Restroom: Stainless steel Grab bars, ceramic undermount sink, Solid surface vanity top with plastic-laminate ADA valance
- Flooring in circulation spaces including 4'X4' area at door to Gay Street: hardwood
- Flooring in Meeting Room: Carpet tile
- Flooring in Restroom: LVT
- New walls: painted drywall. Integrated LED vertical strip lighting in corridor walls. Painted wood baseboards
- Ceilings: New painted drywall. Add furring strips below existing plaster ceiling in Meeting Room. Dimmable surface-mounted LED can lights in Meeting Room; LED downlight and extractor fan in Restroom
- 5-panel painted wood interior doors with painted wood trim

Finishes in Gallery Addition:

- Floor: New solid oak floor, stained and clearcoated
- Walls: Painted drywall with painted wood base and painted wood trim/sills
- All-glass entrance door system with frameless insulated sidelight and full-height vertical pulls
- Windows: Casement outswing insulated wood window, painted inside, aluminum clad exterior; fixed transom-type aluminum-clad wood window
- Ceiling: Painted drywall with track lighting system & spotlights for art/displays

SECOND FLOOR:

- Demolish elevated platform and reconfigure floor joists for new openings in west portion of the building. Salvage hardwood floor.
- New 2x4 wood stud & 5/8" drywall partitions, wood stringer stair, LULA, doors etc. as shown in plan.
- Patch plaster on all exterior walls, paint; Add furring and drywall along south wall of Conference Room. Add a wood baseboard to match existing on that wall.
- Repair holes in the ceiling (SW corner and SE corner); reframe as required for new drywall ceiling in entire room
- Remove HVAC registers in ceiling. Patch with drywall.
- Scrape baseboards, existing doors and trim to remain, paint
- Refinish existing hardwood floor. Patch hardwood floor in east room along south wall as well as where partitions are being removed.

Finishes:

- ADA Unisex Restroom: Stainless steel Grab bars, ceramic undermount sink, Solid surface vanity top with plastic-laminate ADA valance
- Flooring in Restroom: LVT



- Flooring in all other spaces: existing hardwood, refinished
- New walls: painted drywall. Integrated LED vertical strip lighting in corridor walls. Painted wood baseboards
- Ceilings: painted plaster or drywall. Surface-mounted light fixtures in office & conference room, LED downlight and extractor fan in Restroom
- Salvaged or new 5-panel painted wood interior doors with painted wood trim
- Kitchenette: Solid surface countertops with undermount stainless steel sink. Plastic laminate casework. Bar refrigerator