



CHAP Scope of work

Parsonage Apartments
502 Cathedral Street
Baltimore, MD 21201

- 1) Exterior Woodwork:
 - a) All exterior painted woodwork, including window and door surrounds, sills, sashes, doors, and bay windows will be sanded, primed and repainted. Repair deteriorated wood with appropriate epoxies as needed, or if wooden features are missing or deteriorated beyond repair, will be replaced with materials that match the existing in material and visual qualities.

- 2) Brick infill at existing door to be removed:
 - a) Infill with brick reclaimed from third floor windows in same common bond pattern (match header course every eight rows) with mortar to match existing.
 - i) See drawings and photos provided.

- 3) Windows:
 - a) Existing windows to be restored:
 - i) Repair the existing windows to operate properly. Scrape, repair, prime and repaint all window sashes, wood sills, jambs, headers, trim, and molding. Repair and restore all windows. Repair glazing on all existing windows. Where glazing is brittle or missing the window will be re-glazed to match the historic glazing. Replace any broken or cracked historic glass in kind. Replace non-historic glass with clear glass. Re-install the sashes with new brass weatherstripping. Repair all weights, cords, pulleys, locking and operating hardware, replace in kind where missing or damaged.
 - ii) Color: Benjamin Moore HC-185 Tudor Brown

 - b) New double-hung wood windows:
 - i) Jeld-Wen custom wood Epic Double-Hung
 - ii) 6-over-6 double hung wood windows inside a Baltimore bullnose frame.
 - iii) Color: Benjamin Moore HC-185 Tudor Brown

 - c) New basement awning windows:
 - i) Jeld-Wen custom wood Awning Wood Window to match existing fourth floor windows.
 - ii) Color: Benjamin Moore HC-185 Tudor Brown

- d) Fourth floor windows to deck:
 - i) Jeld-Wen custom wood Epic Double-Hung
 - ii) 6-over-6 double hung wood windows inside a Baltimore bullnose frame.
 - iii) Color: Benjamin Moore HC-185 Tudor Brown

- e) Fourth Floor Doors to roof deck
 - i) Jeld-wen 5010 10-lite Authentic Wood Doors
 - ii) Color: Benjamin Moore HC-185 Tudor Brown

- 4) Replacement Roofing
 - a) Single-ply Thermoplastic Polyolefin (TPO).
 - i) Color: White

- 5) Siding at new addition
 - a) Centria Concept Series
 - i) Profile: CS-660
 - ii) Color: 9914 – Midnight Bronze

- 6) Deck Railings (mostly hidden behind parapet wall)
 - a) Trex Aluminum railing with glass panels.
 - i) Aluminum Color: Black

- 7) Decking:
 - a) Trex Enhance Basics
 - i) Grooved edge for hidden fasteners
 - ii) Color: Beach Dune