

## **EXHIBIT A**

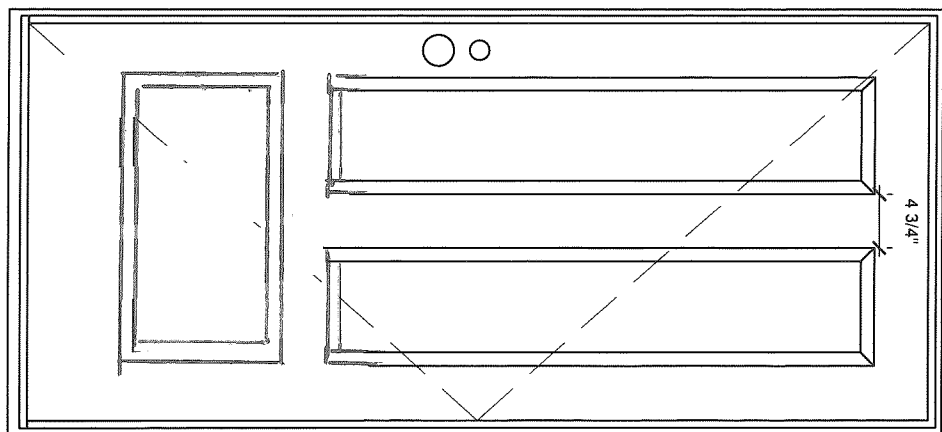
### **SCOPE OF WORK**

Nine upper-story windows on the west façade will be replaced with the specified Marvin Ultimate Series wood/aluminum clad single-hung window inserts, and the existing storm windows will be removed. Existing exterior trim profiles and architectural detailing will remain intact.

The apartment access door on the west façade and associated clearstory window will be replaced with new Marvin Ultimate Series wood/aluminum clad windows and door systems (for the clearstory windows). The proposed French door will feature a single panel with no grids on the glass.

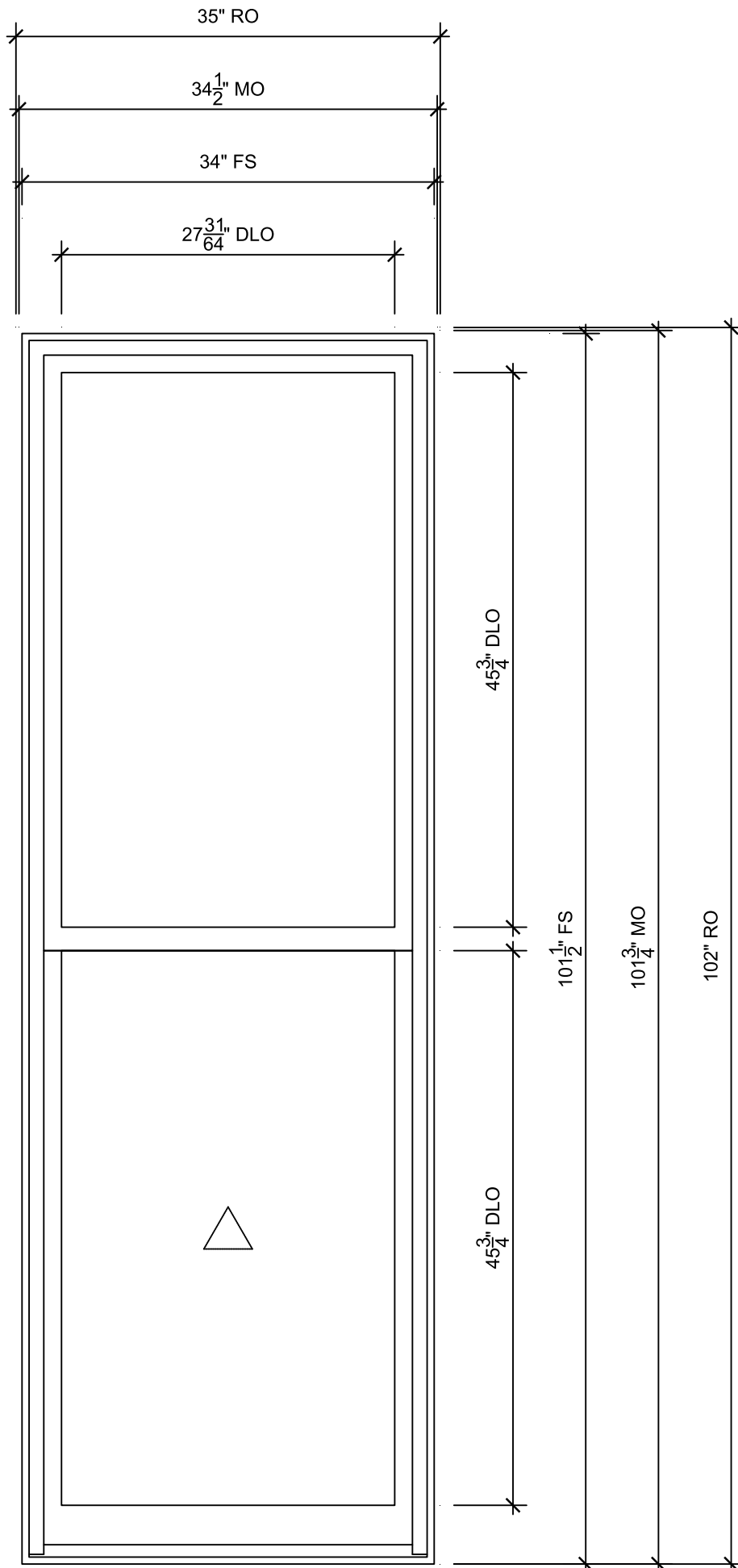
Replacement windows and door systems will feature a dark bronze aluminum-clad exterior finish.

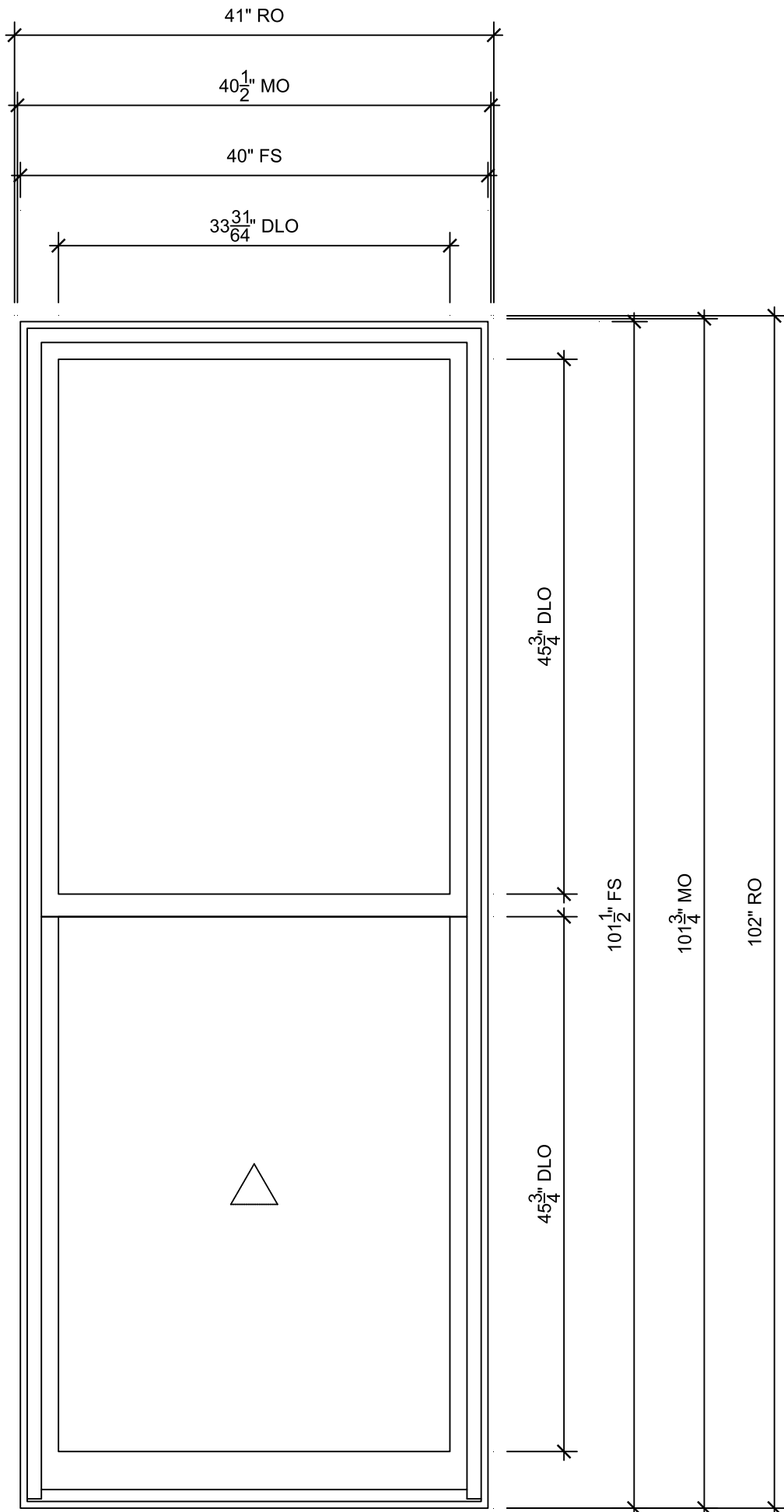
03

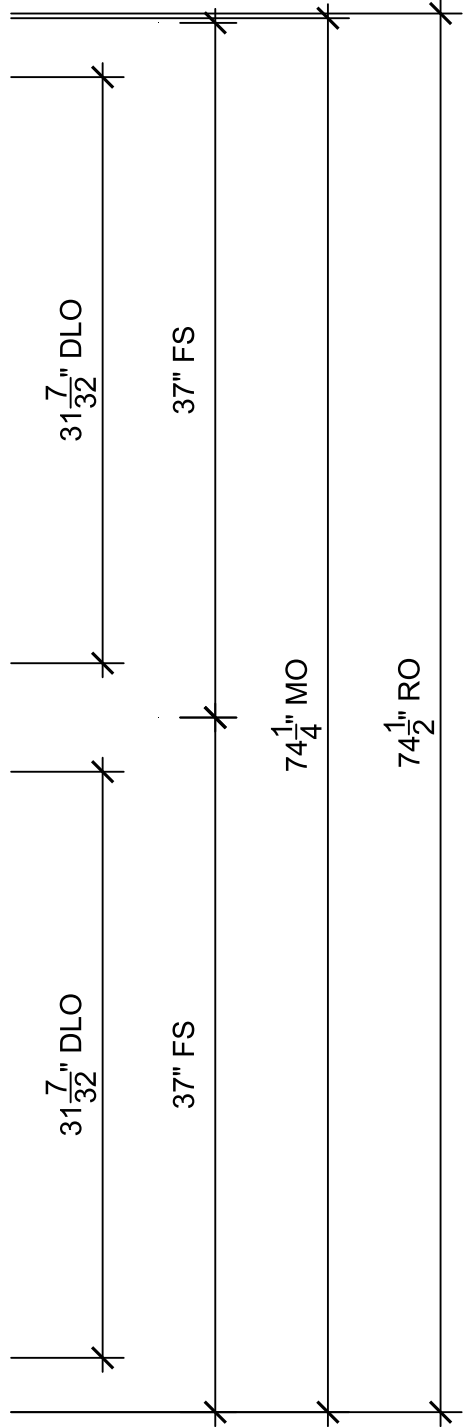
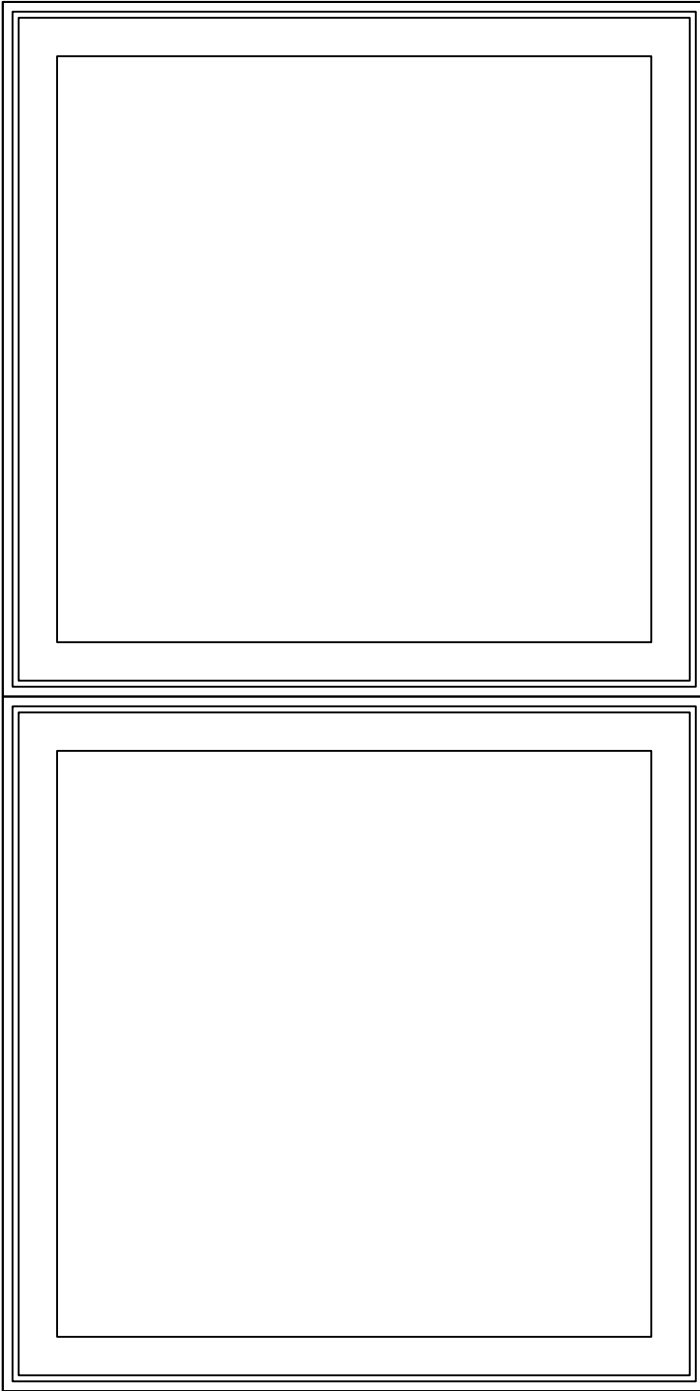
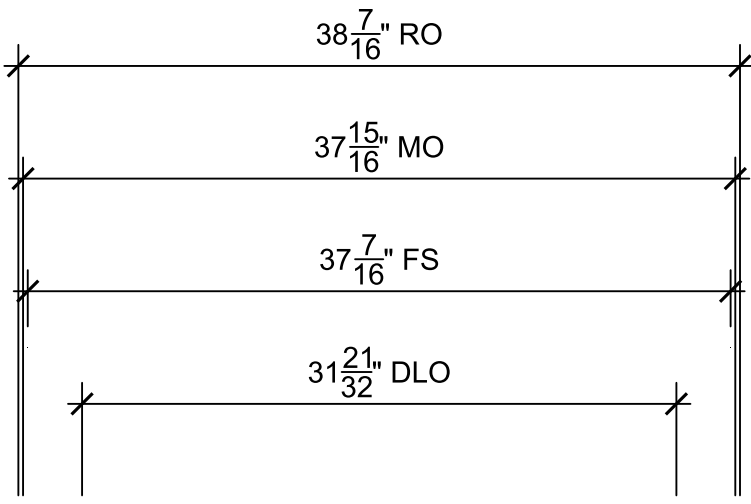


$37\frac{7}{16}"$  FS  
 $38\frac{7}{16}"$  RO

$82"$  FS  
 $82\frac{1}{2}"$  RO







# Detailed Project Description

## 411 & 413 Division Street South – Window and Door Replacement Project

### Project Overview

Located within the Downtown Historic District, this project consists of the selective replacement of deteriorated exterior windows and entry components on the front (west-facing) elevation of the existing historic commercial structure located at 411 & 413 Division Street South. The intent of the project is to preserve and maintain the historic character of the building while improving long-term durability, energy efficiency, occupant comfort, and operational functionality. The proposed work has been carefully designed to maintain the existing architectural rhythm, proportions, and appearance of the historic façade.

### Scope of Work

The proposed improvements include:

- Removal and replacement of nine (9) existing second-story windows facing Division Street.
- Removal and replacement of the existing street-level entry door and associated clerestory window assembly.
- Installation of new Marvin Ultimate Series wood/aluminum clad windows and door systems.

The replacement windows are proposed as insert-style installations in order to preserve the existing historic wood trim and surrounding building materials to the greatest extent practicable. Existing exterior trim profiles and architectural detailing will remain intact and undisturbed during installation.

### Proposed Materials and Design

The proposed window systems consist primarily of Marvin Ultimate Single Hung G2 units sized to match the proportions and configuration of the existing historic openings. The replacement units feature:

- Dark bronze aluminum-clad exterior finish
- Painted black pine interior finish
- Traditional single-hung operation
- Simulated historic sightlines and proportions

- Low-E insulated glazing with argon fill for improved thermal performance
- Black perimeter spacer bars and hardware to minimize visual impact

Aluminum clad solid core wood door in ebony finish

The first-floor entry system will consist of a Marvin ~~Ultimate Outswing French~~ Door assembly with accompanying clerestory glazing above. The entry door has been selected to ~~complement the historic storefront character~~ while improving durability, accessibility, and weather performance. **match the existing door**

## Historic Preservation Considerations

A primary objective of this project is to retain and reinforce the historic architectural character of the building and the surrounding Downtown Historic District. The proposed replacement systems were selected specifically for their compatibility with historic commercial architecture and their prior acceptance by the City of Northfield Heritage Preservation Commission on similar downtown projects.

The project does not propose:

- Alteration of the building footprint
- Modification of existing masonry openings
- Removal of significant architectural ornamentation
- Changes to the overall storefront composition
- Changes to building massing or scale

All work will occur within the existing openings and will preserve the established façade rhythm and visual appearance along Division Street.

## Construction and Installation

Construction activities will be limited to exterior window and door replacement work. NCC Builders will obtain required building and sidewalk closure permits and will provide temporary pedestrian protection and barricades during construction activities. Existing windows and doors will be removed and responsibly disposed of by the contractor.

The project is intended to extend the useful life of the building while maintaining its contribution to the historic downtown streetscape and preserving the architectural integrity of the structure for future occupancy and use.