

EXHIBIT A

SCOPE OF WORK

On the west, north and south facades of the building, including the chimney on the south side of 314, the masonry walls will be repointed and repaired as necessary, failed sealant joints will be replaced, and the walls will be repainted with a Sherwin Williams Loxon Coating in the colors Downing Slate and Roman Column.

Six double-hung windows on the west façade, and five double hung windows on the south facade will have the sashes replaced with new double hung inserts featuring a bronze finish that will match the windows on the east (front) façade.

The rear utility door on the west façade will be replaced with a matching utility door.

The floor tile at the south entrance on the east façade will be removed and replaced. Floor tile will be added to the primary ground floor entrance on the east façade; the design of the tile is illustrated on subsequent pages.

Tile Design Plans for 314 Division Street Retail and Apartment Entryways

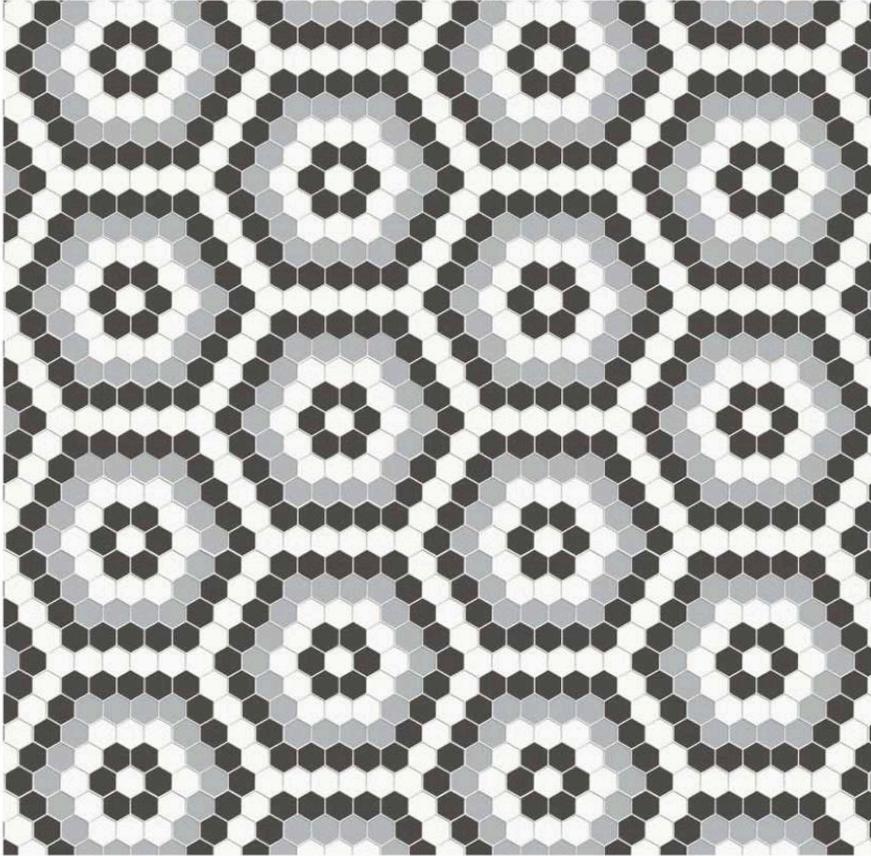
Our plans are to repair the degraded concrete and tile covered, recessed entryways on Division Street, using porcelain tile rated for outdoor use and freeze/thaw settings.

The selected tile is the Anatolia Soho line, recommended for its outdoor durability. Technical specs on the tile are available at: <https://www.anatolia.com/collections/soho>

We intend to use a mosaic sheet design with matte 1” hexagonal tile in three colors to coordinate with the facade colors: white, cloud blue (a bluish medium gray), and a soft black. The same pattern will be used at both entrances, with a 4” tiled border in matching black tile. Both areas will be coated with a non-slip sealant.

Patterned mosaics, *Dawn Blend*

A sensory stimulating combination of white, blue, and black, which gives rise to a fresh palette of colors.



Soho Dawn Blend Hexagon Matte Glazed Porcelain Mosaic

1



W view

replace existing sashes with inserts (only sash replaced, existing ext. trim remains)
- and replace door, exact copy of existing.

I have included picture of front of building where inserts were used in last remodel.

1



S view

replace existing sashes with inserts
(only sash replaced, existing ext. trim remains)

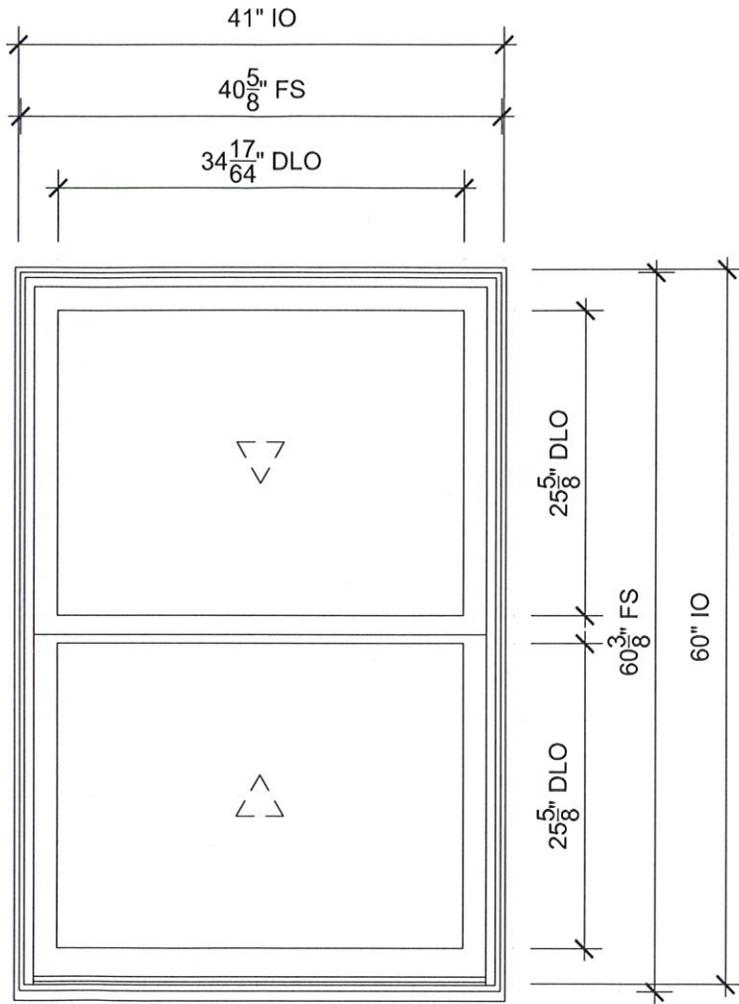
refer to front of building picture for style

1



The rear sashes will match these
(upper windows)

I have includes schematic of sash
details and sample of clad ext. (also used in previous
remodel)



WEST SIDE
SCALE: 3/4" = 1'-0"

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.



PROJ/JOB: PETE LEE DOWNTOWN ELEVATE NO GRIDS / PETE LEE DOWNTOWN ELEVATE NO GRIDS
 DIST/DEALER: CONSOLIDATED LUMBER CO-G.O.
 DRAWN: PHIL GRAUE
 QUOTE#: DN8NHZ

PK VER: 0004.15.00

CREATED: 02/20/2026

REVISION:

SHEET
1
OF 1

2



address ext. entry way floor

Jessica is figuring out color palette and mosaic pattern and will forward.

2



Address ext. entry way floor

Jessica is figuring out color palette and mosaic pattern and will forward.

SW 7562

SW 6154

SW 7563

SW 7564

SW 6133

SW 6119

SW 7575

SAVE 

SW 7562

Roman Column

FULL DETAILS 

This classic, bright white with its yellow undertone conjures a light, warm atmosphere. For a pleasant pairing, consider warm neutral trim like Relaxed Khaki.

Get this color in a:



FREE Color Chip



Peel & Stick



Paint Sample



Interior Paint



H Historic Color

Expert Pick

SW 2819

Downing Slate

FULL DETAILS 

Get this color in a:



FREE Color Chip



Peel & Stick



Paint Sample



Interior Paint



Exterior Paint