

Exhibit A

# GENERAL BUILDING SPECIFICATIONS

Plan or Model No.: \_\_\_\_\_

Property Address  
or Legal Description: 112 & 114 W. Johnson St and 815 N. Stewart Ave, Norman, Ok 73069

Owner(s): NORMAN HOUSING AUTHORITY

Builder: \_\_\_\_\_

**GENERAL CONDITIONS**

These specifications cover labor and materials necessary for the construction of a single family residence according to the aforementioned Model No. or plan submitted, to be erected for said buyer at the above address. All the work is to be executed in a workmanlike manner in accordance with accepted standards of the building industry in this area, local building codes, and the plans and specifications. Or Equal with approval applies

All excess material left after completion of construction shall remain the property of the Builder.

**1. EXCAVATION AND LAND CONDITIONS:**

Expenses incurred because of soil conditions such as quick-sand, rock, trees, including necessity for additional excavating, providing fill or cutting of lot, grading, removal of excess ground, additional footings, reinforcing, piers, additional depth of foundation wall, pumping, extra waterproofing of basement or diversion of water because of springs, wells, seepage, underground drainage lines, etc., shall be paid for by Owner.

Allowance for excavation and site clearing, if applicable: \_\_\_\_\_

**2. BACKFILL AND GRADING:**

Builder shall be the authority for placement of building on lot and establishment of building grade as required by municipal authority. Builder shall not be responsible for settling of any backfill after grading. If any additional fill is required due to unstable soil conditions, it shall be paid for by the Owner.

**3. FOOTINGS: Trench & stem foundation**

Concrete footings for walls and piers shall be of sizes as shown on the plans and to meet local building codes.

**4. FOUNDATION WALLS:**

Foundation walls shall be as shown on the plans. Material: poured concrete @ 3,500 psi. The Builder does not warrant against dampness or water caused by natural conditions of soil, drainage, hydrostatic pressure, condensation or climatic conditions.

Foundation wall height shall be: 12"

BUILDER  
INITIAL: \_\_\_\_\_

# GENERAL BUILDING SPECIFICATIONS

## 5. BASEMENT FLOOR: N/A

Basement floor shall be as shown on the plans, 3" (average thickness) poured concrete slab with "Fibermesh" additive. Builder shall not be responsible for hairline cracks that may occur in the basement floor. Saw joints will be installed to control cracking. Builder will repair cracks exceeding maximum tolerances (3/16" width) by surface patching.

## 6. STEEL:

Support columns and steel beams shall be furnished and installed as shown on the plan.

## 7. MASONRY EXTERIOR WALLS AND EXTERIOR CHASE:

Brick veneer allowance: \$375.00 per thousand brick. Allowance is for material only; labor is included in the base contract.

Labor cost in budget reflects installation of queen size brick. Using standard or king size brick may result in additional charges. Mortar selections other than standard gray may require additional charges to the Owner.

## 8. FIREPLACE/CHIMNEY: N/A

Chimney shall be constructed as shown on the plans.

### Fireplace, type/size:

- Metal fireplace: \_\_\_\_\_
- Masonry fireplace; lining material: \_\_\_\_\_

### Exterior chase:

- Facing: \_\_\_\_\_

### Flue type:

- Metal flue: \_\_\_\_\_
- Masonry flue: \_\_\_\_\_
- Doors, if any (describe): \_\_\_\_\_

### Interior treatment and mantel:

- Brick veneer, allowance: \_\_\_\_\_ per thousand brick. Allowance is for material only; labor is included in the base contract. Labor cost in budget reflects installation of queen size brick. Using standard or king size brick may result in additional charges. Mortar selections other than standard gray may require additional charges to the Buyer.
- Tile (see spec #29).
- Cultured stone to be priced at time of selection.

Fireplace hearth material: \_\_\_\_\_  Flush  Raised

Fireplace hearth size: \_\_\_\_\_

Fireplace surround material: \_\_\_\_\_

Fireplace face opening size: \_\_\_\_\_

Fireplace Mantel

BUILDER Initial \_\_\_\_\_

# GENERAL BUILDING SPECIFICATIONS

## 9. WALKS AND DRIVEWAYS: All concrete to be 3500 psi

Driveway width: 16 feet ; length: As shown on plans  
Base material: Sand ; thickness: 4"  
Surfacing material: Concrete, 3500 # ; thickness: 4" ; reinforcing: \_\_\_\_\_  
Culvert \_\_\_\_\_  
Front walk material: Concrete 3500# ; length: See Plan ; width: 4 ft ; allowance: \_\_\_\_\_  
Service walk material: Concrete 3500# ; length: See Plan ; width: See Plan  
Steps material: N/A ; number of steps: None  
Stoops: front: See Plans ; rear: See Plans ; other: Termite pretreat

## 10. EXTERIOR WALL FRAME:

Lumber: wood studs: 2x6 ; species: #2 WCDF ; spacing: 24" o.c.  
Height of exterior walls: first floor: 9 feet ; second floor: n/a  
Sheathing: 4x9 Zip Wall taped ; thickness: 7/16 ; width: 48"  
Siding: type: Cement fiber, see plans ; species: \_\_\_\_\_ ; grade: \_\_\_\_\_  
size: See plans ; exposure: See plans ; fastening: Nail  
Brick veneer: See plans

## 11. FLOOR FRAME:

**Concrete Slab: 4" 3500 psi mix with 5-7% A.E. over 4" sand fill. Compacted & termite pretreat**

Species: \_\_\_\_\_ ; size: first floor: \_\_\_\_\_ ; spacing: \_\_\_\_\_  
size: second floor: \_\_\_\_\_ ; spacing: \_\_\_\_\_

## 12. SUBFLOORING: N/A

Type: \_\_\_\_\_ ; size: \_\_\_\_\_

## 13. INTERIOR WALL FRAME:

Species: #2 WCDF ; size: 2x4 ; spacing: 16" o.c.  
Height: first floor: See Plan ; second floor: N/A

**All plates, sills & sleepers in contact with concrete to be treated yellow pine material.**

## 14. CEILING FRAME:

First floor: WCDF #2 ; size: Meet code ; spacing: 16" o.c.  
Second floor: \_\_\_\_\_ ; size: \_\_\_\_\_ ; spacing: \_\_\_\_\_

BUILDER INITIAL:

\_\_\_\_\_

# GENERAL BUILDING SPECIFICATIONS

## 15. ROOF SYSTEM:

Type: 6/ 12 pitch ; size: 2 x 6 cut roof ; spacing: 24" o.c.

## 16. ROOF SHEATHING:

Type: Solar OSB with clips ; size: 4'x8' ; spacing: Solid

## 17. ROOFING:

Type: GAF Timberline HD Composition ; color: Weathered Wood

Warranty/grade: 30 Year ; underlayment: Synthetic

## 18. BUILT UP OR FLAT ROOFING: N/A

Number of plies: \_\_\_\_\_ ; weight: \_\_\_\_\_ ; surface material: \_\_\_\_\_

## 19. EXTERIOR DOORS AND TRIM:

Entrance doors (type/brand): Front: 3068 Fiberglass

Garage/service: 3068 Fiberglass, 6 Panel

House to garage: 3068 Fiberglass 6 panel

Weatherstripping: In Jamb (prehung)

Combination storm and screen doors: \_\_\_\_\_

Sliding patio doors/French hinged doors: 2868 Fiberglass full view with blinds

Exterior millwork: Smart Trim

Shutters, railings, louvers: See Plan

## 20. WINDOWS: Meet City of Norman energy & building code

Type: Vinyl single hung ; brand: \_\_\_\_\_ ; clad exterior color: White  
See plan for grills

Low E:  Yes  No Storms/screens: 1/2 ; color: White

Basement windows: N/A

## 21. PLUMBING:

House drain inside:  PVC  Other: \_\_\_\_\_

House sewer (outside):  PVC  Other: \_\_\_\_\_

Water piping:  Copper  Other: PEX

Sill cocks (number/location): 2 Woodford #19 One front, one back

Gas service:  Utility company  Other: \_\_\_\_\_

BUILDER  
INITIAL: \_\_\_\_\_



# GENERAL BUILDING SPECIFICATIONS

## Finishes (cont'd):

FIXTURE	MAKE	MODEL #	COLOR	NOTES
<b>Bath #2:</b>				
Tub/Shower				
Tub faucet				
Lavatory				
Lav. faucet				
Toilet				
Other:				
<b>Bath #3:</b>				
Tub/Shower				
Tub faucet				
Lavatory				
Lav. faucet				
Toilet				
Other:				
<b>Plumbing:</b>				
Other:				
<b>Utility Room:</b>				
Laundry sink				
Faucet				
Other:	Recessed valves	And drain box		
<b>Other:</b>				
Water Softener				
Distiller				
Other:				

BUILDER  
INITIAL: \_\_\_\_\_

# GENERAL BUILDING SPECIFICATIONS

## 22. HEATING/VENTILATING/AIR CONDITIONING/SHEET METAL:

Size, capacity and output shall be determined by heat loss calculation per state energy code.

Warm air furnace (make and model): 84,000 BTU natural gas 95%

Number of air ducts: Provide layout Number of return inlets: 2

Warm air duct material: G.I. & R 8 flex Fuel:  Natural gas  Geothermal  Electric

Air conditioner (make, model, tons): 2.5 ton 16 SEER

Zone system areas: \_\_\_\_\_

Humidifier (make and model): N/A

Air filter (make and model): Filter grills

Thermostats (make and model): Digital

Clothes chute:  Yes  No Vented hood:  Yes  No

Downdraft:  Yes  No Bath Heat/Vent/Light 2

Gutters and downspouts: Material: Alum. Entire house Size: 5 1/2 Color: To be determined

Flashing material: Galvanized sheet metal

Other sheet metal work: \_\_\_\_\_

Other HVAC: Recessed dryer vent box

## 23. ELECTRICAL WIRING:

Service type:  Underground  Overhead Size of service: 200 amp

Type of wiring: Non metallic cable

Wiring to be provided (no. of outlets—lights, switches and receptacles):  Per plan  Per code plus the following special outlets:

<input checked="" type="checkbox"/> Dryer <u>220</u> volts	<input type="checkbox"/> Bath vent—fan only _____	<input type="checkbox"/> Air cleaner _____
<input checked="" type="checkbox"/> Air conditioning	<input checked="" type="checkbox"/> Bath vent—Heat/Vent/Light <u>2</u>	<input type="checkbox"/> Outdoor septic wiring _____
<input type="checkbox"/> Water well pump	<input checked="" type="checkbox"/> Exterior outlets <u>3</u>	<input type="checkbox"/> Street lamp _____
<input checked="" type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Chimes _____	<input type="checkbox"/> Sump pump _____
<input checked="" type="checkbox"/> Furnace	<input type="checkbox"/> Humidifier _____	<input checked="" type="checkbox"/> Disposal _____
<input checked="" type="checkbox"/> Range 220 volt	<input type="checkbox"/> Special outlets in basement _____	<input type="checkbox"/> Wire whirlpool _____
<input checked="" type="checkbox"/> CATV jack(s) <u>5</u>	<input checked="" type="checkbox"/> Telephone jacks _____	<input type="checkbox"/> Water heater _____
<input type="checkbox"/> Water softener: wire for owner-provided unit	<input checked="" type="checkbox"/> Low voltage wiring for garage door openers	

Recessed light housings and trims shown on plan to be supplied by electrician.

Outlets to be duplex, color: White or ivory

BUILDER  
INITIAL: \_\_\_\_\_

# GENERAL BUILDING SPECIFICATIONS

## 24. SECURITY/VACUUM/AUDIO VISUAL WIRING: N/A

Security: \_\_\_\_\_ or Allowance: \_\_\_\_\_  
Vacuum: \_\_\_\_\_ or Allowance: \_\_\_\_\_  
Audio visual: \_\_\_\_\_ or Allowance: \_\_\_\_\_

## 25. GARAGES:

Garage door type: 8 x 7 Steel Panel  
Operators: 1 Number: 1 Make/model: 1/2 hp 2 remotes  
Garage finish: Textured and painted  
Floor drains: \_\_\_\_\_

## 26. INSULATION:

Exterior walls: R-19  
Ceilings: R 38 Blown Fiberglass  
Other: R 30 Fiberglass Bats  
Vapor barrier type: Tyvek Drainage house wrap at siding

## 27. DRYWALL:

Thickness: Walls: 1/2 Ceilings: 1/2 Tape, joint cement and one spray coat. Metal outside corners.  
Attached garage firewall to be fire rated as shown on plan. Thickness: \_\_\_\_\_  
Wall finish: Hand textured and paint Ceiling finish: Hand texture & Paint

## 28. CERAMIC TILE:

Ceramic tile labor for the areas below is included in the base price of the home. Material-only (tile, grout, adhesive) allowance is listed below.

Master bath: \$4.00  
Hall Bath: \_\_\_\_\_  
Bath #3: \_\_\_\_\_  
Kitchen: \_\_\_\_\_  
Utility room: \_\_\_\_\_

The allowance for ceramic tile material only for all areas specified above is: \$4.00

## 29. FINISH HARDWARE ALLOWANCE:

Type: BHP  
All bathrooms and master bedroom to have privacy locks. Front Door: BHP  
Deadbolt locks on all exterior doors. All keyed alike

BUILDER  
INITIAL: \_\_\_\_\_



# GENERAL BUILDING SPECIFICATIONS

## 30. FINISH FLOORING: Vinyl plank flooring allowance of \$3.25 / ft. tile and glue

ROOM/AREA	FINISH FLOOR	SUBFLOOR	NOTES
Entry		Concrete	
Breakfast Room			
Halls			
Family Room			
Kitchen			
Utility Room			
Study			
Bath #2			
Master Bathroom			
Master Bedroom			
Secondary Bedrooms			
Gallery			
Dining Room			
Staircase			

Notes: Vinyl plank for each room \_\_\_\_\_

Total allowance for carpeting (labor and material): \_\_\_\_\_

Total allowance for tile material: \_\_\_\_\_

Total allowance for hardwood flooring (labor and material): \_\_\_\_\_

## 31. INTERIOR DOORS AND TRIM:

Doors—stained: Type: SC slab Material: Oak veneer Thickness: 1-3/8"

Doors—painted: Type: \_\_\_\_\_ Material: \_\_\_\_\_ Thickness: \_\_\_\_\_

Casing—stained: Type: Detail Material: Oak Size: 2 1/4

Casing—painted: Type: \_\_\_\_\_ Material: \_\_\_\_\_ Size: \_\_\_\_\_

Base—stained: Type: Detail Material: Oak Size: 3 1/4

Base—painted: Type: \_\_\_\_\_ Material: \_\_\_\_\_ Size: \_\_\_\_\_

Closets: Type: \_\_\_\_\_ Material: \_\_\_\_\_ Size: \_\_\_\_\_

Windows to have:  Drywall returns  Wood casing—picture framed

Doorway openings to have:  Drywall returns  Wood casing—picture framed

Special doors: Location: \_\_\_\_\_ Size: \_\_\_\_\_

Type: \_\_\_\_\_ Material: \_\_\_\_\_ Thickness: \_\_\_\_\_

Special trim: \_\_\_\_\_

Wall paneling: \_\_\_\_\_

BUILDER  
INITIAL: \_\_\_\_\_

# GENERAL BUILDING SPECIFICATIONS

## **32. STAIRS: N/A**

Site fabricated                       Mill made

Style:  Over the post traditional     Post to post

### **Main Stair:**

Brand/manufacturer: \_\_\_\_\_

Treads	Material: _____	<input type="checkbox"/> Paint	<input type="checkbox"/> Stain	_____
Risers	Material: _____	<input type="checkbox"/> Paint	<input type="checkbox"/> Stain	_____
Stringers	Material: _____	<input type="checkbox"/> Paint	<input type="checkbox"/> Stain	_____
Handrail	Material: _____	<input type="checkbox"/> Paint	<input type="checkbox"/> Stain	Style: _____
Baluster	Material: _____	<input type="checkbox"/> Paint	<input type="checkbox"/> Stain	Style: _____
Newel post	Material: _____	<input type="checkbox"/> Paint	<input type="checkbox"/> Stain	Style: _____

### **Basement Stair:**

Treads	Material: _____
Risers	Material: _____
Stringers	Material: _____
Handrail	Material: _____
Walls	Material: _____

**Interior Basement Stair:**     Open     Closed

## **33. CABINETS:**

Total allowance for cabinets: \_\_\_\_\_ Included in Price or specify:

Kitchen:	Material: <u>Oak</u>	Door fronts: <u>Raised panel</u>
Vanities:	Material: <u>Oak</u>	Door fronts: <u>Raised panel</u>
Utility:	Material: <u>Oak</u>	Door fronts: <u>Raised panel</u>
Hardware:	Knobs: <u>\$2.50 each</u>	Pulls: <u>\$4.00 each</u>

## **34. COUNTER/VANITY TOPS:**

Total allowance for counter/vanity tops: \_\_\_\_\_

Countertop type: Plastic laminate, full splash in kitchen, 4" bathrooms. \$28.00 / lineal ft. installed

## **35. SHOWER ENCLOSURES:**

Total allowance for shower enclosures: \_\_\_\_\_

Specify type for each:    Master Bath: N/A

   Bath #2: \$200.00 Obscure glass

   Other: \_\_\_\_\_

BUILDER INITIAL: \_\_\_\_\_

# GENERAL BUILDING SPECIFICATIONS

## **36. MIRRORS:**

Total allowance for mirrors: \$300 installed (1/4" plate installed with clips)

Specify type for each: Master Bath: \_\_\_\_\_  
Bath #2: \_\_\_\_\_  
Bath #3: \_\_\_\_\_  
Powder Room: \_\_\_\_\_  
Other: \_\_\_\_\_

## **37. BATHROOM ACCESSORIES:**

\$210.00, 4 towel bars and 2 toilet paper holders.

## **38. LIGHTING FIXTURES:**

Total allowance for all lighting fixtures and bulbs: \$1,500

Recessed lighting fixtures and trims and Heat/Vent/Lights shown on plans are included in the contract price. Light bulbs for both recessed fixtures and decorative fixtures to be provided by lighting supplier and charged to lighting fixture allowance. Under counter lights included.

## **39. PAINTING:**

Exterior: Trim/siding: 1 primer, 1 finish coats exterior paint or stain. Number of colors allowed: 2

Caulking shall be applied on exterior where windows, doors and masonry meet siding or brick.

Interior: Walls: Flat  
Ceilings: Flat

Number of pastel colors allowed: 1

Stained woodwork shall be sealed and sanded. 2 coat(s) of varnish shall be applied.  
+1

Painted woodwork shall be sealed and primed. 2 coat(s) of satin enamel shall be applied.  
+1

## **40. APPLIANCES:**

Total allowance for appliances: \$1,000

This allowance assumes the following appliances are to be included in the contract price (specify make, model and color):

Range: 30" electric

Microwave: 30" over range, vented

Dishwasher: 24" under counter

Oven: \_\_\_\_\_

Refrigerator \_\_\_\_\_

Washer: \_\_\_\_\_

Dryer: \_\_\_\_\_

Other: 30" vented hood

BUILDER  
INITIAL:

\_\_\_\_\_

## GENERAL BUILDING SPECIFICATIONS

### 41. LANDSCAPING/PLANTING:

Total allowance for landscaping: \$800.00 installed with 6 month warranty, not including sod. Contract price to include solid sodding entire yard.

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### 42. FENCING:

### 43. OTHER:

Full guttering

### 44. CLEANING:

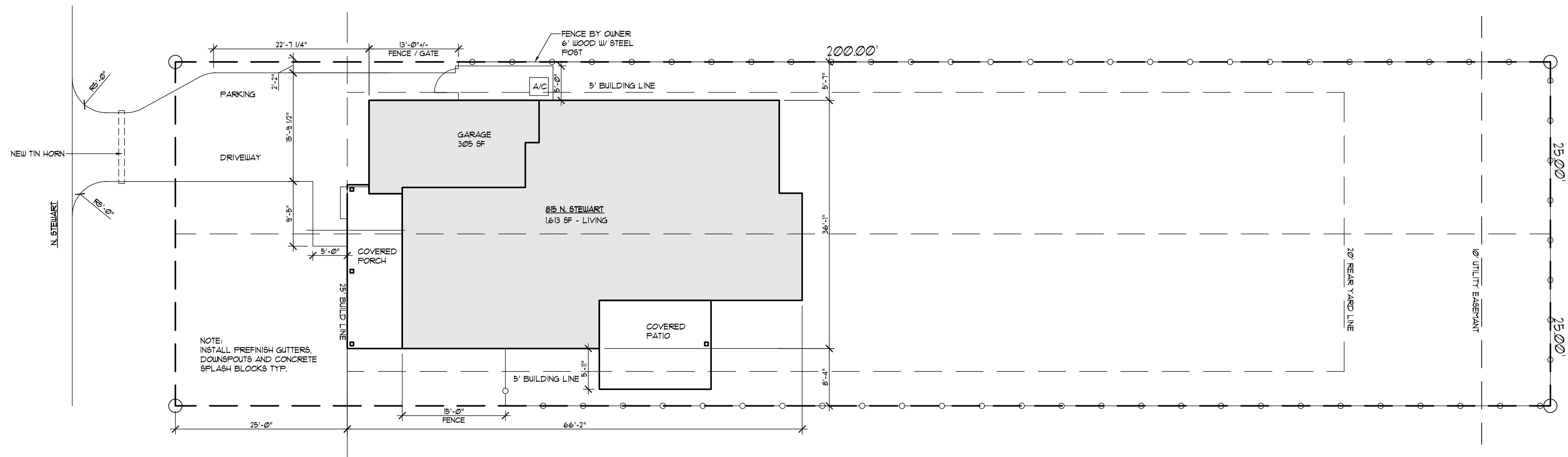
Builder to provide labor, material and equipment for "move-in" cleanup, including, but not limited to: cleaning all windows, removal of debris, cleaning of cabinets and drawers, cleaning floors, and sweeping garage and basement.

The foregoing specifications consist of twelve (12) pages and have been examined and approved by the signatories below. These specifications are an addendum to any Building Construction Agreement or Offer to Purchase the below-listed property.

\_\_\_\_\_  
Builder: Date

\_\_\_\_\_  
Owner: Date

\_\_\_\_\_



**SITE PLAN**  
SCALE: 1/8" = 1'-0"

Seal:

Project:

**815 N. Stewart**  
Norman, OK.

Issue Date:  
7/23/20 PERMIT

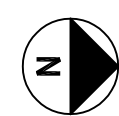
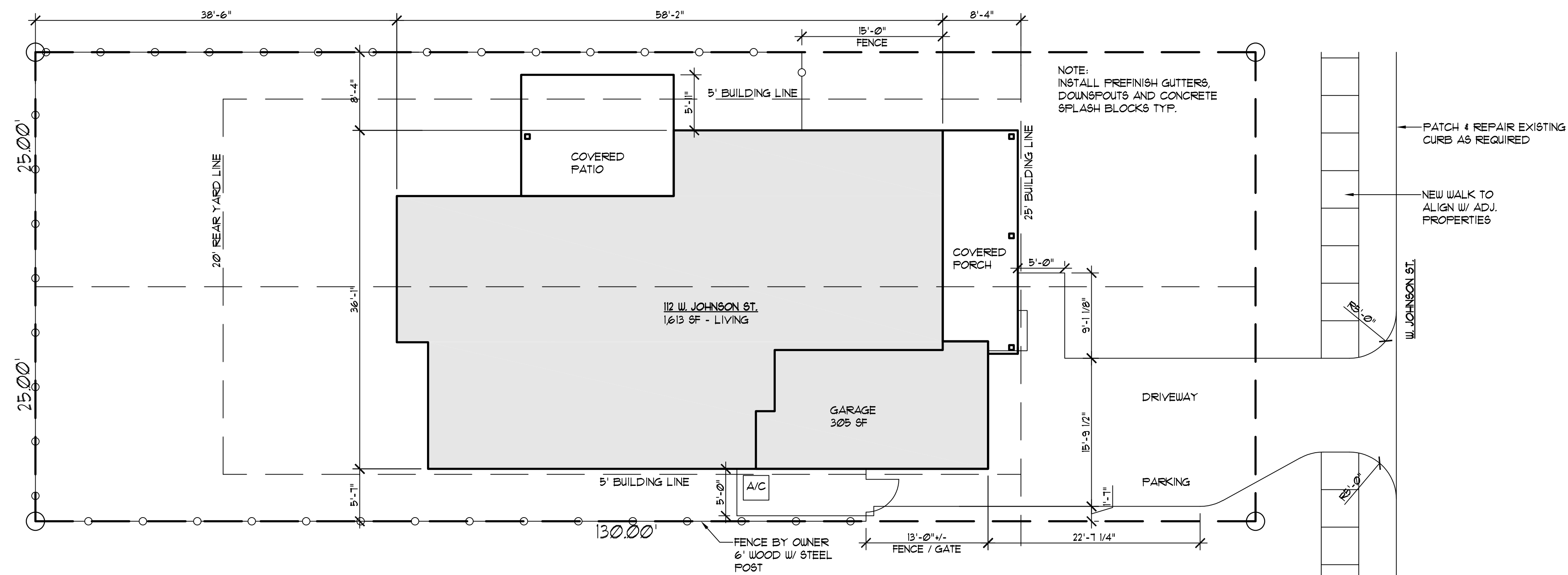
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Sheet Title:  
SITE PLAN

Sheet Number:

**A1.0**



**SITE PLAN**  
SCALE: 1/8" = 1'-0"

Seal:

Project:

**112 W. Johnson St.**  
Norman, OK.

Issue Date:  
7/23/20 PERMIT

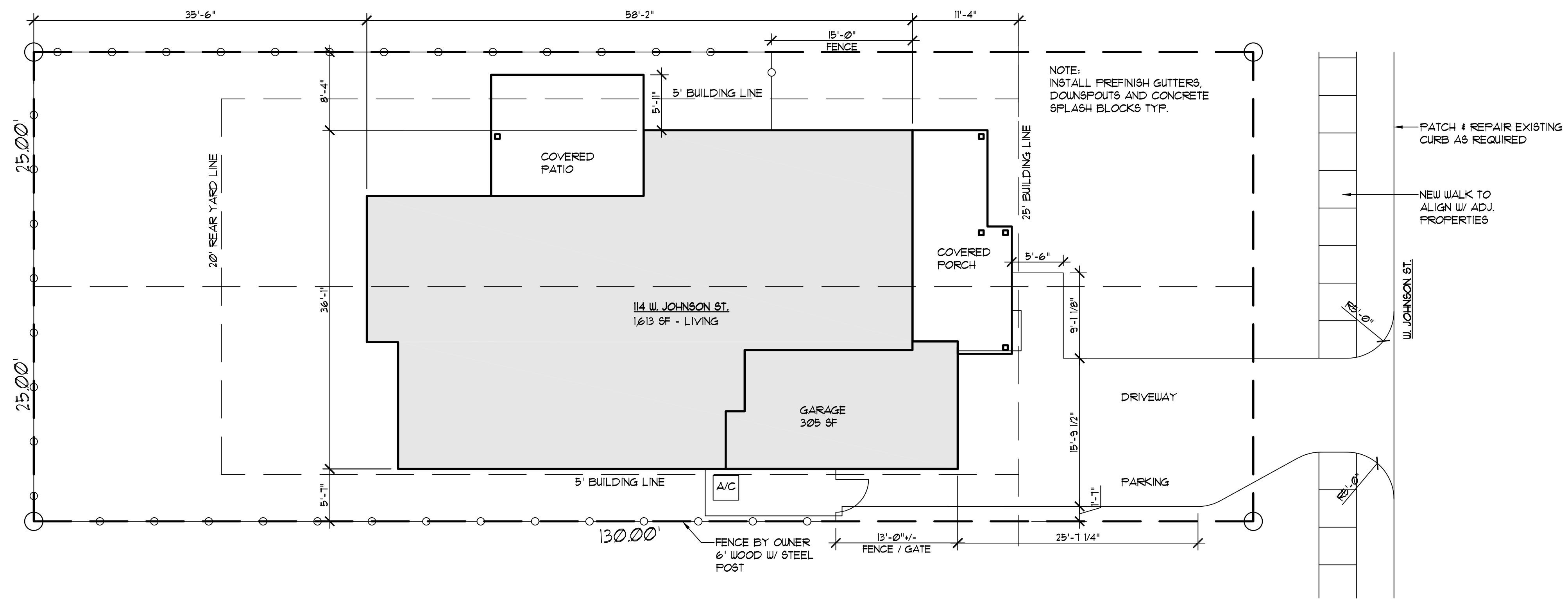
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SITE PLAN

Sheet Number:

**A1.0**



**SITE PLAN**  
SCALE: 1/8" = 1'-0"

Seal:

Project:

**114 Johnson St.**  
Norman, OK.

Issue Date:  
7/23/20 PERMIT

Revisions:

Project Number:  
HS025220

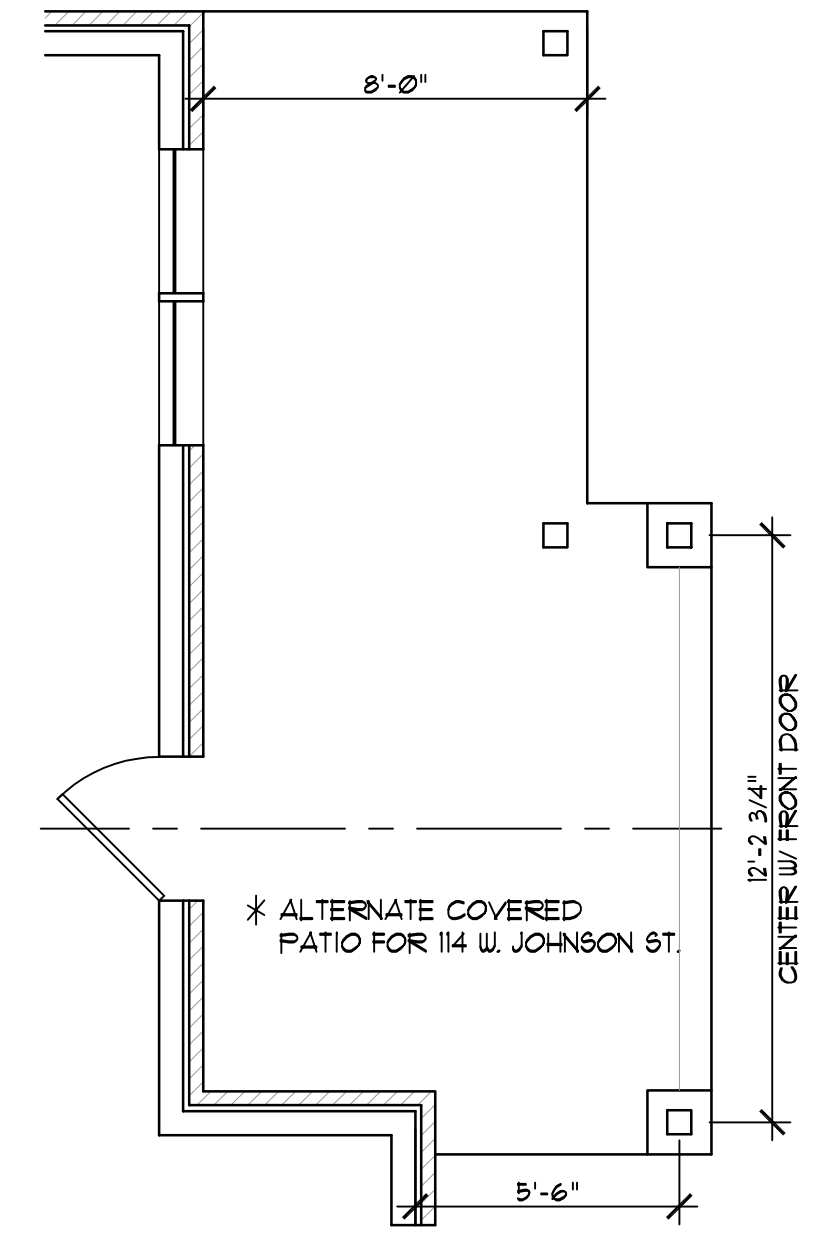
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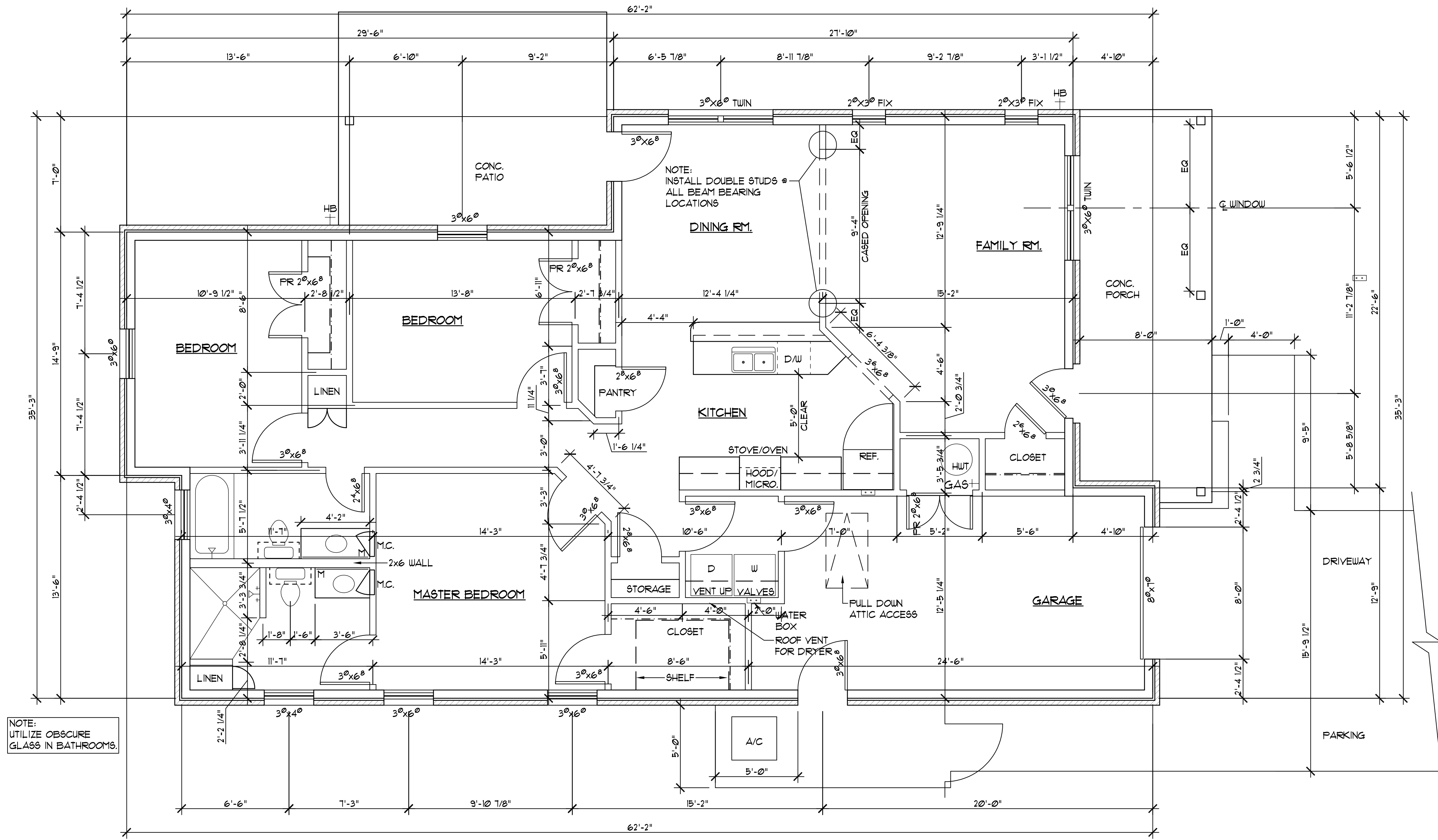
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**2 PORCH OPTION - 114 W. JOHNSON ST.**  
SCALE: 1/4" = 1'-0"



**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

Seal:

Project:

**815 N. Stewart**  
**112 Johnson St.**  
**114 Johnson St.**  
Norman, OK.

Issue Date:  
7/23/20 PERMIT

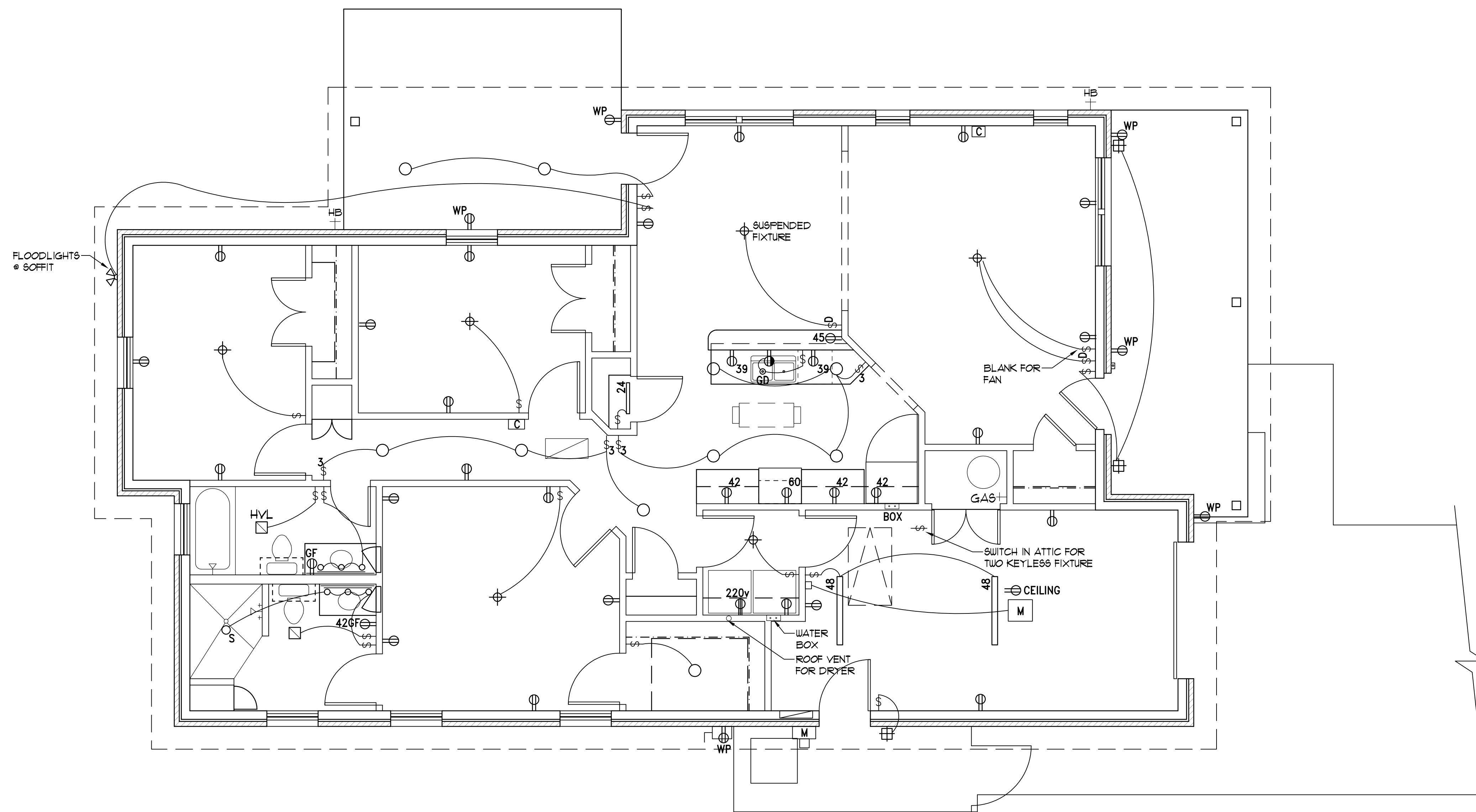
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Sheet Title:  
FLOOR PLAN

Sheet Number:

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MECHANICAL / ELECTRICAL LEGEND	
Ⓢ	SWITCH
Ⓢ <sub>3</sub>	3-WAY SWITCH
Ⓢ	110V DUPLEX OUTLET
Ⓢ	220V DUPLEX OUTLET
Ⓢ <sub>GF</sub>	GROUND FAULT OUTLET
Ⓢ <sub>WP</sub>	WATERPROOF OUTLET
Ⓢ <sub>CEILING</sub>	CEILING OUTLET
Ⓢ	PUSH BUTTON
Ⓢ <sub>C</sub>	DOOR CHIME
Ⓢ <sub>M</sub>	METER
Ⓢ	DISCONNECT
Ⓢ	VANITY LIGHT
Ⓢ	ELECTRIC PANEL
Ⓢ	HEAT / VENT / LIGHT
Ⓢ <sub>S</sub>	SHOWER LIGHT
Ⓢ <sub>24</sub>	FLUORESCENT W/ LENS
Ⓢ	WALL LIGHT
Ⓢ	CEILING LIGHT
Ⓢ	RECESSED CAN LIGHT
Ⓢ <sub>HB</sub>	FROST PROOF HOSE BIB
Ⓢ	RECESSED WATER SUPPLY TO REF. / WASHER
Ⓢ	FILTER R/A GRILL
Ⓢ	HORIZONTAL AHU IN ATTIC
Ⓢ <sub>M</sub>	GARAGE DOOR MOTOR

**ELECTRICAL PLAN**  
 SCALE: 1/4" = 1'-0"

Seal:

Project:

**815 N. Stewart**  
**112 Johnson St.**  
**114 Johnson St.**  
 Norman, OK.

Issue Date:  
7/23/20 PERMIT

Revisions:

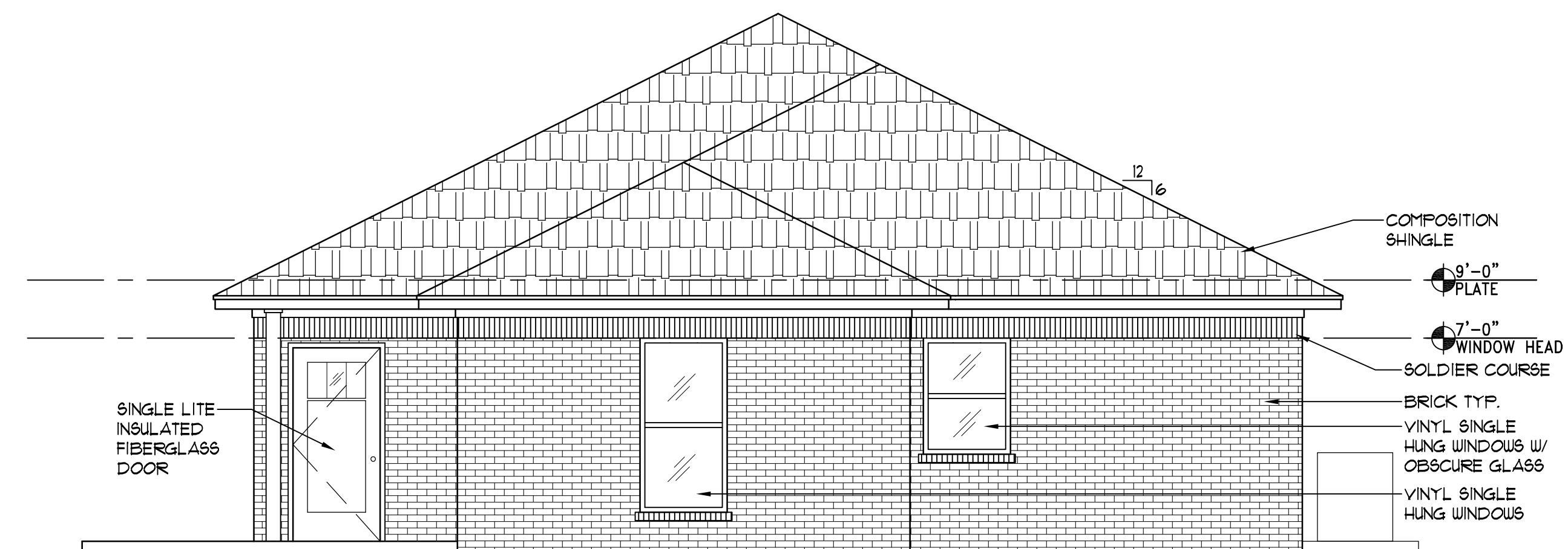
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Sheet Title:  
ELECTRICAL PLAN

Sheet Number:  
**ME-1**



**1 FRONT ELEVATION - 112 W. JOHNSON ST.**  
SCALE: 1/4" = 1'-0"

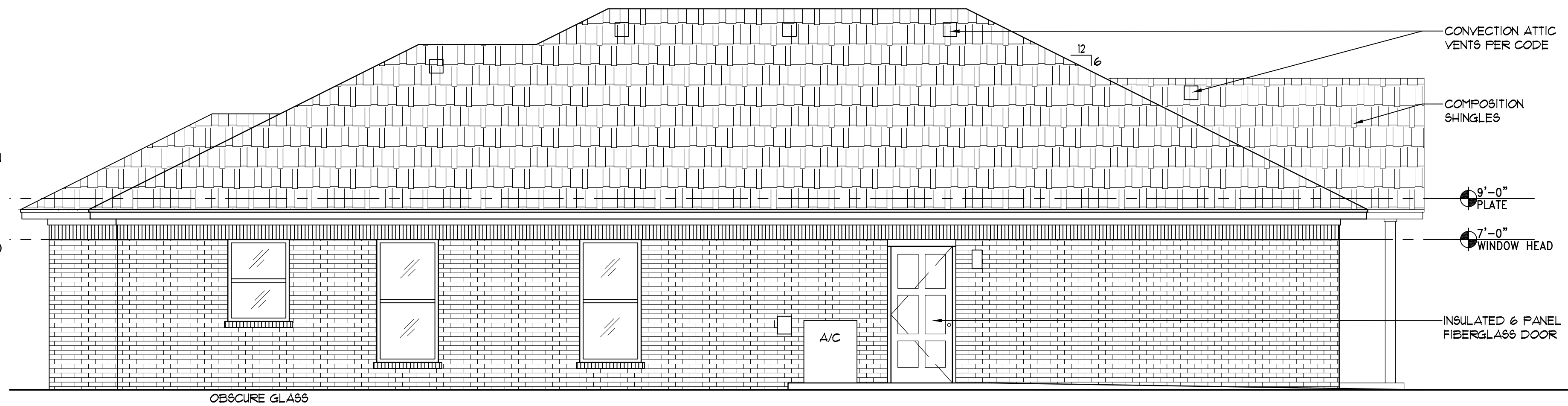


**2 REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**3 FRONT ELEVATION - 815 N. STEWART**  
SCALE: 1/4" = 1'-0"

NOTE: 815 N. STEWART TO RECEIVE 100% BRICK VENEER W/ LAP SIDING IN ENTRY GABLE



**4 LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



**5 RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"

Seal:

Project:

**112 W. Johnson St. &  
815 N. Stewart**  
Norman, OK.

Issue Date:  
7/23/20 PERMIT

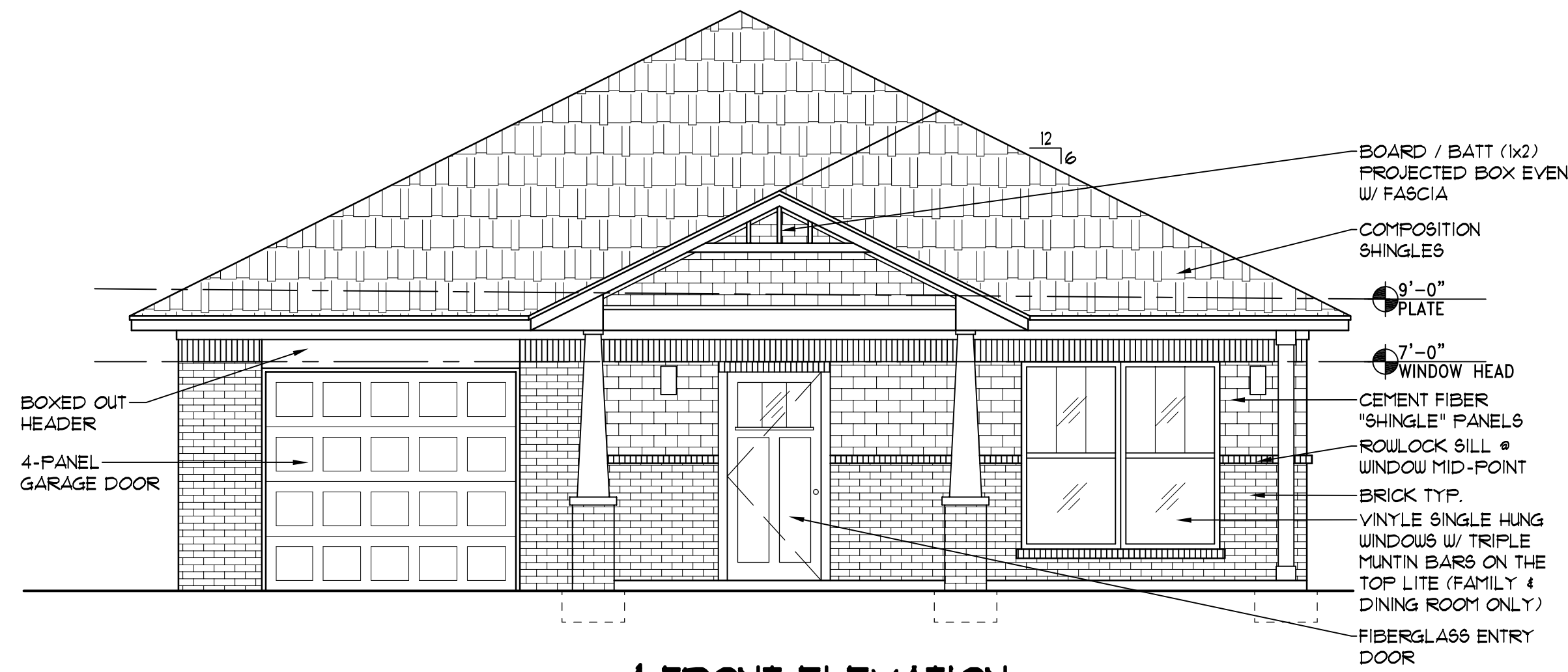
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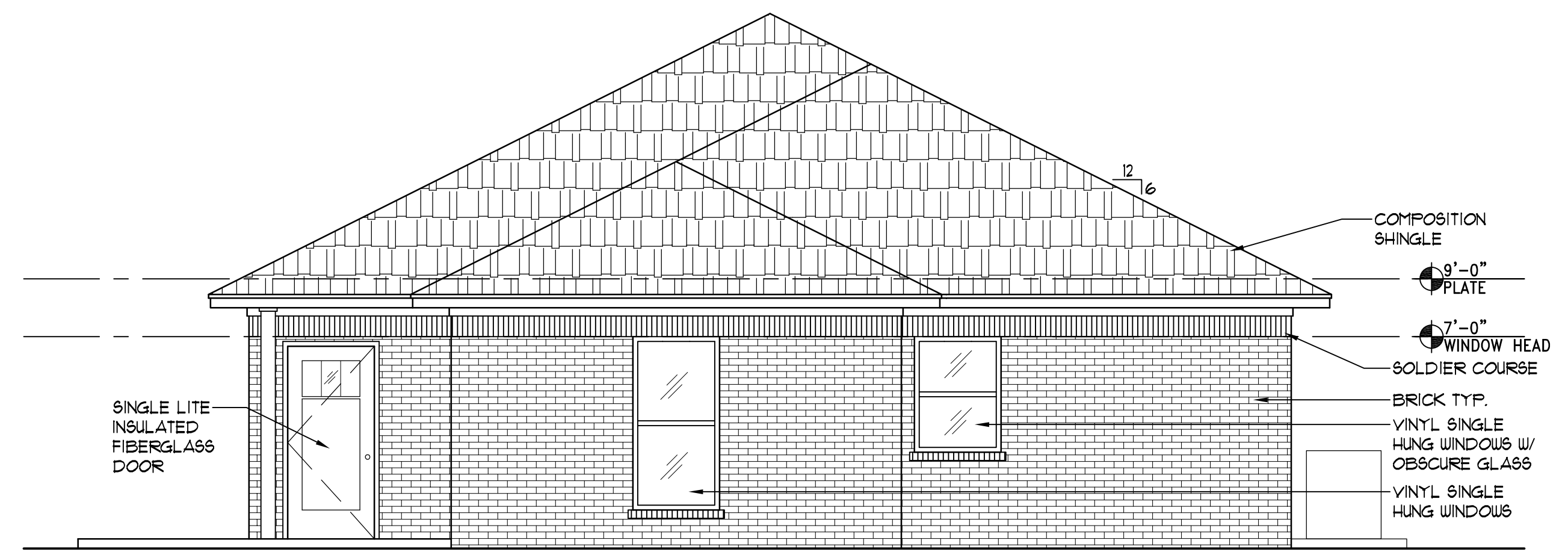
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EXTERIOR ELEVATIONS

Sheet Number:

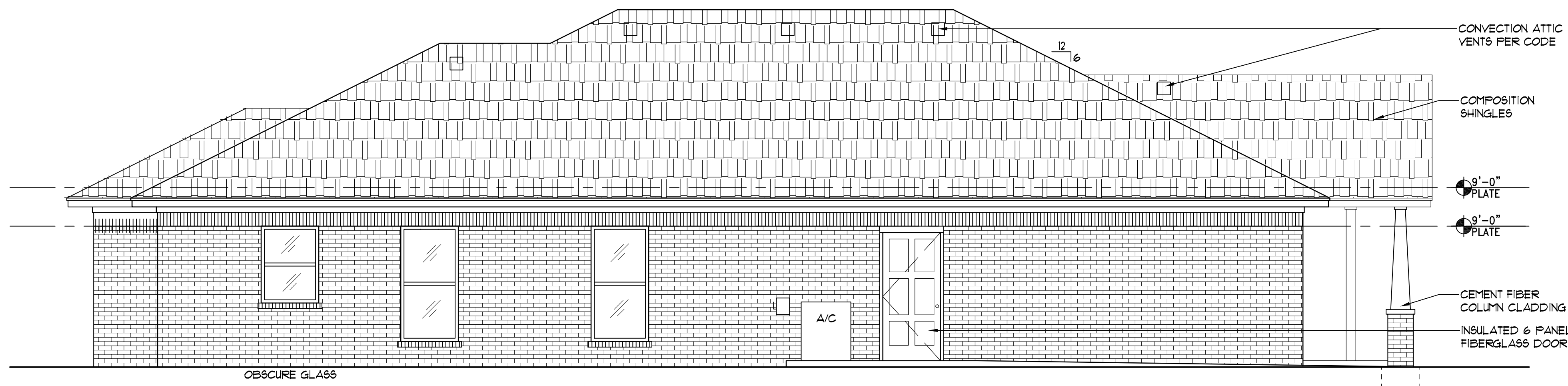
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**1 FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



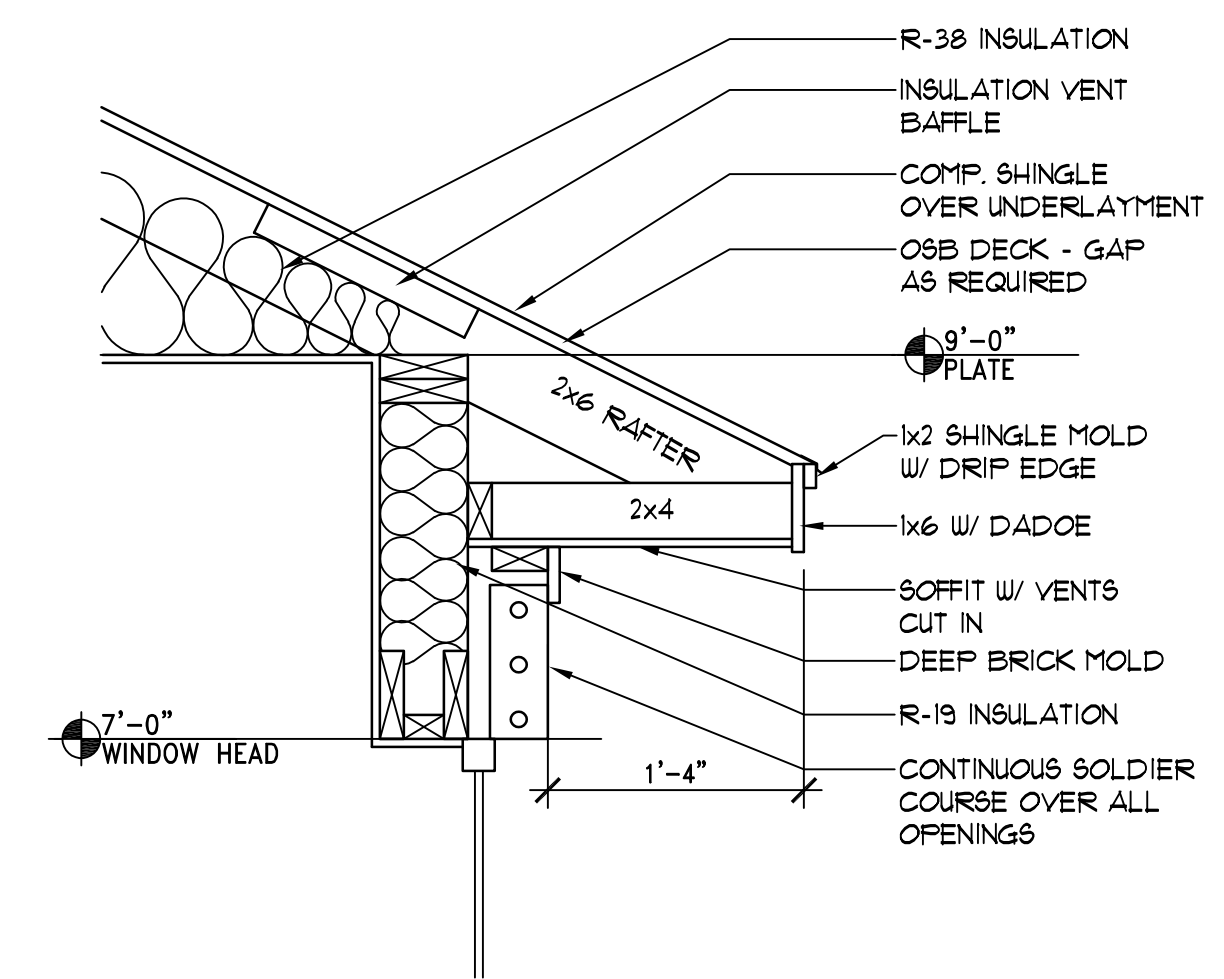
**2 REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**3 LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



**4 RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



**5 TYPICAL EAVE DETAIL**  
SCALE: 1" = 1'-0"

Seal:

Project:

**114 Johnson St.**  
Norman, OK.

Issue Date:  
7/23/20 PERMIT

Revisions:

Project Number:  
HS025220

Sheet Title:  
EXTERIOR ELEVATIONS

Sheet Number:

**A3.0**