

42a Elmer Ave - Front Elevation

DORMER ROOF BEYOND

DORMER ROOF

TOP OF HIGHTST ROOF

96.35

TOP OF SUBFLOOR  
(3RD. FLR.)

93.33

U/S OF FLOOR JOIST

TOP OF SUBFLOOR  
(2ND. FLR.)

90.59

U/S OF FLOOR JOIST

TOP OF SUBFLOOR  
(GRND. FLR.)

87.54

U/S OF FLOOR JOIST

ESTABLISHED GRADE = 86.35

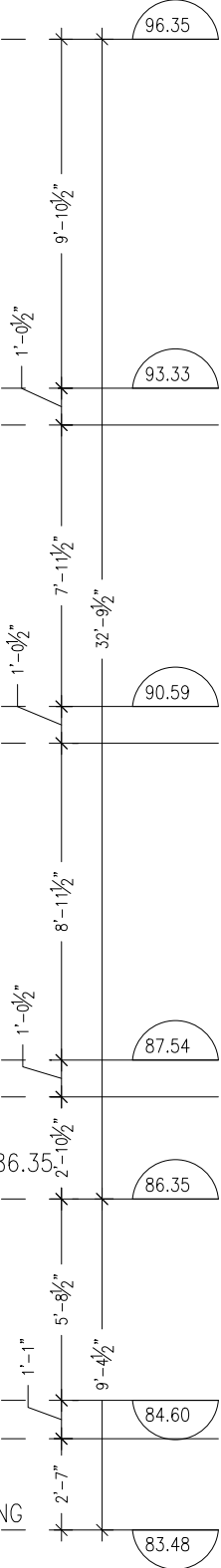
86.35

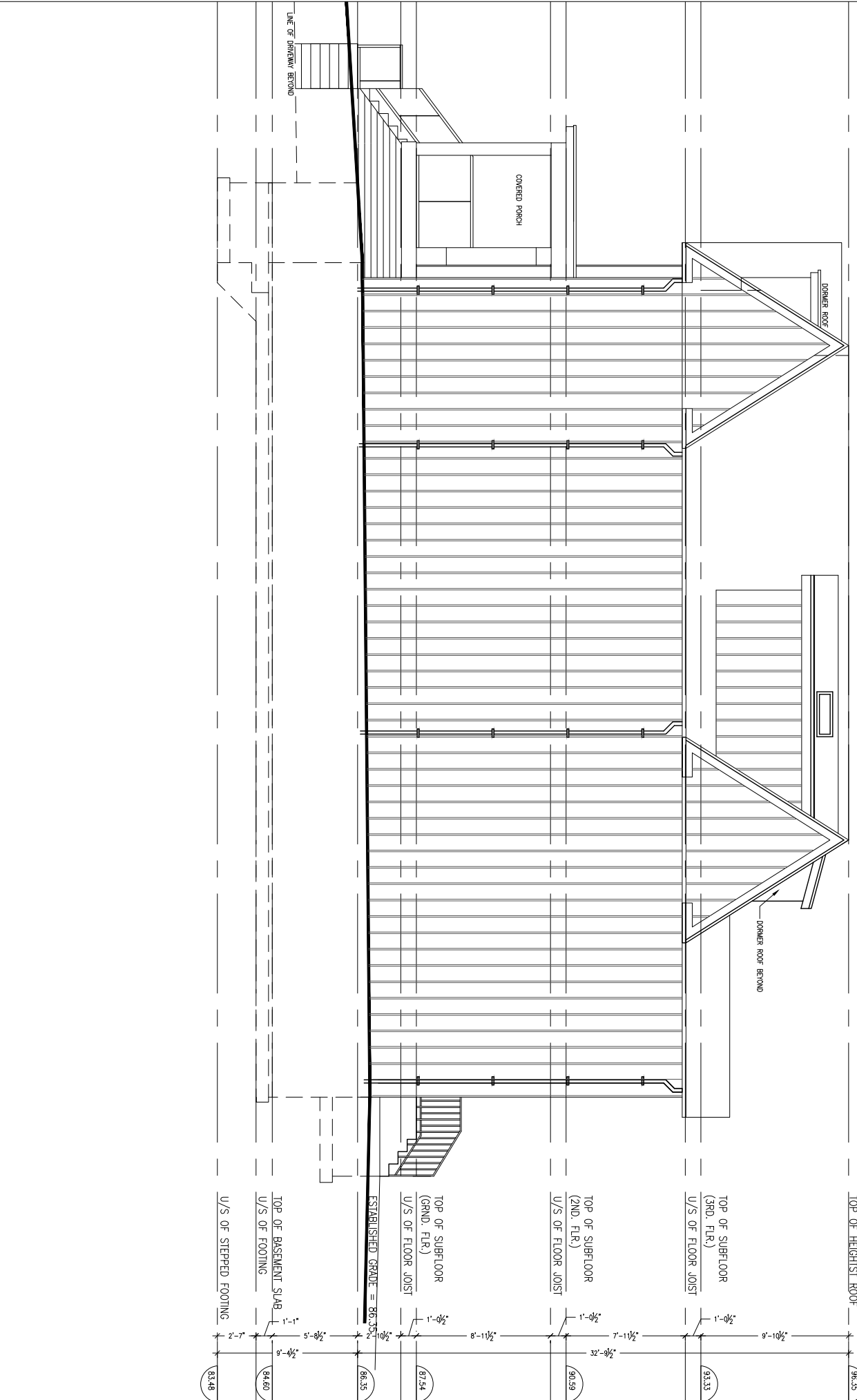
TOP OF BASEMENT SLAB  
U/S OF FOOTING

84.60

U/S OF STEPPED FOOTING

83.48





LINE OF DRIVEWAY BEYOND

COVERED PORCH

DORMER ROOF

DORMER ROOF BEYOND

TOP OF HEIGHTST. ROOF = 96.35

TOP OF SUBFLOOR (3RD. FLR.) U/S OF FLOOR JOIST = 83.33

TOP OF SUBFLOOR (2ND. FLR.) U/S OF FLOOR JOIST = 90.39

TOP OF SUBFLOOR (GRND. FLR.) U/S OF FLOOR JOIST = 87.44

ESTABLISHED GRADE = 86.35

TOP OF BASEMENT SLAB U/S OF FOOTING = 84.60

U/S OF STEEPED FOOTING = 83.46

2'-7"

1'-1"

5'-8 1/2"

2'-1 1/2"

8'-11 1/2"

1'-0 1/2"

7'-11 1/2"

1'-0 1/2"

9'-8 1/2"

83.46

84.60

86.35

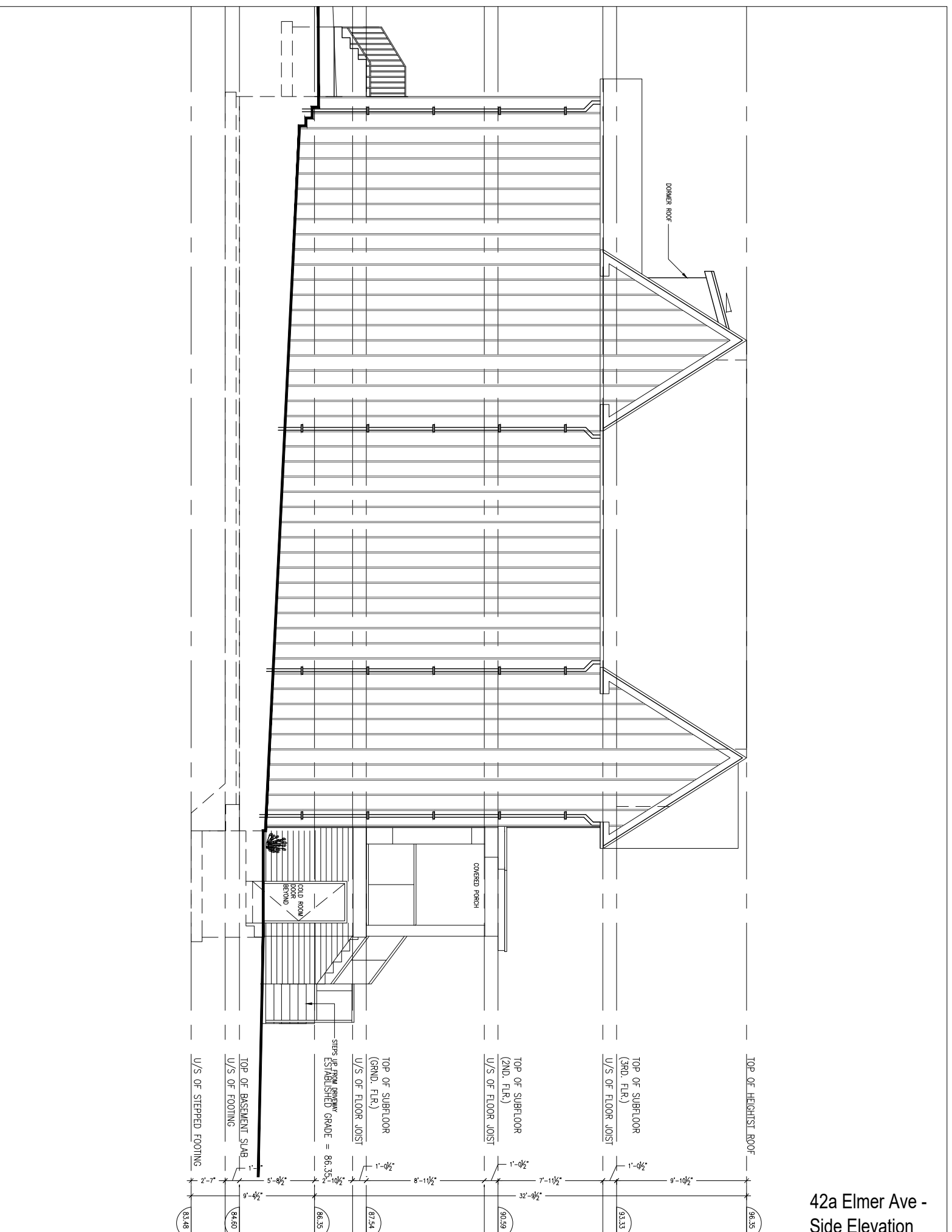
87.44

90.39

83.33

96.35

42a Elmer Ave - Side Elevation



DORMER ROOF

COVERED PORCH

SOLID ROOF DOOR BEHIND

STEPS UP FROM DRIVEWAY ESTABLISHED GRADE = 86.35

TOP OF HIGHEST ROOF (96.35)  
 TOP OF SUBFLOOR (3RD. FLR.) U/S OF FLOOR JOIST (93.33)  
 TOP OF SUBFLOOR (2ND. FLR.) U/S OF FLOOR JOIST (90.39)  
 TOP OF SUBFLOOR (GRND. FLR.) U/S OF FLOOR JOIST (87.54)  
 STEPS UP FROM DRIVEWAY ESTABLISHED GRADE = 86.35  
 TOP OF BASEMENT SLAB U/S OF FOOTING (84.60)  
 U/S OF STEPPED FOOTING (83.48)

Dimensions:  
 2'-7"  
 9'-4 1/2"  
 5'-8 1/2"  
 2'-10 1/2"  
 1'-0 1/2"  
 8'-11 1/2"  
 1'-0 1/2"  
 32'-8 1/2"  
 7'-11 1/2"  
 1'-0 1/2"  
 9'-10 1/2"

42a Elmer Ave - Side Elevation