



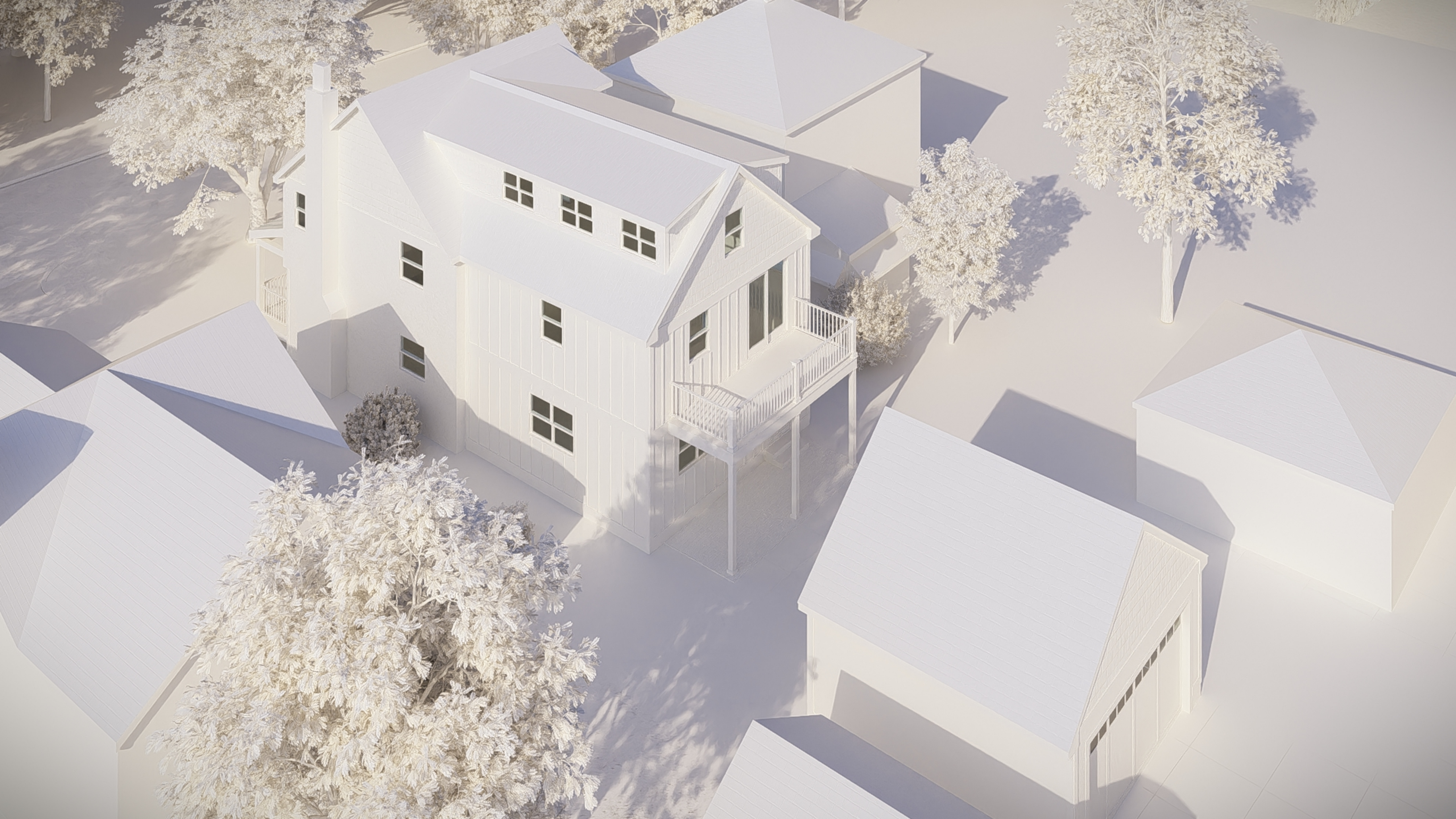


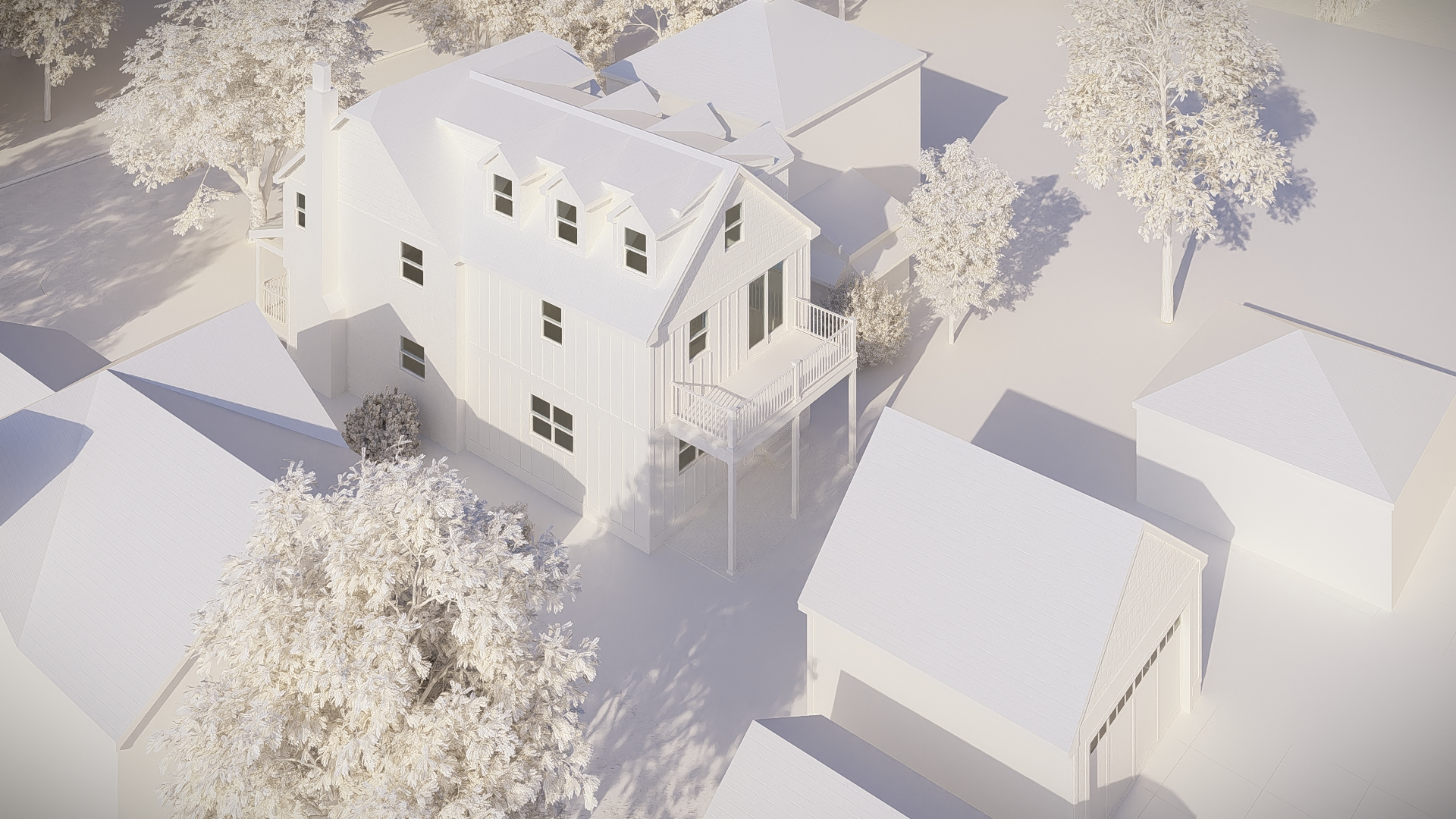














VIEW OF EXISTING HOUSE NORTH WEST CORNER
NTS

VIEW OF EXISTING HOUSE REAR/WEST FACADE
NTS



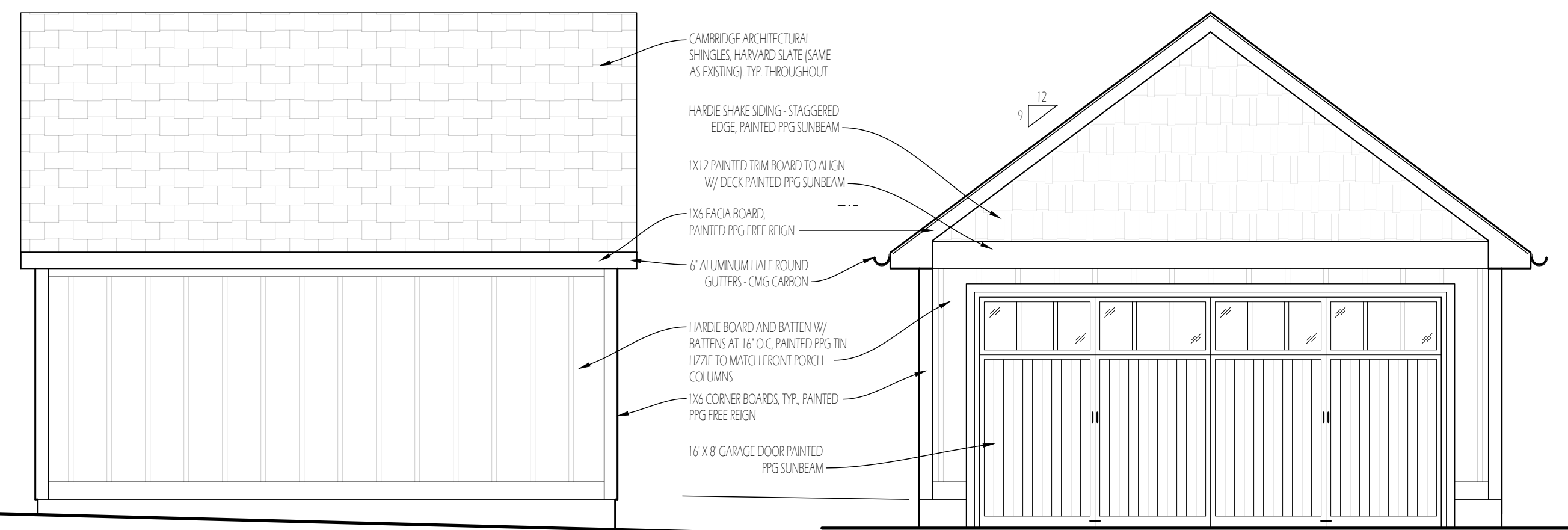
VIEW OF EXISTING HOUSE SOUTH EAST CORNER
NTS



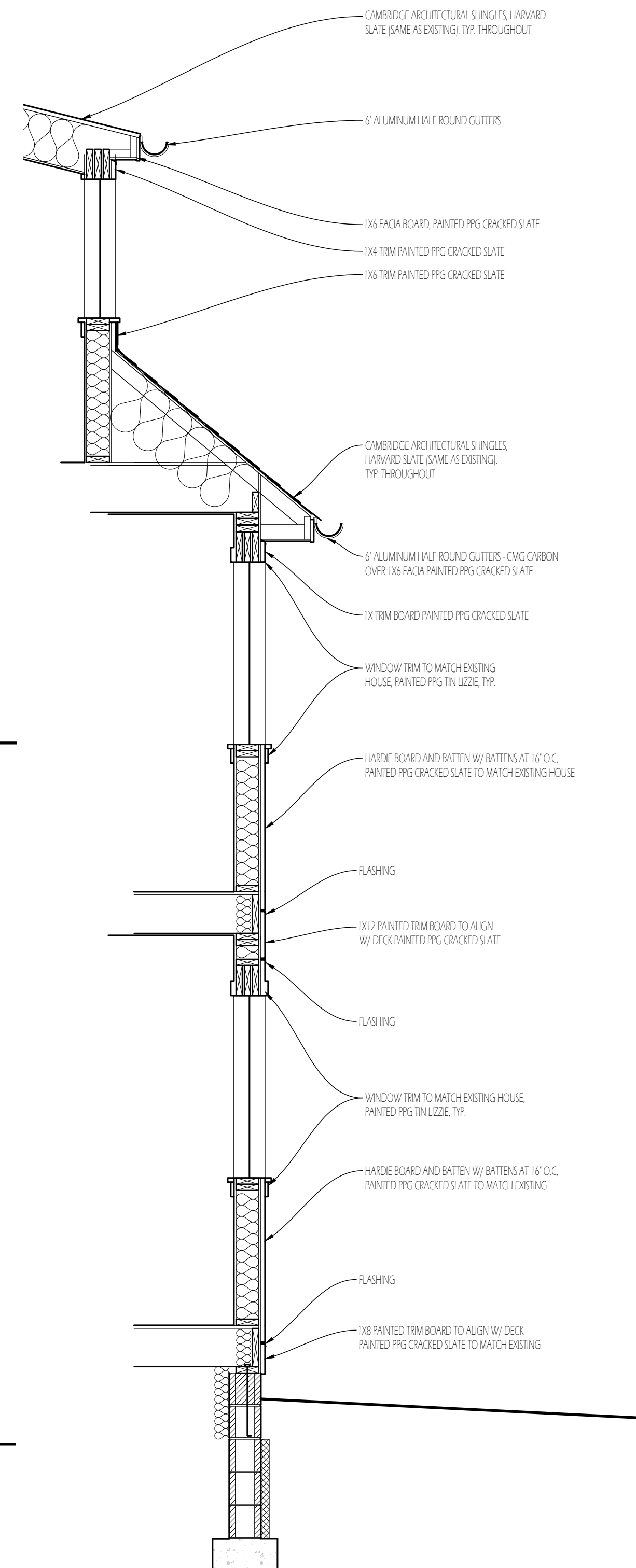
VIEW OF EXISTING HOUSE NORTH EAST CORNER
NTS



SIDE/NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



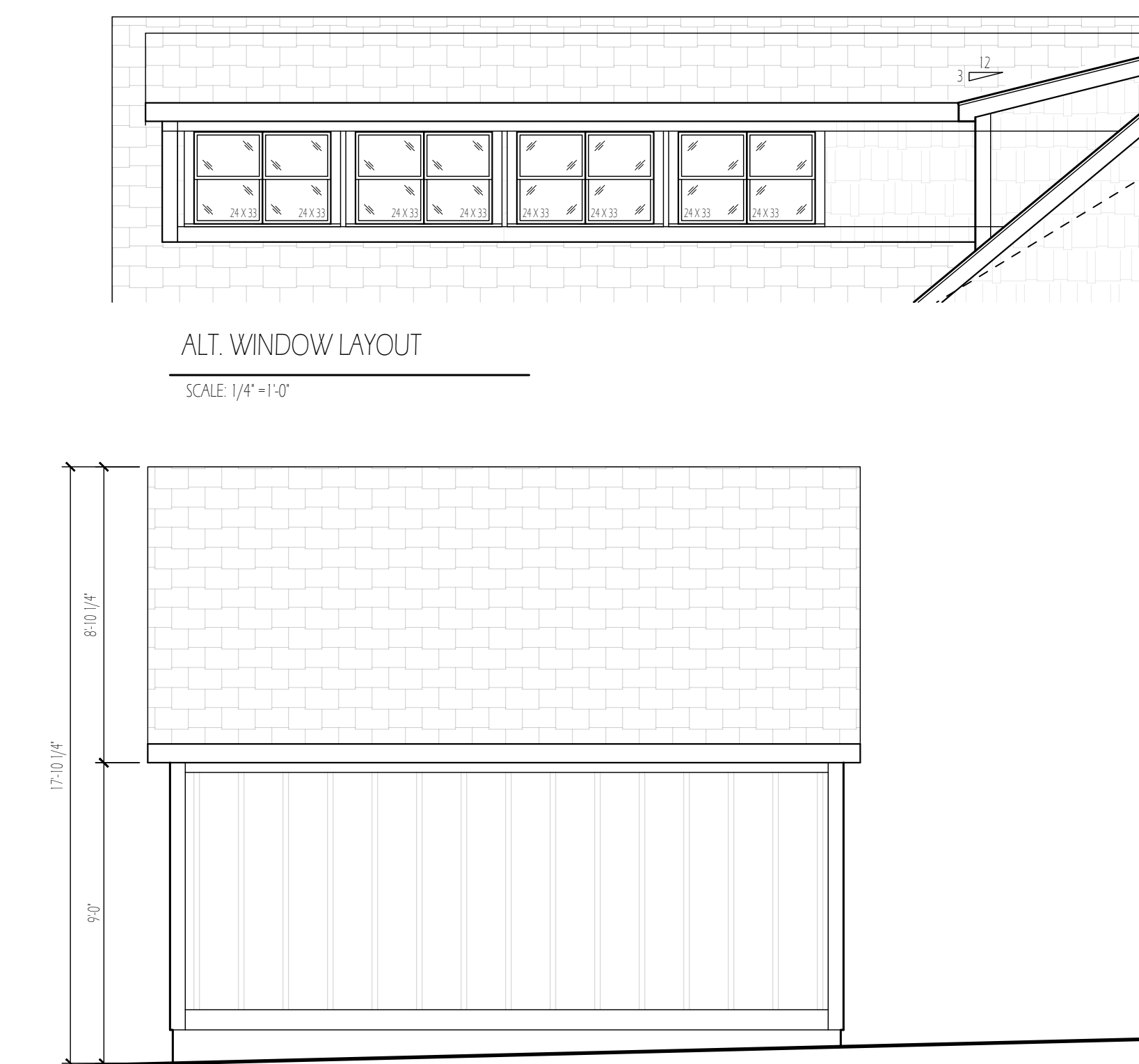
REAR EXTERIOR ELEVATION OF DETACHED GARAGE
SCALE: 1/4" = 1'-0"



TYPICAL WALL SECTION THROUGH ADDITION
SCALE: 1/2" = 1'-0"



REAR EXTERIOR ELEVATION OF ADDITION
SCALE: 1/4" = 1'-0"



SIDE/SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



HAAS ADDITION



VIEW OF EXISTING HOUSE NORTH WEST CORNER
NTS

VIEW OF EXISTING HOUSE REAR/WEST FACADE
NTS



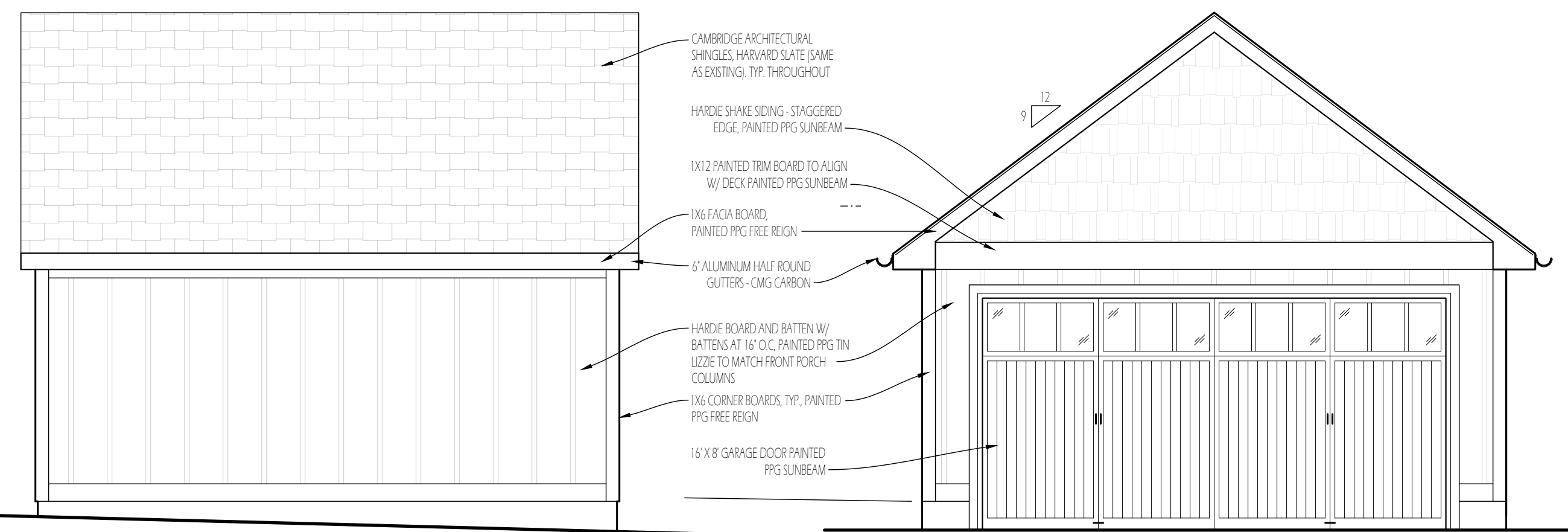
VIEW OF EXISTING HOUSE SOUTH EAST CORNER
NTS



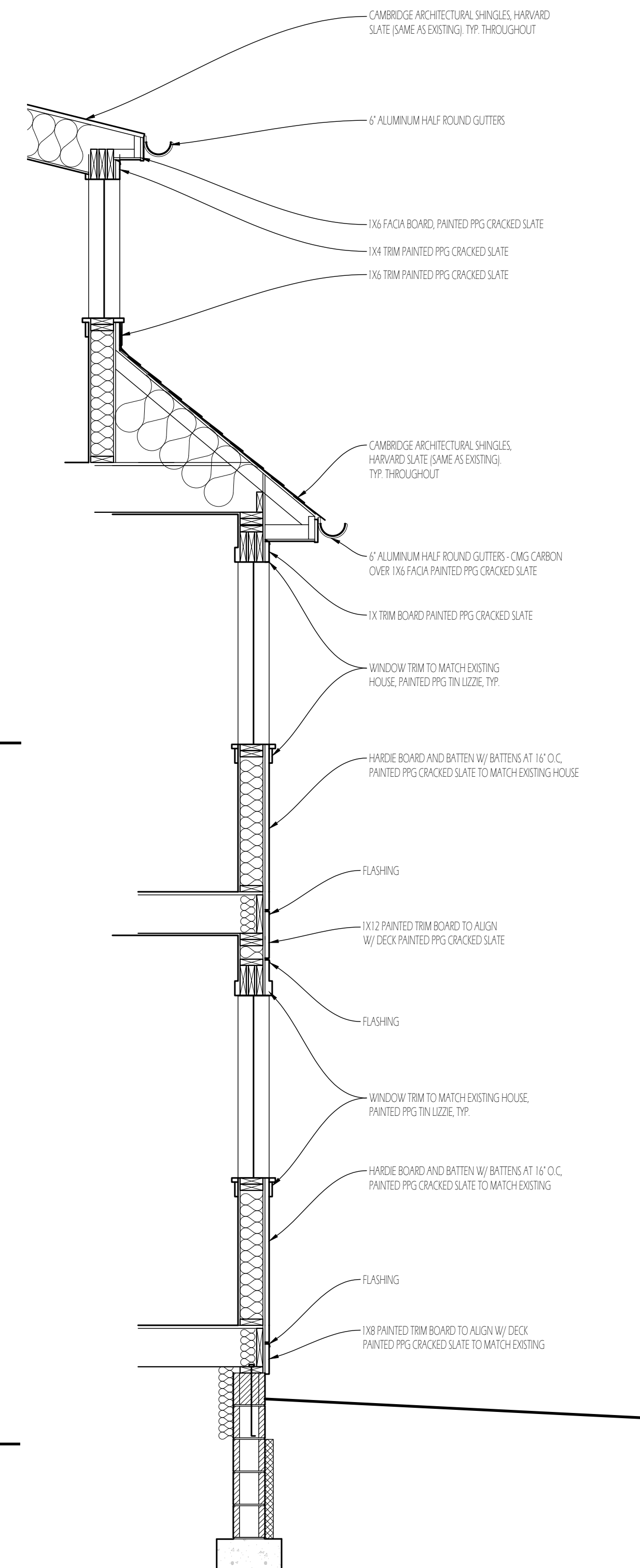
VIEW OF EXISTING HOUSE NORTH EAST CORNER
NTS



SIDE/NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



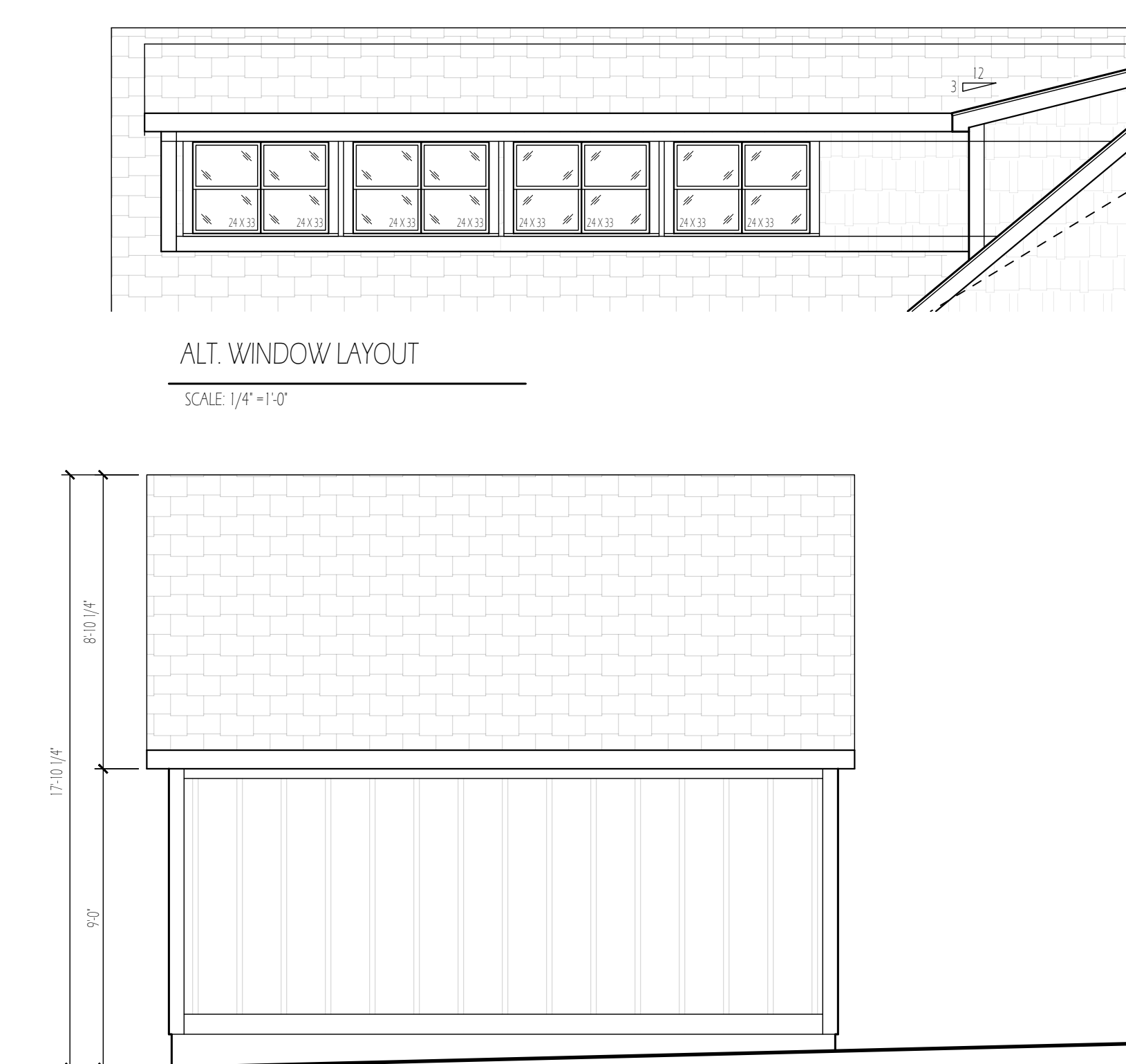
REAR EXTERIOR ELEVATION OF DETACHED GARAGE
SCALE: 1/4" = 1'-0"



TYPICAL WALL SECTION THROUGH ADDITION
SCALE: 1/2" = 1'-0"



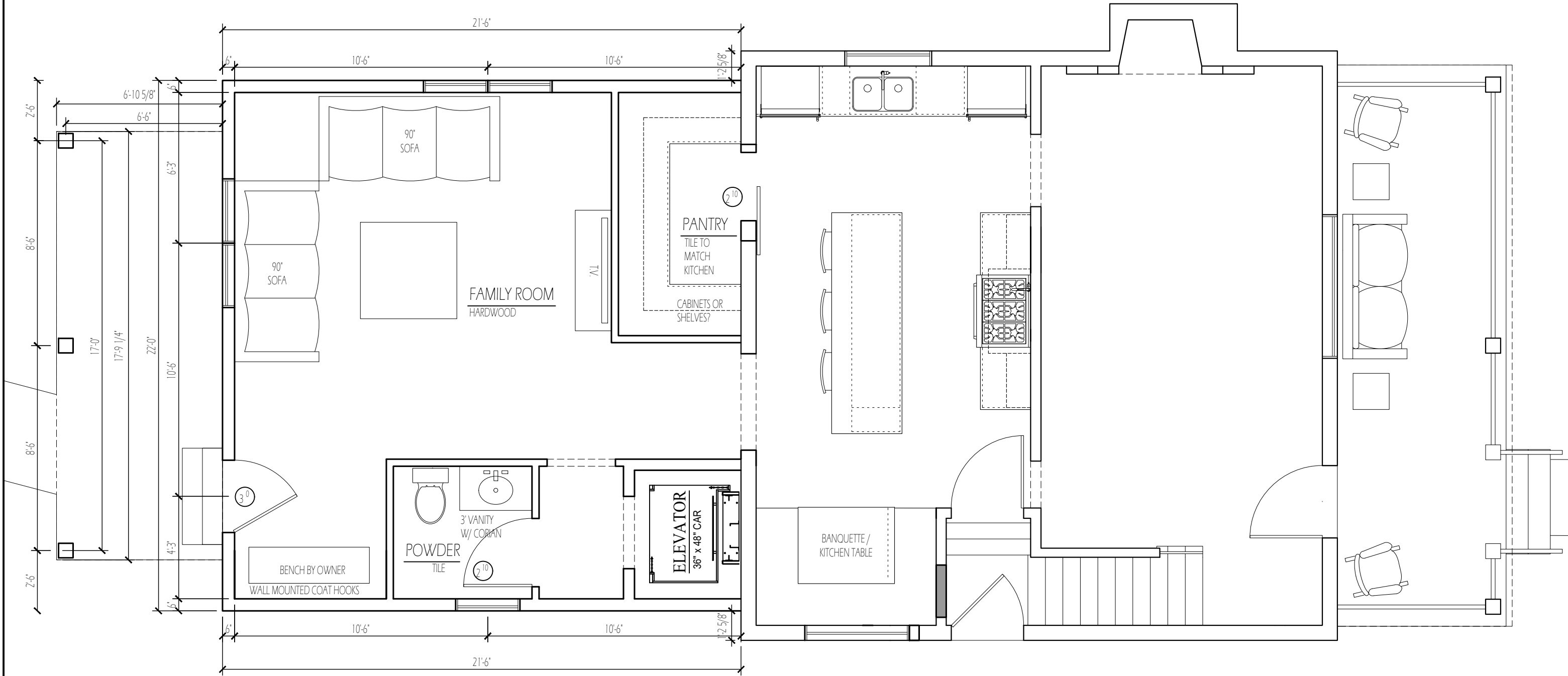
REAR EXTERIOR ELEVATION OF ADDITION
SCALE: 1/4" = 1'-0"



SIDE/SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



HAAS ADDITION



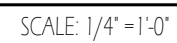
FIRST FLOOR PLAN

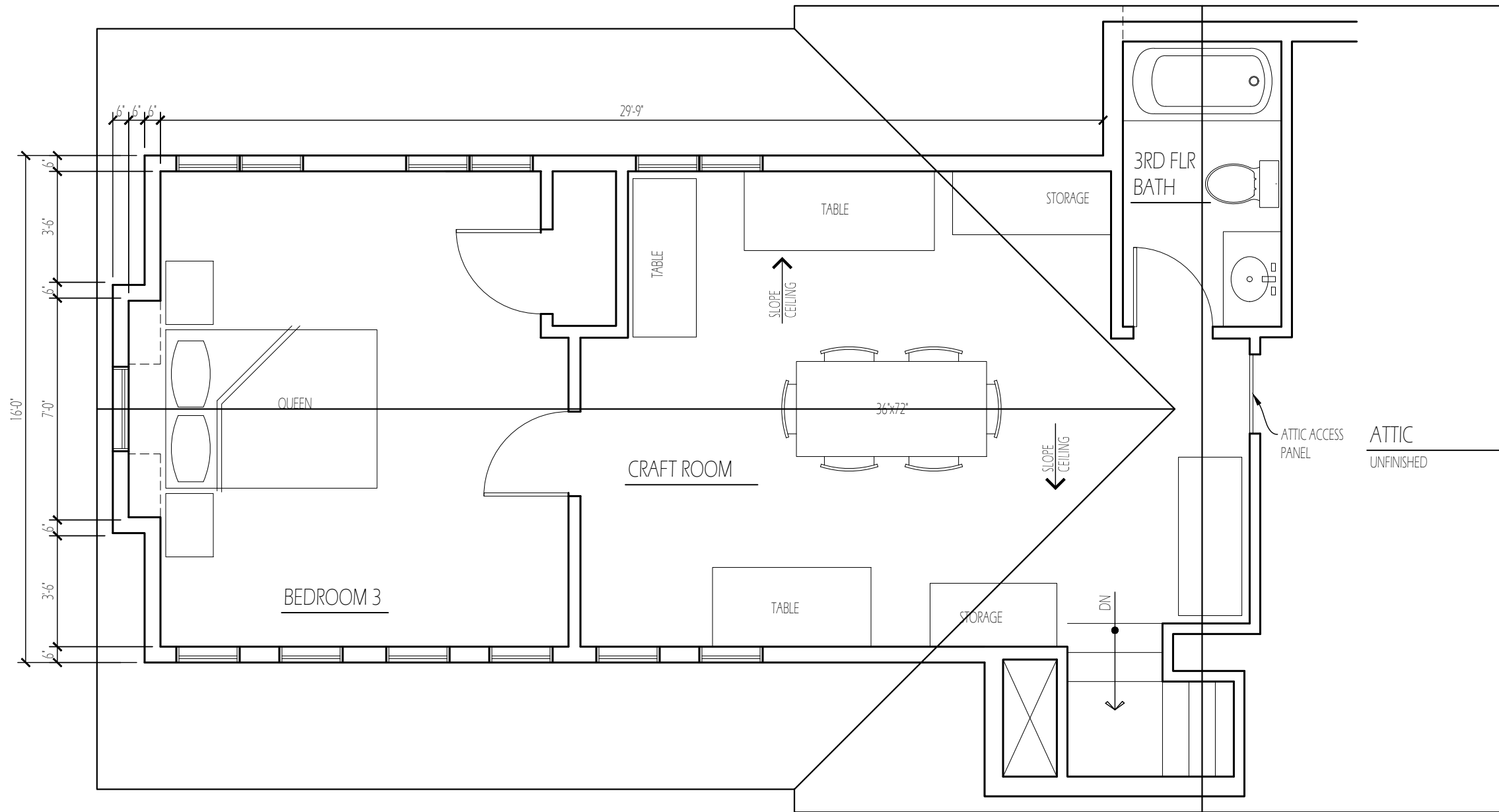
SCALE: 1/4" = 1'-0"

HAAS ADDITION

821 GRANDON AVE
BEXLEY OH

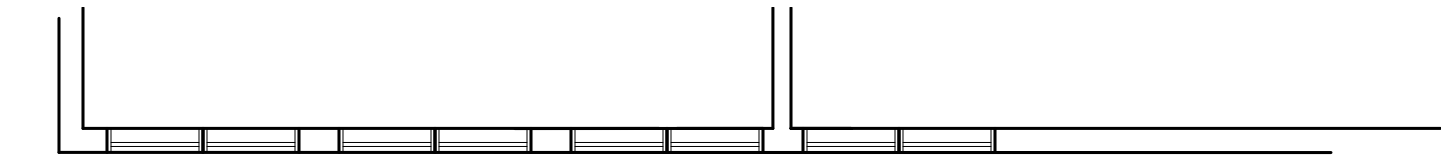
2025.09.16





THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"

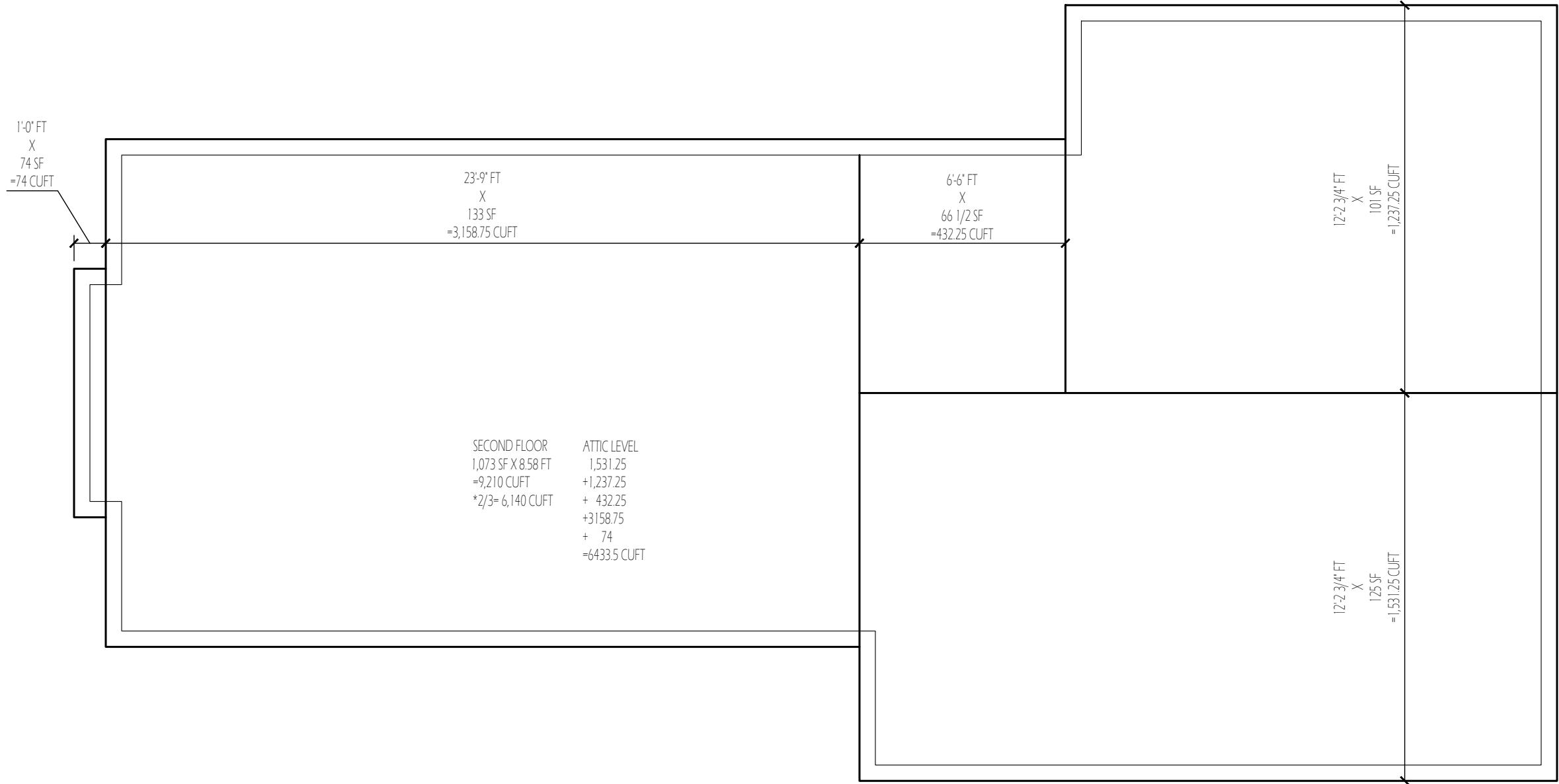


ALT. SOUTH WINDOW LAYOUT

SCALE: 1/4" = 1'-0"

HAAS ADDITION

821 GRANDON AVE
BEXLEY OH
2025.09.16



THIRD FLOOR VOLUME CALCULATION

SCALE: 1/4" =1'-0"

HAAS ADDITION

821 GRANDON AVE
BEXLEY OH
2025.09.16

HIS & HERS ARCHITECTS
7422 SILVERLEAF CT
COLUMBUS, OHIO 43232

28'-8 1/4"

EXISTING UNENCLOSED,
COVERED PATIO TO BE REMOVED

68'-0"

127'-0"

3'-0"

PROPERTY LINE

EXISTING GARAGE
AND DRIVEWAY,
TO BE REMOVED

PROPOSED 400 SF
2 CAR GARAGE

39'-9 1/4"

46'-7 3/4"

22'-3 1/2"

15'-4 7/8"

6'-8"
SIDE YARD
SETBACK

7'-3" EX.

PROPERTY LINE

PROPOSED 105 SF
DRIVEWAY

PROPOSED
50 SF WALK

PROPOSED
122 SF
DECK

473 SF ADDITION

EXISTING 615 SF 2
STORY, SINGLE-FAMILY
HOUSE,

30'-0 5/8"
FRONT YARD SETBACK

EXISTING 163 SF
UNENCLOSED PORCH

20'-0"
PORCH
SETBACK

EXISTING 215 SF SIDEWALK

25'-0"
REAR YARD SETBACK

17'-3 1/4"

PROPOSED
105 SF WALK

PROPERTY LINE

NORTH

SITE PLAN

SCALE: 1"=10'



GRANDON AVE

BUILDING ZONING INFORMATION

PROPERTY ADDRESS: 821 GRANDON AVE
PARCEL ID: 020-002982-00
ZONING: R-6

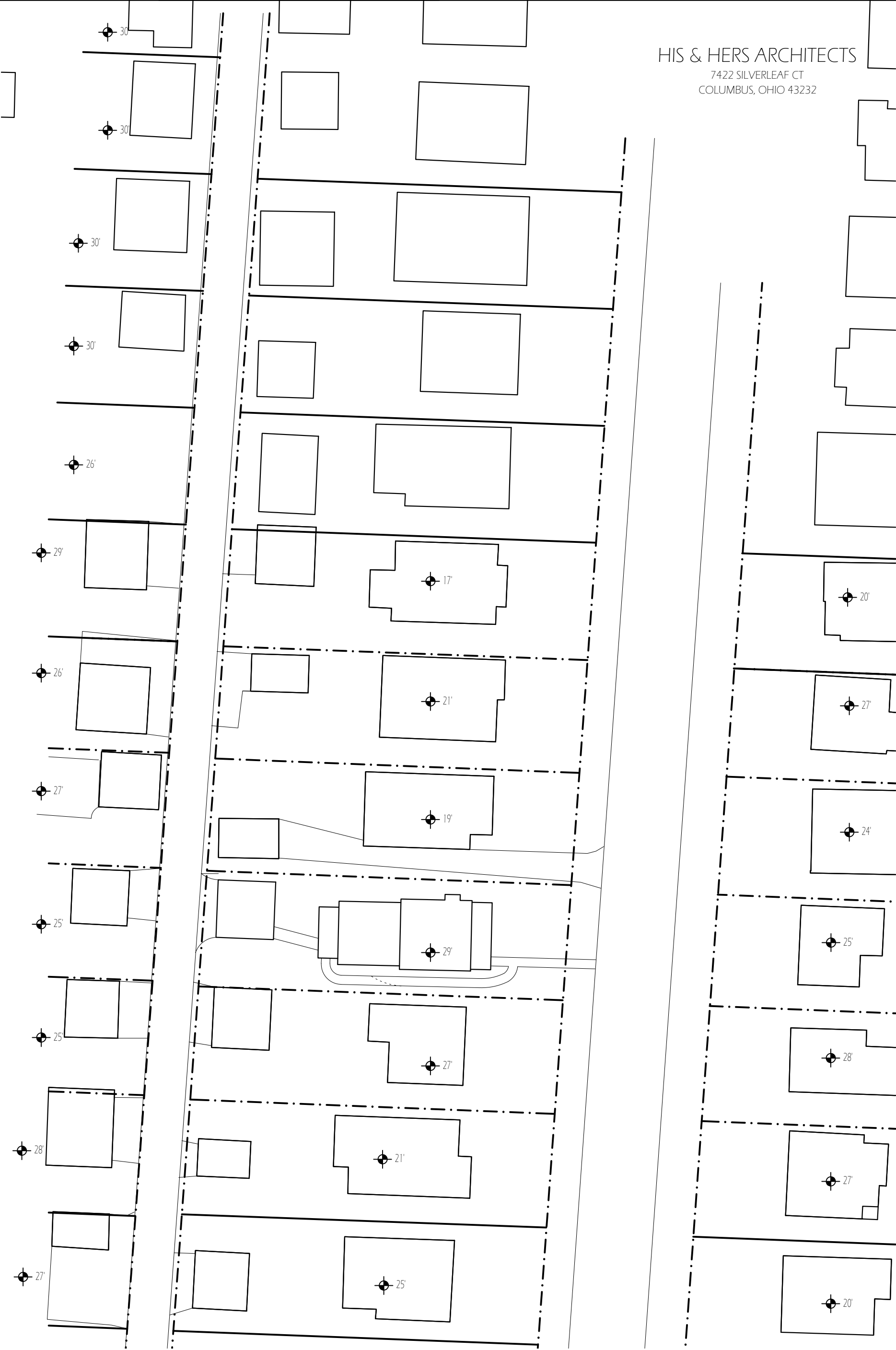
HEIGHT DISTRICT: 2-1/2 STORIES AND 35'
EXISTING HEIGHT: 26' ROOF PEAK - 29' W/ CHIMNEY
PROPOSED BUILDING HEIGHT: 29' ROOF PEAK - 31' W/ CHIMNEY

LOT AREA: 5,092 SF
FRONT YARD SETBACK: NO CHANGE
SIDE YARD SETBACK: 6'-8" (1/6 OF 40')
REAR YARD SETBACK: 25'
MAX BUILDING COVER: 1,778 SF (35%)
MAX LOT COVERAGE: 3,055 SF (60%)

PROPOSED BUILDING COVERAGE: 1,773 (35%)
PROPOSED LOT COVERAGE: 2,255 (44.3%)

HAAS ADDITION

821 GRANDON AVE
BEXLEY OH
2025.09.16



SITE PLAN

SCALE: 1/32"=1'

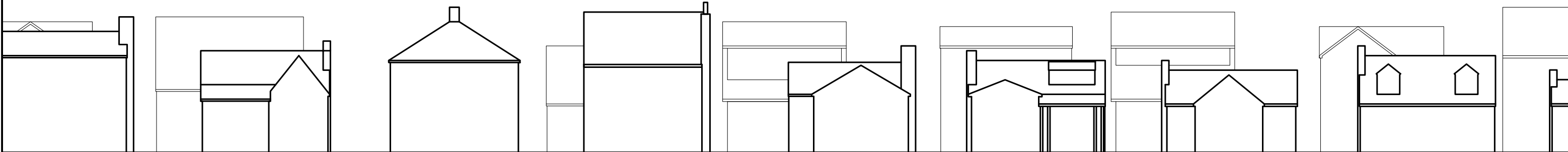


● DENOTES ROOF HEIGHTS OF NEIGHBORING HOMES.
*HEIGHTS WERE TAKEN FROM GOOGLE EARTH AND ARE LIKELY TO BE SLIGHTLY OFF.
THESE HEIGHTS ARE INTENDED TO SHOW A GENERAL COMPARISON TO THE NEIGHBORHOOD*

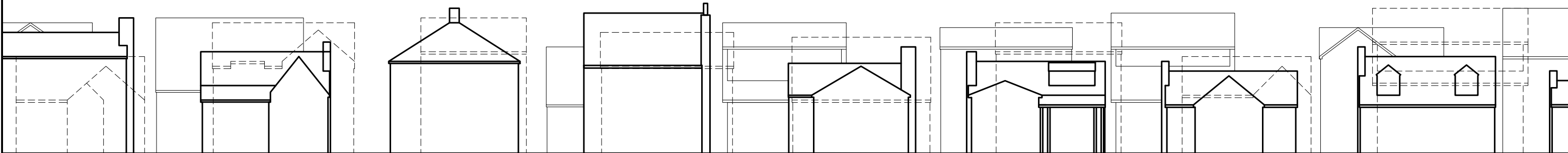
HAAS ADDITION

821 GRANDON AVE
BEXLEY OH

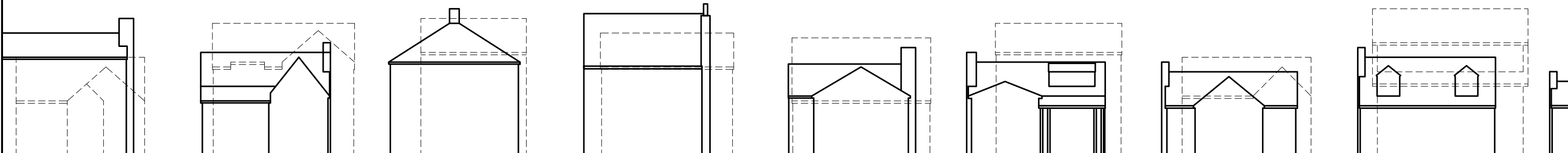
2025.09.16



STREETSCAPE - LOOKING WEST AND BEYOND
SCALE: 1" =20'-0"



STREETSCAPE
SCALE: 1" =20'-0"



STREETSCAPE - BOTH SIDES OF GRANDON
SCALE: 1" =20'-0"

HAAS ADDITION
821 GRANDON AVE
BEXLEY OH
2025.09.16

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COLUMBUS, OHIO 43232

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50 SF WALK

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122 SF
DECK

473 SF ADDITION

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STORY, SINGLE-FAMILY
HOUSE,

30'-0 5/8"
FRONT YARD SETBACK

EXISTING 163 SF
UNENCLOSED PORCH

20'-0"
PORCH
SETBACK

40'-0"

25'-0"
REAR YARD SETBACK

17'-3 1/4"

PROPOSED
105 SF WALK

PROPERTY LINE

8'-6 1/4" EXISTING

6'-8"

SIDE YARD
SETBACK

4'-6"

32'-10" EXISTING

EXISTING 215 SF SIDEWALK

GRANDON AVE

BUILDING ZONING INFORMATION

PROPERTY ADDRESS: 821 GRANDON AVE
PARCEL ID: 020-002982-00
ZONING: R-6

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SITE PLAN

SCALE: 1"=10'



HAAS ADDITION

821 GRANDON AVE
BEXLEY OH
2025.09.16

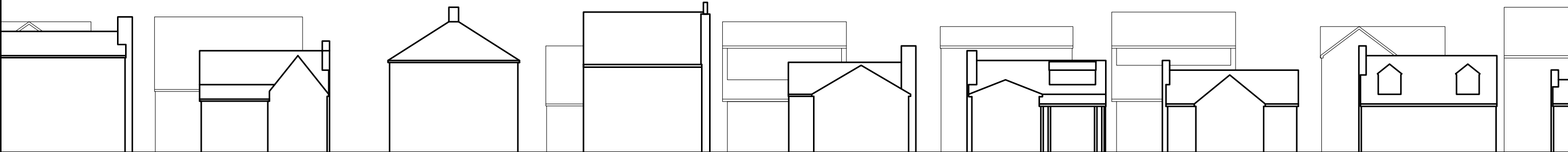
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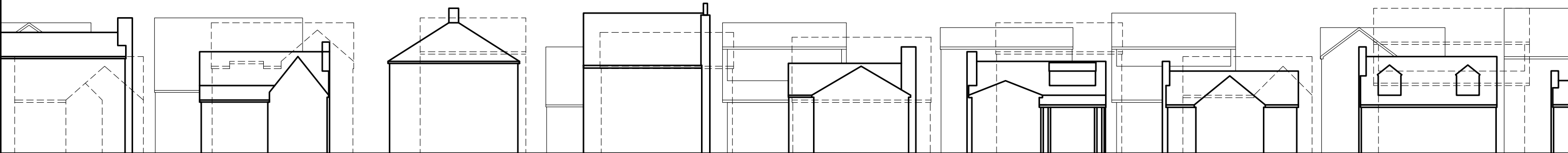
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BEXLEY OH

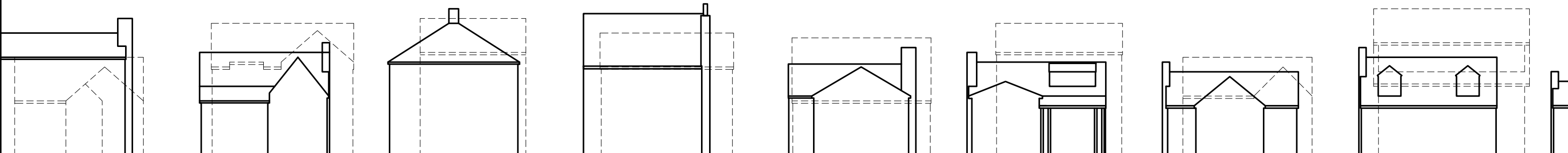
2025.09.16



STREETSCAPE - LOOKING WEST AND BEYOND
SCALE: 1" =20'-0"



STREETSCAPE
SCALE: 1" =20'-0"



STREETSCAPE - BOTH SIDES OF GRANDON
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HAAS ADDITION
821 GRANDON AVE
BEXLEY OH
2025.09.16



VIEW OF EXISTING HOUSE NORTH WEST CORNER

NTS

VIEW OF EXISTING HOUSE REAR/WEST FACADE

NTS



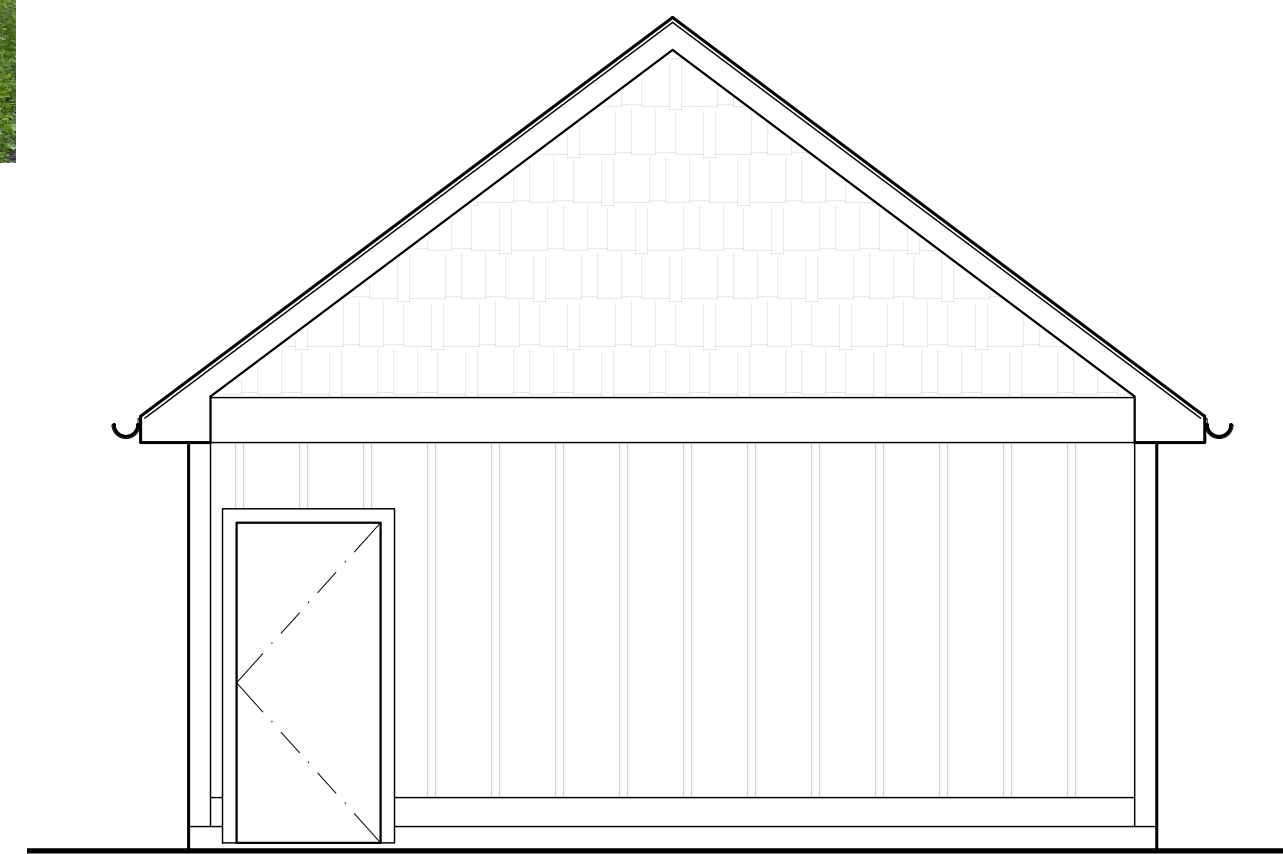
VIEW OF EXISTING HOUSE SOUTH EAST CORNER

NTS



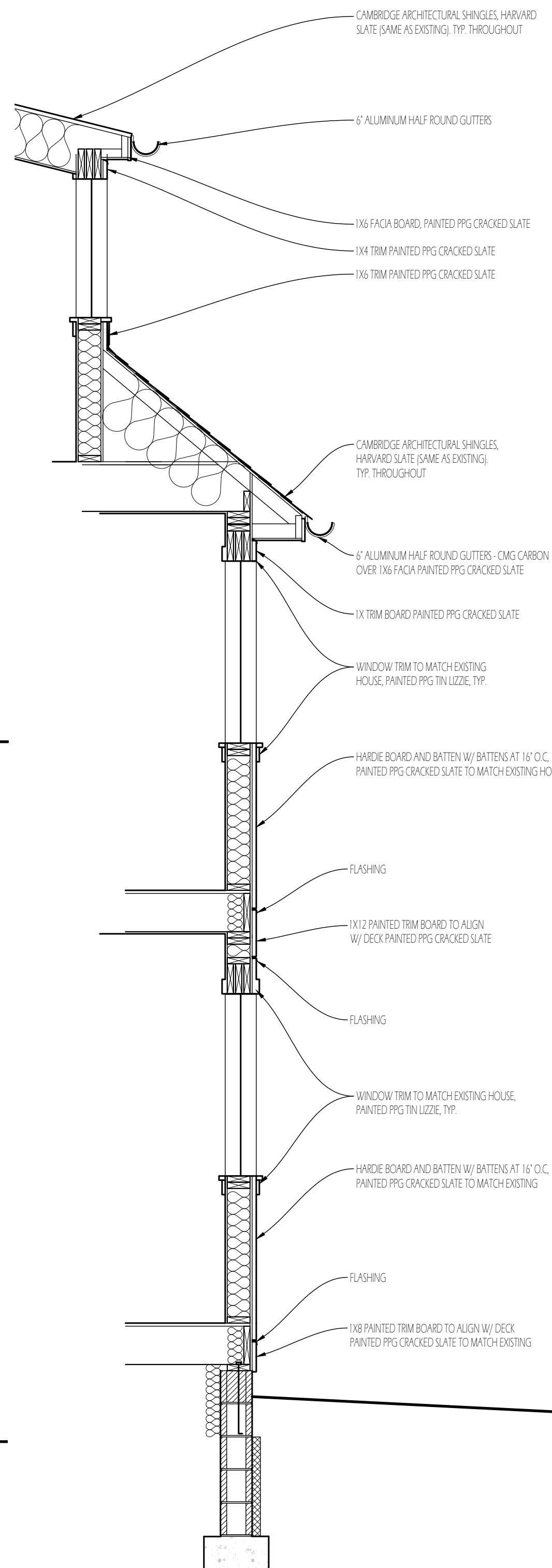
VIEW OF EXISTING HOUSE NORTH EAST CORNER

NTS



EAST EXTERIOR ELEVATION OF DETACHED GARAGE

SCALE: 1/4" = 1'-0"



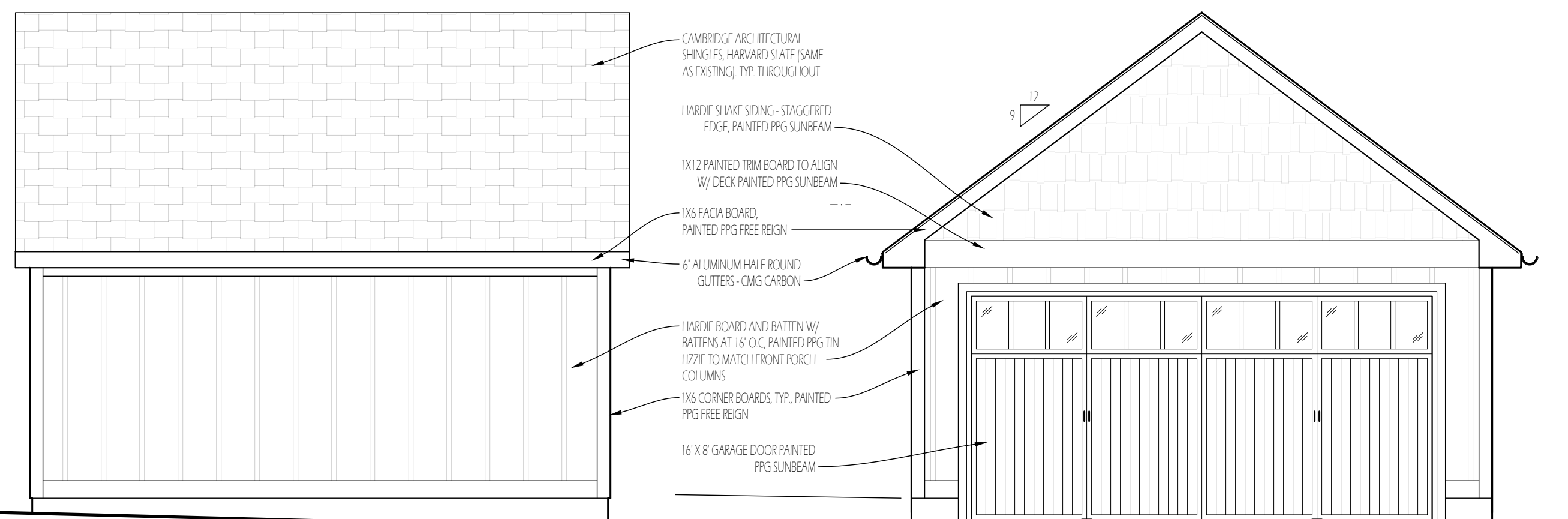
TYPICAL WALL SECTION THROUGH ADDITION

SCALE: 1/2" = 1'-0"



SIDE/NORTH EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



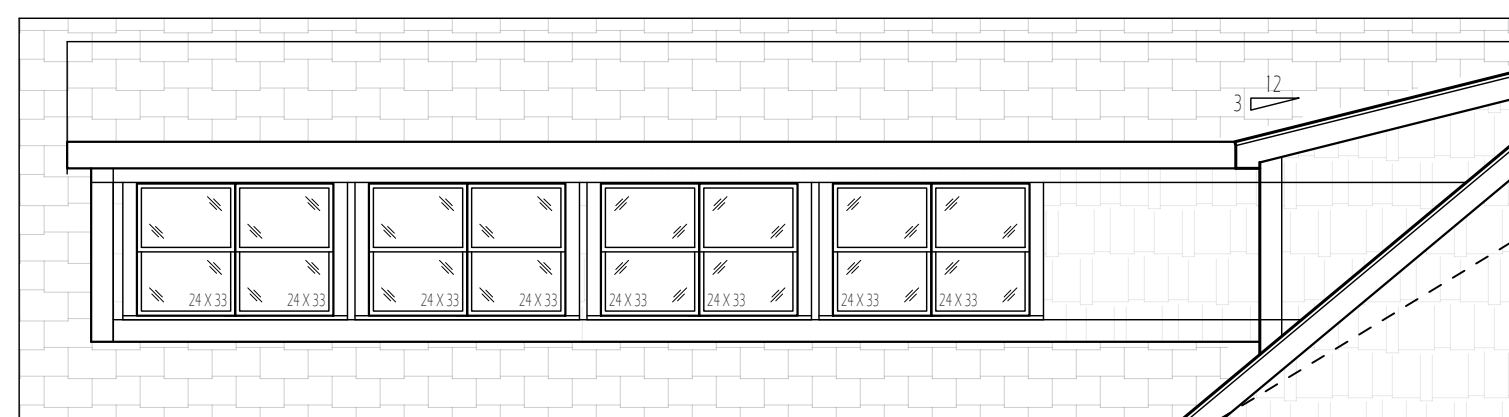
REAR EXTERIOR ELEVATION OF DETACHED GARAGE

SCALE: 1/4" = 1'-0"



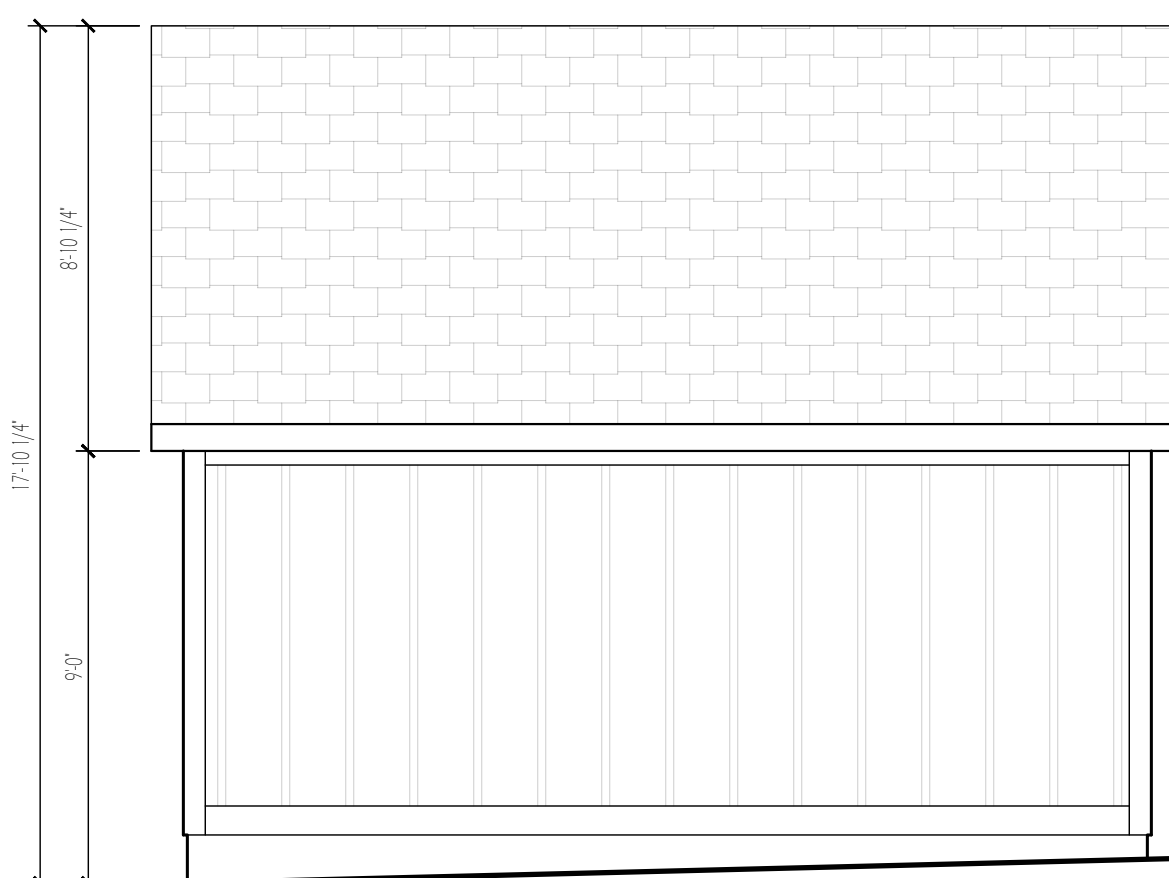
REAR EXTERIOR ELEVATION OF ADDITION

SCALE: 1/4" = 1'-0"



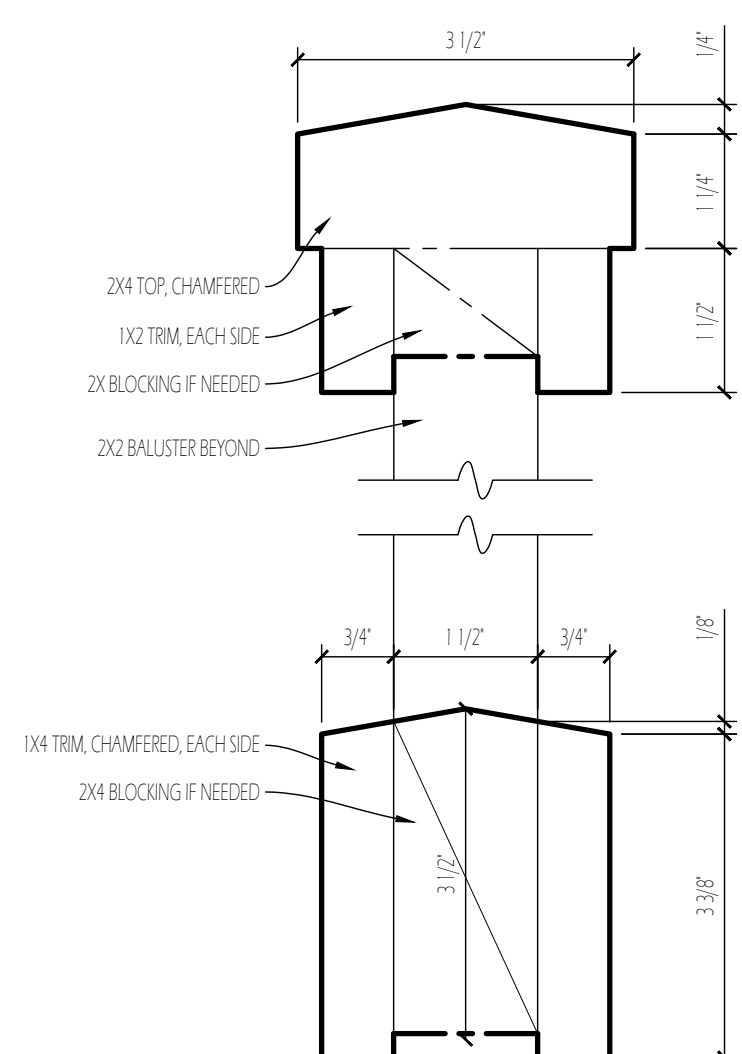
ALT. WINDOW LAYOUT

SCALE: 1/4" = 1'-0"



SIDE/SOUTH EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



EXTERIOR RAILING CROSS-SECTION

SCALE: 6" = 1'-0"