

VIEW OF EXISTING HOUSE REAR/WEST FACADE

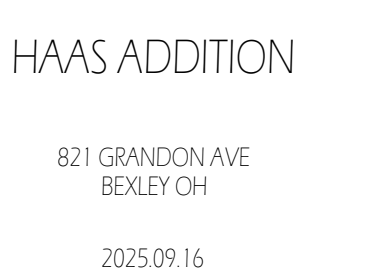
NTS



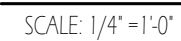
VIEW OF EXISTING HOUSE SOUTH EAST CORNER



VIEW OF EXISTING HOUSE NORTH EAST CORNER

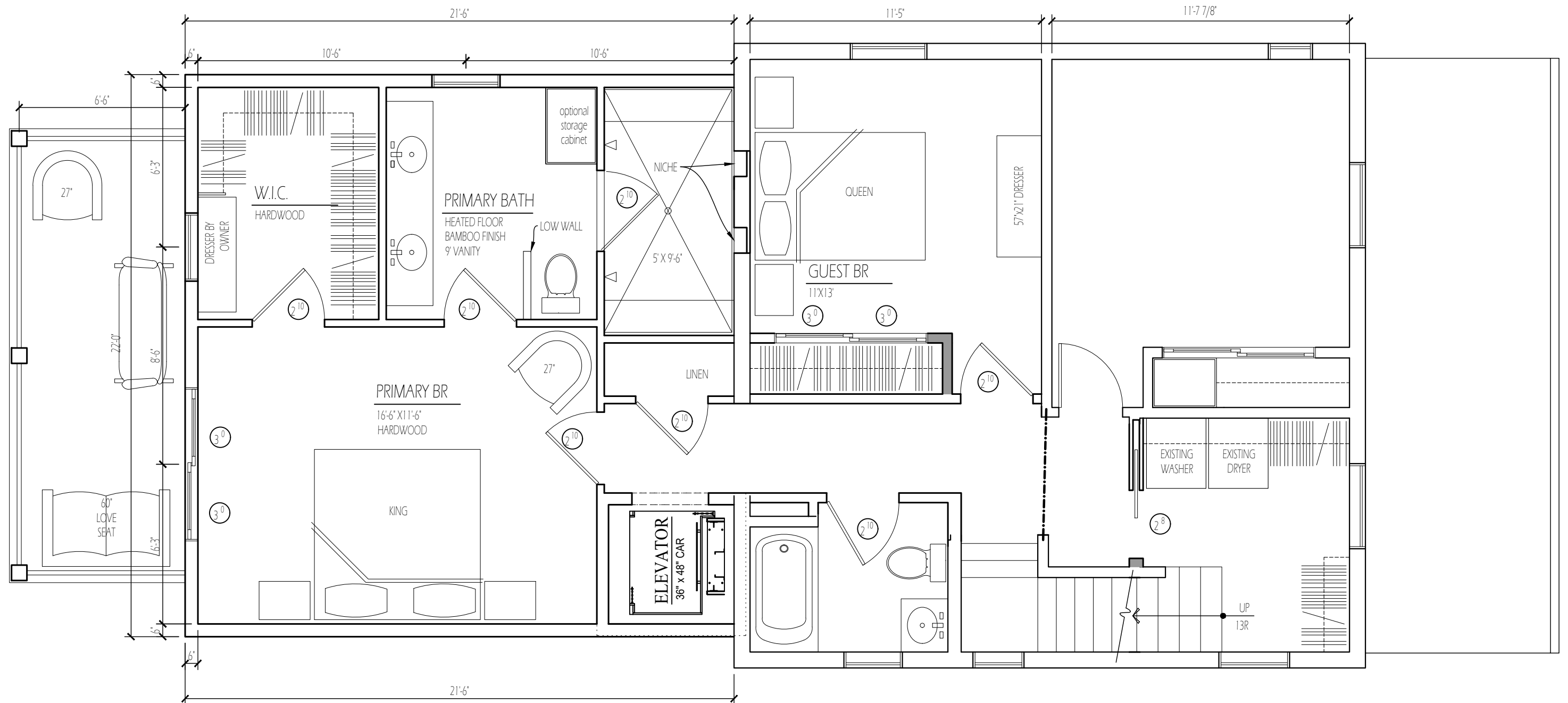


7422 SILVERLEAF CT
COLUMBUS, OHIO 43232



821 GRANDON AVE
BEXLEY OH

2025.09.16

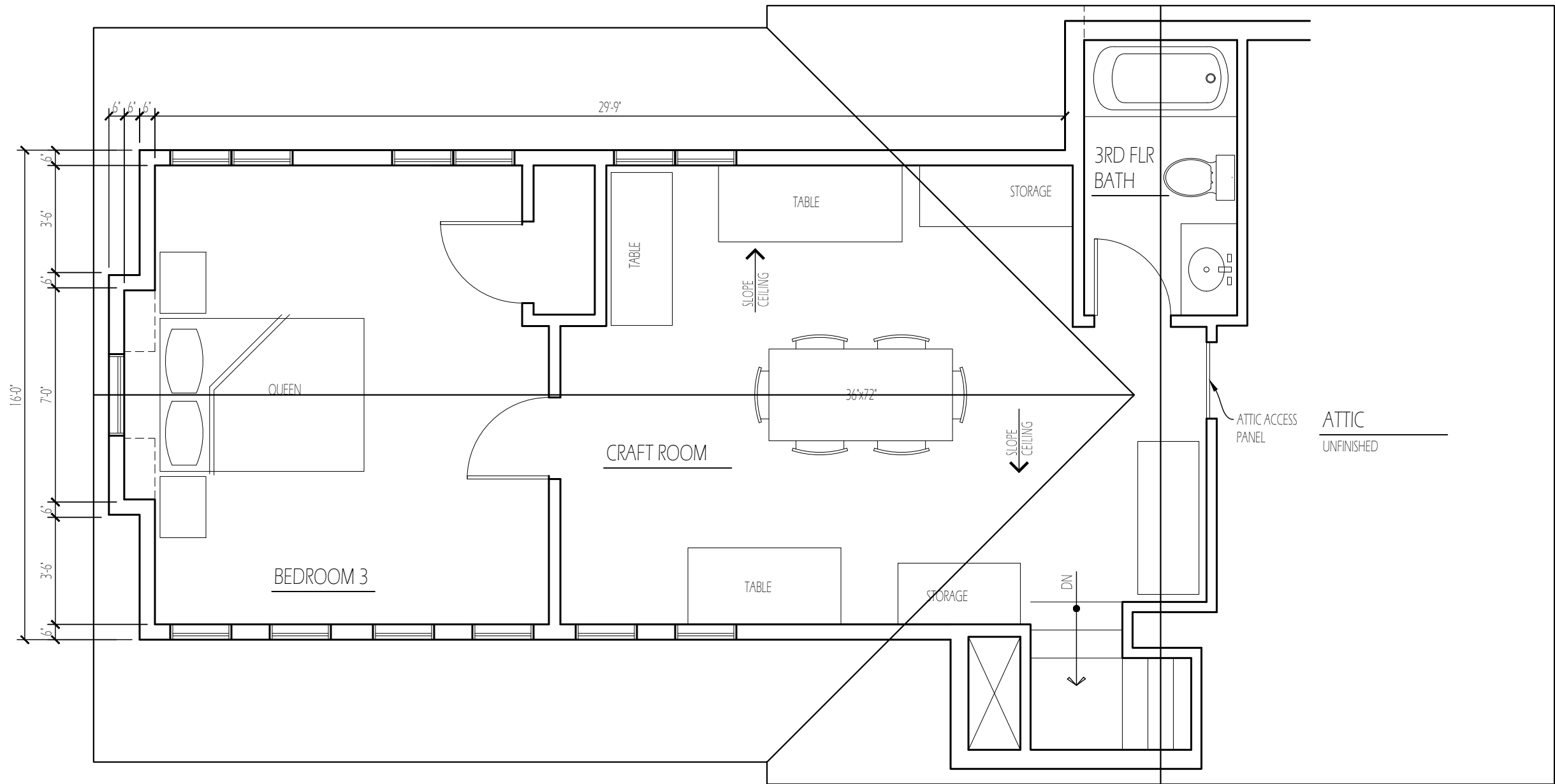


SECOND FLOOR PLAN

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

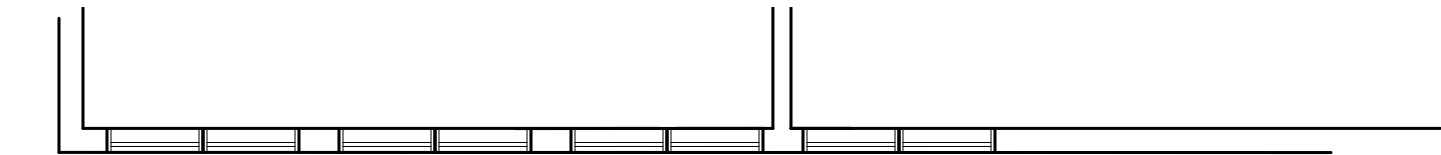
HAAS ADDITION

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BEXLEY OH
2025.09.16



THIRD FLOOR PLAN

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



ALT. SOUTH WINDOW LAYOUT

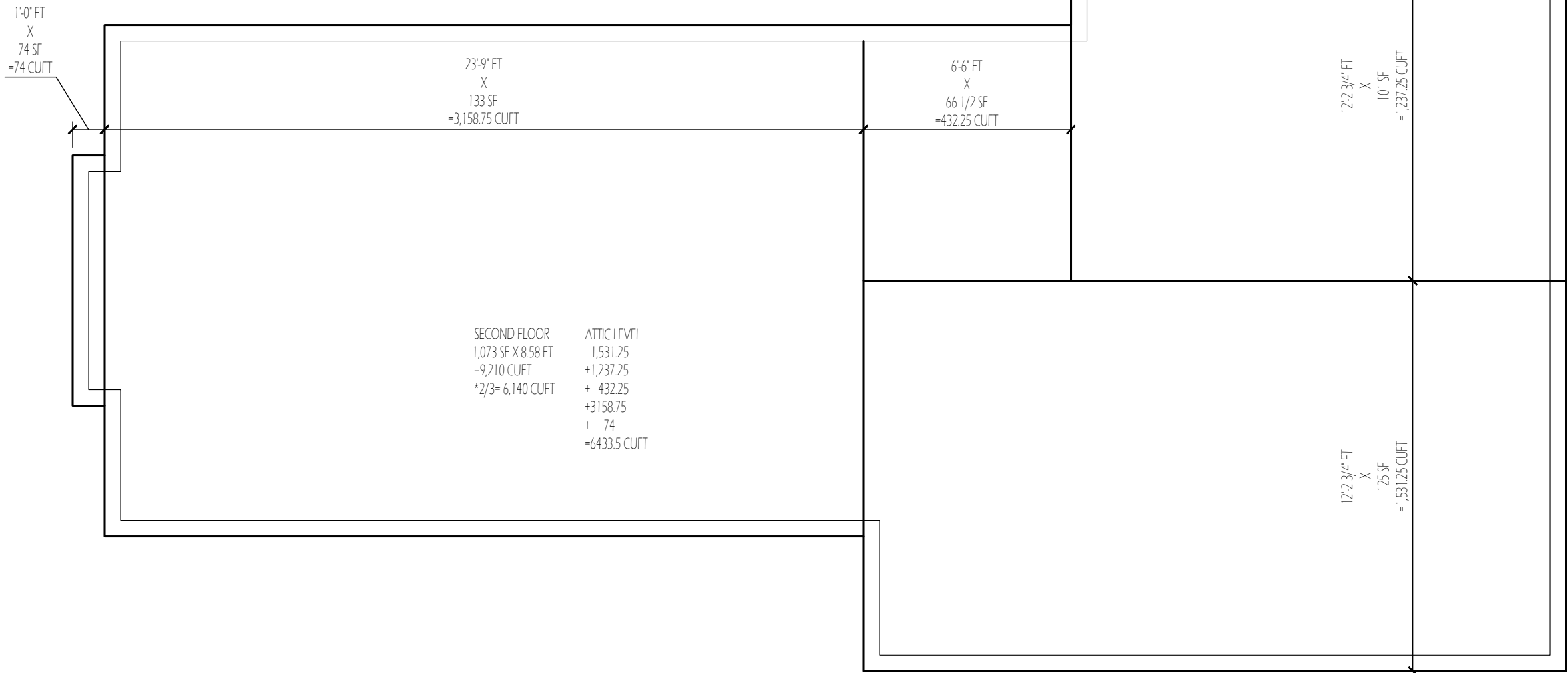
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HAAS ADDITION

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SECOND FLOOR
1,073 SF X 8.58 FT
=9,210 CUFT
*2/3= 6,140 CUFT

ATTIC LEVEL
1,531.25
+1,237.25
+ 432.25
+3158.75
+ 74
=6433.5 CUFT



THIRD FLOOR VOLUME CALCULATION

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

HAAS ADDITION

28'-8 1/4"

EXISTING UNENCLOSED,
COVERED PATIO TO BE REMOVED

68'-0"

127'-0"

3'-0"

4'-1"

PROPOSED 400 SF
2 CAR GARAGE

22'-3 1/2"

15'-4 7/8"

6'-8"

SIDE YARD
SETBACK

7'-3" EX.

PROPERTY LINE

EXISTING GARAGE
AND DRIVEWAY,
TO BE REMOVED

PROPOSED 105 SF
DRIVEWAY

PROPERTY LINE

39'-9 1/4"

46'-7 3/4"

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

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

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

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%)

SITE PLAN

SCALE: 1"=10'



HAAS ADDITION

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SITE PLAN

SCALE: 1/32"=1'

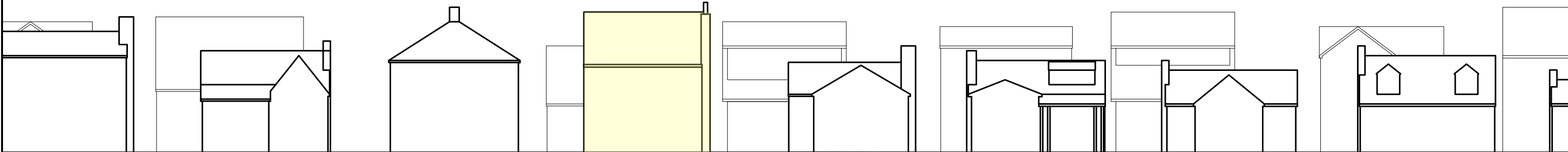


⦿ DENOTES ROOF HEIGHTS OF NEIGHBORING HOMES.
*HEIGHTS WERE TAKEN FROM GOOGLE EARTH AND ARE LIKELY TO BE SLIGHTLY OFF.
THESE HEIGHTS ARE INTENDED TO SHOW A GENERAL COMPARISON TO THE NEIGHBORHOOD*

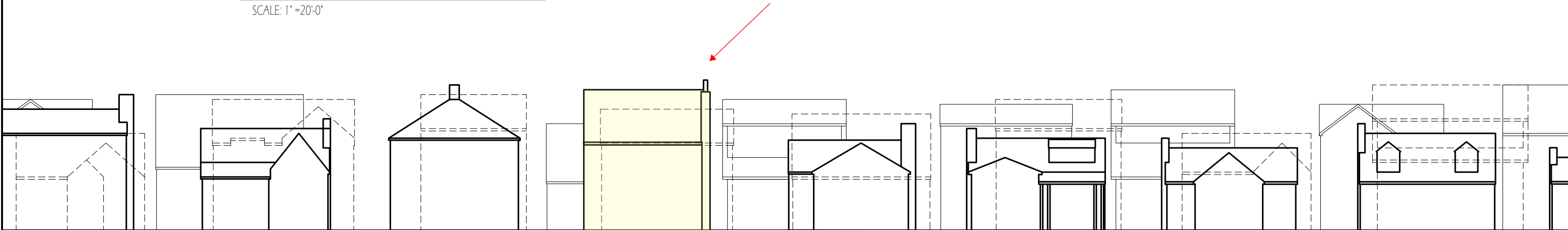
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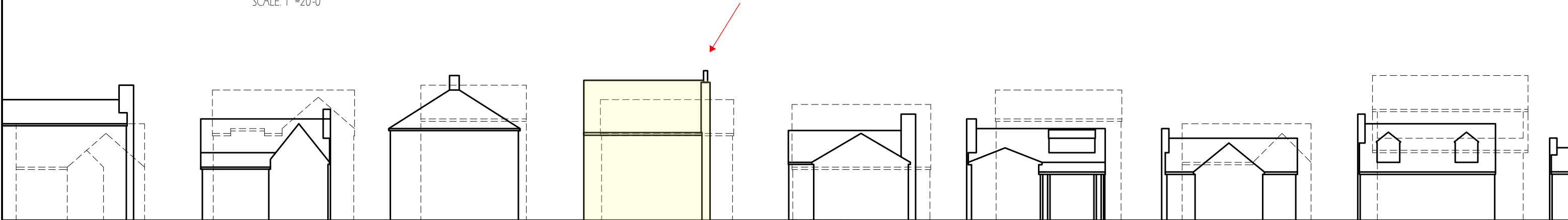
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STREETSCAPE - LOOKING WEST AND BEYOND
SCALE: 1" =20'-0"



STREETSCAPE
SCALE: 1" =20'-0"



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