



VIEW OF EXISTING HOUSE NORTH WEST CORNER



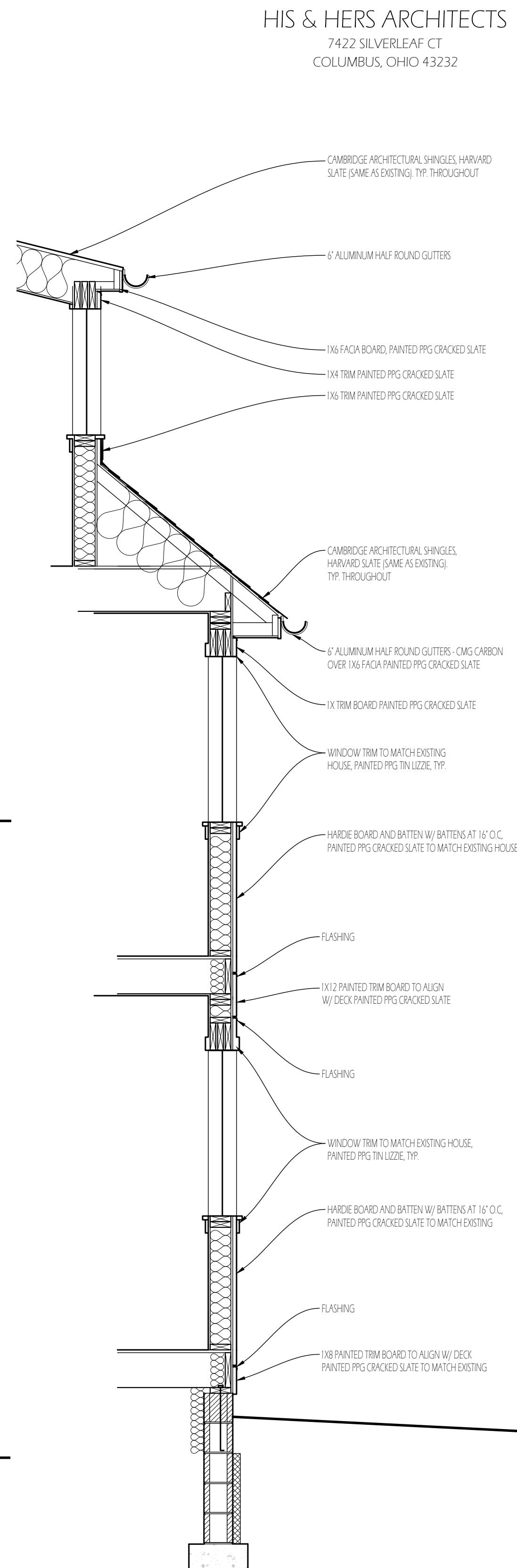
VIEW OF EXISTING HOUSE REAR/WEST FACADE



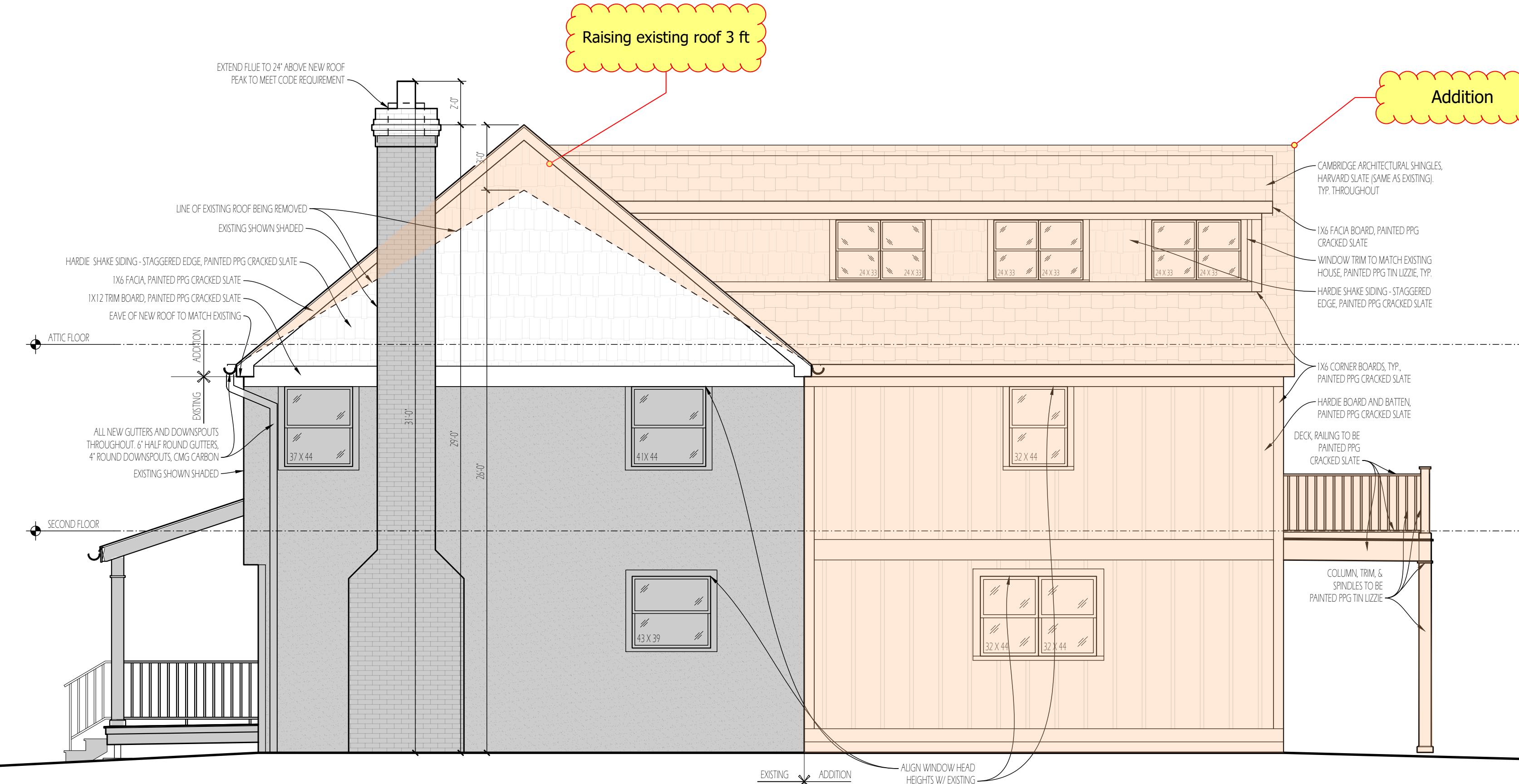
VIEW OF EXISTING HOUSE SOUTH EAST CO



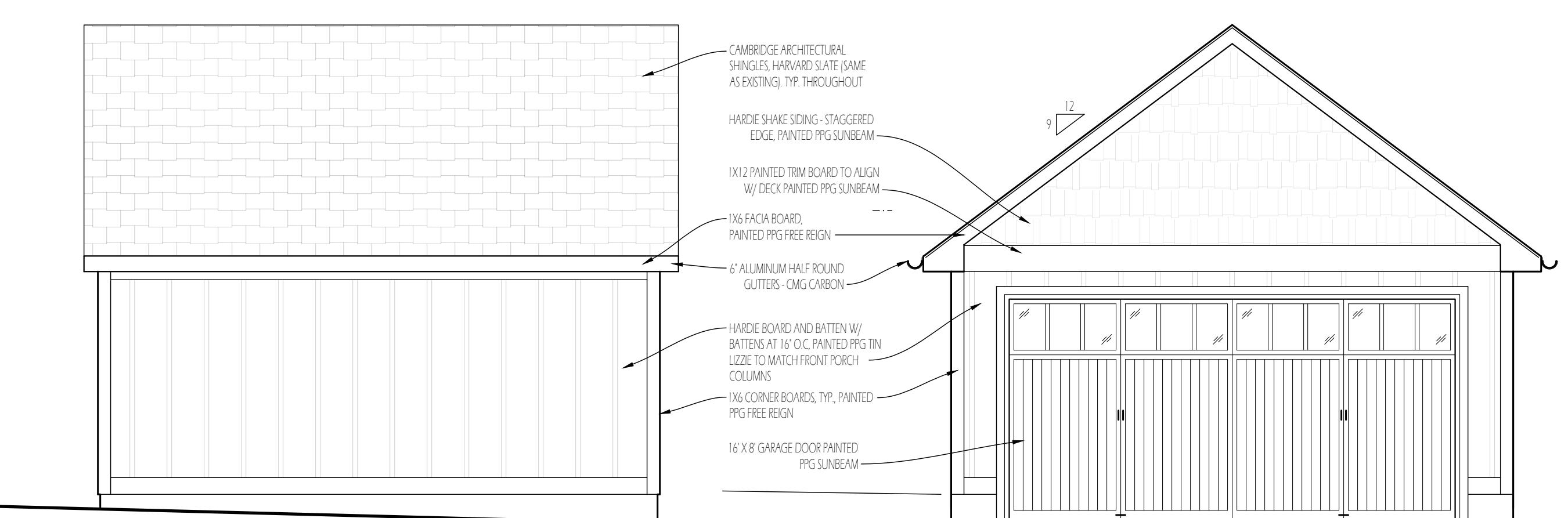
VIEW OF EXISTING HOUSE NORTH EAST CORNER



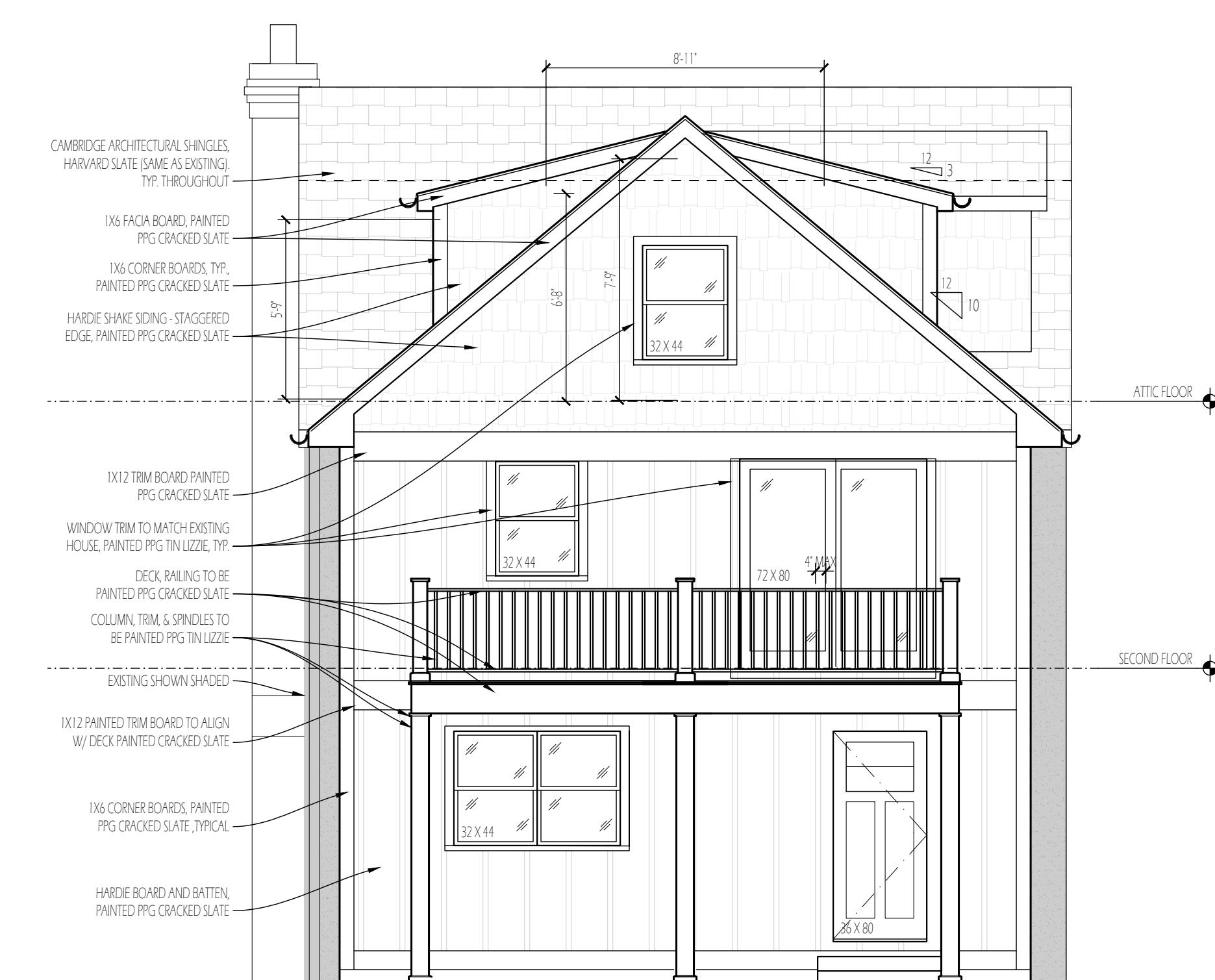
TYPICAL WALL SECTION THROUGH ADDITION



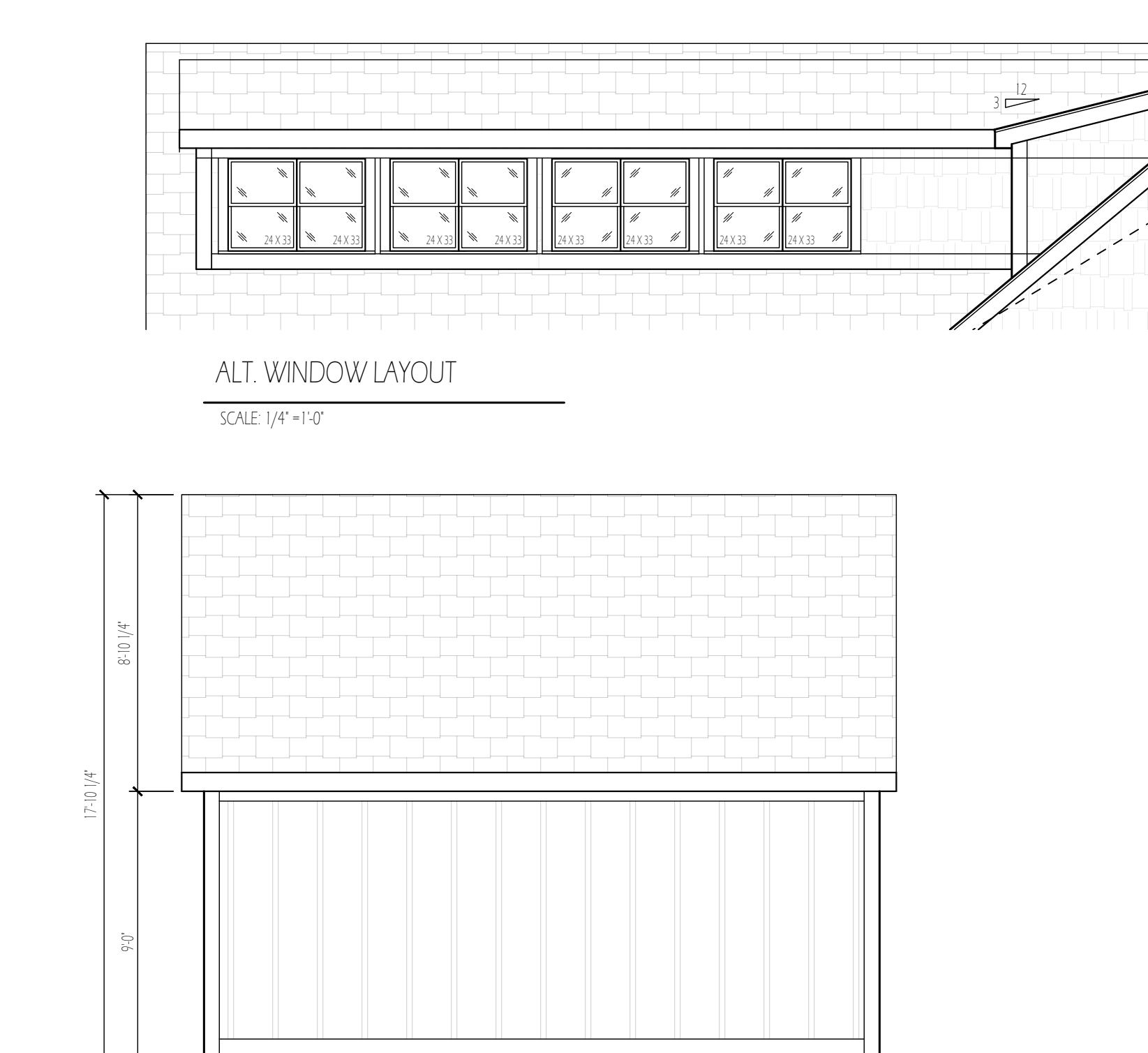
SIDE/NORTH EXTERIOR ELEVATION



REAR EXTERIOR ELEVATION OF DETACHED GARAGE



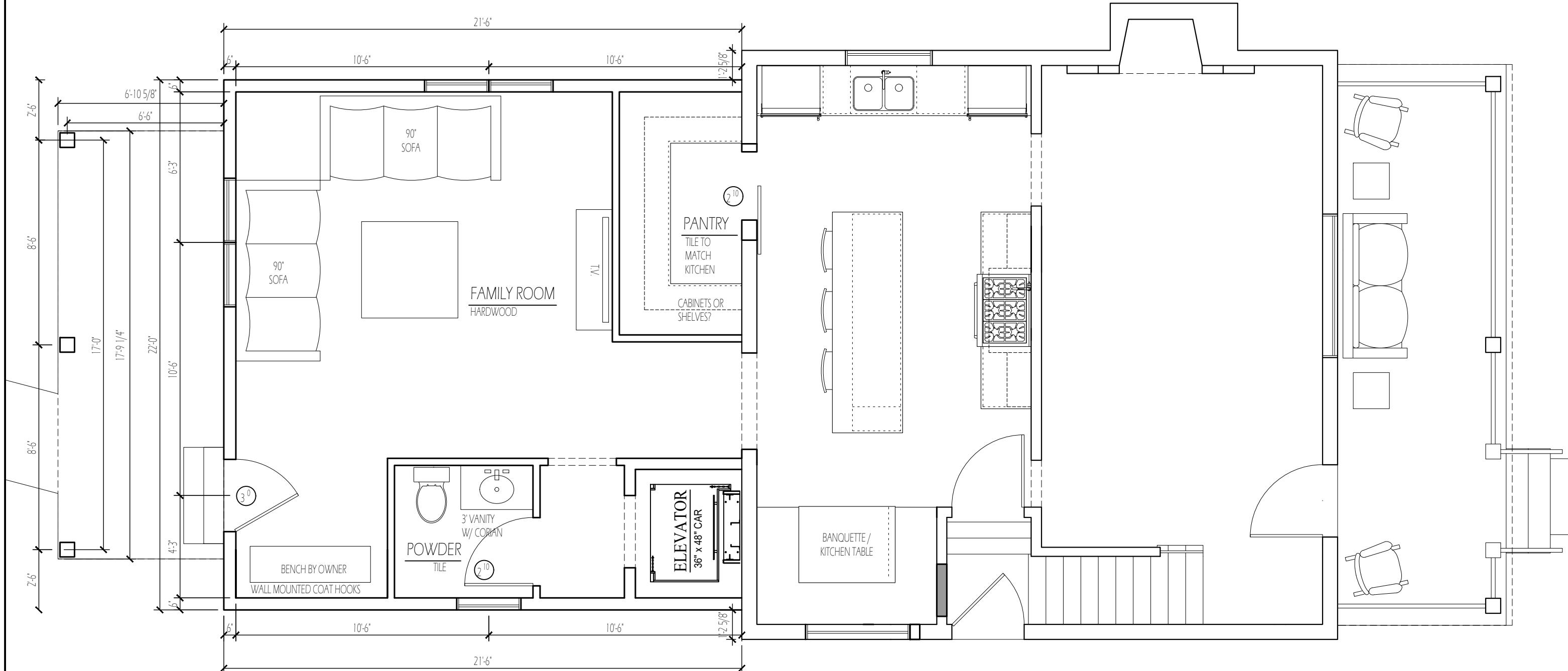
REAR EXTERIOR ELEVATION OF ADDITION



SIDE/SOUTH EXTERIOR ELEVATION



HAAS ADDITION



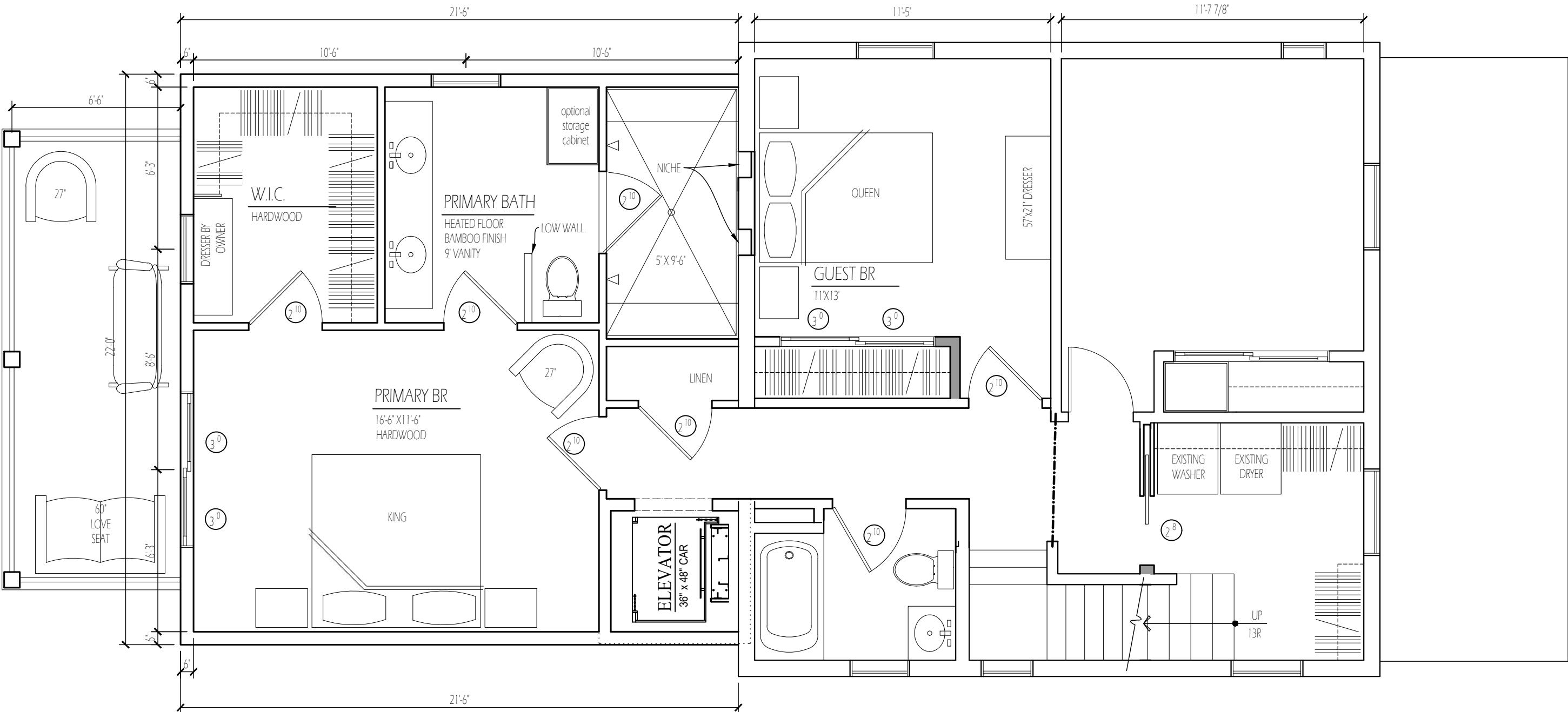
FIRST FLOOR PLAN

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

HAAS ADDITION

821 GRANDON AVE
BEXLEY OH

2025.09.16



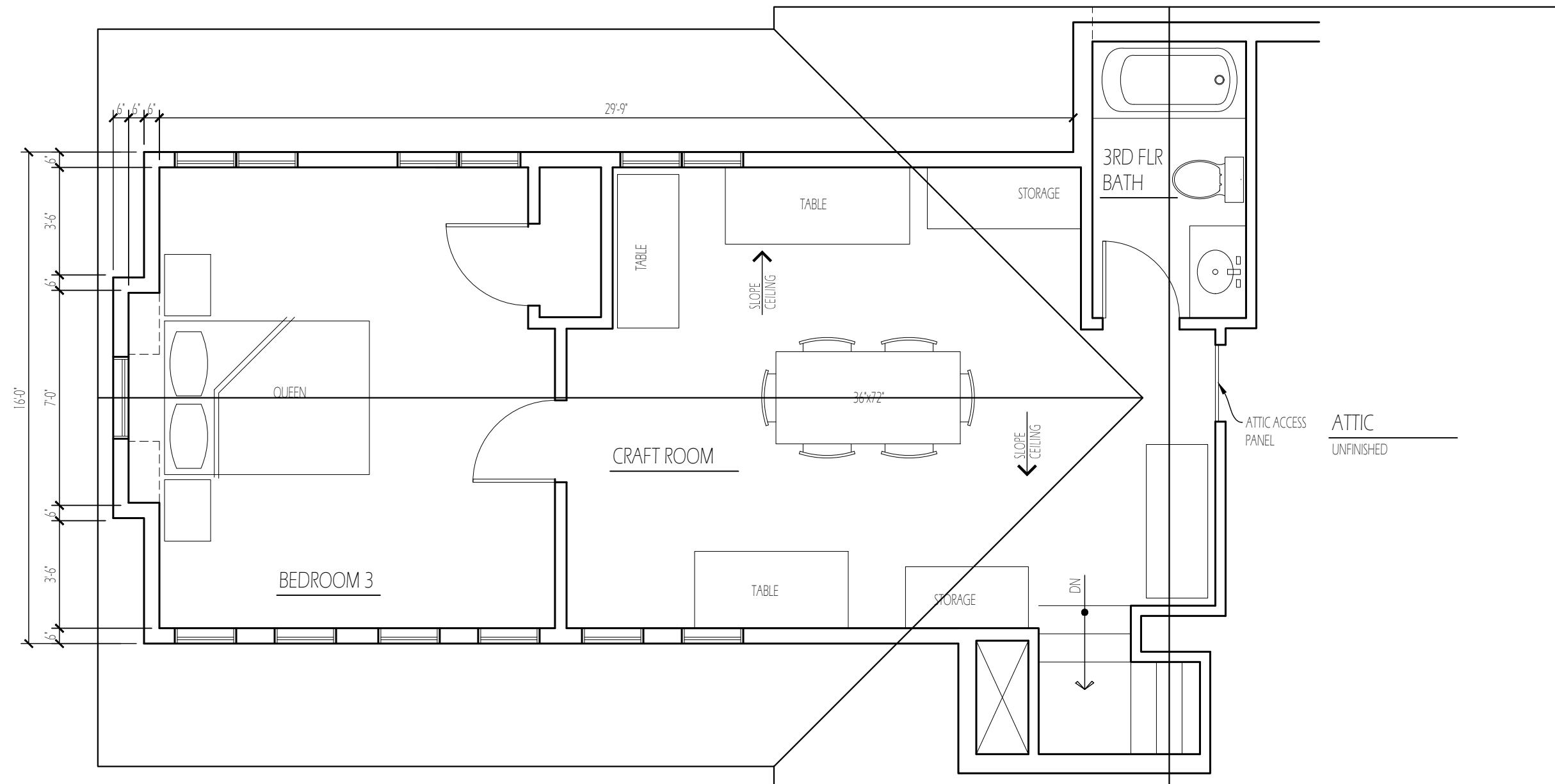
SECOND FLOOR PLAN

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

HAAS ADDITION

821 GRANDON AVE
BEXLEY OH

2025.09.16

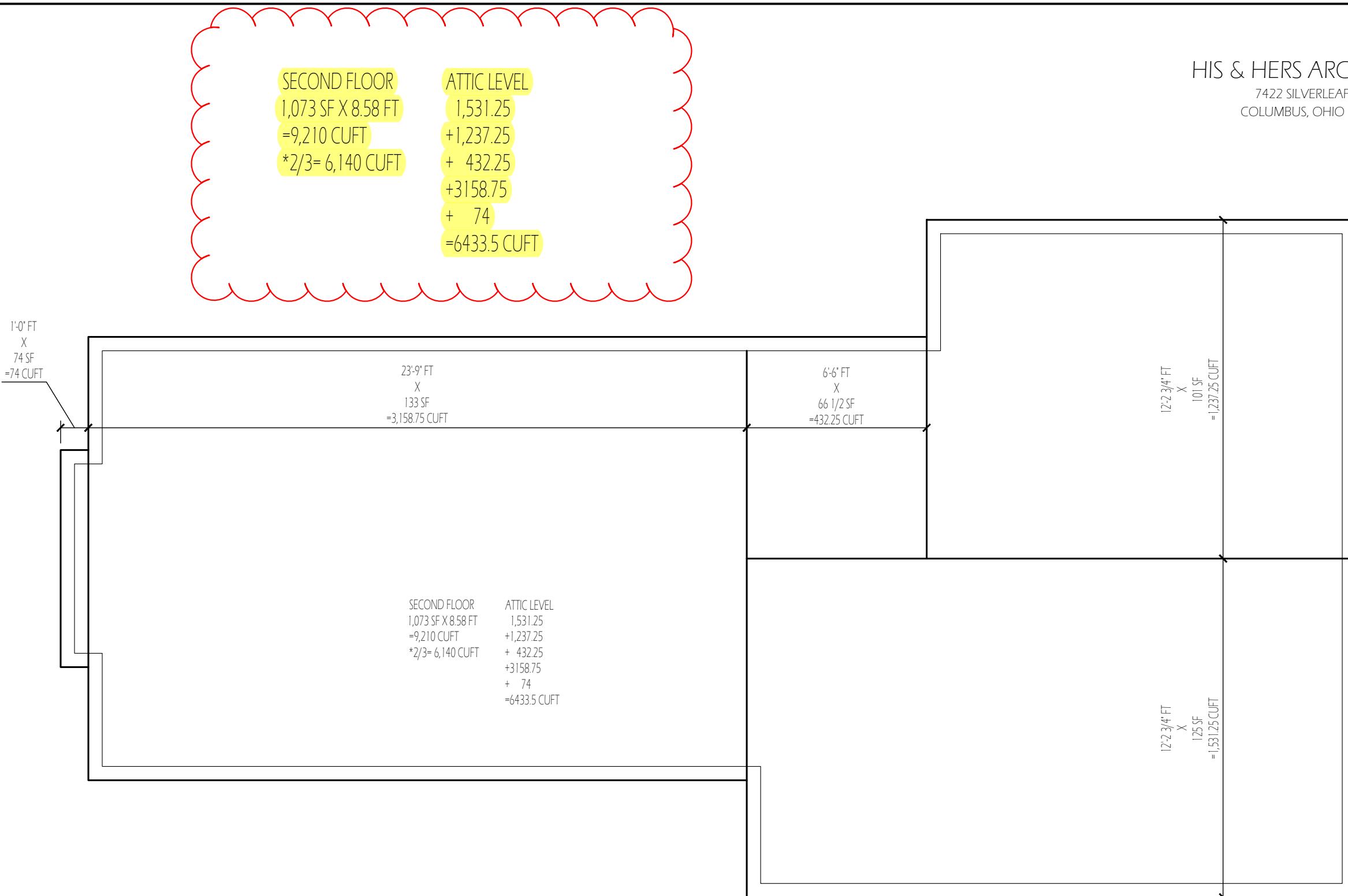


ALT. SOUTH WINDOW LAYOUT

SCALE: 1/4" = 1'0"

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BEXLEY OH
2025.09.16

HIS & HER ARCHITECTS
7422 SILVERLEAF CT
COLUMBUS, OHIO 43232



THIRD FLOOR VOLUME CALCULATION

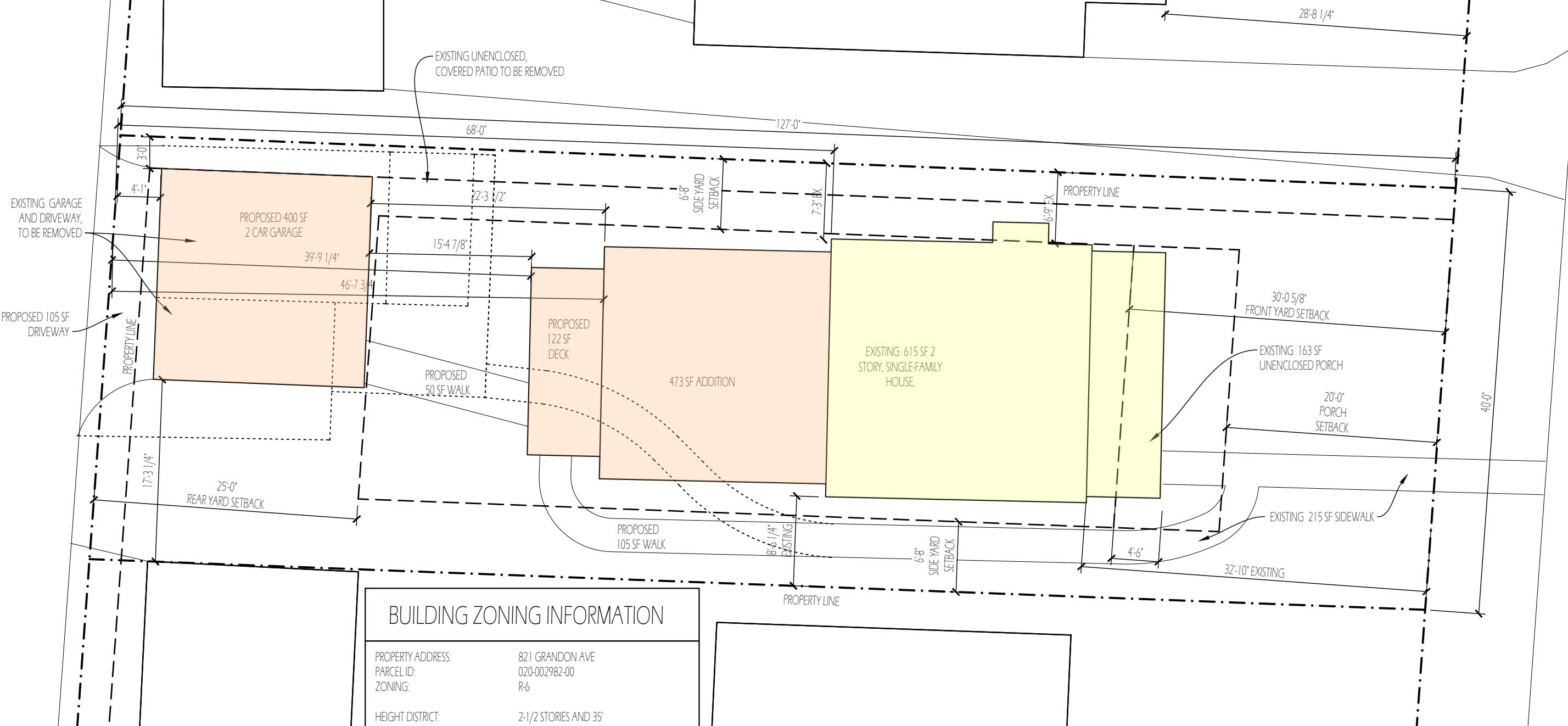
SCALE: 1/4" = 1'-0"

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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'



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SITE PLAN

SCALE: 1/32"=1'



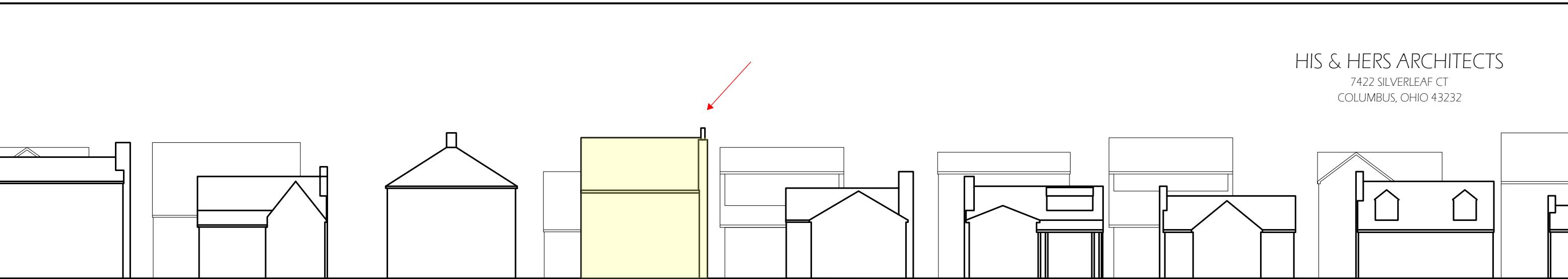
• DENOTES ROOF HEIGHTS OF NEIGHBORING HOMES.
*HEIGHTS WERE TAKEN FROM GOOGLE EARTH AND ARE LIKELY TO BE SLIGHTLY OFF.
THESE HEIGHTS ARE INTENDED TO SHOW A GENERAL COMPARISON TO THE NEIGHBORHOOD*

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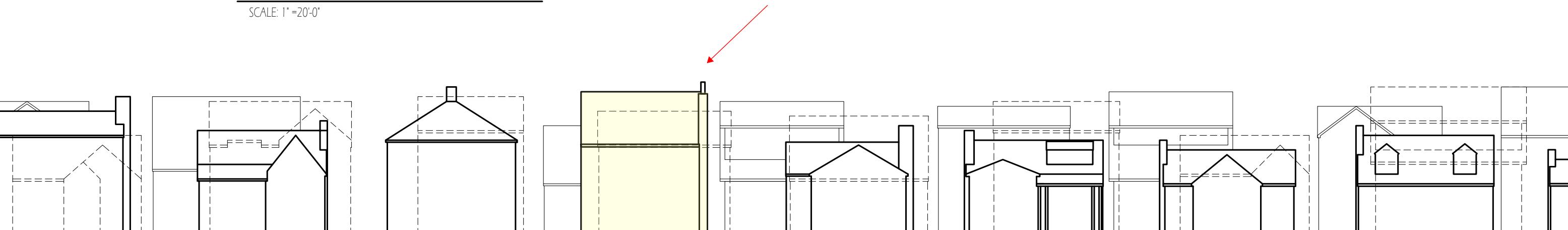
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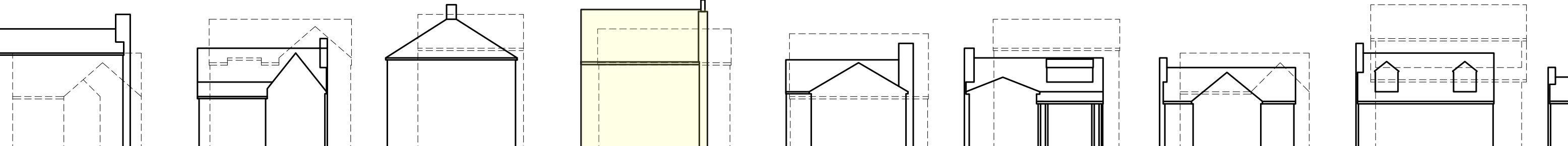
STREETScape - LOOKING WEST AND BEYOND

SCALE: 1" = 20'-0"



STREETScape

SCALE: 1" = 20'-0"



STREETScape - BOTH SIDES OF GRANDON

SCALE: 1" = 20'-0"

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