

September 3, 2023

Office of Planning and Zoning  
2664 Riva Road, Ms 6301  
Annapolis, MD 21401

Location: 1611 Shore Drive  
Edgewater, MD 21037

### **VARIANCE REQUEST**

To whom it may concern,

Mr. and Mrs. Brady would like to add a second-floor addition to their existing single-story residence in Edgewater, Maryland to accommodate their growing family. The Brady family have been residents of Edgewater for multiple generations and wish to continue building upon those family traditions and foundations in the same area and neighborhood.

The existing single-family residence was constructed prior to erection and enforcement of the modern zoning codes and setbacks. As such the existing structure does not meet the current zoning requirements pertaining to yard setbacks. In order to safely add a second story to the existing structure, the Brady family is respectfully requesting a variance. Imposing the current property setbacks on the second floor would not only create an undue hardship on the structure and architecture, but additionally would cause a significant financial burden.

The project would consist of a second-floor addition over the existing structure and foundation on the easternly most portion of the residence (front street side). Edgewater has seen a great deal of revitalization in recent years and this project aims to add to that revitalization by creating a more modern coastal style residence than the existing traditional ranch. Along Lorely Rd (the eastern "frontside") the existing structure measures approximately 17'-4" (average height of the roof) and the proposed structure would measure 29'-4" to the average height of the roof. As you move westerly towards the rear of the property, the structure steps back down to meet the surrounding neighbors and the existing portion of the roof would remain. The footprint and critical area would not be impacted as we would maintain the existing footprint. Please refer to the proposed architectural drawings.

We hope this letter aids us in answering questions pertaining to the variance request. Should you have any questions please do not hesitate to contact us.

Respectfully,

**Jeremy F. Harrissmith, AIA, NCARB**  
**Harrissmith Architects LLC**  
6278 N Federal Hwy #118  
Fort Lauderdale, Florida 33308  
Email: [jeremy@harrissmitharchitects.com](mailto:jeremy@harrissmitharchitects.com)  
phone: 757.739.5200

LANDS OF  
PATRICK FLAHERTY, JR  
PATRICIA ANN SOEHNLEIN  
LOTS 2690 AND 1/2 OF 2691

SITE INFORMATION	
ZONING DISTRICT:	R5
DATE:	02/09
AREA:	0.05
PARCEL:	C100
NEIGHBORHOOD:	104000102
DISTRICT:	R04
LOT NUMBER:	2692
LOT SIZE:	± 576 SF (0.013 ACRES)
EXISTING BUILDING:	1,450 SF
1-STORY ABOVE GRADE:	NO
NO. STORIES:	NO
ADDITIONAL ABOVE GRADE FLOOR:	NO
ADDITIONAL FOOTPRINT:	1,625 SF
SECOND FLOOR:	

HARRISSMITH  
architects

62 SOUTH BRIDGE STREET  
FLOOR 1000 BALTIMORE, MD 21201  
TEL: 757.796.5209

ISSUE or REVISION

NO.	DESCRIPTION	DATE
1	PERMIT SET	02/09/2022
1	PERMIT COMMENTS RESPONSE	06/21/2022
1	VARIANCE REQUEST	06/21/2022

**BRADY RESIDENCE - 2 STORY  
RENOVATION**

1614 SHORE DRIVE  
EDGEWATER, MARYLAND 21037

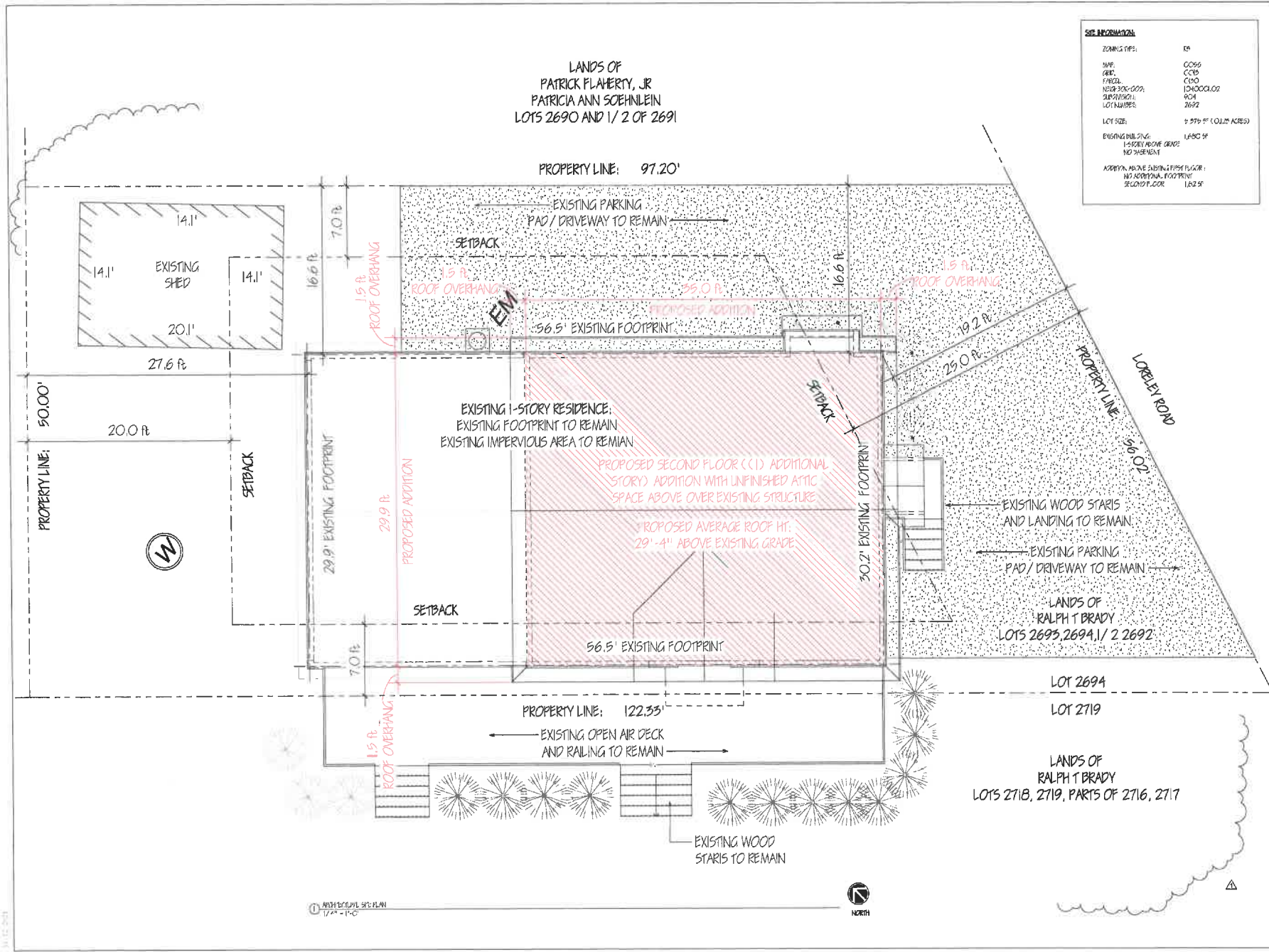
OWNER:  
**RAPLH & MICHELLE  
BRADY**

SHEET TITLE:  
**ARCHITECTURAL  
SITE PLAN**

Professional Certification  
I certify that these documents were prepared or approved  
by me, and that I am a duly licensed architect under the  
laws of the State of Maryland.  
License No. 38203 Expire Date 12/31/2022

DRAWN BY: JFH  
REVIEWED BY: JFH  
PROJECT NO: 21-004  
DATE: 11/12/2021  
SHEET NO:

**AS-100**



1 ARCHITECTURAL SITE PLAN  
1/24 - 1/20



CRITICAL AREA COMMISSION  
 CHESAPEAKE AND ATLANTIC COASTAL BAYS  
 1804 WEST STREET, SUITE 100  
 ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

**GENERAL PROJECT INFORMATION**

Jurisdiction: Anne Arundel County

Date: 09/26/2023

Tax Map #	Parcel #	Block #	Lot #	Section
0056	0130		2692	

Tax ID: 190400826020

FOR RESUBMITTAL ONLY	
Corrections	<input type="checkbox"/>
Redesign	<input type="checkbox"/>
No Change	<input type="checkbox"/>
Non-Critical Area	<input type="checkbox"/>
*Complete Only Page 1 General Project Information	

Project Name (site name, subdivision name, or other) 1611 Shore Drive Renovation Addition

Project location/Address 1611 Shore Drive

City Edgewater Zip 21037

Local case number

Applicant: Last name Brady First name Ralph T.

Company

**Application Type (check all that apply):**

- |                           |                          |                   |                                     |
|---------------------------|--------------------------|-------------------|-------------------------------------|
| Building Permit           | <input type="checkbox"/> | Variance          | <input checked="" type="checkbox"/> |
| Buffer Management Plan    | <input type="checkbox"/> | Rezoning          | <input type="checkbox"/>            |
| Conditional Use           | <input type="checkbox"/> | Site Plan         | <input type="checkbox"/>            |
| Consistency Report        | <input type="checkbox"/> | Special Exception | <input type="checkbox"/>            |
| Disturbance > 5,000 sq ft | <input type="checkbox"/> | Subdivision       | <input type="checkbox"/>            |
| Grading Permit            | <input type="checkbox"/> | Other             | <input type="checkbox"/>            |

**Local Jurisdiction Contact Information:**

Last name AACo Zoning Administration Section First name

Phone # 410-222-7437 Response from Commission Required By TBD

Fax # Hearing date TBD

**SPECIFIC PROJECT INFORMATION**

Describe Proposed use of project site:

Single Family Residence
-------------------------

Intra-Family Transfer <input type="checkbox"/> Yes Grandfathered Lot <input type="checkbox"/>	Growth Allocation <input type="checkbox"/> Yes Buffer Exemption Area <input type="checkbox"/>
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**Project Type (check all that apply)**

Commercial <input type="checkbox"/> Consistency Report <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Mixed Use <input type="checkbox"/> Other <input type="checkbox"/>	Recreational <input type="checkbox"/> Redevelopment <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Shore Erosion Control <input type="checkbox"/> Water-Dependent Facility <input type="checkbox"/>
---	---

**SITE INVENTORY (Enter acres or square feet)**

	Acres	Sq Ft		Acres	Sq Ft
IDA Area			Total Disturbed Area	0.0	0'-0"
LDA Area					
RCA Area			# of Lots Created		
Total Area	0.1259	5,484.67			

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	0.0	0.0	Existing Lot Coverage	0.09723	4,235.36
Created Forest/Woodland/Trees	0.0	0.0	New Lot Coverage	0.09723	4,235.36
Removed Forest/Woodland/Trees	0.0	0.0	Removed Lot Coverage	0.0	0.0
			Total Lot Coverage	0.09723	4,235.36

**VARIANCE INFORMATION (Check all that apply)**

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0.0	0.0	Buffer Forest Clearing	0.0	0.0
Non-Buffer Disturbance	0.0	0.0	Mitigation	0.0	0.0

<p><u>Variance Type</u></p> Buffer <input type="checkbox"/> Forest Clearing <input type="checkbox"/> HPA Impact <input type="checkbox"/> Lot Coverage <input type="checkbox"/> Expanded Buffer <input type="checkbox"/> Nontidal Wetlands <input type="checkbox"/> Setback <input checked="" type="checkbox"/> Steep Slopes <input type="checkbox"/> Other <input type="checkbox"/>	<p><u>Structure</u></p> Acc. Structure Addition <input type="checkbox"/> Barn <input type="checkbox"/> Deck <input type="checkbox"/> Dwelling <input type="checkbox"/> Dwelling Addition <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Gazebo <input type="checkbox"/> Patio <input type="checkbox"/> Pool <input type="checkbox"/> Shed <input type="checkbox"/> Other <input type="checkbox"/>
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September 3, 2023

Office of Planning and Zoning  
2664 Riva Road, MD 6301  
Annapolis, MD 21401

Location: 1611 Shore Drive  
Edgewater, MD 21037

**CHESAPEAKE BAY CRITICAL AREA NARRATIVE STATEMENT**

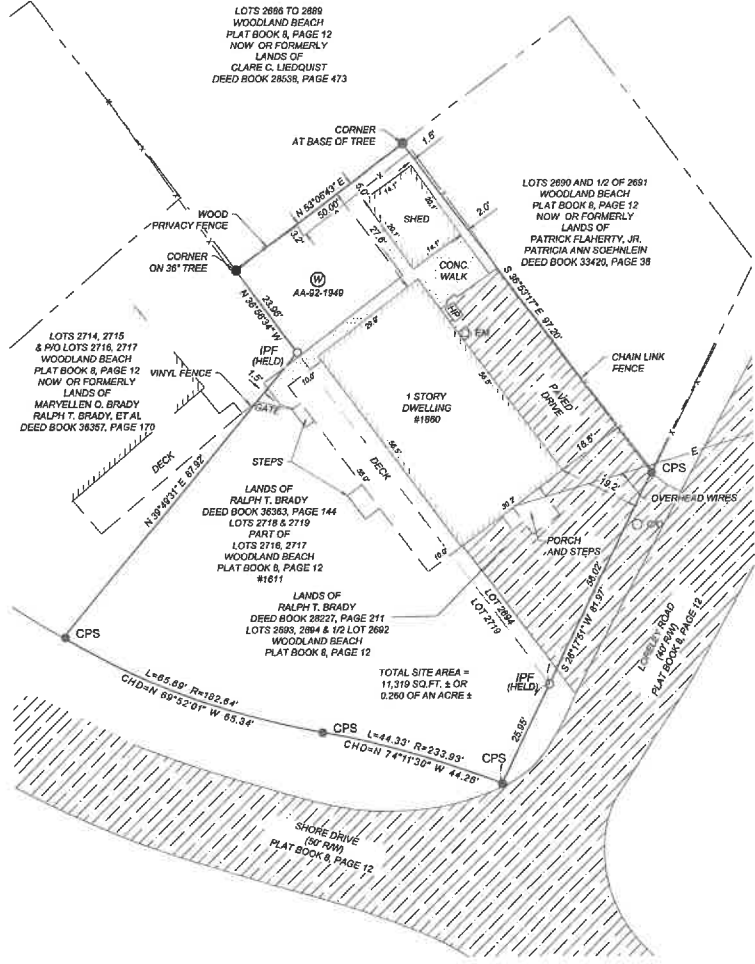
To whom it may concern,

The subject single family residence lies within the critical area, however will not impact the critical area as the existing residence will remain and the proposed modifications are restricted to the existing footprint. All existing trees and shrubs will remain. No additional ground shall be disturbed. As the existing area will not be disturbed by the proposed development, no additional stormwater management measures will be taken. No additional impervious area shall be added to the subject property.

We hope this letter aids us in answering questions pertaining to the Chesapeake Bay Critical Area. Should you have any questions please do not hesitate to contact us.

Respectfully,

**Jeremy F. Harrissmith, AIA, NCARB**  
**Harrissmith Architects LLC**  
6278 N Federal Hwy #118  
Fort Lauderdale, Florida 33308  
Email: [jeremy@harrissmitharchitects.com](mailto:jeremy@harrissmitharchitects.com)  
phone: 757.739.5200



LOTS 2688 TO 2690  
WOODLAND BEACH  
PLAT BOOK 8, PAGE 12  
NOW OR FORMERLY  
LANDS OF  
CLARE C. LIEDEQUIST  
DEED BOOK 28638, PAGE 473

LOTS 2690 AND 1/2 OF 2691  
WOODLAND BEACH  
PLAT BOOK 8, PAGE 12  
NOW OR FORMERLY  
LANDS OF  
PATRICK FLAHERTY, JR.  
PATRICIA ANN SOEHNLEIN  
DEED BOOK 33420, PAGE 38

LOTS 2714, 2715  
& PIO LOTS 2716, 2717  
WOODLAND BEACH  
PLAT BOOK 8, PAGE 12  
NOW OR FORMERLY  
LANDS OF  
MAYELLEN O. BRADY  
RALPH T. BRADY, ET AL  
DEED BOOK 38357, PAGE 170

LANDS OF  
RALPH T. BRADY  
DEED BOOK 38353, PAGE 144  
LOTS 2718 & 2719  
PART OF  
LOTS 2716, 2717  
WOODLAND BEACH  
PLAT BOOK 8, PAGE 12  
#1611

LANDS OF  
RALPH T. BRADY  
DEED BOOK 28227, PAGE 211  
LOTS 2693, 2694 & 1/2 LOT 2692  
WOODLAND BEACH  
PLAT BOOK 8, PAGE 12

TOTAL SITE AREA =  
11,319 SQ. FT. ± OR  
0.260 OF AN ACRE ±

**ZONING NOTE**  
THE SITE IS LOCATED IN THE R6 ZONE PER THE AACO ZONING MAP.

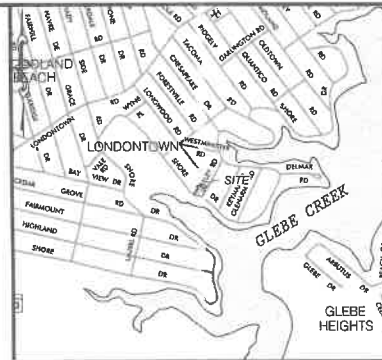
**R6 SETBACKS**  
FRONT 25 FEET  
REAR 20 FEET  
SIDE 7 FEET  
CORNER SIDE 20 FEET

**IMPERVIOUS COVERAGE (40% ALLOWABLE)**  
DECK AND STEPS 567 SQ. FT.  
DRIVEWAY 1937 SQ. FT.  
WALK AND CONC. 348 SQ. FT.  
HOUSE AND SHED 1981 SQ. FT.

TOTAL IMPERVIOUS COVERAGE = 4883 SQ. FT. (42.9%)  
TOTAL SITE AREA = 11,319 SQ. FT.

**CRITICAL AREA NOTE**  
THE SITE IS LOCATED IN THE IDA CRITICAL AREA PER THE AACO CRITICAL AREA MAP

**FLOOD ZONE NOTE**  
THE SITE IS LOCATED IN AREAS OF MINIMAL FLOOD HAZARD (ZONE X) PER FEMA FIRM 24603C0241P (EFFECTIVE DATE 2/19/2015).



VICINITY MAP  
SCALE = 1"=1000'

**SITE DATA**

- TAX PARCEL**  
TAX MAP 56, GRID 13, PARCEL 130
- ADDRESS**  
1611 SHORE DRIVE  
EDGEWATER, MARYLAND
- AREA**  
11,319 SQ. FT. ± OR 0.260 ACRES ±
- RECORDS REFERENCE**  
PLAT BOOK 8, PAGE 12
- AS TO LOTS 2690, 2694 & 1/2 LOT 2692**  
DEED BOOK 28227, PAGE 211
- AS TO LOTS 2716, 2718 AND 1/2 LOTS 2716 & 2717**  
DEED BOOK 38353, PAGE 144
- FIELD SURVEY BEGUN ON 8 JUNE 2023.**  
LAST DAY OF FIELD WORK 8 JUNE 2023
- TITLE REPORT**  
NO TITLE REPORT FURNISHED AND THEREFORE THE PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND OTHER MATTERS THAT MAY BE DISCOVERED BY A CURRENT TITLE REPORT.
- A TITLE SEARCH WAS NOT CONDUCTED BY MCCRONE, FOR THE PURPOSES OF THIS SURVEY.**
- INDIVIDUAL TREES AND/OR LANDSCAPING WERE NOT LOCATED AND ARE NOT SHOWN HEREON.**
- PERPENDICULAR DISTANCE TIES FROM IMPROVEMENTS TO PROPERTY LINES ARE PLUS OR MINUS ONE HALF FOOT (0.5').**
- DATUM AND CONTROLLING STATIONS**  
THE COORDINATES SHOWN HEREON WERE ESTABLISHED USING CONVENTIONAL AND GPS OBSERVATIONS BASED ON THE MARYLAND COORDINATE SYSTEM NAD83 (2011) DATUM, USING TRIMBLE'S REAL-TIME KEYNET GPS AND VIRTUAL REFERENCE STATION SYSTEM (VRS).

THE AVERAGE SCALE FACTOR FOR THE SUBJECT PROPERTY IS 0.9999502754. THE AVERAGE PROPERTY ELEVATION BASED ON NAVD 88 VERTICAL DATUM IS 5.7' FOR AN ELEVATION FACTOR OF 1.000049522.

THE COMBINED FACTOR FOR THE SUBJECT PROPERTY IS 0.9999532284. ALL BEARINGS AND DISTANCES SHOWN ARE BASED ON GRID COORDINATES.

**LEGEND**

- IPF ○ - DENOTES IRON PIPE FOUND
- CPS ● - DENOTES CAPPED PIN SET
- - DENOTES DEED POINT
- ⊕ - DENOTES WELL
- EM ⊕ - DENOTES ELECTRIC METER
- ⊕ - DENOTES SEWER CLEAN OUT
- ⊕ - DENOTES HVAC UNIT



REV.#	DATE	DESCRIPTION

**MCCRONE**  
ENGINEERS • SURVEYORS • PLANNERS  
ANNAPOLIS • CENTREVILLE • ELKTON • SALISBURY

UNAPPROVED FOR RECORD  
1100 342 0421  
ANNAPOLIS, MD 21403-1940  
Copyright: D0151

DATE:	JULY 2023
JOB NUMBER:	C2230028
SCALE:	1"=20'
DRAWN BY:	C. WILLIAMS
DESIGNED BY:	D.E. SUTTON
APPROVED BY:	D.E. SUTTON
FOLDER REFERENCE:	

**BOUNDARY AND LOCATION SURVEY**  
PIO LOTS 2716, 2717, 2692  
LOTS 2693-2694 & 2718, 2719  
WOODLAND BEACH  
PLAT BOOK 8, PAGE 12  
1ST DISTRICT  
ANNE ARUNDEL COUNTY, MARYLAND  
TAX MAP 56, GRID 13, PARCEL 130  
PREPARED FOR: RALPH T. BRADY

SHEET NO: **1 of 1**  
FILE NO: C2230028\_Survey Base.dwg

**SURVEYOR'S CERTIFICATION**

THE BOUNDARY AND LOCATION SURVEY SHOWN HEREON WAS PREPARED BY MCCRONE, AT WHICH TIME I, THE UNDERSIGNED REGISTERED SURVEYOR WAS IN RESPONSIBLE CHARGE AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT IS IN COMPLIANCE WITH THE REQUIREMENTS STATED IN REGULATION 05.13.06.12 OF THE MARYLAND MINIMUM STANDARDS FOR SURVEYORS.

*Denald East Sutton*  
DENALD EAST SUTTON  
PROPERTY LINE SURVEYOR  
MARYLAND REGISTRATION # 481  
LICENSE EXPIRATION 1/12/2025  
DATE: 7/12/2023

## Variance application 2023-0157-V

1 message

Sara Anzelmo <pzanze99@aacounty.org>

Fri, Sep 15, 2023 at 1:04

To: jeremy@harrissmitharchitects.com, cegardenhour1523@gmail.com, bradyrtb@yahoo.com

Good afternoon. The Office of Planning and Zoning has received your variance application associated with the proposed second story dwelling addition at 1611 Shore Drive. We are seeking additional information/clarification as follows:

- 1) The form that was submitted as the Critical Area Project Notification is not the correct form. I believe the one that was attached is a similar form required by the Office of Inspections and Permits for building permit applications. However, the one required with variances is the State Chesapeake Bay Critical Area Commission's form. The appropriate form can be found [here](#).
- 2) While the letter of explanation and the architecture drawings describe the dimensions and height of the proposed addition, the main site plan does not. Variance site plans are required to label the dimensions, height, and number of stories of the proposed addition. Please update sheet 1 accordingly.
- 3) The architectural drawings appear to show a half story above the second story addition. Will the proposed addition be one story or one and a half story? Please describe what is proposed the half story above.

Please provide the requested information ASAP to avoid unnecessary delays in processing. Thank you.



**The Best Place  
For All**

**Sara Anzelmo**  
Office of Planning and Zoning  
Planner, Zoning Administration Section  
(410) 222-7437



[www.aacounty.org](http://www.aacounty.org)

ISSUE or REVISION

NO.	DESCRIPTION	DATE
1	PERMIT SET	08/03/2011
2	VARIANCE REQUEST	09/12/2011

**BRADY RESIDENCE - 2 STORY  
RENOVATION**  
1611 SHORE DRIVE  
EDGEWATER, MARYLAND 21037

OWNER:  
**RAPHL & MICHELLE  
BRADY**

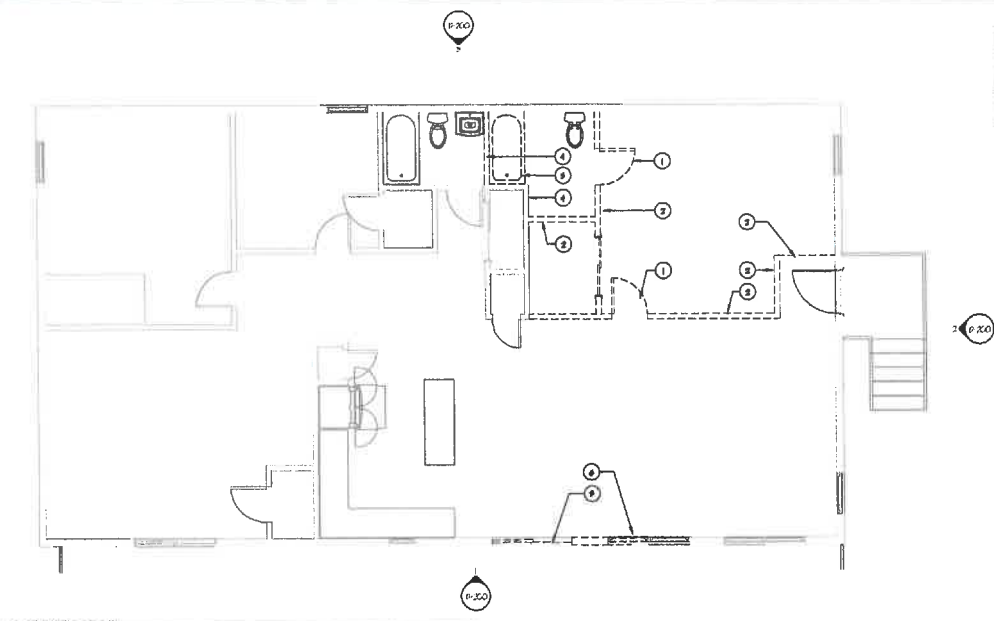
SHEET TITLE:  
**DEMOLITION PLANS**

Professional Certification  
I certify that these documents were prepared or approved  
by me, and that I am a duly licensed architect under the  
laws of the State of Maryland.  
License No. 20006, Expiration Date: 12-31-2015

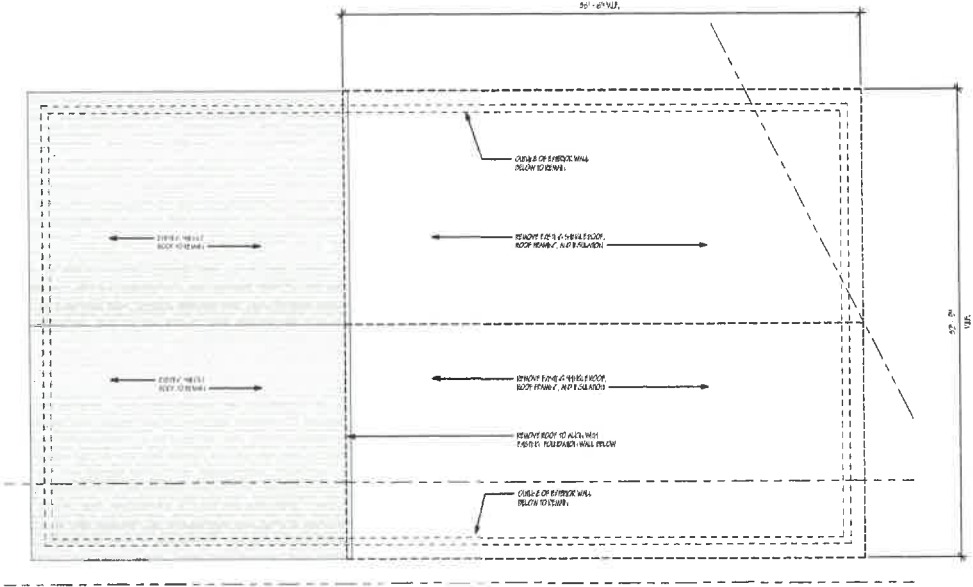
DRAWN BY: JPH  
REVIEWED BY: JPH  
PROJECT NO: 21-004  
DATE: 11/12/2011  
SHEET NO:

**D-100**

NO.	DESCRIPTION
1	REMOVE PARALLEL WALL
2	REMOVE EXISTING PARTITION WALL
3	REMOVE EXISTING CLOSET / CLOSET WALL
4	REMOVE EXISTING WALL TO BRIDGE PLUMBING TO STAIRS
5	REMOVE EXISTING WALL AND PART OF FLOOR SLAB FOR NEW BE
6	REMOVE PART OF EXISTING WALL AND FLOOR



1 DEMOLITION FLOOR PLAN  
1/4" = 1'-0"



2 DEMOLITION FLOOR PLAN  
1/4" = 1'-0"



ISSUE or REVISION		
NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	10/20/2021
2	ISSUE FOR PERMIT	10/20/2021

**BRADY RESIDENCE - 2 STORY  
RENOVATION**  
1611 SHORE DRIVE  
EDGEWATER, MARYLAND 21037

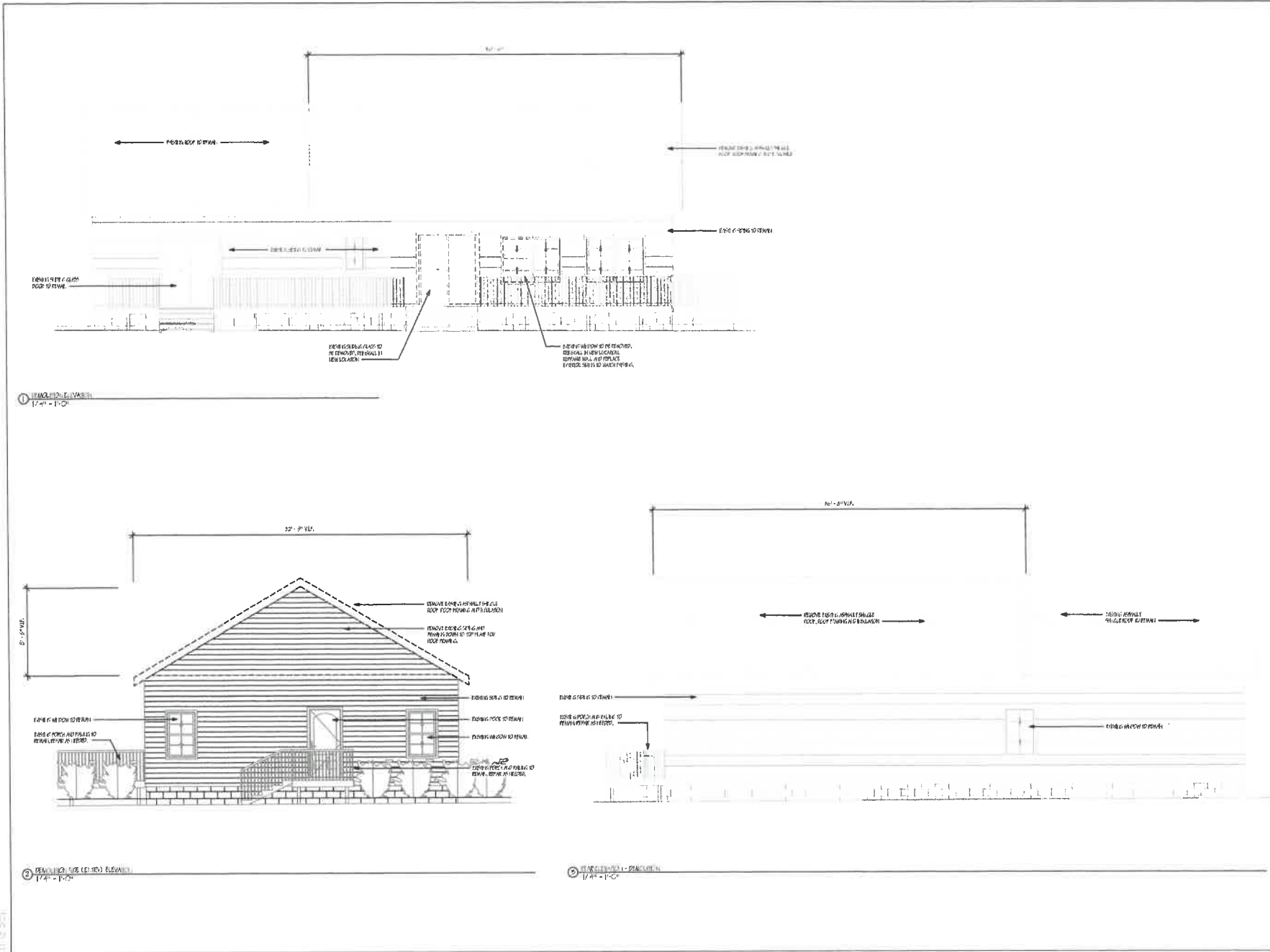
OWNER:  
**RAPHL & MICHELLE  
BRADY**

SHEET TITLE:  
**DEMOLITION  
ELEVATIONS**

Professional Certification  
I certify that these documents were prepared or approved or approved  
by me, and that I am a duly Licensed Architect under the  
laws of the State of Maryland.  
License No. 20205      Expiration Date: 11/30/2022

DRAWN BY: JFH  
REVIEWED BY: JFH  
PROJECT NO: 21-004  
DATE: 11/12/2021  
SHEET NO:

**D-200**



ISSUE or REVISION

NO.	DESCRIPTION	DATE

**BRADY RESIDENCE - 2 STORY  
RENOVATION**  
1611 SHORE DRIVE  
EDGEWATER, MARYLAND 21037

OWNER  
**RAPHL & MICHELLE  
BRADY**

SHEET TITLE:  
**RENDERINGS**

Professional Certification  
I certify that these documents were prepared or approved  
by me, and that, on a date indicated on the back of the Maryland  
License No. 20201, Expiration Date 12-31-2022.

DRAWN BY: Author

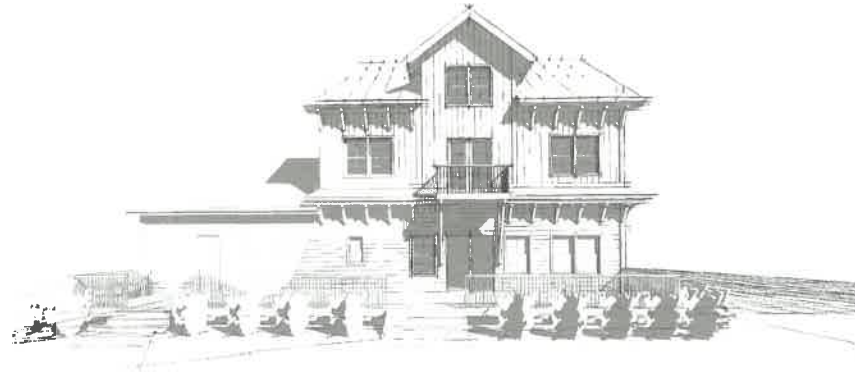
REVIEWED BY: Checker

PROJECT NO: 21-004

DATE: 11/12/2021

SHEET NO.

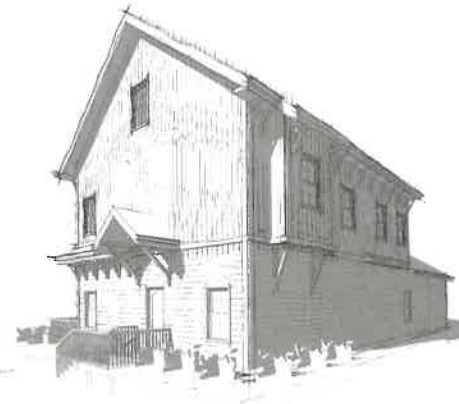
**A-002**



1 View from Street Elevation



2 View from Corner Elevation & Street



3 View from Side Elevation

DATE OF REVISION

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	08/28/2023
2	ISSUE FOR PERMIT	08/28/2023
3	ISSUE FOR PERMIT	08/28/2023
4	ISSUE FOR PERMIT	08/28/2023
5	ISSUE FOR PERMIT	08/28/2023
6	ISSUE FOR PERMIT	08/28/2023
7	ISSUE FOR PERMIT	08/28/2023

**BRADY RESIDENCE - 2 STORY  
RENOVATION**

1611 SHORE DRIVE  
EDGEWATER, MARYLAND 21037

OWNER:  
**RAPHL & MICHELLE  
BRADY**

SHEET TITLE:  
**FLOOR PLAN**

Professional Certification  
I certify that these documents were prepared by or under the direct supervision and control of me or a duly licensed architect under the laws of the State of Maryland.  
License No. 20522, Expiration Date: 12/31/2025

DRAWN BY: JPH

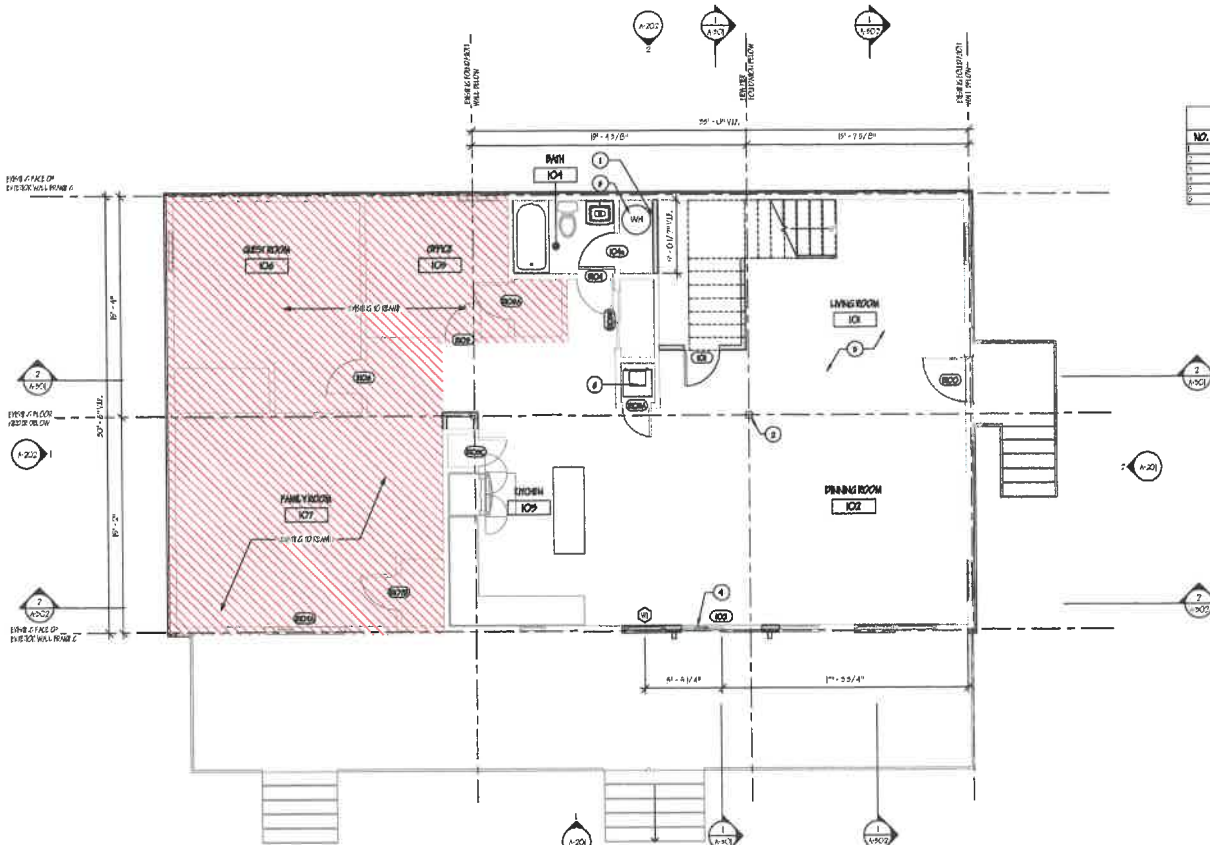
REVIEWED BY: JPH

PROJECT NO.: 21-04

DATE: 11/12/2023

SHEET NO.:

NO.	DESCRIPTION
1	ALL FINISHES TO BE IDENTICAL TO FINISHES SHOWN ON THE PERMIT SET.
2	ALL FINISHES TO BE IDENTICAL TO FINISHES SHOWN ON THE PERMIT SET.
3	ALL FINISHES TO BE IDENTICAL TO FINISHES SHOWN ON THE PERMIT SET.
4	ALL FINISHES TO BE IDENTICAL TO FINISHES SHOWN ON THE PERMIT SET.
5	ALL FINISHES TO BE IDENTICAL TO FINISHES SHOWN ON THE PERMIT SET.
6	ALL FINISHES TO BE IDENTICAL TO FINISHES SHOWN ON THE PERMIT SET.
7	ALL FINISHES TO BE IDENTICAL TO FINISHES SHOWN ON THE PERMIT SET.



1/4" = 1'-0"

ROOM NUMBER	ROOM NAME	AREA	FLOOR MATERIAL	FLOOR FINISH	CASE MATERIAL	WALL MATERIAL	WALL FINISH	CILING MATERIAL	CILING FINISH	CEILING HEIGHT	NOTES
101	LIVING ROOM	205 SF	10/12	5/12	10/12	10/12	10/12	10/12	10/12	10'-0"	SEE FINISH SCHEDULE FOR MORE DETAILS
102	BEDROOM	150 SF	10/12	5/12	10/12	10/12	10/12	10/12	10/12	10'-0"	
103	BATH	50 SF	10/12	5/12	10/12	10/12	10/12	10/12	10/12	10'-0"	
104	KITCHEN	100 SF	10/12	5/12	10/12	10/12	10/12	10/12	10/12	10'-0"	
105	OFFICE	75 SF	10/12	5/12	10/12	10/12	10/12	10/12	10/12	10'-0"	
106	HALL	20 SF	10/12	5/12	10/12	10/12	10/12	10/12	10/12	10'-0"	
107	FAMILY ROOM	180 SF	10/12	5/12	10/12	10/12	10/12	10/12	10/12	10'-0"	

DOOR NUMBER	TYPE	MATERIAL	HEIGHT	WIDTH	SWING	FINISH	NOTES
D01	SWING	10/12	80"	36"	IN	10/12	SEE FINISH SCHEDULE
D02	SLIP	10/12	80"	36"	IN	10/12	SEE FINISH SCHEDULE
D03	SLIP	10/12	80"	36"	IN	10/12	SEE FINISH SCHEDULE

WINDOW NUMBER	TYPE	MATERIAL	HEIGHT	WIDTH	SWING	FINISH	NOTES
W01	DOUBLE	10/12	80"	48"	IN	10/12	SEE FINISH SCHEDULE
W02	DOUBLE	10/12	80"	48"	IN	10/12	SEE FINISH SCHEDULE
W03	DOUBLE	10/12	80"	48"	IN	10/12	SEE FINISH SCHEDULE

DOOR NUMBER	TYPE	MATERIAL	HEIGHT	WIDTH	SWING	FINISH	NOTES
D04	SWING	10/12	80"	36"	IN	10/12	SEE FINISH SCHEDULE
D05	SLIP	10/12	80"	36"	IN	10/12	SEE FINISH SCHEDULE
D06	SLIP	10/12	80"	36"	IN	10/12	SEE FINISH SCHEDULE

REVISION

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMITS	02/26/2020
2	PERMITS REQUEST	08/12/2020

**BRADY RESIDENCE - 2 STORY  
RENOVATION**  
1611 SHORE DRIVE  
EDGEWATER, MARYLAND 21037

OWNER:  
**RAPHL & MICHELLE  
BRADY**

SHEET TITLE:  
**SECOND FLOOR  
FLOOR PLAN**

Professional Certification:  
I certify that these documents were prepared or approved  
by me, and that I am a duly licensed architect under the  
 laws of the State of Maryland.  
Signature: [Signature] Expiration Date: 12/31/2025

DRAWN BY: Autbor

REVIEWED BY: Checker

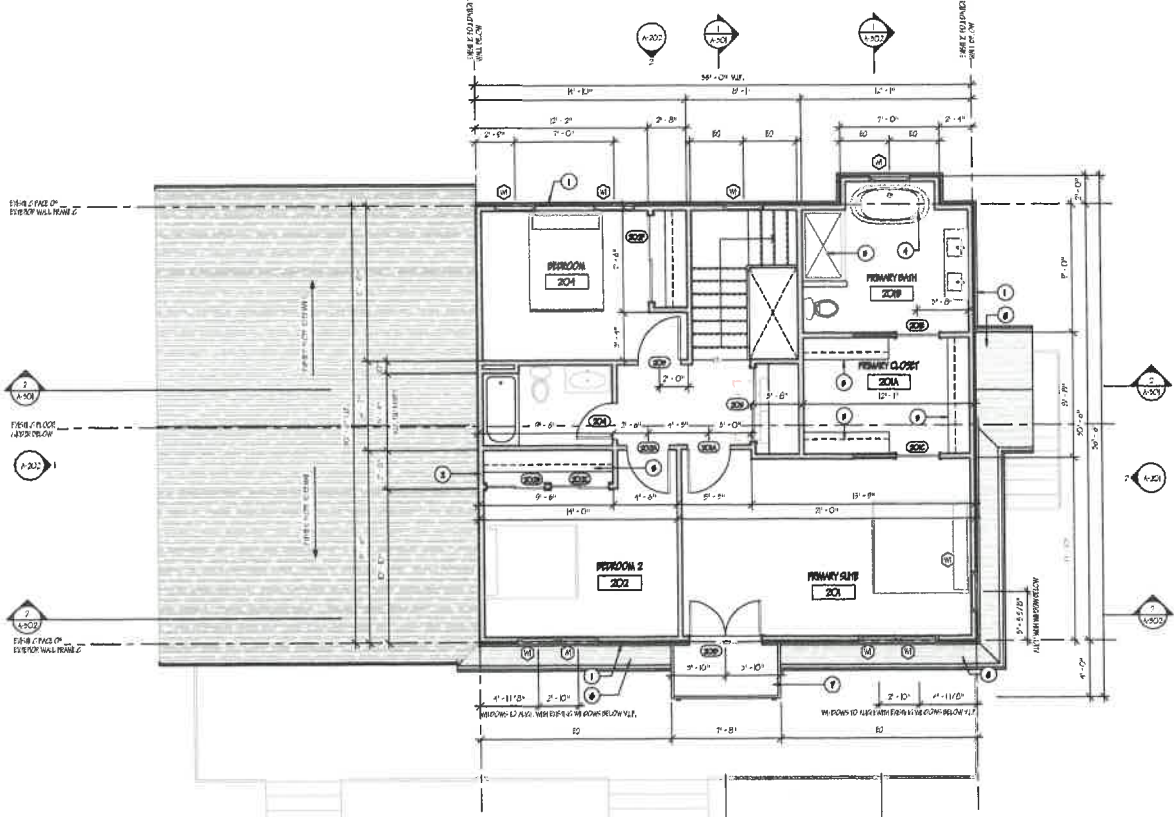
PROJECT NO: 21-304

DATE: 11/12/2021

SHEET NO:

**A-102**

NO.	DESCRIPTION
1	REMOVE EXISTING WALLS - BRADY ROOM, HP
2	ADD NEW EXISTING FLOOR WITH EXISTING WALL FINISH TO EXISTING BRADY ROOM WITH EXISTING FLOOR
3	ADD NEW EXISTING FLOOR WITH EXISTING WALL FINISH TO EXISTING BRADY ROOM WITH EXISTING FLOOR
4	ADD NEW EXISTING FLOOR WITH EXISTING WALL FINISH TO EXISTING BRADY ROOM WITH EXISTING FLOOR
5	ADD NEW EXISTING FLOOR WITH EXISTING WALL FINISH TO EXISTING BRADY ROOM WITH EXISTING FLOOR
6	ADD NEW EXISTING FLOOR WITH EXISTING WALL FINISH TO EXISTING BRADY ROOM WITH EXISTING FLOOR
7	ADD NEW EXISTING FLOOR WITH EXISTING WALL FINISH TO EXISTING BRADY ROOM WITH EXISTING FLOOR
8	ADD NEW EXISTING FLOOR WITH EXISTING WALL FINISH TO EXISTING BRADY ROOM WITH EXISTING FLOOR
9	ADD NEW EXISTING FLOOR WITH EXISTING WALL FINISH TO EXISTING BRADY ROOM WITH EXISTING FLOOR
10	ADD NEW EXISTING FLOOR WITH EXISTING WALL FINISH TO EXISTING BRADY ROOM WITH EXISTING FLOOR



ROOM SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR FINISH	WALL FINISH	Ceil. FINISH	DOOR FINISH	WINDOW FINISH	STAIR FINISH	WALL PANEL	CASE FINISH	CEILING LIGHT	NOTES
201	BRADY ROOM	CEILING	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	
202	BRADY ROOM	CEILING	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	
203	BRADY ROOM	CEILING	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	
204	BRADY ROOM	CEILING	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	
205	BRADY ROOM	CEILING	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	

DOOR SCHEDULE - SECOND FLOOR

DOOR NUMBER	TYPE	MATERIAL	WIDTH	HEIGHT	FINISH	NOTES
201						
202						
203						
204						
205						
206						
207						
208						
209						
210						
211						
212						
213						
214						
215						

ISSUE or REVISION		
NO.	DESCRIPTION	DATE

**BRADY RESIDENCE - 2 STORY  
RENOVATION**  
1611 SHORE DRIVE  
EDGEWATER, MARYLAND 20837

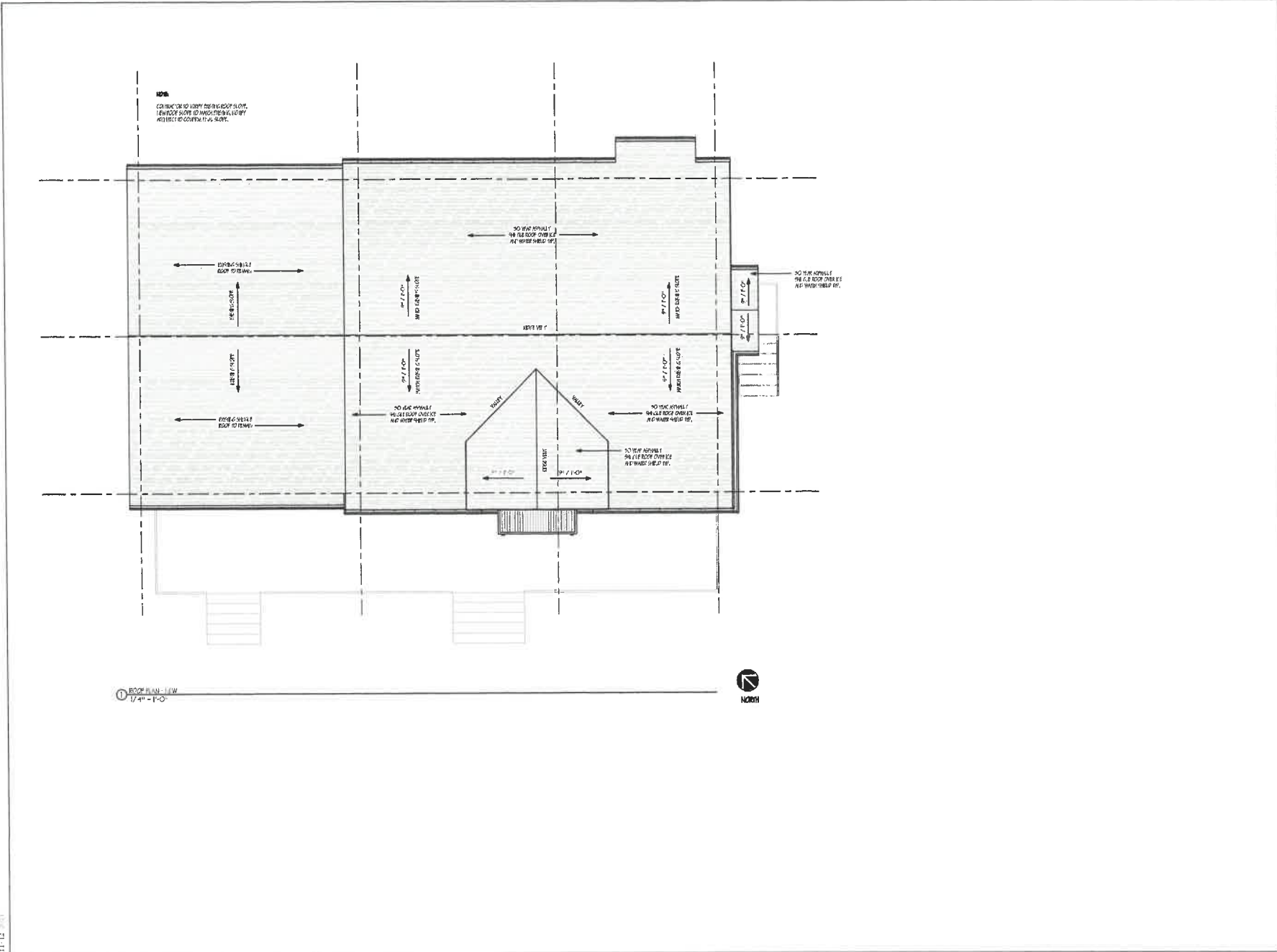
OWNER:  
**RAPHL & MICHELLE  
BRADY**

SHEET TITLE:  
**ROOF PLAN**

Professional Certification  
I certify that these documents were prepared or approved  
by me and that I am a duly Licensed Architect under the  
laws of the State of Maryland.  
License No. 20283      Expiration Date: 11-20-2020

DRAWN BY:	Author
REVIEWED BY:	Checker
PROJECT NO:	21-004
DATE:	11/10/2021
SHEET NO.	

**A-104**



**NOTE:**  
CONTRACTOR TO VERIFY THE ROOF SLOPE,  
LEVEL AND SURFACE FINISHING, AND VERIFY  
ADDITIONAL CONTRACTUAL NOTES.

1" = 16'-0" ROOF PLAN



ISSUE or REVISION

NO.	DESCRIPTION	DATE
1	PERMIT SET	08/02/2023
2	VARIANCE REQUEST	08/21/2023

**BRADY RESIDENCE - 2 STORY  
RENOVATION**  
1611 SHORE DRIVE  
EDGEWATER, MARYLAND 21037

OWNER  
RAPL & MICHELLE  
BRADY

SHEET TITLE  
ELEVATIONS

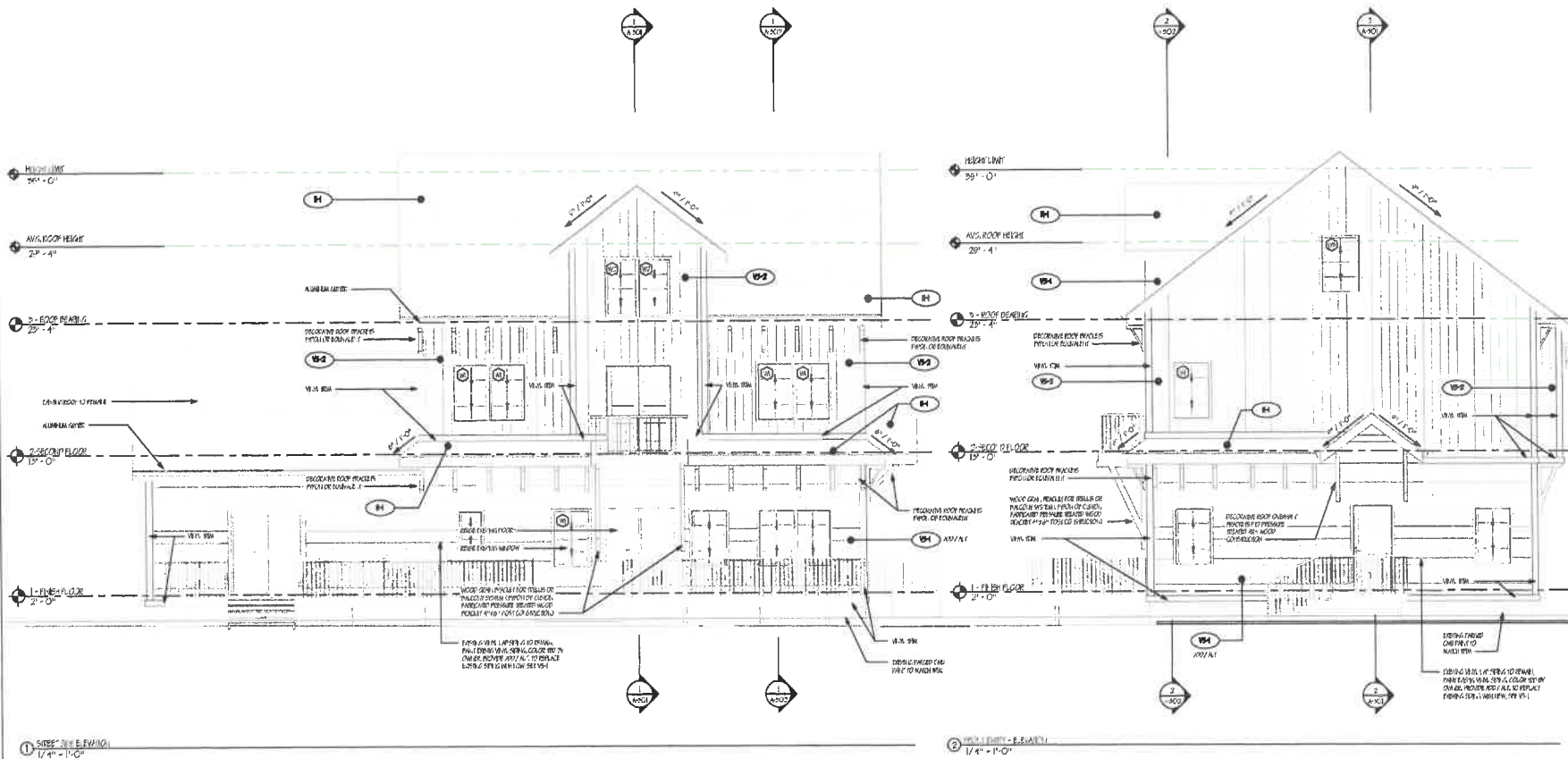
Professional Certification  
I certify that these documents were prepared or supervised by me, and that I am a duly Licensed Architect under the laws of the State of Maryland.  
License No. 20028 Expiration Date 10-22-2028

DRAWN BY: JRM  
REVIEWED BY: JRM  
PROJECT NO: 21-004  
DATE: 11/12/2023  
SHEET NO.

A-201

<p><b>WALL FINISH - LAP SIDING</b> MATERIAL: LAP SIDING COLOR: WHITE FINISH: SMOOTH COLOR: 71</p>	<p><b>WALL FINISH - POLYMER BRICK</b> MATERIAL: POLYMER BRICK COLOR: WHITE FINISH: SMOOTH COLOR: 71</p>
<p><b>WALL FINISH - BRICK</b> MATERIAL: BRICK COLOR: RED FINISH: SMOOTH COLOR: 02</p>	<p><b>WALL FINISH - POLYMER BRICK</b> MATERIAL: POLYMER BRICK COLOR: RED FINISH: SMOOTH COLOR: 02</p>
<p><b>WALL FINISH - BRICK</b> MATERIAL: BRICK COLOR: RED FINISH: SMOOTH COLOR: 02</p>	<p><b>WALL FINISH - POLYMER BRICK</b> MATERIAL: POLYMER BRICK COLOR: RED FINISH: SMOOTH COLOR: 02</p>

NOTES:  
1. ALL FINISHES SHOWN SHOULD BE MATCHED TO THE COLOR CHART.  
2. SOME COLOR SAMPLES ARE FOR REFERENCE ONLY.



11.12.2023

ISSUES or REVISION		
NO.	DESCRIPTION	DATE
1	ISSUE #1	10/17/2023
2	ISSUE #2	10/17/2023

**BRADY RESIDENCE - 2 STORY  
RENOVATION**  
1611 SHORE DRIVE  
EDGEWATER, MARYLAND 21037

OWNER:  
**RAPHL & MICHELLE  
BRADY**

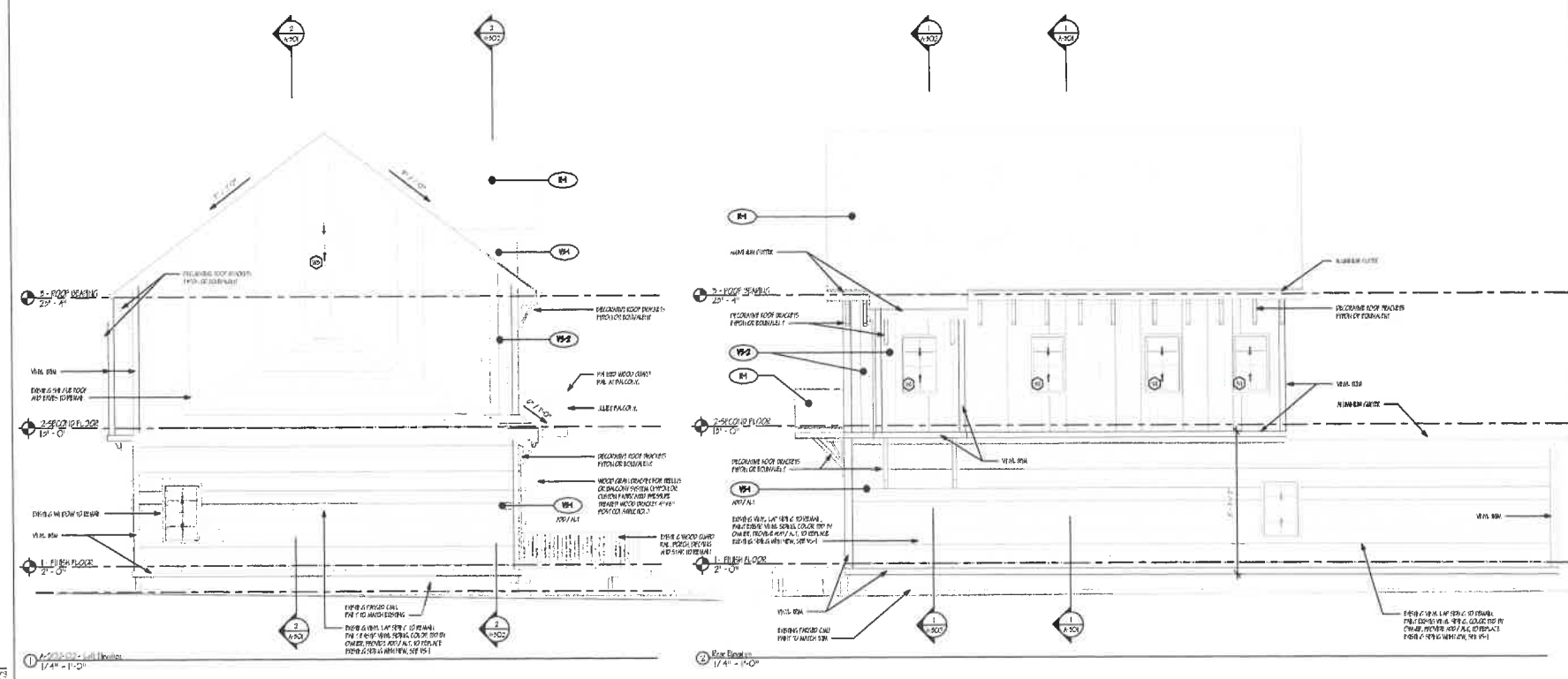
SHEET TITLE:  
**ELEVATIONS**

Professional Certification  
I certify that these documents were prepared or approved  
by me, and that I am a duly licensed architect under the  
laws of the State of Maryland.  
License No. 20203, Expiration Date: 11/30/2025

DRAWN BY: JFH  
REVIEWED BY: JFH  
PROJECT NO: 21-004  
DATE: 11/10/2023  
SHEET NO:

EXTERIOR MATERIALS LEGEND			
(1) <b>WALL - BRICK - 1/2" BOND</b> BRICK: 4" x 8" x 16" MORTAR: 3/8" x 1/2" x 1/2" COLOR: #100	(2) <b>WALL - BRICK - FULL COURSE BRICK</b> BRICK: 4" x 8" x 16" MORTAR: 3/8" x 1/2" x 1/2" COLOR: #100	(3) <b>WALL - BRICK - FULL COURSE BRICK</b> BRICK: 4" x 8" x 16" MORTAR: 3/8" x 1/2" x 1/2" COLOR: #100	(4) <b>WALL - EXTERIOR STUCCO</b> STUCCO: 1/2" THICK COLOR: #100
(5) <b>WALL - BRICK - 1/2" BOND</b> BRICK: 4" x 8" x 16" MORTAR: 3/8" x 1/2" x 1/2" COLOR: #100	(6) <b>WALL - BRICK - FULL COURSE BRICK</b> BRICK: 4" x 8" x 16" MORTAR: 3/8" x 1/2" x 1/2" COLOR: #100	(7) <b>WALL - BRICK - FULL COURSE BRICK</b> BRICK: 4" x 8" x 16" MORTAR: 3/8" x 1/2" x 1/2" COLOR: #100	(8) <b>WALL - EXTERIOR STUCCO</b> STUCCO: 1/2" THICK COLOR: #100
(9) <b>WALL - BRICK - 1/2" BOND</b> BRICK: 4" x 8" x 16" MORTAR: 3/8" x 1/2" x 1/2" COLOR: #100	(10) <b>WALL - BRICK - FULL COURSE BRICK</b> BRICK: 4" x 8" x 16" MORTAR: 3/8" x 1/2" x 1/2" COLOR: #100	(11) <b>WALL - BRICK - FULL COURSE BRICK</b> BRICK: 4" x 8" x 16" MORTAR: 3/8" x 1/2" x 1/2" COLOR: #100	(12) <b>WALL - EXTERIOR STUCCO</b> STUCCO: 1/2" THICK COLOR: #100

**NOTES:**  
1. ALL PAINTS & WALLS TO BE FINISHED WITH: 1/2" THICK STUCCO, 1/2" THICK BRICK, 1/2" THICK FULL COURSE BRICK.  
2. EXTERIOR WALLS TO BE FINISHED WITH: 1/2" THICK STUCCO, 1/2" THICK BRICK, 1/2" THICK FULL COURSE BRICK.



11-10-2023