

Approved
MRE 12/19/25

Record Detail * (This section is required.)

| | | |
|-------------------------------------|---------------|-------------|
| Permit Type | Permit Number | Opened Date |
| Building/Residential/Alteration/SFD | B25005072 | 11/12/2025 |

Description of Work
 SFD/ INTERIOR RENOVATIONS TO INCLUDE: FIRST FLOOR KITCHEN REMODEL, REMOVE CENTER LOAD-BEARING WALL TO EXTEND KITCHEN, REMOVE COAT CLOSET TO MOVE POWDER ROOM, REMOVE WALL BETWEEN POWDER ROOM AND BUTLER'S PANTRY TO CREATE DOOR TO NEW PANTRY, EXISTING PANTRY WALLS REMOVED AND ONE REPLACED WITH A DOOR TO CREATE NEW MUDROOM. REPLACE BREAKFAST AREA WINDOW AND WALL WITH DOOR TO DECK. APPROX 678 SQ FT

Online BP.
gJ 12/10/25

[check spelling](#)

Address * (This section is required.)

| | | | |
|------------|-------------|--------------|--------------------|
| Search | Reset | Clear | Get Parcel & Owner |
| Street # | Street Name | Street Type | |
| 2872 | HUNT VALLEY | DR | |
| Unit Type | Unit # | X Coordinate | Y Coordinate |
| --Select-- | | -77.03664 | 39.28827 |
| City | State | Zip Code | Primary |
| GLENWOOD | MD | 21738 | Yes |

Parcel * (This section is required.)

| | | | | | | |
|----------|--------|-------------|---------------------|----------------|-----------------|-----------|
| Search | Reset | Clear | Get Address & Owner | | | |
| GIS ID * | Parcel | Parcel Area | Land Value | Improved Value | Exemption Value | Plan Area |
| 897278 | 239 | 2.82 | 314400 | 1374300 | 1059900 | RURAL |

Legal Description
 IMPSLOT 40 2.8288 A[]2872 HUNT VALLEY DR[]WELLINGTON SEC 1 AREA 1

[check spelling](#)

| | | | | | | | |
|---|-----------------|---|--------------|-----------------|-----------------|-------|----------|
| Block | Lot | Census Tract | Council Dist | Inspection Dist | Supervisor Dist | Map # | DAP Zone |
| | 40 | 605601 | 5 | | | | |
| Plan Area | State Tax Id | Subdivision Name | | | | | |
| | 1404349660 | WELLINGTON | | | | | |
| Section | Area | Tax Map | | | | | |
| | | 14 | | | | | |
| Grid | Zoning District | ADC Map | | | | | |
| 14-21 | RC-DEO | 4812-E4 | | | | | |
| SDP No. | Final Plan No. | WP File No. | | | | | |
| | | | | Primary | | | |
| | | | | Yes | | | |
| Record Plat No. | WS Contract No. | FDP No. | | | | | |
| 11094 | | | | | | | |
| Owner Occupied | Year Built | Historic District | | | | | |
| <input checked="" type="radio"/> Yes <input type="radio"/> No | 1992 | <input type="radio"/> Yes <input checked="" type="radio"/> No | | | | | |
| Historic District Registry No. | Stat Area | Flood Plain | | | | | |
| | 4-08 | <input type="radio"/> Yes <input checked="" type="radio"/> No | | | | | |
| Building No | | | | | | | |

Owner (This section is not required.)

| | | |
|----------------|---------------------|-------|
| Search | Reset | Clear |
| Name * | RUBIN | |
| Address Line 1 | 2872 HUNT VALLEY DR | |
| Address Line 2 | | |
| Address Line 3 | | |
| Mail City | GLENWOOD | |
| Mail State | MD | |
| Mail Zip Code | 21738 | |
| Phone | 484-620-7704 | |
| Primary | Yes | |
| E-mail | | |

Cell Number Fax Number

Professionals (This section is not required.)

License # *
0801011112

Business Name
E LONG DISTINCTIVE DESIGNS INC

License Type *
MHIC Ind

Primary
Yes

First Name
ERIC

Middle Name

Last Name
LONG

Address Line 1
118 S FORNEY AVE

Address Line 2

City
HANOVER

State
PA

ZIP Code
17331-0000

Phone 1
4109846690

Phone 2

Fax
7176320123

E-mail
ELONG.DD@GMAIL.COM

Applicant (This section is not required.)

Search **As Owner** **As Lic. Prof** **As Contact**

Type *
Applicant

Relationship
Applicant

Primary
No

First Name
Eric

MI

Last Name
Claytor Long

Full Name
Eric Clayton Long

Organization Name
Distinctive Designs Inc

Street Address
118 S FORNEY AVE

Address Line 2

City
Hanover

State
PA

Zip Code
17331

Phone
410-984-6690

Cell

Fax

E-mail *
elong.dd@gmail.com

Contact (This section is not required.)

Search **As Owner** **As Lic. Prof** **As Contact**

Type
Contact

Relationship
Licensed Professional

Primary
Yes

First Name
Eric

MI

Last Name
Claytor Long

Full Name
Eric Clayton Long

Organization Name
Distinctive Designs Inc

Street Address
118 S FORNEY AVE

Address Line 2

City
Hanover

State
PA

Zip Code
17331

Phone
410-984-6690

Cell

Fax

E-mail
elong.dd@gmail.com

Addtl Info

Est Construction Cost *
250000

Housing Units *
0

Number of Buildings *
0

Public Owned
No

Construction Type
434 - Additions, Alterations and Conversions - Residential

RESIDENTIAL ALTERATION INFO

RESIDENTIAL ALTERATION INFORMATION

Total Square Footage *
678

No of Stories *
SQFT (Number) 2

Basement
(Number) Full Finished

Bedrooms
0

Full Baths
(Number) 0

Half Baths
(Number) 0

Water *
(Number) Private

Sewage *
Private

Existing Utilities *
Gas & Electric ▼

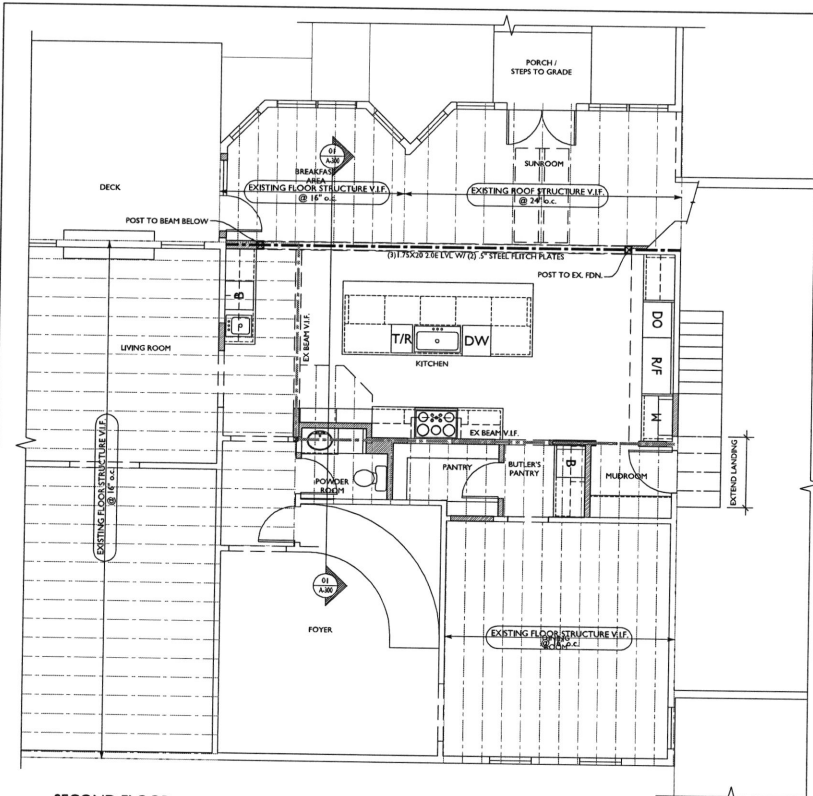
Existing Heating System *
Natural Gas ▼

Existing Sprinkler System *
None ▼

Type of New Fireplace
--Select-- ▼

Expiration Date
6/6/2026

Submit Cancel



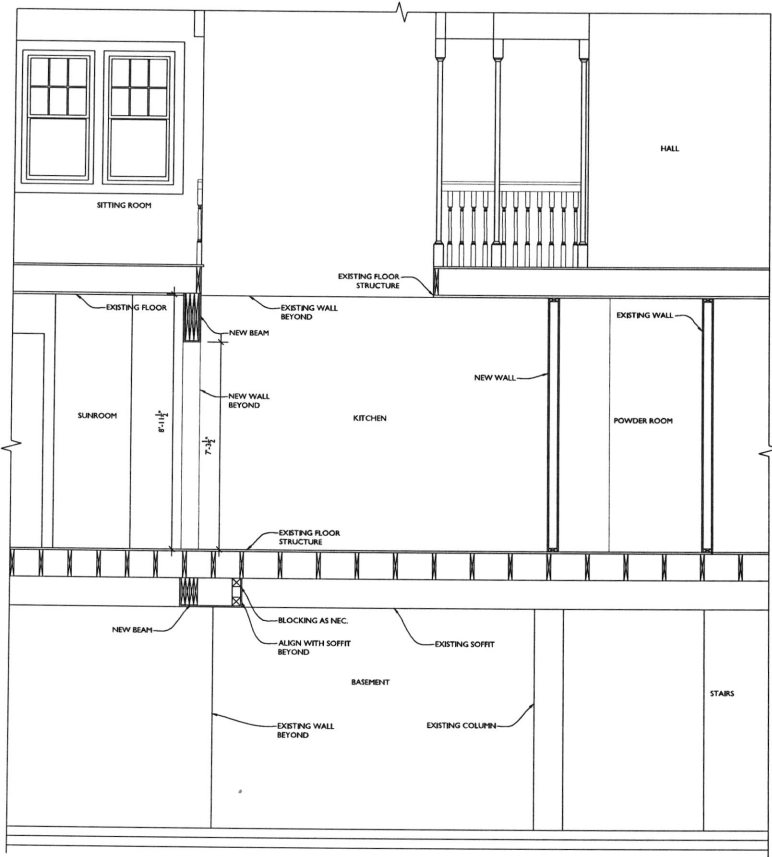
SECOND FLOOR FRAMING PLAN
 1
 A101 SCALE: 1/4"=1'-0"



FIRST FLOOR FRAMING PLAN
 2
 A101 SCALE: 1/4"=1'-0"

| HEADER SCHEDULE (U.N.O.) | |
|---|----------------------------|
| OPENING SIZE | HEADER SIZE |
| OPENINGS UP TO 3' | (2) 2x10 |
| OPENINGS GREATER THAN 3' UP TO 4' | (2) 1.75 x 9.50 2.0E LVL |
| OPENINGS GREATER THAN 4' UP TO 6' | (2) 1.75 x 11.875 2.0E LVL |
| OPENINGS GREATER THAN 6' SEE FRAMING PLAN | |

TYPICAL WALL CONSTRUCTION U.N.O.
 TYP. INT. WALL CONSTR.
 • 3/4" WID STUDS U.N.O. @ 16" O.C.
 • 1/2" CYP. BD. EACH SIDE
 INT. EXT. WALL NOTE:
 • PERI. TO ALIGN FINISHES - ADD INFRACTION TO CODE



BUILDING SECTION
 3
 A101 SCALE: 1/2"=1'-0"

TRANSFORMING ARCHITECTURE
 A DESIGN-BUILD FIRM
 13464 Clarksville Pike
 Highland, MD 20777
 301-776-4666
 info@TransformingArchitecture.com
 www.TransformingArchitecture.com

Karen Mosel, AIA
 ARCHITECT
 I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 13662, EXPIRATION 10-23-2025.

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 NUMBER 13662, EXPIRATION 10-23-2025.

PERMIT

THE RUBIN RESIDENCE
 2872 Hunt Valley Drive
 Glenwood, MD 21738

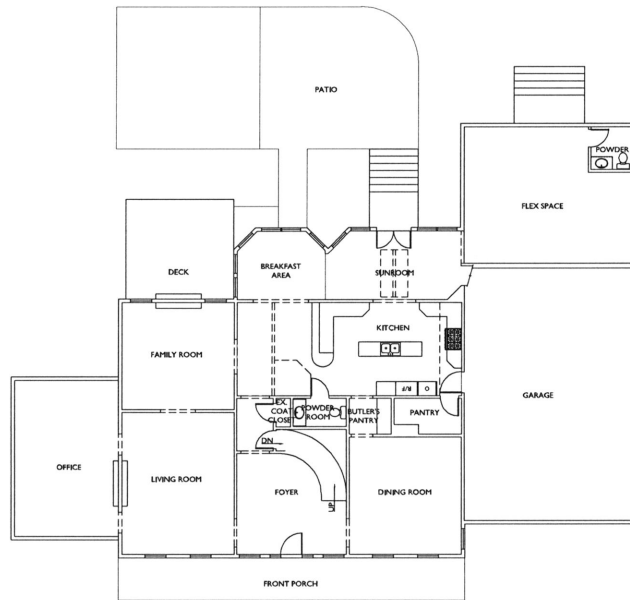
REVISIONS

| SYMBOL | DATE | ISSUED FOR |
|--------|------|------------|
| | | |

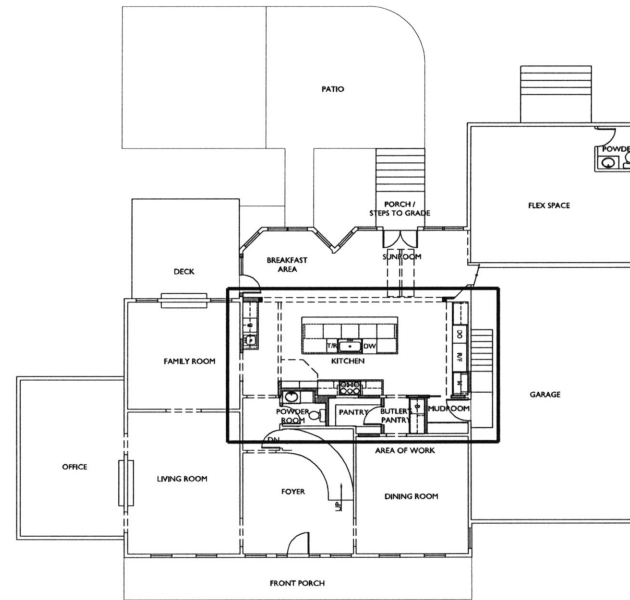
PROJECT NUMBER: 23-815
 DATE: 09/16/2025
 SCALE: AS NOTED

DRAWING TITLE:
FRAMING PLANS

SHEET NUMBER:
A-101



1 EXISTING CONDITIONS FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



2 PROPOSED FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



13464 Clarksville Pike
Highland, MD 20777
301-776-2666
info@TransformingArchitecture.com
www.TransformingArchitecture.com



STAMP

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DUTY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 13462, EXPIRATION 10-22-2027.

NOTE: THESE DRAWINGS ARE THE PROPERTY OF TRANSFORMING ARCHITECTURE AND, AS SUCH, MAY NOT BE REPRODUCED OR REPRODUCED, EITHER WHOLLY OR IN PART, WITHOUT THE WRITTEN CONSENT OF TRANSFORMING ARCHITECTURE.

PROJECT PHASE

PERMIT

PROJECT TITLE

THE
RUBIN
RESIDENCE

2872 Hunt Valley Drive
Glenwood, MD 21738

REVISIONS

| SYMBOL | DATE | ISSUED FOR |
|--------|-----------|-----------------|
| △ | 12/2/2025 | PERMIT COMMENTS |

PROJECT NUMBER 23-815

DATE 09/16/2025

SCALE AS NOTED

DRAWING TITLE

KEY PLANS:
EX. COND. +
PROP. PLAN

SHEET NUMBER

A-102

ELECTRICAL LEGEND

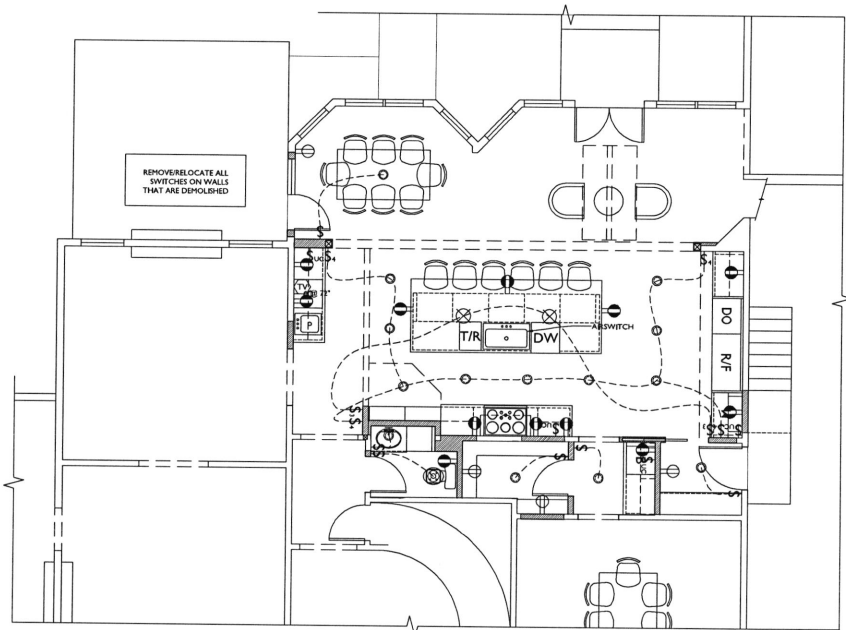
- ⚡ SWITCH
- ⚡_{GD} GARBAGE DISPOSAL SWITCH
- ⚡_{UC} UNDER CABINET LIGHTING SWITCH
- ⊖ GARAGE DOOR
- OUTLET
- _{GFI} GFI OUTLET
- 4" RECESSED LED CLG. LIGHT
- LED WALL MOUNT FIXTURE
- ⊗ LED CLG. FIXTURE
- ⊖ EXHAUST FAN
- ⊖_Q QUIET CLG. FAN W/ LIGHT (QSC)
- TV TV LOCATION
- SD SMOKE/CO DETECTION
- S SPEAKER
- HR HOME RUN ALL SPEAKER WIRES TO THIS LOCATION
- 2-H HEAD FLOOD
- † HOSE BIB

ELECTRICAL NOTES:

1. REQUESTED OUTLETS SPECIFIED NOTED ON ELEC. LAYOUT. ALL OTHER OUTLETS PER CODE @ 18" H, 42" H ABOVE COUNTERTOPS UNLESS OTHERWISE NOTED.
2. MOUNT LIGHT SWITCHES @ 42" H, MAX. ROCKER-TYPE
3. EXHAUST FANS W/ HUMIDISTAT (MAX. 7 SONS), EXHAUST TO EXTERIOR
4. PROVIDE LED UNDER-CABINET LIGHTING
5. HINGE SWITCHES IN ALL CLOSETS UNO
6. ALL FIXTURES ON DIMMERS
7. EXHAUST HOOD TO EXTERIOR. PROVIDE MAKE UP AIR AS REQD PER CODE
8. HARDWIRED SMOKE DETECTOR W/ BATTERY & GANSON MONOXIDE DETECTOR (COMBINED UNIT) TO BE INSTALLED IN ACCORDANCE WITH SECTION R315 OF THE 2018 IBC
9. LED RECESSED LIGHTS SPEC. 2700K-3000K FOR LIVING ROOMS & BEDROOMS 2900K-3500K FOR KITCHEN, OFFICE AND BATHS

PLUMBING NOTES:

1. POT FILLER



FIRST FLOOR ELECTRICAL LAYOUT
SCALE: 1/4"=1'-0"



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Highland, MD 20777
301-776-6666
info@TransformingArchitecture.com
www.TransformingArchitecture.com



STAMP

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 NUMBER 13463, EXPIRATION: 09-30-2027.

NOTE: THESE DRAWINGS ARE THE PROPERTY OF TRANSFORMING ARCHITECTURE AND, AS SUCH, MAY NOT BE REPRODUCED OR REPROPOSED, EITHER WHOLLY OR IN PART, WITHOUT PRIOR WRITTEN CONSENT OF TRANSFORMING ARCHITECTURE.

PROJECT PHASE
PERMIT

PROJECT TITLE
THE RUBIN RESIDENCE
2872 Hunt Valley Drive
Glenwood, MD 21738

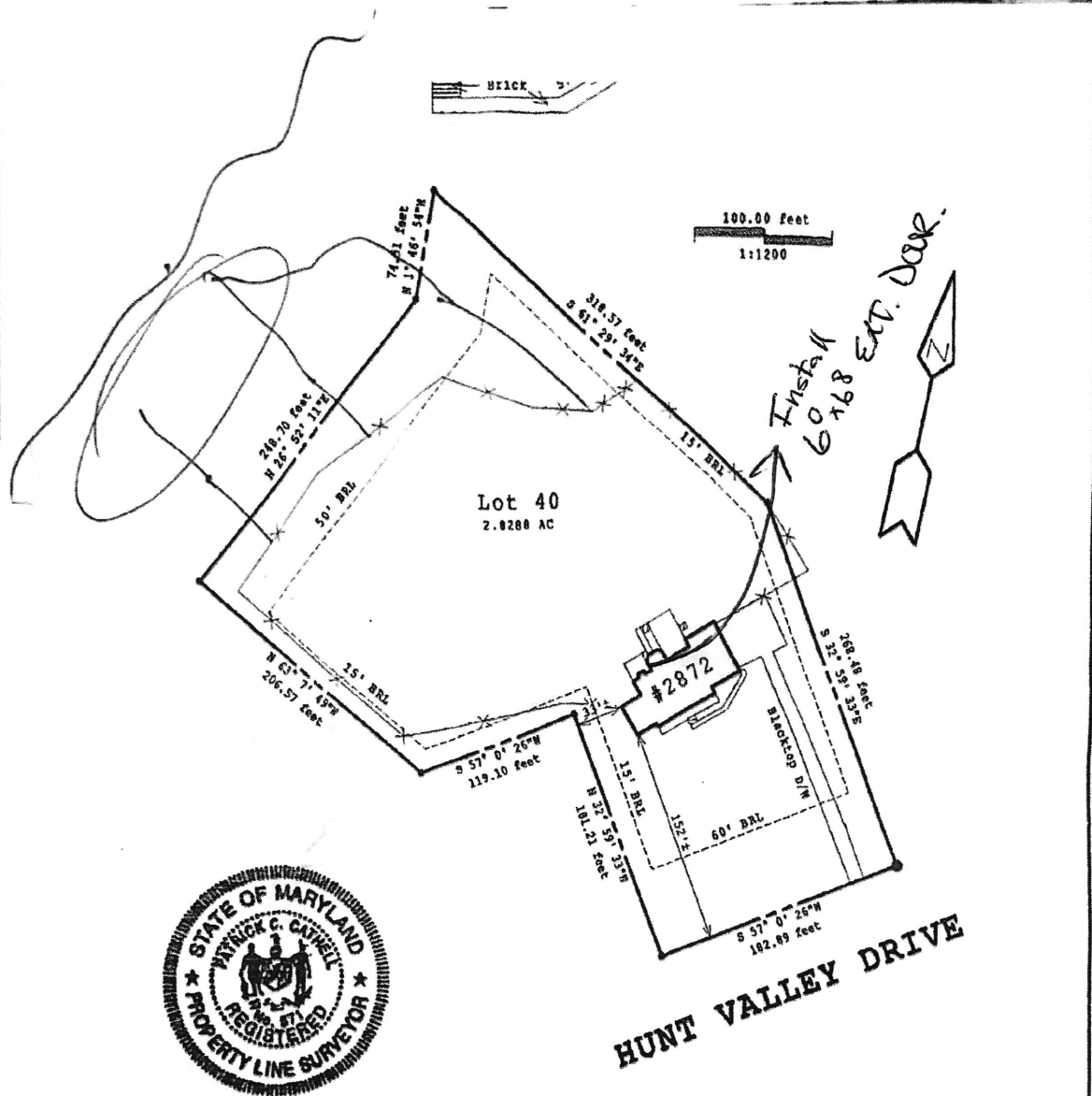
REVISIONS

| SYMBOL | DATE | ISSUED FOR |
|--------|-----------|-----------------|
| ⚠ | 12/2/2025 | PERMIT COMMENTS |

PROJECT NUMBER: 23-815
DATE: 09/16/2025
SCALE: AS NOTED

DRAWING TITLE
ELECTRICAL LAYOUT

SHEET NUMBER
E-100



Note: Location survey measurements are +/- 1'
 SUBJECT PROPERTY NOT LOCATED IN A FLOOD PLAIN AREA UNLESS OTHERWISE NOTED.
 This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
 This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
 This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

THIS IS TO CERTIFY THAT WE HAVE CONDUCTED A LOCATION SURVEY OF THE IMPROVEMENTS AND THAT THEY ARE LOCATED AS SHOWN HEREON.
 Signature: *Patrick C. Cahill*
 Reg. No. 571

| | | |
|--|------------|---|
| CLS And Associates P.O. Box 190 Lisbon, MD 21765 Office: (410) 442-5117 Fax: (410) 442-5175 | Date: | Project: |
| | Scale: | Title Deed |
| | File: | Plat Ref: |
| | 1/7/98 | 2872 HUNT VALLEY DRIVE |
| | 1"=100ft | Glenwood, Maryland 21738 |
| | LST 123-97 | Howard County |
| | | Liber: 2344, Folio: 384 |
| | | Lot No. 40, Plat Book No. 11094, Plat Of Correction |
| | | WELLINGTON, Section One, Area One, Lots 40 & 41 |
| | | Formerly P/O Plat No. 8949 |

120 IO-04-349660

PERMIT

SEWAGE DISPOSAL SYSTEM

P 47851

A 41072

DEPARTMENT OF HEALTH AND MENTAL HYGIENE
INDEX - TIME EXPIRED FOR F.C.O.P.

DISTRICT _____

DATE 2-26-92

HOWARD COUNTY HEALTH DEPARTMENT

BUREAU OF ENVIRONMENTAL HEALTH

COMPLIANCE

DATE SYSTEM APPROVED 8-21-92

INDEXED

461-9933

Ed Hereth
Behk Construction
Company, Inc.
531-2367

7/15/93

C. Williams / C.R.

INSPECTOR JEN

Dave Hopkins & Son

IS PERMITTED TO INSTALL X ALTER _____

ADDRESS 17550 Old Frederick road, Mt. Airy, Maryland 21771 PHONE 831-7257

SUBDIVISION Wellington Sec.1, Area 1 LOT 40 ROAD 2872 Hunt Valley Drive

PROPERTY OWNER Mr. and Mrs. Steve & Dotty Cook (OMELIA WAYNE)

ADDRESS _____

SEPTIC TANK CAPACITY 1250 GALLONS 7-29-92 SECOND 1250 G TANK TO BE INSTALLED IN SERIES.

NUMBER OF BEDROOMS 4

180 SQUARE FEET PER BEDROOM

LINEAR FEET OF TRENCH REQUIRED 180

TRENCHES - Trench to be 2 feet wide. Inlet 3 1/2 feet below original grade. Bottom maximum depth 7 1/2 feet below original grade. Effective area begins at 3 1/2 feet below original grade. 4 feet of stone below distribution pipe.

LOCATION - Place the distribution box 260 feet from the front lot line as seen when facing the lot from Hunt Valley Drive and 150 feet from the point where the 139.10 feet long line and the 206.57 ft. long line intersect. Run the trenches toward the left side of the lot.

NOTE - No trench to exceed 100 feet in length. Provide 6" - 8" diameter cleanout and cap to grade or above on septic tank. OK 1/31/92 RW

PLANS APPROVED BY Raymond Hodges DATE 11/02/91

COVER NO WORK UNTIL INSPECTED AND APPROVED

NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM

NOTE: CLEANOUT REQUIRED EVERY 70 FEET OF SEWER LINE AND/OR AT 90° SWEEPS IN LINES FROM HOUSE TO DRAIN FIELDS, 90° ELBOWS NOT ACCEPTABLE.

NOTE: ALL PARTS OF SEPTIC SYSTEMS (I.E. TANK, DISTRIBUTION BOX TRENCHES) TO BE 100 FEET FROM WELL (UNLESS OTHERWISE SPECIFICALLY AUTHORIZED)

NOTE: IF DEEP TRENCH(ES) ARE USED CALL FOR INSPECTION BEFORE AND AFTER PLACING GRAVEL IN TRENCH(ES)

NOTE: NO DRY WELL SHALL EXCEED 15 FOOT IN DIAMETER NO ABSORPTION TRENCH TO EXCEED 100 FEET IN LENGTH

NOTE: ALL PIPE FROM HOUSE TO SEPTIC TANK MUST BE CAST IRON OR SCHEDULE 35/40 PVC OR ABS

PERMIT VOID AFTER TWO YEARS

NOTE: INSTALL STAND PIPE ON SEPTIC TANK AND DRY WELL STAND PIPES MUST BE 6 INCHES IN DIAMETER CAST IRON. CONCRETE OR TERRA COTTA OR PVA OR ABS ACCEPTED. IF TOP OF SEPTIC TANK IS DEEPER THAN 3 FEET. MANHOLE TO GRADE REQUIRED.

NOTE: DISTRIBUTION BOXES MUST HAVE BAFFLES

***INSTALLER IS RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT**

HD-260(6-90)

CALL 461-9933 FOR INSPECTION OF SEPTIC SYSTEM.

41072

