

Record Detail \* (This section is required.)

Permit Type  Permit Number  Opened Date

Description of Work  
 SFD/ SECOND STORY ADDITION OVER GARAGE FOR: MASTER BEDROOM & BATH WITH INTERIOR ALTERATIONS -APPROX 1200 SQ FT.; 2 STORY, Existing, 11R, 4FB, 1HB, 0FP, OTHER STRUCTURE = Attached Garage, 4BR, PORCH/DECK = Open Porch and Deck, ENERGY METHOD = Prescriptive Method,

Due 2/28

[check spelling](#)

Online BP.  
gjb 2/13/25

On hold,  
needs perc  
testing.  
gjb 2/27/25

Address \* (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #  Street Name  Street Type

Unit Type  Unit #  X Coordinate  Y Coordinate

City  State  Zip Code  Primary

Parcel \* (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
895088	168	2.51	417600	644000	395560	RURAL

Legal Description  
 LOT 45 BL C S 1 [ ]12146 MOUNT ALBERT RD [ ]WOODMARK

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	45	603000	5				
Plan Area		State Tax Id	Subdivision Name				
		1403283216					
Section		Area	Tax Map				
			22				
Grid		Zoning District	ADC Map				
		RR-DEO	4813-K8				
SDP No.		Final Plan No.	WP File No.				
Record Plat No.		WS Contract No.	FDP No.	Primary			
				Yes			
Owner Occupied		Year Built	Historic District				
<input checked="" type="radio"/> Yes <input type="radio"/> No		1973	<input type="radio"/> Yes <input checked="" type="radio"/> No				
Historic District Registry No.		Stat Area	Flood Plain				
		3-08A	<input type="radio"/> Yes <input checked="" type="radio"/> No				
Building No							

Owner (This section is not required.)

Search Reset Clear

Name \*  
 HOFFM  
 Address Line 1  
 12146 Mount Albert Road  
 Address Line 2  
 Address Line 3

Mail City  
 Ellicott City  
 Mail State  
 MD  
 Mail Zip Code  
 21042  
 Phone  
 443-604-5447  
 Primary  
 Yes  
 E-mail

bhoffman.bidmc@gmail.com

Cell Number  
4436045447

Fax Number

Professionals (This section is not required.)

License # \* 08010142657  
 License Type \* MHIC Ind  
 Primary Yes

Business Name WENDTWORX LLC  
 First Name ROLF Middle Name Last Name WENDT  
 Address Line 1 6496 NIGHTINGATE PLACE  
 Address Line 2

City NEW MARKET State MD ZIP Code 21774-0000  
 Phone 1 4437454075 Phone 2 Fax 0000000000  
 E-mail WENDTWORX21@GMAIL.COM

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type \* Applicant  
 Relationship Applicant  
 Primary No

First Name ROLF MI Last Name WENDT  
 Full Name ROLF WENDT  
 Organization Name WENDTWORX LLC  
 Street Address 6496 NIGHTINGATE PLACE  
 Address Line 2

City NEW MARKET State MD Zip Code 21774 000  
 Phone 4437454075 Cell 4437454075 Fax 0000000000  
 E-mail \* WENDTWORX21@GMAIL.COM

Contact (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type Contact  
 Relationship Applicant  
 Primary Yes

First Name Jon MI Todd Last Name Hostetler  
 Full Name Jon Todd Hostetler  
 Organization Name Wendtworx, LLC  
 Street Address 6496 Nightingale Place  
 Address Line 2

City New Market State MD Zip Code 21774  
 Phone 410-971-0351 Cell 410-971-0351 Fax  
 E-mail todd.hostetler@gmail.com

Addtl Info

Est Construction Cost \* 575000  
 Housing Units \* 0  
 Number of Buildings \* 0 Public Owned No  
 Construction Type 434 - Additions, Alterations and Conversions - Residential

RESIDENTIAL ADDITION INFORMATION

RESIDENTIAL ADDITION INFORMATION

Capital Project-No Fee \*  
 Yes  No

Capital Project Number  
 (Text)

Fee Exempt \*  
 Yes  No

Roadside Tree Project Permit  
 Yes  No

Roadside Tree Pr

No of Stories \* 2 (Text) Foundation \* Existing Basement \* N/A No of Rooms \* 11 (Text) Full Baths \* 4 (Number) Ha 1

Model \*

SFD/ SECOND STORY ADDITION OVER GARAGE FOR: MASTER BEDROOM & BATH WITH INTERIOR ALTERATIONS -APPROX 1200 SQ

check spelling

Other Structure \* Attached Garage Bedrooms \* 4 (Number) Porch Deck \* Open Porch and Deck No of Fireplaces \* 0 (Number) Type of Fireplace --Select--
W & S Fees Paid Water \* Private Sewage \* Private Utilities \* Gas & Electric Heating System \* Electric & Natural Gas Sprinkler System \* None
1st Floor Width 1st Floor Depth 2nd Floor Width 2nd Floor Depth Basement Width Basement Depth Height
Total Square Footage \* 1264 SQFT (Number) Occupiable Square Footage \* 0 SQFT (Number) Affordable Housing Funding \* N/A Foundation Measurement (Text)
Walls Roof Change In Use Grading Permit No Senior Housing MIHU Outside Downtown Columbia
Additional Description Info Expiration Date 8/12/2025 MIHU Required Units 0 (Num)

check spelling

GREEN INFORMATION

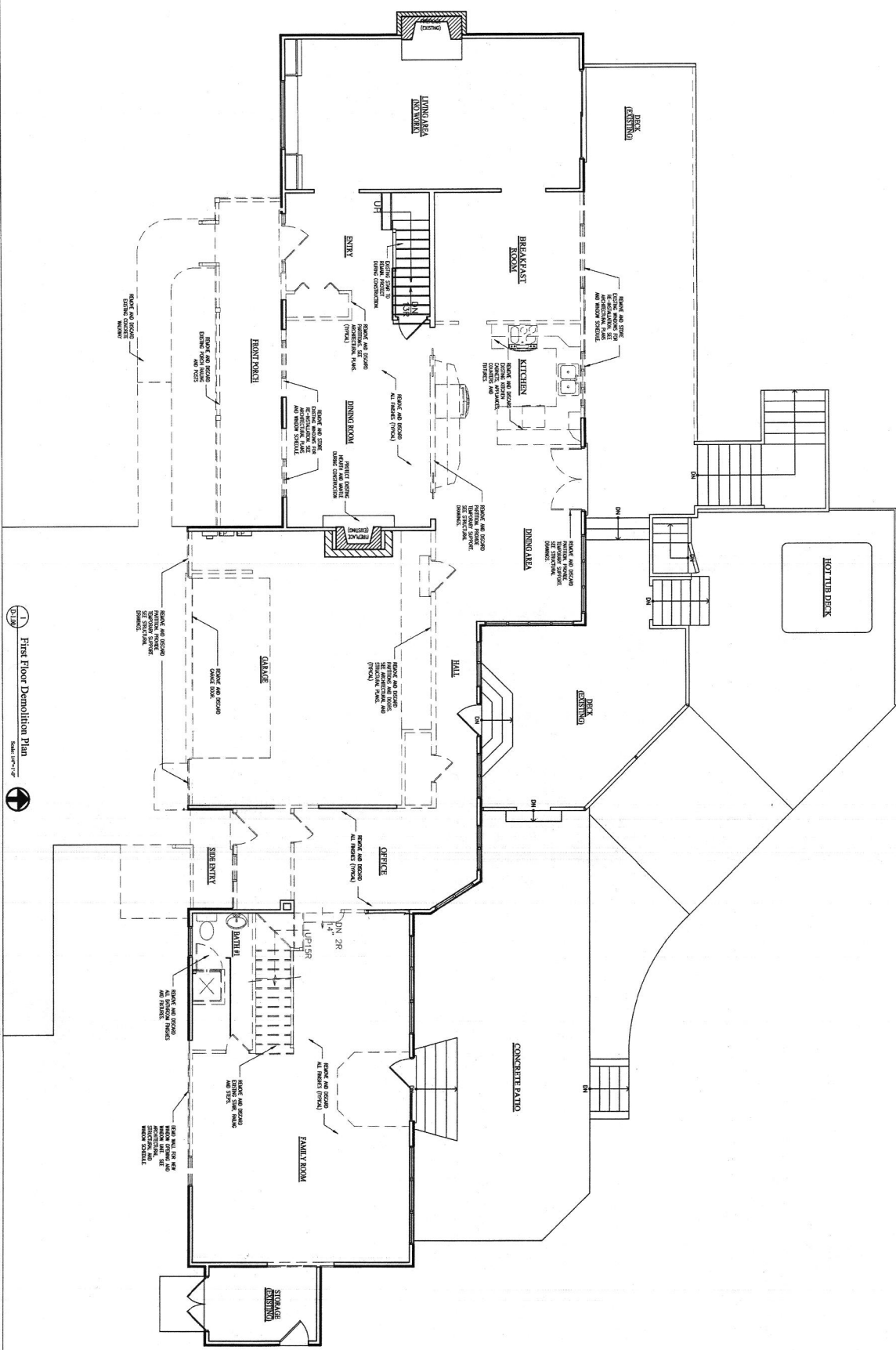
Goal Level --Select-- Actual Level --Select-- Leed Registration Number (Text) Date of Leed Certification

STORM WATER MANAGEMENT

Green Roofs A1 Permeable Pavements A2 Reinforced Turf A3 Disconnection of Rooftop Runoff N1
Sheetflow to Conservation Areas N3 Rainwater Harvesting M1 Submerged Gravel Wetlands M2 Landscape Infiltration
Dry Wells M5 Micro Bioretention M6 Rain Gardens M7 Swales M8
PSWM Certification Received in CID on

Submit Cancel





1 First Floor Demolition Plan  
Scale: 1/8" = 1'-0"

DATE	SUBMISSION
02.20.24	Concept Plans
11.01.24	Program Set
11.07.24	Program Set
12.23.24	For Permit

SHEET TITLE  
**First Floor Demolition Plan**

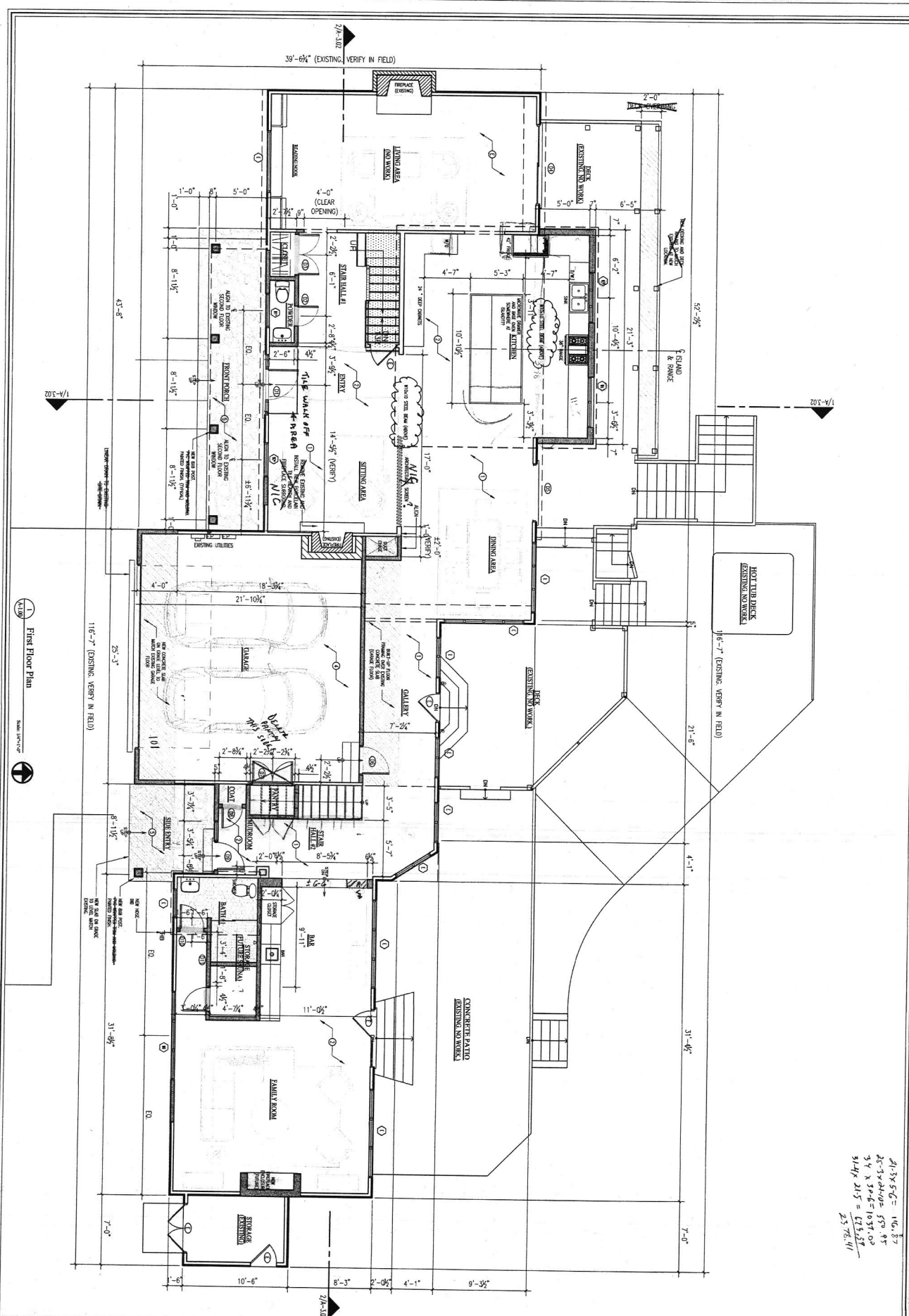
**Canning | Hoffman Residence**  
 Exterior and Interior Renovation  
 12146 Mount Albert Rd., Ellicott City, MD 21042

6/10/25  
 PBM

**Charles C. Almonte, AIA ASID**  
 Architecture | Interior Design  
 9913 Grayson Ave., Silver Spring, MD, 20901  
 ph: 202.492.8494 email: charles@charlesalmonte.com

D-1.00





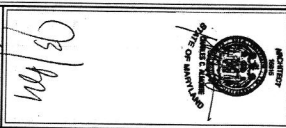
1 First Floor Plan  
Scale 1/8" = 1'-0"

$21.5 \times 5.6 = 119.4$   
 $25.3 \times 4.0 = 101.2$   
 $3.4 \times 3.0 = 10.2$   
 $3.4 \times 2.5 = 8.5$   
 $2.3 \times 2.4 = 5.5$

DATE	SUBMISSION
02/20/24	Concept Plan
11/01/24	Progress Set
11/07/24	Progress Set
12/23/24	For Permit

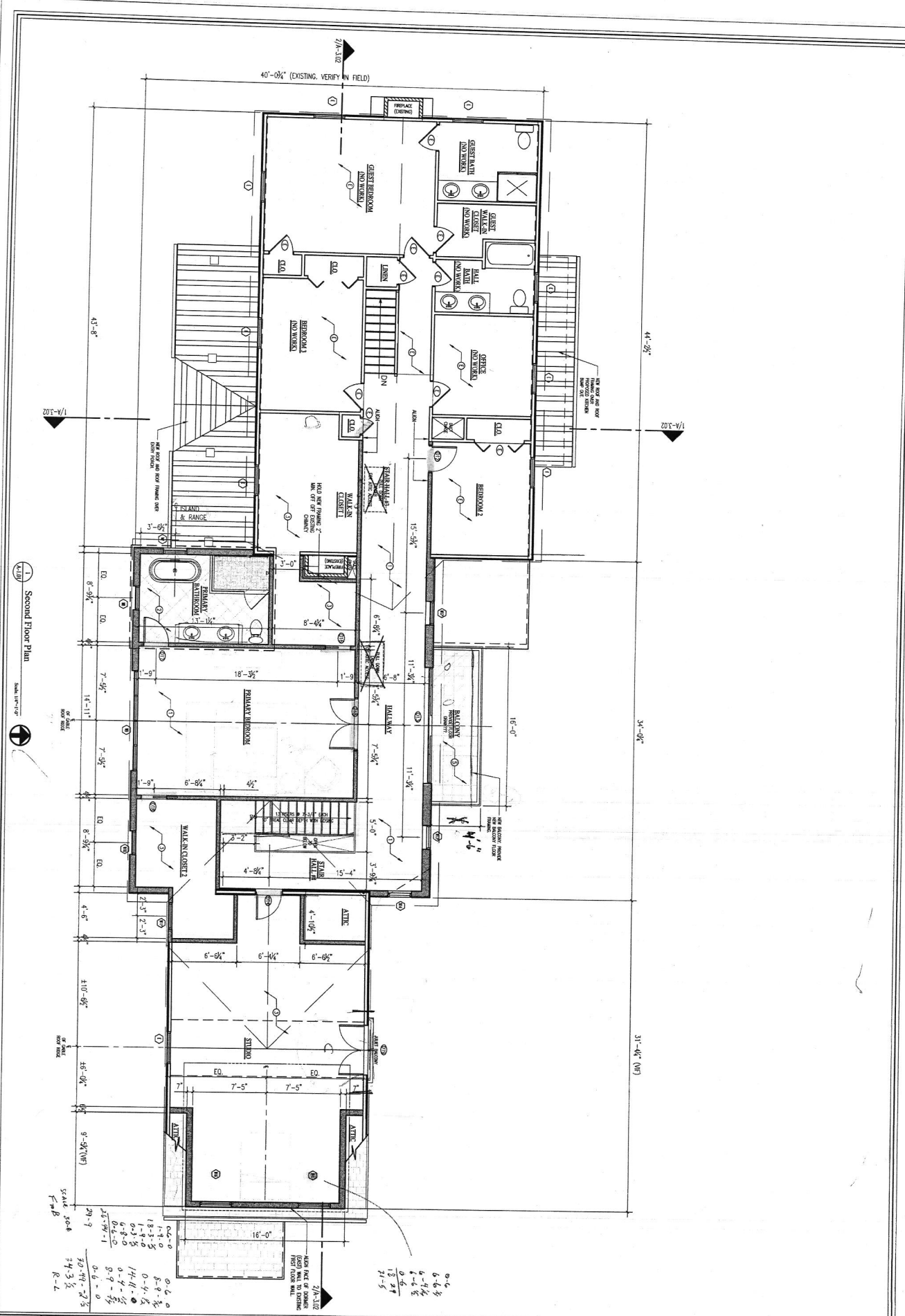
SHEET TITLE  
**Proposed First Floor Plan**

**Canning | Hoffman Residence**  
**Exterior and Interior Renovation**  
 12146 Mount Albert Rd., Ellicott City, MD 21042



**Charles C. Almonte, AIA ASID**  
 Architecture | Interior Design  
 9913 Grayson Ave., Silver Spring, MD, 20901  
 ph: 202.492.8404 email: charles@charlesalmonte.com

A-1.00



A-1.01

DATE	SUBMISSION
02.28.24	Concept Plan
11.07.24	Program Set
12.23.24	Final Permit

**Second Floor Plan**

**Canning | Hoffman Residence**  
 Exterior and Interior Renovation

12146 Mount Albert Rd., Ellicott City, MD 21042

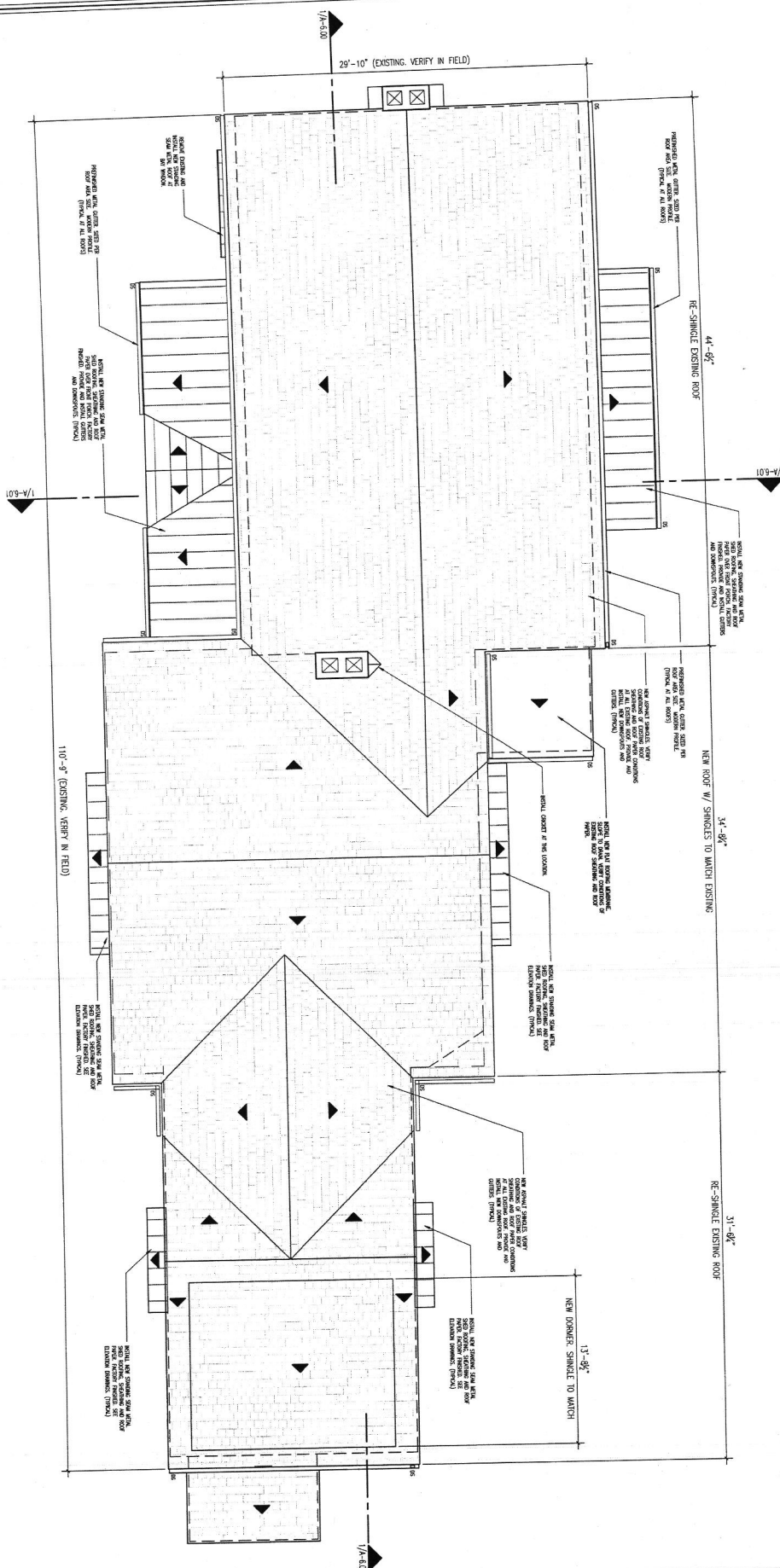
6/10/25  
 [Signature]

**Charles C. Almonte, AIA ASID**  
 Architecture | Interior Design

9913 Grayson Ave., Silver Spring, MD, 20901  
 ph: 202.492.8494 email: charles@charlesalmonte.com

Roof Plan

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



A-1.02

DATE	SUBMISSION
02/24/24	Concept Plan
11/07/24	Progress Set
12/23/24	For Permit

SHEET TITLE  
**Proposed Roof Plan**

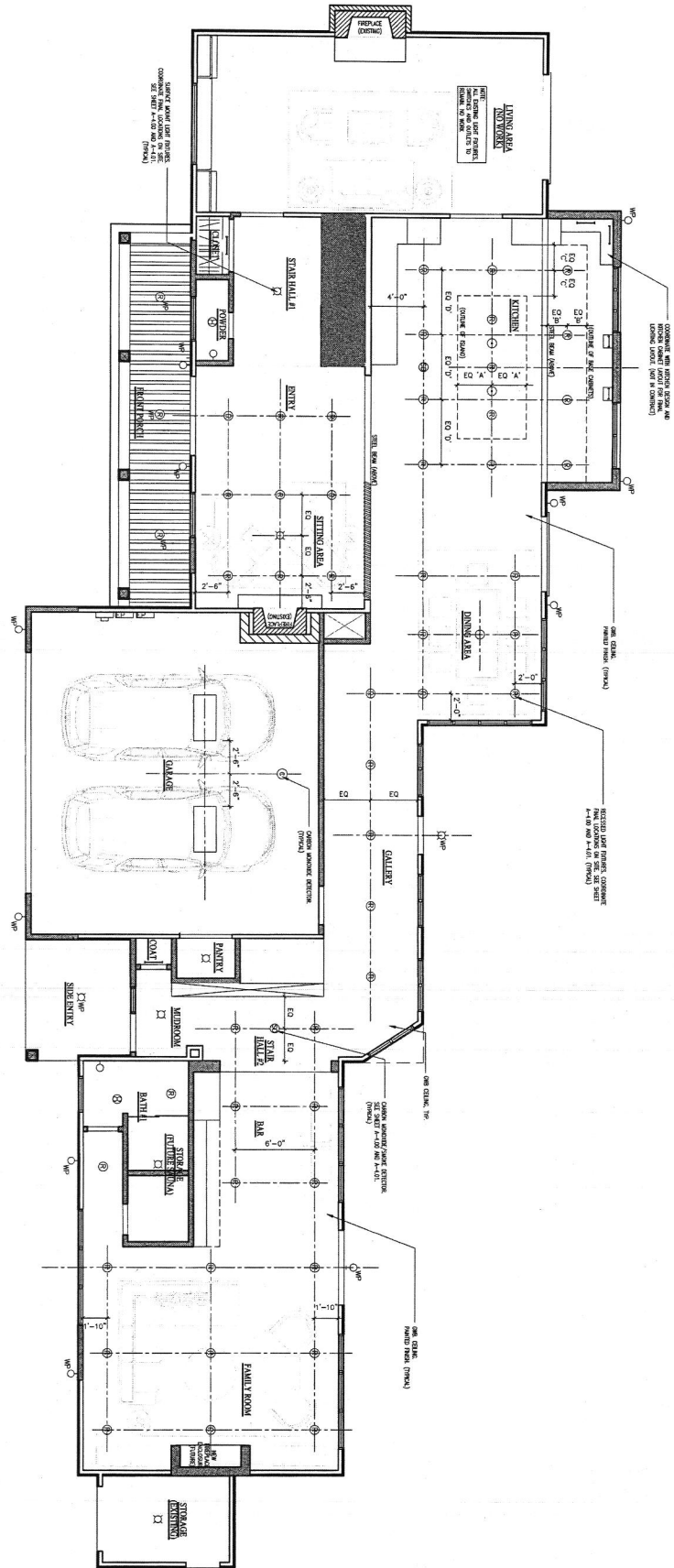
**Canning | Hoffman Residence**  
 Exterior and Interior Renovation  
 12146 Mount Albert Rd., Ellicott City, MD 21042

*6/10/25*  
*BBM*

**Charles C. Almonte, AIA ASID**  
 Architecture | Interior Design

9913 Greyson Ave., Silver Spring, MD, 20901  
 ph: 302.492.8494 email: charles@charalmonte.com

First Floor Reflected Ceiling Plan



5/2  
5/1  
7/1

A-2.00

DATE	SUBMISSION
02/20/24	Concept Plan
11/01/24	Progress Set
11/07/24	Progress Set
12/23/24	For Permit

**SHEET TITLE**  
**Proposed**  
**First Floor**  
**Reflected**  
**Ceiling Plan**

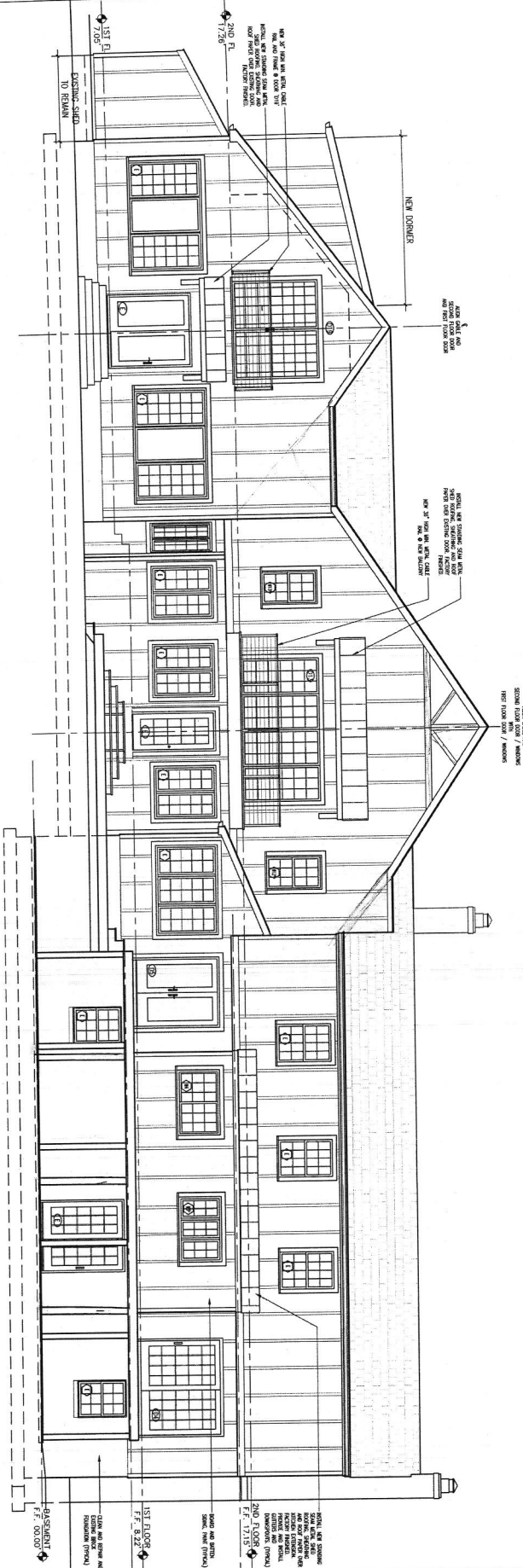
**Canning | Hoffman Residence**  
**Exterior and Interior Renovation**  
 12146 Mount Albert Rd., Ellicott City, MD 21042

Professional seal and signature area. Includes the text "REGISTERED PROFESSIONAL ARCHITECT" and a circular seal for Charles C. Almonte, AIA ASID. A signature is present over the seal.

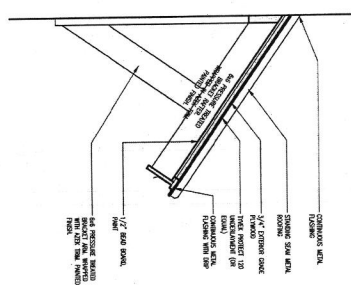
**Charles C. Almonte, AIA ASID**  
 Architecture | Interior Design  
 9913 Grayson Ave., Silver Spring, MD., 20901  
 ph: 202.492.8494 email: charles@charalmonte.com







1 Proposed Elevation - north  
Scale: 1/8" = 1'-0"



2 Shed Roof w/ Bracket Detail  
Scale: 1/4" = 1'-0"

DATE	SUBMISSION
02.20.24	Concept Plan
11.01.24	Program Set
11.07.24	Program Set
12.23.24	Per Permit

Proposed Elevation - North

Canning | Hoffman Residence  
Exterior and Interior Renovation  
12146 Mount Albert Rd., Ellicott City, MD 21042

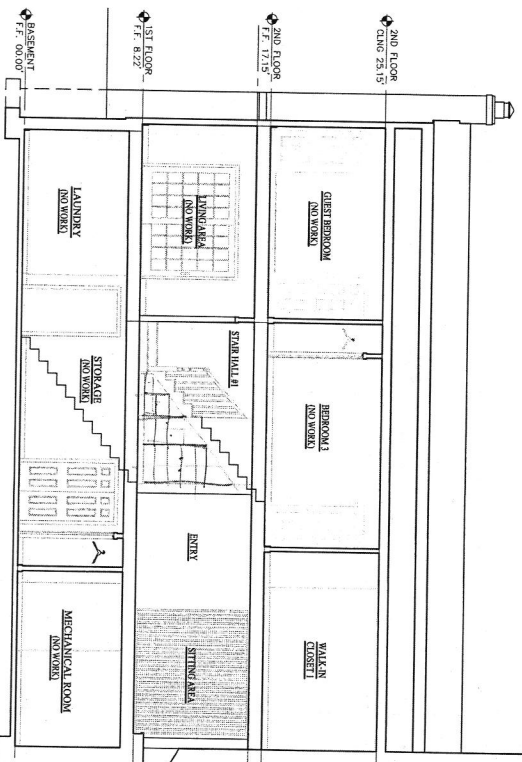
6/10/25  
C.A. Almonte  
ARCHITECT  
STATE OF MARYLAND

Charles C. Almonte, AIA ASID  
Architecture | Interior Design  
9913 Crayton Ave., Silver Spring, MD, 20991  
ph: 202.462.8404 email: charles@charlesalmonte.com

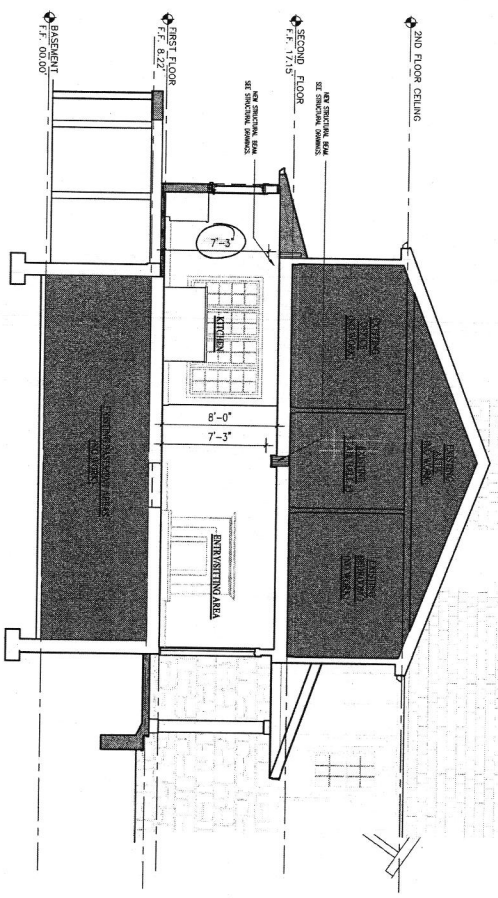
A-3.01

**Residential Building - Insulation**

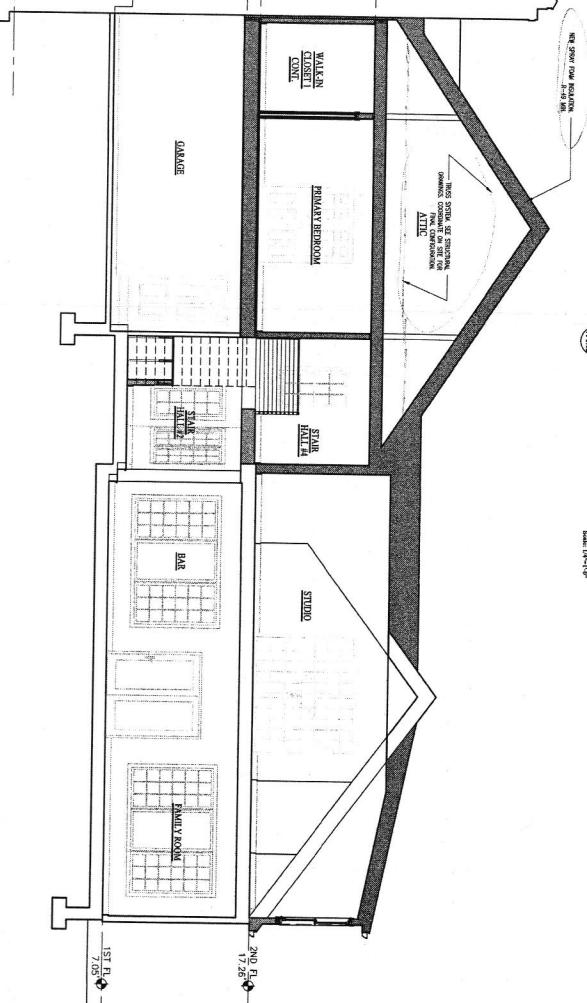
- Ensure that insulation is applied to the sheath/trim board above the basement walls.
- Determine that crawl space is adequately ventilated and the floor system is insulated to R-19 with the vapor barrier facing the warm side.
- Ensure that all basement walls exposed to the exterior temperatures are insulated to R-10 and faced with an approved vapor barrier.
- Ensure that all penetrations in the basement walls and ceiling are sealed with approved sealants.
- Ensure that any access to crawl space is sealed with a tight fitting gasketed panel.
- Ensure that any plumbing pipes projecting into the crawl spaces are protected against freezing and all duct work within the crawl spaces are properly insulated.
- Ensure that all exterior walls are insulated to R-20.
- Ensure that all wall penetrations, i.e., windows, pipes, etc. are chinked and sealed.
- Ensure that all fire stopping is in place, i.e., between floors, bulkheads, under ribs, firestop flues, pipes, etc.
- Ensure that ventilation baffles are installed for blown-in insulation and where outdoor ceilings are used.
- Determine that adequate attic ventilation is provided, i.e., gable end vents, ridge venting, soffit venting, mechanical venting, etc.
- Ensure that sprinkler pipes are bunched.
- Ensure that roof is insulated to R-49 and that mechanical equipment and ducts do not hinder this performance requirement.
- When an attic area exceeds 30 square feet and has a clear height of 30 inches or more, then determine if a readily accessible attic access opening measuring at least 22 by 30 inches has been provided.
- Verify that insulation shields are installed around all class 2 & 3 thru vents and extend at least 2" above the insulation in the attic.



2 Section  
A-3.02



2 Section  
A-3.02



2 Section  
A-3.02

**Charles C. Almonte, AIA ASID**  
Architecture | Interior Design

9913 Onyon Ave., Silver Spring, MD, 20901  
ph: 202.492.8494 email: charles@charlesalmonte.com



**Canning | Hoffman Residence**  
Exterior and Interior Renovation

12146 Mount Albert Rd., Elliott City, MD 21042

DATE	SUBMISSION
02.20.24	Concept Plans
11.01.24	Permitted Set
11.07.24	Permitted Set
12.23.24	Permitted Set

Section

SHEET TITLE

A-3.02

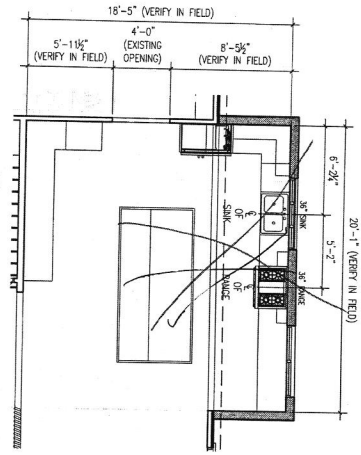




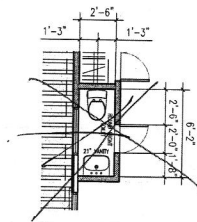




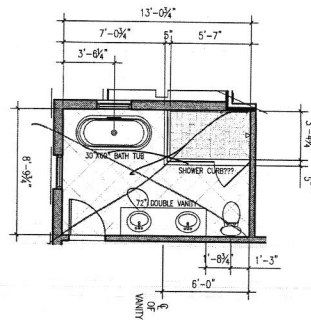




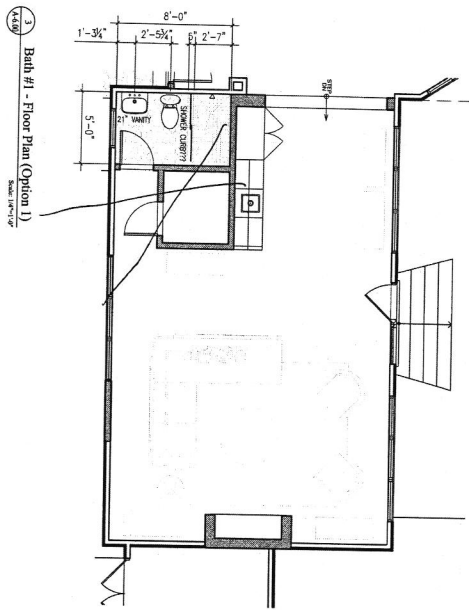
1 Kitchen - Floor Plan  
Scale: 1/8"=1'-0"



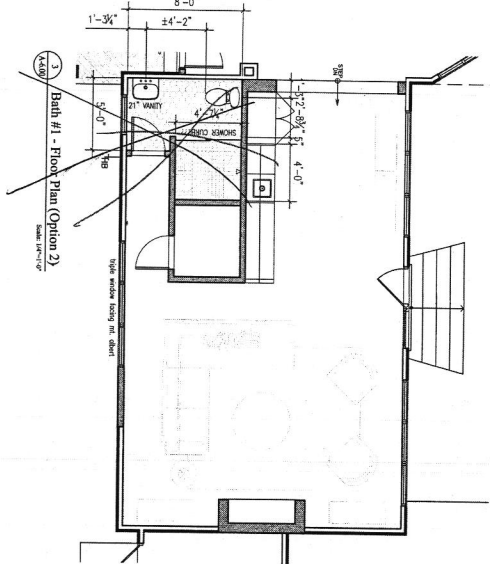
2 Powder Room - Floor Plan  
Scale: 1/8"=1'-0"



3 Primary Bathroom - Floor Plan  
Scale: 1/8"=1'-0"



4 Bath #1 - Floor Plan (Option 1)  
Scale: 1/8"=1'-0"



5 Bath #1 - Floor Plan (Option 2)  
Scale: 1/8"=1'-0"

A-6.00

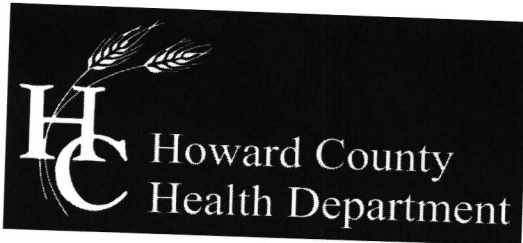
DATE	SUBMISSION
02.24.24	Concept Plan
11.01.24	Proposed Set
11.07.24	Proposed Set
12.23.24	For Permit

*Deleted*  
Kitchen,  
Powl. Rm,  
Bathrooms  
Floor Plans

Canning | Hoffman Residence  
Exterior and Interior Renovation  
12146 Mount Albert Rd., Ellicott City, MD 21042



Charles C. Almonte, AIA ASID  
Architecture | Interior Design  
9913 Grayson Ave., Silver Spring, MD, 20901  
ph: 202.452.8494 email: charles@charlesalmonte.com



**Bureau of Environmental Health**

8930 Stanford Boulevard, Columbia, MD 21045

Main: 410-313-2640 | Fax: 410-313-2648

TDD 410-313-2323 | Toll Free 1-866-313-6300

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

Facebook: [www.facebook.com/hocohealth](http://www.facebook.com/hocohealth)

Twitter: HowardCoHealthDep

---

**MEMORANDUM**

RE: **B25000410**  
Woodmark, Lot 45  
12146 Mount Albert Road  
Ellicott City, MD 21042

FROM: Robert Freemon *RF*  
Well & Septic Program

DATE: 3/6/2025

---

After review of building permit B25000410 here are my comments. Prior to building permit approval, the following is required.

1. **Percolation Certification Plan (PC)**
2. **On-Site Sewage Disposal System Evaluation (OSDS)**
3. **Radionuclide Testing**

**Percolation Certification Plan (PC):** A percolation certification plan is a plan signed by the Health Dept. designating a sewage disposal area on the property. Before a perc cert can be created perc testing is required. Prior to testing the Health Dept. must receive a filled-out perc testing application, the perc permit fee of \$597 (payable to the Director of Finance) and a perc test plan. The fee for the perc permit covers testing, plan review and certification. Homeowners will need to hire a septic contractor or a friend with a backhoe to dig holes 12-16ft deep. As for the test plan, homeowners will typically hire a civil/septic engineer who has worked with us before. Once the Health Dept. has received all three (application, fee, test plan) and we approve of the test plan we will schedule a date for perc testing. Based on the test results the engineer will finalize the perc cert and submit it for review and signature.

**On-Site Sewage Disposal System Evaluation (OSDS):** During percolation testing the existing septic system will be exposed for evaluation. If the existing system is determined to be inadequate by the Health Dept. the existing septic system will need to be properly abandoned and a new system installed.

**Radionuclide Testing:** This property is located within the Baltimore Gneiss geologic area. This area is known to have higher than average radiation due to the natural decay of uranium and thorium within its geology. Gross Alpha and Gross Beta testing must be performed. You may call the Health Dept. Community Hygiene (410-313-1773) to schedule water sampling/testing.

todd hostetler  
@gmail.com

B25000410

410 971 0351

• Hostetler