

Record Detail * (This section is required.)

Permit Type Building/Residential/Accessory/Structure Permit Number B25002264 Opened Date 06/10/2025
 Description of Work SFD/CONSTRUCT NEW 26' X 28', DETACHED PAVILION W/ (2) ENCLOSED SPACES AND HEAT & GLO COURTYARD SERIES GAS FIREPLACE, 1 STORY, Post & Pier, 2R, 0FB, 1HB, 1FP. OTHER STRUCTURE = None, 0BR, PORCH/DECK = N/A, ENERGY METHOD = N/A,

Online bf.
 6/18/25

[check spelling](#)

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner
 Street # 4904 Street Name VALLEY VIEW OVERLOOK Street Type --Select--
 Unit Type --Select-- Unit # X Coordinate -76.90822 Y Coordinate 39.23286
 City ELLICOTT CITY State MD Zip Code 21042 Primary Yes

Parcel * (This section is required.)

Search Reset Clear Get Address & Owner
 GIS ID * 918461 Parcel 28 Parcel Area 1.13 Land Value 277500 Improved Value 1463800 Exemption Value 1186300 Plan Area RURAL
 Legal Description IMPSLOT 43 1.131 A[]4904 VALLEY VIEW OVERLOO[]HOMWOOD CROSSING

[check spelling](#)

Block 9 Lot 43 Census Tract 605101 Council Dist 5 Inspection Dist Supervisor Dist Map # DAP Zone
 Plan Area State Tax Id 1405441757 Subdivision Name Homewood Crossing
 Section Area Tax Map 29
 Grid 29-15 Zoning District RC-DEO ADC Map 4934-E3
 SDP No. Final Plan No. F-05-031 WP File No. Primary Yes
 Record Plat No. 17885-1790 WS Contract No. FDP No.
 Owner Occupied Year Built 2006 Historic District
 Historic District Registry No. Stat Area 5-03 Flood Plain
 Building No

Owner (This section is not required.)

Search Reset Clear
 Name * 4904 V.
 Address Line 1 4410 PATUXENT OVERLOOK DRIVE
 Address Line 2
 Address Line 3
 Mail City BOWIE
 Mail State MD
 Mail Zip Code 20716
 Phone 301-602-9997
 Primary Yes
 E-mail

No of Stories * 1 (Text) Foundation * Post & Pier Basement * N/A No of Rooms * 2 (Text) Full Baths * 0 (Number) Ha 1

Model * SFD/CONSTRUCT NEW 26' X 28', DETACHED PAVILION W/ (2) ENCLOSED SPACES AND HEAT & GLO COURTYARD SERIES GAS check spelling

Other Structure * None Bedrooms * 0 (Number) Porch Deck * N/A No of Fireplaces * 1 (Number) Type of Fireplace * Prefab
W & S Fees Paid * Yes No Water * Private Sewage * Private Utilities * Gas & Electric Heating System * Natural Gas Sprinkler System * None
1st Floor Width FT (Number) 1st Floor Depth FT (Number) 2nd Floor Width FT (Number) 2nd Floor Depth FT (Number) Basement Width FT (Number) Basement Depth FT (Number) Height FT (Number)
Total Square Footage * 714 SQFT (Number) Occupiable Square Footage * 0 SQFT (Number) Affordable Housing Funding * N/A Foundation Measurement (Text)
Walls (Text) Roof (Text) Change In Use Yes No Grading Permit No (Text) Senior Housing Yes No MIHU Outside Downtown Columbia Yes No
Additional Description Info Expiration Date 12/10/2025 MIHU Required Units (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 Yes No Permeable Pavements A2 Yes No Reinforced Turf A3 Yes No Disconnection of Rooftop Runoff N1 (Number)
Sheetflow to Conservation Areas N3 Yes No Rainwater Harvesting M1 (Number) Submerged Gravel Wetlands M2 (Number) Landscape Infiltration
Dry Wells M5 (Number) Micro Bioretention M6 (Number) Rain Gardens M7 (Number) Swales M8 (Number)
PSWM Certification Received in CID on

Submit Cancel

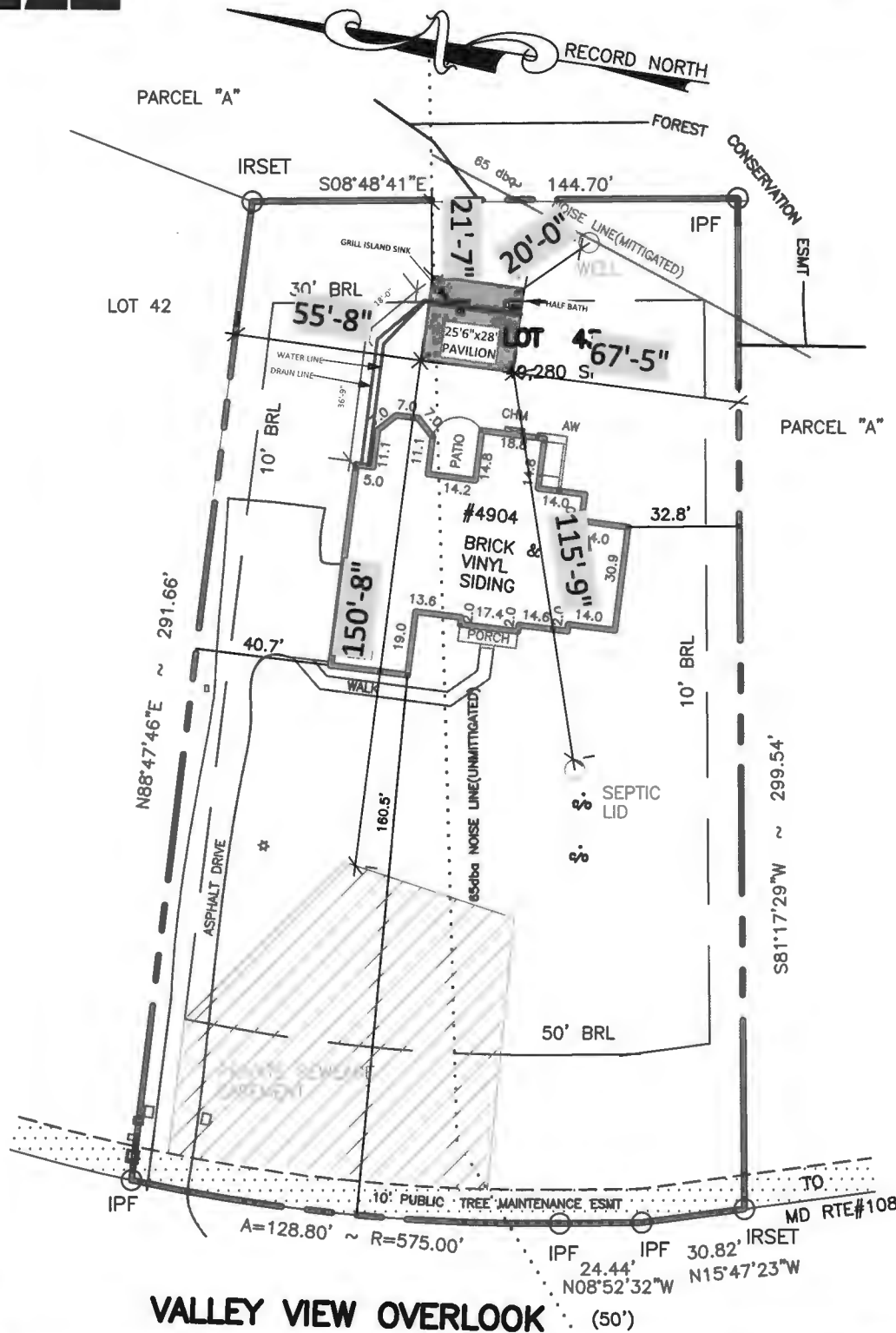


MILLENNIUM ENGINEERING, LLC

PARK PLACE PROFESSIONAL CENTER
 5825 ALLENTOWN ROAD CAMP SPRINGS, MARYLAND 20746
 301-433-0888 301-433-0897 FAX

LEGEND:

- ◆◆◆◆ IRON FENCE (IF)
- ◆◆◆◆ WOOD FENCE (WF)
- ×××× CHAIN LINK FENCE (CLF)
- ▽▽▽ VINYL FENCE (VF)
- WIRE FENCE
- BRL
- UTILITY EASEMENT
- PROPERTY LINE
- BUILDING LINE
- ▨ WOOD DECK
- ▩ CONC DRIVE/AREA
- ▧ ASPHALT DRIVE
- ▨ GRAVEL AREA
- ▨ BRICK AREA
- RBCF - REBAR & CAP FOUND
- IPS - IRON PIPE SET
- IPF - IRON PIPE FOUND
- AC - AIR CONDITION UNIT
- TFMR - TRANSFORMER
- M - METER
- P/W - PARTY WALL
- B/W - BAY WINDOW
- C/W - CELLAR WELL
- W/W - WINDOW WELL
- O/H - OVERHANG
- R/W - RIGHT-OF-WAY
- EXH FAN - EXHAUST FAN
- AW - AREAWAY
- CHM - CHIMNEY
- POR - PORCH
- ST - STOOP
- BRL - BUILDING RESTRICTION LINE
- SH - SHED
- SF - SQUARE FEET
- ESMT - EASEMENT
- COV POR - COVERED PORCH
- ENCL POR - ENCLOSED PORCH
- ADDTN - ADDITION
- ENTRN - ENTRANCE
- PUE - PUBLIC UTILITY EASEMENT
- PIE - PUBLIC IMPROVEMENT EASEMENT
- PROP COR - PROPERTY CORNER
- YL - YARD LINE
- NF - NO PIPE FOUND
- LP - LIGHT POLE
- BALC - BALCONY



VALLEY VIEW OVERLOOK



SURVEYOR'S CERTIFICATE

I hereby certify that this drawing is based on a field survey made on 5/3/2022 by me or directly under my supervision and to the best of my knowledge, information & belief correctly represents the facts found at the time of survey.

ORDERED BY:



ANSWER TITLE®
 Excellence Delivered.



NOTES:

1. No title report furnished at this time; subject to all easements and right of way
2. Subject to all easements and right of way of record
3. Information taken from best available records
4. Flood zone and certificates available upon request.
5. Information given for title company is solely for informational purposes ONLY.

B25002264 (26'x28'
 detached pavilion)
 Approved 6/23/25 - H.O.

PLAT OF
 BOUNDARY SURVEY
 ACCT# 05-441757
 LOT 43

**HOMEWOOD
 CROSSING**
 MDR PLAT NO. 17896

05TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

DATE: 5/3/2022 SCALE: 1"=50' FILE: AT-MD-CARRIN-P5159 DWG: 52541





ProBuilt Construction, Inc.
13330 Clarksville Pike
Highland, MD 20777
(301) 854-0821

Sales Consultant

Lee Barwick

Design Consultant

Lee Barwick

Project Manager

Ryan Speiden

Project Information

Carrington Residence
4904 Valley View Overlook Drive
Ellicott City, Md 21042
917-865-1514

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Date of Drawing

June 5, 2025

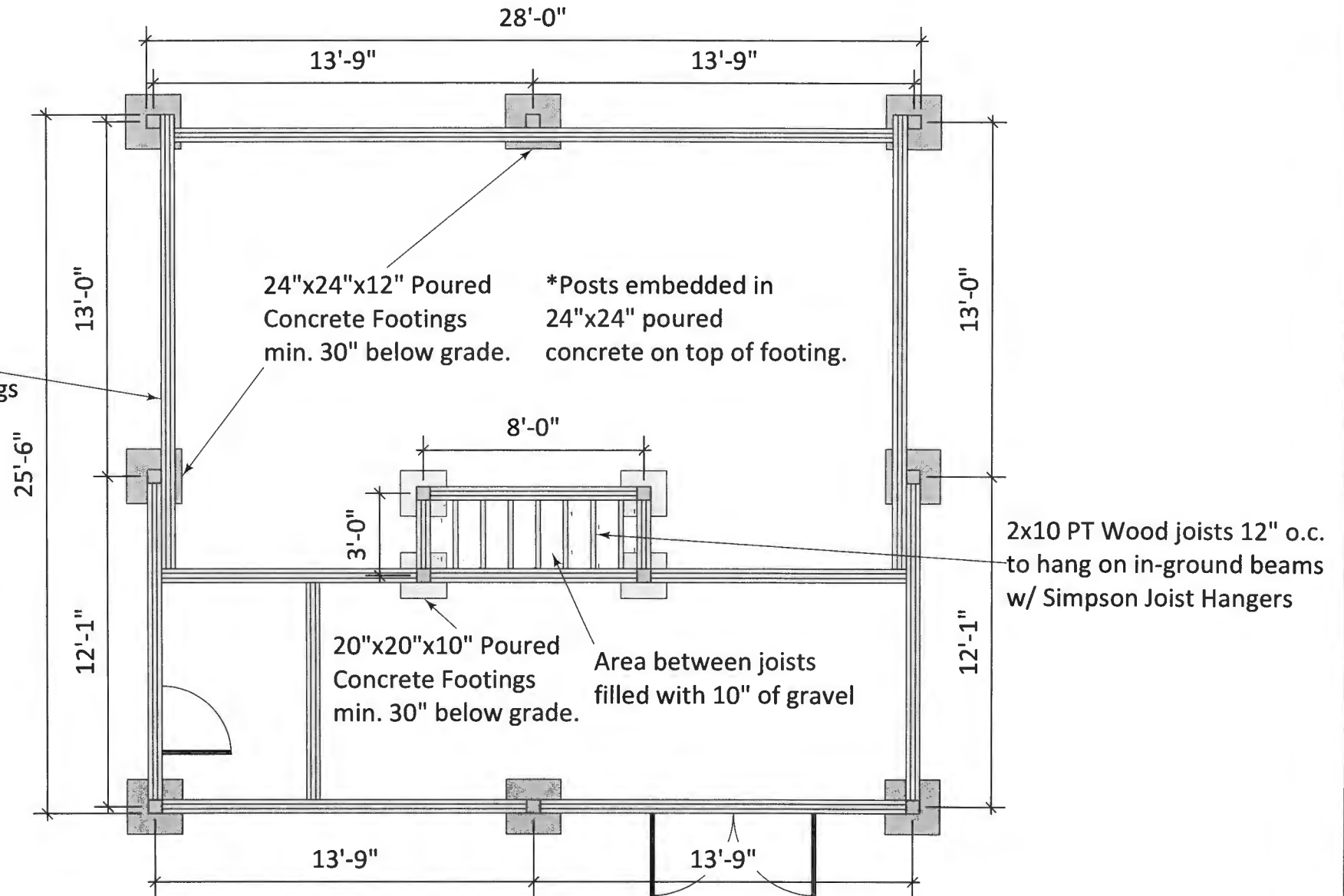
Drawing Title

Carrington Pavilion
Footing Plan

Drawing Scale

1/4" = 1'0"

(3) 2x10 PT Wood in-ground beams.
Ends resting on poured concrete footings
and attached to 6x6 posts or
hung on another beam.
Holes to be backfilled with gravel
around posts and beams.
*In-ground beams to support
doors/walls only. Not supporting roof*





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Sales Consultant
Lee Barwick
Date of Drawing
June 5, 2025

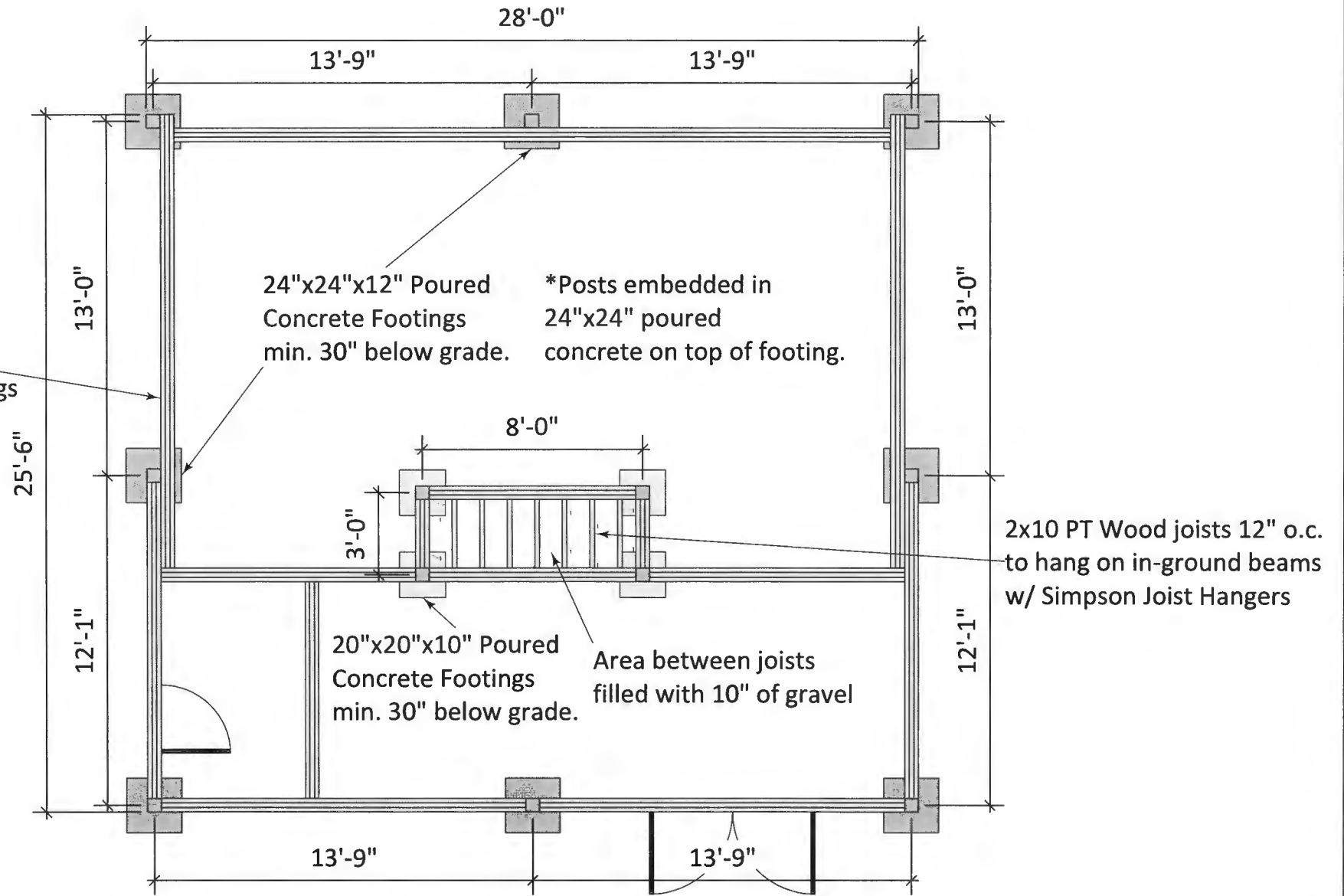
Design Consultant
Lee Barwick
Drawing Title
Carrington Pavilion
Footing Plan

Project Manager
Ryan Speiden
Drawing Scale
1/4" = 1'0"

Project Information
Carrington Residence
4904 Valley View Overlook Drive
Ellicott City, Md 21042
917-865-1514

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(3) 2x10 PT Wood in-ground beams.
Ends resting on poured concrete footings and attached to 6x6 posts or hung on another beam.
Holes to be backfilled with gravel around posts and beams.
In-ground beams to support doors/walls only. Not supporting roof





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Highland, MD 20777
(301) 854-0821

Sales Consultant

Lee Barwick

Date of Drawing

June 5, 2025

Design Consultant

Lee Barwick

Drawing Title

Carrington Pavilion
Roof Framing Plan

Project Manager

Ryan Speiden

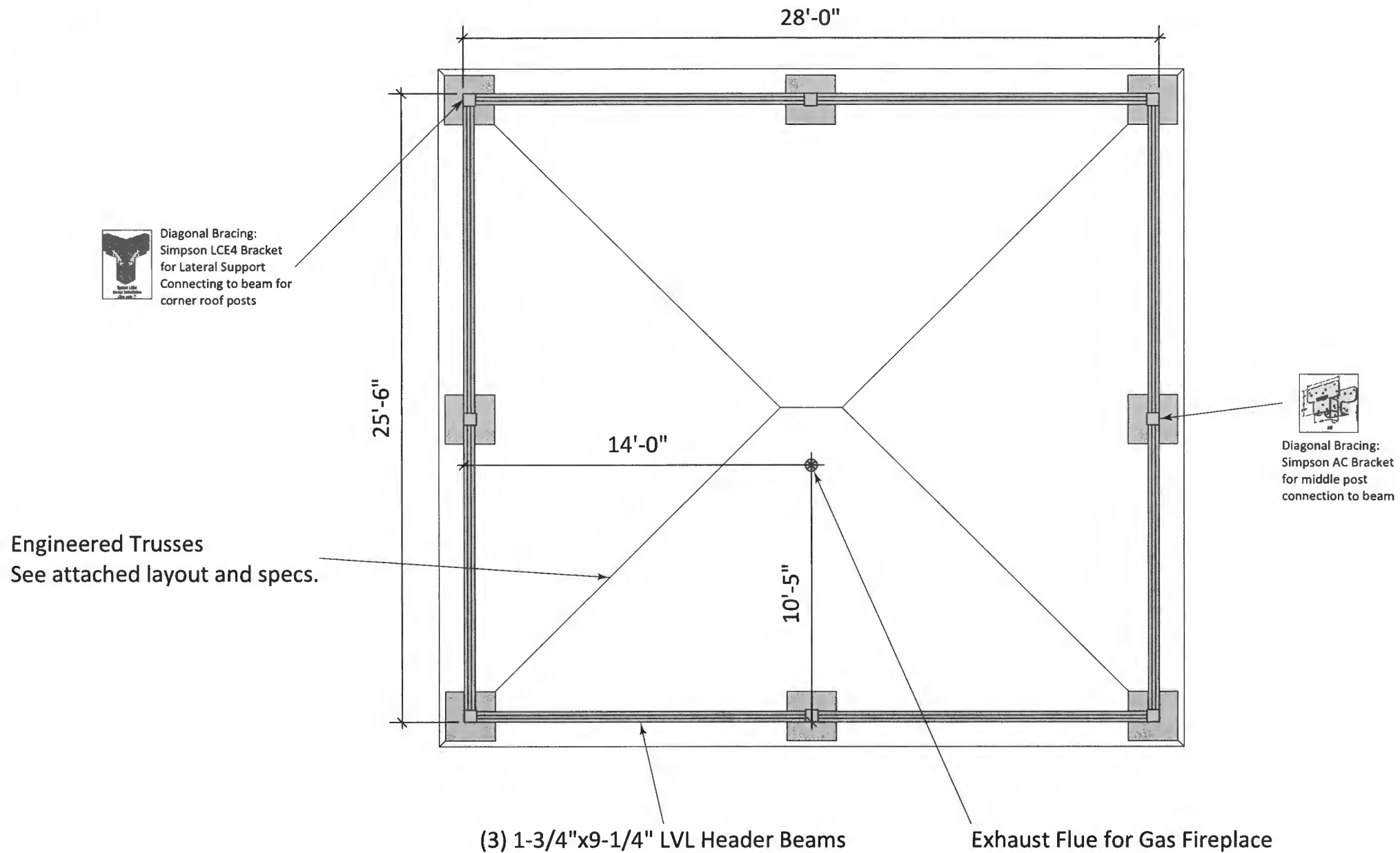
Drawing Scale

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4904 Valley View Overlook Drive
Ellicott City, Md 21042
917-865-1514

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Diagonal Bracing:
Simpson LCE4 Bracket
for Lateral Support
Connecting to beam for
corner roof posts



Diagonal Bracing:
Simpson AC Bracket
for middle post
connection to beam

Engineered Trusses
See attached layout and specs.

(3) 1-3/4"x9-1/4" LVL Header Beams

Exhaust Flue for Gas Fireplace



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Design Consultant
Lee Barwick

Project Manager
Ryan Speiden

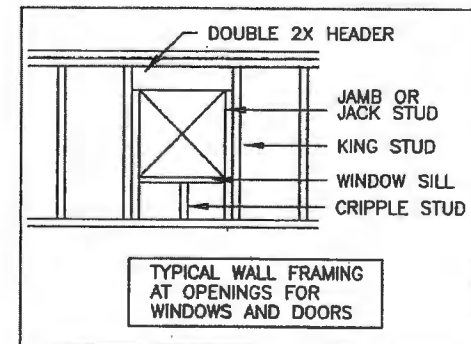
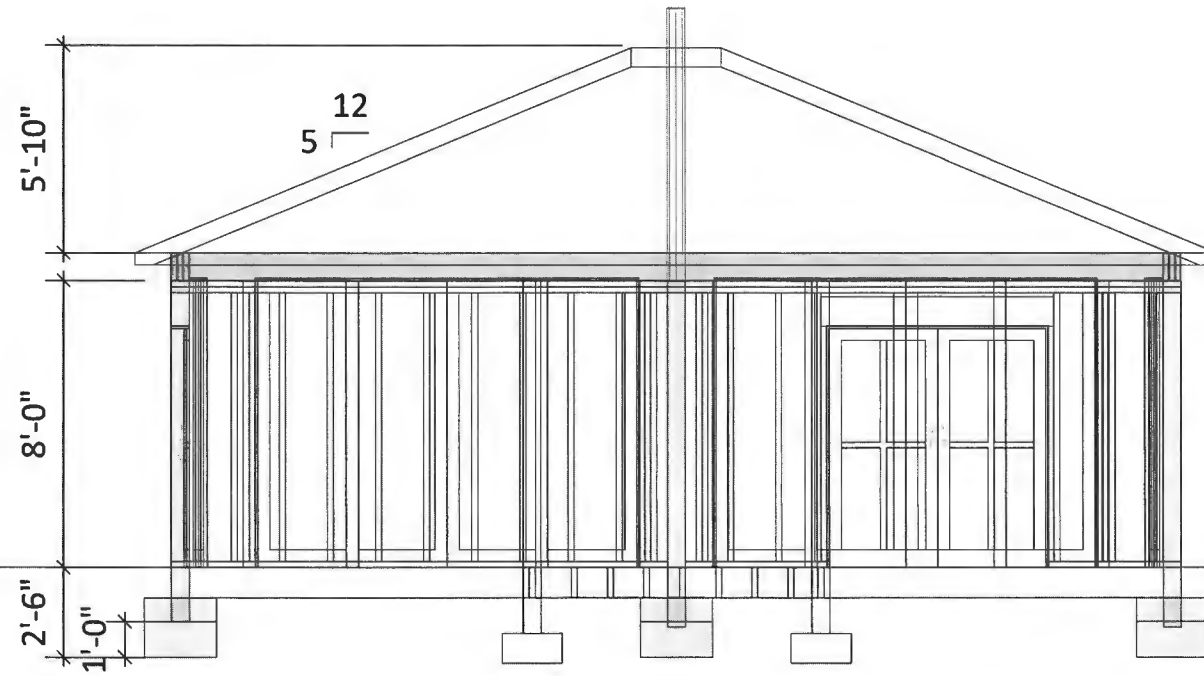
Project Information
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4904 Valley View Overlook Drive
Ellicott City, Md 21042
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Date of Drawing
June 5, 2025

Drawing Title
Carrington Pavilion
Rear Cross Section

Drawing Scale
1/4" = 1'0"





ProBuilt Construction, Inc.
13330 Clarksville Pike
Highland, MD 20777
(301) 854-0821

Sales Consultant

Lee Barwick

Date of Drawing

June 5, 2025

Design Consultant

Lee Barwick

Drawing Title

Carrington Pavilion
Side Cross Section

Project Manager

Ryan Speiden

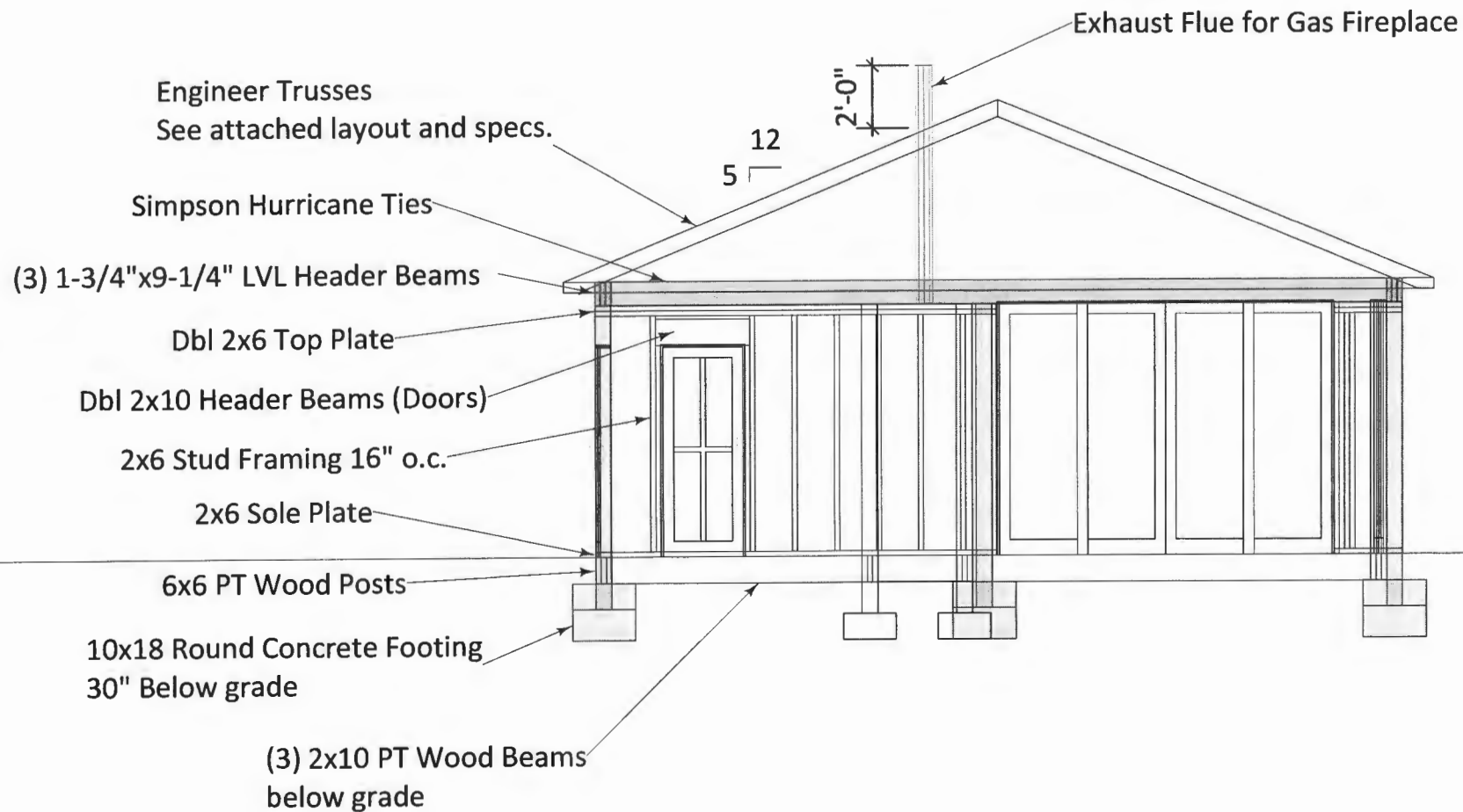
Drawing Scale

1/4" = 1'0"

Project Information

Carrington Residence
4904 Valley View Overlook Drive
Ellicott City, Md 21042
917-865-1514

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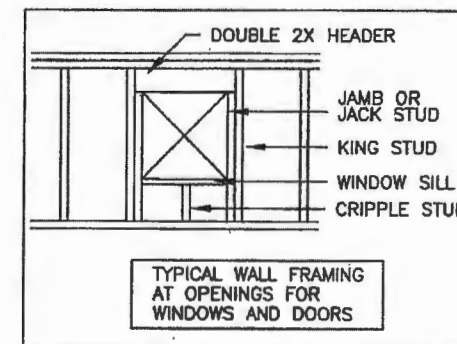


Unconditioned/Uninsulated Space

Interior walls to be 1/2" greenboard.

Exterior to be 1/2" sheathing and vinyl board and batten siding.

Floor to be paver patio.



⚠ Safety Alert Key:

- **DANGER!** Indicates a hazardous situation which, if not avoided will result in death or serious injury.
- **WARNING!** Indicates a hazardous situation which, if not avoided could result in death or serious injury.
- **CAUTION!** Indicates a hazardous situation which, if not avoided, could result in minor or moderate injury.
- **NOTICE:** Used to address practices not related to personal injury.

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➔ = Contains updated information.

Installation Manual

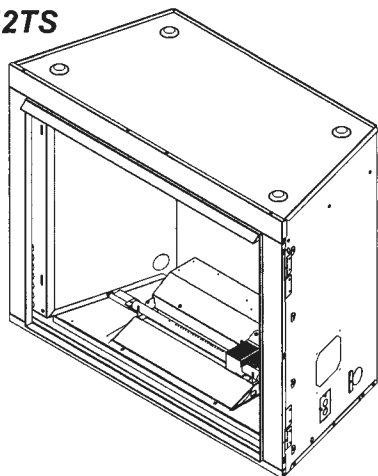
Installation and Appliance Setup

INSTALLER: Leave this manual with party responsible for use and operation.
OWNER: Retain this manual for future reference.

NOTICE: DO NOT discard this manual!



ODCOUG-36NR
ODCOUG-36TS
ODCOUG-42NR
ODCOUG-42TS



⚠ WARNING! Risk of Fire!
 Do not install glass doors on this fireplace.
 Glass doors could cause overheating of adjacent structures.

⚠ DANGER
FIRE OR EXPLOSION HAZARD

- If you smell gas:
- Shut off gas to the appliance.
 - Extinguish any open flame.
 - If odor continues, leave the area immediately.
 - After leaving the area, call your gas supplier or fire department.
 - Failure to follow these instructions could result in fire or explosion, which could cause property damage, personal injury, or death.

⚠ WARNING
 Do not store or use gasoline or other flammable vapors and liquids in the vicinity of this or any other appliance.
 An LP-cylinder not connected for use shall not be stored in the vicinity of this or any other appliance.

⚠ WARNING: For outdoor use only.
 Installation and service must be performed by a qualified installer, service agency, or the gas supplier.

⚠ WARNING: Improper installation, adjustment, alteration, service or maintenance can cause injury or property damage. Read the installation, operating and maintenance instructions thoroughly before installing or servicing this equipment.

⚠ WARNING: If the information in this manual is not followed exactly, a fire or explosion may result causing property damage, personal injury, or loss of life.

<p>⚠ DANGER</p>	<p>CARBON MONOXIDE HAZARD This appliance can produce carbon monoxide which has no odor.</p>
	<p>Using it in an enclosed space can kill you. Never use this appliance in an enclosed space such as a camper, tent, car or home.</p>

1 Product Specific and Important Safety Information

A. Appliance Certification

MODEL: ODCOUG-36NR; ODCOUG-36TS
 ODCOUG-42NR; ODCOUG-42TS
LABORATORY: Underwriters Laboratories, Inc. (UL)
TYPE: Outdoor Decorative Gas Appliances
STANDARD: ANSI Z21.97-2017, CSA 2.41-2017

This product is listed to ANSI standards for "Outdoor Decorative Gas Appliances" and "Gas Fired Appliances for Use at High Altitudes."

NOTICE: This installation must conform with local codes. In the absence of local codes you must comply with the National Fuel Gas Code, ANSI Z223.1-latest edition in the U.S.A. and the CAN/CGA B149 Installation Codes in Canada.

B. BTU Specifications

Model	Gas Type	Max Input BTU	Orifice Size	Burner Air Shutter
ODCOUG-36NR/TS ODCOUG-42NR/TS	Natural	55,000	#25 (.1495 in.)	1/16" Open
	Propane	53,000	#44 (.086 in.)	Fully Open

C. High Altitude Installations

NOTICE: If the heating value of the gas has been reduced, these rules do not apply. Check with your local gas utility or authorities having jurisdiction.

When installing above 2000 feet elevation:

- In the USA: Reduce input rate 4% for each 1000 feet above 2000 feet.
- In CANADA: Input ratings are certified without a reduction of input rate for elevations up to 4500 feet (1370 m) above sea level. Please consult provincial and/or local authorities having jurisdiction for installations at elevations above 4500 feet (1370 m).

Check with your local gas utility to determine proper orifice size.

D. Noncombustible Materials Specification

Material which will not ignite and burn. Such materials are those consisting entirely of steel, iron, brick, tile, concrete, slate, glass or plasters, or any combination thereof.

Materials that are reported as passing **ASTM E 136, Standard Test Method for Behavior of Materials in a Vertical Tube Furnace at 750 °C** shall be considered non-combustible materials.

E. Combustible Materials Specification

Materials made of or surfaced with wood, compressed paper, plant fibers, plastics, or other material that can ignite and burn, whether flame proofed or not, or plastered or unplastered shall be considered combustible materials.

F. Electrical Codes

NOTICE: This appliance must be electrically wired and grounded in accordance with local codes or, in the absence of local codes, with **National Electric Code ANSI/NFPA 70-latest edition** or the **Canadian Electric Code CSA C22.1**.


- A 110-120 VAC circuit for this product must be protected with ground-fault circuit-interrupter protection, in compliance with the applicable electrical codes.

G. Fuel

This appliance must not be used to burn solid fuel.

When an appliance is connected to a fixed piping system, the installation must conform with local codes, or in the absence of local codes with the **National Fuel Gas Code, ANSI Z223.1/NFPA 54, or International Fuel Gas Code**.

H. California

 **WARNING:** This product and the fuels used to operate this product (liquid propane or natural gas), and the products of combustion of such fuels, can expose you to chemicals including benzene, which is known to the State of California to cause cancer and reproductive harm. For more information go to: www.P65Warnings.ca.gov.

Note: The following requirements reference various Massachusetts and national codes not contained in this document.

I. Requirements for the Commonwealth of Massachusetts

For all side wall horizontally vented gas fueled equipment installed in every dwelling, building or structure used in whole or in part for residential purposes, including those owned or operated by the Commonwealth and where the side wall exhaust vent termination is less than seven (7) feet above finished grade in the area of the venting, including but not limited to decks and porches, the following requirements shall be satisfied:

Installation of Carbon Monoxide Detectors

At the time of installation of the side wall horizontal vented gas fueled equipment, the installing plumber or gas fitter shall observe that a hard wired carbon monoxide detector with an alarm and battery back-up is installed on the floor level where the gas equipment is to be installed. In addition, the installing plumber or gas fitter shall observe that a battery operated or hard wired carbon monoxide detector with an alarm is installed on each additional level of the dwelling, building or structure served by the side wall horizontal vented gas fueled equipment. It shall be the responsibility of the property owner to secure the services of qualified licensed professionals for the installation of hard wired carbon monoxide detectors.

In the event that the side wall horizontally vented gas fueled equipment is installed in a crawl space or an attic, the hard wired carbon monoxide detector with alarm and battery back-up may be installed on the next adjacent floor level.

In the event that the requirements of this subdivision can not be met at the time of completion of installation, the owner shall have a period of thirty (30) days to comply with the above requirements; provided, however, that during said thirty (30) day period, a battery operated carbon monoxide detector with an alarm shall be installed.

Approved Carbon Monoxide Detectors

Each carbon monoxide detector as required in accordance with the above provisions shall comply with NFPA 720 and be ANSI/UL 2034 listed and IAS certified.

Signage

A metal or plastic identification plate shall be permanently mounted to the exterior of the building at a minimum height of eight (8) feet above grade directly in line with the exhaust vent terminal for the horizontally vented gas fueled heating appliance or equipment. The sign shall read, in print size no less than one-half (1/2) in. in size, "**GAS VENT DIRECTLY BELOW. KEEP CLEAR OF ALL OBSTRUCTIONS**".

Inspection

The state or local gas inspector of the side wall horizontally vented gas fueled equipment shall not approve the installation unless, upon inspection, the inspector observes carbon monoxide detectors and signage installed in accordance with the provisions of 248 CMR 5.08(2)(a)1 through 4.

Exemptions

The following equipment is exempt from 248 CMR 5.08(2)(a)1 through 4:

- The equipment listed in Chapter 10 entitled "Equipment Not Required To Be Vented" in the most current edition of NFPA 54 as adopted by the Board; and
- Product Approved side wall horizontally vented gas fueled equipment installed in a room or structure separate from the dwelling, building or structure used in whole or in part for residential purposes.

MANUFACTURER REQUIREMENTS

Gas Equipment Venting System Provided

When the manufacturer of Product Approved side wall horizontally vented gas equipment provides a venting system design or venting system components with the equipment, the instructions provided by the manufacturer for installation of the equipment and the venting system shall include:

- Detailed instructions for the installation of the venting system design or the venting system components; and
- A complete parts list for the venting system design or venting system.

Gas Equipment Venting System NOT Provided

When the manufacturer of a Product Approved side wall horizontally vented gas fueled equipment does not provide the parts for venting the flue gases, but identifies "special venting systems", the following requirements shall be satisfied by the manufacturer:

- The referenced "special venting system" instructions shall be included with the appliance or equipment installation instructions; and
- The "special venting systems" shall be Product Approved by the Board, and the instructions for that system shall include a parts list and detailed installation instructions.

A copy of all installation instructions for all Product Approved side wall horizontally vented gas fueled equipment, all venting instructions, all parts lists for venting instructions, and/or all venting design instructions shall remain with the appliance or equipment at the completion of the installation.

See Gas Connection section for additional Commonwealth of Massachusetts requirements.

2 Getting Started

A. Design and Installation Considerations

The Courtyard series gas appliance is designed for outdoor use and may be installed as a stand alone unit or built into a wall.

Note: The Courtyard appliance does NOT require a vent pipe. Appliance is designed for exhaust to vent out the front.

Outdoor spaces - For the purpose of these instructions, an appliance is considered to be outdoors if installed with shelter no more inclusive than:

1. With walls on all sides, but no overhead cover
2. Within a partial enclosure which includes an overhead cover and no more than two side walls. These side walls may be parallel, as in a breezeway, or at right angles to each other; or
3. Within a partial enclosure which includes an overhead cover and three sidewalls, as long as 30% or more of the horizontal periphery of the enclosure is permanently open. For an example, see Figure 2.1.

Note: Screen may be used on the open sides of the shelter, 14x18 and 16x18 screen mesh is approved for use. DO NOT use solar screen or no-see-um screen.

Install on wood, composite or noncombustible continuous flat surface, extending full width and depth of the appliance to prevent damage.

Refer to Section 3 for clearances.

Installation MUST comply with local, regional, state and national codes and regulations. Consult the authorities having jurisdiction over restrictions, installation inspection and permits.

Before installing, determine the following:

- Where the appliance is to be installed.
 - Clearance to side walls
 - Location of indoor appliance terminations, air inlets, gas meters, etc.
 - Doors
 - Location of the fireplace to a door that swings open to ensure it does not interfere with the fireplace when opened.
 - Windows
 - Walkways
 - Wires

- Possibility of flooding or running water.
- Gas supply piping requirements.
- Electrical wiring requirements.
- Framing and finishing details.
- Prevailing Wind.

Installation and service of this appliance should be performed by qualified personnel. Hearth & Home Technologies recommends HHT Factory Trained or NFI certified professionals.

hearthED
FACTORY TRAINING
From Your Fire

NFI NATIONAL
FIREPLACE
INSTITUTE
A CERTIFICATION AGENCY

Improper installation, adjustment, alteration, service or maintenance can cause injury or property damage. For assistance or additional information, consult a qualified service technician, service agency or your dealer.

B. Tools and Supplies Needed

Before beginning the installation be sure that the following tools and building supplies are available.

Tape measure	Framing material
Pliers	Hammer
Phillips screwdriver	Manometer
Gloves	Framing square
Voltmeter	Electric drill and bits (1/4 in.)
Plumb line	Safety glasses
Level	Reciprocating saw
3/4 in. wrench	Crescent wrench
7/8 in. wrench	1/4 in. nut driver
7/16 in. wrench	Pipe sealant
Flat blade screwdriver	
Non-corrosive leak check solution	
1/2 - 3/4 in. length, #6 or #8 Self-drilling screws	
Caulking material (300°F minimum continuous exposure rating)	

Oswald Jr, Woodin

From: Oswald Jr, Woodin
Sent: Friday, June 20, 2025 8:46 AM
To: office@probuiltconstruction.com
Subject: B25002264_4904 Valley View Overlook

Hi Ed,

Good morning. I need more detail about the water and sewer connections for the proposed 26' x 28' detached pavilion with half bath. I imagine the water and sewer lines will be tied back into the house, but I need confirmation. Please add these details to the site plan and resubmit to DILP. Please let me know when this is completed, so I may look for it in the system.

Should you have any questions, please don't hesitate to ask.

Regards,

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