

Approved 6/3/26

-H.O.

Record Detail * (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Alteration/SFD	B26001804	06/01/2026

Description of Work

SFD/ ALTERATIONS TO EXISTING DWELLING TO INCLUDE: SECOND FLOOR MASTER BATH REMODEL, REMOVE EXISTING FIREPLACE INSERT , RELOCATE DOORS INTO BATHROOM. NEW FIXTURES AND FINISHES THROUGHOUT. TOTAL AFFECTED AREA APPROXIMATELY 250 SQFT**SUBJECT TO FIELD INSPECTION**

Online BP.

g/l 6/1/26

[check spelling](#)

Address * (This section is required.)

Search	Reset	Clear	Get Parcel & Owner
Street #	Street Name	Street Type	
13565	JULIA MANOR	WAY	
Unit Type	Unit #	X Coordinate	Y Coordinate
-Select-		-76.98023	39.273
City	State	Zip Code	Primary
WEST FRIENDSHIP	MD	21794	Yes

Parcel * (This section is required.)

Search	Reset	Clear	Get Address & Owner
GIS ID *	Parcel	Parcel Area	Land Value
910694	7	40034	349500
			Improved Value
			1185400
			Exemption Value
			835900
			Plan Area
			RURAL

Legal Description

IMPSLOT 8 40034 SQ[]13565 JULIA MANOR WAY[]THE PADDOCKS EAST

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	8	603000	5				
Plan Area	State Tax Id	Subdivision Name					
	1403341828	THE PADDOCKS EAST					
Section	Area	Tax Map					
		22					
Grid	Zoning District	ADC Map					
22-8	RR-DEO	4813-D7					
SDP No.	Final Plan No.	WP File No.					
	F-03-112						
Record Plat No.	WS Contract No.	FDP No.	Primary				
16835			Yes				
Owner Occupied	Year Built	Historic District					
☐ Yes ☐ No	2005	☐ Yes ☒ No					
Historic District Registry No.	Stat Area	Flood Plain					
	3-08A	☐ Yes ☒ No					
Building No							

Owner (This section is not required.)

Search	Reset	Clear
Name *		
GREEN		
Address Line 1		
13565 JULIA MANOR WAY		
Address Line 2		
Address Line 3		
Mail City		
WEST FRIENDSHIP		
Mail State		
MD		
Mail Zip Code		
21794		
Phone		
410-428-1002		
Primary		
Yes		
E-mail		

Cell Number Fax Number

Professionals (This section is not required.)

License # *	Business Name			
08050129673	CORNERSTONE REMODELING LLC			
License Type *	First Name	Middle Name	Last Name	
MHIC Co	▼ WILLIAM		BALLANTINE	
Primary	Address Line 1			
Yes	▼ 3273 PINE ORCHARD LANE			
	Address Line 2			
	City		State	ZIP Code
	ELLICOTT CITY		MD	21042-0000
	Phone 1	Phone 2	Fax	
	4103367011			
	E-mail			
	AJ@CORNERSTONE.HOUSE			

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type *	First Name	MI	Last Name	
Applicant	▼ WILLIAM		BALLANTINE	
Relationship	Full Name			
Applicant	▼ WILLIAM BALLANTINE			
Primary	Organization Name			
No	▼ CORNERSTONE REMODELING LLC			
	Street Address			
	3273 PINE ORCHARD LANE			
	Address Line 2			
	City		State	Zip Code
	ELLICOTT CITY		MD	21042 000
	Phone	Cell	Fax	
	4103367011			
	E-mail *			
	SALES@CORNERSTONE.HOUSE			

Contact (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type	First Name	MI	Last Name	
Contact	▼ WILLIAM		BALLANTINE	
Relationship	Full Name			
Applicant	▼ WILLIAM BALLANTINE			
Primary	Organization Name			
Yes	▼ CORNERSTONE REMODELING LLC			
	Street Address			
	3273 PINE ORCHARD LANE			
	Address Line 2			
	City		State	Zip Code
	ELLICOTT CITY		MD	21042 000
	Phone	Cell	Fax	
	4103367011			
	E-mail			
	SALES@CORNERSTONE.HOUSE			

Addtl Info

Est Construction Cost *	Housing Units *	Number of Buildings *	Public Owned
107000	0	0	No ▼
Construction Type			
434 - Additions, Alterations and Conversions - Residential	▼		

RESIDENTIAL ALTERATION INFO

RESIDENTIAL ALTERATION INFORMATION

Total Square Footage *	No of Stories *	Basement	Bedrooms	Full Baths	Half Baths	Water *	Sewage *
250	SQFT (Number) 1	(Number) --Select--	▼	(Number)	(Number)	(Number) Private	▼ Private

Existing Utilities *

Unknown



Existing Heating System *

Unknown



Existing Sprinkler System *

None



Type of New Fireplace

--Select--



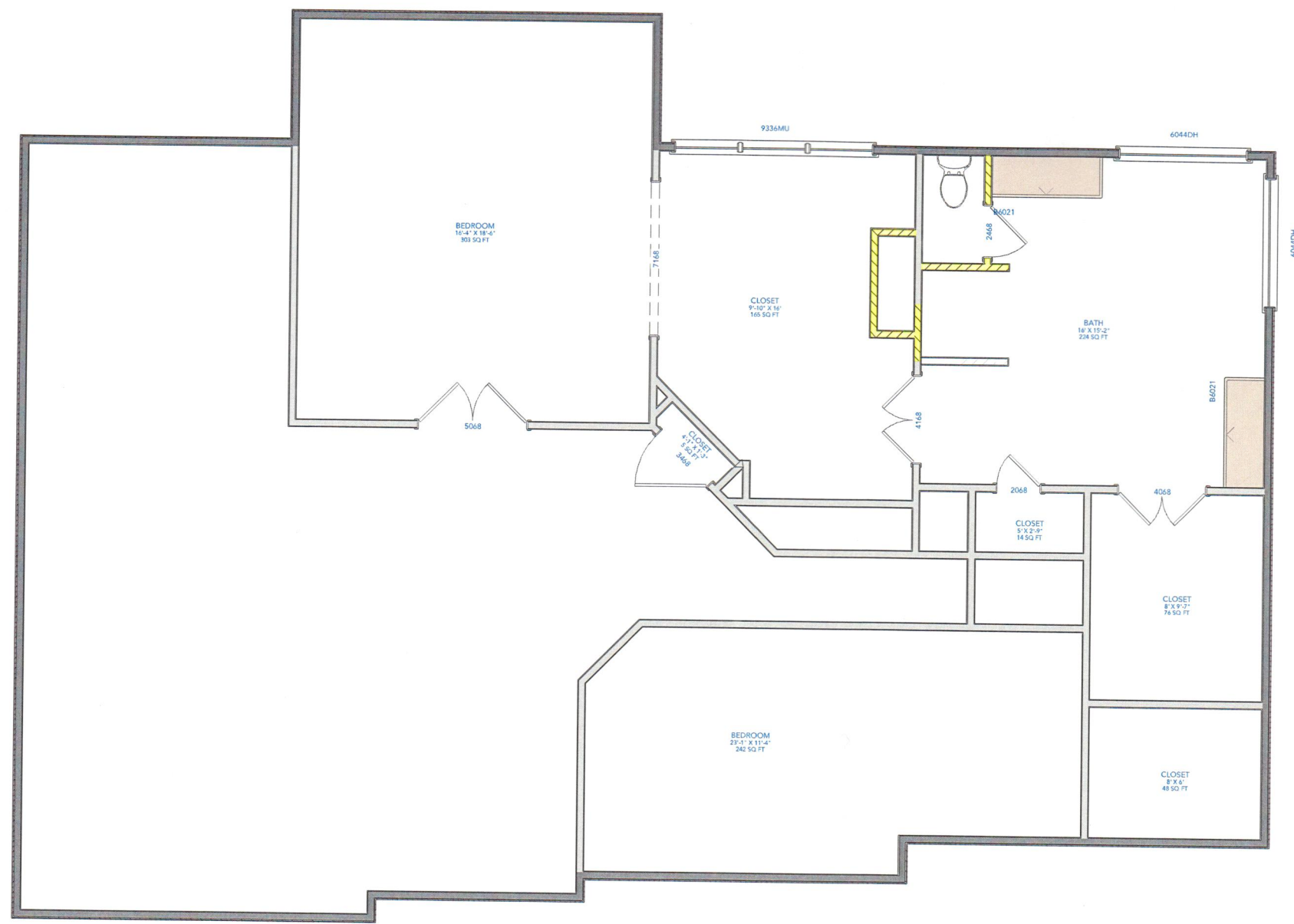
Expiration Date

11/28/2026



Submit

Cancel



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 3273 Pine Orchard Ln. Suite A,
 Ellicott City, MD 21042
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 P: 410-336-7011

GREENE PRIMARY BATH 13565 Julia Manor Way West Friendship, MD 21794

STAMP/SEAL:

REVISION TABLE		
NO.	DATE	DESCRIPTION

SCALE: 1/4" = 1'

D-1
 EXISTING 2ND FLOOR

Greene Primary Bath

13565 Julia Manor Way West Friendship , MD 21794



SCOPE OF WORK:

SFD/ ALTERATIONS TO EXISTING DWELLING TO INCLUDE: SECOND FLOOR MASTER BATH REMODEL, REMOVE EXISTING FIREPLACE INSERT, RELOCATE DOORS INTO BATHROOM. NEW FIXTURES AND FINISHES THROUGHOUT. TOTAL AFFECTED AREA APPROXIMATELY 250 SQFT

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GREENE PRIMARY BATH

13565 Julia Manor Way West Friendship , MD 21794

STAMP/SEAL:

REVISION TABLE			
NO.	DATE	BY	DESCRIPTION

SCALE: 1" = XX'

CO-1
COVER



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GREENE PRIMARY BATH

13565 Julia Manor Way West Friendship, MD 21794

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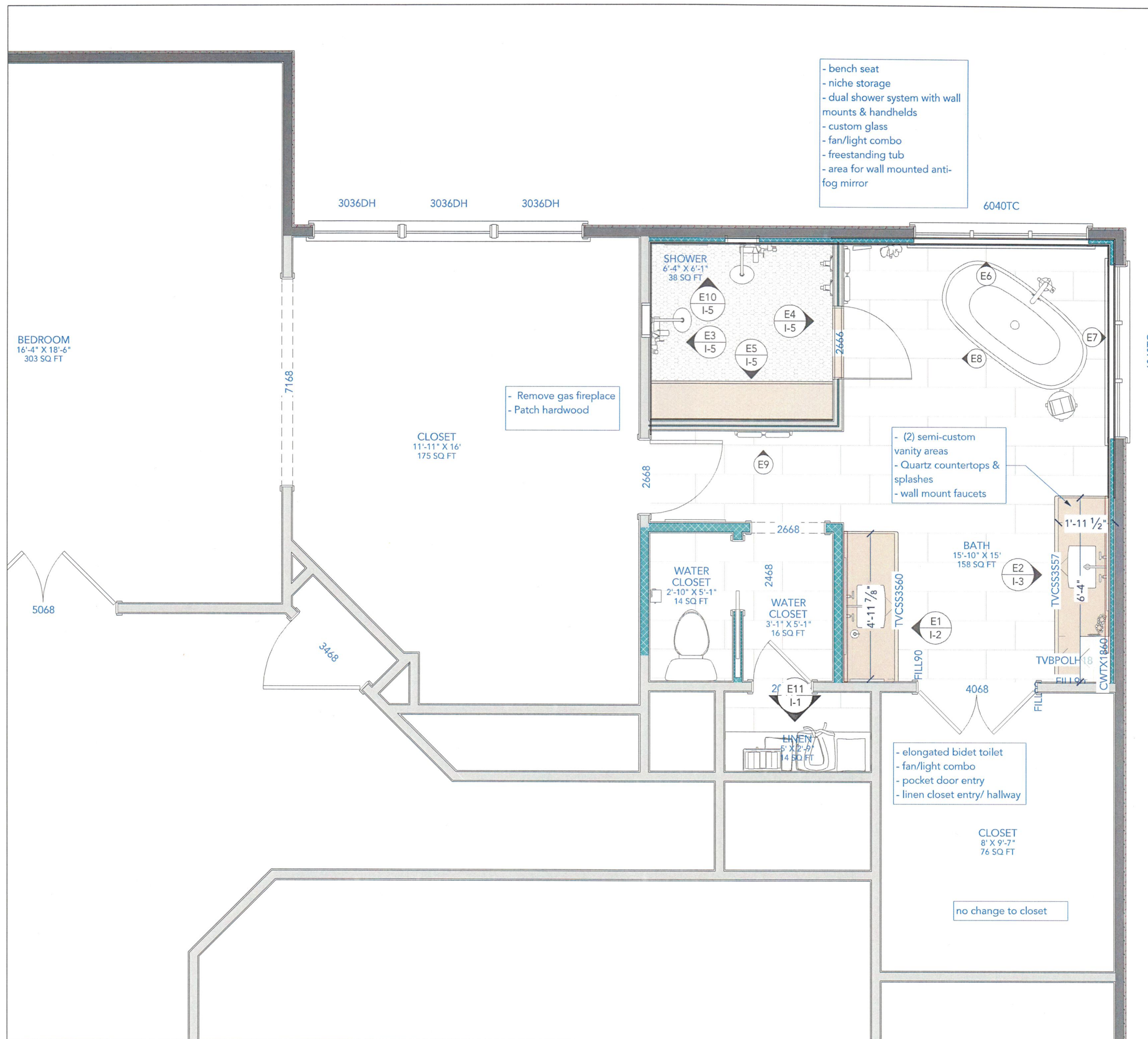
SCALE: 1/2" = 1'

A-1

PROPOSED 2ND FLOOR

PAGE:

3



Manufacturer: Crystal Cabinet Works
Line: Current Frameless
Box Construction: Natural Maple Melamine

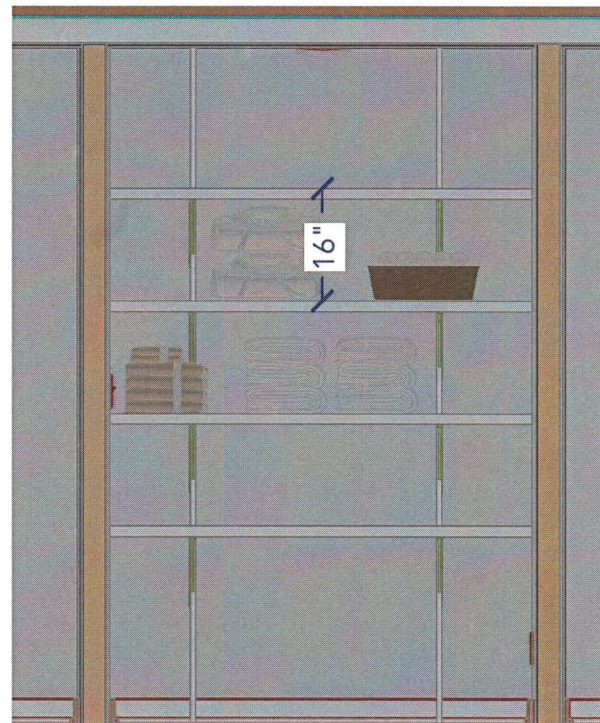
Box Construction: Natural Maple Melamine

Counter wall: Painted Beach Sand

Start: BBB

- frameless cabinetry
- reconfigure layout
- delete French door entry/ single door entry
- move water closet location with pocket door entry
- replace linen closet shelves with adjustable malanmine shelving
- relocate entry/ delete french doors
- delete tub deck, replace tub/ stays in similar location

- update shelved to fixed white melamine shelving with brackets
- recessed light



The floor plan shows a rectangular room with a tiled floor. On the left wall, there is a large mirror labeled "E1 I-2". Below it is a vanity unit labeled "TVCSS3S60" with a width dimension of "4'-11 7/8\"". To the right of this vanity is a bathtub labeled "BATH 15'-10\" X 15' 158 SQ FT". Further right is another vanity unit labeled "TVCSS3S57" with a width dimension of "1'-11 1/2\"". This vanity has a sink labeled "6'-4\"". Above the right vanity is a circular fixture labeled "E2 I-3". At the bottom center of the room is a bathtub labeled "TVBPOLH18". The bottom wall features two windows labeled "FILL90" and "FILL90". A door at the bottom right is labeled "CWTX1860". A blue box in the top right corner lists specifications: "(2) semi-custom vanity areas", "Quartz countertops & splashes", and "wall mount faucets".



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GREENE PRIMARY BATH

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REVISION TABLE			
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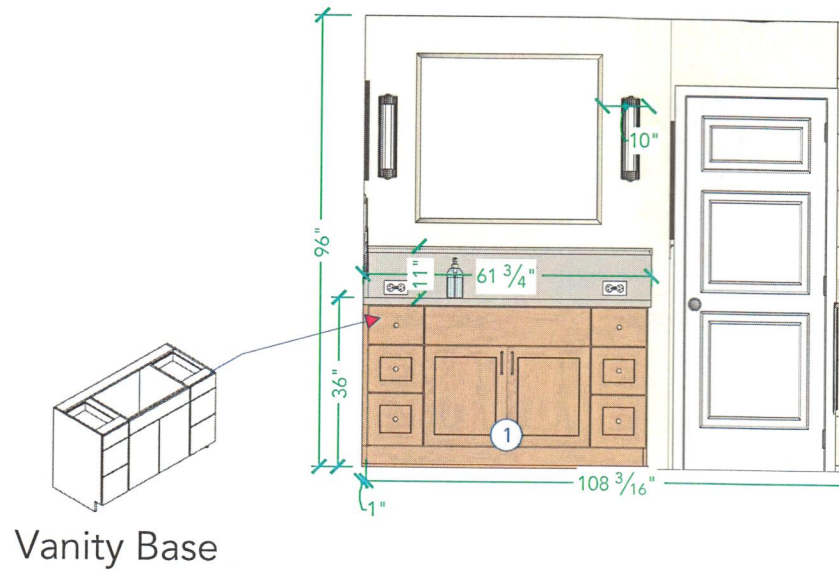
1-1

**CABINET PLANS -
PRIMARY BATH**

PAGE:

4

Elevation:



Cabinet Hardware Key: **TBD**

xxx = 
xxx = 
xxx = 

Cabinet Elevation Notes:

ELEVATION 1 SCHEDULE	
①	21" DEEP VANITY BASE WITH 6 DRAWERS, DRAWERS ARE 18" WIDE EACH, TOP AND MIDDLE DRAWERS WITH 2 ADJ. DRAWER DIVIDERS LEFT TO RIGHT, PROTECTIVE SINK MAT BEHIND BUTT DOORS, FINISHED ON RIGHT SIDE

Tile Key:

Bath Floors:

Petrastone in 'Grigio' Color
Lay pattern is Versailles
Grout is Warm Grey
Door threshold is Pearl/Nordic

Shower Floors:

Island Stone Sterling Mega Mix i3xlg2
Grout is Warm Grey
Shower Threshold is Pearl/Nordic

Shower Walls & Tub Surround:

Aeterna 12" x 24" in 'Avorio' Polished
Framed in TSBG Schluter
Lay pattern is Brick Lay
Grout is Warm Grey

Niche Tile

Glazzio Magical Forest Random Brick Buttercup Patch
Grout is Warm Gray

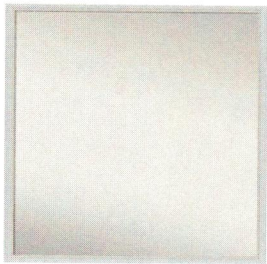
VANITY SCONCE:



WALL MOUNTED FAUCETS:



VANITY MIRROR:



40" X 36"



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GREENE PRIMARY BATH

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STAMP/SEAL:

REVISION TABLE			
NO.	DATE	BY	DESCRIPTION

SCALE: 1/2" = 1'

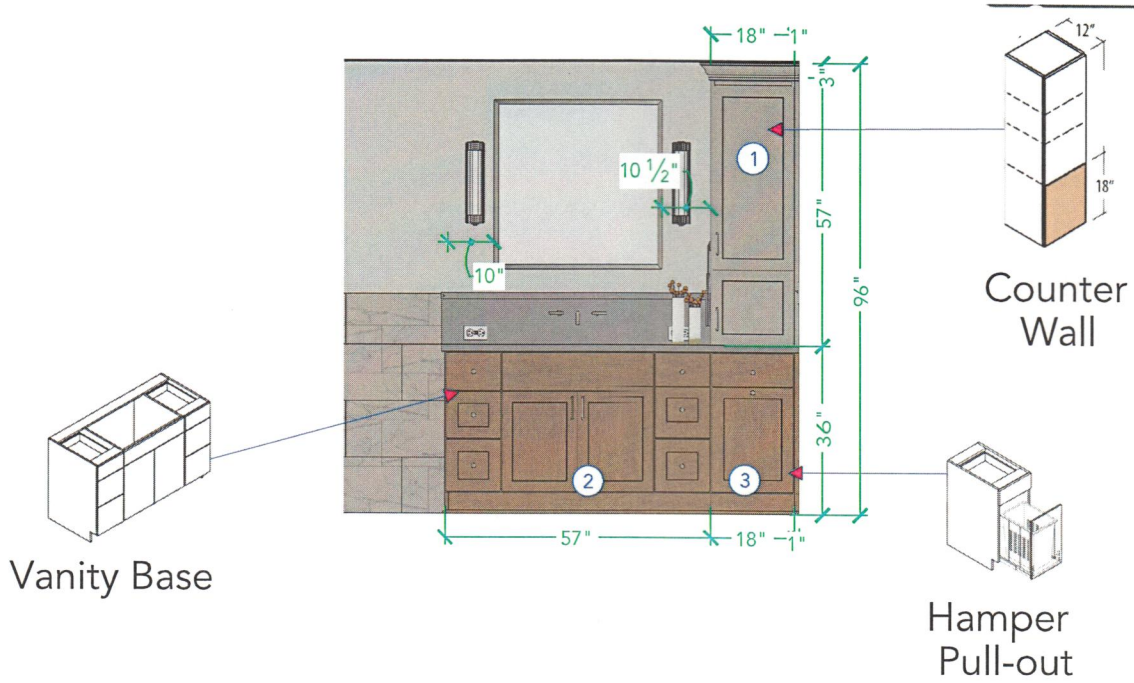
I-2

ELEVATION #1 - PRIMARY
BATH

PAGE:

5

Elevation:



Cabinet Hardware Key: **TBD**

- xxx =
- xxx =
- xxx =

Cabinet Elevation Notes:

ELEVATION 2 SCHEDULE	
①	COUNTER WALL WITH ACCESSORY DOOR, BOTTOM OPENING=18" TALL, TOP OPENING WITH 3 ADJ. SHELVES BEHIND DOOR, FINISHED ON LEFT SIDE
②	21" DEEP VANITY BASE WITH 6 DRAWERS, DRAWERS ARE 15" WIDE EACH, TOP AND MIDDLE DRAWERS WITH 2 ADJ. DRAWER DIVIDERS LEFT TO RIGHT, PROTECTIVE SINK MAT BEHIND BUTT DOORS, FINISHED ON LEFT SIDE
③	HAMPER PULL-OUT WITH DRAWER ABOVE, INCLUDES A 60 QUART LAUNDRY BASKET

Tile Key:

Bath Floors:

Petrastone in 'Grigio' Color
Lay pattern is Versailles
Grout is Warm Grey
Door threshold is Pearl/Nordic

Shower Floors:

Island Stone Sterling Mega Mix i3xlg2
Grout is Warm Grey
Shower Threshold is Pearl/Nordic

Shower Walls & Tub Surround:

Aeterna 12" x 24" in 'Avorio' Polished
Framed in TSBG Schluter
Lay pattern is Brick Lay
Grout is Warm Grey

Niche Tile

Glazzio Magical Forest Random Brick Buttercup Patch
Grout is Warm Gray

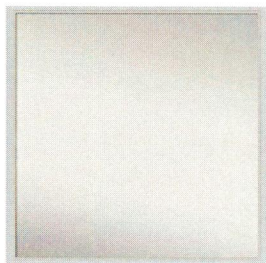
VANITY SCONCE: X4
COOPER RIBBED, SATIN NICKEL



WALL MOUNTED FAUCETS: X2
BRILLIANCE STAINLESS



VANITY MIRROR:

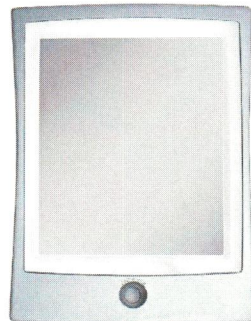


36" X 36"

TOILET:



SHOWER MIRROR:



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GREENE PRIMARY BATH

13565 Julia Manor Way West Friendship, MD 21794

STAMP/SEAL:

REVISION TABLE			
NO.	DATE	BY	DESCRIPTION

SCALE: 1/2" = 1'

I-3

ELEVATION #2 - PRIMARY
BATH

PAGE:

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GREENE PRIMARY BATH

13565 Julia Manor Way West Friendship, MD 21794

STAMP/SEAL:

REVISION TABLE

NO.	DATE	BY	DESCRIPTION

SCALE: 1/2" = 1'

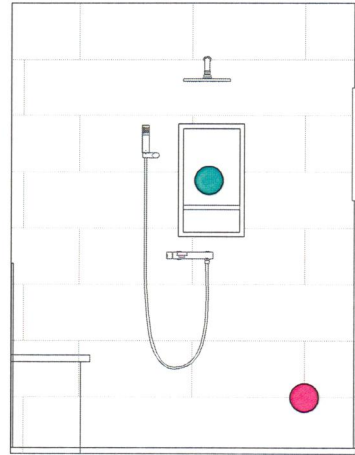
I-4

ADD'L 3D IMAGES

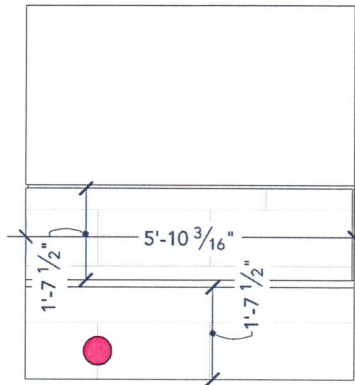
PAGE:

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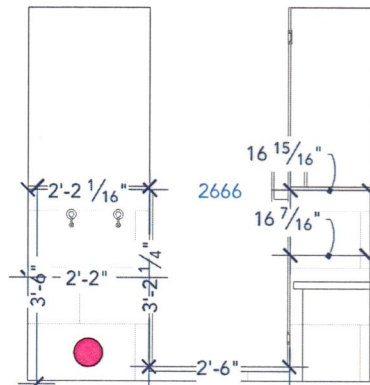
Tile Elevation(s):



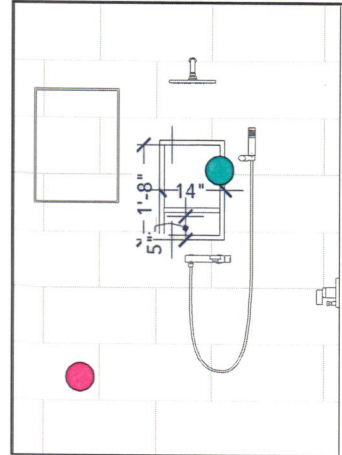
Elevation 3



Elevation 5



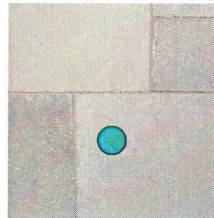
Elevation 4



Elevation 10



Bath Floors:
Petrastone in 'Grigio' Color
Lay pattern is Versailles
Grout is Warm Grey
Door threshold is Pearl/Nordic



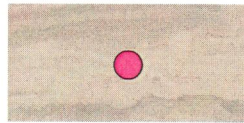
Bath Floor Tile

Shower Floors:
Island Stone Sterling Mega Mix
i3xlg2
Grout is Warm Grey
Shower Threshold is Pearl/Nordic



Shower Floor Tile

Shower Walls & Tub Surround:
Aeterna 12" x 24" in 'Avorio' Polished
Framed in TSBG Schluter
Lay pattern is Brick Lay
Grout is Warm Grey



Shower Wall & Tub Surround

Niche Tile
Glazzio Magical Forest Random Brick
Buttercup Patch
Grout is Warm Gray



Niche Tile

TUB FILLER:
BRILLIANCE STAINLESS



FREESTANDING TUB:
66" ACRYLIC



DECORATIVE TUB LIGHT:
3-LIGHT, NICKEL



SHOWER SYSTEM X2: BRILLIANCE STAINLESS



ACCESSORIES: TBD



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GREENE PRIMARY BATH

13565 Julia Manor Way West Friendship, MD 21794

STAMP/SEAL:

REVISION TABLE			
NO.	DATE	BY	DESCRIPTION

SCALE: 1/2" = 1'

I-5

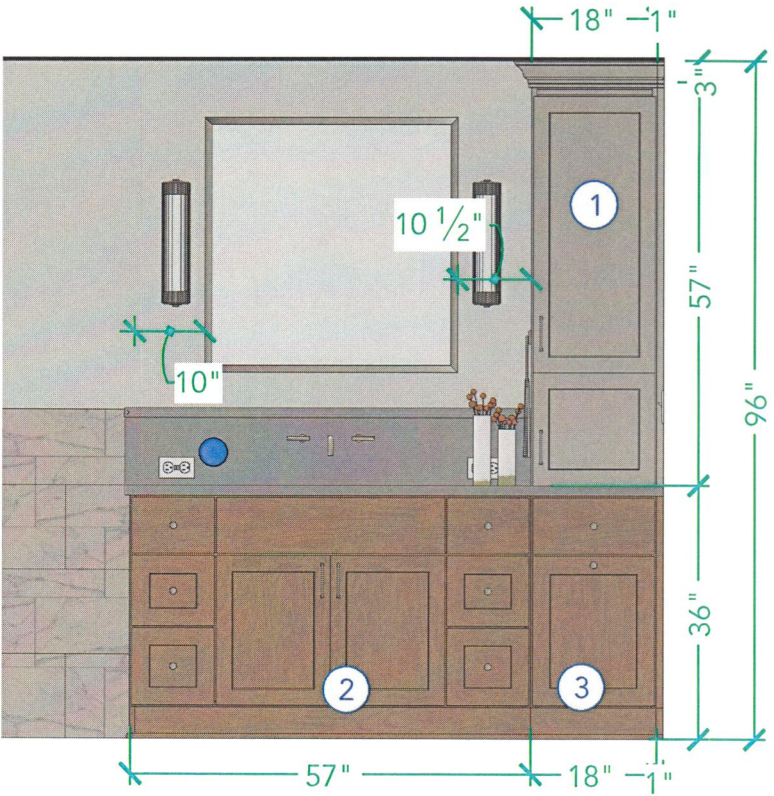
ELEVATION # - TILE /
COUNTERTOP

PAGE:

8

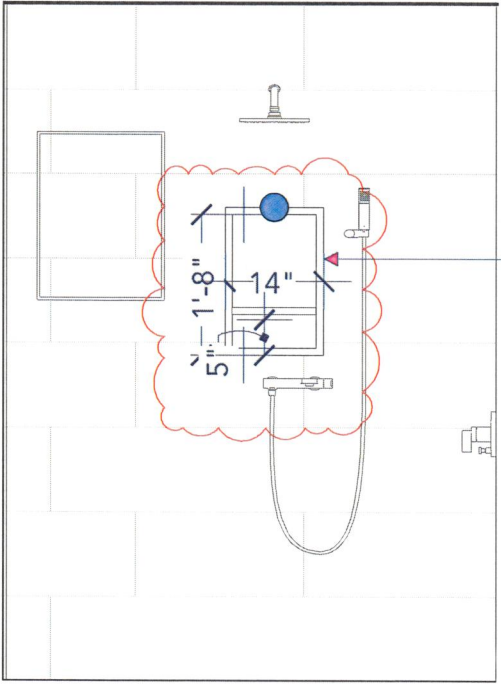
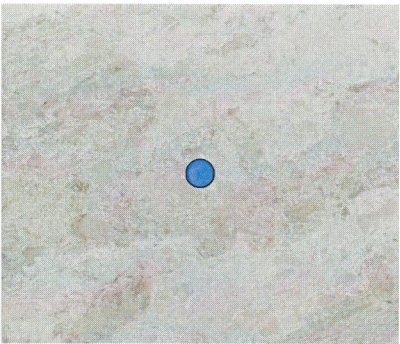
Countertop Notes:

- tall splashes with wall-mounted faucets
- top bead detail on splashes
- eased edge
- radius confirmed after template
- all shower pieces & wall caps made of Quartz

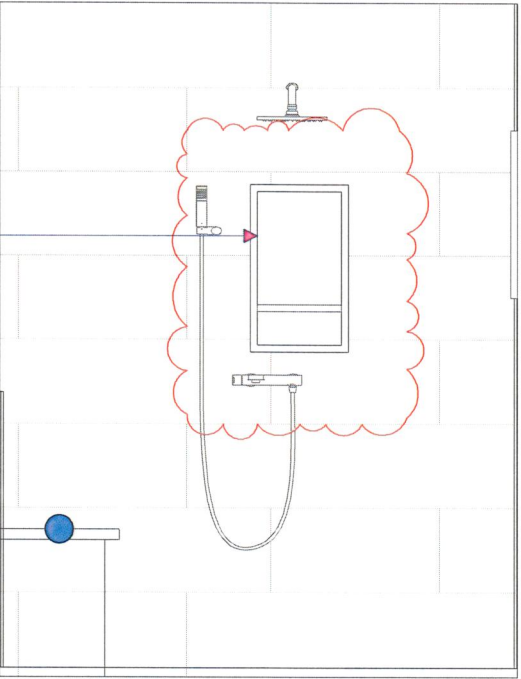


Countertop:

Vicostone Madreperola
tall splashes with wall mount
faucets



proposed niche sizing
confirm with client



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GREENE PRIMARY BATH
13565 Julia Manor Way West Friendship, MD 21794

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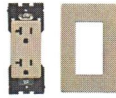
I-6
COUNTERTOP & TILE
PLANS

Electrical Selections:

6" RECESSED LIGHTS
QTY: 4

GFCI OUTLETS: TBD

GFCI VANITY OUTLETS:
QTY: 4
LEVITON NAVAJO SAND



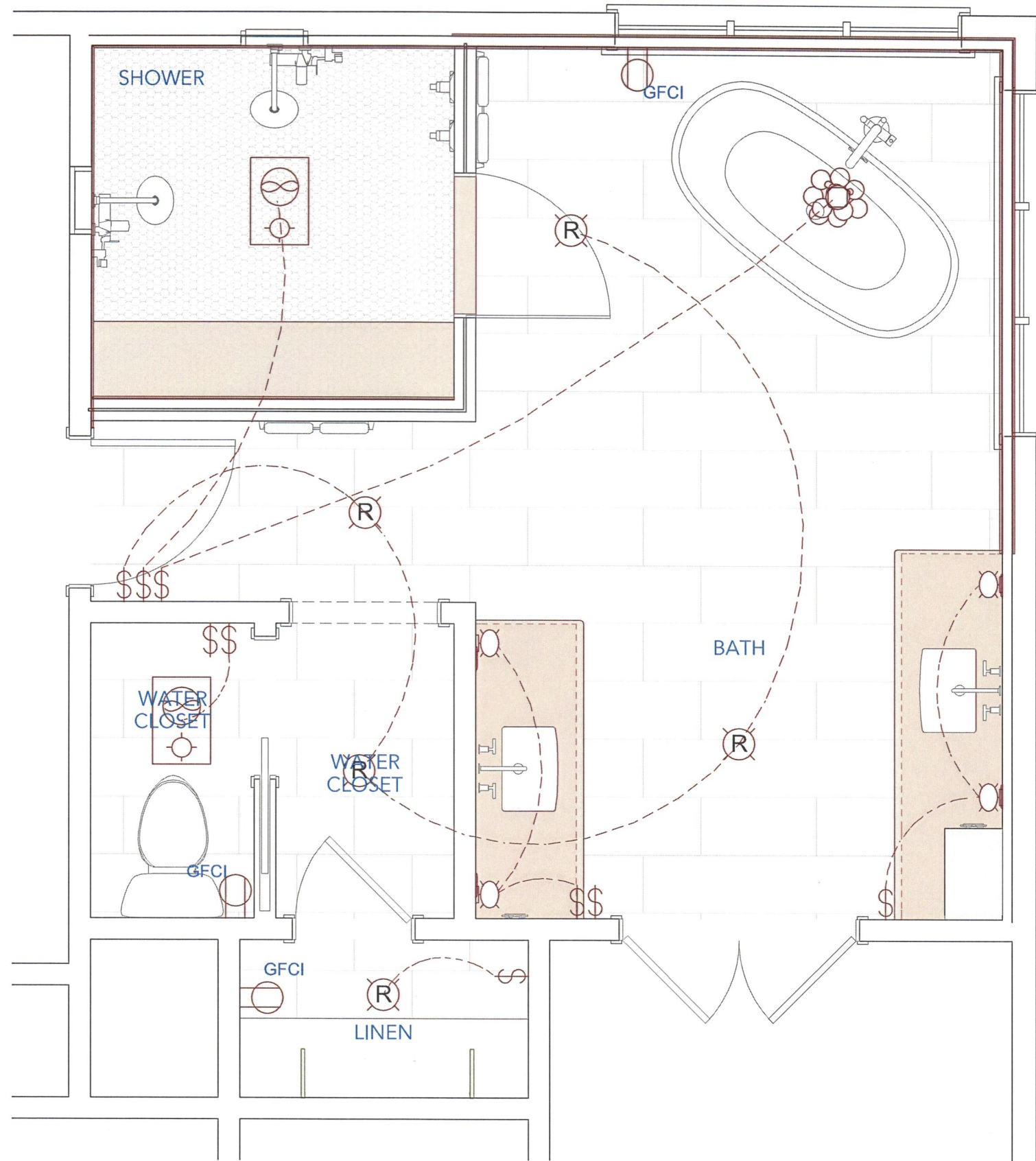
DECORATIVE TUB LIGHT
BRASS CLUSTER 3-LIGHT



VANITY SCONCES
PB COOPER RIBBED SCONCE
QTY: 4



FAN/LIGHT COMBO
QTY: 2



Electrical Plans



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GREENE PRIMARY BATH

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REVISION TABLE			
NO.	DATE	BY	DESCRIPTION

SCALE: 1/4" = 1'

E-1
ELECTRICAL PLANS