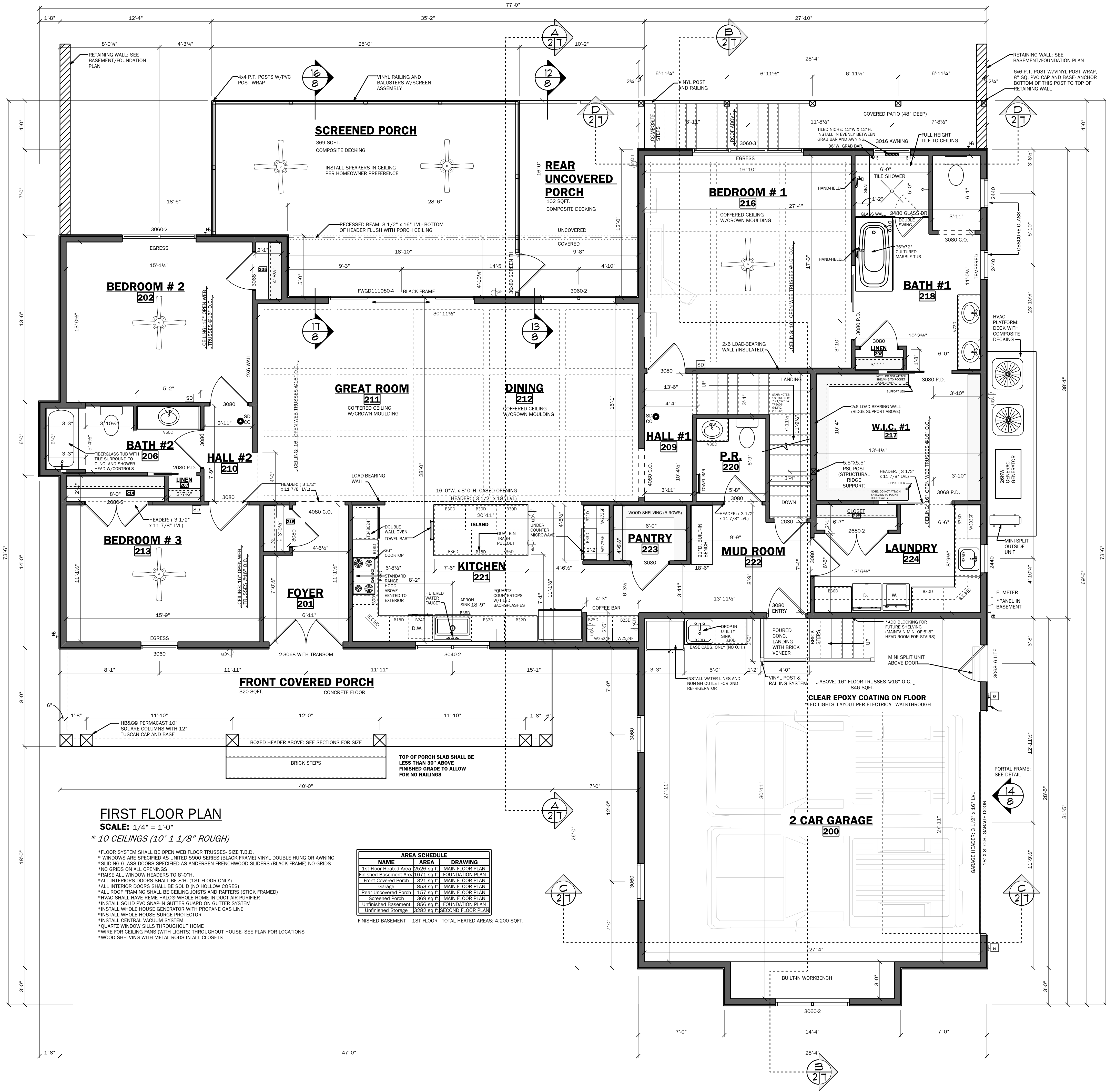




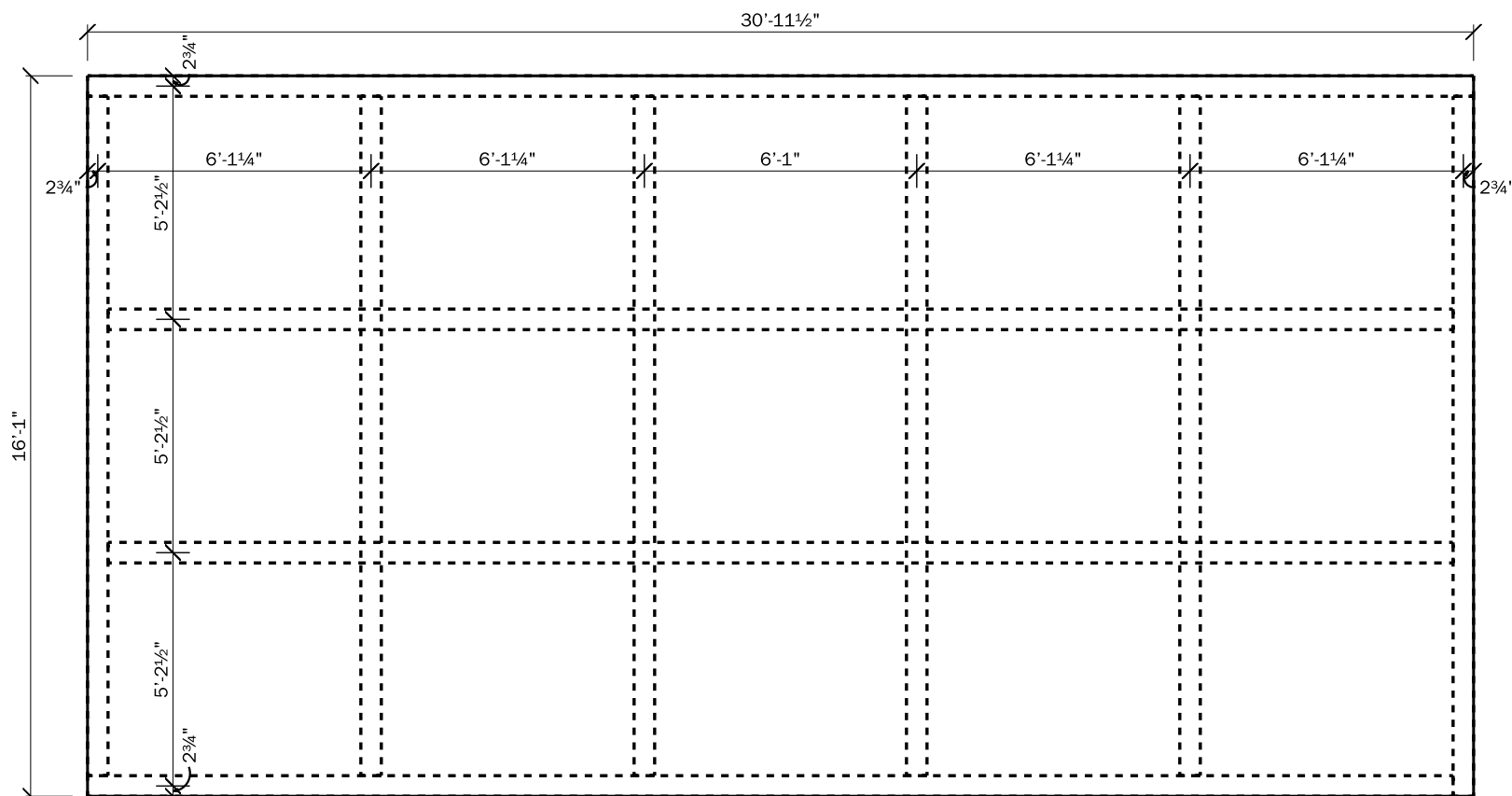
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"
* 10 CEILINGS (10' 1 1/8" ROUGH)

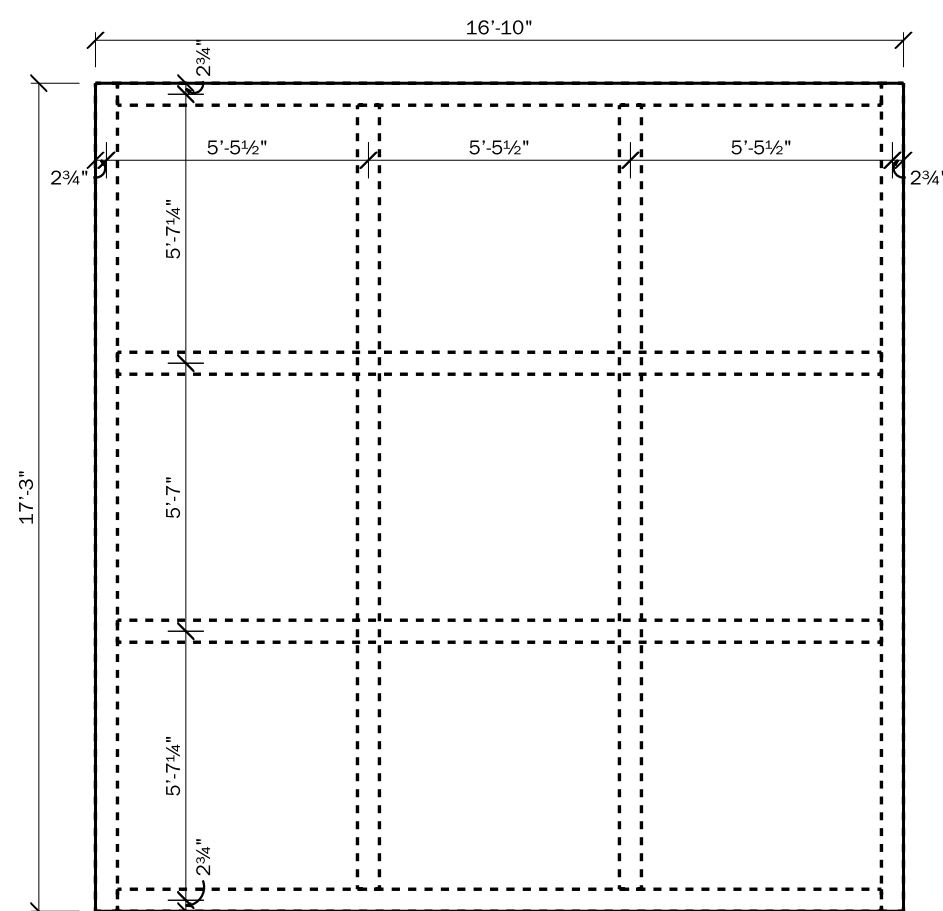
- * FLOOR SYSTEM SHALL BE OPEN WEB FLOOR TRUSSES SIZE T.B.D.
- * WINDOWS ARE SPECIFIED AS UNITED 1500 SERIES (BLACK FRAME) VINYL DOUBLE HUNG OR AWNING
- * SLIDING GLASS DOORS SPECIFIED AS ANDERSEN FRENCHWOOD SLIDERS (BLACK FRAME) NO GRIDS
- * NO GRIDS ON ALL OPENINGS
- * RAISE ALL WINDOW HEADERS TO 8'-0"
- * ALL INTERIOR DOORS SHALL BE 8'-0" (1ST FLOOR ONLY)
- * ALL INTERIOR DOORS SHALL BE SOLID (NO HOLLOW CORES)
- * ALL ROOF FRAMING SHALL BE CEILING JOISTS AND RAFTERS (STICK FRAMED)
- * HVAC SHALL HAVE REME HALOB WHOLE HOME IN DUCT AIR PURIFIER
- * INSTALL SOLID PVC SHARPEN GUTTER GUARD ON GUTTER SYSTEM
- * INSTALL WHOLE HOUSE GENERATOR WITH PROPANE GAS LINE
- * INSTALL CENTRAL VACUUM SYSTEM
- * QUARTZ WINDOW SILLS THROUGHOUT HOME
- * WIRE FOR CEILING FANS (WITH LIGHTS) THROUGHOUT HOUSE: SEE PLAN FOR LOCATIONS
- * WOOD SHELVING WITH METAL RODS IN ALL CLOSETS

NAME	AREA	DRAWING
1st Floor Heated Area	2,306 sq ft	MAIN FLOOR PLAN
Finished Basement Area	1,671 sq ft	FOUNDATION PLAN
Front Covered Porch	321 sq ft	MAIN FLOOR PLAN
Garage	653 sq ft	MAIN FLOOR PLAN
Rear Uncovered Porch	157 sq ft	MAIN FLOOR PLAN
Screened Porch	369 sq ft	MAIN FLOOR PLAN
Unfinished Basement	1,566 sq ft	FOUNDATION PLAN
Unfinished Storage	1,282 sq ft	SECOND FLOOR PLAN

FINISHED BASEMENT + 1ST FLOOR - TOTAL HEATED AREAS: 4,200 SQFT.



CEILING GRID DETAIL- GREAT ROOM AND DINING
*NOTE: ALL DIMENSIONS ARE TO CENTER OF BEAMS



CEILING GRID DETAIL- BEDROOM #1
*NOTE: ALL DIMENSIONS ARE TO CENTER OF BEAMS

DISCLAIMER:

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DESIGNED BY
MCCREATIVE HOME DESIGN GROUP
25535 PLAZA DRIVE UNIT 2
MILLSBORO, DE 19966
202-346-5577

ENGINEER SEAL (IF APPLICABLE)

PROJECT NAME:
GRAVES RESIDENCE
LOT # INGRAMS POINT

MILLSBORO DE 19966

SHEET NAME:

FIRST FLOOR PLAN

BUILDER NAME:
GARRISON HOMES

SHEET NAME:

SCALE: AS NOTED

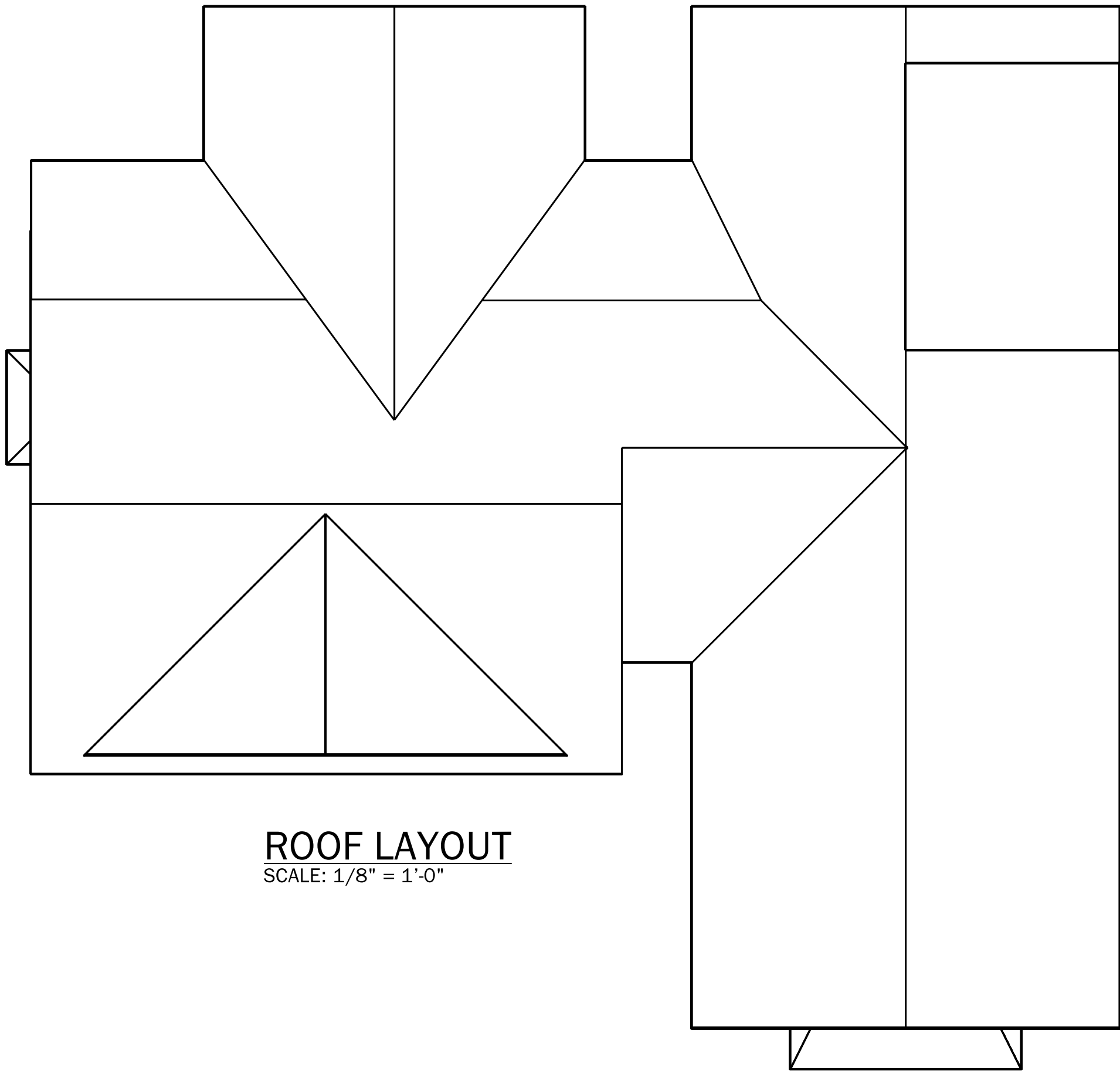
DRAWN BY: MJV

DATE:

REVISED: 7/15/2024

SHEET #

3



ROOF LAYOUT

SCALE: 1/8" = 1'-0"

DISCLAIMER:

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ENGINEER SEAL (IF APPLICABLE)

PROJECT NAME:

GRAVES RESIDENCE

LOT #- INGRAMS POINT

1996

DE

MILISBORO

GARRISON HOMES

SHEET NAME:

SECOND FLOOR PLAN

SCALE: AS NOTED

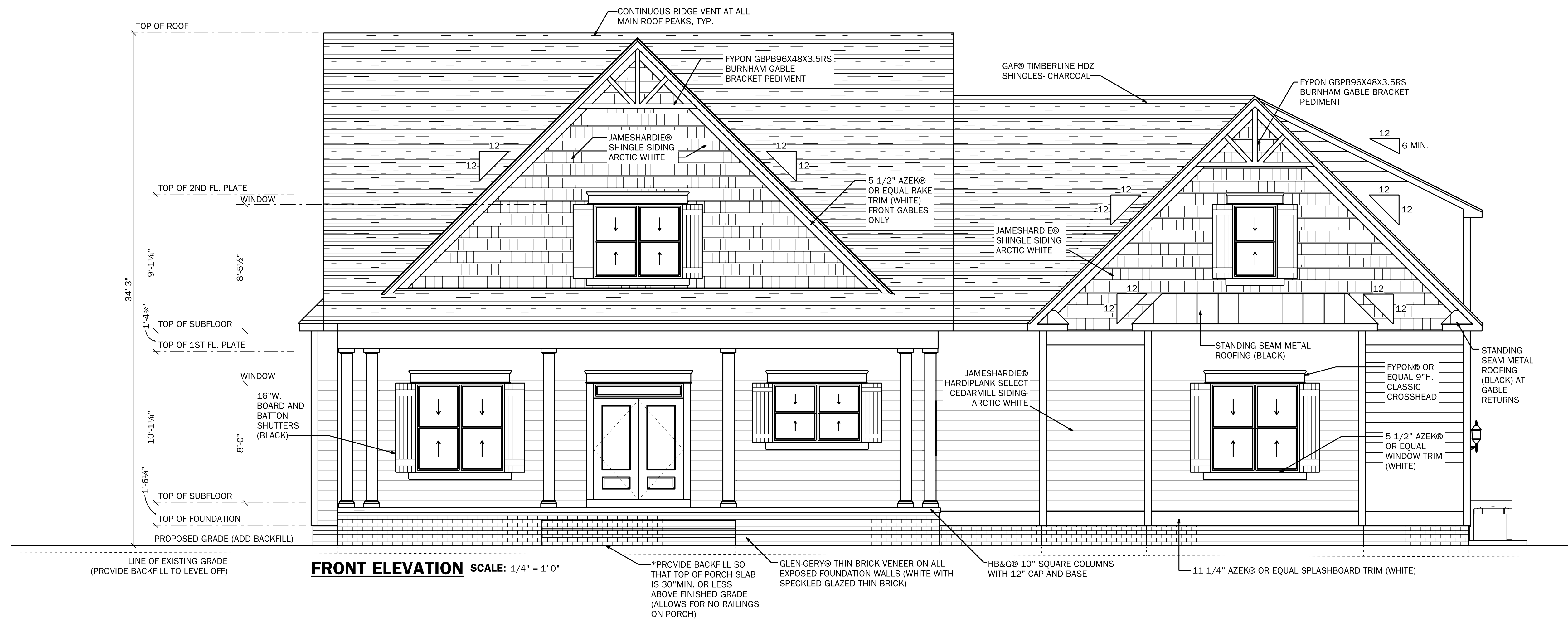
DRAWN BY: MJV

DATE _____

REVISÉ: 7/15/2024

SHEET #

4



DISCLAIMER:

DESIGNED BY

1E: **GRAVES RESIDENCE**
LOT #- INGRAMS POINT

PROJECT NAME:

SHEET NAME:

DRAWN BY: MJV

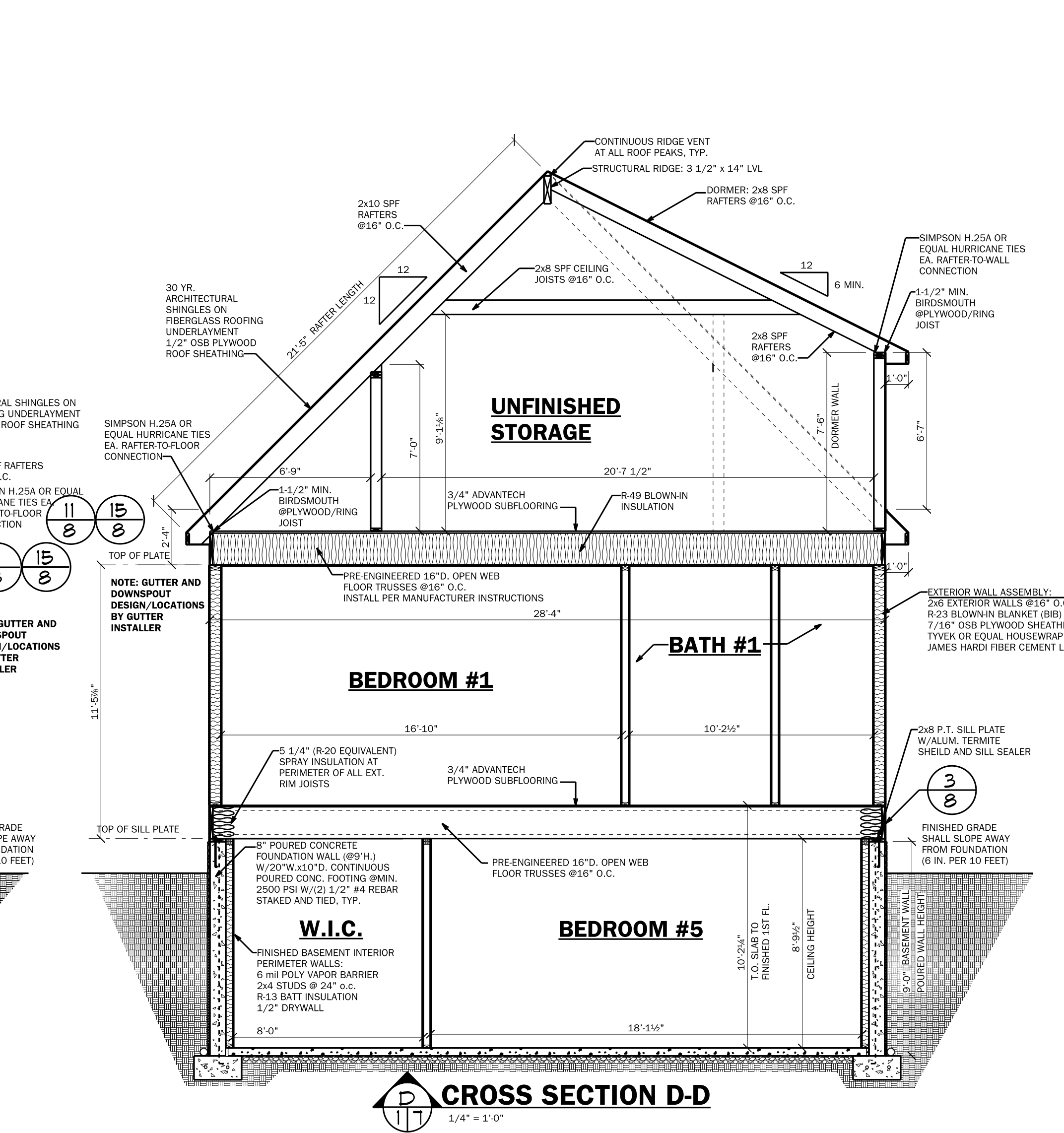
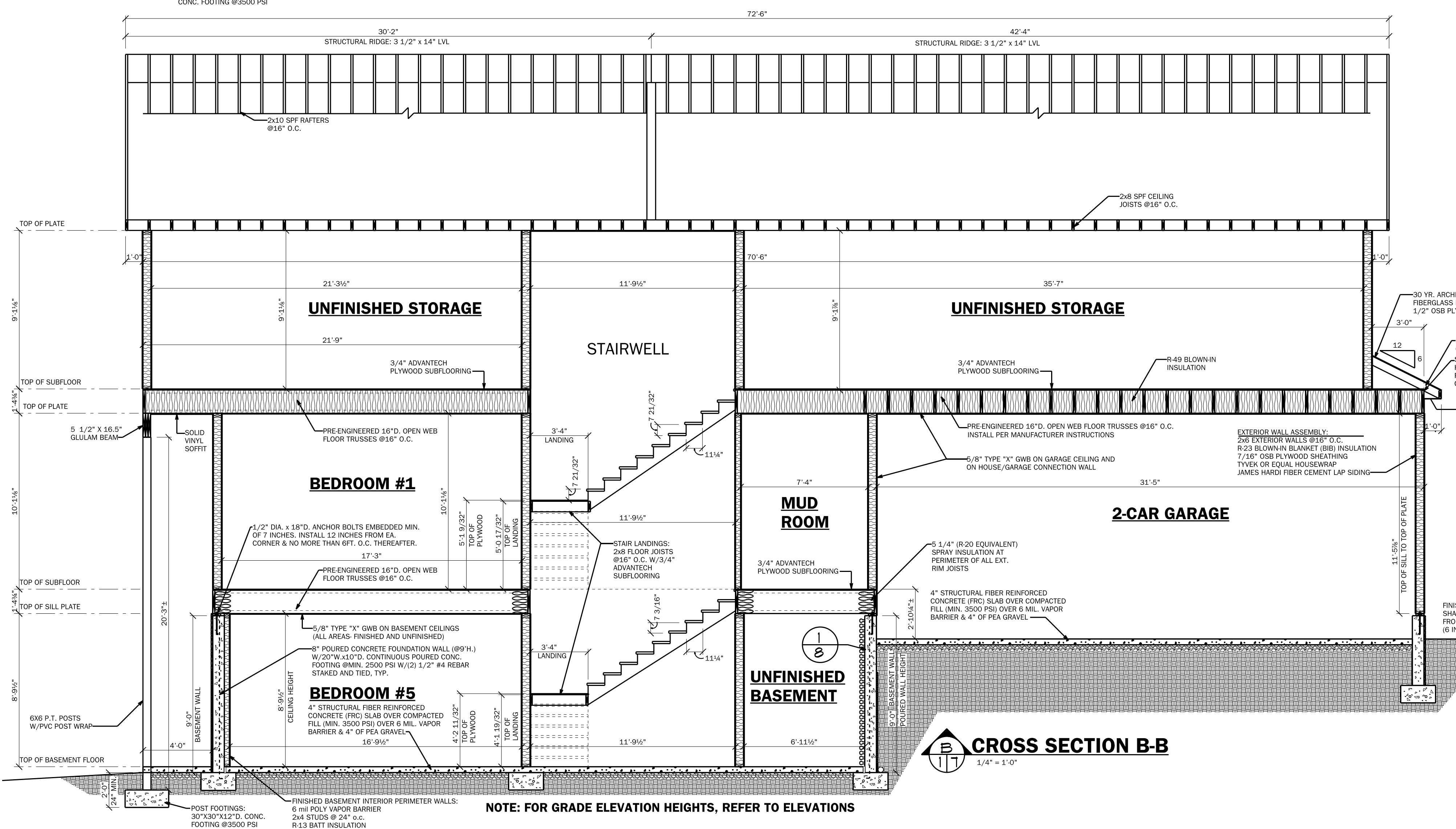
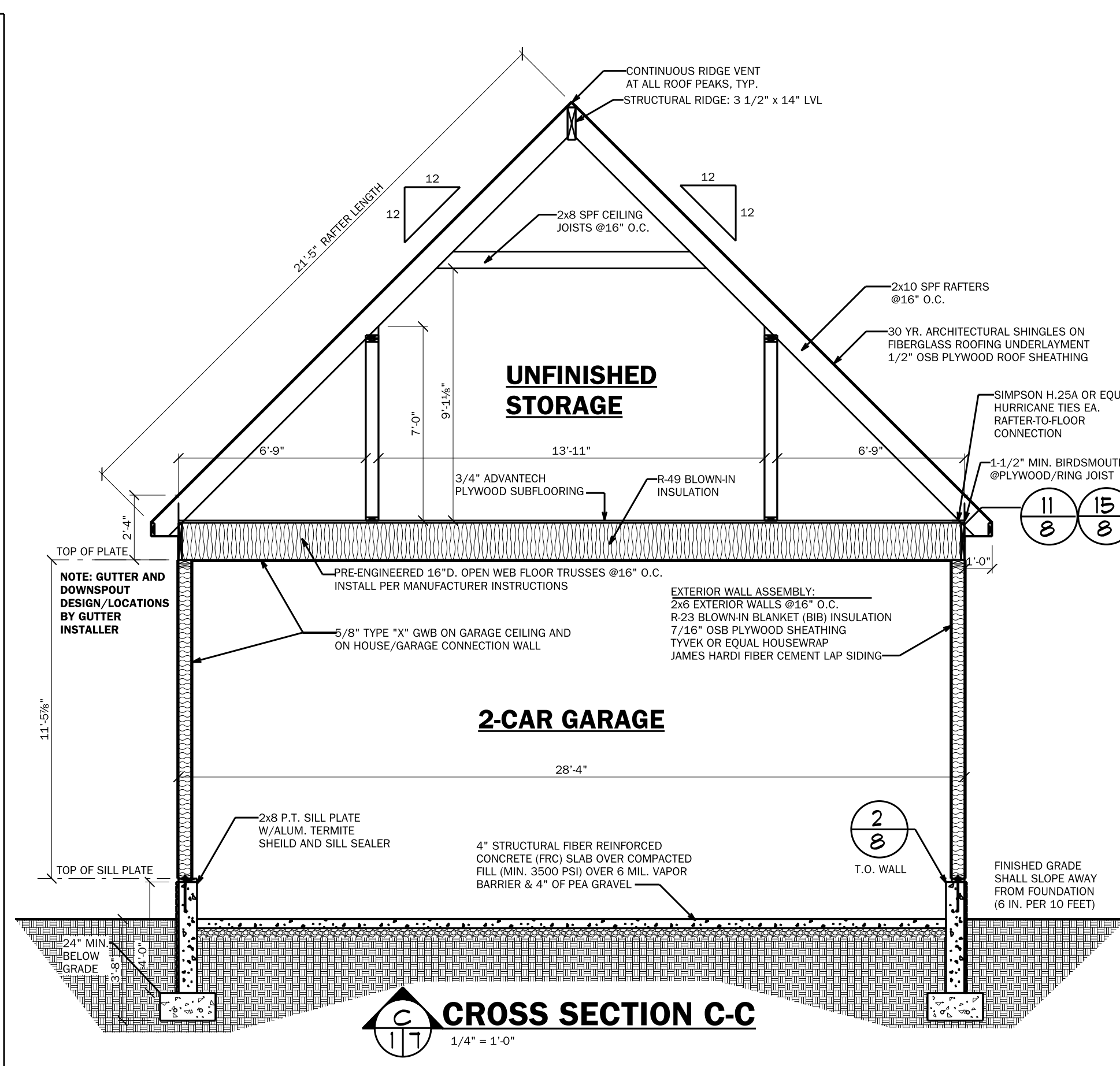
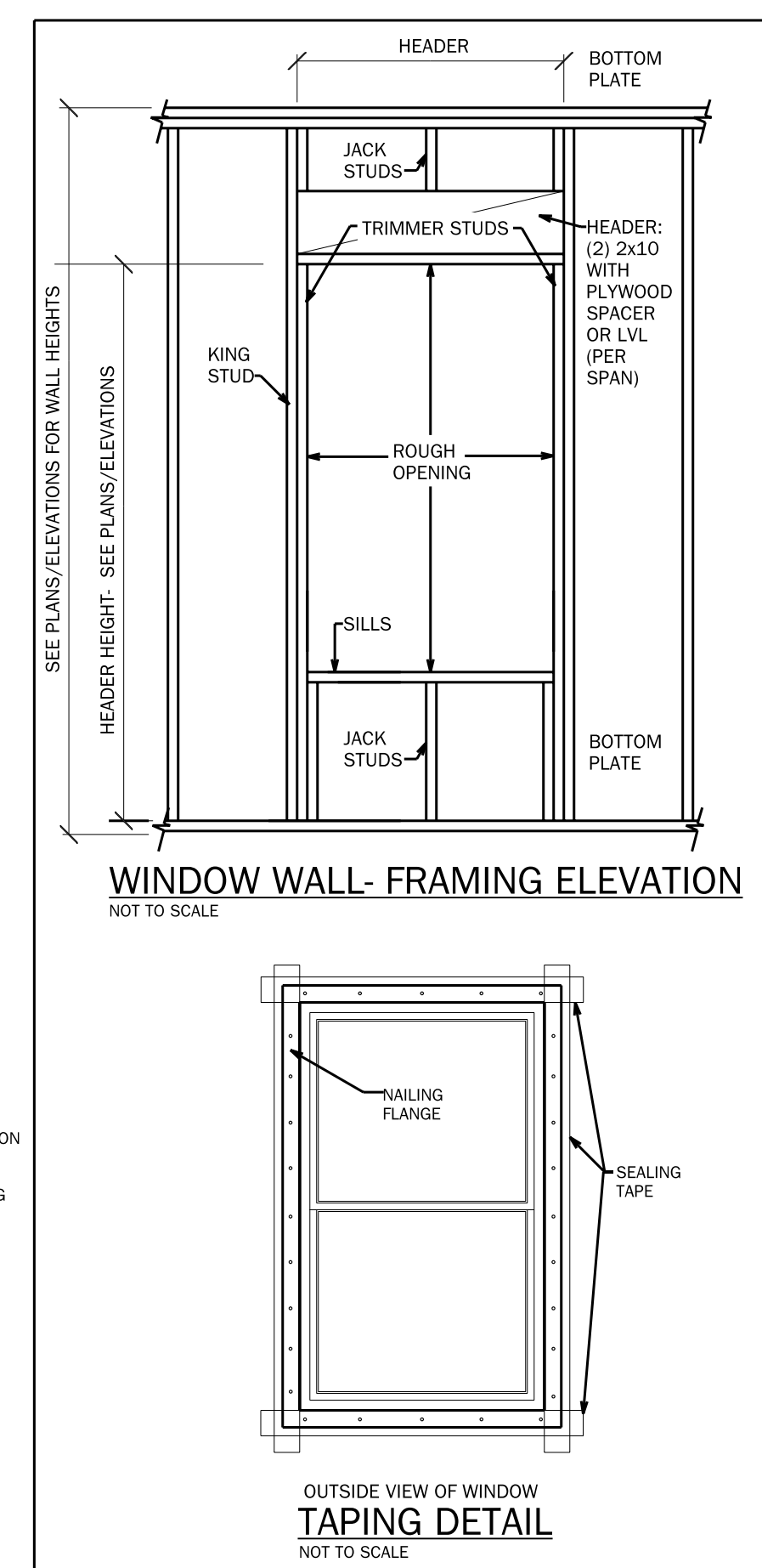
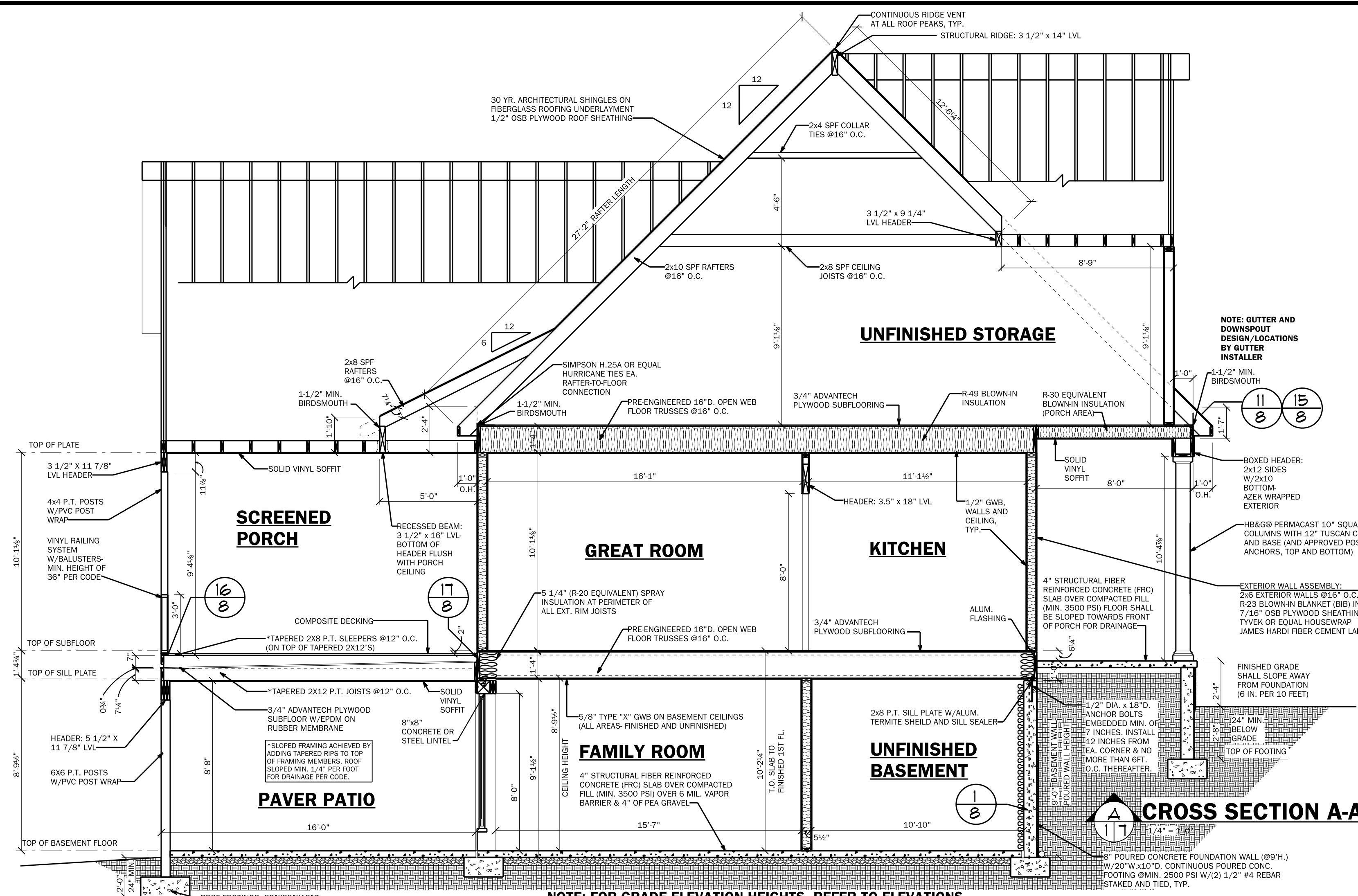
REVISÉ: 7/15/2024

SHEET #

5



6



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DESIGNED BY

CREATIVE

HOME DESIGN GROUP

25535 PLAZA DRIVE UNIT 2

MILLSBORO, DE 19966

302.346.6577

ENGINEER SEAL (IF APPLICABLE)

PROJECT NAME:

GRAVES RESIDENCE

LOT # INGRAMS POINT

MILLSBORO DE 19966

SHEET NAME:

CROSS SECTIONS 1

BUILDER NAME:

GARRISON HOMES

SCALE: AS NOTED

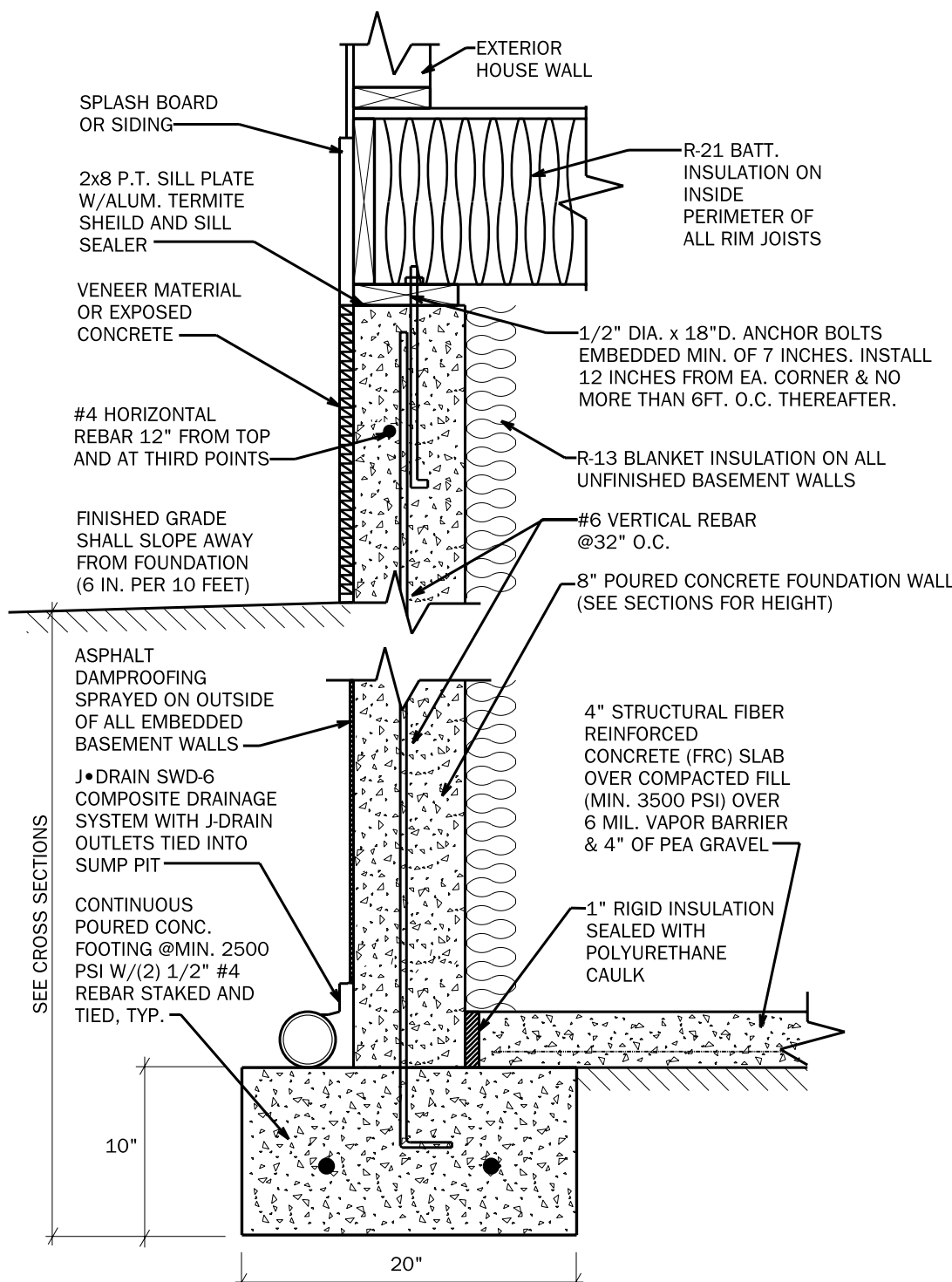
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DATE:

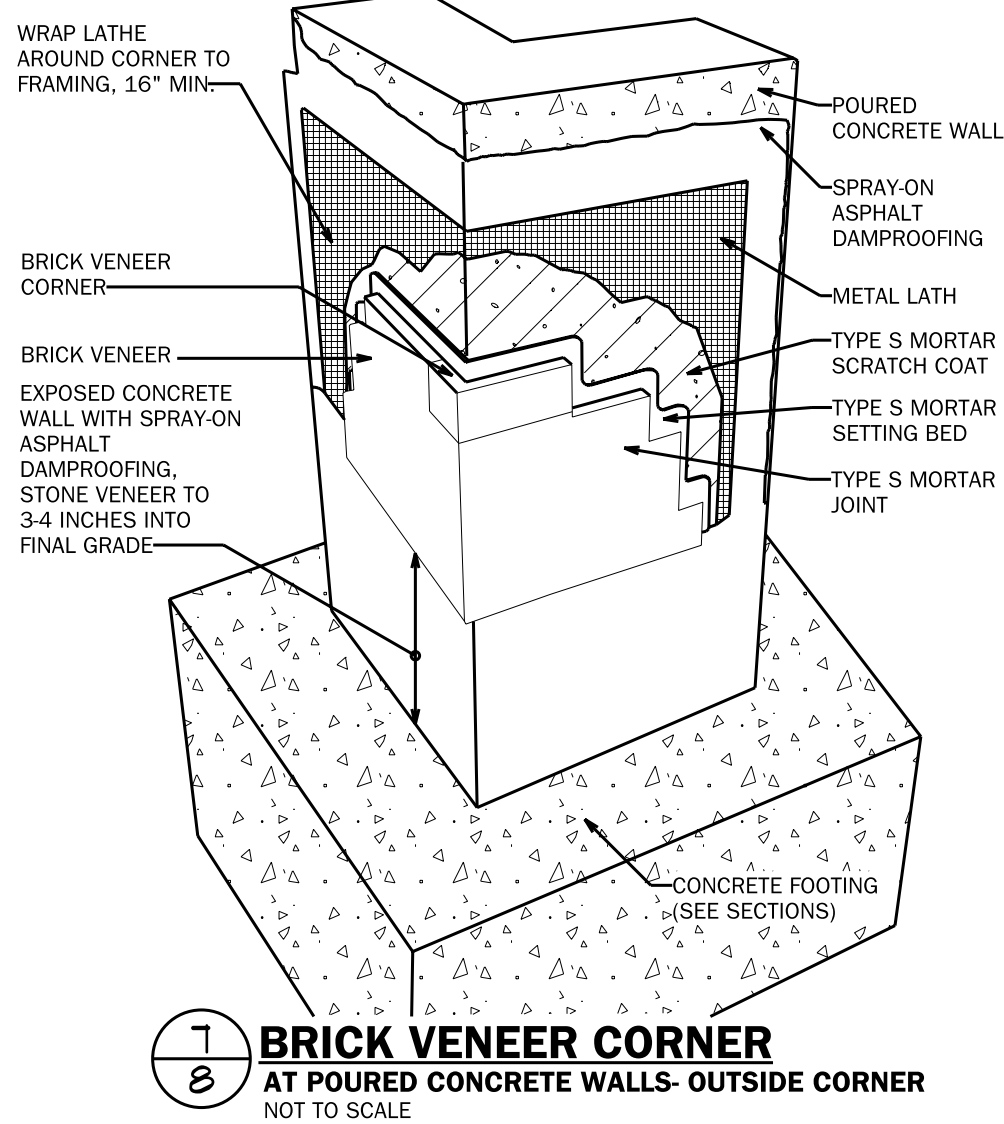
REVISED: 7/15/2024

SHEET #

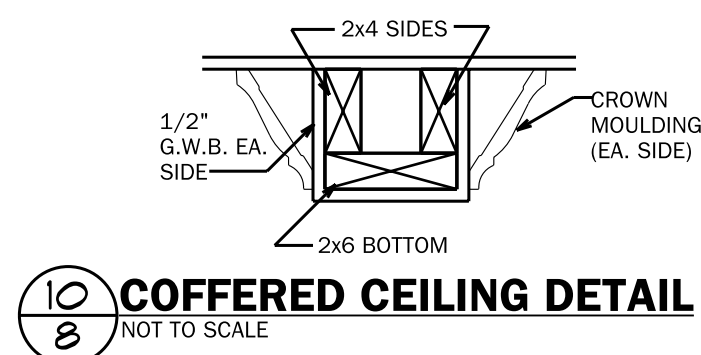
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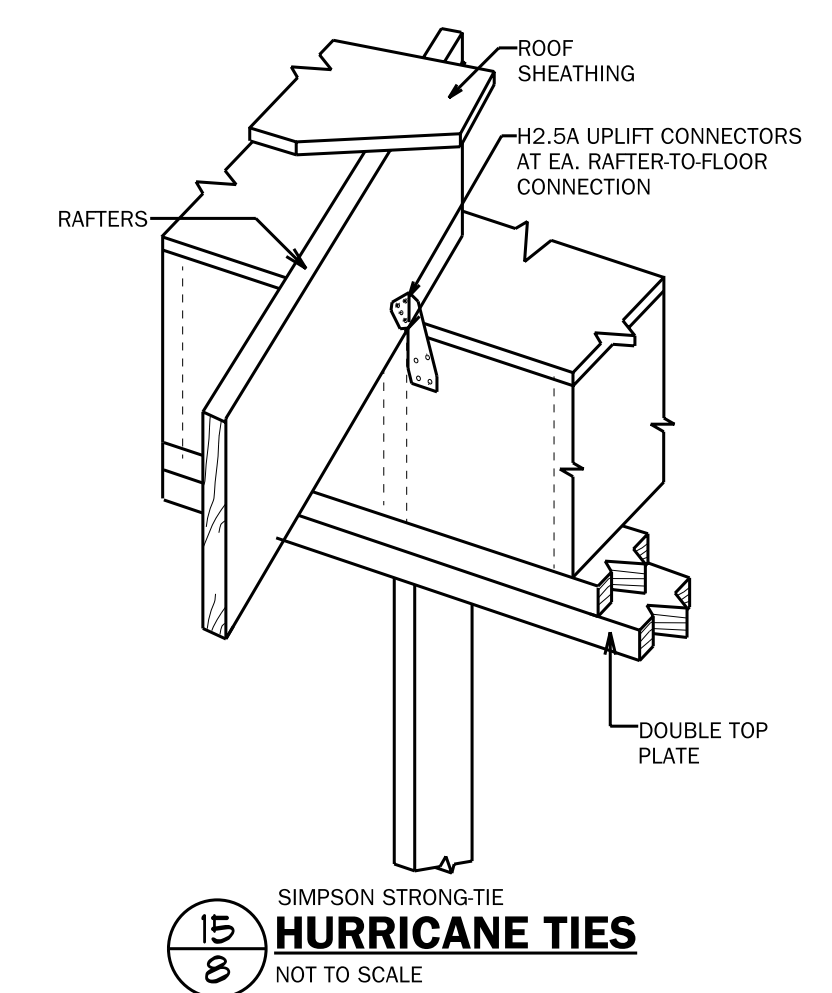
1
POURED BASEMENT WALL DETAIL
CONDITIONED SPACE- UNFINISHED
NOT TO SCALE



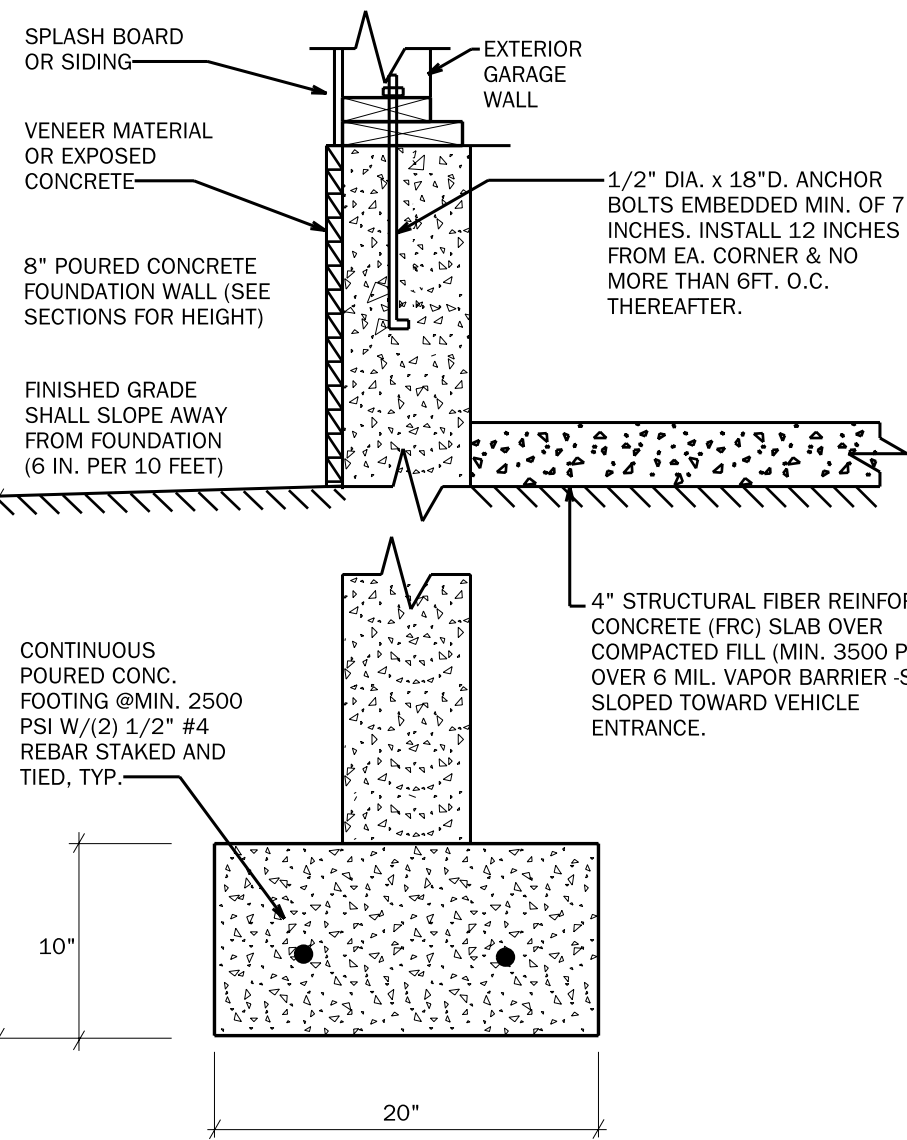
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BRICK VENEER CORNER
AT POURED CONCRETE WALLS- OUTSIDE CORNER
NOT TO SCALE



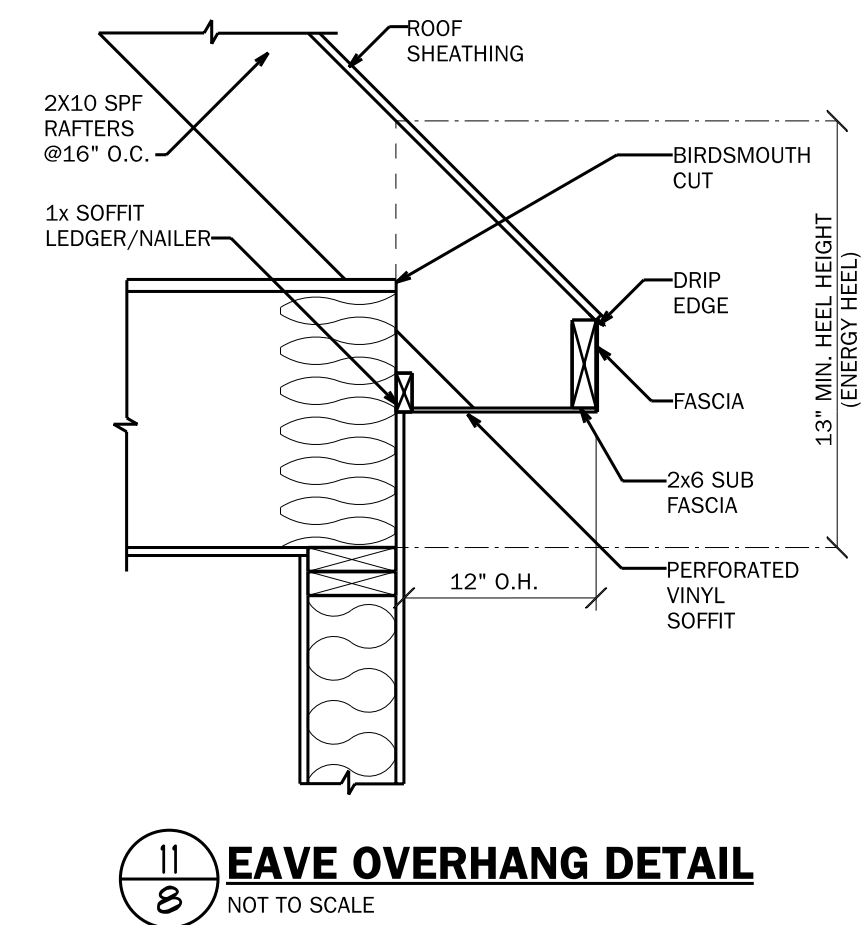
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COFFERED CEILING DETAIL
NOT TO SCALE



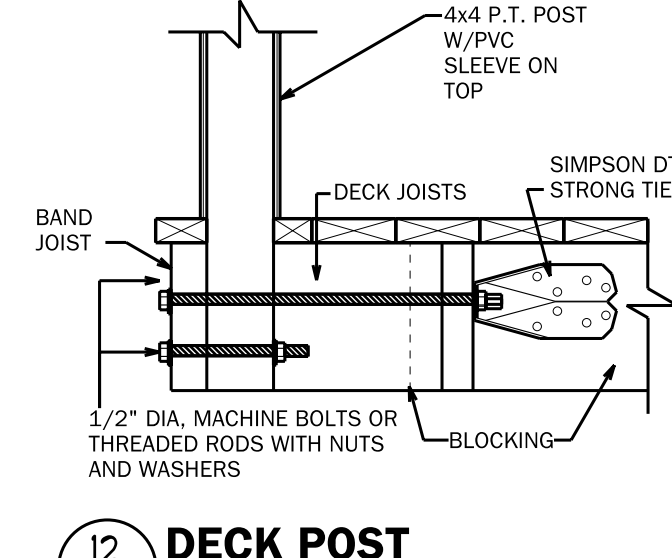
15
HURRICANE TIES
NOT TO SCALE



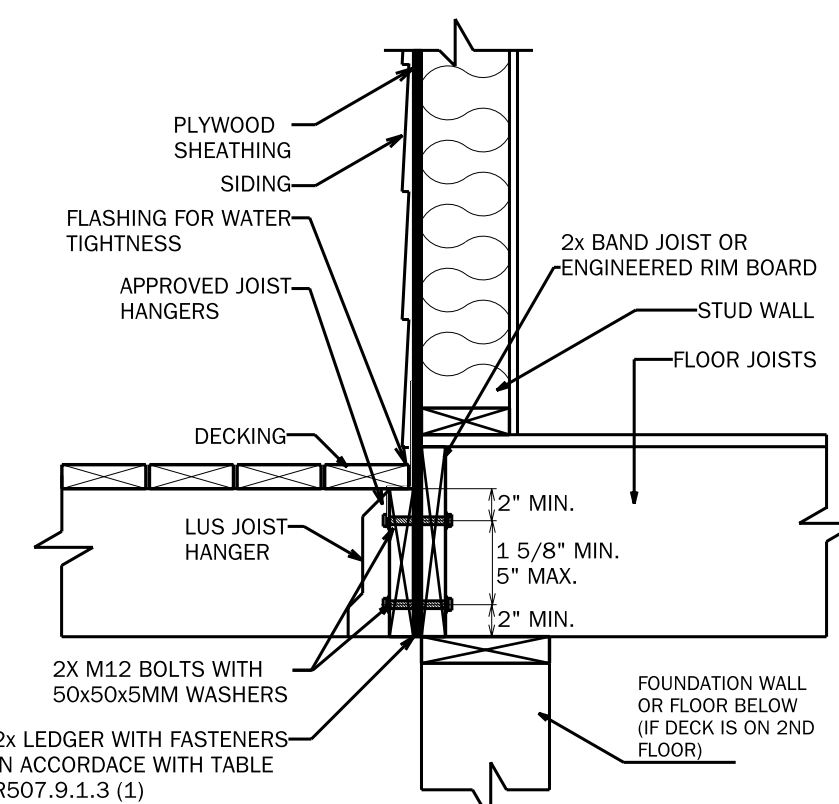
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POURED GARAGE WALL DETAIL
NOT TO SCALE



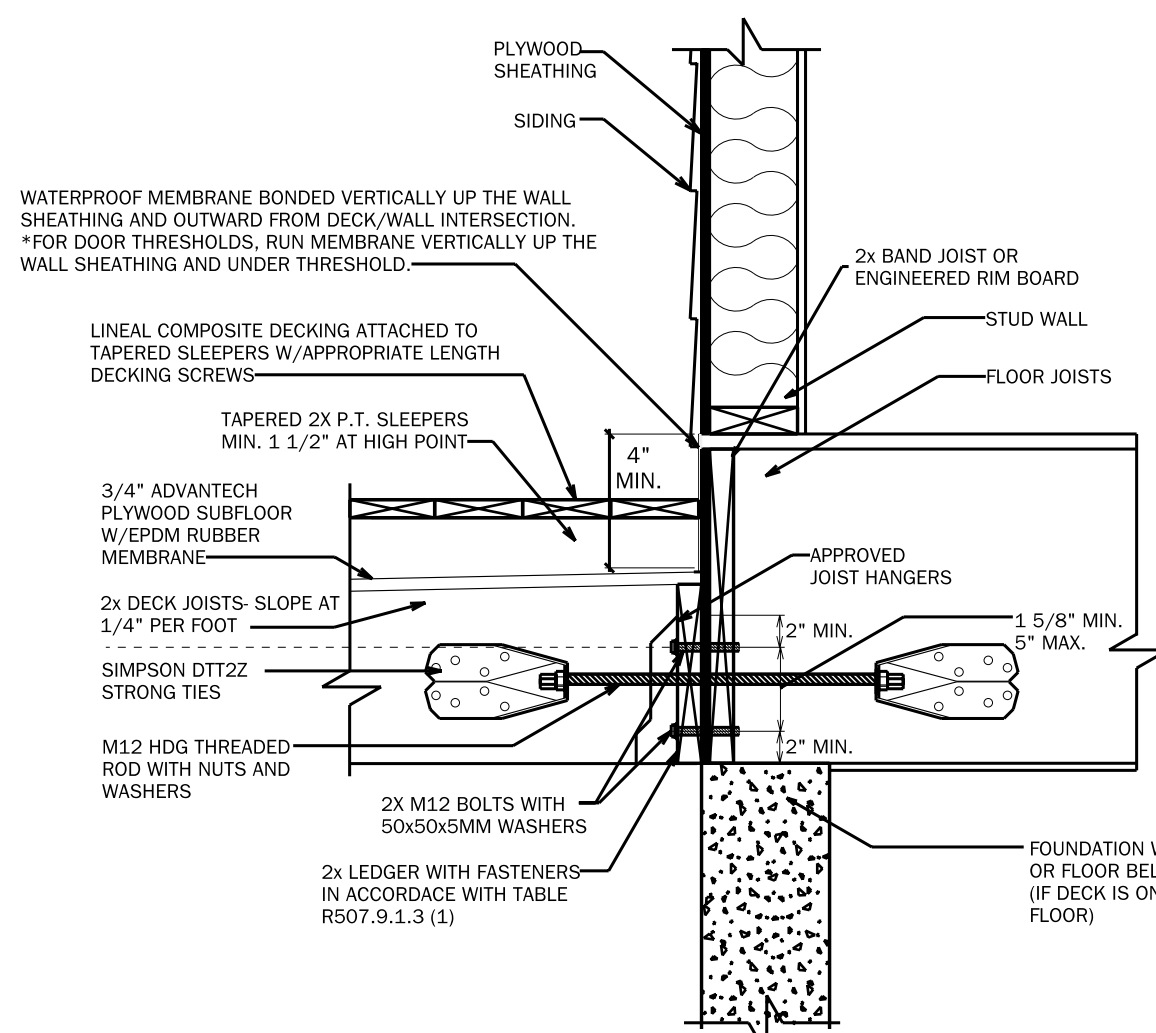
11
EAVE OVERHANG DETAIL
NOT TO SCALE



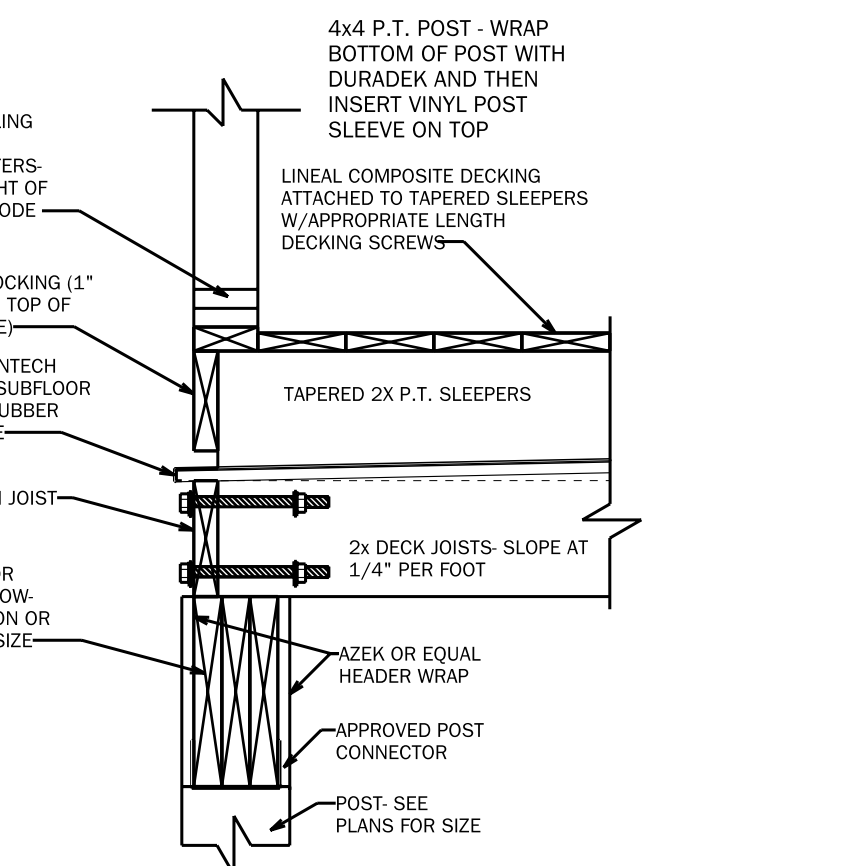
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DECK POST CONNECTION DETAIL
NOT TO SCALE



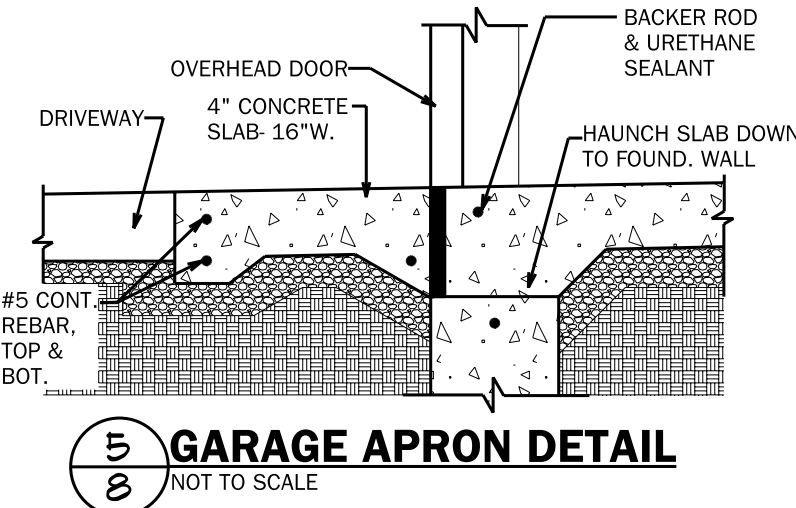
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DECK/HOUSE WALL CONNECTION DETAIL
NOT TO SCALE



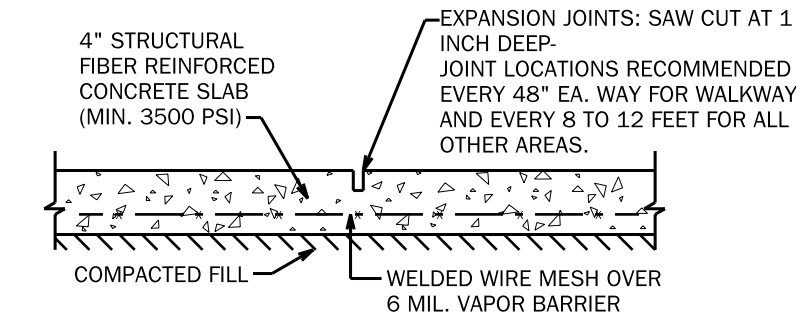
17
TAPERED FRAMING ON SLEEPERS HOUSE WALL CONNECTION DETAIL
NOT TO SCALE



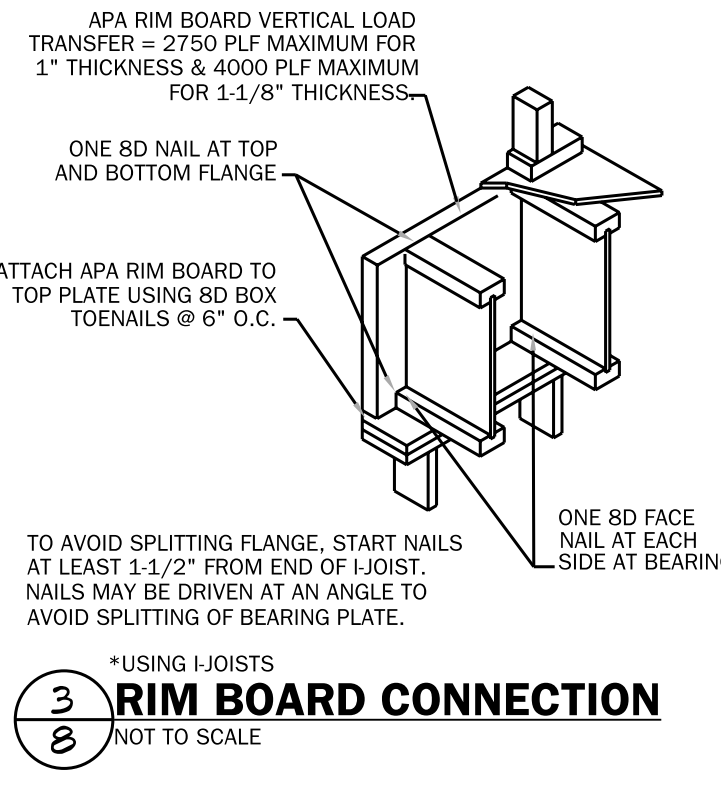
16
TAPERED FRAMING ON SLEEPERS OUTSIDE CONNECTION DETAIL
NOT TO SCALE



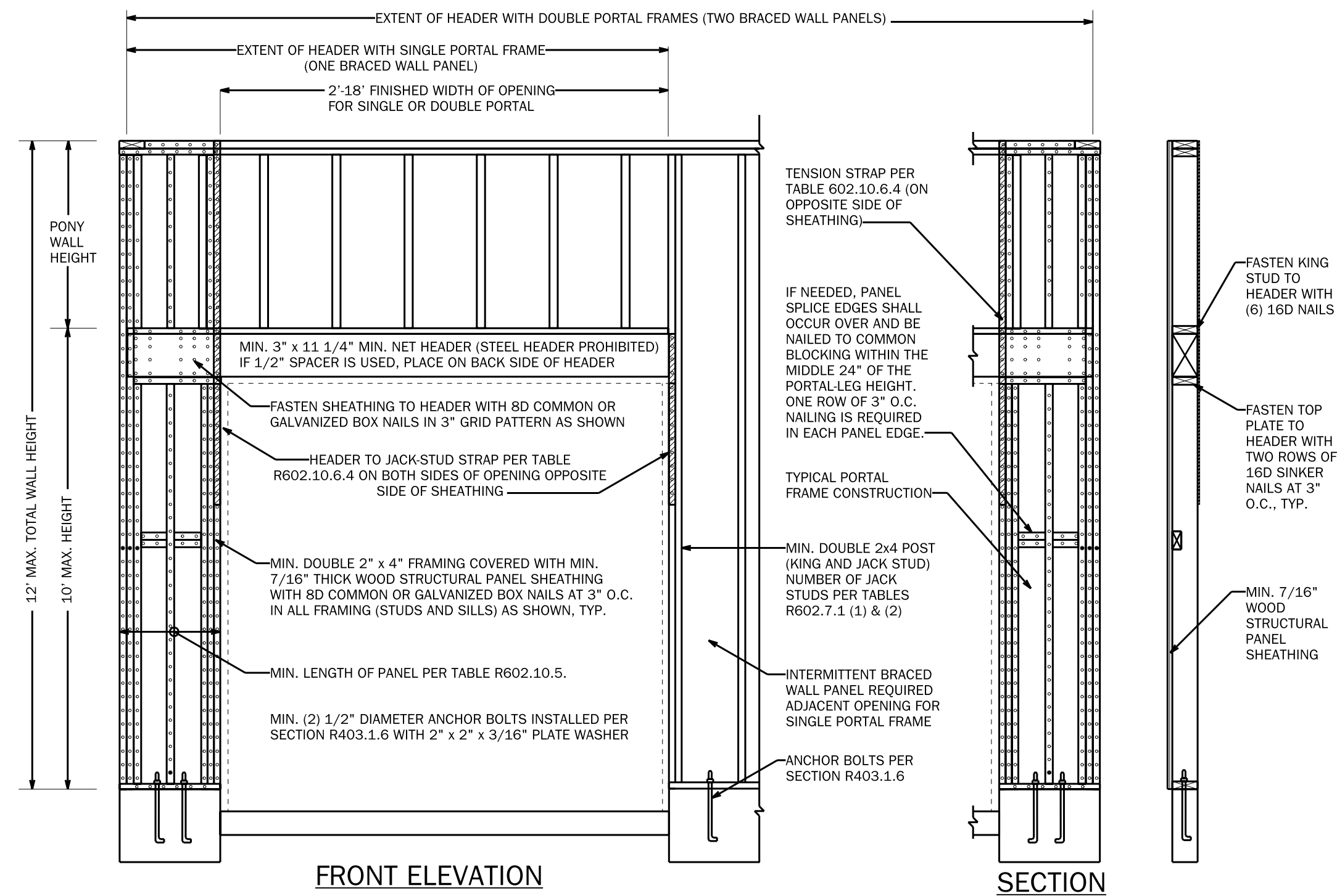
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GARAGE APRON DETAIL
NOT TO SCALE



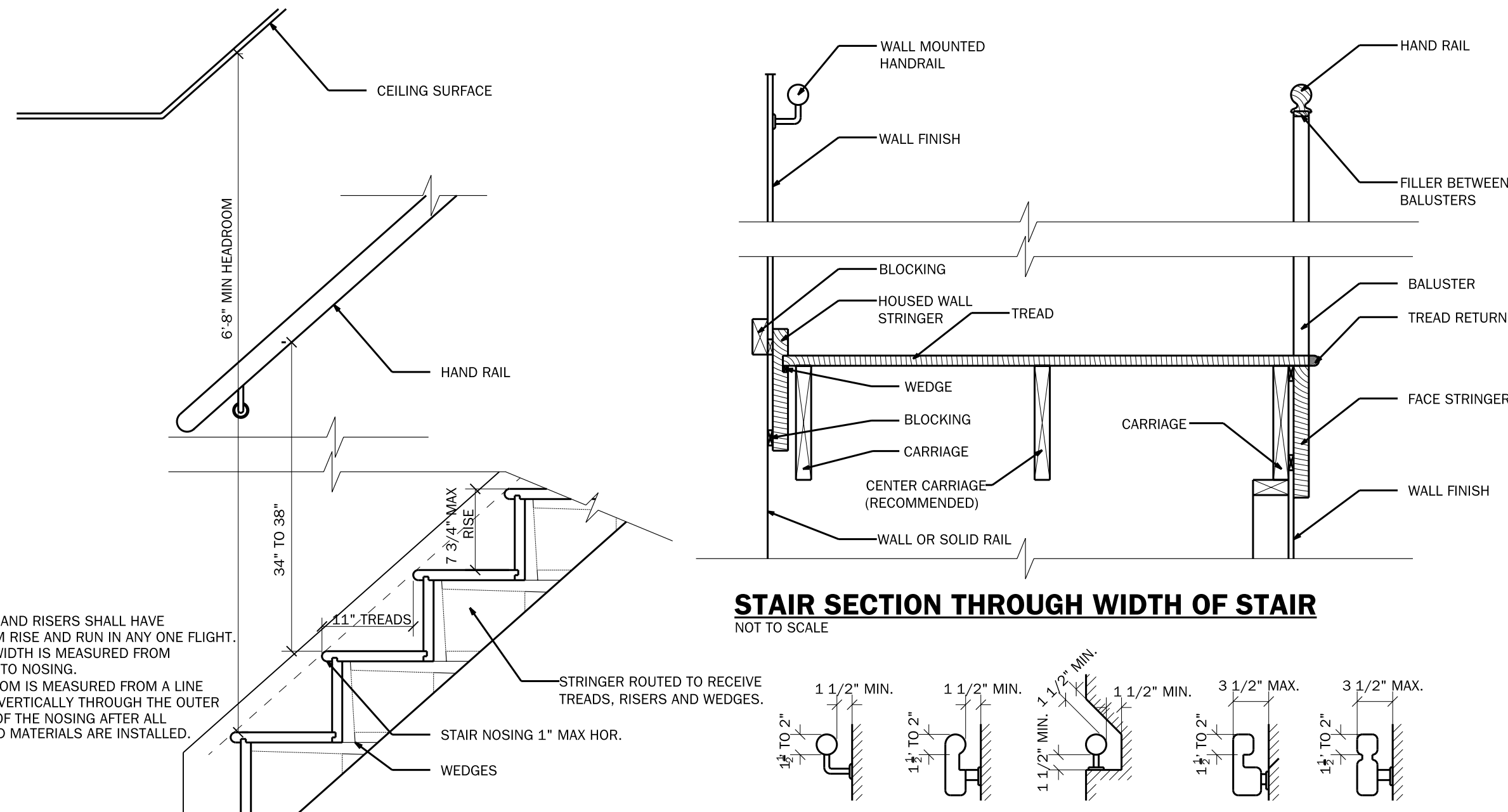
6
CONCRETE SLAB DETAIL
NOT TO SCALE



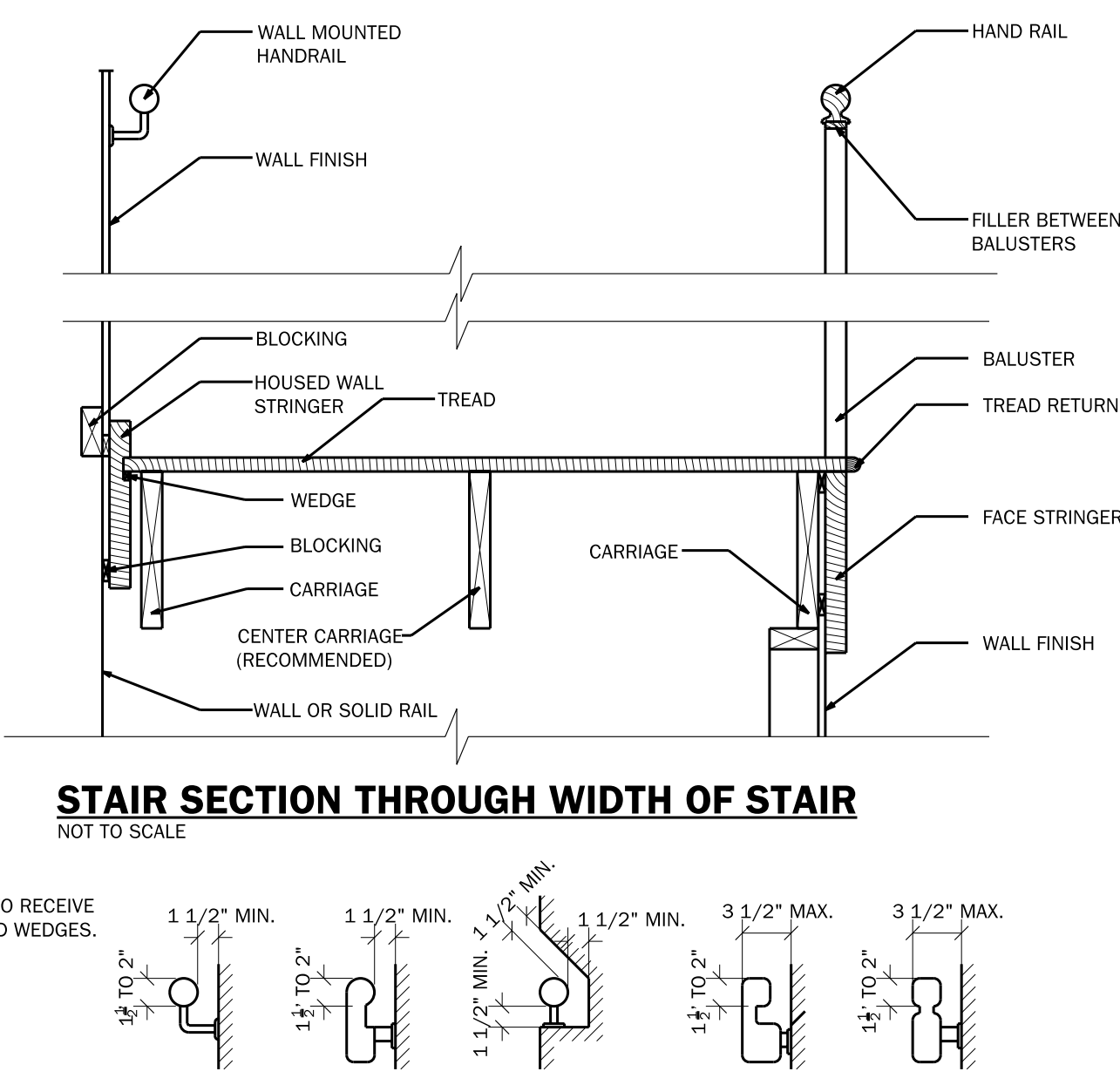
3
RIM BOARD CONNECTION
NOT TO SCALE



14
GARAGE PORTAL FRAME DETAIL
NOT TO SCALE



18
STAIR SECTION THROUGH LENGTH OF STAIR
NOT TO SCALE



STAIR RAILING DETAILS
NOT TO SCALE

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DESIGNED BY

MC CREATIVE GROUP
25935 PLAZA DRIVE UNIT 2
MILLSBORO DE 19966
302-346-6977

ENGINEER SEAL (IF APPLICABLE)

PROJECT NAME:

SHEET NAME:

SCALE: AS NOTED

DRAWN BY: MJV

DATE:

REVISED: 7/15/2024

SHEET #

8

BUILDER NAME:

GARRISON HOMES

DE 19966

MILLSBORO

LOT # INGRAMS POINT

GRAVES RESIDENCE

DOOR SCHEDULE								
PRODUCT CODE	ROOM SCHEDULE ID	SIZE	HINGE	COUNT	HEADER	OPENING AREA	R.O. HEIGHT	R.O. WIDTH
36x80 SCREEN FH	SCREENED PORCH	3'-0"	L	1	9¼"	22.1 sq ft.	6'-9½"	3'-3"
2668	UNF. STORAGE	2'-6"	R	1	9¼"	18.0 sq ft.	6'-9"	2'-8"
3068	100	3'-0"	L	1	9¼"	21.4 sq ft.	6'-9"	3'-2"
FWGD111080-4	100	11'-9"	NLRN	1	8" LINTEL	93.5 sq ft.	8'-0"	11'-10"
3068-2	101	6'-0"	LR	1	9¼"	41.6 sq ft.	6'-9"	6'-2"
3068	102	3'-0"	R	1	9¼"	21.4 sq ft.	6'-9"	3'-2"
3068	104	3'-0"	L	1	9¼"	21.4 sq ft.	6'-9"	3'-2"
3068	104	3'-0"	R	1	9¼"	21.4 sq ft.	6'-9"	3'-2"
2068	105	2'-0"	R	1	9¼"	14.6 sq ft.	6'-9"	2'-2"
3068	105	3'-0"	R	1	9¼"	21.4 sq ft.	6'-9"	3'-2"
3068	106	3'-0"	R	1	9¼"	21.4 sq ft.	6'-9"	3'-2"
3068	108	3'-0"	L	1	9¼"	21.4 sq ft.	6'-9"	3'-2"
192X96 - 8 PANEL - 4 WINDOW-MODIFIED	200	18'-0"	U	1	1'-4"	146.0 sq ft.	8'-0"	18'-3"
3068- 6 LITE	200	3'-0"	R	1	9¼"	20.4 sq ft.	6'-9½"	3'-0"
2-3068 WITH TRANSOM	201	6'-0"	LR	1	9¼"	46.8 sq ft.	7'-9½"	6'-0"
3080	201	3'-0"	L	1	9¼"	25.6 sq ft.	8'-1"	3'-2"
3068	205	3'-0"	R	1	9¼"	21.4 sq ft.	6'-9"	3'-2"
2080 P.D.	206	2'-0"	N	1	9¼"	16.0 sq ft.	8'-1"	4'-0"
3080	206	3'-0"	L	1	9¼"	25.6 sq ft.	8'-1"	3'-2"
3080	209	3'-0"	L	1	9¼"	25.6 sq ft.	8'-1"	3'-2"
3080	210	3'-0"	R	1	9¼"	25.6 sq ft.	8'-1"	3'-2"
FWGD111080-4	211	11'-9"	NLRN	1	1'-2"	93.5 sq ft.	8'-0"	11'-10"
2680-2	213	5'-0"	LR	1	9¼"	41.8 sq ft.	8'-1"	5'-2"
3080	213	3'-0"	L	1	9¼"	25.6 sq ft.	8'-1"	3'-2"
3068 P.D.	217	3'-0"	N	1	9¼"	20.0 sq ft.	6'-8"	6'-0"
2480 GLASS DR.	218	2'-4"	L	1	0" N/A	15.6 sq ft.	6'-8"	2'-4"
3080	218	3'-0"	L	1	9¼"	25.6 sq ft.	8'-1"	3'-2"
3080 P.D.	218	3'-0"	N	2	9¼"	24.0 sq ft.	8'-0"	6'-0"
36X96 COLONIAL A 1	222	3'-0"	R	1	9¼"	26.4 sq ft.	8'-1½"	3'-3"
2680	222	2'-6"	L	1	9¼"	21.6 sq ft.	8'-1"	2'-8"
3080	222	3'-0"	L	2	9¼"	25.6 sq ft.	8'-1"	3'-2"
3080	222	3'-0"	R	1	9¼"	25.6 sq ft.	8'-1"	3'-2"
2680-2	225	5'-0"	LR	1	9¼"	41.8 sq ft.	8'-1"	5'-2"

INTERIOR TRIM AND FEATURES

7" BASEBOARD ON 1ST FLOOR
5 ¼" BASEBOARD ON 2ND FLOOR
PAINTED 3 ½" ADAMS WINDOW & DOOR CASING
PAINTED WM1021 WINDOW STOOL
1/4 ROUND ON ALL HARD SURFACES
PAINTED CROWN MOLDING ALL COMMON AREAS (FIRST AND SECOND FLOOR)
SOLID RED OAK STAIR TREADS, PAINTED RISERS WITH BOX NEWELS
PAINTED PINE WOOD SHELVING. ROW 1 OVER WASHER & DRYER, 1 ROW/CLOTHING CLOSET W/DOWEL ROD & 5 ROWS/LINEN & PANTRY CLOSET
KWIKSET TUSTIN LEVER HANDLES LOCKSETS FOR EXTERIOR & INTERIOR DOORS IN SATIN NICKEL
BRUSHED NICKEL BATHROOM ACCESSORIES

ROOM FINISH SCHEDULE								
SCHEDULE ID	ROOM NAME	AREA	FLOORING	BASEBOARD	BASEBOARD FINISH	CEILING FINISH	WALLCOVERING	CROWN MOLD
100	FAMILY ROOM	458.5 sq ft.	LVP 1	Baseboard\colonial	Painted	Painted	Paint 1	Crown Mold\american
101	BEDROOM # 4	338.2 sq ft.	LVP 1	Baseboard\colonial	Painted	Painted	Paint 1	Crown Mold\american
102	BATH #4	58.6 sq ft.	LVP 1	Baseboard\colonial	Painted	Painted	Paint 1	Crown Mold\american
103	CLOSET	20.1 sq ft.	LVP 1	Baseboard\colonial	Painted	Painted	Paint 1	Crown Mold\american
104	BEDROOM # 5	390.6 sq ft.	LVP 1	Baseboard\colonial	Painted	Painted	Paint 1	Crown Mold\american
105	BATH #5	82.1 sq ft.	LVP 1	Baseboard\colonial	Painted	Painted	Paint 1	Crown Mold\american
106	SAFE ROOM	76.1 sq ft.	NA		NA	Painted	Paint 1	
107	W.I.C.	44.2 sq ft.	LVP 1	Baseboard\colonial	Painted	Painted	Paint 1	Crown Mold\american
108	UNFINISHED BASEMENT	668.1 sq ft.	NA		NA	Painted	NA	
200	2 CAR GARAGE	798.2 sq ft.	NA		NA	Painted	Paint 1	Crown Mold\american
201	DECK	15.9 sq ft.	NA		NA	NA	NA	
201	FOYER	65.8 sq ft.	LVP 1	Baseboard\colonial	Painted	Painted	Paint 1	Crown Mold\american
202	BEDROOM # 2	194.9 sq ft.	LVP 1	Baseboard\colonial	Painted	Painted	Paint 1	Crown Mold\american
205	CLOSET	11.0 sq ft.	LVP 1	Baseboard\colonial	Painted	Painted	Paint 1	
206	BATH #2	64.2 sq ft.	Tile 1	Baseboard\colonial	Painted	Painted	Paint 1	Crown Mold\american
207	LINEN	5.1 sq ft.	NA	Baseboard\colonial	Painted	Painted	Paint 1	
208	LINEN	6.1 sq ft.	LVP 1	Baseboard\colonial	Painted	Painted	Paint 1	
209	HALL #1	98.1 sq ft.	LVP 1	Baseboard\colonial	Painted	Painted	Paint 1	Crown Mold\american
210	HALL #2	29.7 sq ft.	LVP 1	Baseboard\colonial	Painted	Painted	Paint 1	Crown Mold\american
211	GREAT ROOM	339.0 sq ft.	LVP 1	Baseboard\colonial	Painted	Painted	Paint 1	Crown Mold\american
212	DINING	159.8 sq ft.	LVP 1	Baseboard\colonial	Painted	Painted	Paint 1	Crown Mold\american
213	BEDROOM # 3	173.0 sq ft.	LVP 1	Baseboard\colonial	Painted	Painted	Paint 1	Crown Mold\american
214	CLOSET	15.8 sq ft.	LVP 1	Baseboard\colonial	Painted	Painted	Paint 1	
215	CLOSET	7.4 sq ft.	LVP 1	Baseboard\colonial	Painted	Painted	Paint 1	
216	BEDROOM # 1	287.5 sq ft.	LVP 1	Baseboard\colonial	Painted	Painted	Paint 1	Crown Mold\american
217	W.I.C. #1	136.2 sq ft.	LVP 1	Baseboard\colonial	Painted	Painted	Paint 1	
218	BATH #1	168.3 sq ft.	Tile 1	Baseboard\colonial	Painted	Painted	Paint 1	Crown Mold\american
220	P.R.	37.2 sq ft.	Tile 1	Baseboard\colonial	Painted	Painted	Paint 1	Crown Mold\american
221	KITCHEN	216.9 sq ft.	LVP 1	Baseboard\colonial	Painted	Painted	Paint 1	Crown Mold\american
222	MUD ROOM	122.5 sq ft.	LVP 1	Baseboard\colonial	Painted	Painted	Paint 1	Crown Mold\american
223	PANTRY	26.4 sq ft.	LVP 1	Baseboard\colonial	Painted	Painted	Paint 1	Crown Mold\american
224	LAUNDRY	100.5 sq ft.	LVP 1	Baseboard\colonial	Painted	Painted	Paint 1	Crown Mold\american
225	CLOSET	13.0 sq ft.	LVP 1	Baseboard\colonial	Painted	Painted	Paint 1	

WINDOW SCHEDULE							
PRODUCT CODE	ROOM SCHEDULE ID	COUNT	SIZE	R.O. SIZE	EGRESS	HEADER	
3050	UNF. STORAGE	6	2'-11½" x 4'-11½"	R.O. 3'-0" x 5'-0"	Yes	9¼"	
3050-2	104	1	5'-11½" x 4'-11½"	R.O. 6'-0" x 5'-0"	Yes	0"	
3050-3	101	1	8'-11½" x 4'-11½"	R.O. 9'-0" x 5'-0"	Yes	9¼"	
3050	104	1	2'-11½" x 4'-11½"	R.O. 3'-0" x 5'-0"	Yes	9¼"	
3050-2	105	1	5'-11½" x 4'-11½"	R.O. 6'-0" x 5'-0"	Yes	9¼"	
3060	200	2	2'-11½" x 5'-11½"	R.O. 3'-0" x 6'-0"	Yes	9¼"	
3060-2	200	1	5'-11½" x 5'-11½"	R.O. 6'-0" x 6'-0"	Yes	9¼"	
3060-2	202	1	5'-11½" x 5'-11½"	R.O. 6'-0" x 6'-0"	Yes	9¼"	
3060-2	212	1	5'-11½" x 5'-11½"	R.O. 6'-0" x 6'-0"	Yes	9¼"	
3060	213	1	2'-11½" x 5'-11½"	R.O. 3'-0" x 6'-0"	Yes	9¼"	
3060-3	216	1	8'-11½" x 5'-11½"	R.O. 9'-0" x 6'-0"	Yes	11⅞"	
2440	218	2	2'-3½" x 3'-11½"	R.O. 2'-4" x 4'-0"	No	9¼"	
3016 AWNING	218	1	3'-0" x 1'-6"	R.O. 3'-0" x 1'-6"	No	9¼"	
3040-2	221	1	5'-11½" x 3'-11½"	R.O. 6'-0" x 4'-0"	No	9¼"	
2440	224	1	2'-3½" x 3'-11½"	R.O. 2'-4" x 4'-0"	No	9¼"	

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DESIGNED BY

ENGINEER SEAL (IF APPLICABLE)

PROJECT NAME:

GRAVES RESIDENCE
LOT #- INGRAMS POINT

MILLSBORO DE 19966

SHEET NAME:

SCHEDULES

BUILDER NAME:

GARRISON HOMES

SCALE: AS NOTED

DRAWN BY: MJV

DATE:

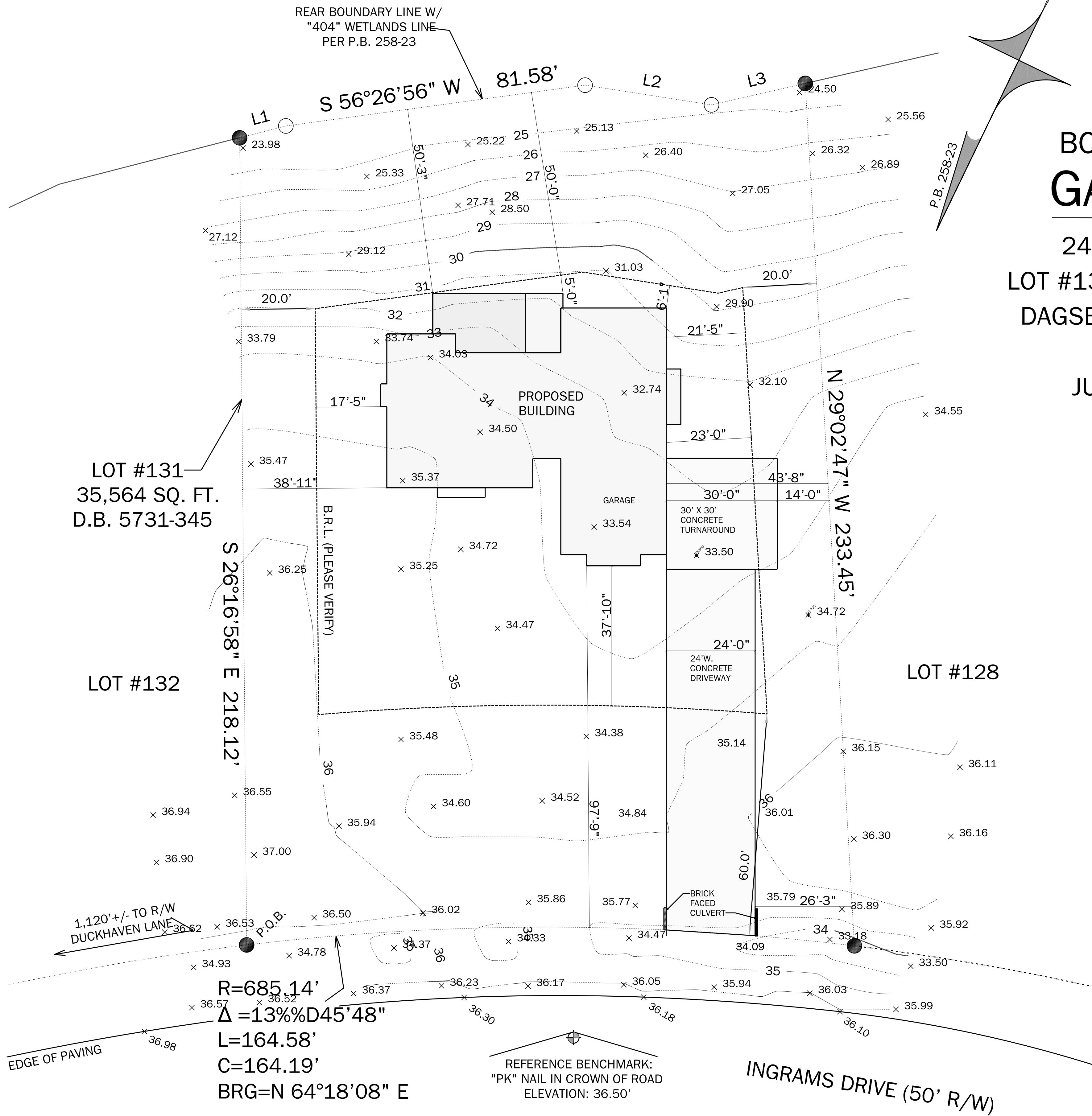
REVISED: 7/15/2024

SHEET #

9

LINE	BEARING	DISTANCE
L1	S 49°47'38" W	12.89'
L2	S 73°04'24" W	34.58'
L3	S 51°18'57" W	25.98'

T.M. #1-33-19.00-406.00
LANDS N/F
INGRAM'S POINT LLC
D.B. 4766-194
(WETLANDS AREA)



TOPOGRAPHIC & BOUNDARY SURVEY PLAN FOR GARRISON HOMES

24130 INGRAMS DRIVE, MILLSBORO
LOT #131 OF "INGRAMS POINT" SUBDIVISION
DAGSBORO HUNDRED SUSSEX COUNTY
STATE OF DELAWARE
JUNE 25, 2024 SCALE: 1" = 40'

DISCLAIMER:

THESE DESIGNS ARE THE PROPERTY OF MCG CREATIVE GROUP AND ITS EMPLOYEES. THE GROUP, OWNER, CONTRACTOR ASSUMES ALL RESPONSIBILITY OF BUILDING ACCURACY. DESIGNER IS NOT A PROFESSIONAL ENGINEER. NO WARRANTY IS EXPRESSED OR IMPLIED.

ENGINEER SEAL (IF APPLICABLE)

PROJECT NAME:
GRAVES RESIDENCE
LOT # - INGRAMS POINT

MILLSBORO DE 19966

SHEET NAME:
SITE PLAN-HOUSE PLACEMENT

SCALE: AS NOTED

DRAWN BY: MJV

DATE:

REVISED: 7/15/2024

SHEET #

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