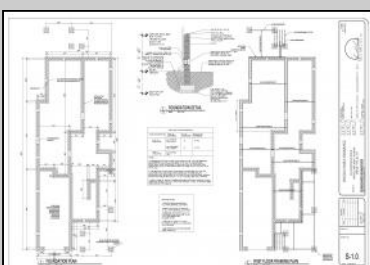
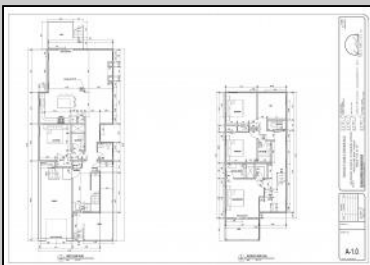
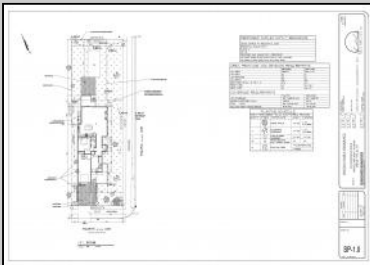
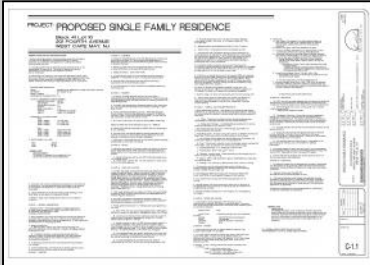




**201 Fourth
 West Cape May, NJ 08204**

Asking \$2,195,900.00



PROJECT: PROPOSED SINGLE FAMILY RESIDENCE
 Block 41 Lot 10
 201 FOURTH AVENUE
 WEST CAPE MAY, NJ

GENERAL ARCHITECTURAL NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE (IRC) AND ANY APPLICABLE LOCAL ORDINANCES.
- THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
- CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC) AND ANY APPLICABLE LOCAL ORDINANCES.
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DRAWING LIST:

ARCHITECTURAL	COVER
C-1.1	GENERAL NOTES
S-1.8	PROPOSED SITE PLAN & SITE DATA
A-1.0	PROPOSED FIRST & SECOND FLOOR PLANS
A-2.0	PROPOSED ELEVATIONS
S-1.0	FOUNDATION & FIRST FLOOR FRAMING PLANS
S-2.0	SECOND FLOOR, ROOF FRAMING PLANS, WALL SECTION @ EXTERIOR WALL
ME-1.0	PLUMBING ROOF DRAINAGE
S-1.0	PROPOSED FIRST & SECOND FLOOR ELECTRICAL PLANS

LEGEND OF ARCHITECTURAL SYMBOLS:

SYMBOL	DESCRIPTION
[Symbol]	FOUNDATION
[Symbol]	CONCRETE
[Symbol]	WOOD
[Symbol]	GLASS
[Symbol]	STEEL
[Symbol]	MECHANICAL
[Symbol]	ELECTRICAL
[Symbol]	PLUMBING
[Symbol]	FINISH
[Symbol]	LANDSCAPE
[Symbol]	GENERAL NOTES

CODE DATA:

DESCRIPTION	REQUIREMENT
MINIMUM FOUNDATION DEPTH	48" BELOW FINISH GRADE
MINIMUM FOUNDATION WIDTH	12" MINIMUM
MINIMUM FOUNDATION SPACING	48" MINIMUM
MINIMUM FOUNDATION AREA	100 SQ FT MINIMUM
MINIMUM FOUNDATION PERIMETER	120' MINIMUM

PROPOSED STAIR AND RAILING DETAILS:

SECTION **STAIR DETAIL**

C-1.0

COMMENTS

Absolutely stunning new construction in the highly desired area of West Cape May with close proximity to many eateries, shops, The Washington Street Mall and the gorgeous beaches of Cape May. This lovely corner property offers a first floor Junior Suite, offering plenty of privacy. The second floor consists of a beautiful state of the art kitchen with stainless steel appliances, granite counter tops and tile backsplash as well as ample cabinets and counter space. The kitchen overlooks the dining area and living room with a gas fireplace. There are four spacious bedrooms with one being a gorgeous primary suite with a walk in closet and large primary bath with granite and tile. There is also a deck off of the primary suite. The back yard will be your own private oasis where you can elevate your coastal living with an in ground pool.

PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	InteriorFeatures
Patio	Garage	Kitchen	Fireplace- Gas
Deck	Attached	Dining Area	
Fenced Yard		Laundry/Utility Room	
In Ground Pool			
AppliancesIncluded	Basement	Heating	Cooling
Range	Crawl Space	Gas Natural	Central Air Condition
Self-Clean Oven		Forced Air	



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