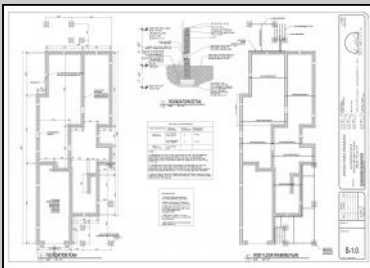
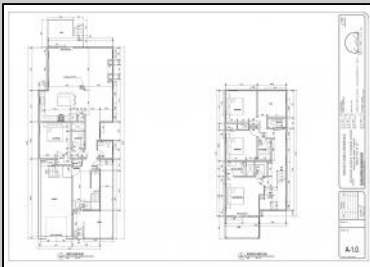
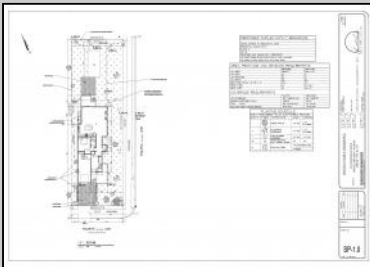
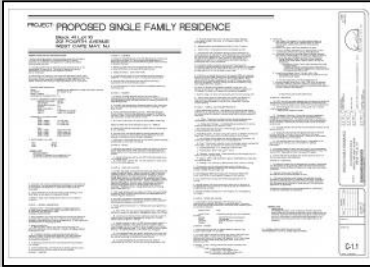




201 Fourth  
West Cape May, NJ 08204

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 BUILDING CODE (IRC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC) AND THE INTERNATIONAL ELECTRICAL CODE (IEC).
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SMOKE ALARM CODE (ISAC) AND THE INTERNATIONAL SMOKE ALARM CODE (ISAC).
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ACCESSIBILITY AND MOBILITY ACT (ADA) AND THE INTERNATIONAL ACCESSIBILITY AND MOBILITY ACT (ADA).
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL GREEN BUILDING CODE (IGBC) AND THE INTERNATIONAL GREEN BUILDING CODE (IGBC).
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SUSTAINABLE DESIGN AND CONSTRUCTION (SUSDC) AND THE INTERNATIONAL SUSTAINABLE DESIGN AND CONSTRUCTION (SUSDC).
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WELL-BEING AND PERFORMANCE (IWBP) AND THE INTERNATIONAL WELL-BEING AND PERFORMANCE (IWBP).

**DRAWING LIST:**

ARCHITECTURAL	COVER
C-1.0	COVER
S-1.0	SECTION
SP-1.0	PROPOSED SITE PLAN & SITE DATA
A-1.0	PROPOSED FIRST & SECOND FLOOR PLANS
S-2.0	PROPOSED ELEVATIONS
S-3.0	FOUNDATION & FIRST FLOOR FRAMING PLANS
S-4.0	SECOND FLOOR, ROOF FRAMING PLANS, WALL SECTION @ EXTERIOR WALL
MP-1.0	PLUMBING ROOF DRAINAGE
S-5.0	PROPOSED FIRST & SECOND FLOOR ELECTRICAL PLANS

**LEGEND OF ARCHITECTURAL SYMBOLS:**

SYMBOL	DESCRIPTION
[Symbol]	DOOR
[Symbol]	WINDOW
[Symbol]	WALL
[Symbol]	FLOOR FINISH
[Symbol]	CEILING FINISH
[Symbol]	ROOF FINISH
[Symbol]	FOUNDATION
[Symbol]	FRAMING
[Symbol]	MECHANICAL
[Symbol]	ELECTRICAL
[Symbol]	PLUMBING
[Symbol]	LANDSCAPE
[Symbol]	ACCESSIBILITY
[Symbol]	GREEN BUILDING
[Symbol]	WELL-BEING

**INTERNATIONAL BUILDING CODE (IBC)**  
**INTERNATIONAL RESIDENTIAL CODE (IRC)**  
**INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC)**  
**INTERNATIONAL ELECTRICAL CODE (IEC)**  
**INTERNATIONAL FIRE AND SAFETY CODE (IFSC)**  
**INTERNATIONAL ENERGY CONSERVATION CODE (IECC)**  
**INTERNATIONAL SMOKE ALARM CODE (ISAC)**  
**INTERNATIONAL ACCESSIBILITY AND MOBILITY ACT (ADA)**  
**INTERNATIONAL GREEN BUILDING CODE (IGBC)**  
**INTERNATIONAL SUSTAINABLE DESIGN AND CONSTRUCTION (SUSDC)**  
**INTERNATIONAL WELL-BEING AND PERFORMANCE (IWBP)**

**CODE DATA:**

PROPERTY	VALUE
PROJECT NO.	201-04-01
DATE	10/15/2023
DESIGNER	BERGER REALTY, INC.
CLIENT	OWNER
LOCATION	201 FOURTH AVENUE, WEST CAPE MAY, NJ
PROJECT TYPE	RESIDENTIAL
STATUS	PERMITS

**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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