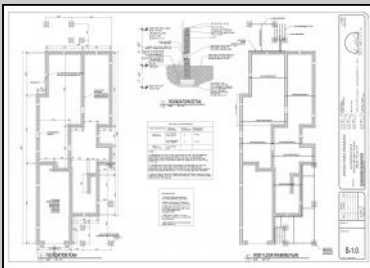
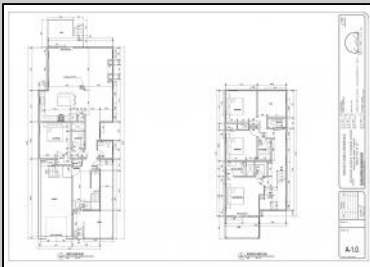
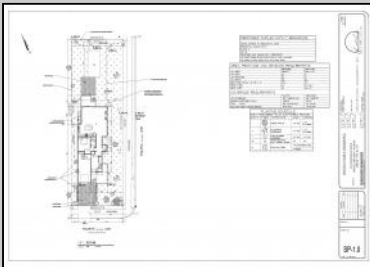
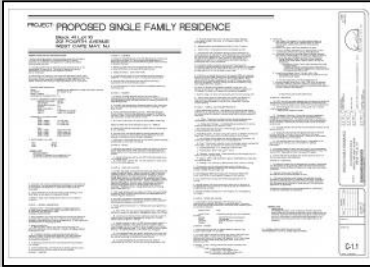




**201 Fourth  
West Cape May, NJ 08204**

**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 (IBRC) 2009 AS AMENDED BY THE 2010 AMENDMENTS.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE (IRC) 2009 AS AMENDED BY THE 2010 AMENDMENTS.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE (IMC) 2009 AS AMENDED BY THE 2010 AMENDMENTS.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC) 2009 AS AMENDED BY THE 2010 AMENDMENTS.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL ELECTRICAL CODE (IEC) 2009 AS AMENDED BY THE 2010 AMENDMENTS.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL FIRE AND SMOKE ALARMING CODE (IFSMAC) 2009 AS AMENDED BY THE 2010 AMENDMENTS.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2009 AS AMENDED BY THE 2010 AMENDMENTS.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL GREEN BUILDING CODE (IGBC) 2009 AS AMENDED BY THE 2010 AMENDMENTS.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL SCHEDULING CODE (ISC) 2009 AS AMENDED BY THE 2010 AMENDMENTS.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL SAFETY CODE (ISC) 2009 AS AMENDED BY THE 2010 AMENDMENTS.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL SECURITY CODE (ISC) 2009 AS AMENDED BY THE 2010 AMENDMENTS.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL SOUND AND VIBRATION CODE (ISVC) 2009 AS AMENDED BY THE 2010 AMENDMENTS.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL TRANSPORTATION CODE (ITC) 2009 AS AMENDED BY THE 2010 AMENDMENTS.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL UTILITIES CODE (IUC) 2009 AS AMENDED BY THE 2010 AMENDMENTS.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL WASTE MANAGEMENT CODE (IWMC) 2009 AS AMENDED BY THE 2010 AMENDMENTS.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL WATER SUPPLY CODE (IWSC) 2009 AS AMENDED BY THE 2010 AMENDMENTS.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL WIND AND SEISMIC CODE (IWSC) 2009 AS AMENDED BY THE 2010 AMENDMENTS.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL YARDING CODE (IYC) 2009 AS AMENDED BY THE 2010 AMENDMENTS.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL ZONING CODE (IZC) 2009 AS AMENDED BY THE 2010 AMENDMENTS.

**DRAWING LIST:**

| ARCHITECTURAL | COVER  |
|---------------|--|
| C-1.0         | IBRC   |
| SF-1.0        | PROPOSED SITE PLAN & SITE DATA                           |
| A-1.0         | PROPOSED FIRST & SECOND FLOOR PLANS                      |
| S-1.0         | PROPOSED ELEVATIONS                                      |
| S-2.0         | FOUNDATION & FIRST FLOOR FRAMING PLANS                   |
| S-3.0         | SECOND FLOOR FRAMING PLANS, WALL SECTION @ EXTERIOR WALL |
| ME-1.0        | PLUMBING ROOF SCHEDULES                                  |
| 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] | BRICK       |
| [Symbol] | CLAY TILE   |
| [Symbol] | ASPH/FLT    |
| [Symbol] | INSULATION  |
| [Symbol] | MECHANICAL  |
| [Symbol] | ELECTRICAL  |
| [Symbol] | PLUMBING    |
| [Symbol] | LANDSCAPE   |
| [Symbol] | FINISH      |
| [Symbol] | STRUCTURE   |
| [Symbol] | MECHANICAL  |
| [Symbol] | ELECTRICAL  |
| [Symbol] | PLUMBING    |
| [Symbol] | LANDSCAPE   |
| [Symbol] | FINISH      |
| [Symbol] | STRUCTURE   |

**INTERNATIONAL BUILDING CODE (IBRC) 2009 AS AMENDED BY THE 2010 AMENDMENTS**

**INTERNATIONAL RESIDENTIAL CODE (IRC) 2009 AS AMENDED BY THE 2010 AMENDMENTS**

**INTERNATIONAL MECHANICAL CODE (IMC) 2009 AS AMENDED BY THE 2010 AMENDMENTS**

**INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC) 2009 AS AMENDED BY THE 2010 AMENDMENTS**

**INTERNATIONAL ELECTRICAL CODE (IEC) 2009 AS AMENDED BY THE 2010 AMENDMENTS**

**INTERNATIONAL FIRE AND SMOKE ALARMING CODE (IFSMAC) 2009 AS AMENDED BY THE 2010 AMENDMENTS**

**INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2009 AS AMENDED BY THE 2010 AMENDMENTS**

**INTERNATIONAL GREEN BUILDING CODE (IGBC) 2009 AS AMENDED BY THE 2010 AMENDMENTS**

**INTERNATIONAL SCHEDULING CODE (ISC) 2009 AS AMENDED BY THE 2010 AMENDMENTS**

**INTERNATIONAL SAFETY CODE (ISC) 2009 AS AMENDED BY THE 2010 AMENDMENTS**

**INTERNATIONAL SECURITY CODE (ISC) 2009 AS AMENDED BY THE 2010 AMENDMENTS**

**INTERNATIONAL SOUND AND VIBRATION CODE (ISVC) 2009 AS AMENDED BY THE 2010 AMENDMENTS**

**INTERNATIONAL TRANSPORTATION CODE (ITC) 2009 AS AMENDED BY THE 2010 AMENDMENTS**

**INTERNATIONAL UTILITIES CODE (IUC) 2009 AS AMENDED BY THE 2010 AMENDMENTS**

**INTERNATIONAL WASTE MANAGEMENT CODE (IWMC) 2009 AS AMENDED BY THE 2010 AMENDMENTS**

**INTERNATIONAL WATER SUPPLY CODE (IWSC) 2009 AS AMENDED BY THE 2010 AMENDMENTS**

**INTERNATIONAL WIND AND SEISMIC CODE (IWSC) 2009 AS AMENDED BY THE 2010 AMENDMENTS**

**INTERNATIONAL YARDING CODE (IYC) 2009 AS AMENDED BY THE 2010 AMENDMENTS**

**INTERNATIONAL ZONING CODE (IZC) 2009 AS AMENDED BY THE 2010 AMENDMENTS**

**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           |                       |



Ask for Troy Eggie  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Water City  
Call: 609-391-0500  
Sewer City  
Email to: tde@bergerrealty.com

