

CONTRACTOR QUALIFICATION STATEMENT
ELECTRICAL UPGRADES
BURROWES MANSION
MATAWAN, NEW JERSEY

**THE BOROUGH OF MATAWAN IS SEEKING TO PRE-QUALIFY GENERAL
CONTRACTORS PRIOR TO THE BIDDING OF THE ELECTRICAL UPGRADES
PROJECT AT BURROWES MANSION**

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PROJECT AT THE BURROWES MANSION**

Issued by:
Borough of Matawan
201 Broad Street
Matawan, NJ 07747

A.1 - Statement of General Notice:

The Major John Burrowes Mansion is located at 94 Main Street, Matawan, NJ 07747, within Monmouth County. The property is listed on the New Jersey and National Registers of Historic Places. All work done on this project must conform to the Secretary of the Interior's *Standards for Treatment of Historic Properties (revised 2017)* and is subject to review by the New Jersey Historic Trust.

The principal activities involved in this project are listed below and will be used to compare whether past projects of potential bidders are similar in scope to the proposed Electrical Upgrades at the Burrowes Mansion:

- A. Project supervision and administration of historic preservation projects.
- B. Removal and replacement of electrical components in a historic building.
- C. Prepping, patching, and painting at areas of work in a historic building.
- D. Cutting and patching of historic plaster required to run new concealed electrical wiring.
- E. Removal and reinstallation of historic millwork where required to run new concealed electrical wiring

The Architect for this work is HMR Architects, 821 Alexander Road, Suite 115, Princeton, New Jersey, 08540, Tel. (609) 452-1070, Fax (609) 452-1074. For answers to site specific questions contact Kurt Leasure at HMR Architects. Email: leasure@hmr-architects.com.

The funding stipulations for the New Jersey Historic Trust require that prospective bidders must submit a completed Qualification Statement as set forth herein. Completed Contractor's Qualification Statements must be submitted in triplicate. Sealed contractor Qualification Statements must be received at the Borough of Matawan's Clerk's Office, in the Borough Administration Building at 201 Broad Street, Matawan, NJ 07747, no later than **11:00 AM on Thursday, November 13, 2025**. Failure to fully complete the Contractor's Qualification Statement shall result in disqualification of the Prospective Bidder.

A pre-submission meeting will be held at Burrowes Mansion, 94 Main Street, Matawan, New Jersey 07747 on **Thursday, October 30, 2025 at 9:00 AM**. Prospective bidders are strongly encouraged to visit the site during the prequalification stage to determine interest and capability. The pre-submission meeting may be the only opportunity the interior is accessible to the Prospective Bidder.

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The qualifications of prospective bidders will be evaluated by representatives of the Borough of Matawan, the New Jersey Historic Trust, and HMR Architects in accordance with the Evaluation Criteria set forth herein. Prospective bidders whose Bidder's Qualifications Statements are determined to be acceptable will be identified as Qualified Bidders

The Borough of Matawan reserves the right to reject all or some of the submissions if the Borough believes, in good faith, based upon the information submitted by the Prospective Bidder or investigation of the Prospective Bidder, that such Prospective Bidder is not properly qualified to carry out the obligations of the contract and to complete the Work within the specified time.

The Borough of Matawan will notify in writing the Prospective Bidders who have been determined to be Qualified Bidders, as well as those determined to be disqualified. The Borough of Matawan will issue bid proposal forms, plans and specifications only to Qualified Bidders. Only bids received from Qualified Contractors will be received and opened.

A.2 – Project Fact Sheet:

1. Project Identification:

Major John Burrowes Mansion
94 Main Street
Matawan, NJ 07747

2. Owner:

Borough of Matawan
201 Broad Street
Matawan, NJ 07747
Contact: Ryan L. Michelson
Phone: (732) 566-3898 x601

3. Architect:

HMR Architects
821 Alexander Road – Suite 115
Princeton, New Jersey 08540
Contact: Kurt Leasure
Phone: (609) 452-1070
Email: leasure@hmr-architects.com

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A.3 – Work Summary:

a. Type of Contract

1. Project will be constructed under a single prime contract.

b. Use of Premises

General: Contractor shall have full use of Project site for construction operations, excluding outbuildings and existing sidewalk, during construction period. Contractor's use of premises is limited only by Owner's right to perform work or to retain other contractors on portions of Project.

1. Use of Site: Limit use of premises to areas within the Contract limits indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.
 - Sidewalks and Entrances: Keep sidewalks, entrances, and hallways clear and available to Owner, Owner's employees, and emergency vehicles and personnel at all times. Do not use these areas for parking or storage of materials.
 - Coordinate work schedule, electrical service disruptions, temporary closures and protection, and other work impacting occupants use of the building with the Owner.
2. Use of Existing Building: The building will be closed to the public during the course of the project. Contractor shall not use the building for storage or other construction operations not explicitly permitted by the Owner per written direction. Maintain existing building in a weather tight condition throughout construction period. Repair damage caused by construction operations. Protect building and contents during construction period.

c. Work Restrictions

1. Nonsmoking Building: Smoking is not permitted within the building or on the property. Abide by all municipal regulations regarding smoking in or near municipally owned properties.
2. No open flames, torches, heat guns, etc. will be permitted under any conditions unless written permission is obtained from the Owner prior to start of Work and after obtaining appropriate permits.

d. Construction Schedule

1. The anticipated construction commencement is late autumn 2025. The duration is expected to be four (4) months.

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A.4 - Definitions:

1. ***Similar Projects*** shall be defined as projects that:
 - included similar activities and scope of work as the subject project, as defined in the statement of general notice on page 2
 - included similar construction techniques
 - required similar construction logistical complexity
2. ***Project Supervisor*** is a person that manages the construction project at the site. He/she directs the day-to-day construction operations at the site and coordinates with the Owner's Representative. This person is on site full time. The same individual may perform the roles of Project Manager and Project Site Superintendent.
3. ***Verifiable Experience:*** Project experience that can be confirmed through contact with Owners and Architects associated with previous projects listed in the submission.
4. ***Successful Experience:*** Project experience which resulted in completion of projects on time, on budget, in accordance with the contract documents, and with evidence of good working relationships with owners, subcontractors and suppliers.

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A.5 - Evaluation Criteria:

The following **six (6)** criteria will be used for evaluating the qualifications of Prospective Bidders. The evaluation will be based on information in the Qualification Statement provided by Prospective Bidders as well as information supplied by the Prospective Bidders' references.

1. The Prospective Bidder, acting as GENERAL CONTRACTOR, will be required to demonstrate verifiable, successful experience in Project Supervision and Administration of Historic Preservation Projects. This experience shall include two (2) projects involving separate historic buildings or sites of **similar activities and scope of work as the subject project, as defined in the statement of general notice on page 2**, and completed in compliance with *the Secretary of the Interior's Standards for the Treatment of Historic Properties (revised 2017)* within the past five (5) years preceding the issue date of this Qualification Statement. At least one (1) of the projects must have been reviewed by the New Jersey Historic Trust, a State Historic Preservation Office, or the qualified historic review body of a county or municipality. Each project must each have had an aggregate construction cost of at least \$150,000.
2. The Prospective Bidder's proposed PROJECT SUPERVISOR will be required to demonstrate verifiable, successful experience in Project Supervision and Administration of Historic Preservation Projects. This experience shall include two (2) projects involving separate historic buildings or of **similar activities and scope of work as the subject project as defined in the statement of general notice on page 2** and completed in compliance with *the Secretary of the Interior's Standards for the Treatment of Historic Properties (revised 2017)* within the past five (5) years preceding the issue date of this Qualification Statement. At least one (1) of the projects must have been reviewed by the New Jersey Historic Trust, a State Historic Preservation Office, or the qualified historic review body of a county or municipality. Each project must each have had an aggregate construction cost of at least \$150,000.
3. The Prospective Bidder must not have wrongfully defaulted on a contract or had work terminated for non-performance within the past five (5) years.
4. The Prospective Bidder must not have been denied a consent of surety, a bid bond, or a performance bond within the past twelve (12) months, based on the bidder's inability to meet the surety's reasonable underwriting standards.
5. The Prospective Bidder must demonstrate successful experience on all current projects in progress.
6. The Prospective Bidder must submit the "Certification" form. (Page 14)

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A.6 - Submission Checklist:

The following forms are required as a minimal submission for Bidder Pre-Qualification:

☐ General Contractor	8-11
☐ Project Supervisor	12-13
☐ Certification	14

A.7 – Select Scope Drawings:

<u>Drawing No.</u>	<u>Title</u>
CVR	COVER SHEET
A-121	REFLECTED CEILING PLANS
A-122	REFLECTED CEILING PLANS
A-501	DETAILS
E-1	DEMO PLANS
E-2	DEMO PLANS
E-3	FLOOR PLANS
E-4	FLOOR PLANS
E-5	SCHEDULES, SYMBOLS, & DETAILS
E-6	SPECIFICATIONS

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B – PROSPECTIVE BIDDER’S QUALIFICATION STATEMENT

These forms must be completed and submitted by Prospective Bidders who wish to be considered for this work. Failure to substantially complete the Bidder’s Qualification Statement will result in disqualification of the Prospective Bidder. Attachments to this sheet are acceptable (please properly label).

B.1 - GENERAL CONTRACTOR

1. Name and address of Firm:

Phone #:

Contact person:

Fax # :

Email:

Website:

2. Under what other name (s) has your business operated?

3. Business form (corporation, partnership, etc.)

Date of formation:

Principal location:

Names and Titles of corporate officers, LLC members, or partners and their number of years with the business:

4. Has your firm or any predecessor firm defaulted on a contract or had work terminated for non-performance within the last five (5) years? If so, on a separate sheet describe the project, owner, date and circumstances/reasons.
5. Has your firm or any predecessor firm been denied a consent of surety, a bid bond, or a performance bond within the past twelve (12) months? If so, on a separate sheet describe the circumstances/reasons.

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B.1 - GENERAL CONTRACTOR –

Provide verifiable evidence of successful experience on two (2) projects involving separate historic buildings or sites **of similar activities and scope of work as the subject project, as defined in the statement of general notice on page 2**, and completed in compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties (revised 2017)* within the past five (5) years preceding the issue date of this Qualification Statement. At least one (1) of the projects must have been reviewed by the New Jersey Historic Trust, a State Historic Preservation Office, or the qualified historic review body of a county or municipality. Each project must each have had an aggregate construction cost of at least \$150,000. Submit **six (6)** color photos of **each** project listed below.

PROJECT #1

Project Name: _____ Location: _____

Historic Review By: _____

Project Start: _____ Completion Date: _____

Project Cost: _____

Approximate

Construction Date of

Historic Building: _____

Scope of Work and Nature of Project: _____

Owner: _____

Owner Contact Person: _____ Phone: _____

Email: _____

Architect: _____

Architect Contact Person: _____ Phone: _____

Email: _____

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PROJECT #2

Project Name: _____ Location: _____

Historic Review By: _____

Project Start: _____ Completion Date: _____

Project Cost: _____

Approximate

Construction Date of

Historic Building: _____

Scope of Work and Nature of Project: _____

Owner: _____

Owner Contact Person: _____ Phone: _____

Email: _____

Architect: _____

Architect Contact Person: _____ Phone: _____

Email: _____

PROVIDE THE FOLLOWING INFORMATION ON ALL CURRENT PROJECTS IN PROGRESS.
(Use additional sheets if necessary)

SUBMIT FOUR (4) COLOR PHOTOS OF EACH PROJECT LISTED BELOW.

Project Name _____

Location _____

Owner _____ Phone _____

Owner's Contact _____ Phone _____

Architect _____ Phone _____

Architect's Contact _____ Phone _____

Contract Amount _____

Scheduled Completion Date _____

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Project Name	_____
Location	_____
Owner	_____ Phone _____
Owner's Contact	_____ Phone _____
Architect	_____ Phone _____
Architect's Contact	_____
Contract Amount	_____
Scheduled Completion Date	_____

Project Name	_____
Location	_____
Owner	_____ Phone _____
Owner's Contact	_____ Phone _____
Architect	_____ Phone _____
Architect's Contact	_____
Contract Amount	_____
Scheduled Completion Date	_____

Project Name	_____
Location	_____
Owner	_____ Phone _____
Owner's Contact	_____ Phone _____
Architect	_____ Phone _____
Architect's Contact	_____
Contract Amount	_____
Scheduled Completion Date	_____

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B.2 - PROJECT SUPERVISOR

Provide verifiable evidence of successful experience on two (2) projects involving separate historic buildings or sites **of similar activities and scope of work as the subject project, as defined in the statement of general notice on page 2**, and completed in compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties (revised 2017)* within the past five (5) years preceding the issue date of this Qualification Statement. At least one (1) of the projects must have been reviewed by the New Jersey Historic Trust, a State Historic Preservation Office, or the qualified historic review body of a county or municipality. Each project must each have had an aggregate construction cost of at least \$150,000. Submit six (6) color photos of **each** project listed below.

Name of Project Supervisor: _____

PROJECT #1

Project Name: _____ Location: _____

Historic Review By: _____

Project Start: _____ Completion Date: _____

Project Cost: _____

Approximate

Construction Date of

Historic Building: _____

Scope of Work and Nature of Project: _____

Owner: _____

Owner Contact Person: _____ Phone: _____

Email: _____

Architect: _____

Architect Contact Person: _____ Phone: _____

Email: _____

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PROJECT #2

Project Name: _____ Location: _____

Historic Review By: _____

Project Start: _____ Completion Date: _____

Project Cost: _____

Approximate

Construction Date of

Historic Building: _____

Scope of Work and Nature of Project: _____

Owner: _____

Owner Contact Person: _____ Phone: _____

Email: _____

Architect: _____

Architect Contact Person: _____ Phone: _____

Email: _____

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B.3 - CERTIFICATION

I (we) the undersigned certify the truth and correctness of all statements and answers contained herein:

Date: _____

Name of Bidder: _____

Address of Bidder: _____

Telephone & Fax Numbers: _____

Email: _____

By (sign name and title, no stamps) _____

(print / type name and title) _____

Witnessed: (if corporation, by the secretary of the corporation)

By: (sign name and title, no stamps) _____

(print name and title) _____

Subscribed and sworn to before me

this _____ day of _____, 2024.

Notary Public of the State of:

My commission expires:

(Seal)

END OF BIDDER'S QUALIFICATION STATEMENT

ELECTRICAL UPGRADES TO THE
BURROWES MANSION
BOROUGH OF MATAWAN
94 MAIN STREET, MATAWAN, NJ 07747

ARCHITECT:

HMRARCHITECTS

821 ALEXANDER ROAD - SUITE 115
PRINCETON, NEW JERSEY 08540
609-452-1070 - HMR-ARCHITECTS.COM

ELECTRICAL ENGINEER:

KELTER AND GILLIGO
196 Princeton-Hightstown Road, Building 1A, Suite 9
West Windsor, NJ 08550

ISSUED FOR PRE-QUALIFICATION - JUNE 30, 2025

A	
ABV	ABOVE
ACCESS	ACCESSIBLE
ACT	ACTUAL
ADJ	ADJUSTABLE
ADJC	ADJACENT
AFF	ABOVE FINISHED FLOOR
AL/ALUM	ALUMINUM
ALT	ALTERNATE
ANOD	ANODIZED
AP	ACCESS PANEL
APPROX	APPROXIMATE
ARCH	ARCHITECT
&	AND
@	AT

B	
BD	BOARD
B/W	BETWEEN
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BTM	BOTTOM
BRG	BEARING

C	
CAB	CABINET
CEM	CEMENT (TIOUS)
CT	CERAMIC TILE
CJ	CONTROL JOINT
CL	CENTER LINE/CLOSET
CLG	CEILING
COL	COLUMN
CLR	CLEAR (ANCE)
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACT (OR)
COORD	COORDINATE
CVR	COVER
CTR	CENTER

D	
DBL	DOUBLE
DEM	DEMOLITION
DET	DETAIL
DH	DOUBLE-HUNG
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DWVG	DRAWING

E	
E (EXIST)	EXISTING
EA	EACH
EJ (EXP JT)	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMBED	EMBEDD (ED), (ING)
EMER	EMERGENCY
ENGR	ENGINEER (ED)
EQ	EQUAL
EQPT	EQUIPMENT
ETR	EXISTING TO REMAIN
EW/C	ELECTRIC WATER COOLER
EXIST	EXISTING
EXH	EXHAUST
EXT	EXTERIOR

F	
FAB	FABRICATION
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FFL	FINISH FLOOR LEVEL
FIN	FINISH (ED)
FLEX	FLEXIBLE
FLR	FLOOR (ING)
FNDN	FOUNDATION
FO	FACE OF
FPRF	FIREPROOF (ING)
FR	FIRERAT (ING), (ED)
FTG	FOOTING
FUR	FURRED (ING)
FXD	FIXED
FIXT	FIXTURE

G	
GALV	GAGE, GAUGE
GC	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS, GLAZING
GR	GRAD (ED), (ING)
GVL	GRAVEL
GW8	GYPSUM WALL BOARD

H	
HB	HOSE BIB
HD	HEAD
HDR	HEADER
HDWD	HARDWOOD
HDWE	HARDWARE
HORIZ	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
HVAC	HEATING, VENTILATING & AIR CONDITIONING
HWH	HOT WATER HEATER

I	
IN	INCH
INCL	INCLUDE (D), (ED)
INFO	INFORMATION
INSUL	INSULATE (D), (ION)
INT	INTERIOR
INTERM	INTERMEDIATE
INV	INVERT

J	
JAN	JANITOR
JC	JANITOR'S CLOSET
JST	JOIST
JT	JOINT

K	
KITCH	KITCHEN

L	
LAV	LAVATORY
LAM	LAMINATE (D)
LB	POUND
LG	LONG/LENGTH
LH	LEFT HAND
LP	LOW POINT
LT	LIGHT
LTL	LINTEL
LVR	LOUVER

M	
MAS	MASONRY
MAT	MATERIAL (S)
MAX	MAXIMUM
MECH	MECHANIC (AL)
MEZZ	MEZZANINE
MFR	MANUFACTURE (ER)
MIN	MINIMUM
MISC	MISCELLANEOUS
MLWK	MILLWORK
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL

N	
N	NEW
NA	NOT APPLICABLE
NAE	NEW AT EXISTING
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE

O	
OC	ON CENTER (S)
OD	OUTSID DIAMETER
OH	OVERHEAD
OPG	OPENING (S)
OPP	OPPOSITE
OPP HD	OPPOSITE HAND
OPR	OPERABLE
ORNA	ORNAMENTAL

P	
PART	PARTIAL
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLSTC	PLASTIC
PLYWD	PLYWOOD
PNL	PANEL
POLYST	POLYSTYRENE
PORT	PORTABLE
PREFIN	PREFINISHED
PREFAB	PREFABRICATED
PT	PRESSURE TREATED
PTD	PAINTED
PVC	POLYVINYL CHLORIDE

Q	
QTY	QUANTITY

R	
R	REMOVE
RAD	RADIATOR
RD	ROOF DRAIN
RDR	READER
RECESS	RECESSED
RECPT	RECEPTACLE
REF	REFERENCE
REFL	REFLECTED
REFR	REFRIGERATOR
REG	REGISTER
REINF	REINFORCE (D), (ING), (MENT)
REQD	REQUIRED
REV	REVISION (S), REVISED
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING

S	
S	SOUTH
SCR	SCRIBE
SECT	SECTION
SECUR	SECURITY
SF	SQUARE FEET
SGL	SINGLE
SH	SINGLE-HUNG
SHORG	SHORING
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION (S)
SQ	SQUARE
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRFR	STOREFRONT
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRY (ICAL)
SYS	SYSTEM (S)

T	
T	TREAD
TEL	TELEPHONE
THK	THICK (NESS)
T.O	TOP OF
TOW	TOP OF WALL
TRANS	TRANSPARENT
TRTD	TREATED
TYP	TYPICAL
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE

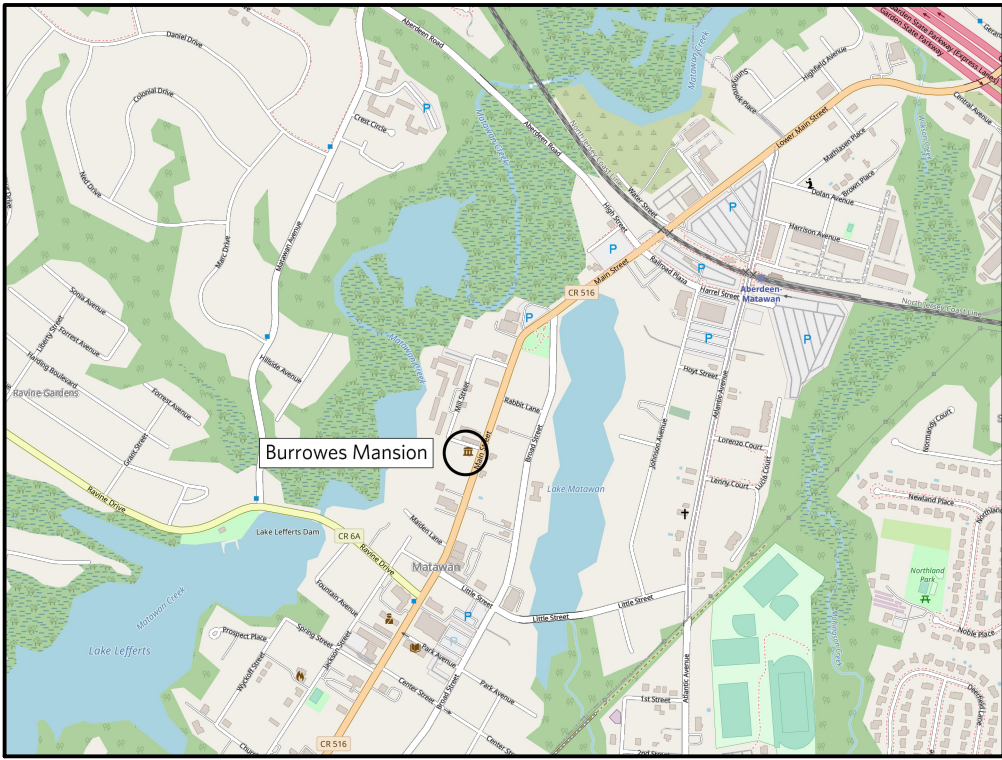
U	
UC	UNDERCUT
UL	UNDERWRITERS
UNDRLAY	LABORATORY
UNO	UNDERLAYMENT
UNO	UNLESS NOTED OTHERWISE
UTIL	UTILITY

V	
VB	VAPOR BARRRIER
VCT	VINYL COMPOSITION TILE
VEH	VEHICLE
VERT	VERTICAL
VIF	VERIFY IN FIELD

W	
W/	WITH
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
W GL	WIRE GLASS
WM	WIRE MESH
W/O	WITHOUT
WPT	WORKING PT
WSCOT	WAINSCOT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
WWW	WELDED WIRE MESH



VIEW OF MANSION FROM THE EAST



LOCAL MAP

PROJECT NOTES:

- THE PROJECT MANUAL & GENERAL PROVISIONS OF THE CONTRACT, INCLUDING GENERAL & SUPPLEMENTARY CONDITIONS, & DIVISION 01 SPECIFICATIONS, APPLY TO THE WORK SCOPE ON THE DRAWINGS.
- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE STATE & LOCAL BUILDING CODES & ALL OTHER GOVERNING AGENCIES & REGULATIONS.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS IN THE FIELD PRIOR TO COMMENCEMENT OF THE WORK. VERIFY LAYOUT IN RELATION TO PROPERTY, BENCHMARKS, & OTHER FIXED CONDITIONS. REPORT DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.
- NOTIFY ARCHITECT OF DISCREPANCIES REGARDING THE CONTRACT DOCUMENTS OR DESIGN INTENT IMMEDIATELY UPON DISCOVERY. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK OR RELATED WORK.
- CONTRACTOR SHALL REMOVE ALL RUBBISH & DEBRIS FROM THE SITE DURING THE COURSE OF PROJECT, & DISPOSE OF LEGALLY OFF-SITE.
- CONTRACTOR SHALL PERFORM ALL CUTTING, PATCHING, & PROTECTION REQUIRED TO COMPLETE THE WORK INDICATED ON THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, SITE SAFETY, EROSION & SEDIMENTATION CONTROL, & COORDINATING THE WORK OF ALL TRADES UNDER THE CONTRACT.

BUILDING FACT:

THE MAJOR JOHN BURROWS MANSION IS LISTED ON THE NEW JERSEY AND NATIONAL REGISTERS OF HISTORIC PLACES.

SCOPE OF WORK:

- REMOVE & REPLACE ALL EXISTING WIRING, CONDUIT, RECEPTRACLES, & SWITCHES & SELECT LIGHT FIXTURES.
- REMOVE & REPLACE MDP & UTILITY SERVICE FEEDER.
- RESTORE SELECT LIGHT FIXTURES.
- RECIRUIT EXISTING FIRE ALARM, SECURITY SYSTEM, & SITE LIGHTING COMPONENTS TO REMAIN IN PLACE.
- REMOVE SELECT FIXTURES.
- PATCH & PAINT ALL OPENINGS MADE DURING WORK & REMAINING FROM REMOVED COMPONENTS.

APPLICABLE CODES:

BUILDING SUBCODE - IBC 2021 - NJ EDITION
ELECTRICAL SUBCODE - NFPA 70 - 2020
ENERGY SUBCODE - ASHRAE 90.1 - 2019
REHABILITATION SUBCODE - NJAC 5:23-6 - REFERENCED SECTIONS
5:23-6.33 HISTORIC BUILDINGS
REHAB CODE CATEGORIES: ALTERATION

DRAWING LIST:

CVR	COVER	E-1	DEMO PLANS
A-121	REFLECTED CEILING PLANS	E-2	DEMO PLANS
A-122	REFLECTED CEILING PLANS	E-3	FLOOR PLANS
A-501	DETAILS	E-4	FLOOR PLANS
		E-5	SCHEDULES, SYMBOLS, & DETAILS
		E-6	SPECIFICATIONS

NJHT SIGN NOTES:

- PROJECT NAME ON SIGN: MAJOR JOHN BURROWES MANSION ELECTRICAL UPGRADES
- SIGN TO BE PRINTED WITH BLACK LETTERING ON WHITE BACKGROUND.
- NJHT LOGO TO BE IN COLOR. SEE nj.gov/dca/njht/resources/grantees/ FOR DETAILS.
- SIGN BACKING TO BE SIGN FABRICATOR'S STANDARD PLYWOOD - ½" MIN.
- SIGN TO BE MOUNTED TO 4X4 PRESSURE TREATED POSTS SUNK INTO STONE LINED HOLE 3'-0" DEEP MIN.
- BOTTOM OF SIGN TO BE 4'-0" ABOVE GRADE.
- FABRICATOR TO PROVIDE SHOP DRAWING FOR REVIEW PRIOR TO FABRICATION.
- LOCATION OF SIGN TO BE SELECTED BY OWNER.

ISSUED FOR PRE-QUALIFICATION - OCTOBER 23, 2025

821 ALEXANDER ROAD - SUITE 115
PRINCETON, NEW JERSEY 08540
609-452-1070 - HMR-ARCHITECTS.COM

HMRARCHITECTS

KELTER & GILLIGO CONSULTING ENG.
196 PRINCETON-HIGHTSTOWN ROAD
PRINCETON, NJ 08550

SCALE: AS NOTED
DRAWN BY: OFFICE
DATE: 10/23/25

CVR

COVER

196 PRINCETON-HIGHTSTOWN ROAD
PRINCETON, NJ 08550

ELECTRICAL UPGRADES TO THE
BURROWES MANSION
BOROUGH OF MATAWAN
94 MAIN STREET, MATAWAN, NJ 07747

NO. REVISIONS DATE

CVR

- TEMPORARY PROTECTION NOTES -

1.

ALL WORK SHALL ADHERE TO REQUIREMENTS SET FORTH IN SPECIFICATION SECTIONS 01500 "TEMPORARY FACILITIES & CONTROLS" & 013591 "HISTORIC TREATMENT PROCEDURES."

2.

OWNER SHALL PROVIDE DUST PROTECTION FOR ALL OBJECTS & FURNISHINGS. CONTRACTOR SHALL PROVIDE ALL OTHER DUST CONTROL & PROTECTION MEASURES.

3.

CONTRACTOR SHALL PROVIDE IMPACT PROTECTION OF ALL SURFACES WITHIN WORK AREAS & PATHS OF TRAVEL TO WORK AREAS.

4.

OWNER, IN CONSULTATION WITH ARCHITECT & CONTRACTOR, SHALL RELOCATE/REMOVE OBJECTS & FURNISHINGS PRIOR TO START OF WORK.

5.

CONTRACTOR TO SUBMIT REQUEST IN WRITING TO OWNER FOR ADDITIONAL RELOCATION OF ANY & ALL OBJECTS, FURNISHINGS, ETC. REQUESTS MADE VIA PHONE OR IN PERSON WILL NOT BE ACCEPTED. REQUESTS MUST INCLUDE MEANS & METHODS OF RELOCATION.

6.

CONTRACTOR TO RECEIVE WRITTEN APPROVAL FROM OWNER PRIOR TO RELOCATIONS.

7.

FIRE EXTINGUISHERS ARE REQUIRED IN AREAS OF ACTIVE WORK, REGARDLESS OF WORK TYPE.

- ELECTRICAL NOTES -

1.

CONTRACTOR TO REMOVE & REPLACE ALL EXISTING WIRING, CONDUIT, RECEPTACLES, & SWITCHES & SELECT FIXTURES. WIRING TO BE REMOVED BACK TO SOURCE.

2.

REMOVE & REPLACE MDP & UTILITY SERVICE FEEDER.

3.

RECIRCUIT ALL EXISTING ALL ELECTRICAL COMPONENTS TO REMAIN.

4.

CONTRACTOR TO VERIFY ALL EXISTING & NEW FIXTURE, RECEPTACLE, & SWITCH LOCATIONS WITH ARCHITECT & OWNER ON SITE PRIOR TO COMMENCEMENT OF WORK. ALL REMOVAL, BLOCKING, CUTTING, & PATCHING, & HISTORIC REMOVAL & REINSTALLATION REQUIRED FOR WORK SHALL BE RESPONSIBILITY OF CONTRACTOR & INCLUDED IN BASE BID. ALL WIRING IS TO BE CONCEALED AT FIRST & SECOND FLOORS. CONTRACTOR MUST COMPLETE WIRING PLANS, SHOWING CUTTING & PATCHING, & MILLWORK REMOVAL & REINSTALLATION LOCATIONS, FOR REVIEW BY ARCHITECT & OWNER PRIOR TO COMMENCEMENT OF WORK.

5.

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS IN FIELD. REPORT ALL DISCREPANCIES IN THESE DRAWINGS & RELATED SPECIFICATIONS TO ARCHITECT FOR RESOLUTION PRIOR TO START OF CONSTRUCTION. FAILURE TO VERIFY ALL CONDITIONS AFFECTING THE WORK & FAILURE TO REPORT DISCREPANCIES WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE COORDINATION OF ALL ASPECTS OF THE WORK.

6.

ALL EXISTING SMOKE & HEAT DETECTORS TO REMAIN IN PLACE. PROTECT WITH REMOVABLE COVERS DURING WORK. REMOVE AFTER WORK COMPLETED.

7.

PATCH & PAINT ALL OPENINGS MADE DURING COURSE OF WORK & REMAINING FROM REMOVED COMPONENTS.

- LIGHTING LEGEND -

○

A

INTER-LUX 4" PROTOOLS RECESSED DOWNLIGHT

○

B

COLUMBIA 5" SCONCE

○

C

WAC GLO

○

D

THURMAN SCONCE

⬆

EM

COOPER SURE LITE APEL SERIES

◼

EM1

MULE COVERT LED CONCEALED EMERGENCY LIGHT

●

EM2

EXIT LIGHT CO. RECESSED ARCHITECTURAL EMERGENCY LIGHT

—

EXIST

EXISTING TO RESTORE & RECIRCUIT

—

F

COLUMBIA 4' MULTIPURPOSE LINEAR

○

G

WAC I CAN'T BELIEVE IT'S NOT RECESSED

⬆

R

COOPER SURE LITE ALL-PRO APWR SERIES

- PAINTING NOTES -

CEILING: PREP & PAINT CEILINGS AT AREAS OF WORK. MATCH EXIST COLOR & FINISH.

WALLS: PREP & PAINT WALLS AT AREAS OF WORK. MATCH EXIST COLOR & FINISH.

WOOD MILLWORK: PREP & PAINT WOOD MILLWORK THAT IS REMOVED & REATTACHED, OR OTHERWISE DISTURBED, DURING COURSE OF WORK. MATCH EXIST COLOR & FINISH.

1
A-122

SECOND FLOOR RCP

SCALE: 1/4" = 1'-0"

2
A-122

ATTIC RCP

SCALE: 1/4" = 1'-0"

ISSUED FOR PRE-QUALIFICATION - OCTOBER 23, 2025

ELECTRICAL UPGRADES TO THE
BURROWES MANSION
BOROUGH OF MATAWAN
94 MAIN STREET, MATAWAN, NJ 07747

NO.	REVISIONS	DATE

A-122

HMRARCHITECTS

821 ALEXANDER ROAD - SUITE 115
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KELTER & GILLIGO CONSULTING ENG.
196 PRINCETON-HIGHTSTOWN ROAD
PRINCETON JUNCTION, NJ 08550

ERIC HOUTERMANN
2025-10-23-2025

REFLECTED CEILING PLANS

A-122

SCALE: 1/4" = 1'-0"
DRAWN BY: KL & SL
DATE: 10/23/25



- ELECTRICAL NOTES -

1. CONTRACTOR TO REMOVE & REPLACE ALL EXISTING WIRING, CONDUIT, RECEPTACLES, & SWITCHES & SELECT FIXTURES. WIRING TO BE REMOVED BACK TO SOURCE.
2. REMOVE & REPLACE MDP & UTILITY SERVICE FEEDER.
3. RECIRCUIT ALL EXISTING ALL ELECTRICAL COMPONENTS TO REMAIN.
4. CONTRACTOR TO VERIFY ALL EXISTING & NEW FIXTURE, RECEPTACLE, & SWITCH LOCATIONS WITH ARCHITECT & OWNER ON SITE PRIOR TO COMMENCEMENT OF WORK. ALL REMOVAL, BLOCKING, CUTTING, & PATCHING, & HISTORIC REMOVAL & REINSTALLATION REQUIRED FOR WORK SHALL BE RESPONSIBILITY OF CONTRACTOR & INCLUDED IN BASE BID. ALL WIRING IS TO BE CONCEALED AT FIRST & SECOND FLOORS. CONTRACTOR MUST COMPLETE WIRING PLANS, SHOWING CUTTING & PATCHING, & MILLWORK REMOVAL & REINSTALLATION LOCATIONS, FOR REVIEW BY ARCHITECT & OWNER PRIOR TO COMMENCEMENT OF WORK.
5. CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS IN FIELD. REPORT ALL DISCREPANCIES IN THESE DRAWINGS & RELATED SPECIFICATIONS TO ARCHITECT FOR RESOLUTION PRIOR TO START OF CONSTRUCTION. FAILURE TO VERIFY ALL CONDITIONS AFFECTING THE WORK & FAILURE TO REPORT DISCREPANCIES WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE COORDINATION OF ALL ASPECTS OF THE WORK.
6. ALL EXISTING SMOKE & HEAT DETECTORS TO REMAIN IN PLACE. PROTECT WITH REMOVABLE COVERS DURING WORK. REMOVE AFTER WORK COMPLETED.
7. PATCH & PAINT ALL OPENINGS MADE DURING COURSE OF WORK & REMAINING FROM REMOVED COMPONENTS.

ISSUED FOR PRE-QUALIFICATION - OCTOBER 23, 2025

ELECTRICAL UPGRADES TO THE
BURROWES MANSION
BOROUGH OF MATAWAN
94 MAIN STREET, MATAWAN, NJ 07747

NO.

REVISIONS

DATE

1
A-202

A-202

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HMRARCHITECTS

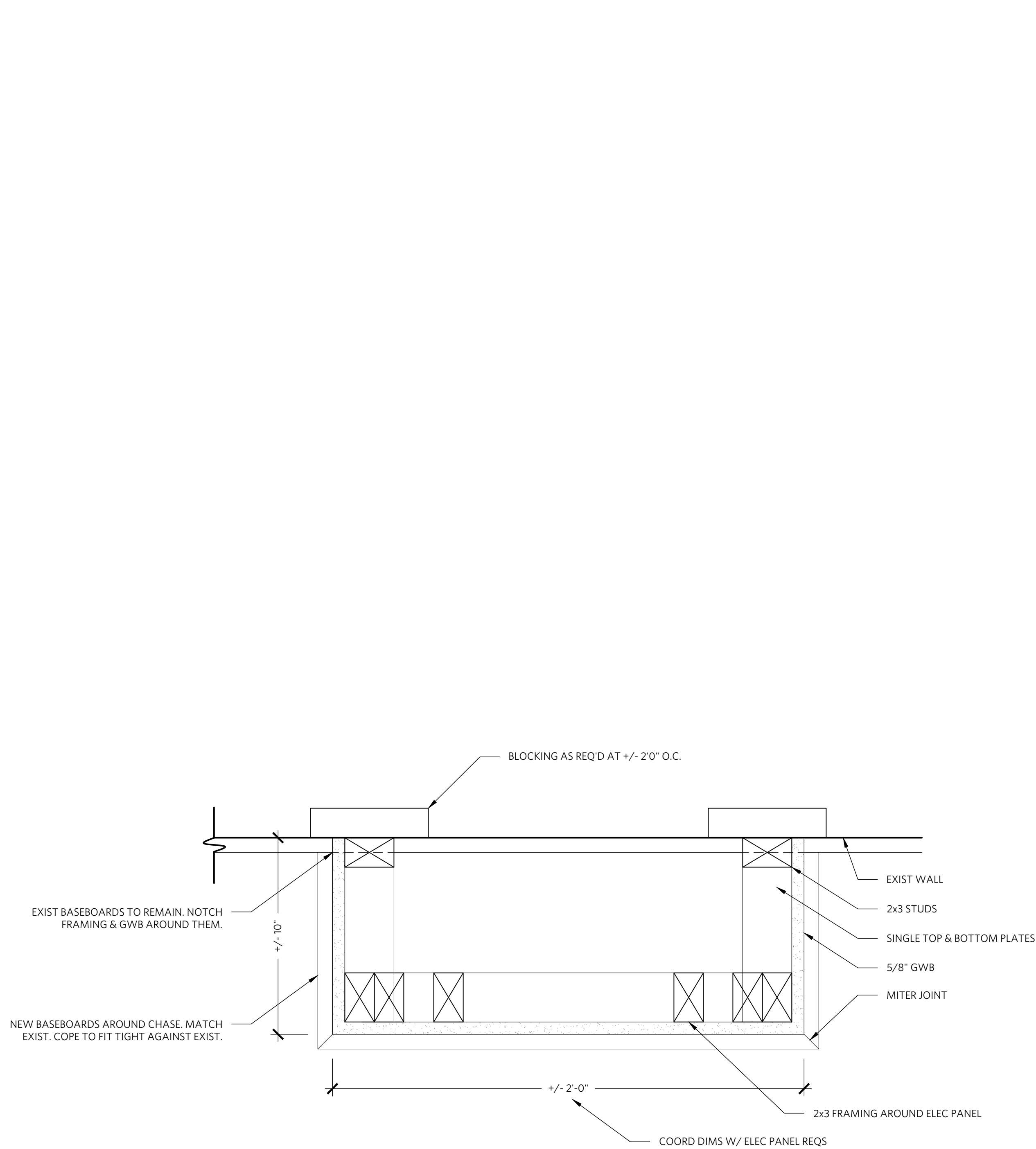
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196 PRINCETON-HIGHTSTOWN ROAD
PRINCETON JUNCTION, NJ 08550

SCALE: 1/4" = 1'-0"
DRAWN BY: SL
DATE: 10/23/25

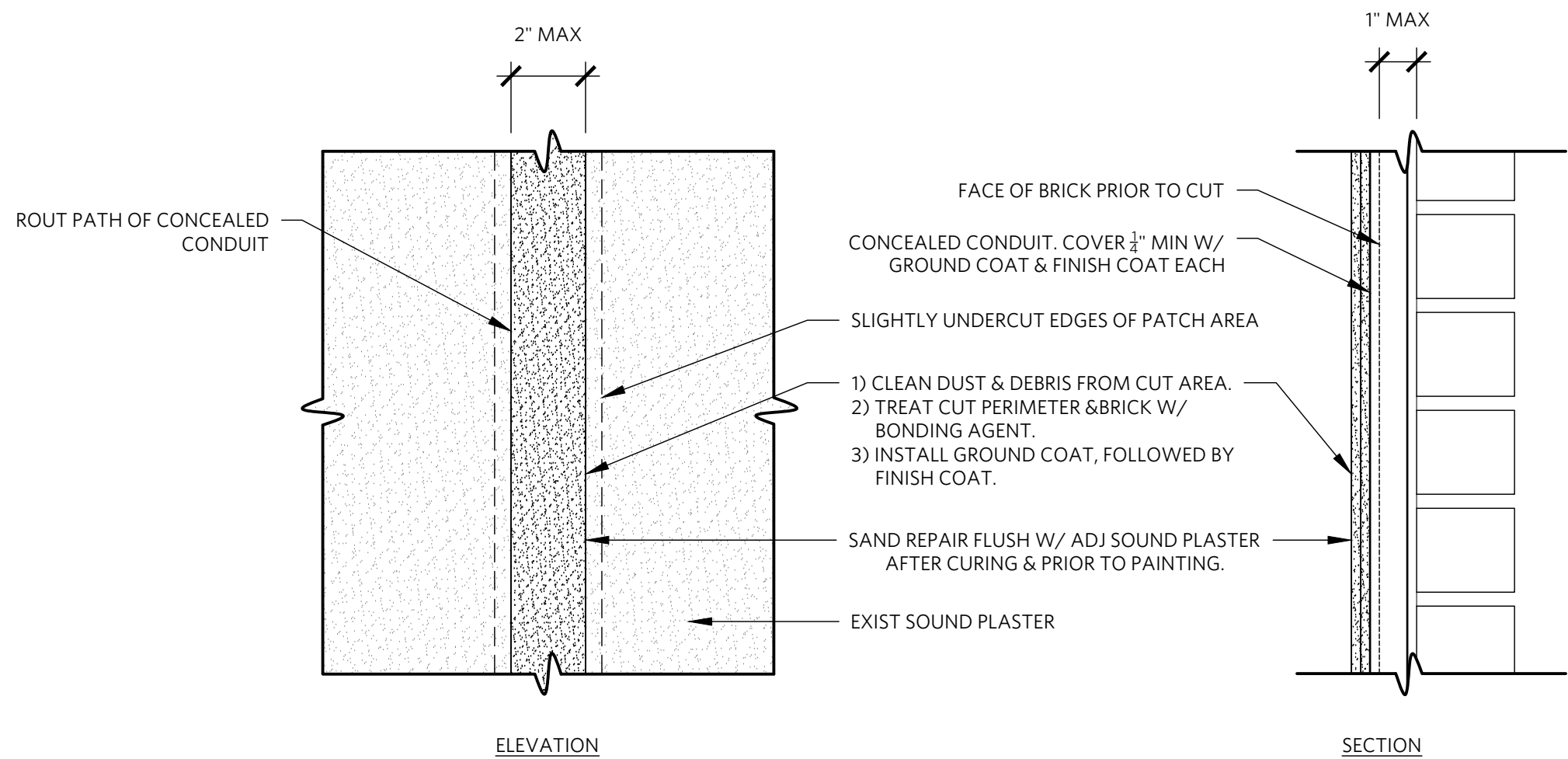
A-202

ELEVATIONS

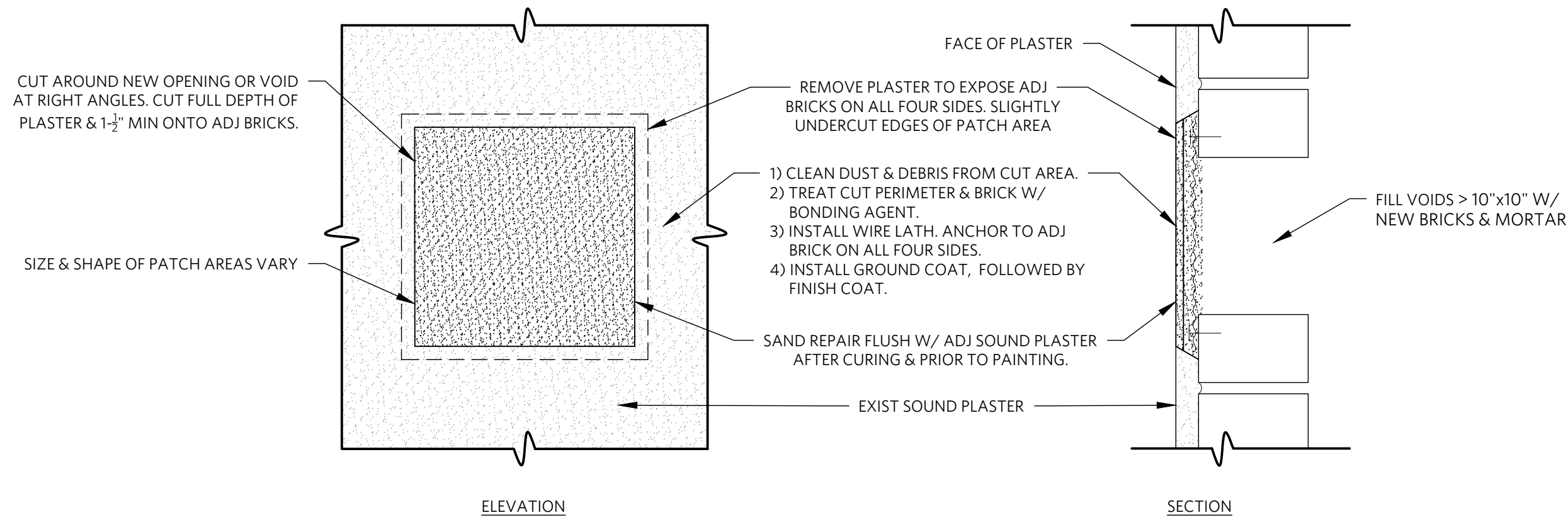
ERIC GILLIG, LICENSED ARCHITECT
21-04-0002700



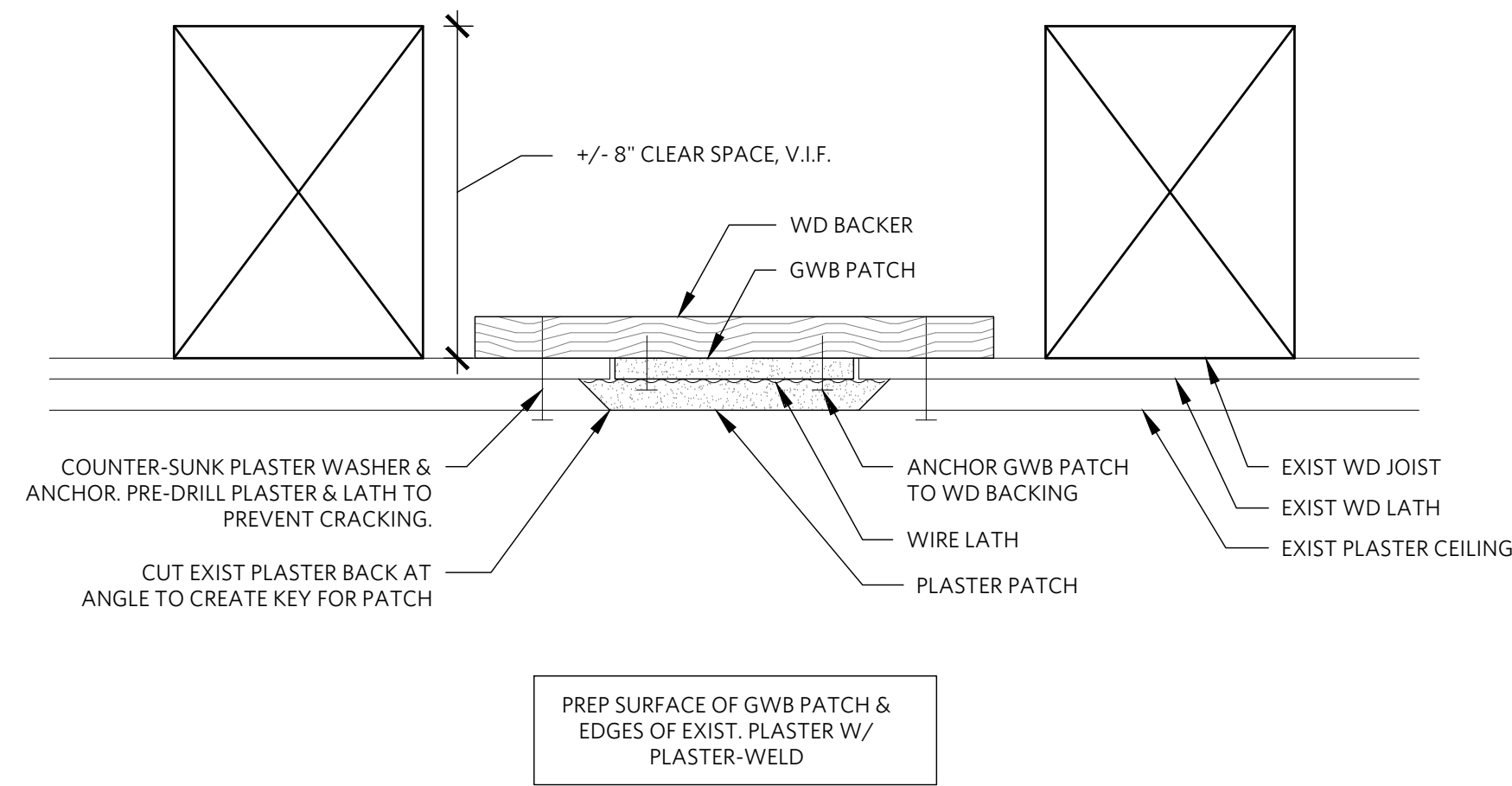
3 CHASE AT NEW MDF DETAIL
A-501
SCALE: 3" = 1'-0"



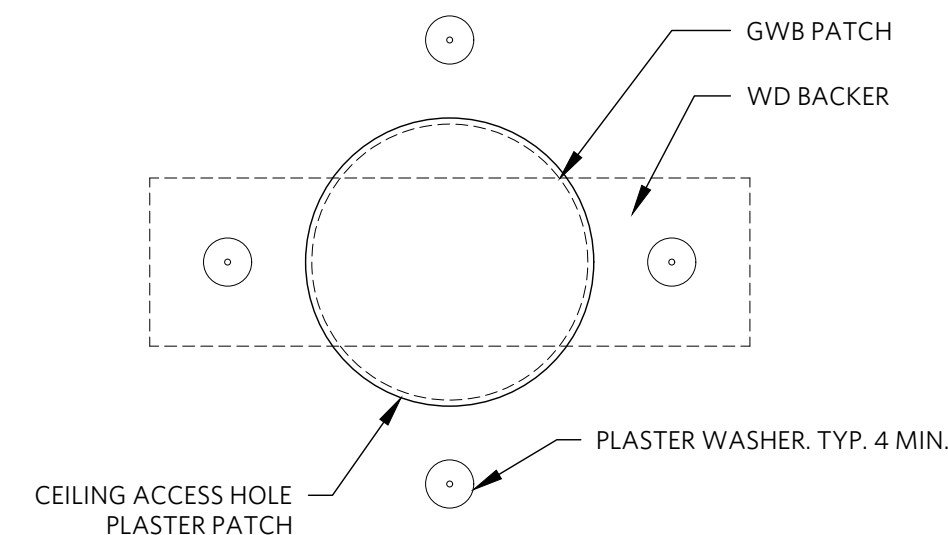
5 BRICK WALL PATCH AT CONDUIT CONCEALMENT
A-501
SCALE: 3" = 1'-0"



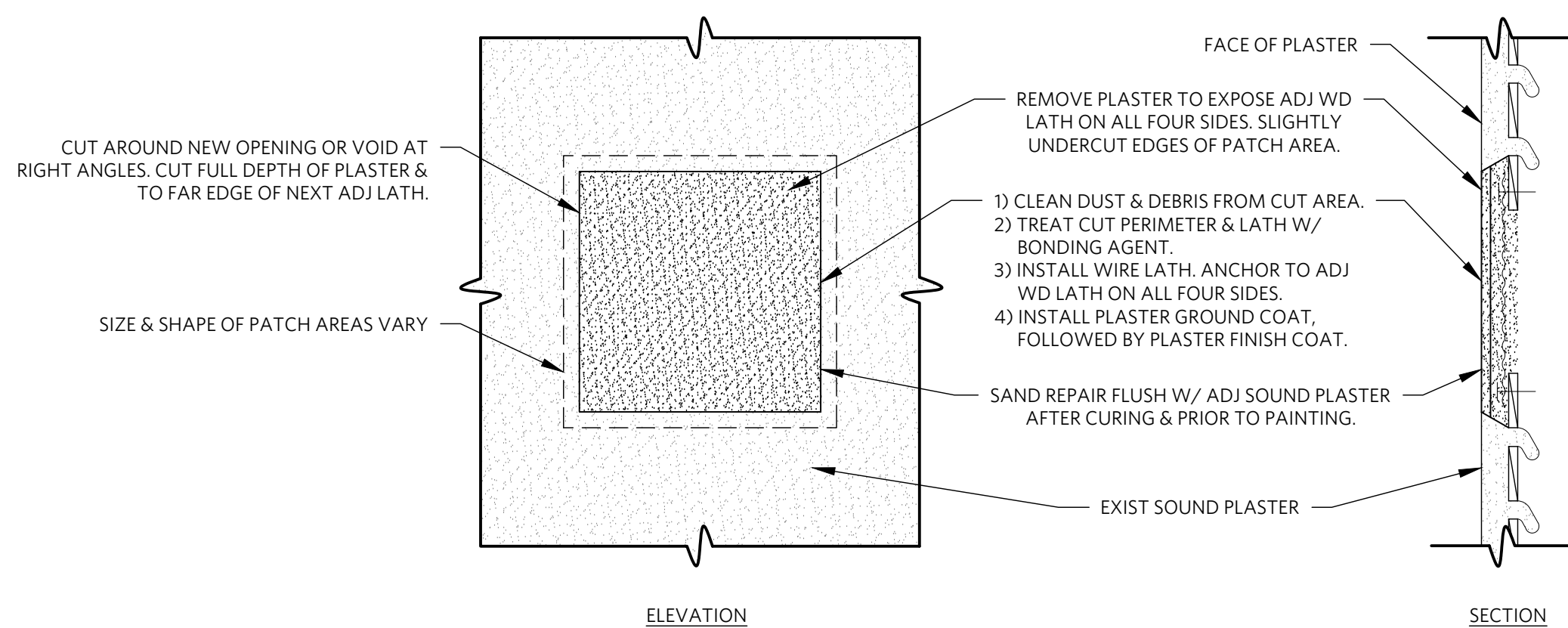
6 BRICK WALL PATCH, TYP
A-501
SCALE: 3" = 1'-0"



1 CEILING ACCESS PATCH SECTION
A-501
SCALE: 3" = 1'-0"

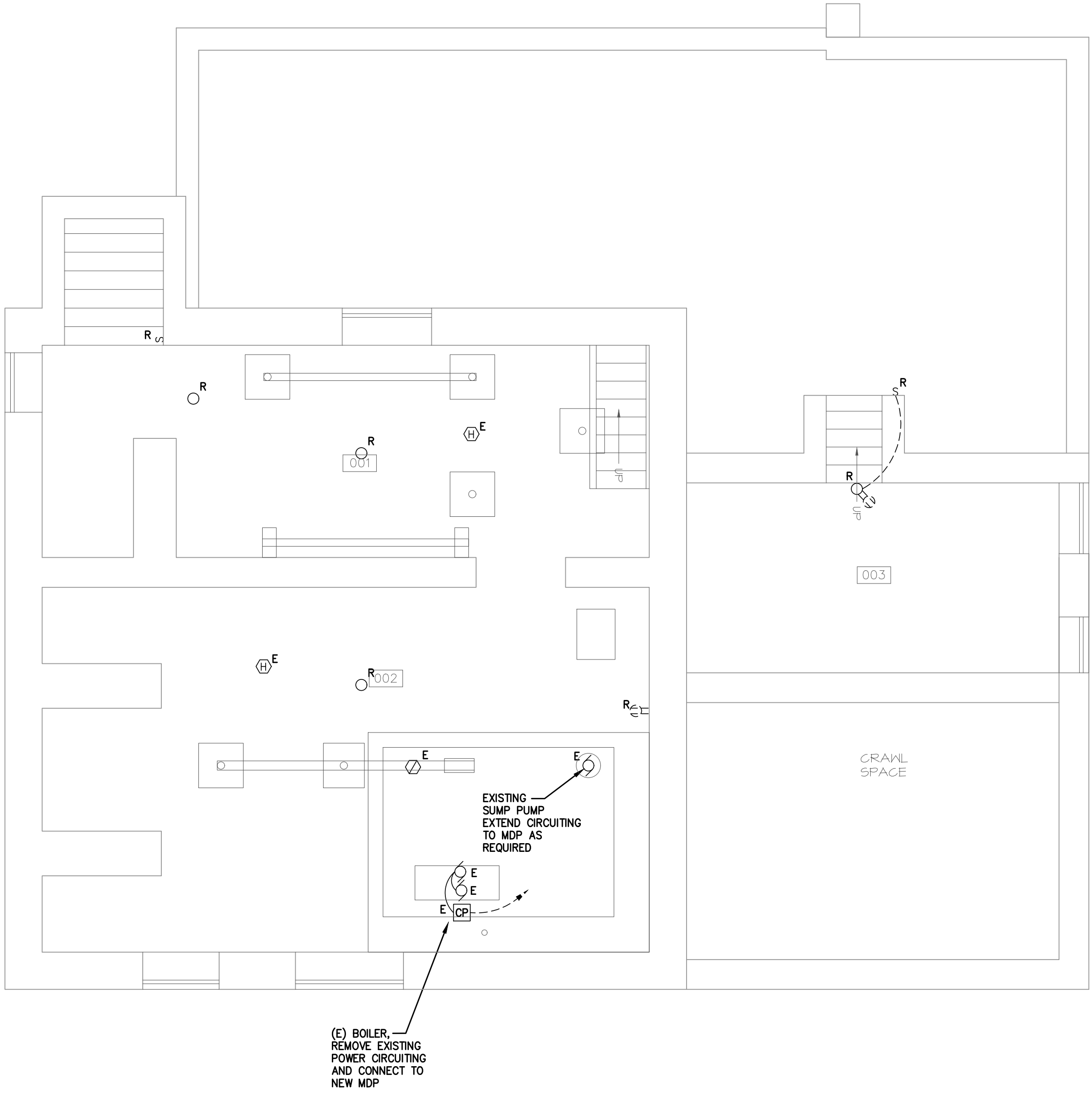


2 CEILING ACCESS PATCH PLAN
A-501
SCALE: 3" = 1'-0"

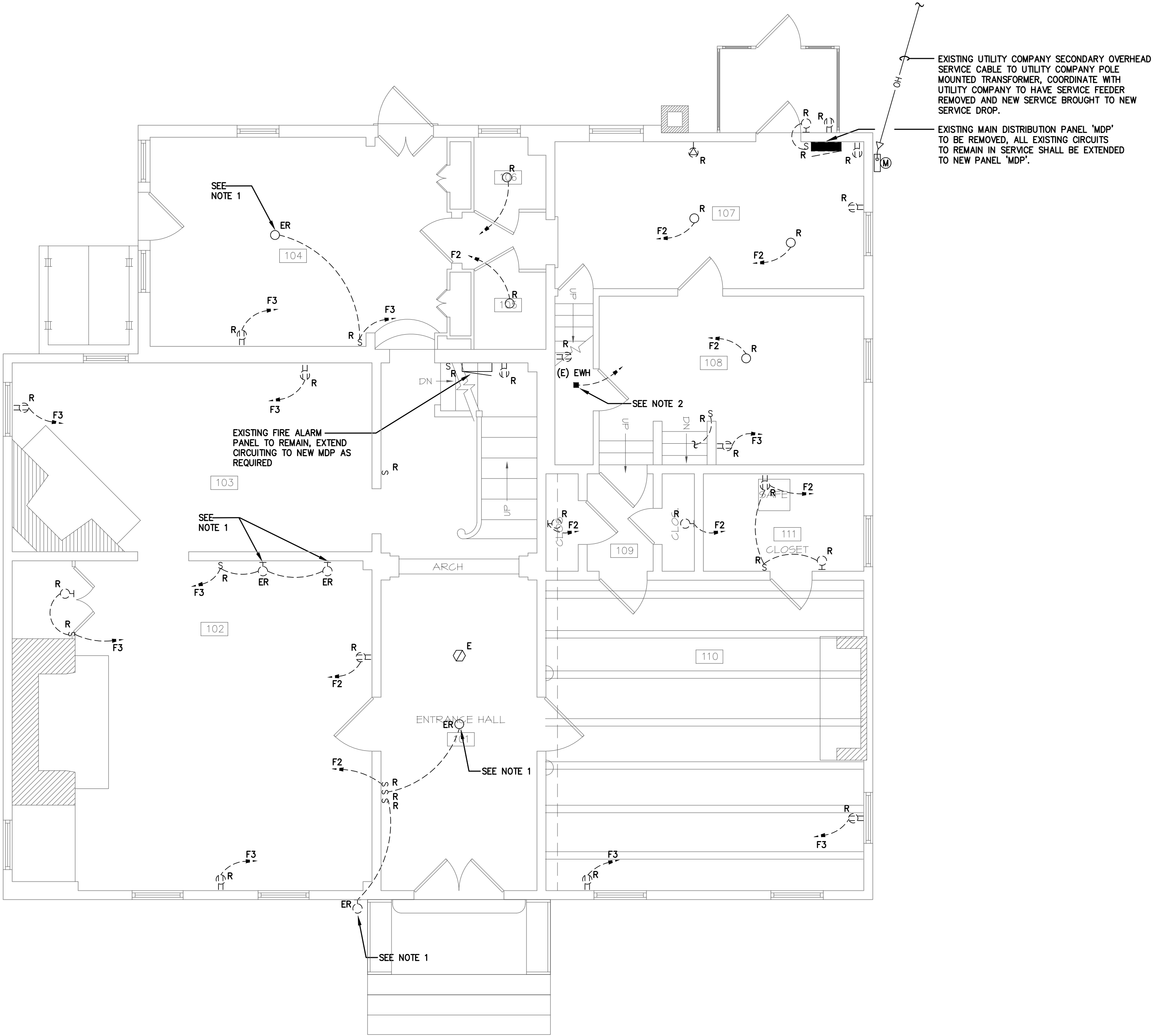


4 PLASTER & LATH WALL PATCH, TYP
A-501
SCALE: 3" = 1'-0"

NO.	REVISIONS	DATE

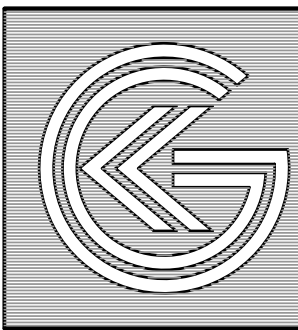


1 BASEMENT PLAN - ELECTRICAL DEMOLITION
E-1 SCALE 1/4" = 1'-0"



2 FIRST FLOOR PLAN - ELECTRICAL DEMOLITION
E-1 SCALE 1/4" = 1'-0"

- NOTES:
1. REMOVE EXISTING FIXTURE, TEST ELECTRICAL COMPONENTS, REPLACE ANY BROKEN PARTS, CLEAN, RELAMP AND CAREFULLY STORE ON SITE FOR REINSTALLATION.
 2. REMOVE EXISTING ELECTRIC WATER HEATER CIRCUITING, PROVIDE A NEW DISCONNECT SWITCH AND CIRCUIT TO NEW PANEL.



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Frank Tindall, P.E.
Professional Engineer
NJ 39056

ISSUED FOR PRE-QUALIFICATION - OCTOBER 23, 2025

ELECTRICAL UPGRADES TO THE
BURROWES MANSION
BOROUGH OF MATAWAN
94 MAIN STREET, MATAWAN, NJ 07747

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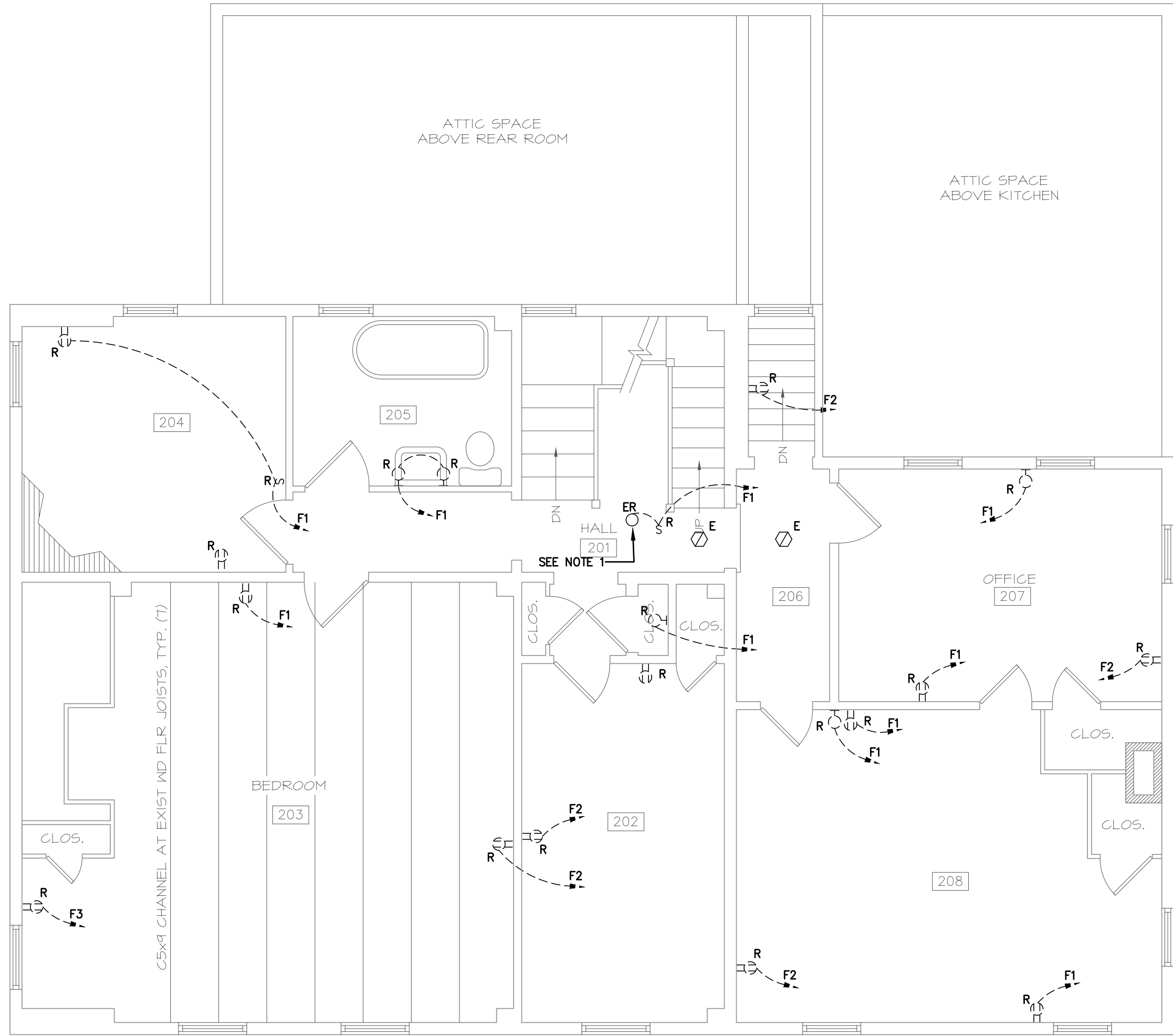
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DRAWN BY: GG
DATE: 10/23/25

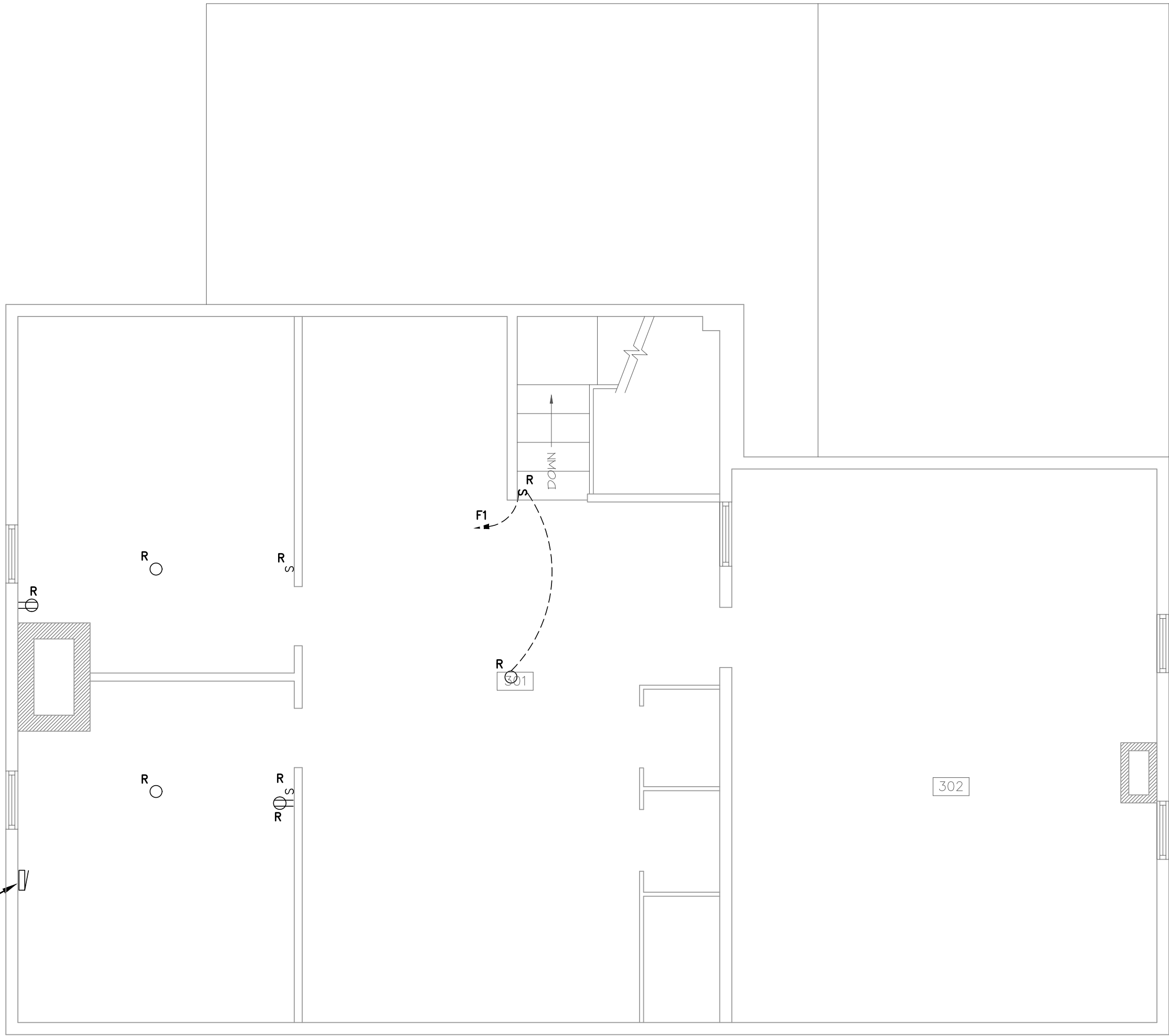
DEMOLITION PLANS - ELECTRICAL

E-1

E-1



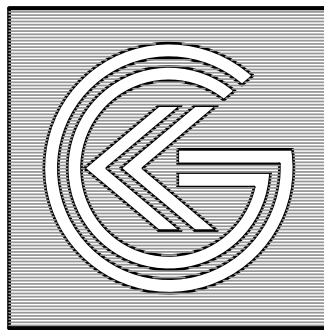
KEEP EXISTING FUSE
PANEL DISCONNECT
ALL WIRING



1 SECOND FLOOR PLAN – ELECTRICAL DEMOLITION
E-2 SCALE 1/4" = 1'-0"

NOTE:
1. REMOVE EXISTING FIXTURE, TEST ELECTRICAL COMPONENTS, REPLACE ANY BROKEN PARTS, CLEAN, RELAMP
AND CAREFULLY STORE ON SITE FOR REINSTALLATION.

2 ATTIC PLAN – ELECTRICAL DEMOLITION
E-2 SCALE 1/4" = 1'-0"



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Frank Tindall, P.E.
Professional Engineer
NJ 35956

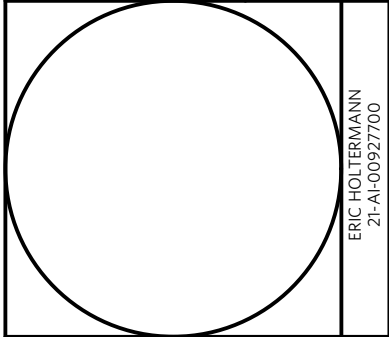
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Drawing: 2738.03 E1.DWG

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ELECTRICAL UPGRADES TO THE
BURROWES MANSION
BOROUGH OF MATAWAN
94 MAIN STREET, MATAWAN, NJ 07747

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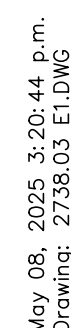
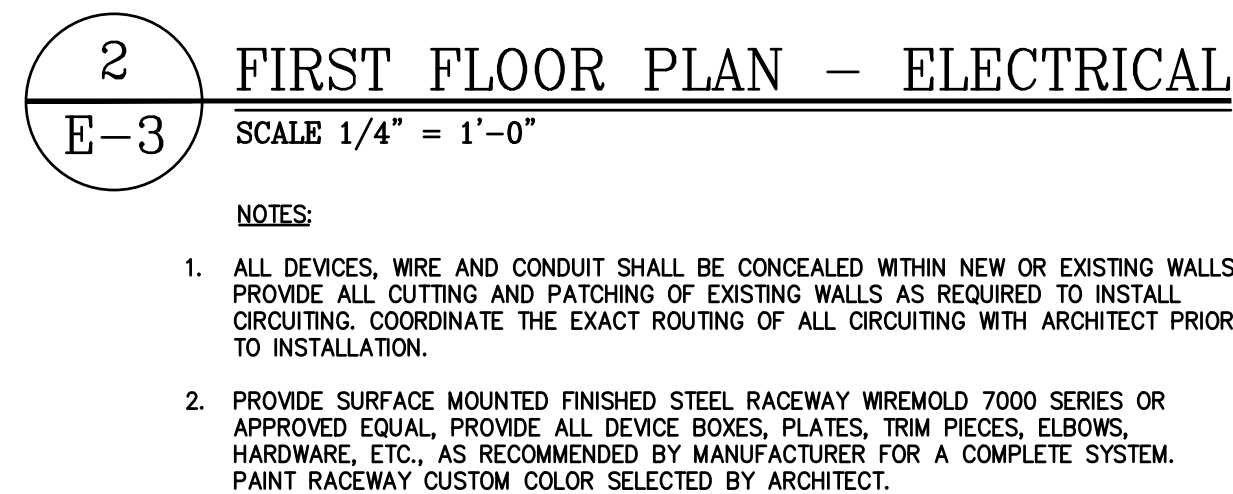
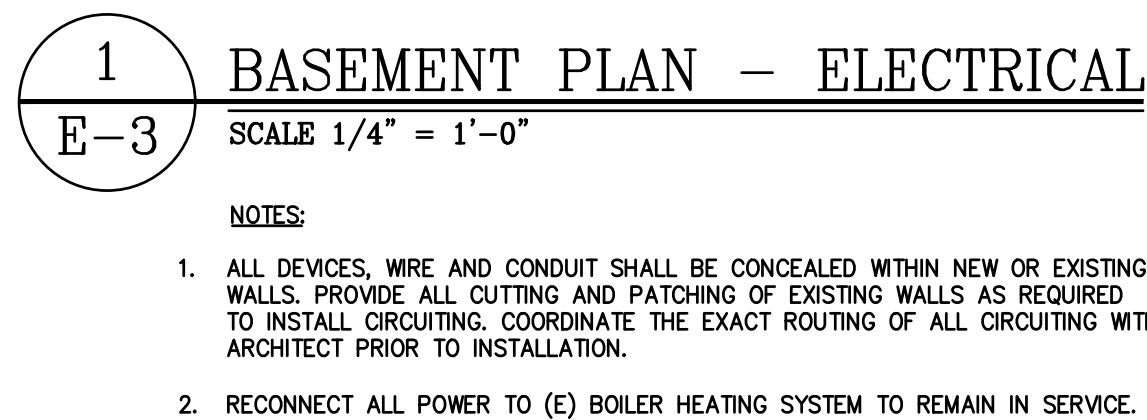
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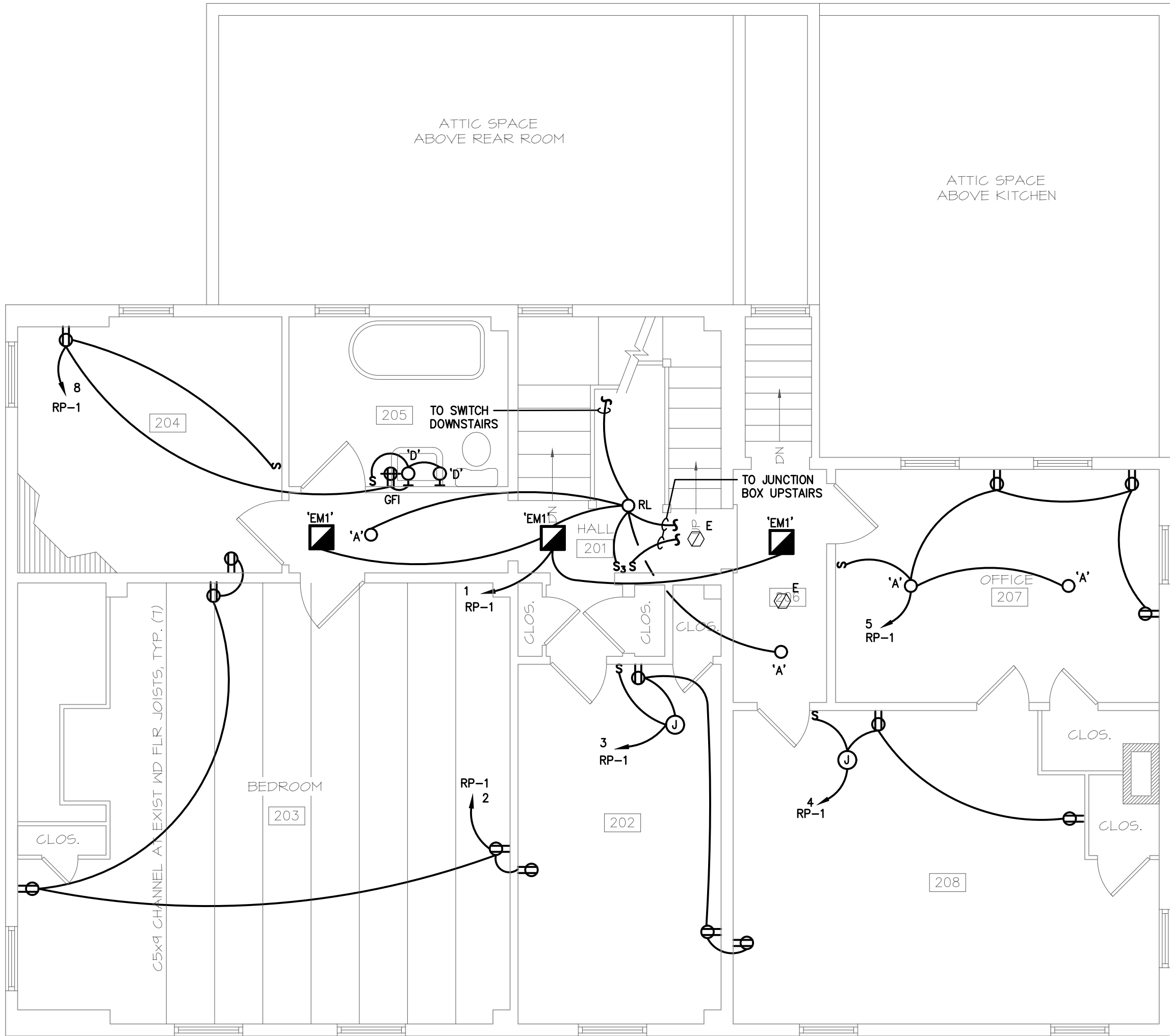
DEMOLITION PLANS - ELECTRICAL

E-2

E-2



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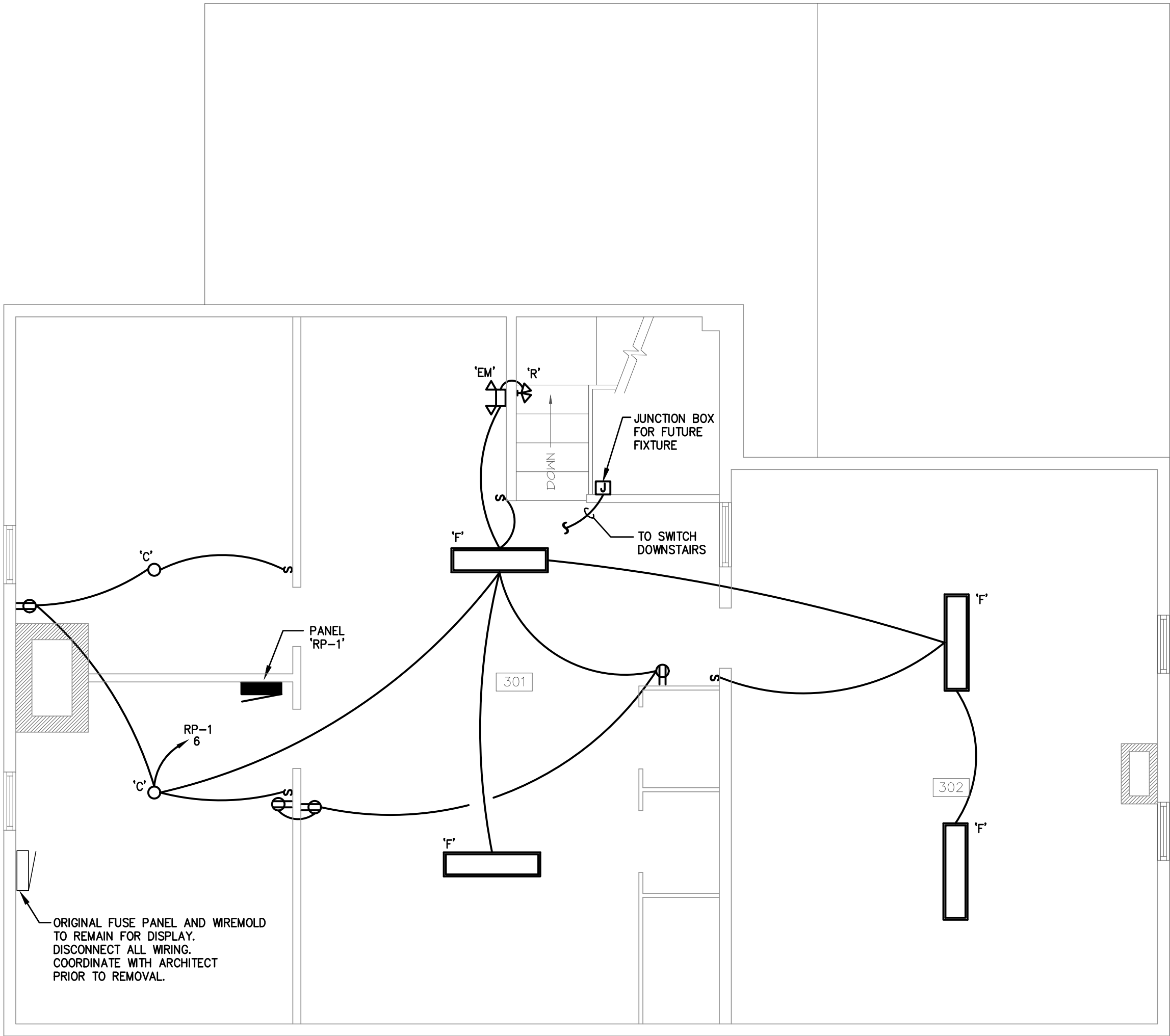
1
E-4

SECOND FLOOR PLAN - ELECTRICAL

SCALE 1/4" = 1'-0"

NOTE:

1. ALL DEVICES, WIRE AND CONDUIT SHALL BE CONCEALED WITHIN NEW OR EXISTING WALLS. PROVIDE ALL CUTTING AND PATCHING OF EXISTING WALLS AS REQUIRED TO INSTALL CIRCUITING. COORDINATE THE EXACT ROUTING OF ALL CIRCUITING WITH ARCHITECT PRIOR TO INSTALLATION.



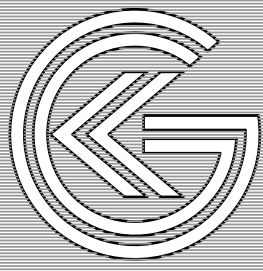
2
E-4

ATTIC PLAN - ELECTRICAL

SCALE 1/4" = 1'-0"

NOTE:

1. ALL DEVICES, WIRE AND CONDUIT SHALL BE CONCEALED WITHIN NEW OR EXISTING WALLS. PROVIDE ALL CUTTING AND PATCHING OF EXISTING WALLS AS REQUIRED TO INSTALL CIRCUITING. COORDINATE THE EXACT ROUTING OF ALL CIRCUITING WITH ARCHITECT PRIOR TO INSTALLATION.



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NJ 39556

May 08, 2025 3:20:44 p.m.
Drawing: 2738.03 E.LDWG

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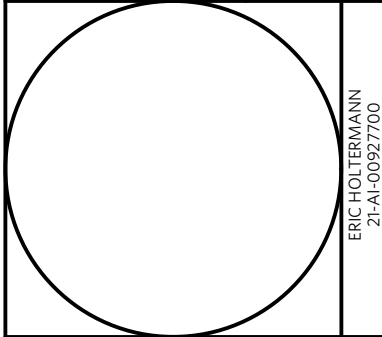
ELECTRICAL UPGRADES TO THE
BURROWES MANSION
BOROUGH OF MATAWAN
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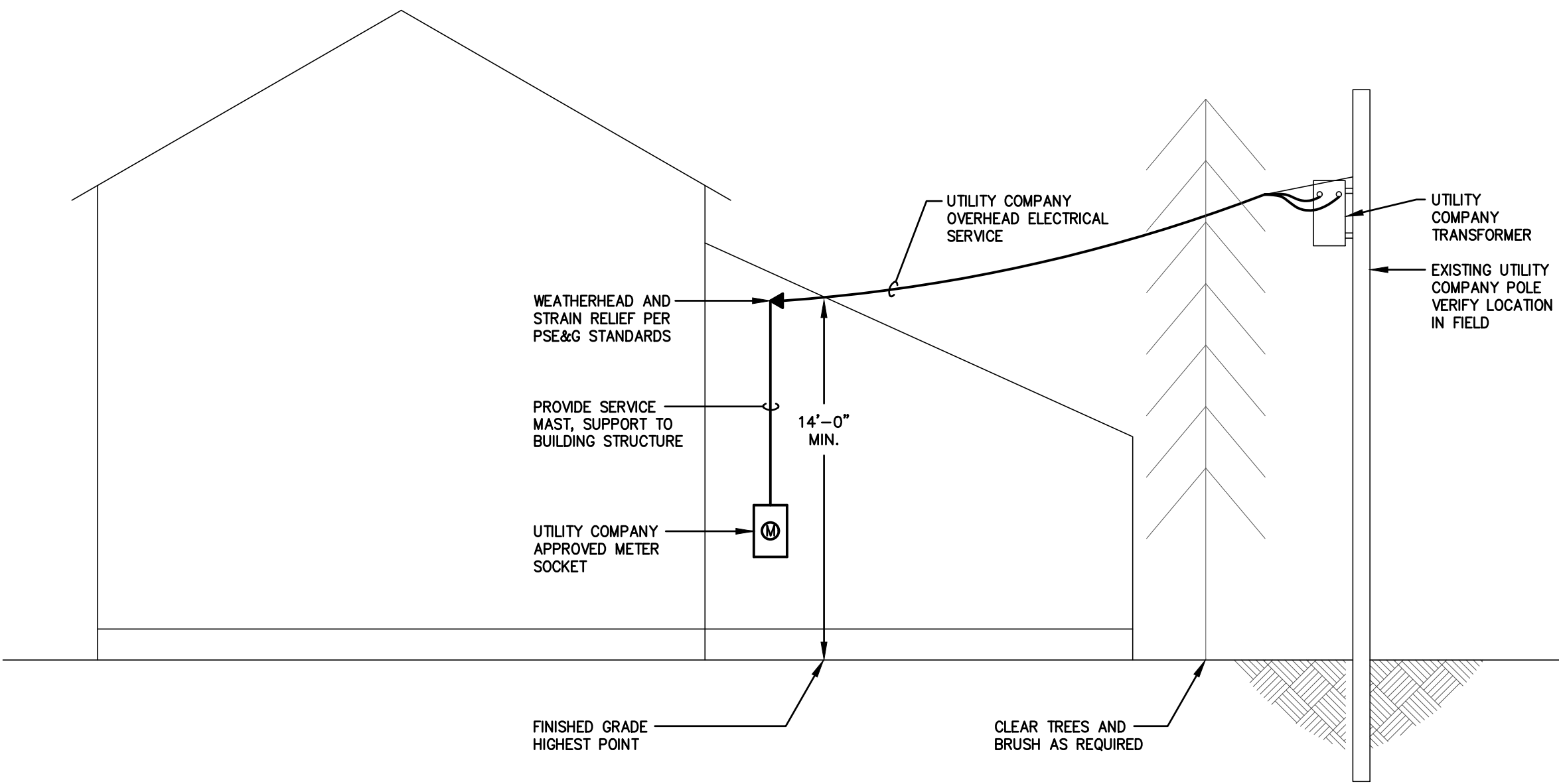
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FLOOR PLANS - ELECTRICAL

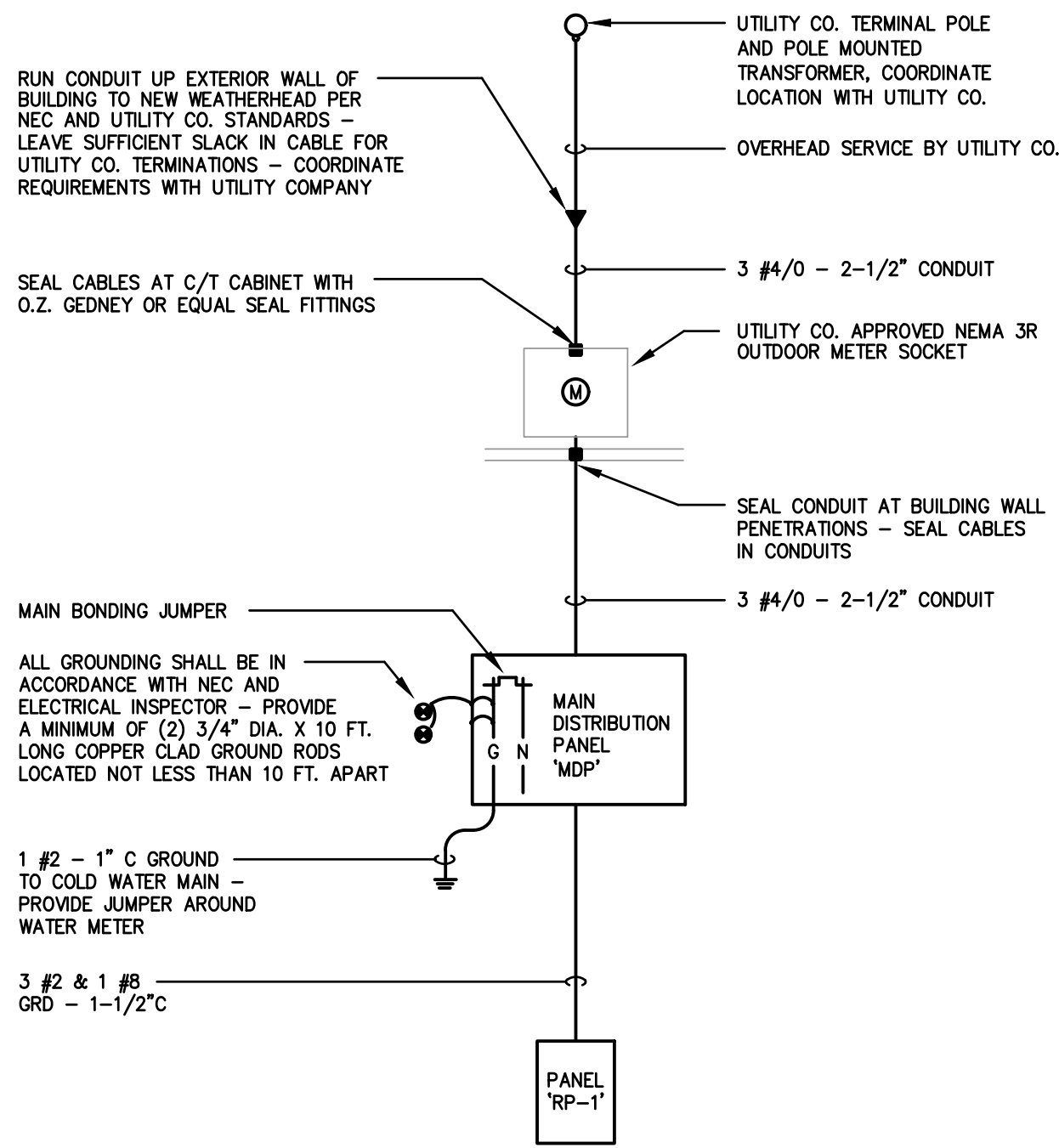
E-4



E-4



1
E-5 ELECTRICAL SERVICE DETAIL
NOT TO SCALE



2
E-5 SINGLE LINE DIAGRAM
SCHEMATIC

LIGHTING FIXTURE SCHEDULE					
ID	LAMPS	MANUF.	CAT. NO.	MOUNTING	DESCRIPTION
A	15W LED SPX 35	INTERLUX	WG-100RPTD-RPT-M-935-D010-FROD-LAM-X	RECESSED	4" DIAMETER DOWNLIGHT, 0-10V DIMMING DRIVER, FINISH AS SELECTED BY ARCHITECT, 120V INPUT
B	(1)-100W MAX SPX 30	REJUVENATION	THURMAN WALL SCONCE	WALL	4" ART & CRAFT WALL SCONCE, SOLID BRASS PARTS, OPAL CLAMSHELL SHADE, UL LISTED TO DAMP LOCATION, 120V INPUT
C	20W LED SPX 35	WAC LIGHTING	FM-214-35-WT	SURFACE	14" DIAMETER X 4" HIGH BOWL FIXTURE, WHITE FINISH, ELV DIMMING, 120V INPUT
D	(1)-100W MAX SPX 30	REJUVENATION	COLOMBIA 5"	WALL	5" ART & CRAFT LATERN WALL SCONCE, SOLID BRASS PARTS, PLAIN FROSTED GLASS, UL LISTED TO DAMP LOCATION, 120V INPUT
EM	(2) 0.78W LED	SURE-LITE	APELH2	WALL	EMERGENCY BATTERY PACK, 2 LED LAMP WITH 3.6VDC CAPABILITY, 90 MINUTES BATTERY BACKUP, 120V-277V INPUT
EM1	(2) 9W LED	MULE	CVT-LED-18-NC-0	RECESSED	CONCEALED FLIP TYPE EMERGENCY BATTERY PACK, GALVANIZED STEEL HOUSING W/ ALUMINUM DOORS, 90 MINUTE BATTERY BACKUP, 120V INPUT
EM2	(2) 9W LED	THE EXIT LIGHT CO.	EL-LEG	RECESSED	8" DIA. NORMALLY OFF EMERGENCY LED LIGHT WITH 20-GAUGE STEEL BACKBOX AND ALUMINUM TRIM, 90 MINUTE BATTERY BACKUP, 120V INPUT
F	31.6W SPX 35	COLUMBIA	MPS-4-35-ML-CW-EU	SURFACE	1' X 4' INDUSTRIAL STRIP LIGHT, 120V INPUT
G	16W SPX 35	WAC	FM-616G2-930-WT	SURFACE	6" DIAMETER DOWNLIGHT, 120V INPUT
R	(2) 0.78W LED	SURE-LITE	APWR2	WALL	LED 2 LAMP REMOTE HEAD, POLYCARBONATE HOUSING, UL LISTED WET LOCATION, 3.6VDC INPUT

- LIGHTING FIXTURE NOTES:
- ALL FIXTURES SHALL COMPLY WITH ASHRAE/IESNA 90.1 2016 LIGHTING EFFICACY STANDARDS FOR NEW COMMERCIAL BUILDINGS.
 - VERIFY EXACT LOCATION OF FIXTURES IN FIELD WITH ARCHITECT AND OWNER PRIOR TO ROUGH-IN.

PANELBOARD 'MDP'													
240/120V, 1Ø, 3W, S/N, SURFACE, 200A MAIN CIRCUIT BREAKER, 22 KAIC													
OKT#	DESCRIPTION	LOAD KVA	CR. BREAKER POLES	AMP	WIRE & CONDUIT	#A	#B	WIRE & CONDUIT	CR. BREAKER AMP	POLES	LOAD KVA	DESCRIPTION	OKT#
1	STOVE	-	2	50	2 #8 & 1 #10 GRD - NM			2 #12 & 1 #12 GRD - NM	20	1	-	REFRIGERATOR	2
3								2 #12 & 1 #12 GRD - NM	20	1	-	BOILER	4
5	MAIN LIGHTS	-	1	20	2 #12 & 1 #12 GRD - NM			2 #10 & 1 #10 GRD -NM	30	2	-	EL. WATER HEATER	6
7	SPARE	-	1	20	-								8
9	FIRE ALARM PANEL	-	1	20	2 #12 & 1 #12 GRD - NM			2 #12 & 1 #12 GRD - NM	20	1	-	REC. - SUMP PUMP	10
11	REC. - SUMP PUMP	-	1	20	2 #12 & 1 #12 GRD - NM			-	20	1	-	SPARE	12
13	LTG - BASEMENT	-	1	20	2 #12 & 1 #12 GRD - 3/4"C			2 #12 & 1 #12 GRD - 3/4"C	20	1	-	REC. - BASEMENT	14
15	REC. - BASEMENT	-	1	20	2 #12 & 1 #12 GRD - 3/4"C			2 #12 & 1 #12 GRD - 3/4"C	20	1	-	REC. - BASEMENT	16
17	REC. - BASEMENT	-	1	20	2 #12 & 1 #12 GRD - 3/4"C			-	20	1	-	SPARE	18
19	REC. - KITCHEN	-	1	20	2 #12 & 1 #12 GRD - NM			-	20	1	-	SPARE	20
21	REC/LTG - 1ST FL	-	1	20	2 #12 & 1 #12 GRD - NM			2 #12 & 1 #12 GRD - NM	20	1	-	LTG - RM 103	22
23	REC - 1ST FL	-	1	20	2 #12 & 1 #12 GRD - NM			2 #12 & 1 #12 GRD - NM	20	1	-	EXTERIOR	24
25	SPARE	-	1	20	-			-	20	1	-	SPARE	26
27	EXTERIOR SIGN LTG.	-	1	20	2 #12 & 1 #12 GRD - 3/4"C			-	20	1	-	SPARE	28
29	LTG. RM 102/103	-	1	20	2 #12 & 1 #12 GRD - NM			-	20	1	-	SPARE	30
31	SPARE	-	1	20	-			-	20	1	-	SPARE	32
33	SPARE	-	1	20	-			-	20	1	-	SPARE	34
35	SPARE	-	1	20	-			-	20	1	-	SPARE	36
37	SPARE	-	1	20	-			-	20	1	-	SPARE	38
39	PANEL RP-2	-	2	100	SEE SINGLE LINE			-	20	1	-	SPARE	40
41								-				SPARE	42
SUB TOTAL KVA		-									-	SUB TOTAL KVA	
- KVA TOTAL CONNECTED LOAD													

PANELBOARD 'RP-1'													
240/120V, 1Ø, 3W, S/N, SURFACE, 100A MAIN LUGS ONLY, 22 KAIC													
OKT#	DESCRIPTION	LOAD KVA	CR. BREAKER POLES	AMP	WIRE & CONDUIT	#A	#B	WIRE & CONDUIT	CR. BREAKER AMP	POLES	LOAD KVA	DESCRIPTION	OKT#
1	LTG - 2ND FL	-	1	20	2 #12 & 1 #12 GRD - NM			2 #12 & 1 #12 GRD - NM	20	1	-	REC. - RM 203	2
3	LTG. PECEPT. - RM 202	-	1	20	2 #12 & 1 #12 GRD - NM			2 #12 & 1 #12 GRD - NM	20	1	-	LTG. RECEPT. - RM 208	4
5	LTG - RM 207	-	1	20	2 #12 & 1 #12 GRD - NM			2 #12 & 1 #12 GRD - 3/4"C	20	1	-	REC./LTG - ATTIC	6
7	SPARE	-	1	20	-			2 #12 & 1 #12 GRD - 3/4"C	20	1	-	REC. - RM 204	8
9	SPARE	-	1	20	-			-	20	1	-	SPARE	10
11	SPARE	-	1	20	-			-	20	1	-	SPARE	12
13	SPACE	-	1	-	-			-	-	1	-	SPACE	14
15	SPACE	-	1	-	-			-	-	1	-	SPACE	16
17	SPACE	-	1	-	-			-	-	1	-	SPACE	18
19	SPACE	-	1	-	-			-	-	1	-	SPACE	20
SUB TOTAL KVA		-									-	SUB TOTAL KVA	
- KVA TOTAL CONNECTED LOAD													

SYMBOL LIST & ABBREVIATIONS	
	LIGHT FIXTURE - SEE LIGHTING FIXTURE SCHEDULE
	EMERGENCY LIGHT FIXTURE - SEE LIGHTING FIXTURE SCHEDULE
	EMERGENCY BATTERY PACK - SEE LIGHTING FIXTURE SCHEDULE
	REMOTE HEAD - SEE LIGHTING FIXTURE SCHEDULE
	DUPLEX RECEPTACLE, 20A, 125V, 2 POLE, 3 WIRE, GROUNDED GFI INDICATES GROUND FAULT INTERRUPTION
	DOUBLE DUPLEX (QUAD) RECEPTACLE
	DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER HEIGHT
	SPECIAL PURPOSE RECEPTACLE, NEMA TYPE AS NOTED
	VOICE/DATA OUTLET - 4" X 4" OUTLET BOX WITH 3/4"C STUBBED UP ABOVE NEAREST ACCESSIBLE CEILING VERIFY LOCATION IN FIELD
	SINGLE POLE SWITCH
	3-WAY SWITCH
	DIMMER SWITCH, WATTSTOPPER MODEL DCLV1 OR APPROVED EQUAL
	MANUAL MOTOR STARTER
	EMERGENCY BREAK GLASS STATION
	MOTOR
	JUNCTION BOX
	UNFUSED DISCONNECT SWITCH
	FUSED DISCONNECT SWITCH
	FIRE ALARM SMOKE DETECTOR
	240/120V PANELBOARD
	WIRE & CONDUIT, CONCEALED IN CEILING OR WALL
	WIRE & CONDUIT, CONCEALED IN OR BELOW FLOOR
	WIRE & CONDUIT, HOMERUN TO PANEL, NUMERAL INDICATES CIRCUIT NUMBER
	WIRE & CONDUIT, CONNECTION TO EQUIPMENT
	EXISTING
	ELECTRICAL WATER HEATER
	EXISTING TO BE RELOCATED, CAREFULLY REMOVE AND STORE ON SITE. DISCONNECT AND REMOVE OLD WIRING
	EXISTING TO BE REMOVED
	RELOCATE EXISTING TO THIS LOCATION. COORDINATE EXACT LOCATION IN FIELD, PROVIDE NEW WIRING TO EXTEND EXISTING WIRING AS REQUIRED, MATCH EXISTING WIRING TYPE AND SIZE
	WEATHERPROOF

ELECTRICAL SPECIFICATIONS

GENERAL REQUIREMENTS

This Section is coordinate with and complementary to the General Conditions and Special Requirements.

Drawings are diagrammatic. Sizes and locations of equipment are shown to scale where possible, but may be distorted for clarity on the Drawings. Final locations shall be as required or directed. Light and power system riser diagrams and schematic diagrams generally indicate equipment and connections to be used for various systems. System conduit and wiring shall be as required. Provide all work shown on diagrams whether or not it is duplicated on the plans.

SCOPE OF WORK

In general the work includes, but is not limited to the following:

1. Utility Company coordination and provisions for service alterations.
2. Raceways and Installation Components.
3. Wire and Cable.
4. Panelboards.
5. Fuses.
6. Safety and Disconnect Switches.
7. Grounding.
8. Lighting Fixtures.
9. Electrical Provisions for Fire and Life Safety.
10. Testing.
11. Furnishing of Access Doors.
12. Furnishing and setting of all sleeves through the floors, roof, and walls where required, including waterproofing, and fireproof sealing, and cap flashing.
13. Cutting, drilling and boring associated with electrical work.
14. Prime painting, where required for electrical equipment and installation.
15. Provisions for temporary light and power.
16. Final connection of all equipment unless otherwise noted.

QUALITY ASSURANCE AND STANDARDS

The complete installation shall be in accordance with NJUCC (The State Building Code). Contractor shall be responsible for securing all permits and obtaining all necessary approvals. He shall complete all required forms and pay all associated fees.

SUBMITTALS

The Contractor shall submit shop drawings for all systems and components with such promptness as to cause no delay in his own work or that of another contractor.

EXAMINATION OF EXISTING CONDITIONS ON PREMISES

Before submitting his bid, this Contractor shall visit the site of the work and shall thoroughly familiarize himself with the existing conditions affecting the work. By the act of submitting a bid, the Contractor shall be deemed to have made such an examination, to have accepted such conditions, and to have made allowance therefore in preparing his bid. No additional compensation will be granted on account of extra work made necessary by the Contractor's failure to investigate such existing conditions. Verify all grades, elevations, dimensions, and clearances at the site.

COORDINATION OF WORK WITH OTHER TRADES

The contractor shall coordinate the work of this Section with the work of all other Contracts and all the Utility Companies. It shall be so arranged that there will be no delay in the proper installation and completion of all work.

INSPECTION AND TESTS

The entire wiring system must test free from shorts and open circuits. Every ground shall be tested for compliance with standards listed below.

PROTECTION, MAINTENANCE AND PRODUCT HANDLING OF ELECTRICAL EQUIPMENT

Electrical equipment shall be delivered and stored at the site, properly packed and crated until finally installed. Provide effective protection against damage for all material and equipment during shipment and storage at the Project Site. This Contractor shall be responsible for the maintenance of all installed equipment and systems until final acceptance by the Owner.

GUARANTEE

This Contractor shall guarantee in writing to the Owner that all work installed by him shall be free of defects in workmanship and materials and that all apparatus will develop the capacities and characteristics as indicated, and that, if during a period of one year from date of final approval of work by the Architect, any defects in workmanship, materials or performance appear, he will remedy them without any cost to the Owner.

ACCESSIBILITY AND MEASUREMENTS

All work shall be installed so as to be readily accessible for operation, maintenance, and repair. Minor deviations from the plans may be made to accomplish this, subject to approval.

Before ordering any material or doing any work, the Contractor shall verify all measurements at the Building, and shall be responsible for the correctness of same as related to the work under this Contract.

TEMPORARY LIGHT AND POWER

The Electrical Contractor shall furnish, install, and maintain the temporary lighting and power system for all Contractors. Provide temporary power for all construction areas as required. The use of electricity shall be kept to a minimum. The Owner will pay for all energy required by the temporary lighting and power system.

Provide all wiring, supports, lamp sockets, receptacle sockets and any other materials, supplies or equipment necessary for temporary light and power system. Ground fault protection shall be as required by OSHA.

Install separate stringer circuits for lighting and receptacles. Provide one lamp socket and one duplex receptacle for every 400 square feet of new general construction area. (Approximately 20 feet on centers).

Provide sufficient supplementary temporary lighting to permit proper execution of the work.

Keep the temporary lighting and power system operational commencing fifteen (15) minutes before the established starting time of that trade which starts work earliest in the morning and ending fifteen (15) minutes after the established quitting time of that trade which stops work latest in the evening.

IDENTIFICATION NAMEPLATES

Identify and mark all electrical equipment to meet OSHA standards and as specified herein. Unless otherwise noted, nameplates shall be black laminate with white letters of uniform size consisting of reasonably large capital letters, 3/16 inch minimum.

SEISMIC RESTRAINTS

Provide lateral restraints for all electrical equipment installed on project; i.e., Battery racks, ballast racks, cable trays, conduit, generators, lighting fixtures, panels and transformers. Typically, lateral restraints shall consist of angle iron and "uni-strut" bracing, cross bracing, hanger rods, anchor clips, expansion shield anchor bolts, etc. The purpose of the restraints is to provide resistance to lateral (horizontal) movement during earthquake.

All equipment shall be anchored to the floor, ceiling structure or walls.

All suspended equipment, wiring trough and conduit trade sizes 2-1/2" or larger shall have (lateral) horizontal bracing capable of resisting 50% of the equipment weight. Horizontal bracing shall be placed at each point where vertical supports are specified or required.

All life safety equipment, and conduit shall have lateral bracing capable of resisting 100% of the equipment weight.

Recessed and surface mounted light fixtures must be secured to the ceiling system so as to resist 50% of their weight laterally; i.e. a 40 pound fixture must be resistant to a 20 pound lateral force. Life safety lighting fixture must be secured to the ceiling system so as to resist 100% of their weight laterally. Suitable anchor clips must be provided for all lay-in fixtures. Surface mounted fixtures must be supported at two points in addition to the outlet box.

RACEWAYS AND INSTALLATION COMPONENTS

The requirements of this Section apply to raceway work specified elsewhere in these specifications. The work includes the providing of completely coordinated grounded raceway systems complete with boxes, fittings, flexible connections to vibrating equipment and accessories, as specified and as required for a complete system. The work permits the use of Type MC & NM cable in conjunction with conduit as noted. See below. Raceways and fittings shall be manufactured by Triangle or approved equal by Allied or Republic.

Intermediate metal conduit (IMC) shall be intermediate steel pipe, hot dip galvanized, threaded, minimum 3/4 inch. Electric metallic tubing (EMT) shall be steel thin wall pipe, galvanized, threadless, minimum 3/4 inch, maximum 2 inch.

Flexible steel conduit (Greenfield) shall be continuous single strip, galvanized, minimum 3/4 inch.

Liquid-tight flexible steel conduit (Seal-tite) shall be zinc coated, consist of flexible galvanized steel tubing over which is extruded a liquid-tight sheathing of polyvinyl chloride (PVC). Conduit shall be provided with a continuous copper bonding conductor would spirally between the convolutions.

Electrical metallic tubing fittings shall be compression waterproof connection type. Set screw or indent type connectors are not permitted.

Flexible steel conduit (Greenfield) fittings shall be multiple point type, threading into the internal wall of the conduit convolutions, and shall have insulated throat.

Liquid-tight flexible metal conduit fittings shall incorporate a threaded grounding cone, a steel or plastic compression ring, and a gland for tightening. Connectors shall have insulated throats.

Expansion and deflection couplings shall be manufactured by O-Z/Gedney, Crouse-Hinds, Appleton or approved equal.

Individual conduit hangers, shall be designed for the purpose, and have pre-assembled closure bolt and nut, and provisions for receiving hanger rod.

Multiple conduit (trapeze) hangers shall be not less than 1-1/2 by 1-1/2 inch, 12 gauge steel, cold formed, lippped channels. Hanger rods shall be not less than 3/8-inch diameter steel.

Solid masonry and concrete anchors shall be a type approved for the purpose.

Provide and assume responsibility for locating and maintaining in proper position all sleeves required for the work.

Openings through floors and walls in which cables, conduits, or pipe pass shall be sealed by U.L. classified smoke and fire stop fittings, and have on hourly rating equal to the fire rating of the floor or wall. Fittings shall be similar to O-Z/Gedney Type "OS" or "OAS".

Penetrations through fire-rated floors in which wiring for floor service outlets are routed shall be sealed by U.L. classified smoke and fire-stop fittings, and shall have an hourly rating equal to the floor rating. Fittings shall be similar to O-Z/Gedney Type "PTFS".

Outlet boxes shall be manufactured by Raco, RussellStal, Steel City, Thomas & Betts or Crouse Hinds.

Outlet boxes for concealed work shall be galvanized steel, 4 in. square or octagon (except as otherwise required by construction, devices or wiring). Provide sufficient depth for application.

Offset back-to-back outlets shall have minimum 6 in. separation between them. In rated walls, they are to be separated by a stud

Junction, splice and pull boxes shall be made of code gauge sheet steel with removable covers fastened with brass or stainless steel screws, except as noted, and will include insulated supports for cables. Box dimensions shall conform to N.E.C. requirements.

Provide junction, splice and/or pull boxes as noted or as required to facilitate pulling of conductors or in raceway runs that have more than three (3) 90-degree bends.

Boxes shall have a gray enamel finish.

Wireways shall be as manufactured by Square D, General Electric, or approved equal. Wireways shall be square, broke-formed of code gauge steel, furnished in standard 10-foot sections with knockouts as required. Wireways shall be of the screw cover type and all necessary offset and elbow fittings. They shall have a gray enamel finish. Size shall be as required for proper cable fill.

Install raceway and installation components as indicated, in accordance with manufacturer's written instructions, applicable requirements of NEC and in accordance with the recognized industry practices, to ensure that products serve intended function.

Raceway supports shall be provided by means of ceiling trapeze, strap hangers, or wall brackets. Use structural steel angles or channels, or manufactured steel support system. Spacing of supports shall be as per NEC and per manufacturer's recommendations but in no case shall exceed 8'-0" on centers. Provide U-bolts at each floor level for riser raceways and anchor to acceptable supports. Secure raceways to supports with pipe straps or U-bolts.

Mechanically join all metal raceways, enclosures and junction boxes to assure continuity.

Branch circuit conduits shall be supported by the building structure.

Provide expansion-deflection fittings at expansion joints in accordance with manufacturer's recommendations. Expansion-deflection fittings shall be used for all trade sizes 1-1/4" or larger. For trade sizes up to 1" in size, a suitable length of flexible conduit (or liquid-tight flexible conduit) with sufficient slack for movement and grounding conductor fastened on each side of joint shall be permitted.

EMT is to be used for feeders and branch circuits in dry locations such as hung ceilings, interior hollow block walls and furred spaces.

Flexible steel conduit shall be used in dry locations for short connections where rigid conduits or tubing is impracticable, and for final connections to lights and equipment other than motors and transformers.

Liquid-tight flexible steel conduit shall be used in damp locations for final connections to motor terminal boxes, transformers, and other vibrating equipment in damp and dry locations.

In general, cutting and core drilling is to be avoided. Where it becomes necessary, locations are to be coordinated with other trades, the Owner and the structural engineer. There is to be no cutting or core drilling without prior approval.

Provide an outlet box for each lighting fixture and device shown, or required, in the wiring system.

Provide galvanized steel extension rings (depth as required) and raised cover plates in plaster, dry wall, masonry and tile walls.

Mount outlet boxes for similar equipment at uniform height within same or similar areas.

Outlet boxes for fixtures recessed in non-accessible ceilings shall be accessible through the opening created by the fixture or through access doors provided by this contractor.

All outlet boxes in finished areas for convenience receptacles or local switches shall be 4" square and 1-5/8" deep minimum. Provide with regular deep switch extension cover.

Boxes for use with surface mounted raceways shall be of the same construction and manufacture as the raceway.

Provide junction, splice and pull boxes where required to facilitate installation of wiring, whether or not shown on Drawings. Size boxes according to code, and provide interior partitions, insulated supports, hot dip galvanized angle iron braces, screw-on one-piece or split covers, ground connectors, and other accessories as required.

Support all material from the building structure in an approved manner.

Where electrical equipment is mounted in suspended ceiling panels, provide support members to span between runners of ceiling suspension system. Do not support electrical equipment from acoustical panels or other ceiling material; attach to this material for alignment only.

Where electrical outlet boxes, lighting fixtures, and other equipment is installed on tee bars of suspended ceilings, use independent support clips with threaded studs. Do not attach to tee bar except for alignment; use clip similar to Caddy "DS" that snaps around tee bar and has provisions for independent support wire. Attach a suitable anchor in the structure above ceiling, and suspend a minimum No. 12 support wire to engage the clip.

Do not exceed manufacturer' load rating for mounting devices.

At drywall partitions, provide support members to carry weight of equipment; do not use drywall material to carry any weight.

WIRE AND CABLE

The work includes providing wire and cable complete with all accessories in accordance with Drawings and Specifications and as required for a complete system. Wiring size referenced in this Section shall be AWC, except as noted

This project has been designed for copper conductors. Aluminum conductors are not acceptable and shall not be used. Cable shall be manufactured by Triangle or approved equal by Carol or Guardian Products.

No. 10 and smaller conductors shall be ASTM Standard, solid, copper; and, No. 8 and larger conductors shall be ASTM standard, stranded copper.

Minimum conductor size shall be No. 12 for lighting and power and No. 14 for control and alarm. Increase wire sizes as required for long runs to overcome voltage drop.

Communications and signal wiring shall conform to the recommendations of the manufacturer's communication and signal systems and shall be specified in respective Sections of these Specifications.

"THWN" or "XHHW" insulation shall be used for interior branch circuit and feeder wiring. Rating shall be 90oC in dry locations and 75oC in wet locations.

Green colored insulated wire shall be used for all grounding applications.

Phase wires shall match existing building system.

Provide O-Z/Gedney Type "CSB" series or approved equal seal fittings between the wire and conduit for all cable and wire entering the building from underground, including service cables.

Not more than 3 current carrying conductors shall be in one (1) conduit unless otherwise indicated. Provide one neutral conductor for each 3 phase 4 wire homerun to a panelboard unless otherwise noted.

MC cable shall comply with the NEC article 330. MC cable shall be as manufactured by AFC or approved equal by Guardian Products.

MC cable shall include a green insulated ground wire of the same size as the other conductors.

Run MC cable in dry hollow metal partitions and above suspended ceilings. Install cable as slack span; do not pull tight. Maintain at least 6" clearance between parallel runs of light and power wiring to avoid inductive coupling. Maintain at least 24" clearance from hot water and steam piping. Provide conduit sleeves through walls and partitions that obstruct horizontal passage of wiring, and seal sleeves after installation of cables. Cable shall be secured by approved staples, hangers or similar fittings independent of ceiling grids or supports.

MC cable shall be used in conjunction with conduit. Cable shall only be permitted for single phase circuits in hollow metal walls and above accessible ceilings. Single phase cable runs shall be gathered into three phase conduit homeruns. In no case shall cable enter directly into panelboards.

Secure MC cable to ceiling structure at intervals not to exceed 6 feet and within 12 inches of every outlet box, junction box, or fitting.

Make wire splices electrically and mechanically secure. Install small wire connectors so that no bare conductor is exposed. Tighten bolts on large conductor connectors so that conductor is deformed, but do not break strands of wire. Use compression tool with proper die for compression connectors in accordance with manufacturer's recommendations, so that conductors are deformed but not broken. Apply insulation over splice so that insulation thickness is at least 1-1/2 times that on conductor. Lap applied insulation at least 1" over conductor insulation so that no bare conductor is exposed.

In general, all feeders No. 8 and larger shall be continuous from point of origin to equipment being served. Splices shall only be used where necessary and with prior written approval of the Engineer.

Terminate conductors on terminal strips in equipment where terminal strips are used. Provide appropriate connectors, or hook conductors around terminal screws as required.

Provide encapsulated splice kits (3-M type 85 series or approved equal) for all splices in areas subject to moisture, including wet locations inside buildings and underground handholes, manholes, and buried junction boxes. Install splice kit in accordance with manufacturer's recommendations, and make splice waterproof. Apply sealing putty to surround each cable. Install mold body so that resin covers each cable sheath by a minimum of one inch.

All copper conductors No. 8 & larger shall be terminated, spliced, and tapped with color-keyed compression connectors, as manufactured by Thomas & Betts Co., Series 54000, Ideal Industries Series 87000, or approved equal. The manufacturer's recommended tooling shall be used. Mechanical type connectors shall not be used.

All copper conductors No. 10 AWG & smaller shall be terminated and spliced with Ideal Industries wing-nut wire connectors or approved equal compression connectors. The flame-retardant thermoplastic insulated type shall be used to isolate the terminal from other metal parts and equipment.

Use insulating boots supplied for compression connectors or fill joint with "Scotchfill" insulating putty and serve (3) 1/2 lap layers of "Scotch" #33 electrical tape.

WIRING DEVICES AND INSTALLATION COMPONENTS

All local switches near doors shall be located at strike side of door as finally hung, whether so indicated on the Drawings or not.

Height of devices from finished floor to centerline of device shall be as follows, unless specified otherwise on Architectural Drawings:

Receptacle outlets: 1'-6", unless otherwise noted. Refer to architectural plans, coordinate with Architect.

Wall switch outlet: 3'-8"

Receptacles at counters: Centered between back splash and wall cabinets or 2" clear above backsplash.

Safety and disconnect switches: 5'-0"

Panelboards: 6'-6" above finished floor to top.

Exit Lights, where wall mounted: 2" above door frame to bottom of light

Wiring devices and installation components shall be manufactured by Hubbell, Bryant Electric, Pass & Seymour, Leviton, Cooper Industries-Arrow Start, or General Electric.

Switches shall be heavy-duty specification grade, toggle, quiet type, fully enclosed in composition cases, color as selected by Architect at shop drawing stage. They shall be rated 20 amp, 120/277 volt, AC.

Receptacles shall be the grounding type, composition base, meeting NEMA standards, publication WD-1-1971, color as selected by Owner.

Duplex Convenience Receptacles shall be 20 amps, 125 volts, 2 pole, 3 wire, U ground slot type, Hubbell No. BR20.

Ground Fault Interrupter Duplex Receptacles: 20 amps, 125 volts, 2 pole, 3 wire, Hubbell No. GF-5352, with weatherproof cover, Hubbell No. 5221.

Where more than one switch or receptacle is being installed, provide multiple gang plates for number of devices as required. Plates shall be beveled stainless steel satin chrome finish #302, of minimum .035" thickness.

Manual motor starters shall be Allen Bradley Bulletin 600 or approved equal by Square D or General Electric and shall be horsepower rated, and voltage rated for the motor load.

Wallboard and masonry shall fit snugly to all sides of outlet boxes, groud and patch as required. Local switches and receptacles shall be mounted vertically unless otherwise indicated. Convenience receptacles shall be mounted with ground pole up, except those mounted above counter levels.

FUSES

Fused safety and disconnect switches shall be provided with fuses of class, type, and rating as required or shown on Drawings. Install disconnect switches used with motor-driven appliances, and motors and controllers within sight of the controller position unless otherwise indicated. Fuses sizes 0 to 600 Amperes shall be Bus Fusetron Type FRS-R or equal by Chose Showmut or Cefco. They shall be U.L. Class "RK-5" Time-Delay dual element.

Check motor nameplates for full-load current rating and allowable temperature rise to determine overload heater elements. Install correct heater element in the corresponding starter. Verify proper rotation.

Furnish motor safety disconnect switches for all motors except where such switches are specified to be furnished in other divisions or are included in that equipment control panel. Install all motor safety disconnect switches furnished under this Division or other Divisions of the Specification. Install manually-operated devices, such as push-buttons and manual starters, to permit convenient operation and be readily accessible.

Install "Sealtite" flexible conduit for final connections to all motors and vibrating equipment including transformers.

Individual starters furnished by others shall be received and erected under this Section. Starters shall be individually or group mounted plumb and level, on freestanding angle iron frames, supplied under this Section.

Provide manual motor starters for all fractional horsepower motors as shown on the Drawings or otherwise required.

SAFETY AND DISCONNECT SWITCHES

Switches shall be heavy-duty and service rated. They shall be General Electric Type "TH" or equal by Square D, Cutler Hammer, or Siemens. Switches shall include solid neutral where required. Provide auxiliary contacts where required to break motor control circuit power.

Interior enclosures shall be NEMA 1. Enclosures shall have interlocked doors and be capable of being positively padlocked in ON and OFF positions.

PANELBOARDS

The interior distribution system, in general, consists of 1-phase, 3-wire mains at 120/240 volts. The contractor shall balance the load on all feeders as nearly as possible on both phases after the system is fully energized and all components are functioning.

Panelboards shall be GE Type A or approved equal by, Square D or Eaton.

Panel circuit breaker overcurrent protective devices shall be as scheduled on the Drawings and as specified. All breakers shall be bolted-on thermal magnetic type. Bus shall be silver plated copper.

Panel circuit breakers shall be rated for 10,000 RMS symmetrical amperes minimum interrupting rating at 120/240 volts. Provide higher ratings as required or as scheduled on the Drawings.

Cabinets and trim shall be fabricated of code gauge steel, with hinged door, lock and catch, and directory pocket covered with clear plastic shield over directory.

Furnish and install a typewritten circuit directory. Hand written will not be accepted.

Distribution panels shall be provided with molded case circuit breakers as specified for panelboards. Breakers through 225 ampere frame sizes shall be thermal-magnetic trip with inverse time current characteristics unless otherwise noted.

LIGHTING FIXTURES

Refer to Lighting Fixture Schedule on Drawings for manufacturer specified for each type of fixture. Manufacturers and catalog numbers indicated constitute the type and quality of equipment to be furnished. However, they shall be considered only as a guide. Similar equipment of equal quality may be submitted for review. Fixtures shall be suitable for application and environment where they are being installed.

Note that specifications for recessed fixtures generally do not include mounting accessories, and that each fixture type may be used in several different ceilings. Provide recessed fixtures to suit particular type of ceiling construction, with appropriate trims and plaster frames provided if required.

Lamps shall be manufactured by General Electric, Philips, or Sylvania. A complete set of new lamps shall be installed in each fixture.

Only High Frequency Electronic Ballasts manufactured by Advance Mark V or equal by Motorola, Magnetics, or Universal shall be used. The distortion shall be less than 12 percent THD reflected on line input.

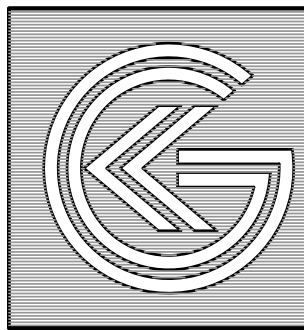
Where fixtures are surface mounted to suspended ceilings, support fixture from structure above suspended ceiling. Support of fixture from grid ceiling suspension systems shall not be permitted. Pierce ceiling material for hangers and outlet boxes as required. For fixtures mounted on suspended ceilings, provide supplementary alignment clips and attach to grid system.

GROUNDING

Grounding equipment shall be manufactured by Chance, Burndy, Cadwell, Thomas & Betts, Blackburn, or O-Z/Gedney.

The complete electrical installation shall be permanently and effectively grounded in accordance with the code requirements, whether or not such connections are specified shown or specified. Measured resistance to ground shall be 5 ohms, maximum. All parts of the electrical installation shall be grounded.

Ground conductors shall be sized in accordance with the National Electrical Code. Ground conductors shall be continuous without splices. Where ground connections will be permanently concealed make the connections by the exothermic process to form solid metal joints. Make accessible ground connections with mechanical pressure type ground connections.



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PRINCETON JUNCTION NEW JERSEY 08505

Frank Tindall, P.E.
Professional Engineer
NJ 39556

May 08, 2025 1:29:44 p.m.
Drawing: 27358.03 E1.DWG

ISSUED FOR PRE-QUALIFICATION - OCTOBER 23, 2025

821 ALEXANDER ROAD - SUITE 115
PRINCETON, NEW JERSEY 08540
609-452-1070 • HMR-ARCHITECTS.COM

SCALE: AS NOTED
DRAWN BY: GG
DATE: 10/23/25

HMRARCHITECTS

ELECTRICAL UPGRADES TO THE
BURROWES MANSION
BOROUGH OF MATAWAN
94 MAIN STREET, MATAWAN, NJ 07747

E-6

SPECIFICATIONS - ELECTRICAL

E-6

**Borough of Matawan
201 Broad Street
Matawan New Jersey 07747
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Public Notice

**Contractor Qualification Statements for the
Burrowes Mansion Electrical Upgrades**

THE BOROUGH OF MATAWAN IS SEEKING TO PRE-QUALIFY GENERAL CONTRACTORS PRIOR TO THE BIDDING OF THE ELECTRICAL UPGRADES PROJECT AT THE BURROWES MANSION located at 94 MAIN STREET, MATAWAN, NJ 07747. Construction bids for completion of the work will be requested in the late fall of 2025.

Notice is hereby given that sealed contractor qualification statements will be received by the Borough of Matawan at the municipal offices of the Borough of Matawan, Matawan Municipal Community Center, 201 Broad Street, Matawan, NJ 07747 to the attention of the Borough Clerk, no later than **11:00 AM on Thursday, November 13, 2025**.

Work includes but is not limited to: Removal and replacement of electrical components, cutting and patching plaster, removal and reinstallation of millwork, and painting.

A PRE-SUBMISSION MEETING WILL BE HELD AT BURROWES MANSION, 94 MAIN STREET, MATAWAN, NJ, ON THURSDAY, OCTOBER 30, 2025 AT 9:00 AM. ATTENDANCE AT THIS MEETING IS STRONGLY RECOMMENDED FOR GENERAL CONTRACTORS.

All bids must be submitted on the Contractor Qualification Statement Forms. The Forms and reference drawings are available at no cost. Copies may be obtained at the Office of the Borough Clerk, Borough of Matawan, Matawan Municipal Community Center, 201 Broad Street, Matawan, New Jersey 07747 during normal business hours, by contacting the Clerk at karen.wynne@matawanborough.com or on the Borough's website www.matawanborough.com.

Karen Wynne, RMC
Municipal Clerk