

**Office Addition  
Little Egg Harbor Municipal Utilities  
823 Radio Road, Little Egg Harbor, N.J.  
Addendum # 1  
May 11, 2026**

**Bid Package Clarification and Changes**

This Addendum dated May 11, 2026, for the Office Addition of Little Egg Harbor Municipal Utilities shall be included as part of the Contract Bid Documents. This Addendum shall supplement and clarify the current Contract Bid Documents.

THIS ADDENDUM CONSISTS OF **Four (F) Pages**

**PLEASE ACKNOWLEDGE RECEIPT OF THIS ENTIRE ADDENDUM BY SIGNING BELOW AND EMAILING BACK IMMEDIATELY TO [nicoleprinciotti@comcast.net](mailto:nicoleprinciotti@comcast.net)**

If this information is unclear, please email [nicoleprinciotti@comcast.net](mailto:nicoleprinciotti@comcast.net).

If you are not bidding this project, please enter company name and write "No Bid" then email this page back.

\_\_\_\_\_  
**SIGNATURE**

\_\_\_\_\_  
**COMPANY NAME**

1. **Drawing Sets available** - The project documents are available via Bid Package Request Form for an electronic download.
2. **Instruction to Bidders** –Project bids will be received at Municipal Clerk’s Office, 823 Radio Road, Little Egg Harbor, New Jersey 08087, until 10:00 am. on Thursday, May 21, 2026. The Bid opening will commence immediately thereafter or prevailing time. **No bids will be accepted after 10:00am.**
3. **Bid Bond** – Comply with the NJ bidding law requirements as noted in the Instructions to Bidders.
4. **Performance, Payment and Maintenance bonds** - Comply with the NJ bidding law requirements as noted in the Instructions to Bidders, General and Supplementary Conditions
5. **Bid Forms** – The contract is a single overall contract bid project. Submit Bid Forms in duplicate. Contractors are instructed to fill in all the blanks. Any Bid Form with blank spaces can be considered grounds for disqualification.
6. **Bid Form Attachments** – Multiple attachments are required to be submitted with the bid form at the time of bidding, refer to the Instructions to Bidders and Bid forms.

7. **Taxes**- This project is tax exempt for material & supplies. GENERAL CONTRACTOR shall pay all consumer, use, income, payroll, and similar taxes for the Work or portions thereof as required by any governing authority for services provided by the GENERAL CONTRACTOR.
8. **Insurance requirements** - are listed in the Instruction to Bidders.
9. **Permits** - Contractors are responsible for obtaining and securing all permits required to perform work, refer to the Supplementary Conditions of the contract. The city will reimburse the cost of the permit fee.
10. **Summary of Project** – Refer to Section 011000.
11. **Allowances** – Refer to Section 012100 for Allowances which are to be included as part of your bid.
12. **Measurement and Payment** – Refer to Section 012900.
  - a. Change Order procedures are outlined.
  - b. **Prevailing Wage** - Contractors are required to submit Certified Payroll to the Owner each payroll period within 10 days of the payment of wages.
13. **Project Schedule** - Refer to Section 013100- Project Schedule for work schedule and phasing.
14. **Submittals** – Refer to Section 013300
  - a. The successful contractor will be required to submit a Submittal Schedule at the Pre-Construction meeting. All submittals are required to be submitted within 30 days of the award date.
  - b. Shop drawing procedures will be clarified at the Pre-Construction Meeting.
  - c. Schedule of values requirements are outlined in the bid document.
15. **Job Meetings** – Attendance at Progress Meetings is mandatory and must be attended by someone charged with making decisions for the Contractor and each key subcontractor.
16. **Safety** – A safe working environment must be maintained at all times. Prime Contractor is responsible for safety on the project site.
17. **Staging Area and Temporary facilities** – The project site is in a mixed use residential-commercial neighborhood. Coordinate with Owner for staging areas and locations of trailers (if required). Keep all parking, storage, staging on this property.
18. **Utility Services** – Coordinate and obtain all public Utility services.
19. **Site** -The existing office building is built on piles. The new addition foundation system will be set on helical pull up piles. Refer to Site Plan- (Soil Test Boring Map) and Soil Profile breakdown prepared by Remington, Vernick & Vena

Engineers in the Construction Document Set.

**20. Building Department Jurisdiction / Local Authorities** – Little Egg Harbor  
Building Department, New Jersey

**21. Closeout** – Section 017000

- a. Contractors will be required to document the changes to the drawings during the construction phase. This is to be completed throughout the duration of construction and a copy given to the Owner upon completion of the work.
- b. Operation and Maintenance Manuals are required.
- c. Closeout documents (AIA forms, maintenance bond, etc.)
- d. Substantial Completion – Contractor is responsible to request substantial completion in writing with submission of a punch list of incomplete work. A date must be requested by the Contractor. The Architect will then accept or reject the request in writing. A punch list will be issued by the Architect. Substantial Completion will be contingent upon completion of the punch list items within a stipulated time frame noted in the substantial completion documentation.
- e. Final Warranties – Contractor is required to provide warranties in accordance with the specifications. If work items noted in the punch list are not completed within the stipulated time frame noted in the substantial completion certificate, final warranties and guarantees will begin on the date of final payment.

**22. New Underground 2inch PVC connections to two other Buildings on site.**

Install a separate new underground 2” PVC empty conduit with pull string from the new office addition crawl space to the two buildings shown on the Site Plan-Soil Boring Map. The conduit is to stub up four inches above the floor slab inside the building perimeter next to the exterior wall assembly. Co-ordinate final locations of stub up with owner. See E-03, Site Plan Boring Map

**23. New Split System Air Conditioning Unit addition to Network Room**

Refer to Revised Electrical Drawing See E-06, M-01

**24. New Office Addition Voice and Data Wall Plates**-Provide 4 port data wall plate and ethernet cables with home runs to Network Room as shown on Sheet E-03, E-06 revised drawing. Coordinate final location of Voice and Data wall plates with owner

**25. Add duplex outlet and a TV Jack mounted 60” above finished floor location to New Office # 6 and to Boardroom.**

Provide a separate Coax cable connection to TV outlet and a single ethernet data outlet for the TV port location. See E-01, E-3 revised drawing. Coordinate final location of Voice and Data wall plates with owner

**26. Fire Alarm Control Panel**- Add Cellular Dialer. See Sheet E-01

RFI#	Trade	Plan/Spec	Question	Response																				
1	Electric	01010 -	Drawing E-2 Please provide fixture schedule	<p><b>Lighting Legend</b></p> <table border="1"> <thead> <tr> <th>ID</th> <th>Desc</th> <th>Model</th> <th>Manufacturer</th> <th>Location</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>2 x 2 LED Recessed Troffer</td> <td>LT-2-2-L49-8-30-AF DIM-UNV</td> <td>Williams: LT</td> <td>Office 0-10V driver dimmable</td> </tr> <tr> <td>A</td> <td>2 x 2 LED Recessed Troffer</td> <td>LT-2-2-L49-8-30-AF DRV-UNV</td> <td>Williams: LT</td> <td>Hallway</td> </tr> <tr> <td></td> <td>Multipurpose LED Linear</td> <td>MP-4-30-ML-F-W -E-U</td> <td>Columbia: MPS</td> <td>Crawl Space &amp; Attic</td> </tr> </tbody> </table>	ID	Desc	Model	Manufacturer	Location	A	2 x 2 LED Recessed Troffer	LT-2-2-L49-8-30-AF DIM-UNV	Williams: LT	Office 0-10V driver dimmable	A	2 x 2 LED Recessed Troffer	LT-2-2-L49-8-30-AF DRV-UNV	Williams: LT	Hallway		Multipurpose LED Linear	MP-4-30-ML-F-W -E-U	Columbia: MPS	Crawl Space & Attic
ID	Desc	Model	Manufacturer	Location																				
A	2 x 2 LED Recessed Troffer	LT-2-2-L49-8-30-AF DIM-UNV	Williams: LT	Office 0-10V driver dimmable																				
A	2 x 2 LED Recessed Troffer	LT-2-2-L49-8-30-AF DRV-UNV	Williams: LT	Hallway																				
	Multipurpose LED Linear	MP-4-30-ML-F-W -E-U	Columbia: MPS	Crawl Space & Attic																				
2		01010 Summary of Work	The bid proposal forms states that the contract time for this project is 100 days. Is this correct?	The 100 calendar days starts from the date of notice to proceed																				
3	Electronic Files	013400	Are Electronic Cad Backgrounds to be provided to this contractor at no cost by the design team for preparation of shop, coordinated, and as-builts drawings on the project?	Electronic Cad Backgrounds to be provided to this contractor at no cost by the design team																				
4	Utilities	-	The utility costs to the building for electrical, natural gas, telephone, CATV, etc. are these costs to be borne by the contractor or the owner on the project?	Cost borne by Contractor																				
5	Material Testing	014000, 014100	Is third party testing to be provided by contractor or owner on the project? Please advise there are discrepancies in the spec. stating contractor and owner?	Spec Section 14000 answers the RFI question regarding responsibility of the LEH-MUA for selection and payment of the testing lab and consultant. This is found at 3.02 FIELD QUALITY CONTROL. Also note 3.02D.4 for reimbursements to the LEH-MUA for excessive reinspection/testing costs.																				
6	Level 5 Finish		Please advise where level 5 GWB finishes will be required on the project?	Use Level 4 finish Gypsum Wall Board through-out																				
7	Cash Allowance	012100	The cash allowance per spec section 012100 article 1.05 as shown on the bid form at \$150,000 please advise what this proposed allowance is included in will be allocated for the project? Please advise Any other allowances to be issued for the proposal?	<p>The intent of the Cash allowance is to account for general allowance for the unforeseen issues during the construction of this project.</p> <p>Allowance under Site Improvements Line item # 18 Contractors shall be required to coordinate with Atlantic City Electric Company to complete all aspects of the installation and shall reimburse all expenses to Atlantic City Electric Company under the allowance. Payment for this item shall be paid under the line item "SITE LIGHTING" of the Bid Form and payment shall only be made in the amount of the work complete</p>																				

**END OF ADDENDUM**

FIRE ALARM NOTES

- A. FIRE ALARM SPECIFICATION**
- THE FOLLOWING ARE MINIMUM REQUIREMENTS. THE SYSTEM PROVIDED SHALL BE IN COMPLIANCE WITH THE LATEST EDITION OF THE N.E.C., IBC2021-NEW JERSEY EDITION AND LOCAL JURISDICTIONS. THE RISER AND THE PLANS ARE OF THE SIMPLIFIED FORMAT. PRECISE INSTALLATION DETAILS AND WIRING REQUIREMENTS SHALL BE PER THE MANUFACTURER'S SHOP DRAWINGS. THE SYSTEM PROVIDED SHALL BE COMPLETE IN ALL DETAILS.
- B. GENERAL**
- EQUIPMENT SHALL BE AS MANUFACTURED BY 'EDWARDS', NOTIFIER, OR SIEMANS. EQUIPMENT SHALL BE INSTALLED PER MANUFACTURERS' SPECIFICATIONS AND RECOMMENDATIONS.
  - EQUIPMENT SHALL BE PRESENTED AS A 'SINGLE SOURCE' ITEM FOR WHICH RESPONSIBLE 'ONE-PARTY' MAINTENANCE AND SERVICE IS AVAILABLE.
- C. ADDRESSABLE FIRE ALARM CONTROL PANEL**
- THE PANEL SHALL BE AN ADDRESSABLE PANEL AND SHALL CONTINUOUSLY COMMUNICATE WITH, MONITOR AND CONTROL ALL PERIPHERAL DEVICES. THE SYSTEM SHALL BE ELECTRICALLY SUPERVISED AND DETECT AND ANNUNCIATE OPENS, SHORTS AND GROUNDS IN THE WIRING SYSTEM. THE PANEL SHALL INITIATE THE AUDIO AND VISUAL ALARM SIGNAL AND ANNUNCIATE AND STORE THE ALARM EVENTS. ALL LISTED FEATURES OF THE SPECIFIED EQUIPMENT SHALL BE PROVIDED. END-OF-LINE DEVICES SHALL BE LOCATED AT THE LAST DEVICE IN THE CIRCUIT AND ITS LOCATION SHALL BE NOTED ON THE AS-BUILT DRAWINGS. THE SYSTEM SHALL BE PROVIDED WITH ADEQUATE BATTERY BACK-UP.
- D. REMOTE ANNUNCIATOR**
- A FLUSH WEATHERPROOF ANNUNCIATOR SHALL BE PROVIDED AND SHALL BE LOCATED SO THAT THE ALARM INDICATIONS ARE CLEARLY VISIBLE FROM THE EXTERIOR OF THE BUILDING.
  - THE ANNUNCIATOR SHALL MIMIC THE ALARM INDICATIONS AS PROVIDED IN THE FIRE CONTROL PANEL.
  - LOCATION OF ANNUNCIATOR SHALL BE AS DIRECTED BY LOCAL FIRE OFFICIALS.
- E. DEVICES**
- PROVIDE ADDRESSABLE SPACE AND DUCT MOUNT SMOKE DETECTORS, ADDRESSABLE THERMAL DETECTORS, ADDRESSABLE MANUAL STATIONS, CONTROL MODULES, 'ADA' STROBES AND COMBINATION VISUAL/AUDIBLE DEVICES AND OTHER DEVICES AS REQUIRED TO PROVIDE A FULLY OPERATIONAL AND CODE COMPLIANT SYSTEM AS REQUIRED.
  - INTERFACING CONTROL RELAYS SHALL BE PROVIDED AS REQUIRED FOR THE POWER CONTROL FUNCTIONS.
  - DEVICES SHALL BE INSTALLED 'FLUSH' IN FINISHED AREAS. PROVIDE SURFACE MOUNTED DEVICE BACKBOXES WHERE IT IS IMPOSSIBLE TO INSTALL FLUSH MOUNTED EQUIPMENT.
- F. FIELD WIRING**
- ALL WIRING SHALL BE INSTALLED IN METAL RACEWAYS (EMT) 1/2" TRADE SIZE MINIMUM OR UL LISTED FIRE ALARM METAL CLAD CABLE. UL LISTED FIRE ALARM RATED PLENUM CABLE MAY BE USED ONLY ABOVE HUNG CEILINGS WHERE APPROVED BY THE LOCAL AUTHORITY HAVING JURISDICTION.
- G. TESTING AND START UP**
- THE ELECTRICAL CONTRACTOR SHALL FULLY TEST HIS WIRING FOR SHORTS, GROUNDS AND OPENS BEFORE CALL IN THE MANUFACTURER'S REPRESENTATIVE AND PRIOR TO ENERGIZING THE SYSTEM. THE MANUFACTURER'S REPRESENTATIVE SHALL CHECK AND START THE SYSTEM. THE MANUFACTURER SHALL DEMONSTRATE THE SYSTEM TO THE OWNERS REPRESENTATIVE AND A FULL PERFORMANCE TEST SHALL BE PERFORMED IN HIS PRESENCE. A TEST REPORT INDICATING THE FUNCTIONALITY OF ALL THE COMPONENTS SHALL BE FILLED OUT IN TRIPPLICATE AND SIGNED BY ALL PARTICIPANTS. THEREAFTER, THE TESTS SHALL BE PERFORMED TO THE SATISFACTION OF THE SUB-CODE OFFICIAL AS APPLICABLE.
- H. SHOP DRAWING SUBMISSION**
- SHOP DRAWINGS SHALL INDICATE THE FULL INFORMATION OF INDIVIDUAL DEVICES, THE CONTROL AND COMPLETE SYSTEM POINT TO POINT WIRING DIAGRAM. A LISTING OF ALL THE ADDRESSES SHALL BE INCLUDED. DIGITAL COPIES SHALL BE SUBMITTED PLUS ONE ADDITIONAL SUBMISSION SHALL BE MADE TO THE LOCAL FIRE CODE OFFICIALS FOR THEIR COMMENTS AND APPROVAL.
- I. SEQUENCE OF OPERATION**
- ALL ALARMS SHALL BE ANNUNCIATED IN THE ENGLISH LANGUAGE ON THE FIRE ALARM PANEL WINDOW AND REMOTE ANNUNCIATOR.
  - ACTIVATION OF ANY ALARM SENSING DEVICE SHALL CONTINUOUSLY EFFECT THE ALARM THROUGHOUT THE BUILDING UNTIL MANUALLY RESET AT THE CONTROL PANEL.
  - ALARMS SHALL BE RECORDED AT THE CONTROL PANEL PER THE BUILT-IN FEATURES OF THE SPECIFIED SYSTEM. EVENT HISTORY SHALL BE PRINTED OUT.
  - ACTIVATION OF AN ALARM SHALL SHUT DOWN ALL THE ROOF FANS AND MUA'S.
  - THE FIRE ALARM PANEL SHALL BE ACTIVATED TO THE MUNICIPAL AND CENTRAL STATION CONNECTIONS. PROVIDE ALL EQUIPMENT REQUIRED FOR THIS PURPOSE INCLUDING AUTO-DIALERS. PROVIDE PHONE LINES TO THE TELEPHONE TERMINAL SERVICE BOARD.
  - ALL WORK SHALL BE SUPERVISED BY THE OWNER'S EXISTING FIRE ALARM MAINTENANCE CONTRACTOR

ELECTRICAL GENERAL NOTES

- ELECTRICAL DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONAL REQUIREMENTS, COORDINATE WITH ARCHITECTURAL DRAWINGS.
- THE CONTRACTOR MUST HAVE THE H.V.A.C. FIRE PROTECTION AND PLUMBING DRAWINGS FOR LOCATIONS OF EQUIPMENT AND CONTROL WIRING REQUIREMENTS. THIS IS A STRICT REQUIREMENT FROM REVIEWING AGENCIES TO CREATE AN ALL INCLUSIVE ELECTRICAL CONSTRUCTION SET. ONLY POWER FEEDER TO MECHANICAL EQUIPMENT ARE SCHEDULED ON THE ELECTRICAL DRAWINGS. FURNISH AND INSTALL ALL CODE REQUIRED DISCONNECT SWITCHES FOR MECHANICAL EQUIPMENT UNLESS SPECIFIED ON MECHANICAL DRAWINGS TO BE SUPPLIED BY MANUFACTURER. PROVIDE FUSED SWITCHES WHEREVER MANUFACTURER REQUIRES THEM. THIS TRADE SHALL INSTALL ALL LOOSE EQUIPMENT PROVIDED BY OTHERS
- THE ELECTRICAL CONTRACTOR SHALL TRACE AFFECTED POWER PANEL BRANCH CIRCUITS IN CONTRACT AREAS TO DETERMINE WIRING CONFIGURATION OF AFFECTED AND SURROUNDING AREAS. ELECTRICAL CONTRACTOR SHALL DOCUMENT EXISTING CONDITIONS TO AID IN REWIRING CONTRACT AREAS IN COMPLIANCE WITH ENGINEERING DOCUMENTS, LOCAL CODES, AND ORDINANCES. PROVIDE FINDINGS IN REPORT FORM WITH MARKED UP DRAWINGS, TO THE ENGINEER AS SOON AS COMPLETED. NO REWIRING SHALL BEGIN UNTIL THIS STEP IS COMPLETED.
- AT COMPLETION OF ALL BRANCH WIRING DESCRIBED ON CONTRACT DOCUMENTS, ELECTRICAL CONTRACTOR SHALL COMPILE A LIST OF EXISTING AND NEW CIRCUITS TO PROVIDE A FULL PANEL SCHEDULE DIRECTORY WITH DEVICE NAME (LIGHTING, RECEPTACLES, EQUIPMENT, ETC.) AND ROOM NUMBERS BEING SERVED. LABEL ALL CIRCUIT BREAKERS NOT BEING USED AS SPARE AND REMOVE CONDUCTORS FROM PANELBOARD AND CONDUITS.
- CONDUCTOR SIZES(PHASE AND BOND) SHALL BE INCREASED DUE TO DERATING AND VOLTAGE DROP REQUIREMENTS AS NECESSARY. USE A MINIMUM #10 AWG FOR 20 AMPERE CIRCUITS AS FOLLOWS: 120V, - OVER 120', 208V, - OVER 210', 277V, - OVER 279', 480V, - OVER 484'(BASED ON LOAD AT MIDPOINT OF BRANCH CIRCUIT RUN @ 60% OF RATED LOAD). USE #8 FOR 20A, CIRCUITS @ 277V, FROM 211' TO 334', AND 20A CKTS @ 120V, FROM 191' TO 301'(FOR #8 PROVIDE AND INSTALL SPLICE/TAP -BOX BEFORE CONNECTION TO LOAD AND TRANSFER TO #12AWG FOR CONNECTION TO DEVICE TERMINALS).
- ALL NEW ELECTRICAL SYSTEMS, INCLUDING LIGHTING, CONDUIT, PANELS, ETC., SHALL BE SEISMICALLY BRACED IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE.
- E.C. SHALL REVIEW ARCHITECTURAL AND MECHANICAL DRAWINGS TO UNDERSTAND THE EXTENT OF LIGHTING FIXTURE REMOVAL AND REPLACEMENT TO ACCOMMODATE OUT OF CONTRACT AREAS THAT ARE AFFECTED IN SYSTEMS CONSTRUCTION.
- RELOCATE EXISTING JUNCTION BOXES, PULL/SPLICE BOXES, ETC. WHICH REQUIRE ACCESS THAT WILL BE BLOCKED BY NEW CONSTRUCTION (MECHANICAL AND ELECTRICAL). CONTRACTOR SHALL COORDINATE WITH FIELD CONDITIONS AND OTHER TRADES FOR NEW OR EXISTING ELECTRICAL ITEMS REQUIRING ACCESS LOCATED OVER G.W.B. OR OTHER INACCESSIBLE CEILINGS. PROVIDE ACCESS PANELS TO BE LOCATED IN COORDINATION WITH ARCHITECT AND INSTALLED BY G.C.
- DEVICE AND EQUIPMENT MOUNTING HEIGHTS ARE AS LISTED ON DRAWING AND/OR DESCRIBED IN SPECIFICATIONS UNLESS ITEMIZED BY ARCHITECTURAL DOCUMENTS.
- CONTRACTOR SHALL COORDINATE WITH OTHER TRADES TO SUBMIT MEP COORDINATION DRAWINGS AS EARLY AS POSSIBLE IN THE CONSTRUCTION PERIOD.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, STORAGE AND REPLACEMENT OF EXISTING CEILING TILES FOR EXTENSION OF UTILITIES IN "OUT OF SCOPE" AREAS REQUIRED TO FEED SCOPE AREAS.
- APPLY U.L. APPROVED FIRESTOPPING("3M" FIRE STOP SEALANT 2000 AND/OR "3M" FIRE BARRIER CP25 WB) TO ALL PENETRATIONS OF FIRE RATED FLOORS, WALL AND CEILING ASSEMBLIES. RATING MUST RE-ESTABLISH THE ORIGINAL FIRE RESISTANCES.
- ANY DISCREPANCIES, CONFLICTS OR OMISSIONS IN THE DRAWINGS OR SPECIFICATIONS MUST BE CLARIFIED IN WRITING PRIOR TO SUBMISSION OF BID, OR THE CONTRACTOR MAY INCLUDE THE MORE COSTLY OPTION OR SOLUTION TO BE CLARIFIED DURING CONSTRUCTION. BIDDING CONTRACTOR MUST SUBMIT ALL QUESTIONS PRIOR TO SUBMISSION OF BID IN ACCORDANCE WITH BID DOCUMENTS. IF THERE ARE ANY QUESTIONS AFTER AWARD OF CONTRACT, THE ELECTRICAL CONTRACTOR SHALL PRESENT THE QUESTION WITH THREE SOLUTIONS TO THE ENGINEER FOR REVIEW. THE SELECTED SOLUTION SHALL BE IMPLEMENTED AT NO ADDITIONAL COST TO THE OWNER. EXAMINE DRAWING CAREFULLY AND INCLUDE ALL REQUIRED MONIES TO COMPLETE THE PROJECT WITHOUT CHANGE ORDERS.
- THESE DRAWINGS AND SPECIFICATIONS ARE DIAGRAMMATIC IN NATURE AND REPRESENT THE INTENT AND SCOPE OF THE WORK. THEY DO NOT SHOW ANCILLARY ITEMS REQUIRED FOR CONSTRUCTION. ELECTRICAL CONTRACTOR MUST INCLUDE ALL EQUIPMENT, LABOR AND MATERIAL REQUIRED ALONG WITH ALL ANCILLARY ITEMS INCLUDING BUT NOT LIMITED TO FITTINGS, HANGERS, MOUNTING BRACKETS, STRUT CHANNEL, ETC. FOR A FULL AND COMPLETE INSTALLATION.
- THERE SHALL BE NO INTERRUPTIONS OF SERVICE TO EXISTING ELECTRICAL SYSTEMS WITHOUT WRITTEN CONSENT OF THE OWNER. SUCH INTERRUPTIONS SHALL BE KEPT TO A MINIMUM AND SHALL BE SCHEDULED WITH THE OWNER.
- THIS CONTRACTOR'S ATTENTION IS CALLED TO THE FACT THAT IT IS A PREREQUISITE THAT HE EXAMINE THE SPECIFICATIONS AND DRAWINGS AND ALSO VISIT THE SITE OF WORK IN ORDER TO BECOME THOROUGHLY ACQUAINTED WITH THE EXTENT AND REQUIREMENTS OF THE WORK, AS WELL AS THE ACTUAL CONDITIONS UNDER WHICH THE WORK IS SPECIFIED IS TO BE PERFORMED. CLAIMS FOR EXTRA COMPENSATION WILL NOT BE ALLOWED FOR ANY WORK THAT MAY BE CAUSED BY EXISTING CONDITIONS, WHICH CONDITION SHOULD HAVE BEEN FORESEEN SUBSEQUENT TO JOB SITE VISIT.

ELECTRICAL SYMBOL LEGEND

(DEVICE AND EQUIPMENT MOUNTING HEIGHTS ARE AS LISTED ON DRAWING AND/OR DESCRIBED IN SPECIFICATIONS UNLESS ITEMIZED BY ARCHITECTURAL DOCUMENTS.)

SYMBOL	DESCRIPTION
0.3 [Symbol]	CEILING OR PENDANT MOUNTED FLUORESCENT FIXTURE AND OUTLET. 0 = SWITCH CONTROL. 3 = CIRCUIT NUMBER - TYPICAL FOR ALL FIXTURES. REFER TO ARCHITECT LIGHTING SCHEDULE.
[Symbol]	INDUSTRIAL OR LED STRIP FIXTURE. REFER TO ARCHITECT LIGHTING SCHEDULE.
[Symbol]	WALL MOUNTED LIGHT FIXTURE, EMERGENCY CIRCUIT OR BATTERY BACK-UP. REFER TO ARCHITECT LIGHTING SCHEDULE.
[Symbol]	CEILING MOUNTED EXIT SIGN, WALL MOUNTED EXIT SIGN. 90° TO BOTTOM OF SIGN OR CENTERED ON WALL AREA BETWEEN TOP OF DOOR AND CEILING. ARROWS AS INDICATED, SHADED AREA INDICATES FACE(S). TYPE "EX1" U.O.N.. REFER TO ARCHITECT LIGHTING SCHEDULE.
[Symbol]	LED EXIT SIGN WITH BATTERY PAK AND LOCAL EMERGENCY HEADS - TYPE "EX2" TYPICAL. REFER TO ARCHITECT LIGHTING SCHEDULE.
[Symbol]	EMERGENCY BATTERY PACK ABOVE CEILING (WHERE APPLICABLE) DUAL-LITE #AS-180-12V-0. REFER TO ARCHITECT LIGHTING SCHEDULE.
[Symbol]	BATTERY OPERATED EMERGENCY LIGHTING. 90° TO BOTTOM OF FIXTURE OR CENTERED ON WALL AREA BETWEEN TOP OF DOOR AND CEILING. TYPE "EX3" U.O.N.. REFER TO ARCHITECT LIGHTING SCHEDULE.
[Symbol]	(2) WEATHERPROOF EMERGENCY FLOOD LIGHTS (DUAL MOUNTED) DUAL-LITE #EXT-0S1208 WITH (1) ONE DUAL-LITE #MP-101 MOUNTING PLATE. REFER TO ARCHITECT LIGHTING SCHEDULE.
\$0	SINGLE POLE 20A, TOGGLE TYPE SWITCH MOUNTED 4'-0" AFF TO TOP. SUBLETTER "0" DENOTES FIXTURE CONTROLLED. REFER TO ELECTRICAL SPECIFICATIONS.
\$3	THREE WAY 20A, TOGGLE TYPE SWITCH MOUNTED 4'-0" AFF TO TOP. REFER TO ELECTRICAL SPECIFICATIONS.
\$0	DIMMER SWITCH 20A, MOUNTED 4'-0" AFF TO TOP. REFER TO ELECTRICAL SPECIFICATIONS.
\$0	OCCUPANCY SENSOR SWITCH 20A, MOUNTED 4'-0" AFF TO TOP. REFER TO ELECTRICAL SPECIFICATIONS.
[Symbol]	DUPLEX CONVENIENCE RECEPTACLE 20A, 125V, MOUNTED 1'-4" A.F.F. TO CENTER. 3-CIRCUIT NUMBER. CH-ABOVE COUNTER HEIGHT AT 44" MAX TO ABOVE COUNTERS WHICH ARE 20"-25" DEEP. U.O.N.. CP=CHILD PROOF. REFER TO ELECTRICAL SPECIFICATIONS.
[Symbol]	DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER HEIGHT. REFER TO ELECTRICAL SPECIFICATIONS.
[Symbol]	GROUND FAULT RECEPTACLE. REFER TO ELECTRICAL SPECIFICATIONS.
[Symbol]	DOUBLE DUPLEX RECEPTACLE (QUAD). REFER TO ELECTRICAL SPECIFICATIONS.
\$M	MOTOR RATED SWITCH
[Symbol]	DATA OUTLET.
[Symbol]	JUNCTION BOX, CEILING OR WALL MOUNTED AS NOTED, ELECTRICAL CONTRACTOR TO MAKE ALL REQUIRED CONNECTIONS TO DESIGNATED EQUIPMENT. REFER TO ELECTRICAL SPECIFICATIONS.
[Symbol]	PANEL BOARD (LIGHTING OR RECEPTACLE) SURFACE MOUNTED. REFER TO ELECTRICAL SPECIFICATIONS.
[Symbol]	GROUND ROD
[Symbol]	ELECTRIC METER
[Symbol]	EXPOSED CONDUIT OR CABLE
[Symbol]	CONCEALED CONDUIT OR CABLE
[Symbol]	NON-FUSIBLE DISCONNECT SWITCH
[Symbol]	FUSIBLE DISCONNECT SWITCH W/ FUSE RATING.
[Symbol]	RECESSED FLOOR BOX #RFB4 WITH FLANGE #536CCTCAL, TELE/DATA BRACKET #DTB-2-4TKO AND (2) DUPLEX RECEPTACLE. TELE/DATA JACKS BY OTHERS. FOLLOW CD REQUIREMENT FOR TYPICAL DEVICE.
[Symbol]	PUSH-BUTTON, UP/DN/STOP
[Symbol]	TIME CLOCK - TORK ELECTRONIC ASTRONOMICAL TYPE WITH BACKUP AND OVERRIDE INPUT
[Symbol]	LIGHTING CONTACTOR - ASCO WITH NUMBER OF POLLS AS REQUIRED.

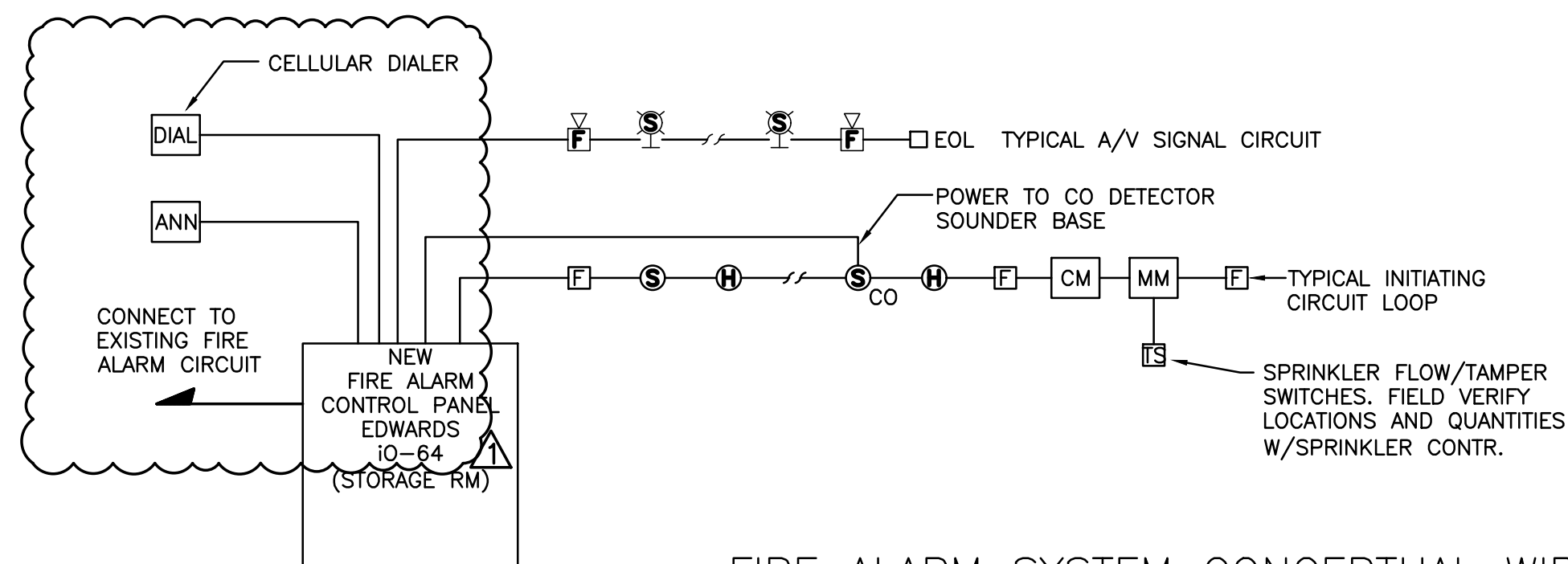
HENRY HENGCHUA NJ 21 A1 01137200  
ARCHITECT PA RA 404317 MA RA 31553

ELECTRICAL ABBREVIATION LEGEND

ABBREVIATION	DESCRIPTION
A	AMPERE
AC	ALTERNATING CURRENT
AHU	AIR HANDLING UNIT
AWG	AMERICAN WIRE GAGE
C	CONDUIT
CH	ABOVE COUNTER 44" +/-
CKT	CIRCUIT
CM	CEILING MOUNTED
EC	ELECTRICAL CONTRACTOR
EMT	ELECTRICAL METALLIC TUBING
EX	EXISTING TO REMAIN
FACP	FIRE ALARM CONTROL PANEL
G	GROUND
GFI	GROUND FAULT CIRCUIT INTERRUPTER
HP	HORSE POWER
GFI	GROUND FAULT CIRCUIT INTERRUPTER
HP	HORSE POWER
IG	ISOLATED GROUND
JB	JUNCTION BOX
KCMIL	THOUSAND CIRCULAR MILS
KVA	KILOVOLT - AMPERE
KW	KILOWATT
LP	LIGHTING PANEL
MCB	MAIN CIRCUIT BREAKER
MDP	MAIN DISTRIBUTION PANEL
MLO	MAIN LUGS ONLY
N	NEW
NC	NORMALLY CLOSED
NIC	NOT IN CONTRACT
N/L	NIGHT LIGHT
NO	NORMALLY OPEN
ø	PHASE
PNL	PANEL
PP	POWER PANEL
PVC	POLY VINYL CHLORIDE CONDUIT
R	RELOCATED IN NEW POSITION
RGS	RIGID GALVANIZED STEEL CONDUIT
RP	RECEPTACLE PANEL
SW	SWITCH
TBB	TELEPHONE BACKBOARD
UON	UNLESS OTHERWISE NOTED
V	VOLT
WP	WEATHER PROOF (NEMA RATED)(WHILE IN USE)

ELECTRICAL DRAWING LIST

- E-1 ELECTRICAL GENERAL INFORMATION
- E-2 ELECTRICAL LIGHTING PLAN
- E-3 ELECTRICAL POWER PLAN
- E-4 ELECTRICAL FIRE ALARM PLAN FLOOR PLAN
- E-5 ELECTRICAL ATTIC POWER/FIRE ALARM PLAN
- E-6 ELECTRICAL RISERS AND PANEL SCHEDULE
- E-7 ELECTRICAL SPECIFICATIONS



FIRE ALARM SYSTEM CONCEPTUAL WIRING

NOT TO SCALE

NOTES:

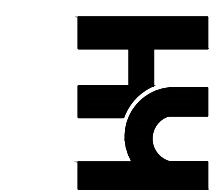
- THIS DIAGRAM IS FOR BASIC CONCEPT ONLY. SYSTEM SHALL BE WIRED IN ACCORDANCE W/AN APPROVED SET OF WIRING DIAGRAMS SIGNED & SEALED BY A LICENSED ENGINEER AND FURNISHED BY THE FIRE ALARM MANUFACTURER.
- PROVIDE LINE ISOLATION MONITOR MODULES.

LITTLE EGG HARBOR MUA  
NEW ADDITION  
805 RADIO ROAD  
LITTLE EGG HARBOR  
NJ 08081

REVISIONS

5-11-2026

HENRY HENGCHUA ARCHITECT, P.C.  
411 MAIN STREET TOMS RIVER, NJ 08753  
TEL : (732) 240-4185 FAX : (732) 240-9166



DATE 4/15/26  
DRAWN BY MFA  
CHECKED BY JEF  
SCALE AS SHOWN

SHEET 1 OF 7

DRAWING NUMBER

E-1

BASE SHEET

FILE NUMBER 250610

**MFA**  
Design Group, LLC  
Electrical / Mechanical Consulting Engineers  
Toms River, NJ | Tel: (732) 232-6109  
MFADesignGroup@gmail.com

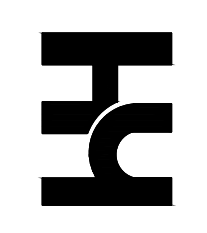
Fred R. Missel, P.E.  
State of New Jersey  
Professional Engineer  
Registration No.  
NJ 24GE04347000

Date: 02-27-26

LITTLE EGG HARBOR MUA  
 NEW ADDITION  
 803 RADIO ROAD  
 LITTLE EGG HARBOR  
 NJ 08081

REVISIONS  
 5-11-2026

HENRY HENGCHUA ARCHITECT, P.C.  
 411 MAIN STREET TOMS RIVER, NJ 08753  
 TEL : (732) 240-4185 FAX : (732) 240-3966



DATE 4/15/26  
 DRAWN BY MFA  
 CHECKED BY JEF  
 SCALE AS SHOWN

SHEET 3 OF 7

DRAWING NUMBER

E-3

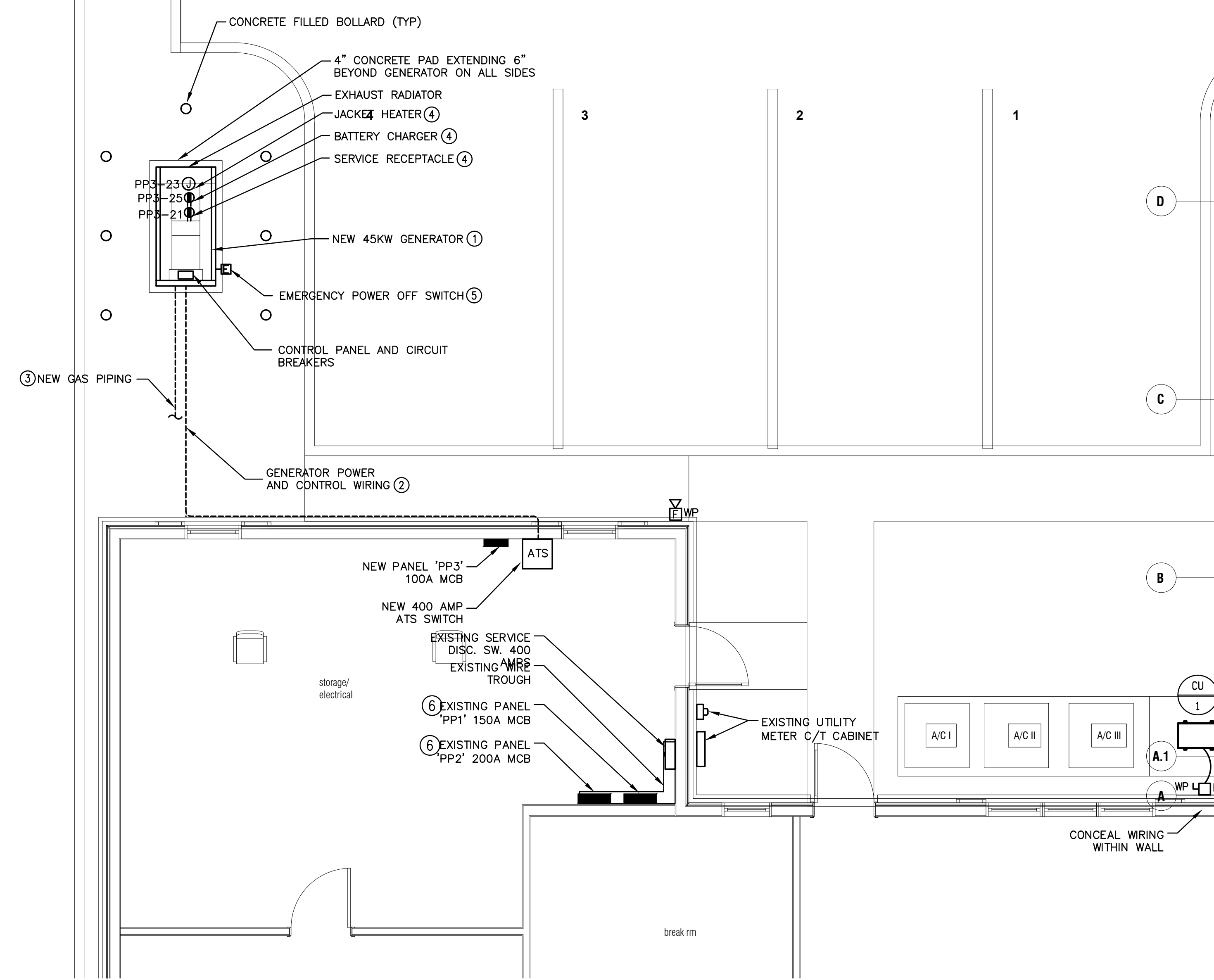
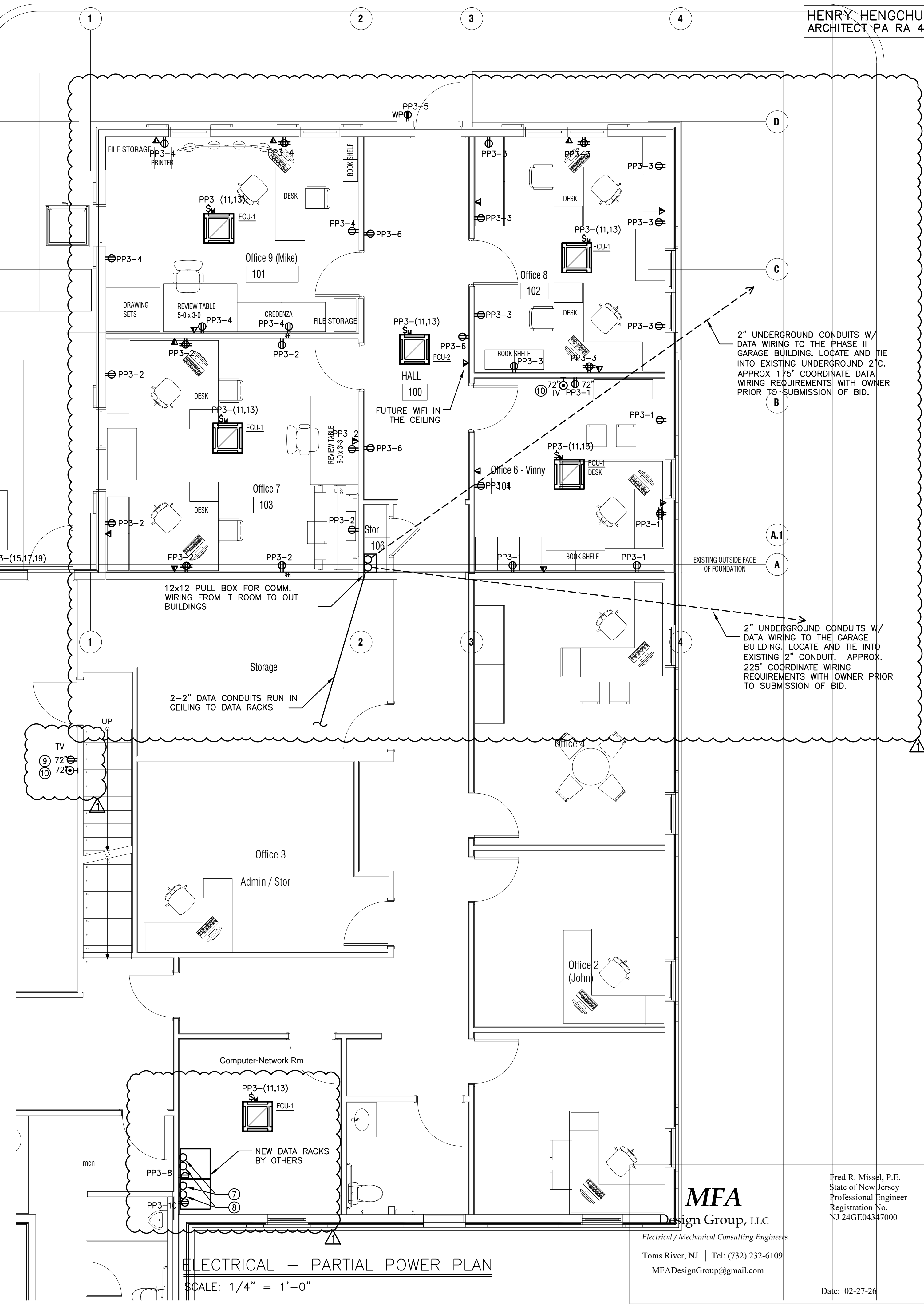
BASE SHEET

FILE NUMBER 250610

Fred R. Missel, P.E.  
 State of New Jersey  
 Professional Engineer  
 Registration No.  
 NJ 24GE04347000

**MFA**  
 Design Group, LLC  
 Electrical / Mechanical Consulting Engineers  
 Toms River, NJ | Tel: (732) 232-6109  
 MFADesignGroup@gmail.com

Date: 02-27-26

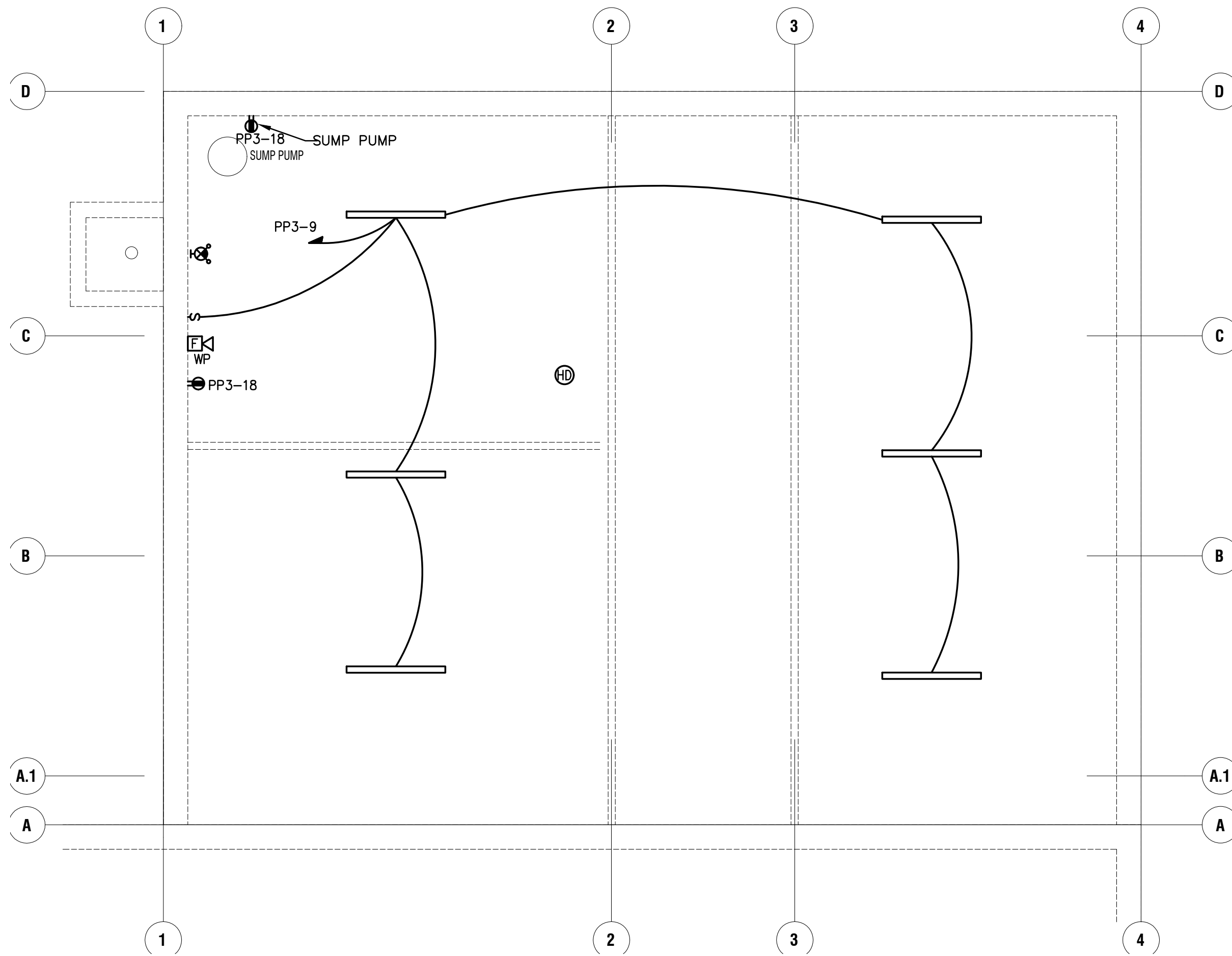


- GENERAL NOTES:**
- CIRCUIT ALL POWER DEVICES TO PANEL NUMBERS AS SHOWN ON PLAN. U.O.N.
  - ALL EQUIPMENT SHALL BE COORDINATED FOR LOCATIONS AND ELECTRICAL REQUIREMENTS WITH MANUFACTURER AND OWNER PRIOR TO ROUGH IN.
  - REFER TO MANUFACTURERS WIRING DIAGRAMS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
  - ELECTRICAL CONTRACTOR SHALL CONFIRM ELECTRICAL REQUIREMENTS FOR ALL EQUIPMENT WITH EQUIPMENT NAME PLATE PRIOR TO ROUGH IN AND COORDINATE EXACT REQUIREMENTS.
  - FIELD VERIFY ALL RECEPTACLES LOCATIONS WITH ARCHITECT/OWNER PRIOR TO ROUGH IN.
  - THE CONTRACTOR SHALL UPDATE THE PANEL SCHEDULE DESCRIPTIONS TO REFLECT THE NEW EQUIPMENT DESIGNATIONS.

- KEY NOTES: (SYMBOLS ① ② , , ETC.)**
- NEW 45 KW NATURAL GAS POWERED GENERATOR SEE REISER DIAGRAM FOR ADDITIONAL INFORMATION.
  - POWER AND CONTROL WIRING RUN UNDERGROUND. SEE RISER DIAGRAM FOR ADDITIONAL INFORMATION.
  - NEW GAS PIPING FROM EXISTING SERVICE. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
  - PROVIDE POWER RECEPTACLES FOR BATTERY CHARGER, SERVICE RECEPTACLE AND JACKET HEATER. PROVIDE SEE RISER DIAGRAM FOR ADDITIONAL INFORMATION. COORDINATE EXACT HEATER REQUIREMENTS WITH MANUFACTURE PRIOR TO ROUGH IN.
  - GENERATOR EMERGENCY SHUT OFF PUSH BUTTON SWITCH WITH WIRING TO GENERATOR.
  - EXISTING PANELS TO REMAIN.
  - TWO, 2" CONDUITS RUN INTO CEILING WITH 90 DEG. ELBOW AND BUSHING TO COLLECT ALL DATA CABLES AND DROP DOWN THROUGH CEILING BEHIND RACK TO WALL HUB.
  - TWO 2" CONDUITS RUN THROUGH CEILING AND TO PULL BOX IN STORAGE CLOSET 106 AND CONTINUING TO OUT BUILDINGS UNDERGROUND. PROVIDE WIRING AS REQUIRED. COORDINATE WITH OWNER PRIOR TO SUBMISSION OF BID.
  - PROVIDE 2 #12 & #12 MC CABLE TO EXISTING RECEPTACLE NEAR BY WITH AVAILABLE CAPACITY.
  - PROVIDE COAX FOR TV AND RUN BACK TO DATA HUB WITH SLACK.

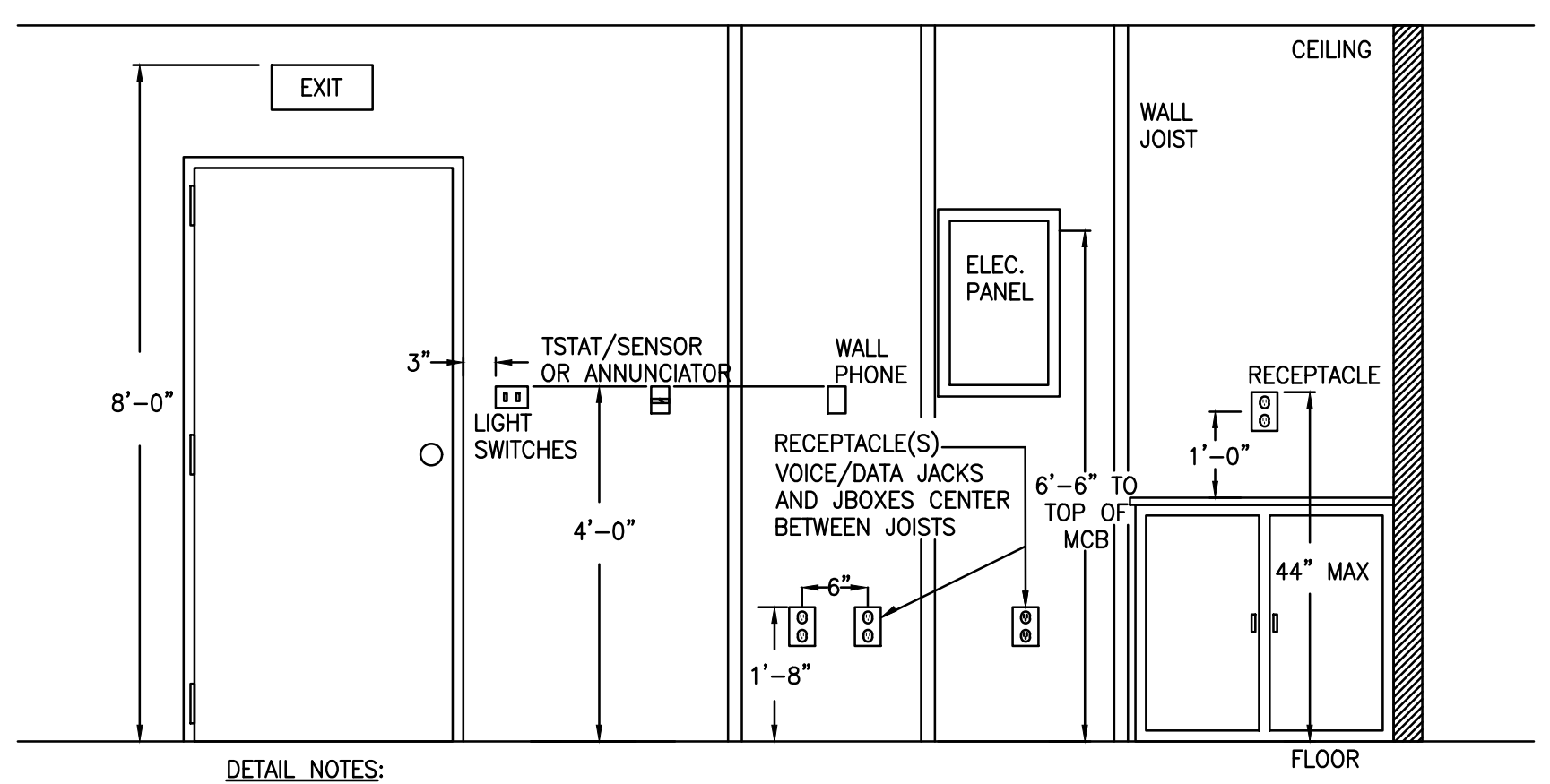
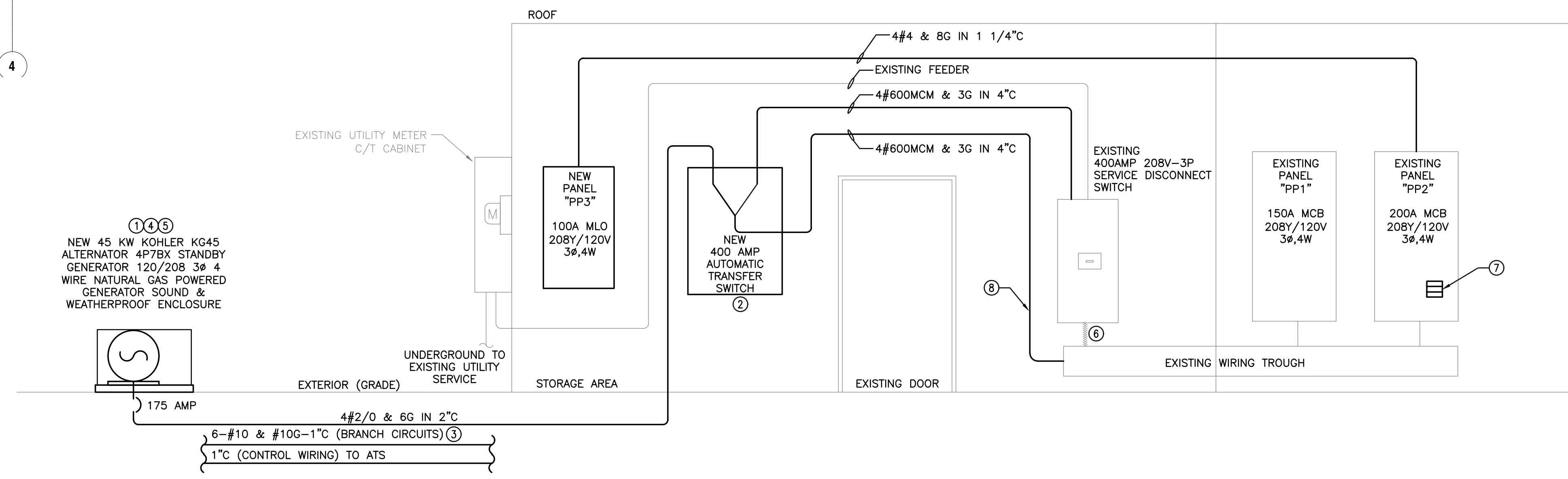
- STRUCTURED CABLING NOTES:**
- ETHERNET WIRING:**
- THE ETHERNET LINES NEED TO BE INSTALLED ONLY, NO TERMINATIONS ARE REQUIRED. ALL THE LINES WILL BE HOMERUNS TO IT ROOM. THERE IS NO "HOPPING".
  - END LOCATIONS, UNLESS OTHERWISE NOTED, WILL BE A OUTLET HEIGHT AND NEXT TO AN ELECTRICAL OUTLET.
  - END LOCATIONS, UNLESS OTHERWISE NOTED, WILL BE IN IT'S OWN SINGLE GANG OPENING AND BACKLESS FRAME.
  - END LOCATIONS, UNLESS OTHERWISE NOTED, FOR WI-FI LINES WILL BE AT OR NEAR THE CEILING, NO SINGLE GANG OPENING IS REQUIRED. JUST THE WIRE BEHIND A CEILING TILE OF HANGING LOOPED THROUGH THE CEILING ITSELF.
- STANDARD SPECS:**
- DATA ETHERNET LINES WILL BE WALL RATED CAT5e OR CAT 6 BLUE IN COLOR AND LABELED D-1 THROUGH D-X AS REQUIRED.
  - PHONE ETHERNET LINES WILL BE WALL RATED CAT5e OR CAT 6 WHITE IN COLOR AND LABELED P-1 THROUGH P-X AS REQUIRED.
  - WIFI ETHERNET LINES SHALL BE WALL RATED CAT5e OR CAT 6 IN ANY OTHER COLOR AND LABELED W-1 THRU W-X AS REQUIRED.
- HUB DETAILS:**
- DOUBLE OR TIPPLE GANG OPENINGS AT CENTER WALL HEIGHT.
  - 15' OF LINE SHOULD BE LEFT AFTER COMING OUT OF THE OPENING IN THE WALL.
- END LOCATIONS:**
- ROOM/ OFFICE LOCATIONS: ONE GANG OPENING AND BACKLESS FRAME, 1 DATA AND 1 PHONE 12" COILED IN OPENING. DOUBLE OR TIPPLE GANG OPENINGS AT CENTER WALL HEIGHT.
  - HALLWAY CEILING: 1" HOLE, 1 WIFI
- END LOCATIONS:**
- PROVIDE 4 PORT DATA WALL PLATE & 4 CAT 6 LINES. HOME RUN TO NETWORK ROOM JACK DATA OUTLET PORTS.
  - PROVIDE 2 TV OUTLETS WITH CO-AXIAL LINE FROM IT ROOM CABLE HUB.
  - COORDINATE ALL FINAL LOCATIONS OF TV & DATA OUTLETS WITH OWNER.

**ELECTRICAL - PARTIAL POWER PLAN**  
 SCALE: 1/4" = 1'-0"



**ELECTRICAL — FOUNDATION LIGHTING/POWER/FIRE ALARM PLAN**  
SCALE: 1/4" = 1'-0"

NEW PANEL													
VOLTAGE: 208Y/120V, 3PH., 4W		MLO	X	MCB	AIC:	COMMENTS:							
MAIN BUS: 100A		MOUNTING: SURFACE		PHASE		LOAD		ACCESSORIES:					
CIR. NO.	WIRE DATA	LOAD DESCRIPTION	BREAKER POLE	TRIP (A)	LOAD (VA)	PHASE A	PHASE B	PHASE C	LOAD (VA)	BREAKER TRIP POLE	LOAD DESCRIPTION	WIRE DATA	CIR. NO.
1	2 12 12	RECEPTACLES OFFICE 5	1	20	720	1440			720	20	1	RECEPTACLES OFFICE 7	2 12 12 2
3	2 12 12	RECEPTACLES OFFICE 6	1	20	720		1440		720	20	1	RECEPTACLES OFFICE 8	2 12 12 4
5	2 12 12	RECEPTACLES EXTERIOR	1	20	180			540	360	20	1	RECEPTACLES HALLWAY	2 12 12 6
7	2 12 12	OFFICE LIGHTING	1	20	900	900			20	1	SPARE		8
9	2 12 12	FOUNDATION LIGHTING	1	20	200		200		20	1	SPARE		10
11	2 12 12	FCU UNITS	2	20	208			208	20	1	SPARE		12
13					208	208			20	1	SPARE		14
15					3720		4070		350	20	1	CRAWL SPACE RECEPTACLE	2 12 12 16
17	3 8 10	NEW CU	3	40	3720			4584	864	20	1	SUMP PUMP	2 12 12 18
19					3720	4170			450	20	1	*HWH JANITORS CLOSET (PP2-80)	2 12 12 20
21	2 10 10	RECEPTACLE GENERATOR	1	20	180			680	500	20	1	*LIGHTS ATTIC/ATTIC FANS (PP2-82)	2 12 12 22
23	2 10 10	JACKET HEATER GENERATOR	1	20	500			1220	720	20	1	*OUTLETS EXEC. OFFICER (PP2-84)	2 12 12 24
25	2 10 10	BATTERY CHARGER	1	20	300			300	720	20	1	SPARE	26
27		SPARE									1	SPARE	28
29		SPARE									1	SPARE	30
					PHASE CONN. (VA)	7018	6390	6552					
					PHASE CONN. (AMPS)	58.4	53.2	54.6					
NOTES: * RELOCATED FROM PANEL PP2										20.0 TOTAL CONNECTED LOAD (KVA)			
										55.4 TOTAL CONNECTED LOAD (AMPS)			



**DETAIL NOTES:**

- COORDINATE ALL LOCATIONS OF ELECTRICAL EQUIPMENT WITH ARCHITECTURAL DRAWINGS.
- USE THESE DEVICE MOUNTING HEIGHTS UNLESS OTHERWISE INDICATED ON ARCHITECTURAL DRAWINGS.
- DEVICE HEIGHTS SHOWN FOR INFORMATIONAL PURPOSES ONLY. HEIGHTS APPLY FOR INSTALLED DEVICES AND EQUIPMENT.

**STANDARD MOUNTING HEIGHTS**  
NOT TO SCALE

**KEY NOTES: (SYMBOLS ①, ②, ③, ④, ⑤, ⑥, ⑦, ⑧, ETC.)**

- PROVIDE NEW 45KW NATURAL GAS GENERATOR, BATTERY CHARGER, JACKET HEATERS, REMOTE STOP SWITCH, POWER COMMAND 1.1 CONTROLLER, NFPA 110 FLUSH MOUNT ANNUNCIATOR PANEL ETC. GENERATOR SET SHALL BE A KOHLER MODEL KG45-4P7BX, 208Y/120V, 45KW, 56KVA, 156 AMPS STANDBY RATING OR APPROVED EQUAL WITH ALL ACCESSORIES LISTED AND STANDARD FOR THIS INSTALLATION.
- EMERGENCY ATS. PROVIDE NEW 400 AMP, 208Y/120 VOLT, 3 PHASE, 4 WIRE. NEW TRANSFER SWITCH SHALL BE AN ASCO SERIES 300 MODEL J-03ATS-A-3-0400-C-GX-C OR APPROVED EQUAL. PROVIDE ALL POWER AND CONTROL WIRING AS REQUIRED.
- PROVIDE TWO BRANCH CIRCUITS AS REQUIRED FOR BATTERY CHARGER, SERVICE RECEPTACLE AND JACKET HEATER. PROVIDE 2 #10 & #10 G WIRING TO THREE NEW 1P-20 AMP CIRCUIT BREAKERS IN NEAREST 120 VOLT PANEL WITH AVAILABLE CAPACITY. COORDINATE JACKET HEATER REQUIREMENTS WITH MANUFACTURE PRIOR TO ROUGH IN.
- UPON COMPLETION OF THIS PROJECT, THE ELECTRICAL CONTRACTOR SHALL PERFORM A FULL UTILITY POWER SHUT DOWN WITH OWNERS WITNESS TO VERIFY ALL SYSTEMS INCLUDING, TRANSFER SWITCHES, PUMPS, REQUIRED CONTROL SYSTEMS, LIGHTING, POWER AND FIRE PUMP ETC. ARE FULLY FUNCTIONAL UNDER EMERGENCY POWER. EC SHALL PROVIDE TWO WEEKS NOTICE TO OWNER EXPECTED DURATION OF TEST SO TENANT CAN BE NOTIFIED.
- NEW GENERATOR 10 LIGHT GENERATOR ANNUNCIATOR PANEL IN READILY OBSERVABLE AREA OF LOBBY OR FRONT OFFICE AS REQUIRED BY NFPA 110. COORDINATE EXACT LOCATION WITH OWNER AND FIRE MARSHAL PRIOR TO ROUGH IN.
- THE CONTRACTOR SHALL DISCONNECT AND REMOVE THE EXISTING FEEDER FROM DISCONNECT TO WIRE TROUGH. FEED LOAD SIDE OF 400A SWITCH TO NORMAL SIDE OF ATS.
- THE CONTRACTOR SHALL REMOVE (3) CIRCUITS FROM EXISTING PANEL "PP2" PP2-80,82,84. RELOCATE THE (3) CIRCUIT TO NEW PANEL PP3. THE CONTRACTOR SHALL FURNISH AND INSTALL 80 AMP 3 POLE CIRCUIT BREAKER THAT SPACE. MATCH AIC RATING OF PANEL.
- THE CONTRACTOR SHALL FURNISH AND NEW FEEDER FROM LOAD SIDE OF ATS TO RE-FEED THROUGH AND PANEL "PP1" AND "PP2"

**GENERAL NOTES:**

- CIRCUIT ALL POWER DEVICES TO PANEL NUMBERS AS SHOWN ON PLAN. U.O.N.
- ALL EQUIPMENT SHALL BE COORDINATED FOR LOCATIONS AND ELECTRICAL REQUIREMENTS WITH MANUFACTURER AND OWNER PRIOR TO ROUGH IN.
- REFER TO MANUFACTURERS WIRING DIAGRAMS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- ELECTRICAL CONTRACTOR SHALL CONFIRM ELECTRICAL REQUIREMENTS FOR ALL EQUIPMENT WITH EQUIPMENT NAME PLATE PRIOR TO ROUGH IN AND COORDINATE EXACT REQUIREMENTS.
- FIELD VERIFY ALL SWITCHES AND RECEPTACLES LOCATIONS WITH ARCHITECT/OWNER PRIOR TO ROUGH IN.
- THE CONTRACTOR SHALL UPDATE THE PANEL SCHEDULE DESCRIPTIONS TO REFLECT THE NEW EQUIPMENT DESIGNATIONS.
- WIRE EMERGENCY LIGHTS TO LIGHTING CIRCUIT SERVING THAT AREA AHEAD OF ANY SWITCH OR CONTROL.

**MFA**  
Design Group, LLC  
Electrical / Mechanical Consulting Engineers  
Toms River, NJ | Tel: (732) 232-6109  
MFADesignGroup@gmail.com

Fred R. Missel, P.E.  
State of New Jersey  
Professional Engineer  
Registration No.  
NJ 24GE04347000

Date: 02-27-26

SHEET 6 OF 7

DRAWING NUMBER  
**E-6**

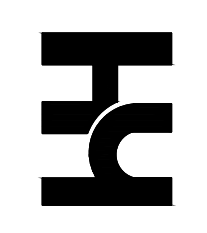
BASE SHEET

FILE NUMBER 250610

LITTLE EGG HARBOR MUA  
NEW ADDITION  
803 RADIO ROAD  
LITTLE EGG HARBOR  
NJ 08081

REVISIONS  
5-11-2026

HENRY HENGCHUA ARCHITECT, P.C.  
411 MAIN STREET TOMS RIVER, NJ 08753  
TEL : (732) 240-4185 FAX : (732) 240-9166



DATE 4/15/26  
DRAWN BY MFA  
CHECKED BY JEF  
SCALE AS SHOWN

VRF FAN COIL UNIT SCHEDULE																			
Tag Reference	Manufacturer	Model	SERVING	Type	Airflow Lo-Hi (CFM)	Outdoor Air (CFM)	Nominal Cooling Capacity (BTU/h)	Nominal Heating Capacity (BTU/h)	Cooling Design Entering Temp	Heating Design Entering Temp	Gross Cooling Capacity	Cooling Sensible Capacity	Heating Capacity	LAT (°F) Cooling Estimate	LAT (°F) Heating Estimate	Voltage / Phase	MCA (AMPS)	MOCP (AMPS)	Notes / Options
FCU-1	LG	ZRNU093	OFFICES	CEILING CASSETTE	1000-1500	50	9600	10900	75/63	70	48,000	6,900	54,000	59	104	208/1Ø	0.4	1	1 thru 10
FCU-2	LG	ZRNU073	HALLWAY	CEILING CASSETTE	1000-1500	50	7500	8500	75/63	70	7,500	5,400	8,500	62	98	208/1Ø	0.4	1	1 thru 8,10

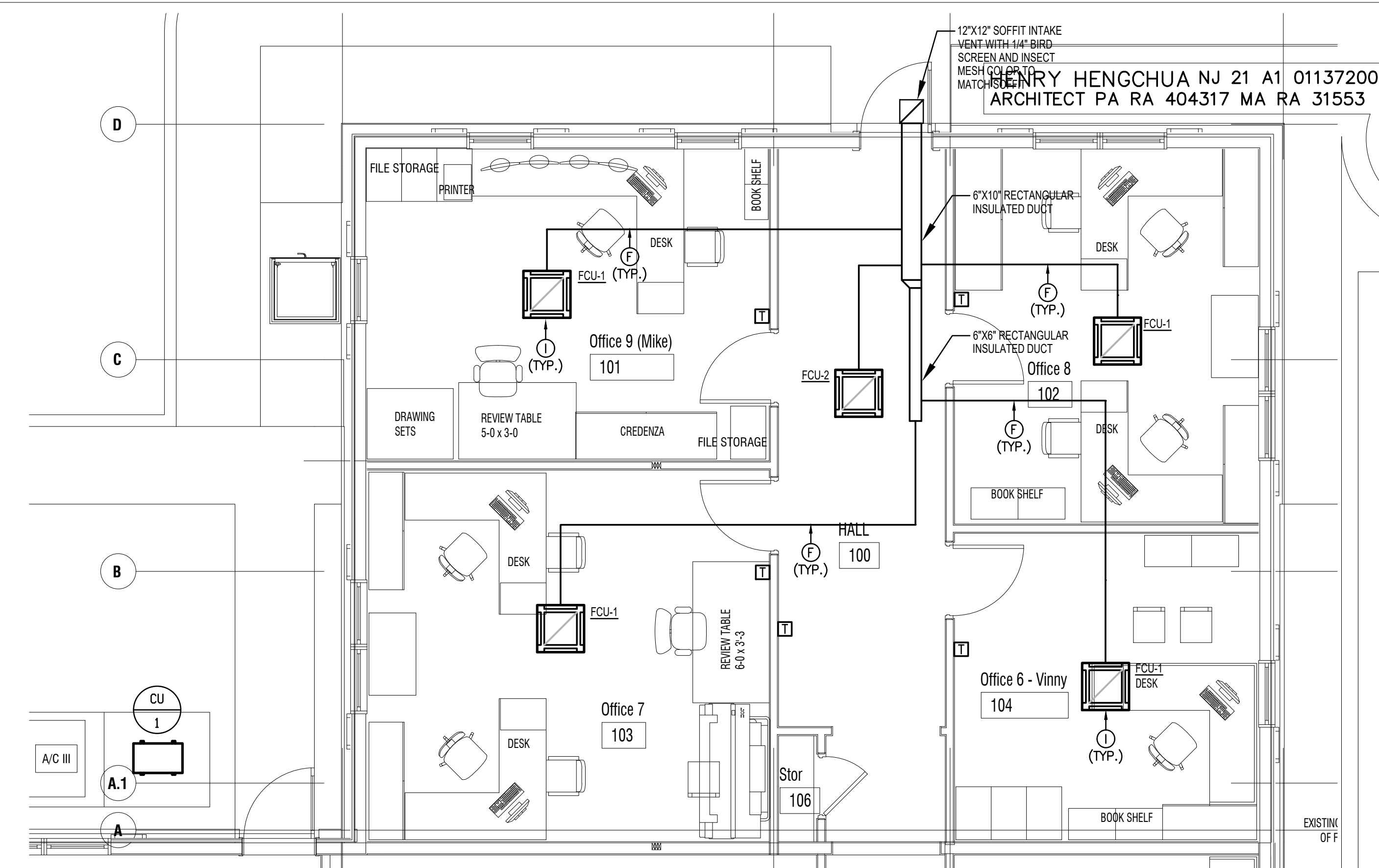
Notes & Options:

- Nominal cooling capacities are based on indoor coil EAT of 80/67°F (DB/WB), outdoor of 95°F (DB)
- Nominal heating capacities are based on indoor coil EAT of 70°F (DB), outdoor of 43°F (WB)
- See outdoor unit schedule for outdoor ambient conditions, connected capacity, and other factors associated with corrected capacities
- See schematic piping/control diagram for indication of required indoor unit remote controllers, system controllers, and integration devices.
- Full demand corrected capacity includes de-rate associated with indoor vs. outdoor connected capacity indicated on outdoor unit schedule for associated system.
- Ceiling Cassette units shall be provided with condensate lift pumps then discharge to condensate recovery system by gravity.
- Install PREMTA200 (Thermostat controller) with each fcu unit. Ther
- Install 2 PRHRO43 (heat recovery box) and pipe as required.
- Install PTVK430 (outside air) on FCU-1 / FCU-2 and run to roof vent.
- The units are powered independently.

VRF CONDENSING UNIT SCHEDULE																		
Tag Reference	Manufacturer	Model Number	Serving	Weight (LBS)	Nominal Cooling Capacity (BTU/h)	Nominal Heating Capacity (BTU/h)	Cooling Efficiency IEER	Heating COP @ 47°F [HSPF]	Design Cooling Outdoor Temp DB (°F)	Design Heating Outdoor Temp WB (°F)	Max Pipe Length from BC or 1st Joint (feet)	Corrected Cooling Total Capacity (BTU/h)	Corrected Heating Capacity (BTU/h)	Voltage / Phase	Electrical-Per Module		Notes / Options	
															MCA	MOCP		
CU	LG	ZRUM048GSS0	OFFICES	286	48,000	54000	23.3	5.1	90	9.3	985	48	54	208/3Ø	31	40		

Notes & Options:

- Nominal cooling capacities are based on indoor coil EAT of 80/67°F (DB/WB), outdoor of 95°F (DB)
- Nominal heating capacities are based on indoor coil EAT of 70°F (DB), outdoor of 43°F (WB)
- Efficiency values for EER, IEER, COP are based on AHRI 1230 test method for mixture of ducted & non-ducted indoor units.
- For systems with multiple modules, refrigerant pipe dimensions indicate total system combined piping downstream of module twinning.
- Added field charge listed is in addition to factory charge, this must be updated based upon final as-built piping layout.
- Provide new pad to match existing pads.



HENRY HENGCHUA NJ 21 A1 01137200  
 ARCHITECT PA RA 404317 MA RA 31553

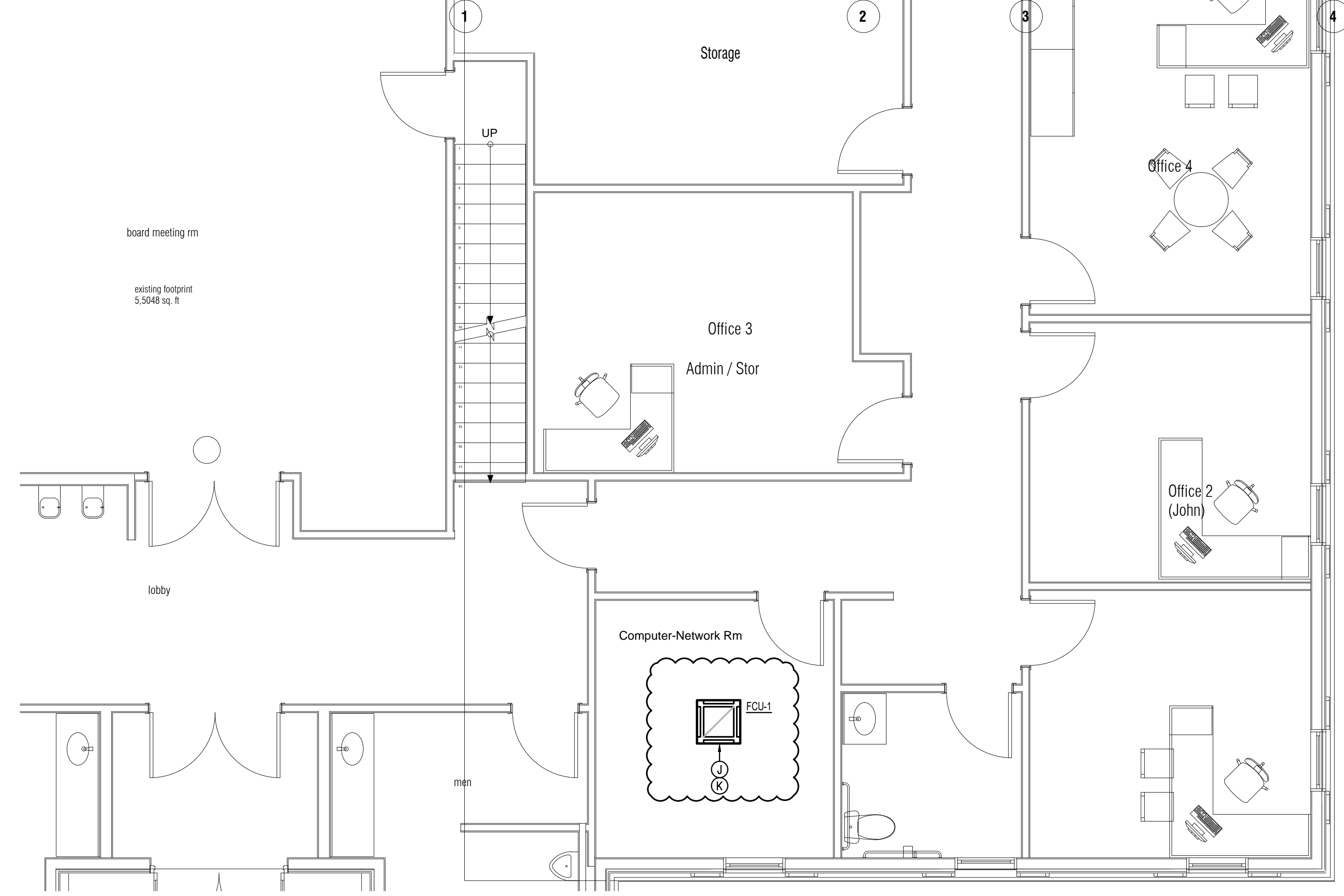
LITTLE EGG HARBOR MUA  
 NEW ADDITION  
 805 RADIO ROAD  
 LITTLE EGG HARBOR  
 NJ 08081

REVISIONS  
 5-11-2026

HENRY HENGCHUA ARCHITECT, P.C.  
 411 MAIN STREET TOMS RIVER, NJ 08859  
 TEL : (732) 240-4185 FAX : (732) 240-9166

DATE 4/15/26  
 DRAWN BY MFA  
 CHECKED BY JEF  
 SCALE AS SHOWN

- GENERAL NOTES:
- ALL HEATING, VENTILATING, AND AIR CONDITIONING SHALL BE DONE IN STRICT ACCORDANCE WITH ALL REQUIREMENTS OF THE LOCAL BUILDING CODES, N.E.C., N.F.P.A., AND ALL OTHER APPLICABLE CODES HAVING JURISDICTION.
  - HVAC CONTRACTOR SHALL CHANGE FILTERS IN ALL AIR HANDLING UNITS PRIOR TO DELIVERY OF SYSTEM TO OWNER.
  - CONTRACTOR SHALL ENSURE THAT ALL MECHANICAL DEVICES WILL BE INSTALLED IN LOCATIONS WHICH AFFORD ACCESSIBILITY FOR MAINTENANCE AND REPAIR. COORDINATE INSTALLATION AMONG ALL TRADES TO AVOID INTERFERENCES AND LOCATE EQUIPMENT TO PROVIDE CLEARANCES WHICH EXCEED THOSE RECOMMENDED BY THE EQUIPMENT MANUFACTURER.
  - THERMOSTATS AND SENSORS SHALL BE LOCATED GENERALLY AS SHOWN. FIELD COORDINATE EXACT LOCATIONS TO AVOID INTERFERENCE WITH WALL MOUNTED ARTWORK AND FINISHES. MOUNT 54" ABOVE FINISHED FLOOR. THERMOSTATS SHALL BE LG # PREMTA200 COMPATIBLE WITH THE LG CASSETTES.
  - THE DRAWINGS ARE CONSIDERED TO BE DIAGRAMMATIC. ALL REQUIRED FITTINGS, OFFSETS AND TRANSITIONS NECESSARY TO SUCCESSFULLY CONSTRUCT THE DUCT DISTRIBUTION SYSTEM ARE NOT SHOWN ON THESE PLANS, BUT ARE STILL INCLUDED IN THE SCOPE OF WORK. SOME OF THESE AREAS ARE CONNECTIONS AT CURBS, FANS, AND EQUIPMENT AND OFFSETS TO AVOID STRUCTURAL ELEMENTS.
  - FOR OUTSIDE AIR USE 4" FLEXIBLE DUCT - R6 REINFORCED METALIZED POLYESTER JACKET FOR EFFECTIVE INSULATION MICROBIAL RESISTANCE BY GEI PER ASTM D6329-98. VAPOR BARRIERS ARE TESTED FOR PERMEATION IN ACCORDANCE WITH ASTM TEST METHODS.
  - RUN 3/4" CONDENSATE DRAIN FOLLOW THE REFRIGERATE PIPING OUT TO AND OR CONDENSER ON GRADE. THE MAIN CONDENSATE WOULD BE 1 1/2".
  - CENTER FCU'S IN CENTER OF OFFICES.
  - PROVIDE INDEPENDENT SUPPORT FOR ALL CEILING-MOUNTED VRF INDOOR UNITS. UNITS SHALL BE SUSPENDED FROM THE BUILDING STRUCTURE ABOVE USING FOUR (4) THREADED STEEL HANGER RODS, ONE AT EACH CORNER OF THE UNIT, CONNECTED TO THE MANUFACTURER'S FACTORY-PROVIDED HANGER BRACKETS.
  - OUTSIDE AIR REQUIREMENTS ARE MET FROM EXISTING SYSTEM. NO OUTSIDE AIR CONNECTION FOR THIS UNIT.
  - CONDENSATE DRAIN SHALL BE RUN TO A NEW INDIRECT CONNECTION TO THE SINK VENT PIPE IN ADJACENT BATHROOM. MODIFY VENT PIPING AS REQUIRED.



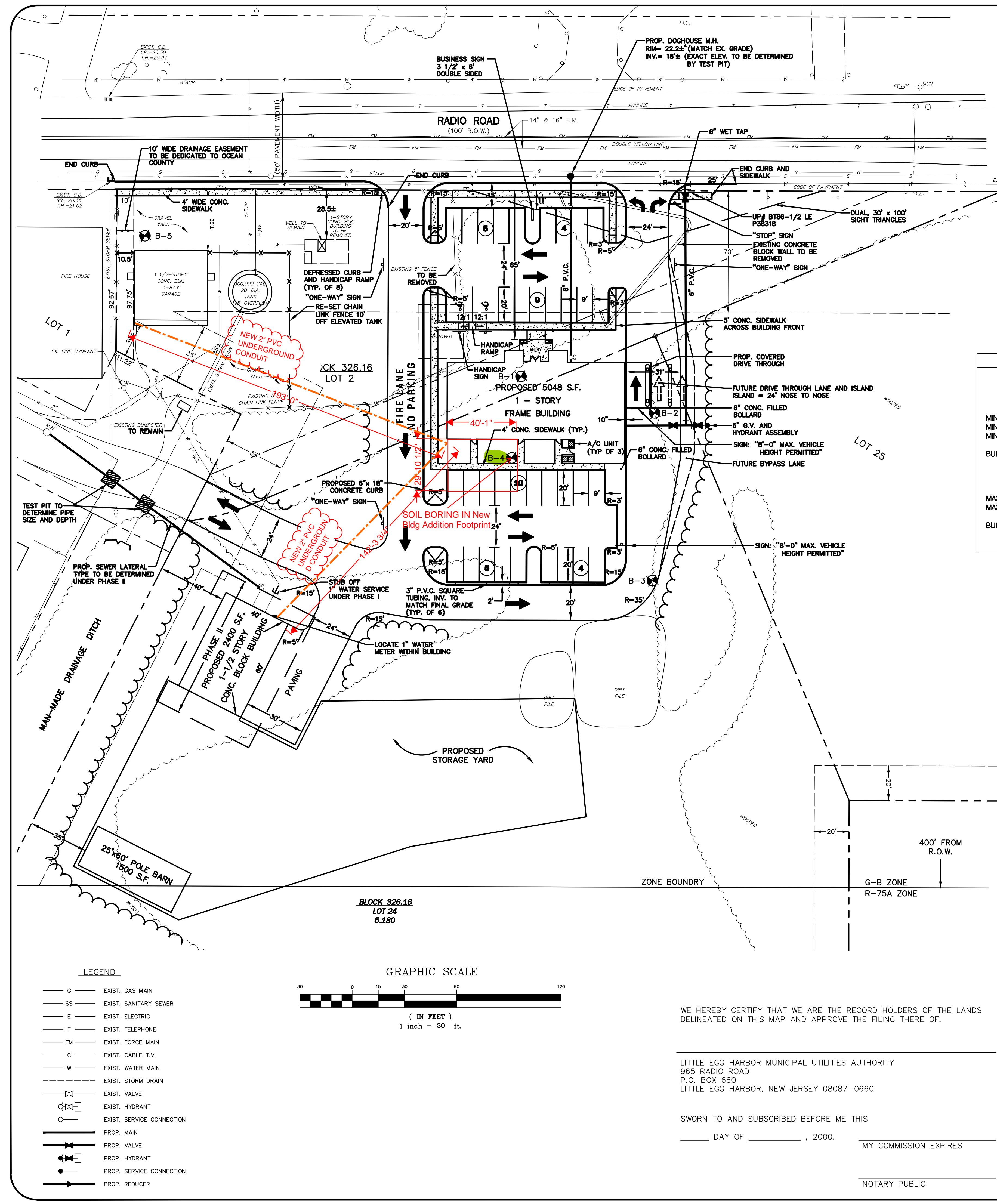
MECHANICAL - PARTIAL PLAN  
 SCALE: 1/4" = 1'-0"

MFA  
 Design Group, LLC  
 Electrical / Mechanical Consulting Engineers  
 Toms River, NJ | Tel: (732) 232-6109  
 MFADesignGroup@gmail.com

Fred R. Missel, P.E.  
 State of New Jersey  
 Professional Engineer  
 Registration No.  
 NJ 24GE04347000

Date: 02-27-26

SHEET 1 OF 2  
 DRAWING NUMBER  
 M-1  
 BASE SHEET  
 FILE NUMBER 250610



BLOCK	LOT	OWNER/ADDRESS	BLOCK	LOT	OWNER/ADDRESS
326.16	1	Summit Bank C/O Real Est. Operation P.O. Box 2066 Princeton, NJ 08543	326.16	26	Harbortown Associates C/O B&B Atlantic Attrs R. Gardiner 10 West Ammie Leeds Road Absecon, NJ 08201
326.16	13	Red Top Realty 824 Radio Road Little Egg Harbor, NJ 08087	326.16	15	Jarot, Inc. P.O. Box 670 Little Egg Harbor, NJ 08087
326.16	13.01	Mystic Islands Baptist Church 220 Radio Road Little Egg Harbor, NJ 08087	326.16	8	Capriotti, Joseph Jr. 112 Kodolako Way Little Egg Harbor, NJ 08087
326.16	14	Township of Little Egg Harbor 7 Clifford Road Little Egg Harbor, NJ 08087	326.16	10	Schode, Christopher A. 114 Kodolako Way Little Egg Harbor, NJ 08087
326.16	15	Bonsangue, Charles J. & Patricia 90 W. Sylvia Avenue Neptune City, NJ 07743	326.16	11	Kreher, Eleanor H. 113 Kodolako Way Little Egg Harbor, NJ 08087
326	1	Harbortown Townhouse Association P.O. Box 655 Little Egg Harbor, NJ 08087	326.16	12	Wilkinson, Douglas 118 Kodolako Way Little Egg Harbor, NJ 08087
326	2	Hentley, Jerome M. & Ida C. 201 Harbortown Blvd. Little Egg Harbor, NJ 08087	326.16	13	Gotay, Jose Luis 115 Kodolako Way Little Egg Harbor, NJ 08087
326	3	Rondino, Claire 203 Harbortown Blvd. Little Egg Harbor, NJ 08087	326.16	14	Brosfay, Louis & Donna 117 Kodolako Way Little Egg Harbor, NJ 08087
326	4	Rondino, Claire & Charles Otto 203 Harbortown Blvd. Little Egg Harbor, NJ 08087	326.16	12	Mystic Islands Cooperative Ass'n 114 Pilsudski Way Little Egg Harbor, NJ 08087
326	5	Smith, Margaret 120 Taylor Avenue Beach Haven, NJ 08008	326.16	14, 16, 17	Cherry Tree, L.L.C. 158 Route 72 West Monmouth, NJ 08050
326.16	1	Mystic Islands Volunteer Fire Co. 827 Radio Road Little Egg Harbor, NJ 08087			
326.16	4, 5, 6, 8, 20	Newco Associates, L.L.C. P.O. Box 670 Little Egg Harbor, NJ 08087			

**PROPERTY OWNERS WITHIN 200'**

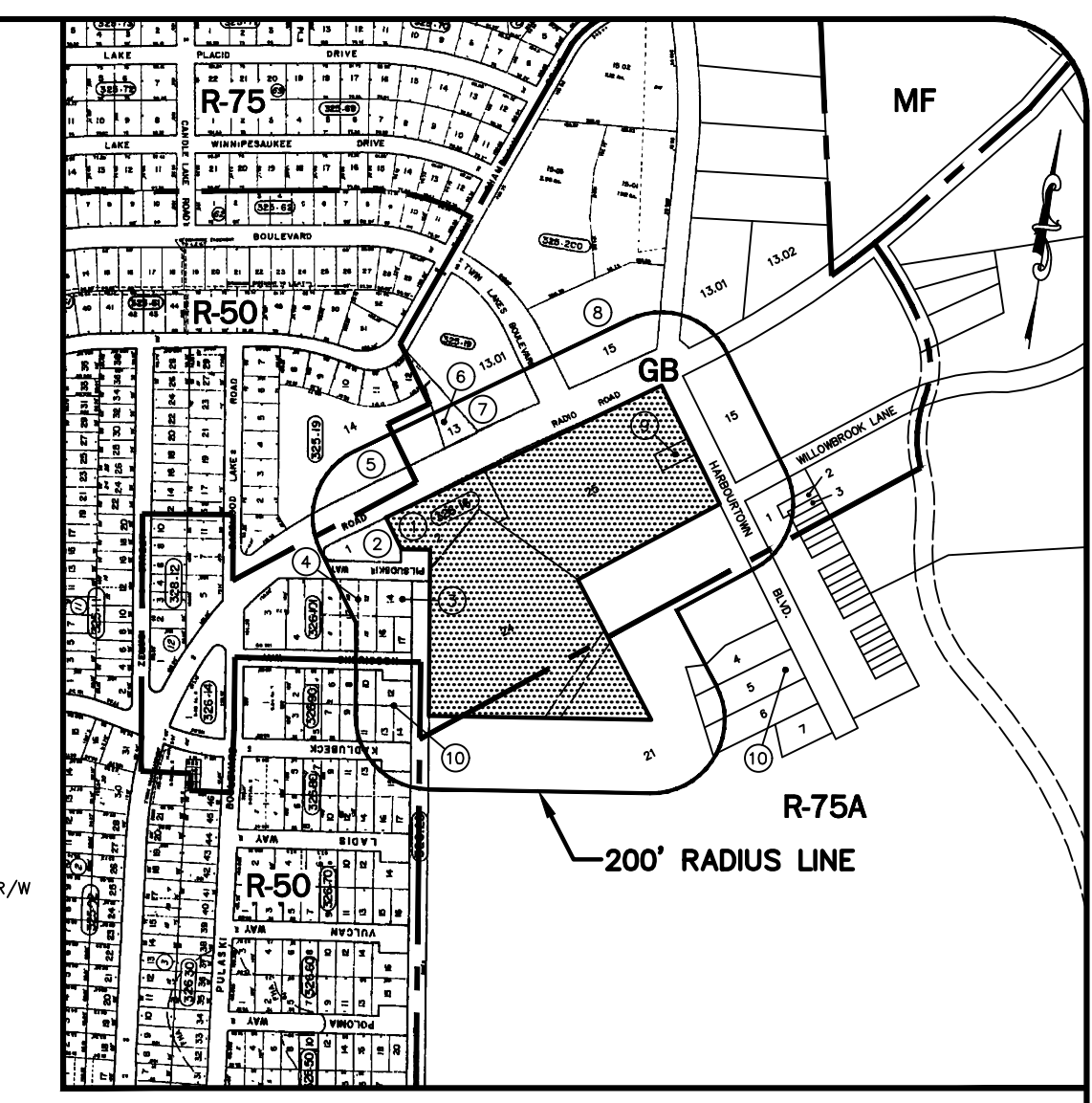
**SCHEDULE OF ZONE REQUIREMENTS**

	REQUIRED	EXISTING	PROPOSED
	G-B ZONE	R-75A ZONE	
MINIMUM LOT AREA	22,500 SF	7,500 SF	444,356.28 SF
MINIMUM LOT WIDTH	150 FT	75 FT	>150 FT
MINIMUM LOT DEPTH	150 FT	100 FT	350 FT
BULK SETBACKS PRINCIPAL BUILDING			
FRONT YARD	70 FT*	25 FT	20 FT ± / 35 FT ±**
REAR YARD	40 FT	25 FT	N/A
SIDE YARD	20 FT	8 FT	>20 FT
COMBINED	40 FT	20 FT	>20 FT
MAXIMUM BUILDING HEIGHT	40 FT	35 FT	120 FT***
MAXIMUM % BUILDING COVERAGE	50 %	30 %	.77 %
BULK SETBACKS ACCESSORY BUILDING			
REAR YARD	N/A	5 FT	N/A
SIDE YARD	N/A	5 FT	10.5 FT

\* MAY BE REDUCED TO PREVAILING SETBACK, 35 FT. MINIMUM SETBACK  
 \*\* EXISTING VARIANCE CONDITION  
 \*\*\* EXISTING CONDITION—300,000 GAL. WATER STORAGE TANK, TO REMAIN

**VARIANCES AND/OR DESIGN WAIVERS REQUESTED:**

- FROM SECTION 15-13.1.W.5, WHICH REQUIRES THAT A FREE STANDING SIGN BE NO CLOSER TO THE STREET RIGHT-OF-WAY THAN 20 FEET. A SETBACK OF 8 FEET IS PROPOSED.
- FROM SECTION 15-10.13.B.9, WHICH REQUIRES CURBING ON BOTH SIDES OF THE ACCESS DRIVE, TO ALLOW SHEET RUNOFF FROM THE BUILDING AND PARKING AREAS, CURBING IS JUST PROPOSED AT THE RADIO ROAD ENTRANCES AND AROUND THE BUILDING.
- FROM SECTION 15-10.A.1.C, WHICH REQUIRES EXISTING TREES GREATER THAN 5" IN DIAMETER AT BREST HEIGHT TO BE SHOWN. LOTS 24 & 25 ARE WOODED LOTS. THE EXISTING WOODS LINE IS SHOWN ON THE SITE PLAN.
- FROM SECTION 15-10.S.1.D.3, WHICH REQUIRES EXISTING TREES GREATER THAN 15" IN DIAMETER AT BREST HEIGHT TO BE SHOWN.
- FROM SECTION 15-10.B.C.14(D), WHICH EXCLUDES COMMERCIAL SIGNS AND LIGHT STANDARDS FROM BEING LOCATED WITHIN A SAFETY ISLAND.
- FROM STRICT INTERPRETATION OF THE FOLLOWING SITE PLAN CHECK LIST ITEMS:
  - PROVIDING THE LOCATIONS OF DRIVEWAYS WITHIN 100 FEET OF THE SITE.
  - DELINEATION OF PHYSICAL FEATURES WITHIN 200 FEET OF THE TRACT BOUNDARY.
- ANY AND ALL OTHER VARIANCES AND/OR DESIGN WAIVERS DEEMED NECESSARY BY THE PLANNING BOARD.



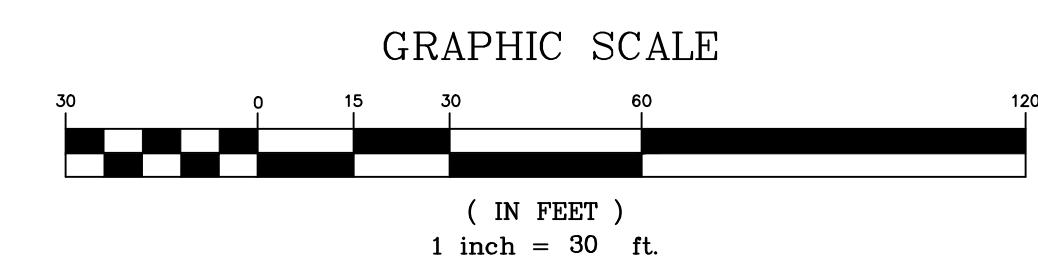
- 1 M.U.A. GARAGE
- 2 FIRE DEPARTMENT
- 3 MYSTIC AUTO / MARSHAL ARTS STUDIO
- 4 MICA CLUB
- 5 PARK WITH OPEN SHELTER (NO SIDES)
- 6 CALDWELL BANKER
- 7 MYSTIC ISLANDS BAPTIST CHURCH
- 8 HARBOR ISLAND PLAZA (STRIP MALL)
- 9 BLOCK BUILDING 8'x10' (TELEPHONE)
- 10 RESIDENTIAL

**KEY MAP**

GENERAL NOTES: SCALE : 1" = 500'

- PROPERTY IS KNOWN AS BLOCK 326.16, LOTS 2, 24, 25 & 26 AS SHOWN ON LITTLE EGG HARBOR TOWNSHIP TAX MAP NOS. 21 AND 56.
- BOUNDARY INFORMATION IS BASED UPON A MAP ENTITLED "MAP OF SURVEY, TOWN OF LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY", AS PREPARED BY CRAIG F. REMINGTON, P.L.S., DATED SEPTEMBER 2, 1999.
- ALL ELEVATIONS ARE BASED UPON U.S.G.S. DATUM N.G.V.D. 1929.
- THE PARCEL, BLOCK 326.16, LOTS 2, 24, 25 & 26, CONTAINS AN AREA OF 444,356.28 S.F. (10.201 + ACRES).
- OWNER/APPLICANT: LITTLE EGG HARBOR MUNICIPAL UTILITIES AUTHORITY 965 RADIO ROAD P.O. BOX 660 LITTLE EGG HARBOR, NEW JERSEY 08087-0660
- PLAN HAS BEEN ENLARGED TO SHOW JUST THE AREA OF DEVELOPMENT. REFER TO SHEET 2 TO SEE THE LIMITS OF THE PROPERTY.
- THE PARCEL IS LOCATED WITHIN THE GENERAL BUSINESS (GB) AND R-75A RESIDENTIAL ZONES. THE ZONE BOUNDARY LINE IS LOCATED 400 FEET FROM, AND PARALLEL TO, THE SOUTHERN BORDER OF THE RADIO ROAD R.O.W.
- CURRENTLY, MUA FACILITIES EXIST ON LOT 2. THESE FACILITIES INCLUDE A 40'x45', 1-1/2 STORY CONCRETE BLOCK BUILDING, A 20' DIA. 300,000 GALLON WATER STORAGE TANK, WELL HOUSE AND 25'x30' POLE BARN. THESE FACILITIES ARE ENCLOSED WITHIN A 6" CHAINLINK FENCE. LOTS 24 AND 25 ARE CURRENTLY WOODED & UNDEVELOPED.
- THE APPLICANT PROPOSES TO RAZE THE POLE BARN, THE WELL HOUSE BLOCK BUILDING AND A PORTION OF THE CHAINLINK FENCE AND CONSTRUCT A 5,048 SF, SINGLE STORY, FRAME BUILDING TO HOUSE THE BUSINESS OFFICES OF THE LITTLE EGG HARBOR MUNICIPAL UTILITIES AUTHORITY. THE OFFICE WILL FRONT ON RADIO ROAD.
- ALSO PROPOSED IS A 1,500 SF POLE BARN TO BE LOCATED TOWARDS THE REAR OF THE PARCEL. PROPOSED FOR THE FUTURE IS A 2,400 SF, 1-1/2 STORY BLOCK ACCESSORY BUILDING TO HOUSE MUA GARAGE FACILITIES.
- ISOLATED FRESHWATER WETLANDS EXIST ON SITE. THE LOCATION OF THESE WETLANDS ALONG WITH THE NJDEP REQUIRED BUFFER IS INDICATED ON SHEET 2 OF 10.
- THE SITE WILL BE SERVED WITH POTABLE WATER AND SANITARY SEWER FACILITIES LOCATED WITHIN RADIO ROAD.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- PARKING LOT LIGHTING SHALL CONFORM TO THE DESIGN STANDARDS OF THE LITTLE EGG HARBOR ORDINANCES.
- ALL TRAFFIC CONTROL AND PARKING SIGNS, AS INDICATED ON THE SITE PLAN OR AS OTHERWISE REQUIRED BY THE TOWNSHIP OR COUNTY, SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE UNIFORM MANUAL ON TRAFFIC CONTROL DEVICES.
- THE NUMBER OF PARKING SPACES REQUIRED IS BASED UPON 1 SPACE FOR EACH 200 SF OF BUSINESS OFFICE SPACE. AT 5,043 SF OF BUSINESS OFFICE, 26 SPACES ARE REQUIRED. 37 PARKING SPACES, INCLUDING 2 HANDICAPPED ACCESSIBLE SPACES, ARE PROPOSED.
- SOLID WASTE GENERATED BY THE PROPOSED FACILITIES SHALL BE STORED WITHIN THE EXISTING DUMPSTER LOCATED OUTSIDE AND TO THE EAST OF THE GATE TO THE MUA GARAGE LOCATED ON PILSUDSKI WAY.
- REFER TO SHEET 10 OF 10 FOR BORING LOGS.
- THE DEVELOPER SHALL OBTAIN A LETTER OF FINAL ACCEPTANCE FROM THE OCEAN COUNTY ENGINEER FOR ALL ROAD IMPROVEMENTS ALONG RADIO ROAD PRIOR TO THE RELEASE OF ANY BOND OR OTHER FINANCIAL SURETY POSTED WITH THE MUNICIPALITY FOR THE COMPLETION OF SAID IMPROVEMENTS.
- THE ALIGNMENT, GRADE, AND STAKEOUT OF THE PROPOSED CURB ALONG RADIO ROAD WILL BE PROVIDED BY THE OCEAN COUNTY ENGINEERING DEPARTMENT

- LEGEND**
- G EXIST. GAS MAIN
  - SS EXIST. SANITARY SEWER
  - E EXIST. ELECTRIC
  - T EXIST. TELEPHONE
  - FM EXIST. FORCE MAIN
  - C EXIST. CABLE T.V.
  - W EXIST. WATER MAIN
  - EXIST. STORM DRAIN
  - EXIST. VALVE
  - EXIST. HYDRANT
  - EXIST. SERVICE CONNECTION
  - PROP. MAIN
  - PROP. VALVE
  - PROP. HYDRANT
  - PROP. SERVICE CONNECTION
  - PROP. REDUCER



WE HEREBY CERTIFY THAT WE ARE THE RECORD HOLDERS OF THE LANDS DELINEATED ON THIS MAP AND APPROVE THE FILING THERE OF.

LITTLE EGG HARBOR MUNICIPAL UTILITIES AUTHORITY  
 965 RADIO ROAD  
 P.O. BOX 660  
 LITTLE EGG HARBOR, NEW JERSEY 08087-0660

SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000. MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

APPROVED AS A MAJOR SITE PLAN BY THE LITTLE EGG HARBOR TOWNSHIP PLANNING BOARD.

DATE \_\_\_\_\_ CHAIRMAN  
 DATE \_\_\_\_\_ SECRETARY  
 DATE \_\_\_\_\_ PLANNING BOARD ENGINEER

REV 5-11-2026

REV. NO.	REVISION	DATE	BY	CHK'D
2	AS PER O.C.P.B. COMMENTS	7-19-00	BK	WRM
1	AS PER O.C.P.B. COMMENTS 2-16-00	3-3-00	BK	WRM

**SITE PLAN**

LITTLE EGG HARBOR MUNICIPAL UTILITIES AUTHORITY  
**CONSTRUCTION OF M.U.A. OFFICE BUILDING**  
**BLOCK 326.16 LOTS 2, 24, 25 & 26**  
 LITTLE EGG HARBOR TOWNSHIP OCEAN COUNTY NEW JERSEY

DATE \_\_\_\_\_  
**MICHAEL D. VENA** PROFESSIONAL ENGINEER  
 LIC. NO. 27879

**REMINGTON, VERNICK & VENA**  
 ENGINEERS  
 9 Allen Street • Toms River, New Jersey 08753 • (732) 286-9220

SCALE: 1"=30' DATE: 1-14-00 DRAWN BY: BC/BK CHK'D BY: WRM JOB NO.: 1517-L-019 SHEET NO. OF 3 / 10  
 CAD FILE: 019SH3-6.DWG