

**Exhibit I**

**Existing Mechanical, Electrical, Plumbing, and Fire Protection Conditions Report by  
Edwards & Zuck Consulting Engineers**

This exhibit has been amended from the original October 29, 2015 application submission to limit the scope of the exhibit to 1918-1920 Sansom Street.



## **1920 SANSOM MEP/FP Existing Building Narrative**

### **DESCRIPTION**

The existing services and infrastructure as described below depict field observations performed on October 6, 2015. All systems as described below represent the visual conditions only.

#### **1) Electrical**

- a) The existing electrical service box is located in an electrical closet in the back of the existing building. The existing building has a 225 amp, 120/208v, 3-phase, 4-wire service. The house meter and associated electrical distribution is located in the closet adjacent to the service entrance and meter.
- b) The existing service meter and end box appeared to be in suitable condition. All electrical distribution downstream of the service box and meter should be disconnect and removed, as it has outlived its useful life.
- c) The existing service appears to have inadequate capacity for all of the options outlined in the proposed building narrative and should be re-configured as required for the proposed layout.



#### **2) Fire Alarm**

- a) A localized fire alarm system was observed in the building. The system consists of the following devices: manual initiation devices, audio notification devices.
- b) The system appears to be non-addressable and is obsolete. E&Z Recommends for the existing system to be removed/ replaced.



**3) Mechanical**

- a) E&Z was unable to observe the existing location of the perimeter steam heating system. An entrance to the basement was unable to be found onsite.
- b) Cast-iron radiators were observed on the existing perimeter of the building. All heating systems have outlived their useful lifespan and should be disconnected and removed.

**4) Plumbing**

- a) Gas  
There is no gas service in the building.
- b) Water  
Water service for the building could not be determined in field. There was no backflow prevention device located within the building, as required by code. There was no domestic hot water heaters observed. The water service within the building is currently not active.
- c) Sanitary  
Sanitary piping within the building could not be determined. There were no house traps visible within the building, as required by code.
- d) Storm  
Sanitary piping within the building could not be determined. There were no house traps visible within the building, as required by code.



**5) Fire Protection**

There is no Fire Protection system within the building, as required by code.