Parcel 1: Registered Land

The land with the buildings thereon now known and numbered as 36 Essex Street, Wenham, Essex County, Massachusetts being shown as Lot 4 on a plan entitled "Subdivision Plan of Land in Wenham, Mass." by Hayes Engineering, Inc. dated August 30, 2001, and revised on December 13, 2001 being shown on Land Court Plan 13729–C filed with Certificate of Title No. 75955.

Beginning at the southerly corner of the premises herein described at a point on the northwesterly sideline of Essex Street: thence running

northwesterly sideline of Essex Street; thence running
N72°40'34"W a distance of 198.17 feet; thence turning and running
N69°14'43"W a distance of 28.40 feet; thence turning and running
N73°12'03"W a distance of 266.73 feet; thence turning and running
N23°30'46"E a distance of 17.31 feet; thence turning and running
N20°12'54"W a distance of 258.22 feet; thence turning and running
N21°39'16"W a distance of 93.21 feet; thence turning and running
N20°02'25"W a distance of 115.03 feet; thence turning and running
N20°10'58"W a distance of 101.69 feet; thence turning and running
N21°34'20"W a distance of 110.10 feet; thence turning and running
N19°43'50"W a distance of 98.48 feet; thence turning and running
N23°33'01"W a distance of 41.81 feet; thence turning and running
S75°32'12"W a distance of 127.76 feet; thence turning and running
S79°01'39"W a distance of 71.91 feet; thence turning and running
S77°27'24"W a distance of 146.66 feet; thence turning and running
S75°07'00"W a distance of 66.53 feet; thence turning and running
S78°43'38"W a distance of 69.50 feet; thence turning and running N35°24'33"W a distance of 17.67 feet; thence turning and running
N30'30'42"W a distance of 167.16 feet; thence turning and running
N74*15'20"W a distance of 12.30 feet; thence turning and running
N34°02'45"W a distance of 72.38 feet; thence turning and running
N30°22'28"W a distance of 32.44 feet; thence turning and running
N31°43'58"W a distance of 83.08 feet; thence turning and running
N26°36'00"W a distance of 62.23 feet; thence turning and running
N33°05'14"W a distance of 135.69 feet; thence turning and running
N40°52'59"E a distance of 273.03 feet; thence turning and running
N40°31'13"E a distance of 244.62 feet; thence turning and running
N10°34'08"W a distance of 9.53 feet; thence turning and running
N66°53'17"E a distance of 19.50 feet; thence turning and running
N36°21'29"E a distance of 48.02 feet; thence turning and running
N43°11'51"E a distance of 47.95 feet; thence turning and running
N40°56'55"E a distance of 187.40 feet; thence turning and running N41°14'42"E a distance of 132.89 feet; thence turning and running
N52°48'39"E a distance of 31.19 feet; thence turning and running
NOO'27'38"W a distance of 11.54 feet; thence turning and running
N39°18'19"E a distance of 60.84 feet; thence turning and running
N38°34'03"E a distance of 134.80 feet; thence turning and running
N47°32'36"E a distance of 31.97 feet; thence turning and running
N17*59'38"E a distance of 20.64 feet; thence turning and running
S84°31'23"E a distance of 83.47 feet; thence turning and running
S22°05'56"W a distance of 96.62 feet; thence turning and running
S30°56'06"E a distance of 53.27 feet; thence turning and running
S36°38'23"E a distance of 57.84 feet; thence turning and running
S31°36'25"E a distance of 36.31 feet; thence turning and running S34°23'15"E a distance of 157.54 feet; thence turning and running
NO6°36'50"E a distance of 105.76 feet; thence turning and running
S77°25'30"E along said sideline a distance of 379.05 feet; thence turning and running
S29'50'54"W a distance of 678.92 feet; thence turning and running
S89°26'11"E a distance of 68.57 feet; thence turning and running
S78°57'20"E a distance of 78.13 feet; thence turning and running
S56'56'49"E a distance of 16.96 feet; thence turning and running
S65°50'37"E a distance of 28.09 feet; thence turning and running
S81°56'22"E a distance of 29.61 feet; thence turning and running
N85°53'32"E a distance of 49.92 feet; thence turning and running
S81'56'17"E a distance of 16.30 feet; thence turning and running
S87'09'54"E a distance of 105.56 feet to a point on the westerly sideline of Appleton
thence turning and running \$29°32'29"F glopg said sideline a distance of 127.48 facts thence turning and running
S29*32'29"E along said sideline a distance of 127.48 feet; thence turning and running S28*37'15"E along said sideline a distance of 206.38 feet; thence turning and running
S28'22'45"E along said sideline a distance of 31.50 feet; thence turning and running
S29'09'02"E along said sideline a distance of 270.41 feet to a point on the northweste
sideline of Essex Street: thence turning and running

sideline of Essex Street; thence turning and running S11°16'55"W along said sideline a distance of 338.20 feet; thence turning and running S21°14'05"W along said sideline a distance of 88.46 feet; thence turning and running S09°18'24"W along said sideline a distance of 54.24 feet; thence turning and running S23'29'56"W along said sideline a distance of 297.85 feet to the point of beginning.

Containing an area of 1,901,345 Square Feet, or 43.65 Acres.

Parcel 2: Recorded Land

A certain parcel of vacant land shown on a plan entitled "Plan of Land in Wenham, Mass. Prepared for Commercial Union Insurance Company, Scale 1"=80', June 15, 1979, Essex Survey Service, Inc., 47 Federal Street, Salem, Ma." filed with the Essex South District Registry of Deeds as Plan Number 194 of 1979, and according to said plan, described as follows

Beginning at the northeasterly corner of the premises herein described at the point of intersection of the southerly sideline of Grapevine Road with the westerly sideline of Appleton Road; thence running

S09°44'20"W along the westerly sideline of Appleton Road a distance of 144.84 feet; thence turning and running
S09'28'28"W along said sideline a distance of 52.57 feet; thence turning and running
S25'31'59"W along said sideline a distance of 10.18 feet; thence turning and running
S16'47'34"W along said sideline a distance of 134.98 feet; thence turning and running
S19'58'49"W along said sideline a distance of 20.57 feet; thence turning and running
S34'47'26"W along said sideline a distance of 24.55 feet; thence turning and running
S13'08'30"W along said sideline a distance of 178.78 feet; thence turning and running
S21'46'41"W along said sideline a distance of 111.10 feet; thence turning and running
S13*24'01"W along said sideline a distance of 43.90 feet; thence turning and running
S01°06'01"W along said sideline a distance of 28.04 feet; thence turning and running
S09°05'41"E along said sideline a distance of 24.34 feet; thence turning and running
S09'42'40"W along said sideline a distance of 33.31 feet; thence turning and running
N87°09'54"W a distance of 105.56 feet; thence turning and running
N81*56'17"W a distance of 16.30 feet; thence turning and running
S85'53'32"W a distance of 10.00 feet, thence turning and running
S85*53'32"W a distance of 49.92 feet; thence turning and running
N81°56'22"W a distance of 29.61 feet; thence turning and running
N65'50'37"W a distance of 28.09 feet; thence turning and running
N56°56'49"W a distance of 16.96 feet; thence turning and running
N78°57'20"W a distance of 78.13 feet; thence turning and running
N89°26'11"W a distance of 68.57 feet; thence turning and running
N29°50'54"E a distance of 678.92 feet; thence turning and running
N29°50'54"E a distance of 90.11 feet; thence turning and running
N09'41'53"E a distance of 121.86 feet to a point on the southerly sideline of Grapevine
Road; thence turning and running
S77*25'30"E along the southerly sideline of Grapevine Road a distance of 80.93 feet; thence
turning and running
S69'00'40"E along the southerly sideline of Grapevine Road a distance of 102.21 feet to the
point of beginning.

Containing an area of 218,923 Square Feet, or 5.0258 Acres.

<u>Parcel 3</u>: Recorded Land

The land in Wenham, Essex County, described as follows (Reference is also made to a drawing of property at 20 Essex Street, Wenham, MA 01984, formerly a single parcel belonging to John A. Gray, now divided in Lots 1 and 2 (the "Drawing") filed with the Essex South Registry of Deeds on September 16, 2002, as Plan Book 362 Plan 18). Beginning 598.38 feet south of the Essex County Bound located at the corner of Grapevine

Road and Essex Street, at a point on the stone wall representing the southernmost end of the eastern (Essex Street) boundary of Lot 1, as shown on the Drawing; thence running S06°12'08"W along the westerly sideline of Essex Street a distance of 76.38 feet; thence turning and running S07*16'51"W along the westerly sideline of Essex Street a distance of 300.88 feet; thence turning and running Northerly along the center of the bed of the Miles River distances of 20.5 feet, 39.2 feet, 19.2 feet, and 32.4 feet; thence turning and running S75'39'39"W a distance of 116.60 feet to a point on the easterly sideline of Appleton Road; thence turning and running N52°12'28"W along the easterly sideline of Appleton Road a distance of 23.63 feet; thence turning and running

N26°07'33"W along said sideline a distance of 99.98 feet; thence turning and running N27°19'09"W along said sideline a distance of 188.72 feet; thence turning and running N85°02'22"E a distance of 356.54 feet to the point of beginning. Containing an area of 77,483 Square Feet, more or less, or 1.779 Acres, more or less. Parcel 4: Recorded Land

The land in Wenham, Essex County, Massachusetts being shown as Lot 4U on a plan entitled "Subdivision Plan of Land in Wenham, Mass." by Hayes Engineering, Inc. dated August 30, 2001, and revised on December 13, 2001 filed with the Essex South Registry of Deeds as Plan Book 356 Plan 19.

Beginning at the northwesterly corner of the premises herein described at a point on the southerly sideline of Grapevine Road; thence running Southeasterly along the southerly sideline of Grapevine Road on a curve turning to the left with an arc length of 60.25 feet, with a radius of 340.00 feet,; thence running S77°25'30"E along the southerly sideline of Grapevine Road a distance of 20.00 feet; thence

turning and running S22'05'56"W a distance of 7.79 feet; thence turning and running N84'31'23"W a distance of 83.47 feet; thence turning and running N22°43'44"E a distance of 23.69 feet to the point of beginning.

Containing an area of 1,148 Square Feet. or 0.0264 Acres.

Being the same land described in the Exhibit "A" Legal Description of the Stewart Title Guaranty Company Commitment for Title Insurance File No.: 15000070841, Effective Date: October 16, 2015.



Road;



<u>Code Summary</u>

BUILDING CODE ANALYSIS Applicable Building Codes Building Code: International Building Code - 2015 w/ Massachusetts Amendments Modifications (IBC) – 9th Edition Existing Building Code International Existing Building Code- 2015 w/ Massachusetts Amendments Modifications (IEBC) Accessibility Code: 529 CMR Architectural Access Board Regulations (AAB) Life Safety Code: Latest Edition: Massachusetts State Fire Code Electrical/ Plumbing Codes: Massachusetts State Codes

2015 IEBC

Description of Work

The project generally consists of the conversion of unused area within an existing educational use (Use Group E) to a conversion into limited dormitory rooms (Use Group R-2). Please note that the entire building went through a change of occupancy from business use (Use Group B) to Use Group E, however prior use of the building was Use Group R-2 prior to this renovation.

Section 110: Altered areas of a building and relocated buildings shall not be used or occupied, and change in the existing use or occupancy classification of a building or portion thereof shall not be made until the code official

https://up.codes/viewer/utah/iebc-2015/chapter/2/definitions#code_official> has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

A new occupancy permit for the change of occupancy portion of the building will be issued by the local code official

Chapter 5 and Chapter 8

Proposed improvements classify as Level 2 Alternations, with all new construction meeting the requirements of the 9th Edition of the Building Code - 2015 IBC. All new building systems shall meet these requirements.

Section 803.4 - Interior Finishes: All new finishes shall meet the requirements of the 9th Edition of the State Building Code 2015 IBC.

Chapter 10

Change of Occupancy

The building holds a current occupancy permit and the proposed use group is a change of occupancy from the former tenant Use Group E to Use Group R-1 in the affected building space. This change in occupancy requires the issuance of a building and final occupancy permit

Section 1012 Change in Occupancy: Under Section 1012.1 - General a change of occupancy classification requires compliance to sections 1002 through 1011 previously sited in this code analysis.

Section 1012.1.2 - Fire Protection & Interior Finish: the provision of Sections 912.2 -Fire Protection System and 1012.2 Interior Finish shall apply to all building undergoing a change of occupancy classification. With respect to compliance to 1012.2 a registered fire protection engineer shall provide an evaluation of the existing fire suppression system. *Section 1012.3* – Interior Finish areas of the building undergoing a change of occupancy classification, the interior finish of walls and ceilings shall comply with the requirements of the International Building Code for new occupancy classification. There are no anticipated areas of concern meeting the new requirements for the IBC.

Section 1012.4 - Means of Egress Hazard Categories: in regards to life safety and means of egress shall be in accordance of Table 912.4

 Table 1012.4 Means of Egress Hazard Categories – Applicable Sections Relative Hazard (1)
- Highest Hazard)Occupancy Classification3Use Group E Former Use2Use Group R-2 **Proposed Use**

The tenant spaces former use occupancy was Business – "E" use group under the prior Change of Use Group. This is classified in Table 1012.4 - Means of Egress Hazard Categories as a Hazard Index of "3". The change in occupancy will now classify the relative hazard category to 2 representing a higher hazard classification. Section 1012.4.1: When a change of occupancy

https://up.codes/viewer/utah/iebc-2015/chapter/2/definitions#change_of_occupancy classification is made to a higher hazard category (lower number) as shown in Table 1012.4 https://up.codes/viewer/utah/iebc-2015/chapter/10/change-of-occupancy#table_1012.4 , the means of egress shall comply with the requirements of <u>Chapter 10</u> <https://up.codes/viewer/utah/ibc-2015/chapter/10/means-of-egress#10> of the

International Building Code https://up.codes/viewer/utah/ibc-2015>.

1012.8.1 Partial Change in Occupancy: Where a portion of the building is changed to a new occupancy classification, any *alteration* <u><https://up.codes/viewer/utah/iebc-2015/chapter/2/definitions#alteration></u> shall comply

with Sections <u>705</u> https://up.codes/viewer/utah/iebc-2015/chapter/7/alterations-level-1#705>, 806

https://up.codes/viewer/utah/iebc-2015/chapter/8/alterations-level-2#806> and 906 <https://up.codes/viewer/utah/iebc-2015/chapter/9/alterations-level-3#906>, as applicable.

All Electrical, Plumbing, HVAC, and Fire Protection to be performed Design/Build by others. No Structural work is anticipated, however, should structural work be required, the Owner shall obtain a qualified Massachusetts registered professional engineer to determine the requirements thereof and provide and submit stamped document to Building Department.



<u>2015 IBC</u>

Section 305: Existing Use Group E

Section 310: Proposed Partial Third Floor Use Group: Use Group R-2 (Section 310.4)

Section 304: A ? hour fire separation is required between all sleeping units if the building is equipped with a fire suppression system

Table 508 Mixed Use & Occupancy: A 1- hour fire separation of is required between occupancies as the building is below the threshold per Table 508.4. if the building is equipped with a fire suppression system. Separation shall be both vertical and horizontal

Section 602 and Table 601 Construction Type: -1A Noncombustible Protected - Primary Use Group: E (Educational – Educational

Section 602 and Table 602 – Construction Classification 1962 and 1998 Additions - Type II A Non Combustible Construction Unprotected at floors, Type IIIB Non Combustible Exterior Walls/ Combustible Unprotected at roof construction. Fire Sprinkler: Building is fully sprinklered with Existing System – Existing system to be modified at affected areas as determined by design/build fire protection contract.

Section 1004 & Table 1004.1.1 Tenant Area: 2,498 affected gross sq. ft. – Third Floor

Required Occupant Load: Dormitories : 50/ g.s.f. Total Occupant Load: 50 = 2,498 s.f. / 50 g.s.f.

Section 1006 Number of Egress Required: For Occupancy (*Table 1006.2.1*) = 2 Egress required. 2 Provided

Section 1008 Exit Doors: 32″ Clear (36″ Nominal)

Section 1014.3 Common Path of Travel: Max Allowed= 100', Max Provided = Less than 100

Aisle Width for Means of Egress Element (1013.4.1): 36" Min in public areas/ 28" Min in nonpublic areas.

Section 1016 & Table 1016.1 Maximum Travel Distance Max Allowed=300', Max Provided= Less than 300'

Section 1018 – Table 1018.1 Corridors:

Fire Resistance Rating Required (1016.1): 0 – fully sprinklered building Width (1018. 2): 36" Min - However, additional width at all new doors will be required to comply with maneuvering clearance requirements of 521 CMR.

521 CMR:

Existing Buildings (3.3): Less than 30% Building Value and less \$100,000, requires all new work to comply with 521 CMR. No additional work is required in the building based upon this threshold.



