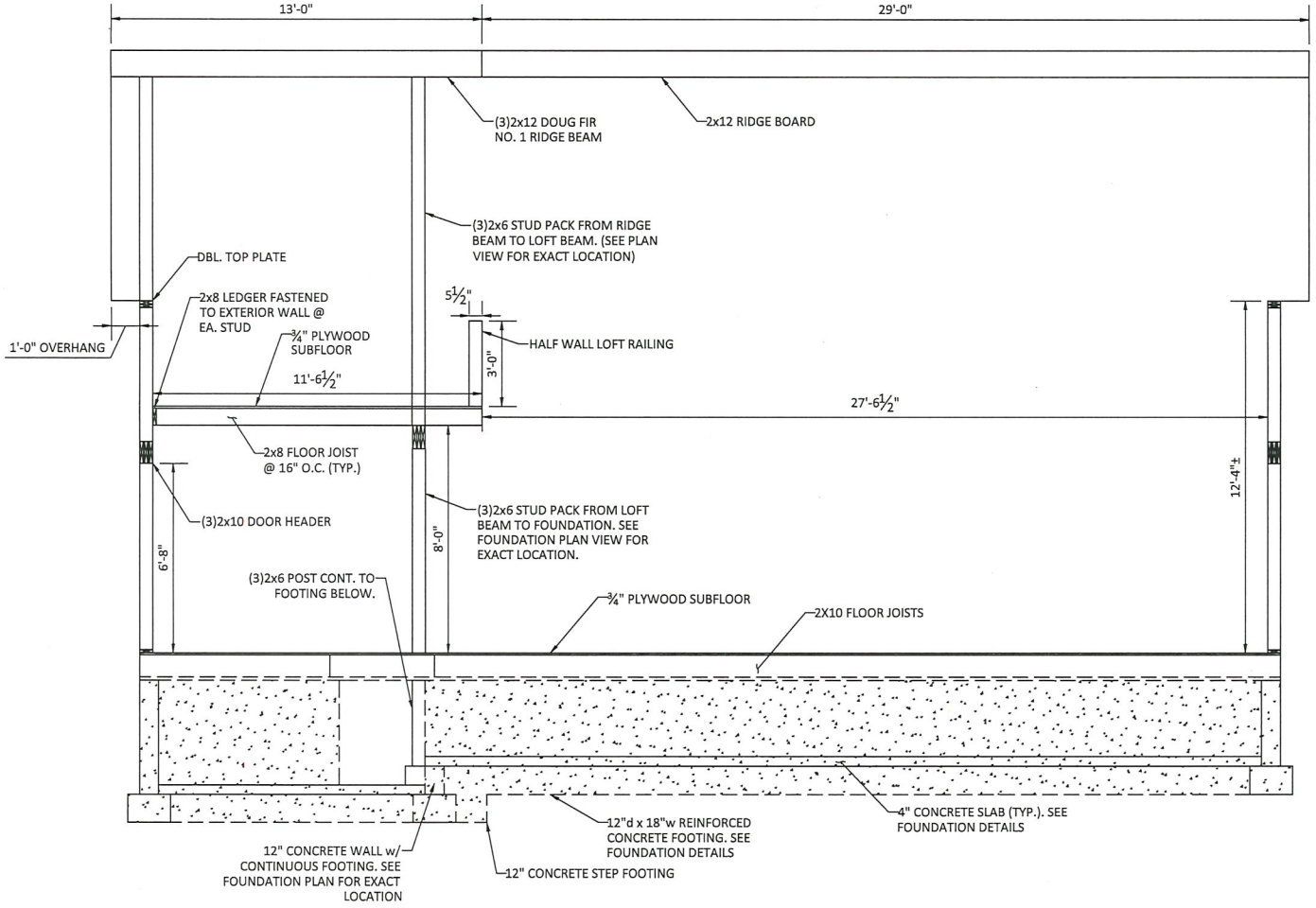

Client: *Karen Ranucci* *1242 County Rte. 2* *Olivebridge, NY*	Project: Studio Construction Title: Section View Through Building	Project # 19206 Date: 06/2020 Scale: ¼" = 1'-0"	Designed By: EP Drawn By: EP Checked By: SD	Revised: Revised: Revised:	3751 Main Street PO Box 540 Stone Ridge, NY 12484 (845) 687-4500 PEAK ENGINEERING	Sheet # 9

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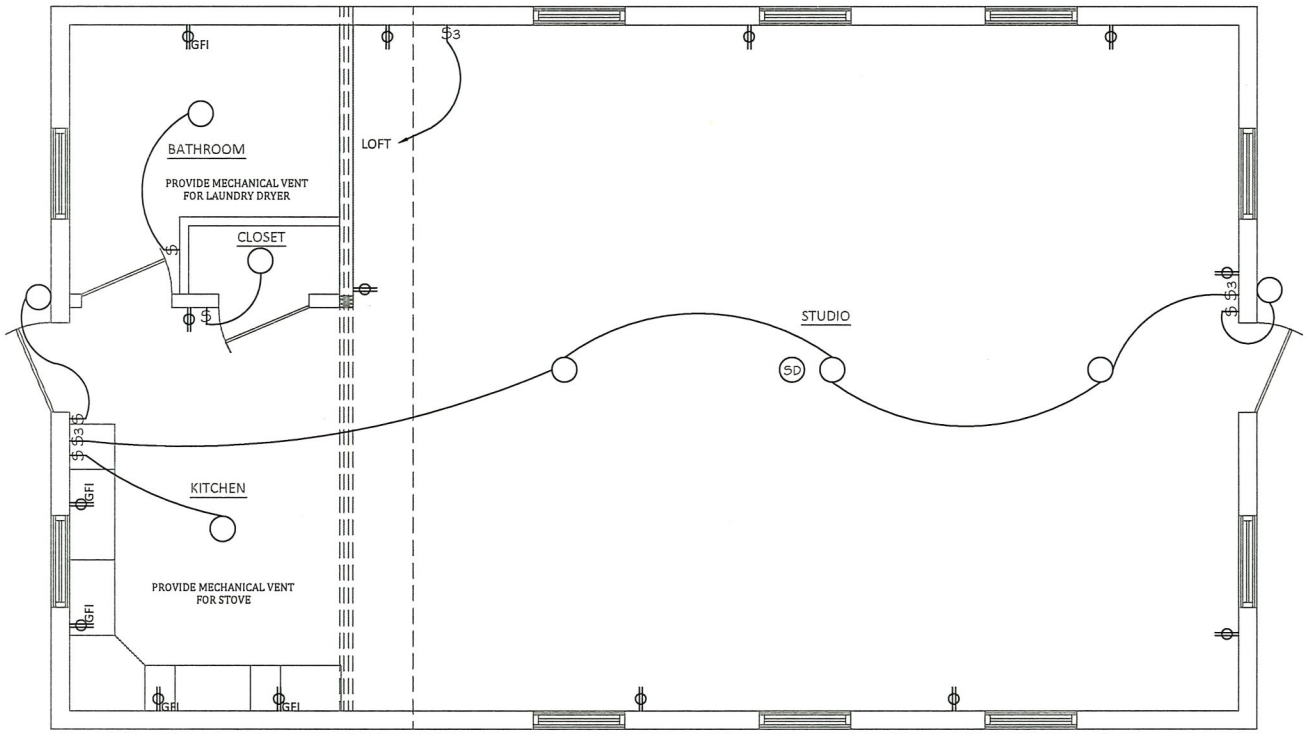
SYMBOL LEGEND	
$	SINGLE SWITCH
$3	3-WAY SWITCH
⏚	OUTLET
⏚GFI	GFI OUTLET
SD	SMOKE DETECTOR W/ CO DETECTION
◯	LIGHTING

LOCATIONS OF LIGHTING, OUTLETS, AND SWITCHES ARE SHOWN SCHEMATICALLY. FINAL LOCATIONS SHALL BE COORDINATED WITH OWNER AND CONTRACTOR.

OUTLETS SPECIFIC FOR APPLIANCES, NOT SHOWN HEREON, SHALL BE PROVIDED IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS AND COORDINATED WITH ELECTRICIAN.

PROVIDE MECHANICAL VENTILATION FOR UTILITY EQUIPMENT PER MANUFACTURES SPECIFICATIONS.



FIRST FLOOR ELECTRICAL PLAN

SCALE: ¼" = 1'-00"

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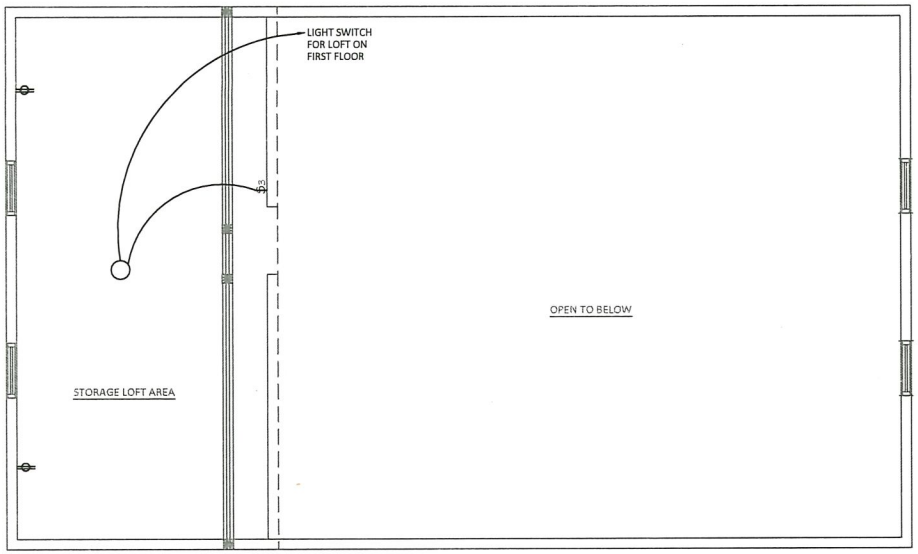
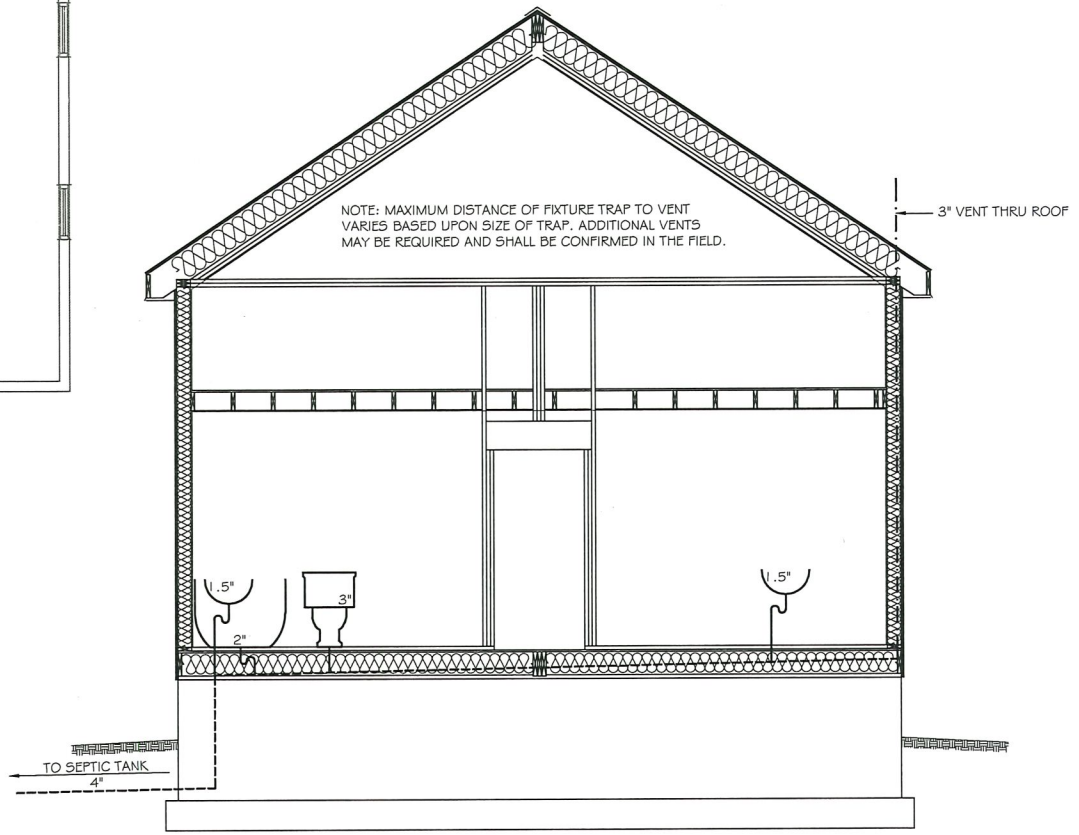
Client: *Karen Ranucci* *1242 County Rte. 2* *Olivebridge, NY*	Project: Studio Construction	Project # 19206	Designed By: EP	Revised:	3751 Main Street PO Box 540 Stone Ridge, NY 12484 (845) 687-4500 PEAK ENGINEERING	Sheet # 10
	Title: First Floor Electrical	Date: 06/2020	Drawn By: EP	Revised:		
		Scale: As Shown	Checked By: SD	Revised:		



SECOND FLOOR ELECTRICAL PLAN
SCALE: 3/16" = 1'-00"



PLUMBING SCHEMATIC
SCALE: 1/4" = 1'-00"

Client: *Karen Ranucci* *1242 County Rte. 2* *Olivebridge, NY*	Project: Studio Construction	Project # 19206	Designed By: EP	Revised:	3751 Main Street PO Box 540 Stone Ridge, NY 12484 (845) 687-4500 PEAK ENGINEERING
	Title: Second Floor Electrical & Plumbing Schematic	Date: 06/2020	Drawn By: EP	Revised:	Sheet # 11
		Scale: As Shown	Checked By: SD	Revised:	

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GENERAL NOTES:

1. DESIGN TO CONFORM TO THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION. SHOULD A DISCREPANCY EXIST, NOTIFY ENGINEER IMMEDIATELY.
3. IN ALL CASES, NOTED DIMENSIONS SHALL SUPERSEDE SCALED DIMENSIONS. THE DIMENSIONS SHOWN ARE FRAMING DIMENSIONS UNLESS OTHERWISE NOTED.
4. PROVIDE SMOKE & CARBON MONOXIDE DETECTORS PER 2020 RESIDENTIAL CODE OF NEW YORK STATE SECTION R314.
5. PROVIDE MINIMUM 22"x30" ATTIC ACCESS PER 2020 RESIDENTIAL CODE OF NEW YORK STATE SECTION R807.
6. EXTERIOR SIDING, ROOFING SHINGLE COLOR AND MANUFACTURER SHALL BE DETERMINED BY OWNER.
7. FINISHED FLOORING, LIGHT AND PLUMBING FIXTURES TO BE DETERMINED BY OWNER.
8. ELECTRIC WORK SHALL MEET ALL APPLICABLE ELECTRICAL CODES, AND BE INSPECTED BY AN APPROVED INSPECTION AGENCY. ELECTRICAL INSTALLATION TO CONFORM TO THE "NATIONAL ELECTRICAL CODE"; U.L.; CENTRAL HUDSON GAS AND ELECTRIC REQUIREMENTS; AND ANY OTHER APPLICABLE STATE AND LOCAL CODES.
9. HVAC SHALL BE DESIGNED AND INSTALLED BY A HEATING CONTRACTOR AND SHALL MEET ALL APPLICABLE CODES.
10. PLUMBING SHALL MEET ALL APPLICABLE PLUMBING CODES.
11. PEAK ENGINEERING, PLLC ASSUMES NO RESPONSIBILITY FOR ANY CHANGES, ERRORS, OMISSIONS, OR DEVIATIONS BY THE OWNER OR CONTRACTOR, EITHER INTENTIONAL OR ACCIDENTAL.

WORKMANSHIP:

CONSTRUCTION SHALL BE OF THE HIGHEST QUALITY WORKMANSHIP. ALL WALLS SHALL BE PLUMB AND TRUE. ALL CONNECTIONS SHALL BE MADE SECURE AND ACCORDING TO ACCEPTED CONSTRUCTION PRACTICES OR AS IS SPECIFIED HEREIN OR PER THE CURRENT INTERNATIONAL BUILDING CODES.

GENERAL STRUCTURAL:

1. ALL WOOD FRAMING SHALL COMPLY WITH NATIONAL FOREST PRODUCTS ASSOCIATION MANUAL OF HOUSE FRAMING, LOCAL REQUIREMENTS.
2. ALL DIMENSIONAL LUMBER TO BE SPF #2 OR BETTER UNLESS OTHERWISE NOTED.
3. STRUCTURAL CONNECTIONS FOR WOOD FRAMING SHALL BE GALVANIZED STEEL BY SIMPSON STRONG-TIE, OR APPROVED EQUAL. NAIL OR SCREW PER MANUFACTURERS REQUIREMENTS.
4. PROVIDE FULL BEARING SUPPORT FOR ALL BEAMS. PROVIDE MINIMUM BEARING FOR JOISTS PER 2020 RESIDENTIAL CODE OF NEW YORK STATE SECTION 502.6.
5. WHERE MULTIPLE 2x JOISTS ARE STITCHED TOGETHER FOR 2 OR 3 - USE (2) 16d NAILS @ 12" O.C.; FOR 4 OR MORE USE (2) $\frac{1}{2}$" DIAMETER THRU BOLTS WITH WASHERS @ 24" O.C.
6. MINIMUM NAILING REQUIREMENTS SHALL CONFORM TO TABLE R602.3(1) OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.
7. JOINTS IN DOUBLE TOP PLATES OF STUD BEARING WALLS SHALL OCCUR AT THE CENTER LINE OF SUPPORTING STUD.
8. ALL TOP PLATE SPLICES OF STUD WALLS SHALL BE A MINIMUM OF 48" O.C. LONG WITH (8) 16d NAILS EACH SIDE OF SPLICE. ALL INTERSECTING WALLS NOT AT 90° WITH RESPECT TO EACH OTHER SHALL BE STRAPPED TOGETHER WITH "SIMPSON" ST22 STRAPS UNLESS OTHERWISE NOTED. ALL STRAPS ARE TO BE CENTERED ON SPLICE.
9. MICRO LAM LUMBER SHALL HAVE A MODULUS OF ELASTICITY OF E=2000 ksi AND ALLOWABLE BENDING STRESS OF Fb=2900 psi. MULTIPLE MEMBER CONNECTIONS AS PER MANUFACTURER RECOMMENDATION.
10. TJI BEAMS SHALL BE AS SPECIFIED OR EQUIVALENT. ALL CONNECTIONS AND REQUIRED BLOCKING FOR TJI BEAMS SHALL BE DONE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATION.
11. ALL MEMBERS SHALL BE FRAMED, ANCHORED, TIED AND BRACED SO AS TO DEVELOP THE STRENGTH AND RIGIDITY NECESSARY FOR THE PURPOSES FOR WHICH THEY ARE USED.
12. NOTCHING OF EXTERIOR BEARING AND NONBEARING WALLS SHALL NOT EXCEED 25% and 40% RESPECTIVELY. BORED HOLES TO BE NO MORE THAN 40% OF STUD WIDTH IN BEARING WALLS, 60% IN NONBEARING WALLS.
13. FIRE BLOCK STUD WALLS AND PARTITIONS (INCLUDING FURRED SPACES) AT FLOOR, CEILING, SOFFIT, AND AT MID-HEIGHT OF WALLS OVER 10 FEET IN HEIGHT PER 2020 RESIDENTIAL CODE OF NEW YORK STATE SECTION R302.11.
14. BEARING AND EXTERIOR WALL STUDS TO BE CAPPED WITH DOUBLE TOP PLATED INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND AT INTERSECTIONS WITH OTHER PARTITIONS. JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 48".
15. PROVIDE BLOCKING BETWEEN ALL FLOOR JOISTS, TRUSSES,AND RAFTERS AT ALL BEARING WALLS, GIRDERS, HEADERS, AND BEAMS.
16. ROOF TRUSSES SHALL BE DESIGNED AND STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN NEW YORK STATE. TRUSSES SHALL BE CAPABLE OF SUPPORTING LOADS SPECIFIED IN 2020 RESIDENTIAL CODE OF NEW YORK STATE.

WINDOW AND DOOR INSTALLATION:

1. ALL EXPOSED WOOD SURFACES ON ALL WINDOW AND DOOR UNITS SHOULD BE COATED WITH AN APPROPRIATE SEALER AS SOON AS POSSIBLE AFTER DELIVERY. DOORS AND WINDOWS SHOULD BE STORED OUT OF THE WEATHER SO MOISTURE DAMAGE CAN BE AVOIDED. THESE ACTIONS WILL HELP PREVENT WARPING OR EXPANDING IN THE WOOD, WHICH CAN AFFECT PROPER OPERATION OF THE UNIT AFTER INSTALLATION.
2. DO NOT OVERFILL GAPS BETWEEN WINDOW/DOOR JAMBS AND FRAMING WITH INSULATION AS THIS COULD CAUSE "BINDING" OF THE OPERABLE WINDOW SASH OR DOOR PANEL AND HINDER PROPER OPERATION.
3. FOLLOW MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLATION OF THE UNIT AND ITS HARDWARE, AND FOR PROPER MAINTENANCE OF ALL DOORS, WINDOWS, AND SKYLIGHTS. PEAK ENGINEERING, PLLC IS NOT RESPONSIBLE FOR DAMAGE TO THESE UNITS DUE TO IMPROPER INSTALLATION.
4. GLASS WITHIN 24" OF DOORS SHALL BE FULLY TEMPERED.

SHEETMETAL AND FLASHING:

1. FLASH ALL EXTERIOR OPENINGS IN FRAMED WALLS.

2. FLASH AND COUNTER-FLASH ALL ROOF TO WALL CONDITIONS.

3. FLASH AND CAULK WOOD BEAMS, OUTRIGGERS, AND PROJECTIONS FROM EXTERIOR WALL AND ROOF SURFACES.

STAIRWAYS:

1. ALL STAIRWAYS TO CONFORM TO 2020 RESIDENTIAL CODE OF NEW YORK STATE SECTION R311.7.
2. PROVIDE SAFETY GUARDS PER 2020 RESIDENTIAL CODE OF NEW YORK STATE SECTION R312 WHERE WALKING SURFACE IS MORE THAN 30" ABOVE GRADE.

ENERGY CONSERVATION NOTES:

1. MINIMUM INSULATION R-VALUES SHALL BE AS LISTED BELOW:
   A. EXTERIOR WALLS - R21
   B. ROOF/CEILING - R49
   C. BASEMENT CEILING - R38

   ALL R- VALUES WERE DETERMINED USING THE PRESCRIPTIVE METHOD OF 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE SECTION R402.2 SEE REScheck INCLUDED WITH BUILDING PLAN SET.
2. ALL BUILDING ENVELOPE ELEMENTS THAT CONTAIN MATERIALS WHICH ARE CAPABLE OF ABSORBING OR TAKING UP AND HOLDING MOISTURE SHALL BE PROTECTED BY A VAPOR RETARDER LOCATED ON THE WINTER WARM SIDE OF THE INSULATION.
3. INSULATION SHALL BE INSTALLED IN A MANNER THAT PROVIDES CONTINUITY OF INSULATION AT ALL PLATE LINES, SILL LINES, BAND JOISTS AND CORNERS.
4. ALL JOINTS AND OPENINGS IN BUILDING ENVELOPE SYSTEMS INCLUDING THOSE AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALLS AND ROOF/CEILINGS, BETWEEN WALLS AND FLOORS OR FOUNDATIONS, BETWEEN WALL PANELS, AT UTILITY SERVICE PENETRATIONS, AND BETWEEN DISSIMILAR MATERIALS SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED, OR OTHERWISE SEALED.
5. ANY FIREPLACE UNITS SHALL BE INSTALLED PER THE MANUFACTURERS DIRECTIONS AND MEET ALL APPLICABLE CODES.

PERFORMANCE OF HVAC EQUIPMENT:

1. THE HOME SHALL BE PROVIDED WITH AT LEAST ONE THERMOSTAT CAPABLE OF AUTOMATICALLY ADJUSTING THE SPACE TEMPERATURE. MINIMUM RANGE TEMPERATURE SHALL BE 45 DEGREES TO 85 DEGREES (F), WITH A DEADBAND OF NO LESS THAN 5 DEGREES (F).
2. INSULATION WITH A MINIMUM THICKNESS OF 1 INCH SHALL BE INSTALLED ON ANY SUPPLY AIR DUCTS LOCATED OUTSIDE OF A CONDITIONED SPACE.
3. ALL TRANSVERSE JOINTS ON SUPPLY AIR DUCTS LOCATED OUTSIDE OF A CONDITIONED SPACE SHALL BE SEALED WITH ADHESIVES, SEALANTS GASKETS TAPE SYSTEMS, OR COMBINATIONS THEREOF.
4. SUPPLY AND EXHAUST AIR INTAKES AND OUTLETS SHALL BE EQUIPPED WITH TIGHT SHUTOFF DAMPERS AT THE BUILDING ENVELOPE TO MINIMIZE AIR LEAKAGE.
5. INSULATION WITH A MINIMUM THICKNESS OF 1 AND 1/2 INCHES SHALL BE INSTALLED ON ANY SPACE HEATING DISTRIBUTION PIPING LOCATED OUTSIDE OF A CONDITIONED SPACE.
6. A SEPARATE SWITCH SHALL BE PROVIDED TO PERMIT TURNING OFF THE ENERGY SUPPLIED TO ELECTRIC WATER HEATERS. A SEPARATE VALVE SHALL BE PROVIDED TO PERMIT TURNING OFF THE ENERGY SUPPLIED TO THE MAIN BURNER(S) OF GAS AND OIL FIRED WATER HEATERS.
7. MINIMUM PERFORMANCE LEVELS FOR HVAC EQUIPMENT SHALL MEET THE VALUES USED IN THE 2018 IECC RESCHECK.

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Client: *Karen Ranucci* *1242 County Rte. 2* *Olivebridge, NY*	Project: Studio Construction Title: Standard Notes	Project # 19206 Date: 06/2020 Scale: As Shown	Designed By: EP Drawn By: EP Checked By: SD	Revised: Revised: Revised:	3751 Main Street PO Box 540 Stone Ridge, NY 12484 (845) 687-4500 PEAK ENGINEERING	Sheet # 12

Exhibit E

The Krumville Schoolhouse

Project Narrative

The Krumville Artist and Teachers Alliance, LLC owns property located at 1242 County Road 2, in the Town of Olive, New York (the "Project Site"). The Project Site is currently improved with an existing structure that is in the same building footprint as the prior Krumville's historic one-room schoolhouse. After being abandoned when modern schools were built, the Krumville Reformed Church moved into the old schoolhouse when its building (located next to the schoolhouse) burned down.

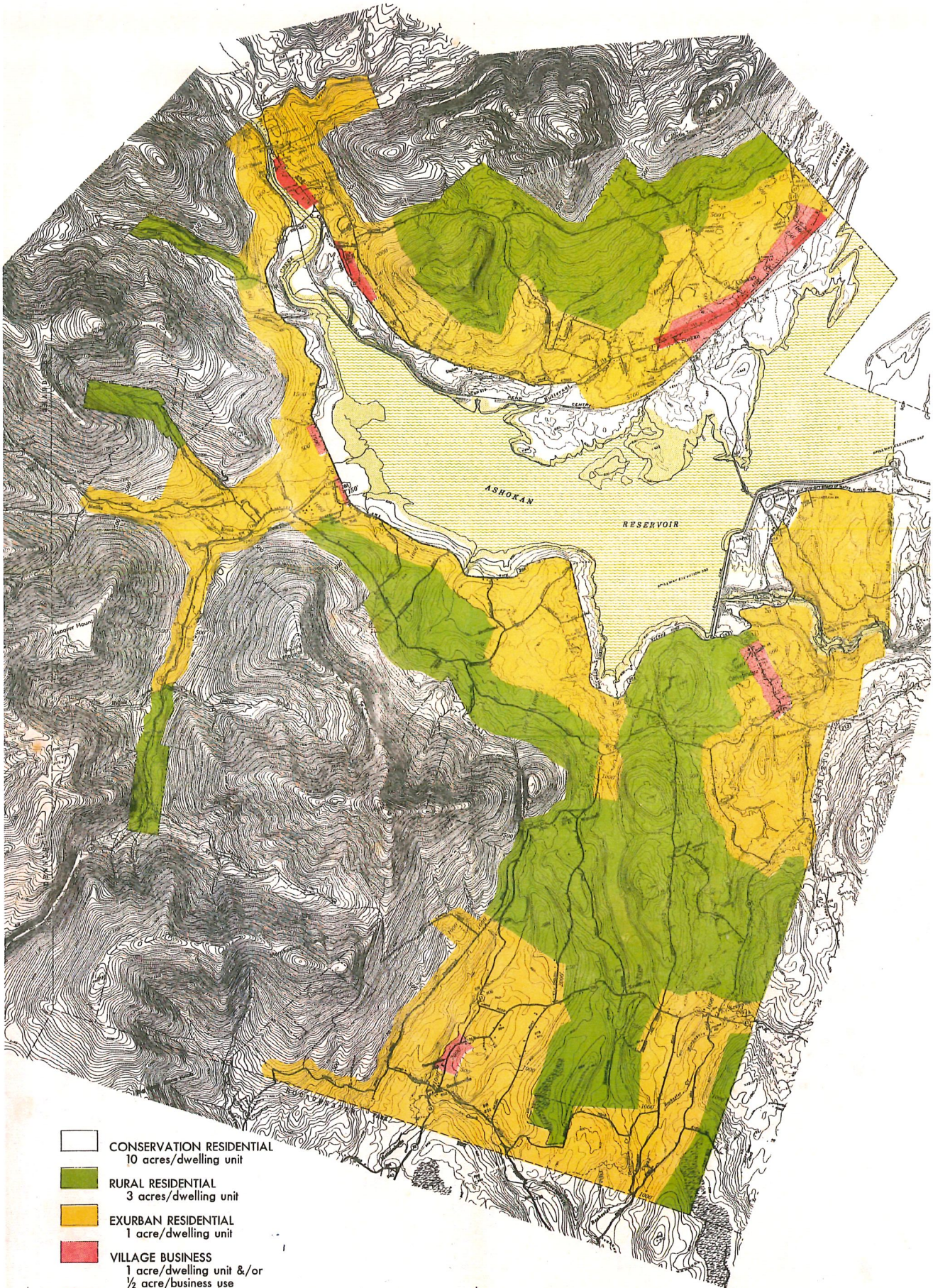
The Krumville Schoolhouse has always served as an important place of learning, community gathering and spiritual sanctity for the local public. In 2015, Karen Ranucci purchased the property hoping to return it to the community one day. However, the structural problems of the old, abandoned building inhibited its repair. As such, in October of 2020, after moving the old building across a neighboring field to preserve it, a new structure was built in the same schoolhouse style in the footprint of the old building.

After much discussion with and input from community members, it became apparent that Olivebridge lacks an educational and community center. Karen Ranucci formed the Krumville Artist and Teachers Alliance, LLC, which currently owns the rebuilt schoolhouse building.

The Applicant is seeking site plan approval and a special use permit from the Town of Olive Planning Board to utilize the reconstructed building as a studio and educational and community center that will serve the local area by providing classes on all sorts of topics taught by talented local residents (the "Proposed Use"). In addition, the Proposed Use involves working with local artists to help them exhibit their art. Eventually, the Applicant may provide the new schoolhouse as sleeping quarters as part of a temporary fellowship for writers, dancers, sculptors, and musicians to advance their work. Such living quarters are represented on the approved building plans for the "Studio" and the associated building permit.

The kinds of classes that will be offered include history, philosophy, writing, literature, architecture, music theory, chorus practice, book group discussions, meditation, yoga, herbal healing, and wellness classes. The Applicant also proposes occasional small public performances by local artists so that they may showcase their work. Local residents are eager about this meeting place and the opportunities to learn and share ideas it presents and have provided many letters of support in favor of the project. Events, classes, and exhibits will occur inside the rebuilt building and/or outside on the lawn, depending on the season, class, and activity.

Exhibit F



CONSERVATION RESIDENTIAL
10 acres/dwelling unit

RURAL RESIDENTIAL
3 acres/dwelling unit

EXURBAN RESIDENTIAL
1 acre/dwelling unit

VILLAGE BUSINESS
1 acre/dwelling unit &/or
½ acre/business use

HIGHWAY BUSINESS
½ acre/business use

SPECIAL FLOOD HAZARD AREA

Major water body

Adopted By the Town Board On June 16, 1975

Town Clerk — Date

ROAD CLASSIFICATION
STATE
COUNTY
TOWN
OTHER

OFFICIAL BASE MAP

TOWN OF OLIVE
TOWN PLANNING BOARD
FREDERICK P. CLARK ASSOCIATES • PLANNING CONSULTANTS • RYE, N.Y.

ZONING

Exhibit G


1242 Co Rd 2,
Olivebridge, NY 12461
Rochester Creek
2
Fisher Rd
Kripplebush Rd
Fisher Rd
Google

Exhibit H