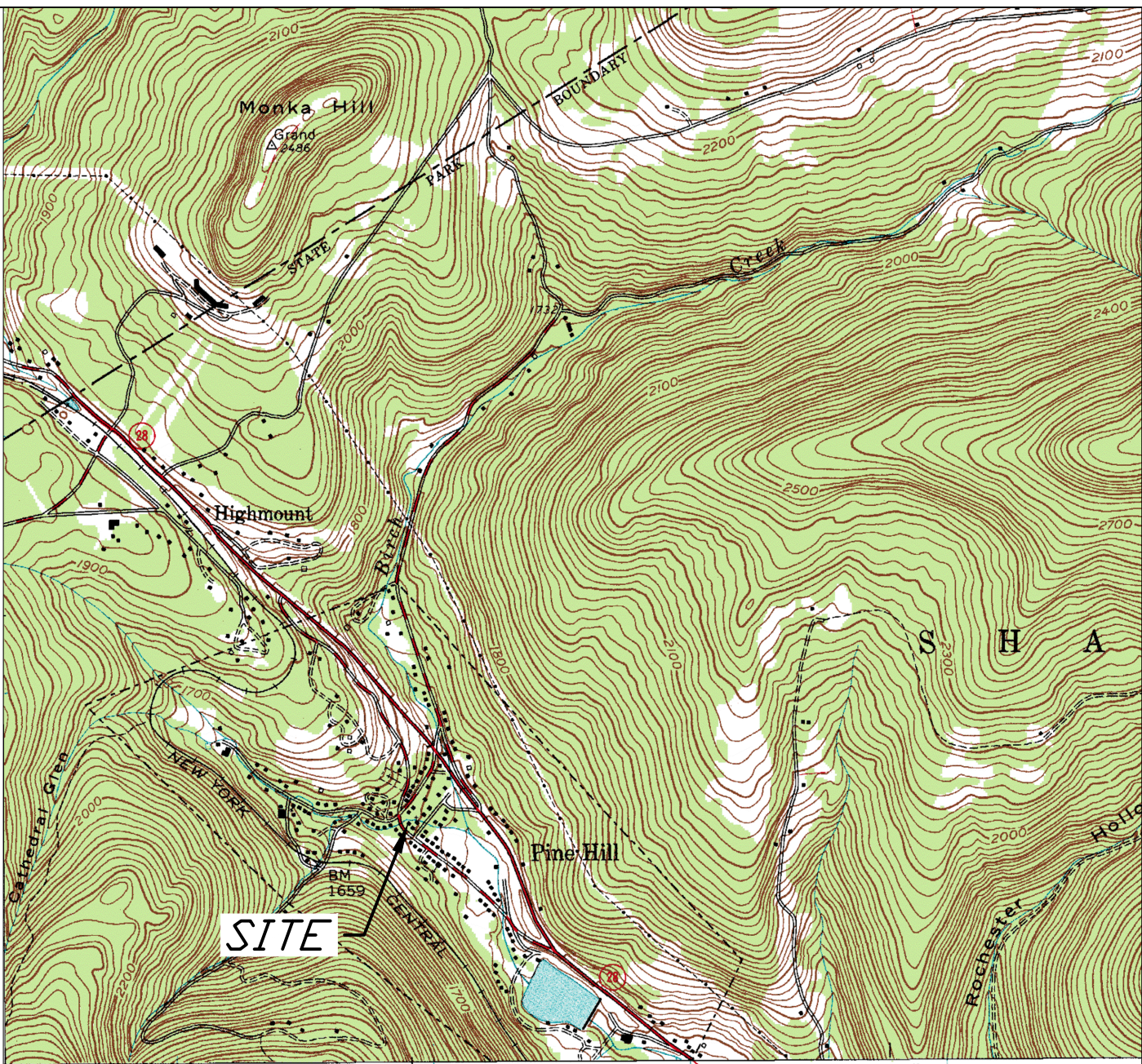
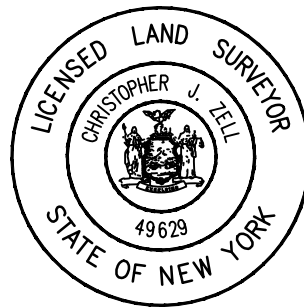




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LOCATION MAP  
SCALE: 1" = 2000'  
USGS WEST KILL, NY QUADRANGLE

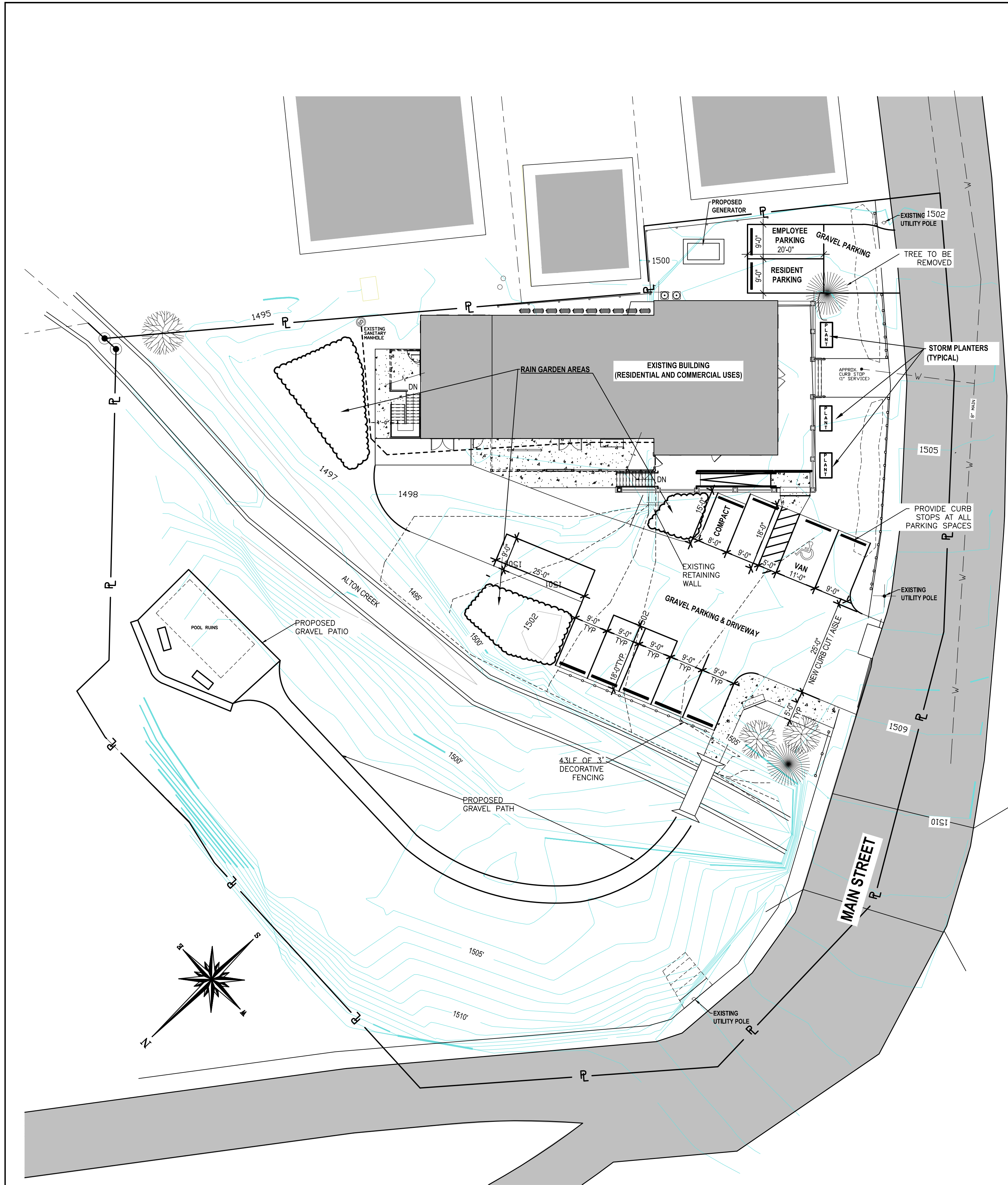


Unauthorized alteration or addition to a plan bearing a licensed engineer's seal is a violation of section 7209, subdivision 2, of the New York State Education Law.

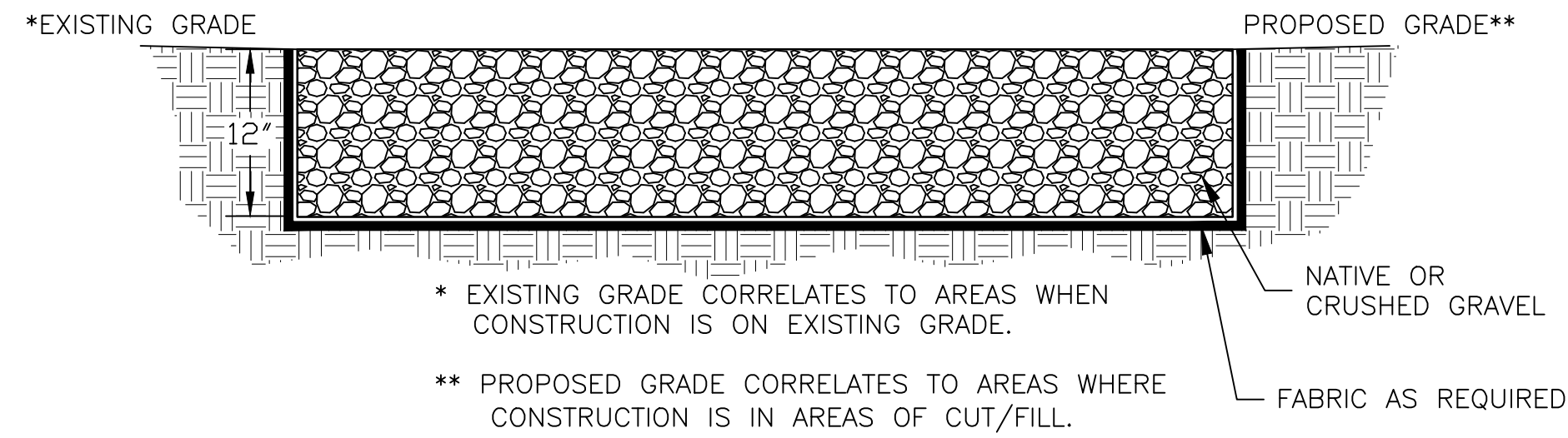
EXISTING CONDITIONS  
RENOVATIONS TO THE WELLINGTON HOTEL  
WELLINGTON BLUEBERRY, LLC  
310 MAIN STREET, PINE HILL, NY

|                   |                      |                                                                                                                                 |           |          |           |
|-------------------|----------------------|---------------------------------------------------------------------------------------------------------------------------------|-----------|----------|-----------|
| TOWN OF SHANDAKEN |                      | ULSTER COUNTY                                                                                                                   |           | NEW YORK |           |
| DATE              | REVISION RECORD      | BRINNIER & LARIOS, P.C.<br>ENGINEERS & LAND SURVEYORS<br>67 MAIDEN LANE KINGSTON, N.Y.<br>Phone: 845-338-7622 Fax: 845-338-7660 |           |          |           |
| 2/25              | GENERAL SITE UPDATES |                                                                                                                                 |           |          |           |
|                   |                      |                                                                                                                                 |           |          |           |
| SCALE             |                      | DATE                                                                                                                            | NOV. 2024 |          | SHEET NO. |
| AS SHOWN          |                      | DWG                                                                                                                             | CHK       | 1 OF 3   |           |
|                   |                      | WFP                                                                                                                             | AMD       |          |           |

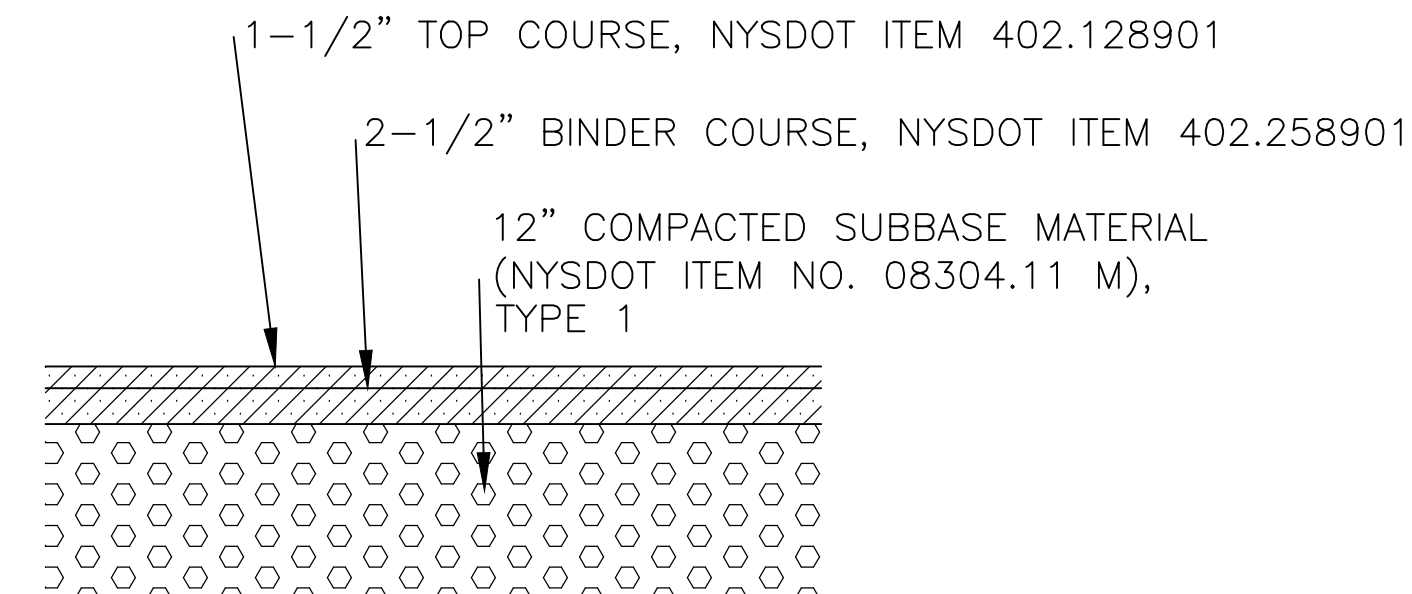




- LEGEND**
- FENCE
  - AC UNIT
  - CONDENSER UNIT
  - PRECAST CURB
  - HANDICAP PARKING SPACE
  - PROPERTY LINE

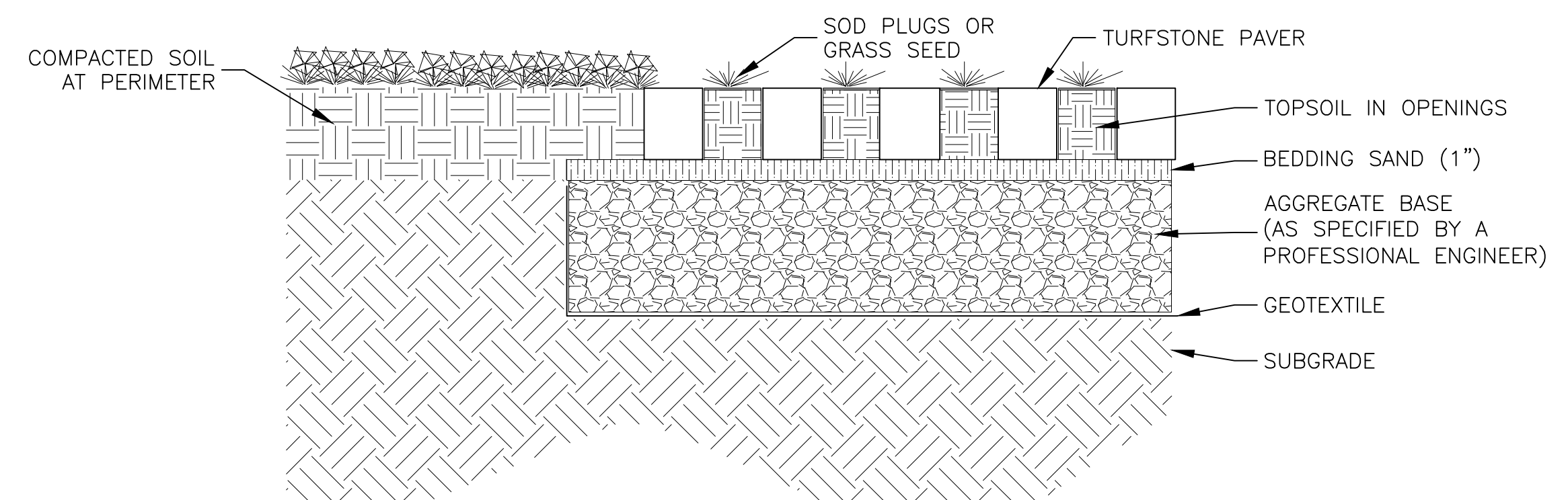


**GRAVEL DRIVEWAY & PARKING SURFACING DETAIL**  
NOT TO SCALE

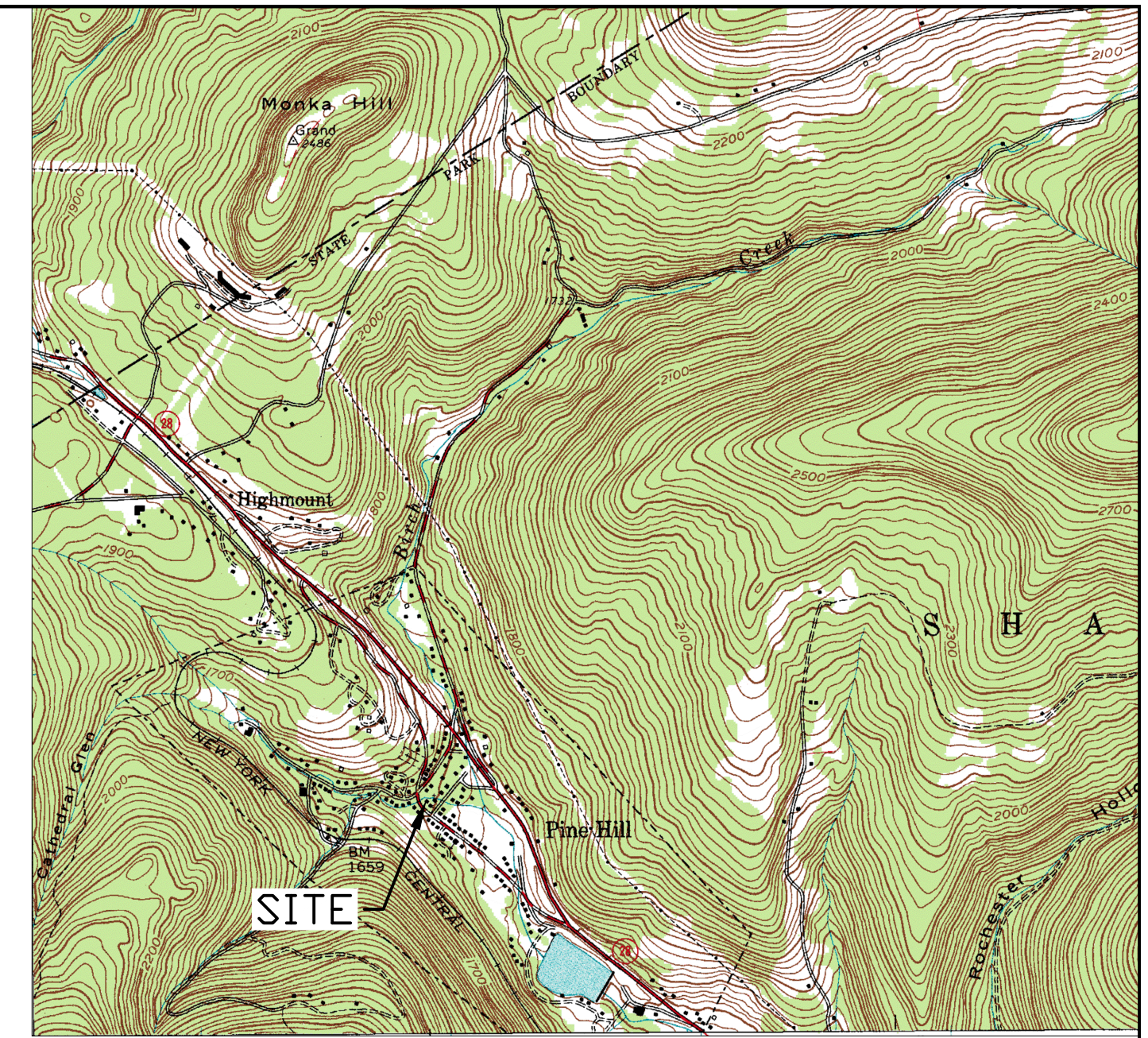


PROVIDE TACK COAT BETWEEN EACH COURSE

**PAVEMENT SECTION DETAIL – ALTERNATIVE**  
**(E.G. ACCESS APRON IF AGENCY REQUIRED)**  
NOT TO SCALE

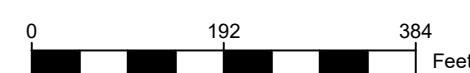


**GRASS PAVER PARKING DETAIL – ALTERNATIVE**  
**(E.G. TWO WESTERN SPACES IF AGENCY REQUIRED FOR SWPPP)**  
NOT TO SCALE



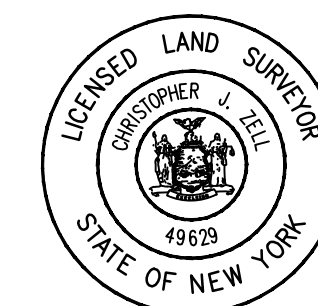
**LOCATION MAP**  
SCALE: 1" = 2000'  
USGS WEST KILL, NY QUADRANGLE

A1  
C001  
PROPOSED SITE PLAN  
1/16" = 1'-0"



- NOTES:**
- SITE IS CURRENTLY SERVED BY TOWN OF SHANDAKEN, PINE HILL WATER DISTRICT NYSDOH PWSID NO. NY5503381.
  - SITE IS CURRENTLY SERVED BY PINE HILL SEWER SERVICE AREA, WHICH IS TRIBUTARY TO THE NYCDEP PINE HILL WASTEWATER TREATMENT PLANT.
  - SEE LANDSCAPING PLAN FOR PROPOSED PLANTINGS ON SITE AND IN PROPOSED STORMWATER PRACTICES

**NOTE:**  
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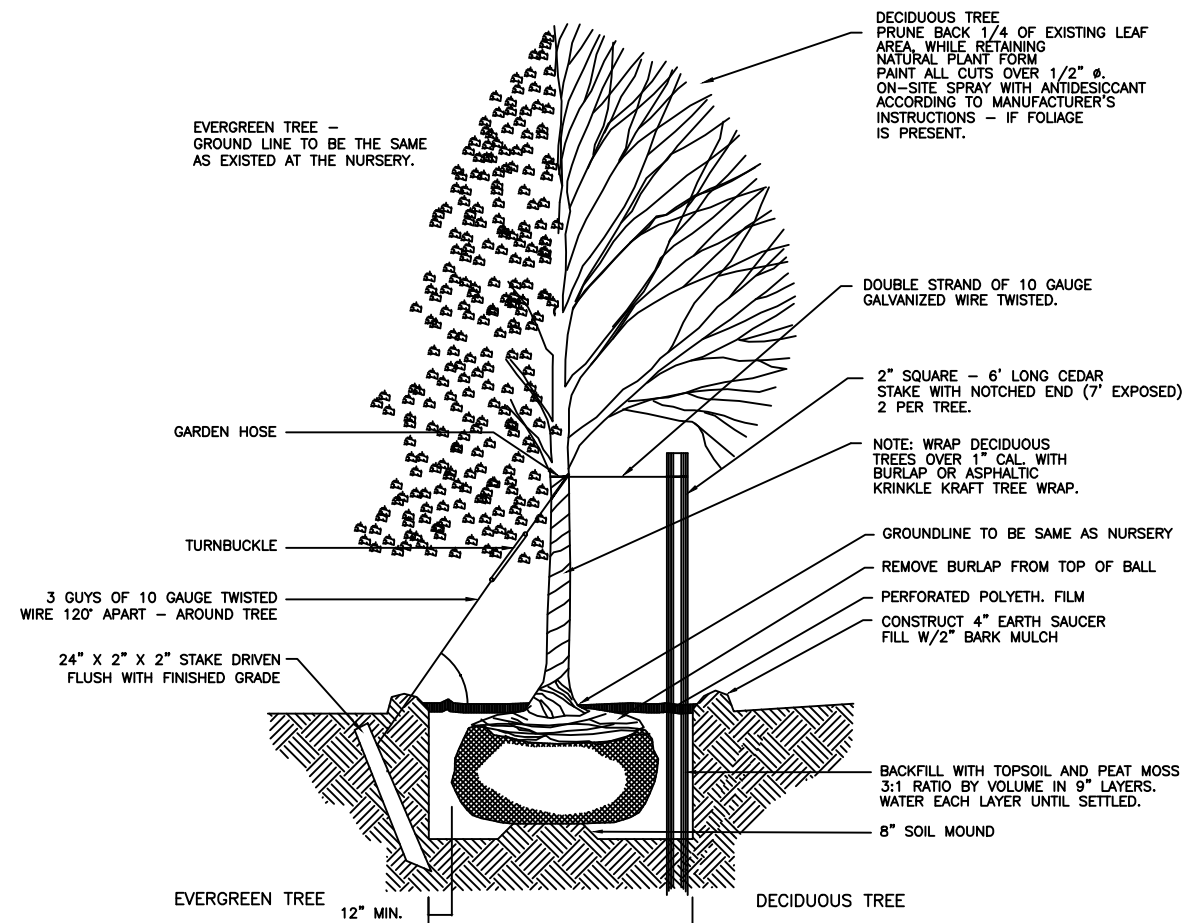
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**SITE PLAN & DETAILS – ALTERNATIVE**

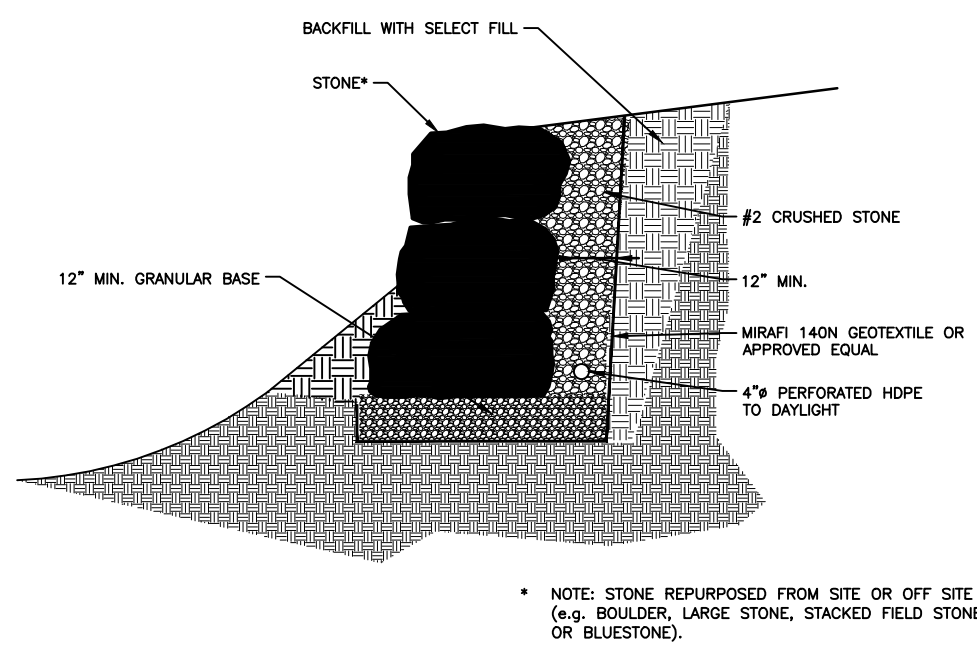
**RENOVATIONS TO THE WELLINGTON HOTEL**  
**WELLINGTON BLUEBERRY, LLC**  
**310 MAIN STREET, PINE HILL, NY**  
TOWN OF SHANDAKEN ULSTER COUNTY NEW YORK

| DATE | REVISION RECORD        | BRINNIER & LARIOS, P.C.<br>ENGINEERS & LAND SURVEYORS<br>67 MAIDEN LANE KINGSTON, N.Y.<br>Phone: 845-338-7622 Fax: 845-338-7660 |           | SHEET NO. |
|------|------------------------|---------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|
| 2/25 | PLANNING BOARD MEETING |                                                                                                                                 |           |           |
|      |                        | SCALE                                                                                                                           | DATE      |           |
|      |                        | AS SHOWN                                                                                                                        | NOV. 2024 |           |
|      |                        | DWG                                                                                                                             | CHK       |           |
|      |                        | WFP                                                                                                                             | AMD       |           |
|      |                        |                                                                                                                                 |           | 2 OF 3    |

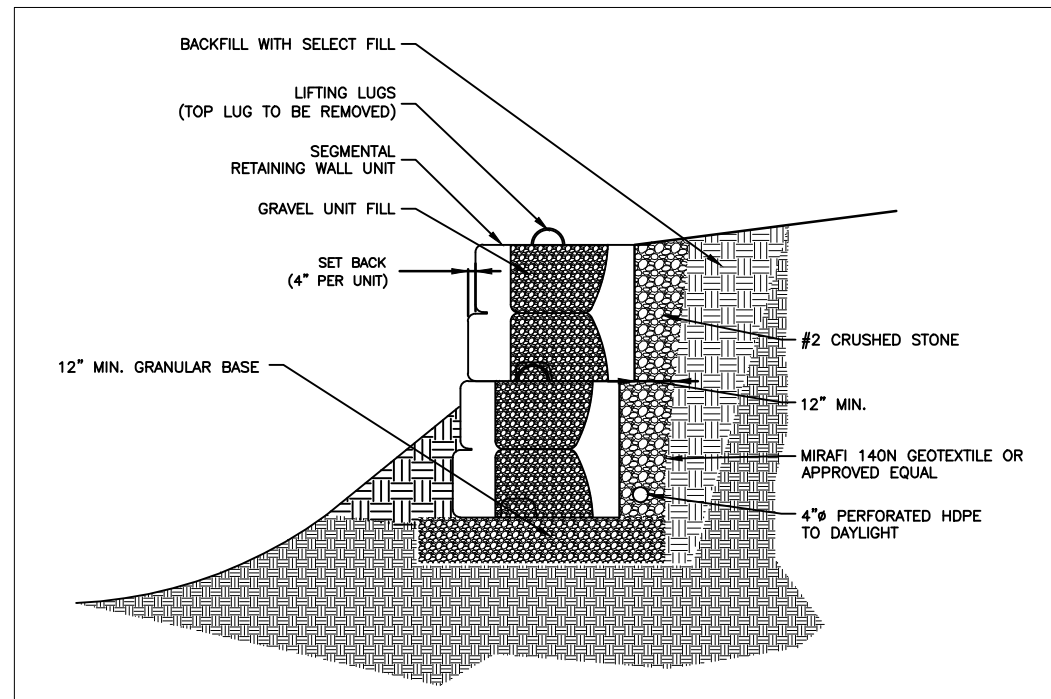




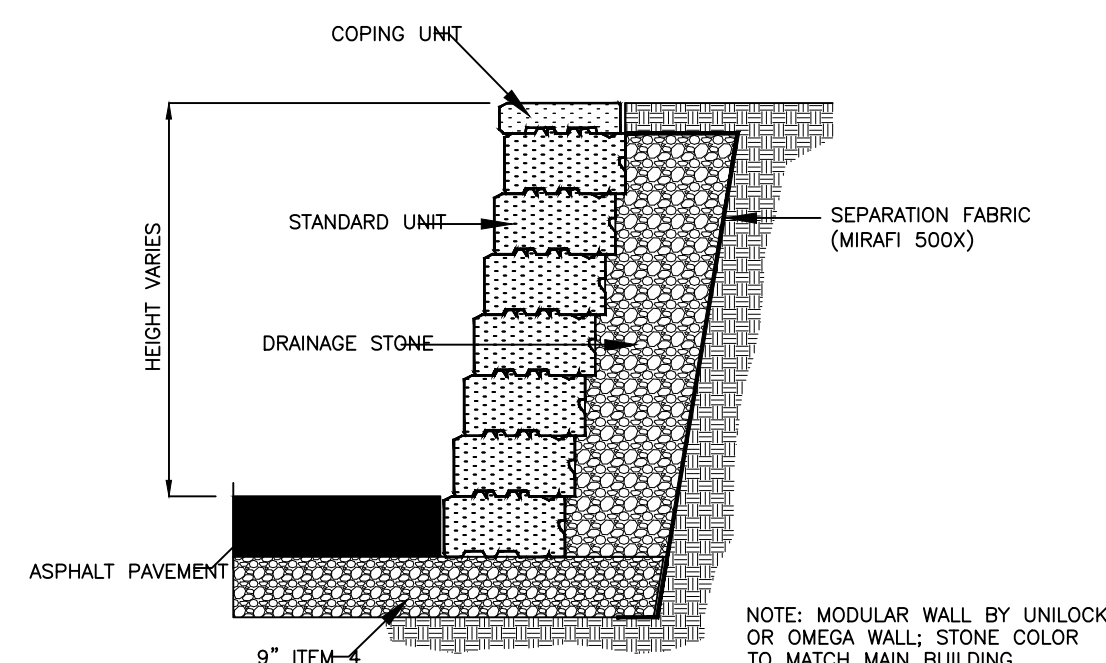
**TREE PLANTING DETAIL**  
NOT TO SCALE



**NATIVE STONE WALL DETAIL - ALTERNATIVE**  
NOT TO SCALE

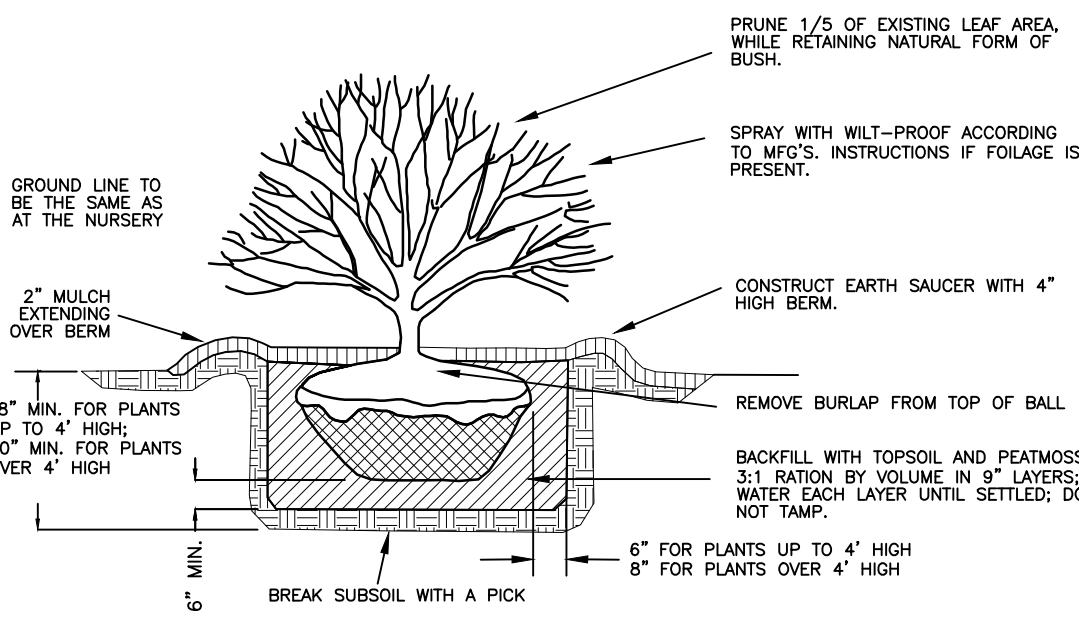


**TYPICAL SEGMENTAL BLOCK WALL DETAIL - ALTERNATIVE**  
NOT TO SCALE

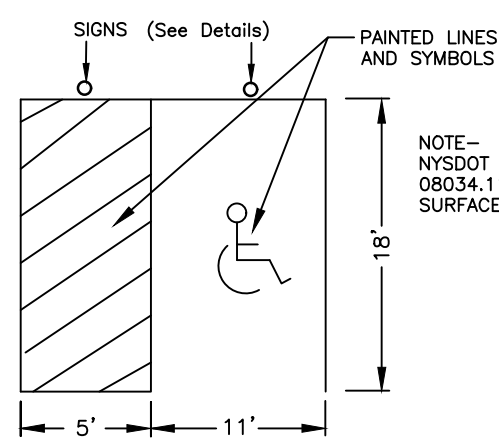


**TYPICAL LANDSCAPE BLOCK RETAINING WALL DETAIL - ALTERNATIVE**  
NOT TO SCALE

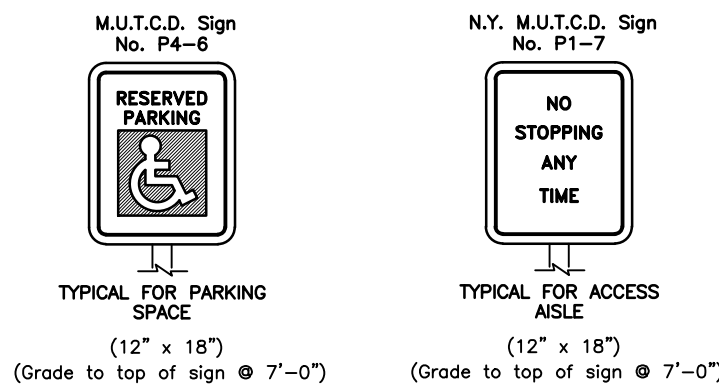
NOTE: The location of existing underground utilities are shown in an approximate way only and have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agree to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.



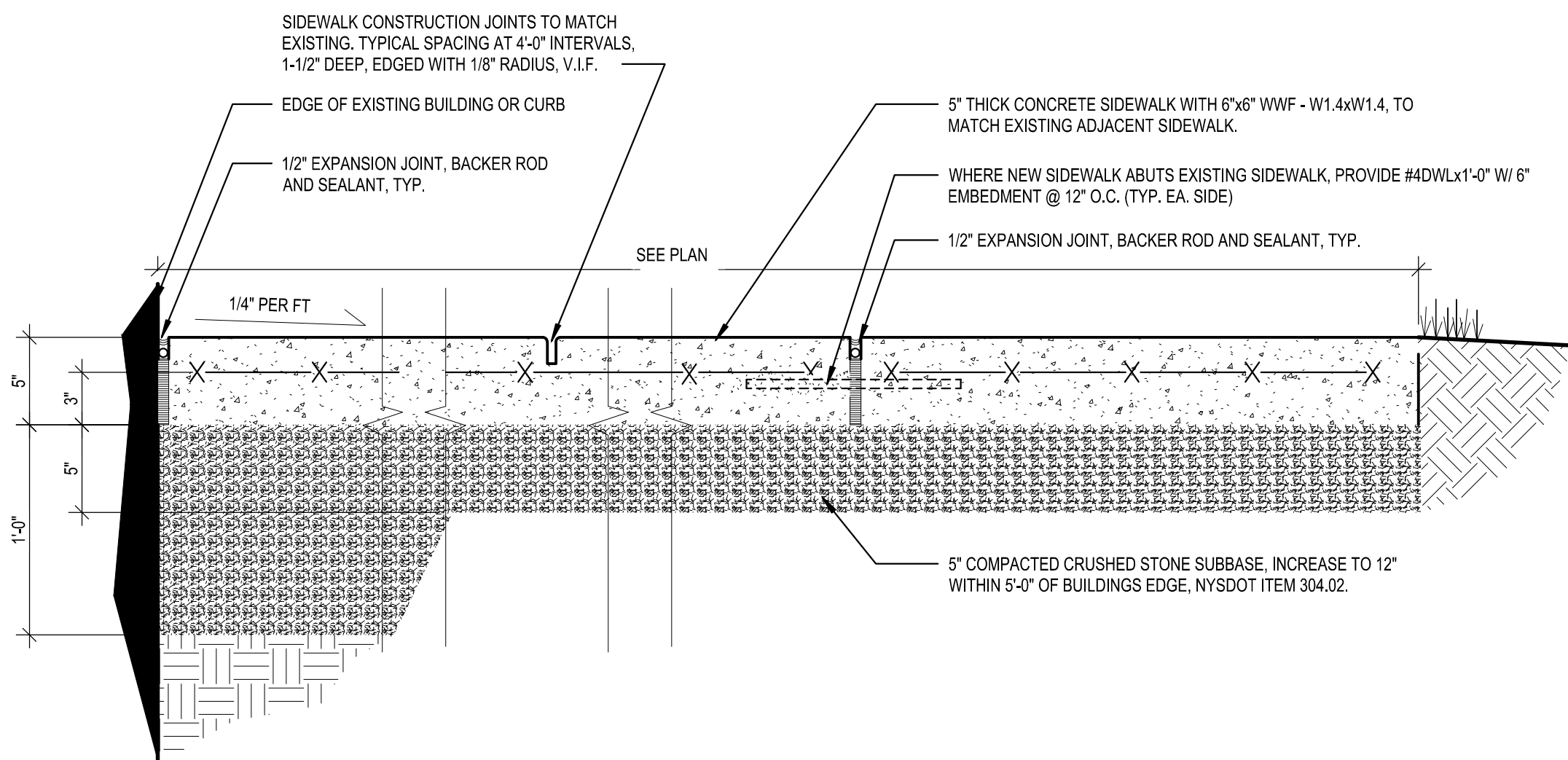
**BRUSH/SHRUB PLANTING DETAIL**  
NOT TO SCALE



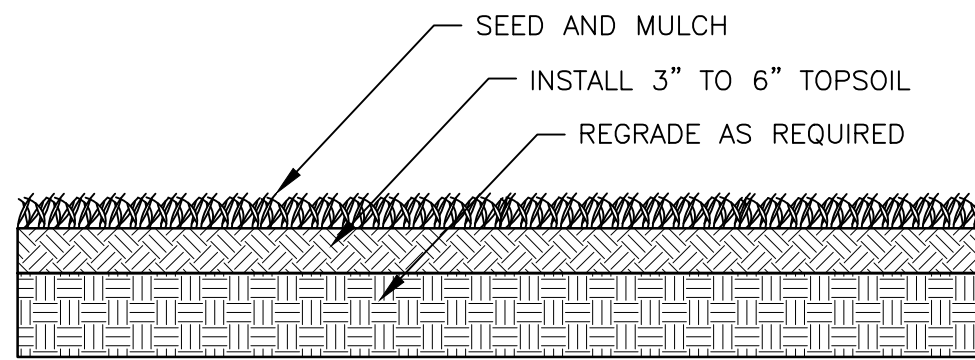
**TYPICAL ADA PARKING DETAIL**  
NOT TO SCALE



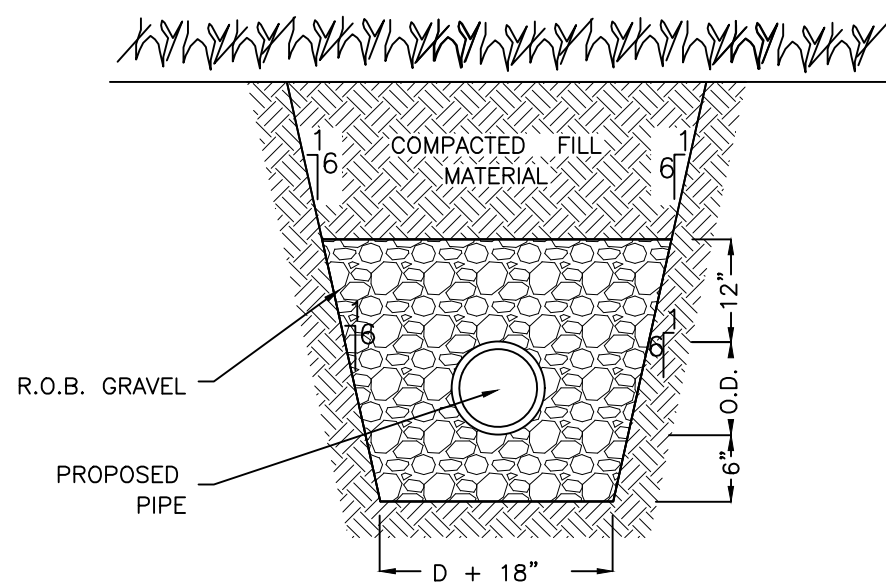
**TYPICAL ADA SIGN DETAIL**  
NOT TO SCALE



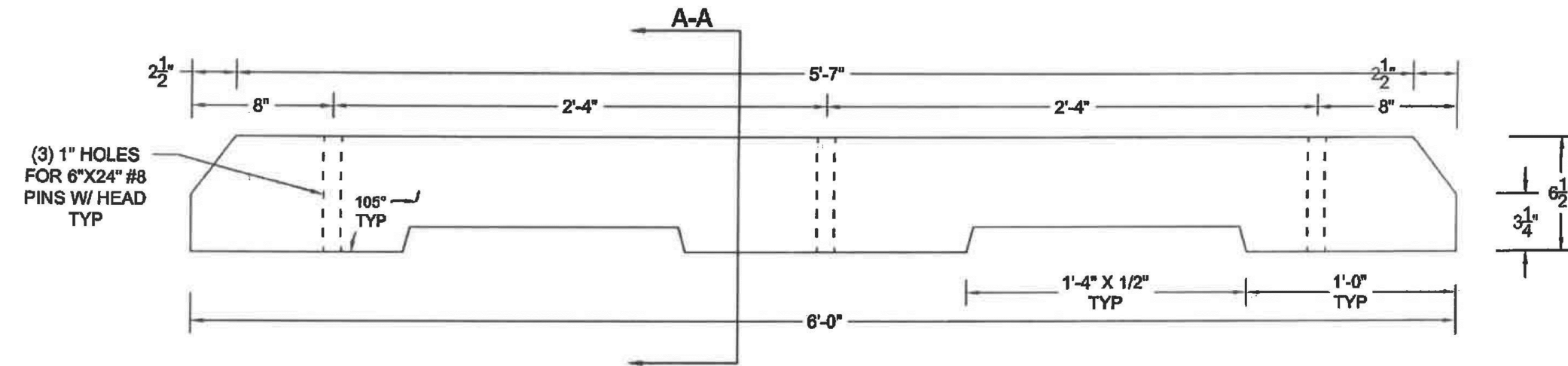
**TYPICAL SECTION THROUGH CONCRETE SIDEWALK - ALTERNATIVE**  
NOT TO SCALE



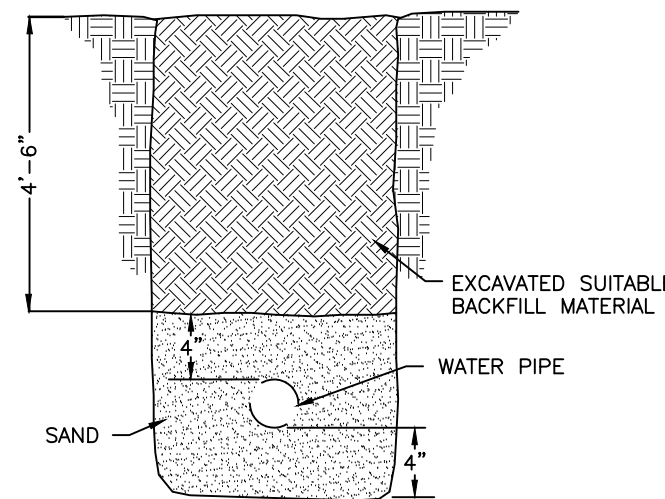
**TYPICAL TOPSOIL AND SEED DETAIL**  
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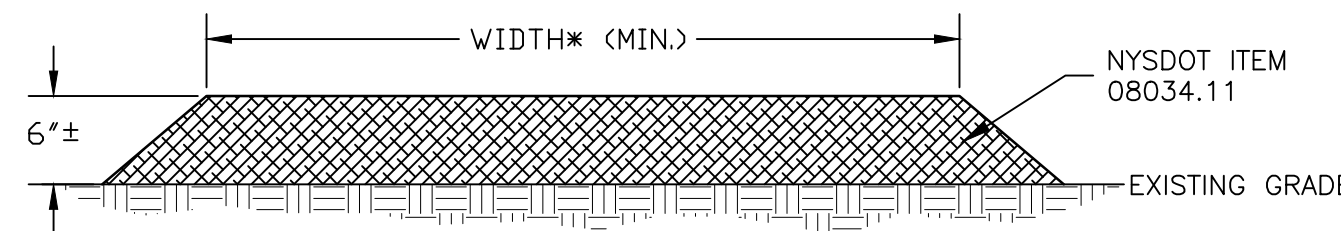
**TYPICAL SEWER TRENCH DETAIL (GRASSED AREAS)**  
NOT TO SCALE



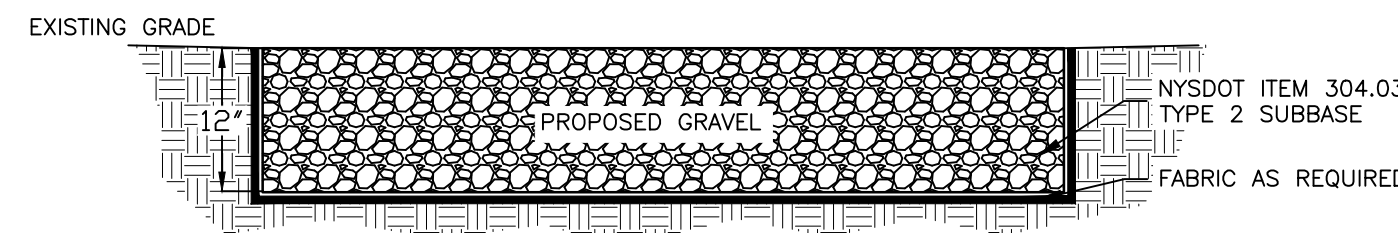
**PRECAST CONCRETE PARKING CURB**  
NOT TO SCALE



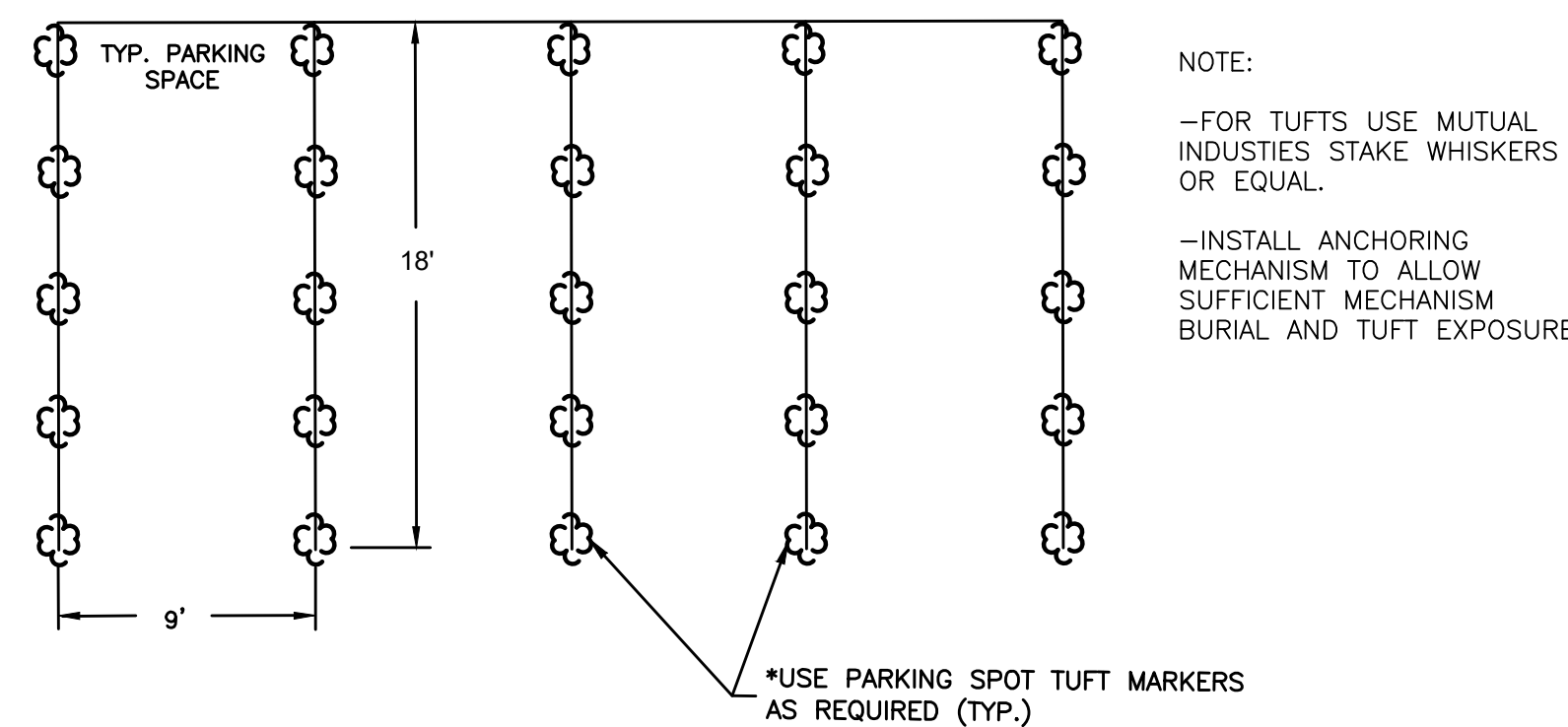
**TYPICAL WATER TRENCH DETAIL**  
NOT TO SCALE



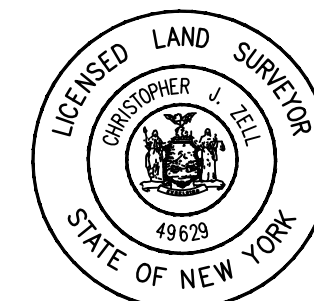
**ACCESSIBLE WALKWAY DETAIL - ALTERNATIVE**  
NOT TO SCALE



**NEW GRAVEL ROAD AND PARKING DETAIL**  
NOT TO SCALE



**PARKING SPOT DEMARCATION DETAIL**  
NOT TO SCALE



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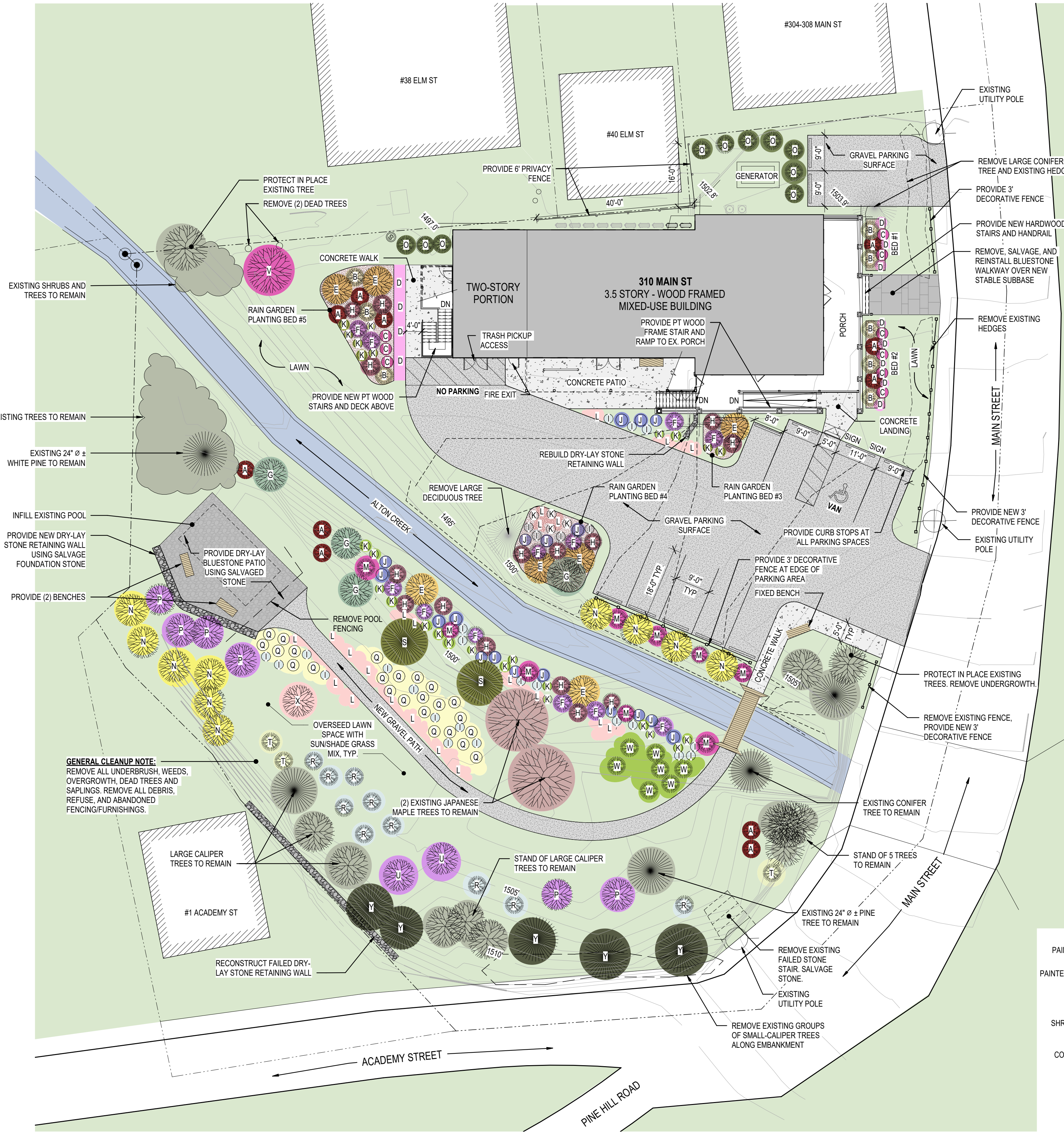
**SITE PLAN & DETAILS**

**RENOVATIONS TO THE WELLINGTON HOTEL**  
WELLINGTON BLUEBERRY, LLC  
310 MAIN STREET, PINE HILL, NY

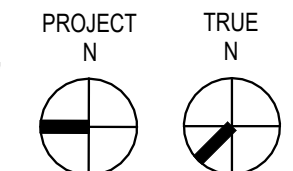
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|------------------|------------------------|-------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|--|
| CITY OF KINGSTON |                        | ULSTER COUNTY                                                                                                                 |           | NEW YORK  |  |
| DATE             | REVISION RECORD        | BRINNIER & LARIOS, P.C.<br>ENGINEERS & LAND SURVEYORS<br>67 MAIDEN LANE KINGSTON, NY<br>Phone: 845-338-7622 Fax: 845-338-7660 |           |           |  |
| 1/25             | PARKING DETAIL         |                                                                                                                               |           |           |  |
| 2/25             | PLANNING BOARD MEETING |                                                                                                                               |           |           |  |
|                  |                        |                                                                                                                               |           |           |  |
|                  |                        | SCALE                                                                                                                         | DATE      | SHEET NO. |  |
|                  |                        | AS SHOWN                                                                                                                      | NOV. 2024 | 3 OF 3    |  |
|                  |                        |                                                                                                                               | DWG WFP   | CHK AMD   |  |



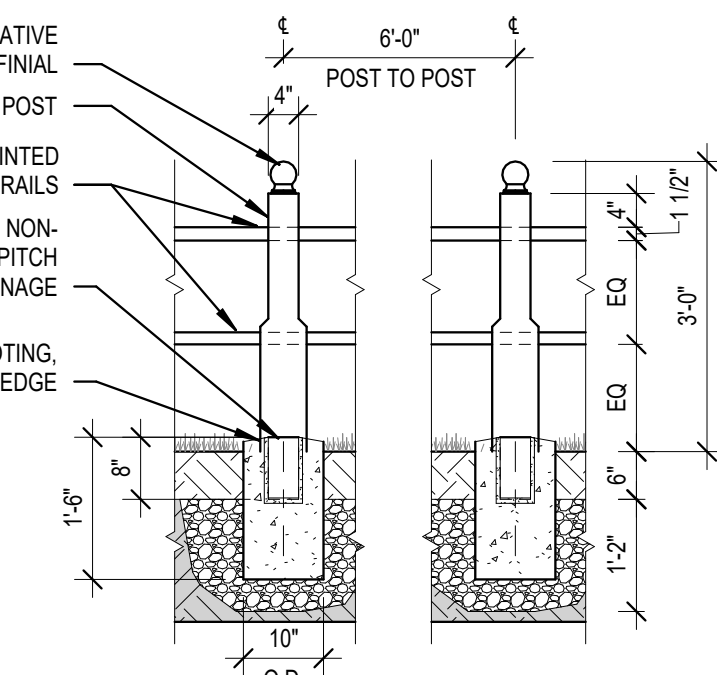
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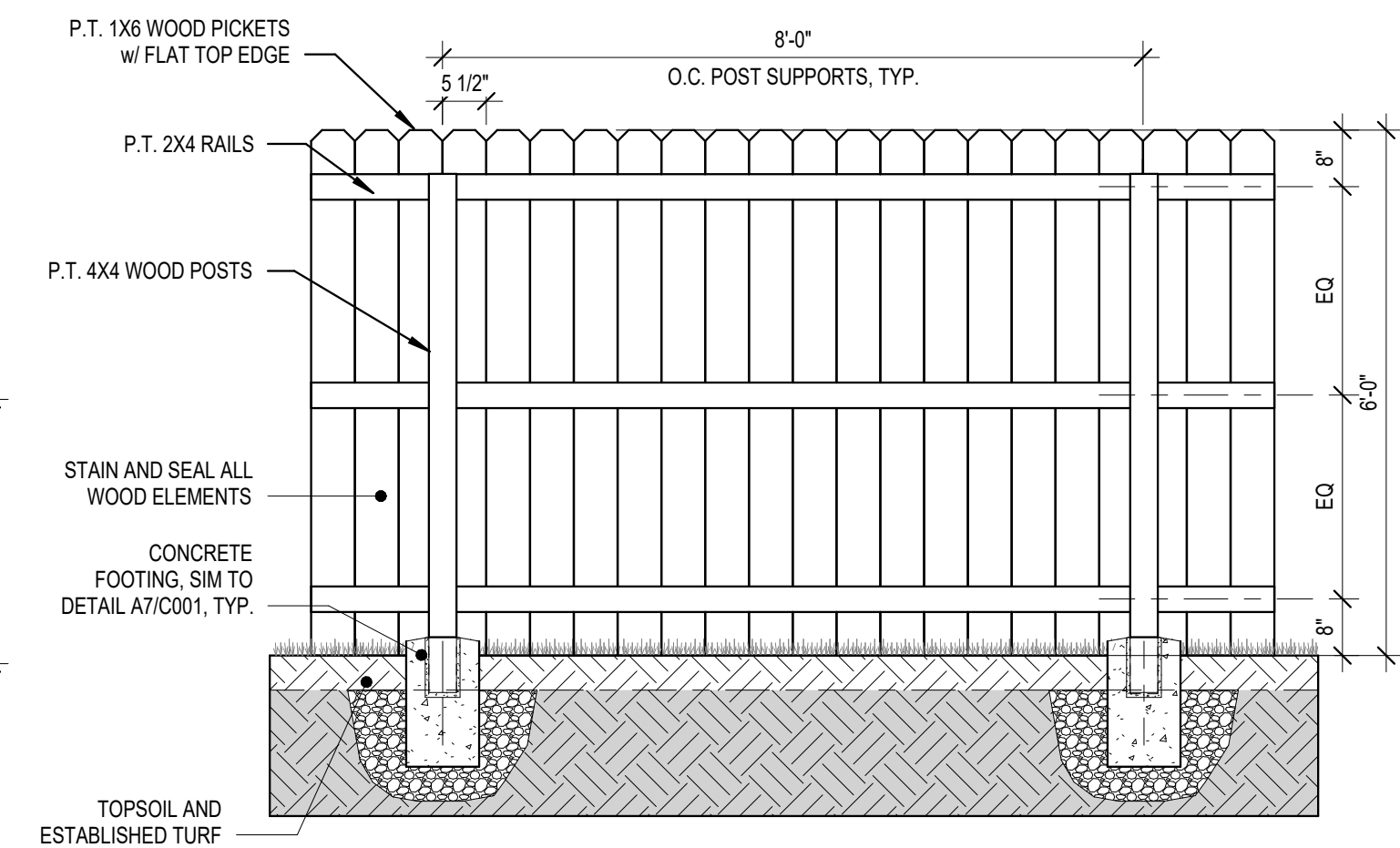
A1 SITE PLAN - LANDSCAPING  
1/16" = 1'-0"



A7 DECORATIVE FENCING DETAIL (FRONT)  
1/2" = 1'-0"



A8 PRIVACY FENCING DETAIL (AT CONDENSERS/#40 ELM)  
1/2" = 1'-0"



| PLANTING SCHEDULE - RAIN GARDENS / STORM PLANTERS |     |                            |                                |                     |                                                   |
|---------------------------------------------------|-----|----------------------------|--------------------------------|---------------------|---------------------------------------------------|
| MARK                                              | QTY | COMMON NAME                | SPECIES                        | SIZE                | NOTES                                             |
| A                                                 | 11  | RED CHOKEBERRY BUSH        | <i>Aronia prunifolia</i>       | 4'-6' TALL (PRUNED) | CENTER OF BED                                     |
| B                                                 | 8   | SUMMER SWEET BUSH          | <i>Clethra alnifolia</i>       | 6' TALL             | FLANKING CHOKEBERRY                               |
| C                                                 | 9   | PURPLE CONEFLOWER          | <i>Echinacea Purpurea</i>      | 3' TALL             | INTERPLANT BETWEEN BUSHES                         |
| D                                                 | 20  | TURTLEHEAD                 | <i>Chelone spp</i>             | 1' TALL             | GROUND COVER - INFILL                             |
| E                                                 | 7   | NORTHERN SPICE BUSH        | <i>Lindera benzoin</i>         | 8' TALL             | AS SHOWN ON PLAN (LARGER TREE SYMBOL)             |
| F                                                 | 12  | DENSE BLAZING STAR         | <i>Liatris spicata</i>         | 2'-5' TALL          | INTERPLANT WITH GRASSES (WHITE VARIETY)           |
| G                                                 | 4   | HERITAGE RIVER BIRCH       | <i>Betula nigra 'Heritage'</i> | 40' TALL            | ONE IN RAIN GARDEN 4                              |
| H                                                 | 15  | SWITCH GRASS               | <i>Panicum virgatum</i>        | 3'-6' TALL          | SURROUND SPICE BUSH (AS SHOWN ON PLAN)            |
| I                                                 | 40  | COLUMBINE                  | <i>Aquilegia canadensis</i>    | 2' TALL             | ROW IN FRONT OF IRISES (WHITE AND PURPLE VARIETY) |
| J                                                 | 100 | NORTHERN BLUE FLAG IRIS    | <i>Iris versicolor</i>         | 2'-4' TALL          | INFILL ROW ALONG BACK OF PLANTER                  |
| K                                                 | 40  | SENSITIVE FERN             | <i>Onoclea sensibilis</i>      | 1'-2' TALL          | FILLER PLANT IN CENTER                            |
| L                                                 | 200 | WILD GERANIUM - CRANESBILL | <i>Geranium maculatum</i>      | 8" TALL             | FRONT / PERIMETER GROUND COVER                    |

| PLANTING SCHEDULE - BUFFER AND GENERAL LANDSCAPE |     |                                      |                                 |                  |                                             |
|--------------------------------------------------|-----|--------------------------------------|---------------------------------|------------------|---------------------------------------------|
| MARK                                             | QTY | COMMON NAME                          | SPECIES                         | SIZE             | NOTES                                       |
| M                                                | 8   | SWAMP MILKWEED                       | <i>Asclepias incarnata</i>      | 2'-4" TALL       | CREEK BED BUFFER                            |
| N                                                | 10  | FORSYTHIA                            | <i>Forsythia xintermedia</i>    | 6'-9" TALL       | TRAFFIC BUFFER                              |
| O                                                | 10  | ENGLISH YEW                          | <i>Taxus Baccata</i>            | 6' TALL (PRUNED) | EQUIPMENT AND PRIVACY BUFFER                |
| P                                                | 6   | LILAC                                | <i>Syringa Vulgaris</i>         | 5'-8" TALL       | ALONGSIDE NEW PATH                          |
| Q                                                | 750 | DAFFODIL (NATURALIZED)               | <i>Narcissus Poeticus</i>       | 1'-2" TALL       | INFILL BEHIND BENCH AREA AND ALONG NEW PATH |
| R                                                | 10  | MOUNTAIN LAUREL (WHITE)              | <i>Kalmia Latifolia</i>         | 9'-30" TALL      | INFILL BETWEEN LARGER TREES AND PATH        |
| S                                                | 2   | BALD CYPRESS                         | <i>Taxodium Distichum</i>       | 50'-70" TALL     | CREEK BED BUFFER                            |
| T                                                | 3   | SHADBUSH                             | <i>Amelanchier Canadensis</i>   | 6'-8" TALL       | INFILL BETWEEN LARGER TREES AND PATH        |
| U                                                | 2   | RHODODENDRON "LADY ELEANOR CATHCART" | <i>Rhododendron Ferrugineum</i> | 5' TALL          | INFILL BETWEEN LARGER TREES AND PATH        |
| V                                                | 1   | EASTERN REDBUD                       | <i>Cercis Canadensis</i>        | 20'-30" TALL     | DECORATIVE FLOWERING TREE                   |
| W                                                | 7   | SWAMP ROSE                           | <i>Rosa Palustris</i>           | 6'-8" TALL       | BETWEEN PATH AND CREEK BED NEAR BRIDGE      |
| X                                                | 1   | PAGODA DOGWOOD                       | <i>Cornus Alternifolia</i>      | 10'-15" TALL     | ALONGSIDE PATH                              |
| Y                                                | 5   | WHITE PINE                           | <i>Pinus Strobus</i>            | 50'-80" TALL     | ROAD BUFFER                                 |



RENOVATIONS TO THE WELLINGTON HOTEL

WELLINGTON BLUEBERRY, LLC  
310 MAIN STREET, PINE HILL NY

LANDSCAPING PLAN

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| REVISIONS |  |
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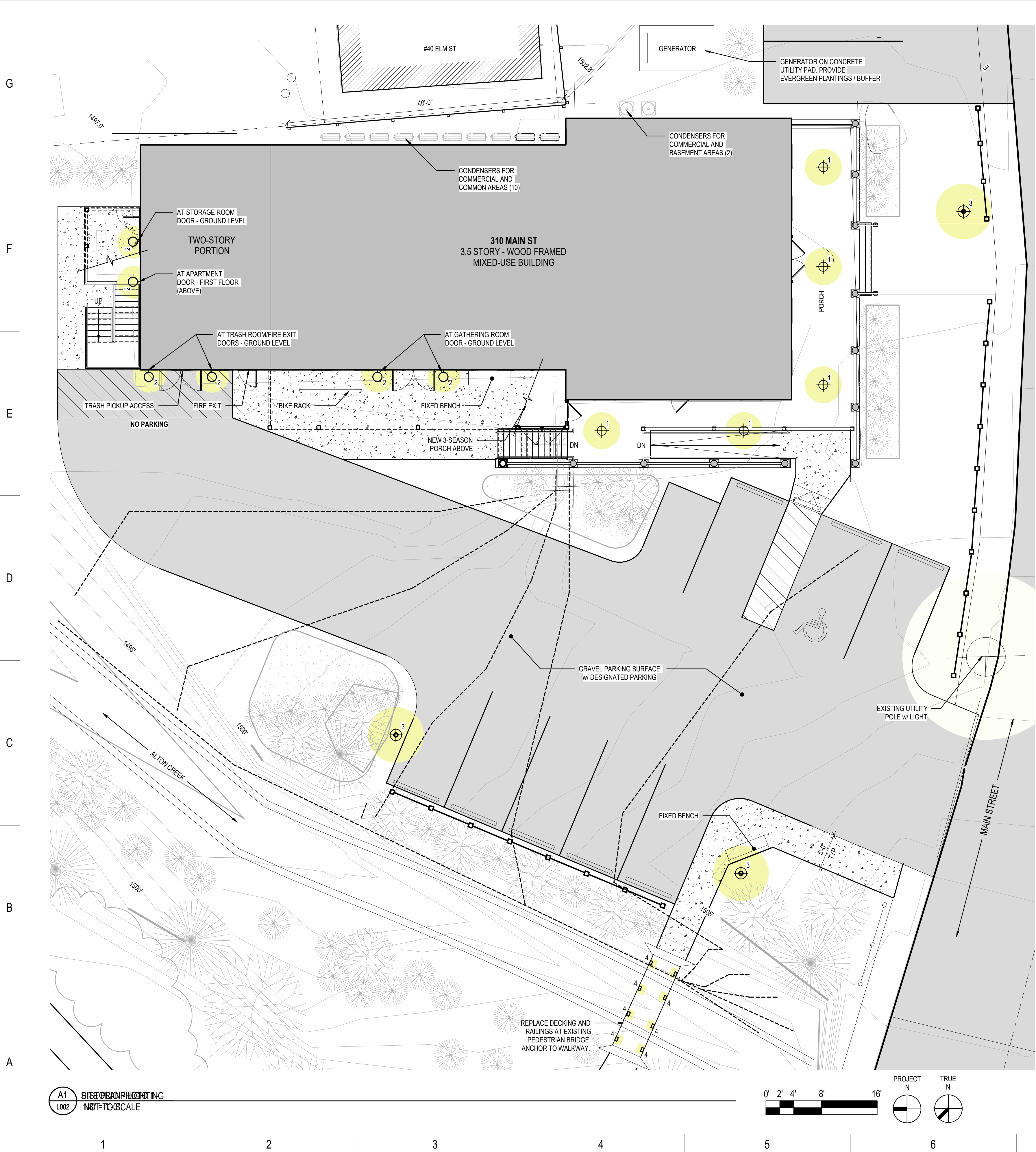
PROJECT NUMBER  
23-020  
DATE  
FEBRUARY 3, 2025  
DRAWN BY  
SL / MR

Thaler Reilly Wilson  
Architecture & Preservation, LLP  
25 Monroe Street, Suite 202  
Albany, NY 12210  
518.375.1485  
trw-arch.com

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REVIEW SUBMISSION

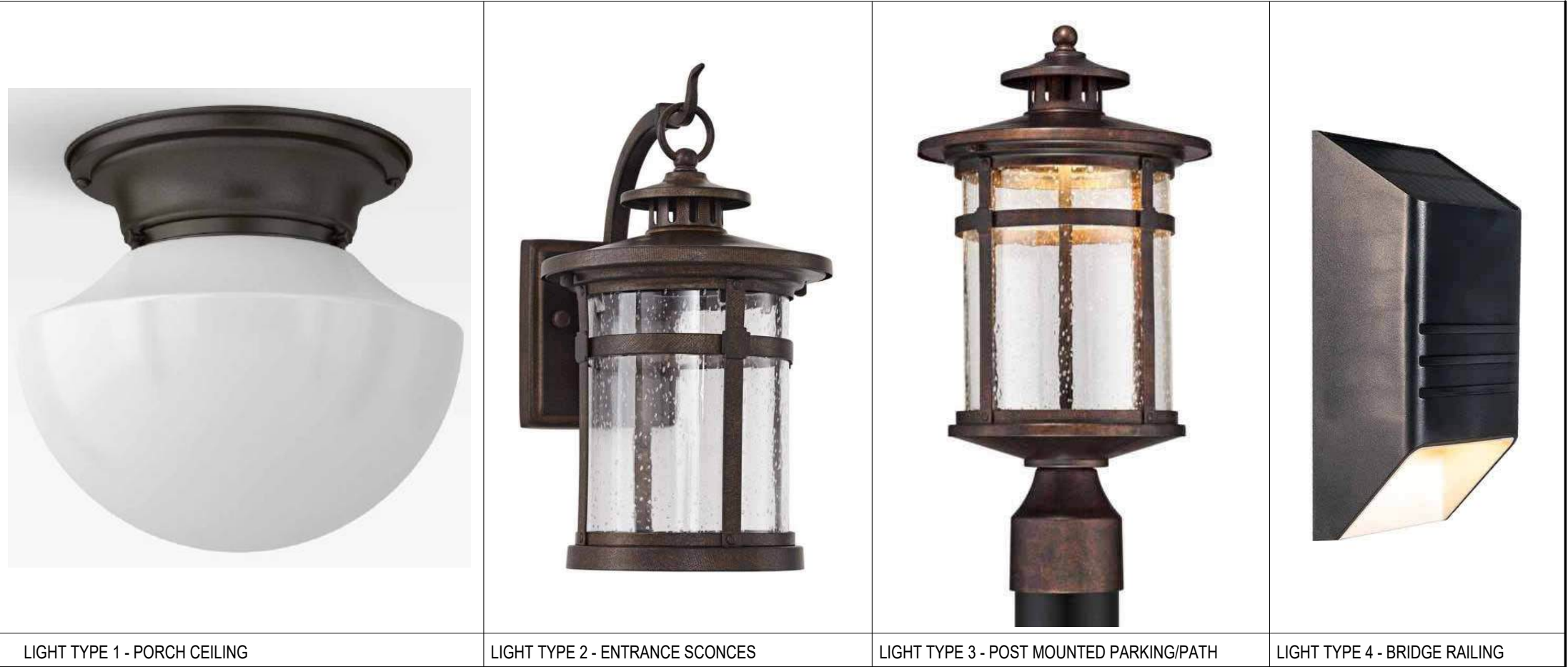
L001





| LANDSCAPE LIGHTING FIXTURE SCHEDULE |     |                                   |                     |                |                  |             |                  |                               |
|-------------------------------------|-----|-----------------------------------|---------------------|----------------|------------------|-------------|------------------|-------------------------------|
| TYPE                                | QTY | LOCATION/MOUNTING                 | MANUF.              | MODEL          | MODEL NUMBER     | SIZE        | FINISH           | NOTES                         |
| 1                                   | 5   | PORCH CEILING - SEMI FLUSH        | GOLDEN LIGHTING     | INGALLS MBS    | 0508-SF MBS-VMG  | 12" DIA     | BRASS/MILK GLASS | PROVIDE 800 LUMEN LED BULB    |
| 2                                   | 6   | SECONDARY ENTRANCES - WALL SCONCE | FRANKLIN IRON WORKS | CALLAWAY       | 5X185 - OUTDOOR  | 11 1/2" DIA | RUSTIC BRONZE    | 640 LUMEN, 8 WATT LED MODULE  |
| 3                                   | 3   | PARKING/WALKWAY - POST MOUNTED    | FRANKLIN IRON WORKS | CALLAWAY       | 5X185 - POST     | 15 1/2" DIA | RUSTIC BRONZE    | 980 LUMEN, 14 WATT LED MODULE |
| 4                                   | 8   | BRIDGE RAILING (SOLAR INTEGRATED) | VOLT                | LED DECK LIGHT | BDLVSDL6012PBKR1 | 3" x 6.2"   | BLACK            | 30 LUMEN, AUTO DUSK/DAWN      |

NOTE: ALL OUTDOOR LIGHTING SHALL BE ON PHOTOCELL AUTO ON/OFF WITH SWITCH OVERRIDE SHUTOFF.  
ALL LIGHTING TO HAVE A 3000K COLOR TEMPERATURE (WARM WHITE).  
ALL LIGHTING IS IN ACCORDANCE WITH DARK SKY REQUIREMENTS AND SHALL BE INKEEPING WITH THE HISTORIC CHARACTER OF THE PROPERTY.



C7 L002 HISTORIC PHOTO 1 - WEST ELEVATION AND LAWN (w/ ORIGINAL POST LIGHTING, EXTENDED DECK)  
NOT TO SCALE



A7 L002 HISTORIC PHOTO 2 - STREET ELEVATION AND LAWN (w/ ORIGINAL PORCH LIGHTING, FENCING)  
NOT TO SCALE

Thaler Reilly Wilson  
Architecture & Preservation, LLP  
518.375.1485  
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RENOVATIONS TO THE WELLINGTON HOTEL  
WELLINGTON BLUEBERRY, LLC  
310 MAIN STREET, PINE HILL NY  
EXTERIOR LIGHTING PLAN

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REVISIONS

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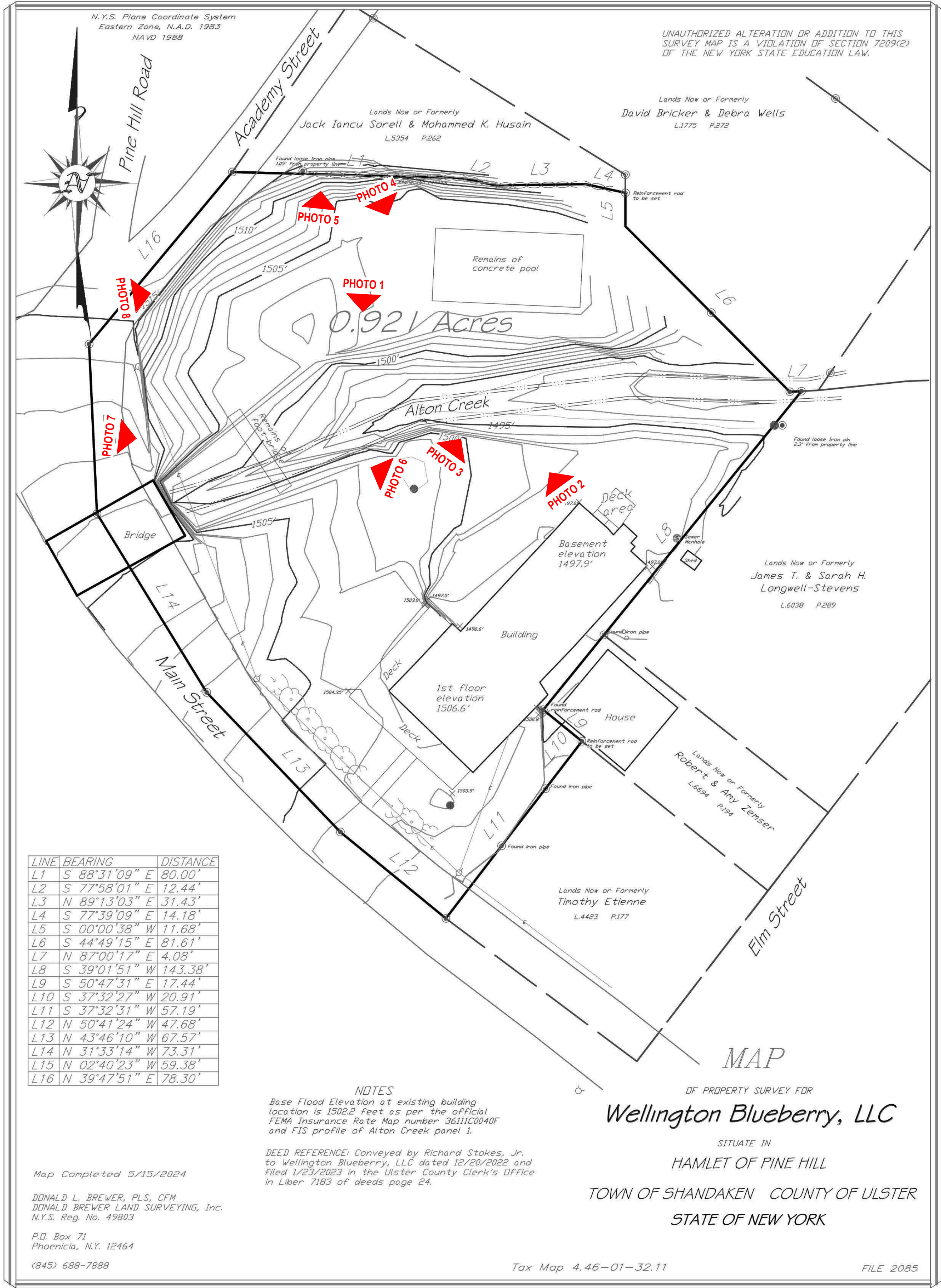
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23-020  
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F6  
L003 SITE PHOTO 1 - JAPANESE MAPLE TO REMAIN, VIEW EAST FROM CREEK  
NOT TO SCALE



F8  
L003 SITE PHOTO 2 - LAWN VIEW WEST TOWARD CREEK  
NOT TO SCALE



D6  
L003 SITE PHOTO 3 - EXISTING CREEK BANK FROM LAWN LOOKING WEST  
NOT TO SCALE



D8  
L003 SITE PHOTO 4 - POOL AND FENCING REMAINS, TO BE CLEARED  
NOT TO SCALE



C6  
L003 SITE PHOTO 5 - FAILED RETAINING WALL AND FENCING TO BE REMOVED  
NOT TO SCALE



C8  
L003 SITE PHOTO 6 - EXISTING CREEK BANK CONDITION  
NOT TO SCALE



A6  
L003 SITE PHOTO 7 - WEST LAWN AREA FROM STREET  
NOT TO SCALE



A8  
L003 SITE PHOTO 8 - LARGE CALIPAR TREES TO REMAIN, VIEW FROM STREET  
NOT TO SCALE



A

10

Diagram illustrating a 1D lattice with sites labeled 0, 1, 2, 4, 8. Sites 1 and 2 are occupied by particles (black squares).





GENERAL EXTERIOR NOTES

1. REMOVE ALL LOOSE PAINT FROM WOOD EXTERIOR ELEMENTS INCLUDING SIDING, TRIM, AND CASINGS, SILLS, COLUMNS, SOFFITS, AND FASCIAS.
2. DUTCHMAN REPAIR SMALL HOLES AND ROT IN DECORATIVE ELEMENTS AND TRIMS USING COMPATIBLE WOOD FILLING MATERIALS.
3. RESEAL AROUND ALL WINDOWS AND DOOR CASINGS.
4. REMOVE OLD/ABANDONED ELECTRICAL, PHONE LINES, MISC. HARDWARE FROM EXTERIOR WALLS. FILL HOLES.
5. REPAINT ALL WOOD ELEMENTS. COLORS AS SELECTED BY ARCHITECT.

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Architecture & Preservation, LLP

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ltrw-arch.com

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CONSTRUCTION

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SUBMISSION

RENOVATIONS TO THE WELLINGTON HOTEL  
WELLINGTON BLUEBERRY, LLC  
310 MAIN STREET, PINE HILL NY  
WEST ELEVATION

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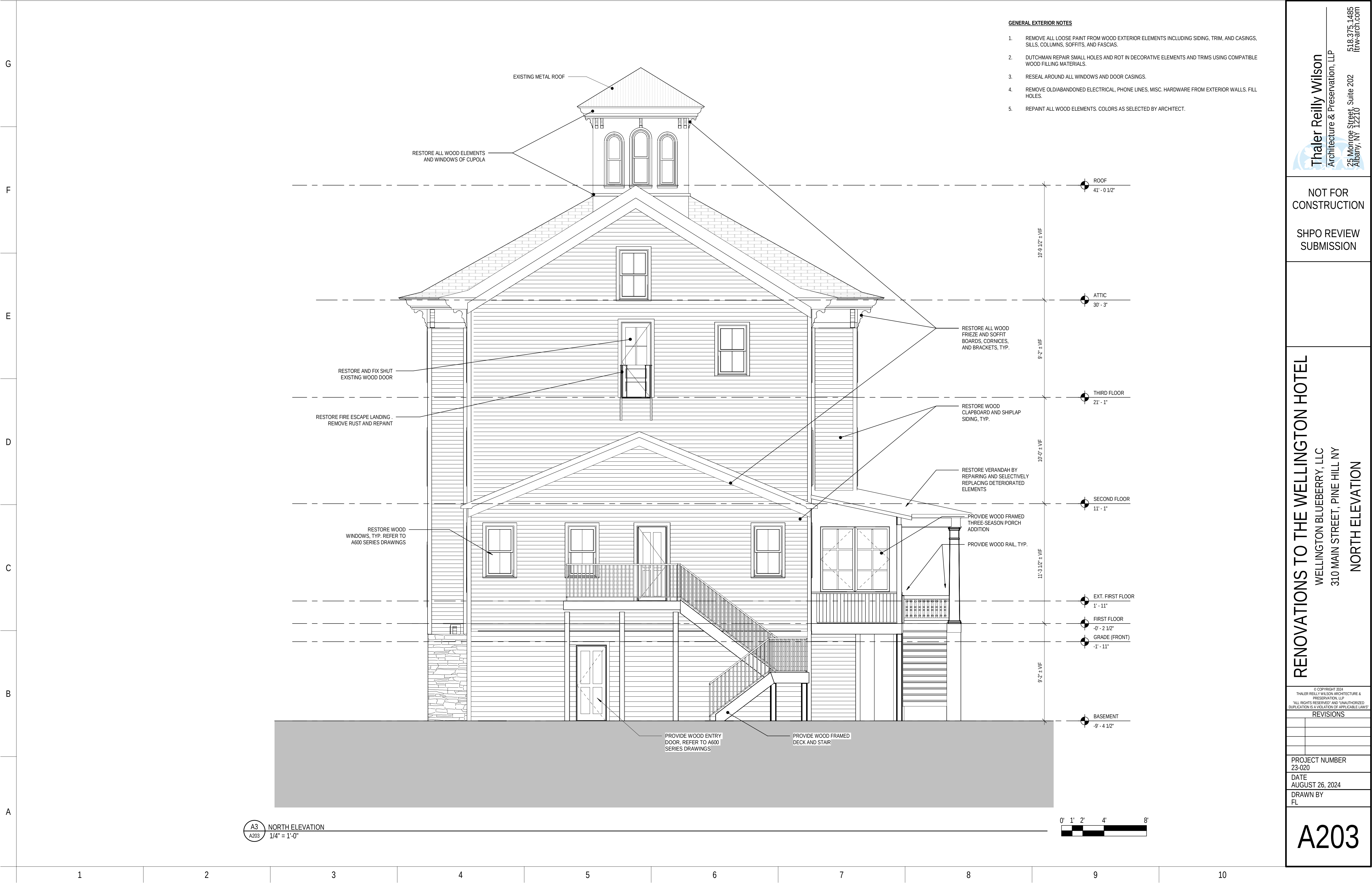
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RENOVATIONS TO THE WELLINGTON HOTEL  
WELLINGTON BLUEBERRY, LLC  
310 MAIN STREET, PINE HILL NY  
EAST ELEVATION

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