

LEGEND

- ▲ MBD OPERATION VEHICULAR ENTRANCE/EXIT
①
- ▲ TEMPORARY MBD EMPLOYEE VEHICULAR ENTRANCE/EXIT
②
- ▲ CONSTRUCTION VEHICULAR ENTRANCE/EXIT
DELIVERIES/EQUIPMENT/WORKERS DURING PHASES I
THROUGH V
③
- ▲ SECONDARY CONSTRUCTION VEHICULAR ENTRANCE/EXIT
DELIVERIES/EQUIPMENT/WORKERS DURING PHASES IV
AND V
④

NOTE: PROVIDE IDENTIFICATION SIGNAGE AT ALL ENTRANCES/EXITS

- CONSTRUCTION PHASE I
- CONSTRUCTION PHASE II
- CONSTRUCTION PHASE III
- CONSTRUCTION PHASES IV & V (TBD)
- EXISTING BUILDING
- CONTRACTOR'S STAGING, LAY-DOWN, MATERIAL STORAGE,
CONSTRUCTION WORKER PARKING. CONTRACTOR TO INSTALL
TEMPORARY CONSTRUCTION FENCE ALONG PERIMETER OF
THIS ZONE. CONTRACTOR TO COMPLY WITH ALL THE VILLAGE
REQUIREMENTS INCLUDING SOIL EROSION/CONTAINMENT
- REMOVE EXISTING TREES
- EXISTING TREES TO REMAIN
- PROVIDE TEMPORARY FENCING ALONG TEMPORARY DRIVE
LANE AND PARKING
- TEMPORARY MOVABLE JERSEY BARRIERS

PHASING (SEQUENCES) NOTES

THE CONTRACTOR IS INFORMED THAT THE FOLLOWING IS A SUMMARY OF THE WORK TO BE PERFORMED DURING EACH PHASE OF THE PROJECT. DETAILED CONSTRUCTION STAGING AND MAINTENANCE AND PROTECTION OF TRAFFIC PLANS SHALL BE PROVIDED FOR EACH PHASE OF THE PROJECT AS PART OF THE BUILDING PERMIT APPLICATION. SEPARATE DETAILED PLANS SHALL BE PREPARED FOR THE ON-SITE AND OFF-SITE ACTIVITIES. THE CONTRACTOR'S PLAN SHALL FOLLOW THE REQUIREMENTS OUTLINED IN THE CONSTRUCTION PHASING NOTES ON DRAWING CP-002

PHASE I

- SETUP/INSTALL ALL REQUIRED SITE STABILIZATION AND EROSION CONTROL MEASURES.
- INSTALL ALL CONSTRUCTION FENCING AND SIGNAGE.
- PERFORM CLEARING, GRUBBING, STRIPPING/STOCKPILE TOPSOIL EXCAVATION.
- RELOCATE ALL REQUIRED BUILDING SERVICES AND UTILITIES (INCLUDING TRANSFORMERS) IN THE LOCATION OF THE PROPOSED AS/RS AND R.R. TRACKS.
- RELOCATE SOLAR PANEL TRANSFORMER AND PAD.
- RELOCATE EXISTING FIRE PROTECTION WATER LINE LOOP AND HYDRANTS.
- REMOVE TREES AS REQUIRED FOR NEW WORK.
- DEMOLISH AND REMOVE EXISTING 10 & 20 DUNNIGAN ADMIN. STRUCTURES

PHASE IIA

- CONSTRUCT TEMPORARY PARKING
- CONSTRUCT STORM WATER SYSTEM.

PHASE IIB

- INSTALL AS/RS AND PARKING DECK FOUNDATIONS. COORDINATE FOUNDATION INSTALLATION WITH PARKING
- INSTALL/ERECT PARKING DECK.

PHASE III

- CONSTRUCT AS/RS ADDITION INCLUDING MEP/FP.
- CONSTRUCT NEW ADMINISTRATION OFFICES INCLUDING MEP/FP.

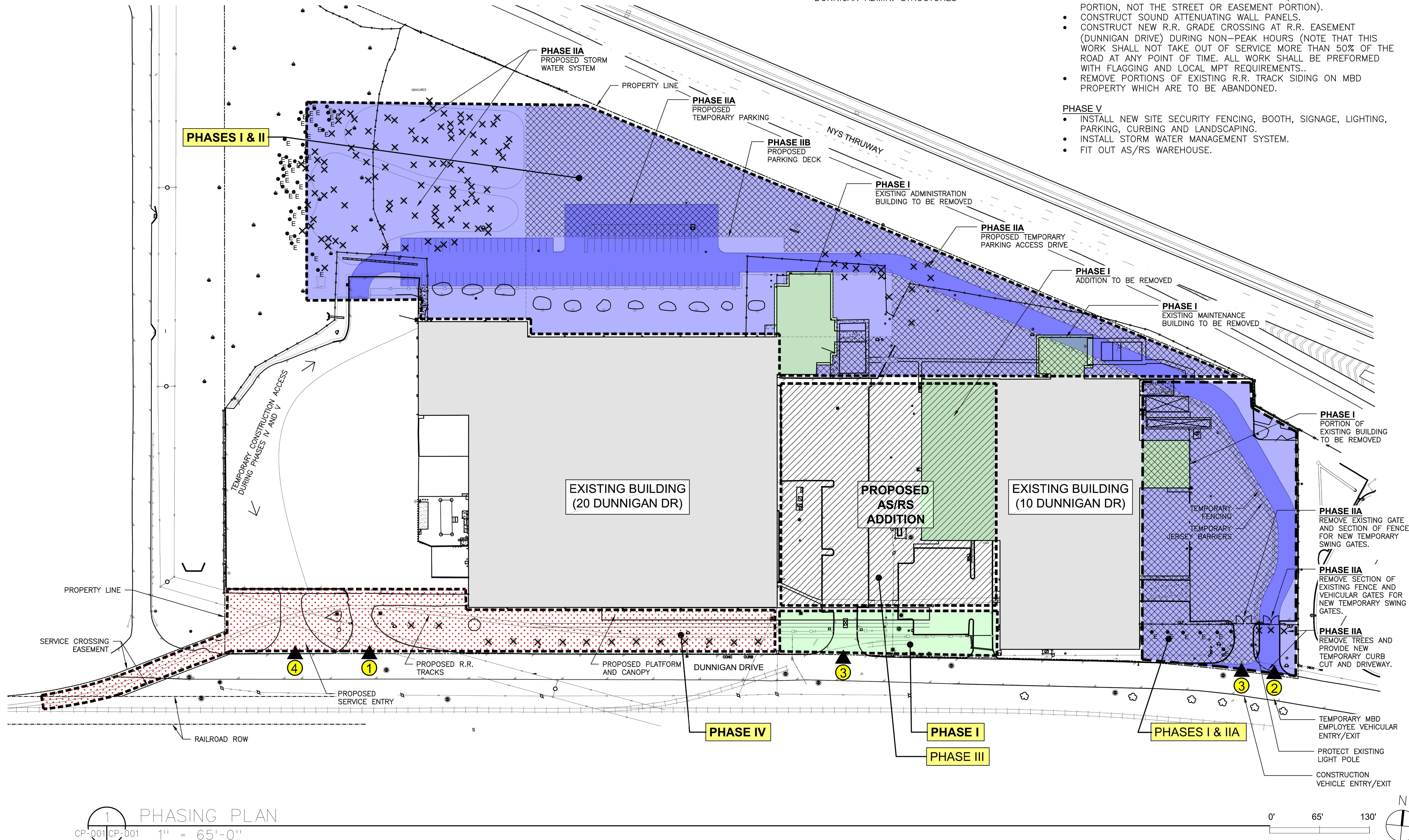
SEQUENCE AND SCOPE OF WORK FOR PHASES IV AND V ARE TBD AND WILL BE PROVIDED PRIOR TO THE START OF THE PHASE

PHASE IV

- CONSTRUCT NEW R.R. SIDING TRACK WORK (ONLY MBD PROPERTY PORTION, NOT THE STREET OR EASEMENT PORTION).
- CONSTRUCT SOUND ATTENUATING WALL PANELS.
- CONSTRUCT NEW R.R. GRADE CROSSING AT R.R. EASEMENT (DUNNIGAN DRIVE) DURING NON-PEAK HOURS (NOTE THAT THIS WORK SHALL NOT TAKE OUT OF SERVICE MORE THAN 50% OF THE ROAD AT ANY POINT OF TIME. ALL WORK SHALL BE PERFORMED WITH FLAGGING AND LOCAL MPT REQUIREMENTS..
- REMOVE PORTIONS OF EXISTING R.R. TRACK SIDING ON MBD PROPERTY WHICH ARE TO BE ABANDONED.

PHASE V

- INSTALL NEW SITE SECURITY FENCING, BOOTH, SIGNAGE, LIGHTING, PARKING, CURBING AND LANDSCAPING.
- INSTALL STORM WATER MANAGEMENT SYSTEM.
- FIT OUT AS/RS WAREHOUSE.



ARCHITECT

di Domenico + Partners LLP

Architecture
Landscape Architecture
Planning3743 Crescent Street, 3rd Floor
Long Island City, New York 11101
Tel 212-337-0400
Fax 212-337-3567

CIVIL PLANNING ENGINEER

JMC Planning Engineering Landscape
Architecture & Land Surveying, PLLC
120 Bedford Road
Armonk, New York 10504
Tel 914-273-5225
Fax 914-273-2102

MEP ENGINEER

BURNS ENGINEERING, PC.
1261 Broadway, Suite 708
New York, New York 10001
Tel 212-962-3503

STRUCTURAL ENGINEER

GEI50
1365 Broadway, 20th FL
New York, New York 10018
Tel 212-687-8282MANHATTAN BEER DISTRIBUTORS
20 DUNNIGAN DRIVE
SUFFERN, NEW YORK

REV	DESCRIPTION	DATE
-	ISSUED FOR DOB SUBMISSION	9.10.21
-	ISSUED FOR BID	10.15.21
-	ISSUED FOR CONSTRUCTION	11.30.21
-	REVISED BID SET	01.20.22
-	REVISED FOR CONSTRUCTION	04.05.22
-	PER METAL PANEL REDESIGN	07.26.22
-	REVISED FOR CONSTRUCTION	08.15.22

DRAWN BY: S. WOO

CHECKED BY: D. TOBAR, R.A.

APPROVED BY: A. BERGER, R.A.

DATE: 07.30.2021

SCALE: AS NOTED

DRAWING TITLE:

CONSTRUCTION
PHASING PLAN

DWG NUMBER:

CP-001