

CONSTRUCTION PHASING NOTES

1. THE CONSTRUCTION PHASING PLANS ARE PROVIDED TO SHOW THE GENERAL/INTENDED PHASING FOR THE MANHATTAN BEER DISTRIBUTORS (MBD) EXPANSION PROJECT. DETAILED CONSTRUCTION STAGING PLANS AND MAINTENANCE AND PROTECTION OF TRAFFIC PLANS FOR EACH IDENTIFIED PHASE OF THE PROJECT SHALL BE PREPARED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK. THESE PLANS SHALL BE PREPARED IN CLOSE COORDINATION WITH MBD AND THE SELECTED CONTRACTOR. UPON COMPLETION, THEY SHALL BE SUBMITTED TO THE VILLAGE AS PART OF THE BUILDING PERMIT APPLICATION FOR REVIEW AND APPROVAL OF THE VILLAGE ENGINEER. THE PLANS SHALL INCORPORATE THE REQUIREMENTS OUTLINED BELOW AND ANY FURTHER SPECIAL REQUIREMENTS OUTLINED IN A RESOLUTION OF APPROVAL.
2. THE CONTRACTOR IS INFORMED THAT MANHATTAN BEER DISTRIBUTORS (MBD) WILL REMAIN IN OPERATION THROUGHOUT THE COURSE OF CONSTRUCTION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PERFORM THE ON SITE CONSTRUCTION, WHILE PROVIDING SAFE, WELL-LIGHTED, VEHICULAR AND PEDESTRIAN CIRCULATION THROUGH THE SITE, AS WELL AS PARKING FACILITIES FOR MBD STAFF AND VISITORS.
3. THE CONTRACTOR IS INFORMED THAT DUNNIGAN DRIVE PROVIDES VEHICULAR AND PEDESTRIAN ACCESS TO THE PROJECT SITE, AS WELL AS ADJACENT PARCELS AND IS TO REMAIN IN OPERATION THROUGHOUT THE COURSE OF CONSTRUCTION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PERFORM THE CONSTRUCTION WITHIN DUNNIGAN WHILE MAINTAINING SAFE, WELL-LIGHTED, VEHICULAR AND PEDESTRIAN CIRCULATION ALONG DUNNIGAN DRIVE.
4. THE CONSTRUCTION STAGING PLANS SHALL, AT A MINIMUM, SHOW AREAS FOR CONSTRUCTION TRAILERS, STORAGE OF CONSTRUCTION MATERIALS, PARKING FOR CONTRACTORS, PARKING FOR MBD, AND VEHICULAR AND PEDESTRIAN CIRCULATION. ALL TRAILERS, DELIVERY/STORAGE OF MATERIALS, PARKING, ETC., SHALL BE PROVIDED/PERFORMED WITHIN THE PROJECT SITE, NOT ALONG DUNNIGAN DRIVE. SHOULD THE CONTRACTOR REQUIRE ADDITIONAL SPACE FOR PARKING, THEY MAY ELECT TO FIND AN OFF SITE LOCATION AND SHUTTLE THE CONSTRUCTION STAFF TO/FROM THE SITE. ON-SITE PARKING SHALL BE PROVIDED FOR ALL MBD STAFF AND VISITORS THROUGHOUT CONSTRUCTION, UNLESS OTHERWISE APPROVED BY MBD. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH OFF-SITE PARKING AND SHUTTLE SERVICES THE VILLAGE SHALL BE INFORMED OF THE LOCATION OF THE OFF SITE PARKING.
5. ALL WORK SALLY BE PERFORMED AT TIMES PERMITTED BY VILLAGE CODE SECTION 118-4(C), EXCEPT THAT THE CONTRACTOR MAY ELECT TO PERFORM THE OFF SITE IMPROVEMENTS DURING OFF HOURS TO MINIMIZE IMPACTS TO THE VEHICULAR AND PEDESTRIAN OPERATIONS ALONG DUNNIGAN DRIVE. ANY WORK TO BE PERFORMED OUTSIDE THE HOURS PERMITTED BY VILLAGE CODE SECTION 118-4(C) SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE VILLAGE BUILDING INSPECTOR.
6. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND APPROVALS.
7. TEMPORARY CLOSURES OF DUNNIGAN DRIVE SHALL BE LIMITED TO ONE LANE (DIRECTION) AT A TIME. ALL CLOSURES SHALL BE CONTROLLED BY TRAINED FLAG PERSONS. LANE CLOSURES SHALL NOT TAKE PLACE DURING THE PEAK HOURS OF 7 AM TO 9 AM AND/OR 4 PM TO 6 PM. PER NOTE 5 ABOVE, THE CONTRACTOR MAY REQUEST APPROVAL OF THE VILLAGE BUILDING DEPARTMENT TO PERFORM WORK WITHIN DUNNIGAN DRIVE OUTSIDE THE HOURS PERMITTED BY VILLAGE CODE SECTION 118-4(C). AT ANY POINT DURING CONSTRUCTION, THE VILLAGE MAY REQUIRE THE USE OF POLICE OFFICERS TO PROVIDE TRAFFIC CONTROL. THE COST OF THE POLICE OFFICERS, IF REQUIRED, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND AT NO EXPENSE TO THE VILLAGE.
8. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING PRIOR TO THE START OF CONSTRUCTION, WHICH SHALL HAVE ALL INVOLVED PARTIES PRESENT. INVOLVED PARTIES SHALL INCLUDE BUT NOT BE LIMITED TO MBD, THE CONTRACTOR, THE DESIGN TEAM, VILLAGE OF MONTEBELLO, TOWN OF RAMAPO, COUNTY OF ROCKLAND, TRAIN TRACK OWNER/OPERATOR.
9. SITE ACCESS BY CONSTRUCTION VEHICLES AND CONTRACTOR STAFF SHALL BE LIMITED TO ENTRANCE #2, AS IDENTIFIED ON THE CONSTRUCTION PHASING PLAN. ENTRANCES #1 AND #3 SHALL BE DEDICATED TO THE ONGOING OPERATIONS OF MBD. STAGING PLANS SHALL INCLUDE TEMPORARY SIGNAGE TO DIRECT MBD STAFF/VISITORS AND CONTRACTORS TO APPROPRIATE SITE ENTRANCES.
10. ALL FIRE AND LIFE SAFETY SYSTEMS SHALL REMAIN IN PLACE AND OPERATIONAL DURING THE COURSE OF CONSTRUCTION. ANY TEMPORARY SHUT DOWNS SHALL REQUIRE THE APPROVAL OF THE VILLAGE OF MONTEBELLO AND SHALL BE SUBJECT TO ANY REQUIREMENTS SET FORTH BY THE BUILDING INSPECTOR AND/OR FIRE INSPECTOR.

MANHATTAN BEER DISTRIBUTORS CONSTRUCTION OPERATION NOTES

1. MBD SHALL PREPARE A BUSINESS OPERATIONS PLAN, WHICH SHALL SHOW HOW THE PORTIONS OF THE BUILDINGS AND SITE AVAILABLE TO THEM DURING CONSTRUCTION WILL BE MAINTAINED AND OPERATED.
2. MANHATTAN BEER DISTRIBUTORS PLANS TO MINIMIZE VEHICULAR TRIPS ON DUNNIGAN DRIVE DURING CONSTRUCTION PERIOD BY IMPLEMENTING THE FOLLOWING:

• ALL ADMINISTRATION AND OFFICE STAFF (APPROX. 26 PEOPLE) WILL WORK REMOTELY OR FROM OTHER MBD FACILITIES IN NYC DURING THE CONSTRUCTION PERIOD THEREBY MINIMIZING VEHICLES COMING TO 10 AND 20 DUNNIGAN DRIVE.

• MBD WILL SHIFT APPROXIMATELY 25% OF WAREHOUSE DISTRIBUTION ACTIVITY TO OTHER WAREHOUSE FACILITIES WITHIN THE 5 BOROUGHES OF NEW YORK CITY. THIS WILL REDUCE TRUCK ACTIVITY DURING THIS PERIOD BY 25%. THE TRANSFERRING OF 25% ROUTES WILL RESULT IN 15 DELIVERY ROUTES BEING TRANSFERRED. THE RESULT WILL EQUAL (APPROX.):

• 15 LESS DRIVERS WITH THEIR CARS


• 15 LESS TRUCKS LEAVING IN THE MORNING

• 15 LESS TRUCKS RETURNING IN THE AFTERNOON

• 5 LESS LOADERS AND THEIR CARS IN THE EVENING SHIFT

• 2 LESS SUPERVISORS AND THEIR CARS

• 1 LESS MANAGER AND HIS CAR
- ARCHITECT




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- MANHATTAN 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 NOTES
- DWG NUMBER :
- CP-002