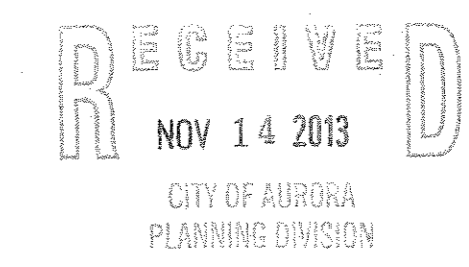


**SITE DATA**

- LEGAL DESCRIPTION:**  
Parcel #1 - 210&212 N Lake St  
PIN# 15-22-156-008 Lots 1, 2, 3 and the  
East Half of Lot 8 in Block 10 of Wilders Amended  
Addition to West Aurora Completed, in the City of  
Aurora, Kane County, Illinois.  
  
Parcel #2 - 221 Spruce St  
PIN# 15-22-156-005 Lots 9 and 10 of Wilders  
Amended Addition to West Aurora Completed, in the  
City of Aurora, Kane County, Illinois.
- LOT SIZE:** 44,496 SF
- CURRENT ZONING:** PARCEL #1 = B-2  
PARCEL #2 = O
- PROPOSED ZONING:** B-2S
- LOT SIZE:** 44,496 SF = 1.02 ACRE
- BUILDING AREA:** 14,251 SF = 32%
- BLACKTOP PAVEMENT AREA:** 25,770 SF = 58%
- LANDSCAPED AREA:** 2816 SF = 6.3%
- PARKING SPACES REQUIRED:** 50 (1 PER 285 SF)
- PARKING SPACES PROVIDED:** 50
- NUMBER OF BUILDINGS:** 1
- BUILDING HEIGHT:** 22'-0"
- USE:** RETAIL (GROCERY STORE)
- FIRE SPRINKLER:** NONE
- FIRE ALARM:** NONE



File Item No. \_\_\_\_\_  
Case File Number  
AU22/1-13-437-F&I/19a

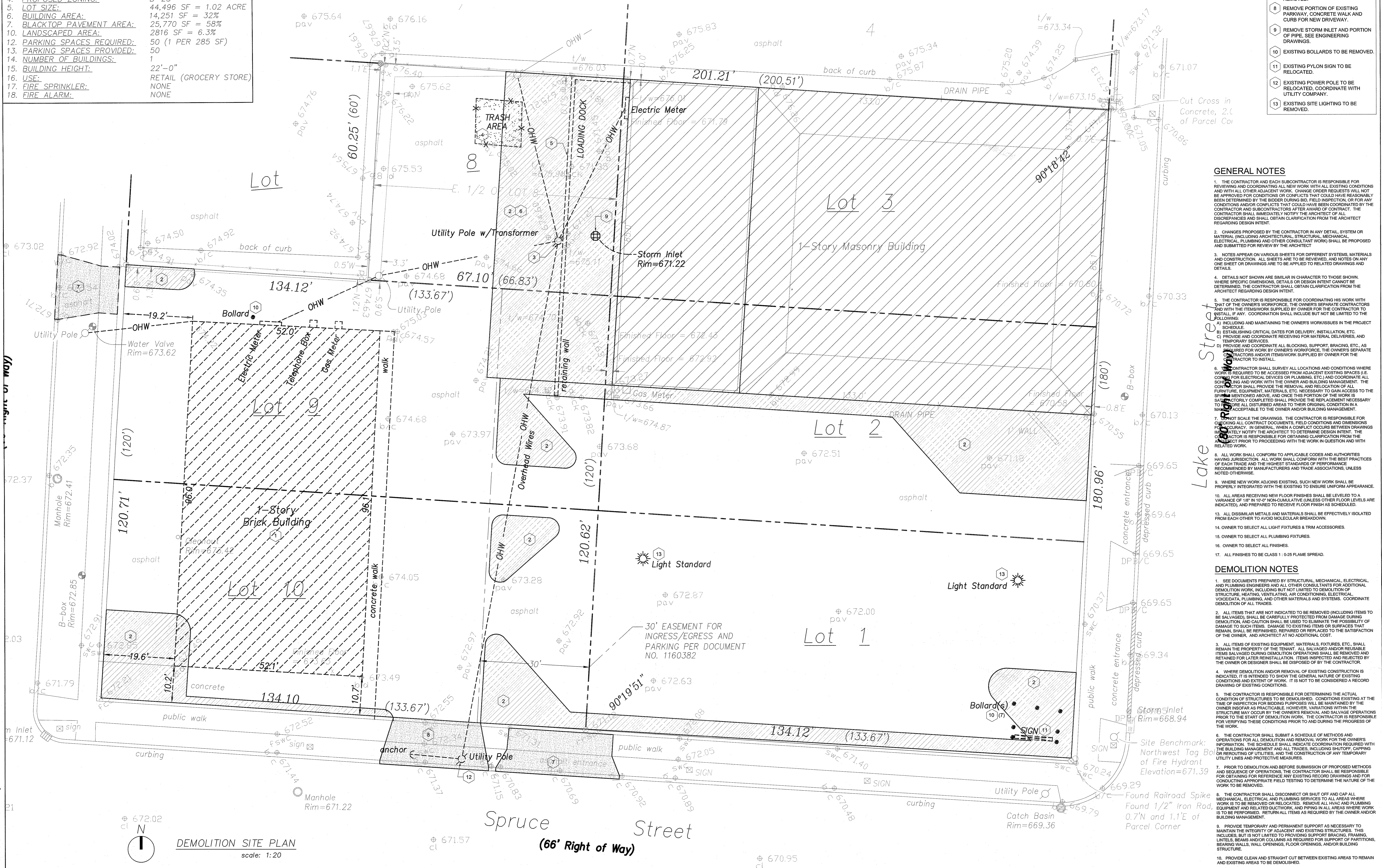
- KEY NOTES:**
- EXISTING ONE STORY MASONRY BUILDING TO BE REMOVED IN ITS ENTIRETY. DISCONNECT ALL UTILITIES. COORDINATE WITH UTILITY COMPANIES. PROVIDE FILL AS NEEDED FOR PAVEMENT PATCH.
  - SAW CUT AND REMOVE EXISTING ASPHALT PAVEMENT FOR NEW WORK.
  - EXISTING POWER POLE TO BE REMOVED. COORDINATE WITH UTILITY COMPANY FOR REROUTING OF OVERHEAD LINES.
  - REMOVE TRASH ENCLOSURE FENCE AND CONCRETE PAD.
  - REMOVE CONCRETE RETAINING WALL FOR NEW WORK.
  - EXCAVATE AREA FOR NEW ADDITION.
  - CONCRETE DRIVEWAY TO BE REMOVED.
  - REMOVE PORTION OF EXISTING PARKWAY, CONCRETE WALK AND CURB FOR NEW DRIVEWAY.
  - REMOVE STORM INLET AND PORTION OF PIPE. SEE ENGINEERING DRAWINGS.
  - EXISTING BOLLARDS TO BE REMOVED.
  - EXISTING PYLON SIGN TO BE REMOVED.
  - EXISTING POWER POLE TO BE REMOVED. COORDINATE WITH UTILITY COMPANY.
  - EXISTING SITE LIGHTING TO BE REMOVED.

**GENERAL NOTES**

- THE CONTRACTOR AND EACH SUBCONTRACTOR IS RESPONSIBLE FOR REVIEWING AND COORDINATING ALL NEW WORK WITH ALL EXISTING CONDITIONS AND WITH ALL OTHER ADJACENT WORK. CHANGE ORDER REQUESTS WILL NOT BE APPROVED FOR CONDITIONS OR CONDITIONS THAT COULD BE REASONABLY DETERMINED BY THE BIDDER DURING BID, FIELD INSPECTION, OR FOR ANY CONDITIONS AND/OR CONFLICTS THAT HAD BEEN COORDINATED BY THE CONTRACTOR AND SUBCONTRACTORS AFTER AWARD OF CONTRACT. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AND SHALL OBTAIN CLARIFICATION FROM THE ARCHITECT REGARDING DESIGN INTENT.
- CHANGES PROPOSED BY THE CONTRACTOR IN ANY DETAIL, SYSTEM OR MATERIAL, INCLUDING ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND OTHER CONSULTANT WORK SHALL BE PROPOSED AND SUBMITTED FOR REVIEW BY THE ARCHITECT. THE OWNER'S SEPARATE CONTRACTORS SHALL OBTAIN CLARIFICATION FROM THE ARCHITECT REGARDING DESIGN INTENT.
- NOTES APPEAR ON VARIOUS SHEETS FOR DIFFERENT SYSTEMS, MATERIALS AND CONSTRUCTION. ALL SHEETS ARE TO BE REVIEWED, AND NOTES ON ANY ONE SHEET OR DRAWINGS ARE TO BE APPLIED TO RELATED DRAWINGS AND DETAILS.
- DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, THE CONTRACTOR SHALL OBTAIN CLARIFICATION FROM THE ARCHITECT REGARDING DESIGN INTENT.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING HIS WORK WITH THAT OF THE OWNER'S WORKFORCE, THE OWNER'S SEPARATE CONTRACTORS AND WITH THE TENORWORK SUPPLIED BY OWNERS FOR THE CONTRACTOR TO INSTALL, IF ANY. COORDINATION SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:  
A) INCLUDING AND MAINTAINING THE OWNER'S WORKSCHEDULES IN THE PROJECT SCHEDULE.  
B) ESTABLISHING CRITICAL DATES FOR DELIVERY, INSTALLATION, ETC.  
C) PROVIDE AND COORDINATE RECEIVING FOR MATERIAL DELIVERIES, AND TEMPORARY SERVICES.  
D) PROVIDE AND COORDINATE ALL BLOCKING, SUPPORT BRACING, ETC. AS REQUIRED FOR WORK BY OWNERS WORKFORCE. THE OWNER'S SEPARATE CONTRACTORS AND/OR ITEMSWORK SUPPLIED BY OWNER FOR THE CONTRACTOR TO INSTALL.
- CONTRACTOR SHALL SURVEY ALL LOCATIONS AND CONDITIONS WHERE WORK IS REQUIRED TO BE ACCESSED FROM ADJACENT EXISTING SPACES (I.E. CORRIDORS, ELEVATORS, ETC.) AND COORDINATE ALL SCISSORING AND WORK WITH THE OWNER AND BUILDING MANAGEMENT. THE CONTRACTOR SHALL PROVIDE THE REMOVAL AND RELOCATION OF ALL FURNITURE, EQUIPMENT, MATERIALS, ETC. NECESSARY TO GAIN ACCESS TO THE SPACES MENTIONED ABOVE, AND ONCE THIS PORTION OF THE WORK IS SUBCONTRACTOR COMPLETED SHALL PROVIDE THE REPLACEMENT NECESSARY TO MAKE ALL DISTURBED AREAS TO THEIR ORIGINAL CONDITION IN A MANNER ACCEPTABLE TO THE OWNER AND/OR BUILDING MANAGEMENT.
- DO NOT SCALE THE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY. IN GENERAL, WHEN A CONFLICT OCCURS BETWEEN DRAWINGS IMMEDIATELY NOTIFY THE ARCHITECT TO DETERMINE DESIGN INTENT. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK IN QUESTION AND WITH RELATED WORK.
- ALL WORK SHALL CONFORM TO APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ALL WORK SHALL CONFORM WITH THE BEST PRACTICES OF EACH TRADE AND THE HIGHEST STANDARDS OF PERFORMANCE RECOMMENDED BY MANUFACTURERS AND TRADE ASSOCIATIONS, UNLESS NOTED OTHERWISE.
- WHERE NEW WORK ADJOINS EXISTING, SUCH NEW WORK SHALL BE PROPERLY INTEGRATED WITH THE EXISTING TO ENSURE UNIFORM APPEARANCE.
- ALL AREAS RECEIVING NEW FLOOR FINISHES SHALL BE LEVELED TO A VARIANCE OF 1/8" IN 10' NON-CUMULATIVE (UNLESS OTHER FLOOR LEVELS ARE INDICATED), AND PREPARED TO RECEIVE FLOOR FINISH AS SCHEDULED.
- ALL DISSIMILAR METALS AND MATERIALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID MOLECULAR BREAKDOWN.
- OWNER TO SELECT ALL LIGHT FIXTURES & TRIM ACCESSORIES.
- OWNER TO SELECT ALL PLUMBING FIXTURES.
- OWNER TO SELECT ALL FINISHES.
- ALL FINISHES TO BE CLASS 1 - 0-25 FLAME SPREAD.

**DEMOLITION NOTES**

- SEE DOCUMENTS PREPARED BY STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING ENGINEERS AND ALL OTHER CONSULTANTS FOR ADDITIONAL DEMOLITION WORK, INCLUDING BUT NOT LIMITED TO DEMOLITION OF STRUCTURE, HEATING, VENTILATING, AIR CONDITIONING, ELECTRICAL, VOICEDATA, PLUMBING, AND OTHER MATERIALS AND SYSTEMS. COORDINATE DEMOLITION OF ALL TRADES.
- ALL ITEMS THAT ARE NOT INDICATED TO BE REMOVED (INCLUDING ITEMS TO BE SALVAGED), SHALL BE CAREFULLY PROTECTED FROM DAMAGE DURING DEMOLITION, AND CAUTION SHALL BE USED TO ELIMINATE THE POSSIBILITY OF DAMAGE TO SUCH ITEMS. DAMAGE TO EXISTING ITEMS OR SURFACES THAT REMAIN SHALL BE REFINISHED, REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AND ARCHITECT AT NO ADDITIONAL COST.
- ALL ITEMS OF EXISTING EQUIPMENT, MATERIALS, FIXTURES, ETC. SHALL REMAIN THE PROPERTY OF THE TENANT. ALL SALVAGED AND/OR REUSABLE ITEMS SALVAGED DURING DEMOLITION OPERATIONS SHALL BE REMOVED AND RETAINED FOR LATER REINSTALLATION. ITEMS INSPECTED AND REJECTED BY THE OWNER OR DESIGNER SHALL BE DISPOSED OF BY THE CONTRACTOR.
- WHERE DEMOLITION AND/OR REMOVAL OF EXISTING CONSTRUCTION IS INDICATED, IT IS INTENDED TO SHOW THE GENERAL NATURE OF EXISTING CONDITIONS AND EXTENT OF WORK. IT IS NOT TO BE CONSIDERED A RECORD DRAWING OF EXISTING CONDITIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACTUAL CONDITION OF STRUCTURES TO BE DEMOLISHED. CONDITIONS EXISTING AT THE TIME OF INSPECTION FOR BID PURPOSES WILL BE MAINTAINED BY THE OWNER INsofar AS PRACTICABLE. HOWEVER, VARIATIONS WITHIN THE STRUCTURE MAY OCCUR BY THE OWNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO THE START OF DEMOLITION WORK. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THESE CONDITIONS PRIOR TO AND DURING THE PROGRESS OF THE WORK.
- THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF METHODS AND OPERATIONS FOR ALL DEMOLITION AND REMOVAL WORK FOR THE OWNER'S INFORMATION. THE SCHEDULE SHALL INDICATE THE SEQUENCE OF WORK REQUIRED WITH THE BUILDING MANAGEMENT AND ALL TRADES, INCLUDING SHUTOFF, CAPPING OR REDUCING OF UTILITIES, AND THE CONSTRUCTION OF ANY TEMPORARY UTILITY LINES AND PROTECTIVE MEASURES.
- PRIOR TO DEMOLITION AND BEFORE SUBMISSION OF PROPOSED METHODS AND SCHEDULES OF OPERATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING FOR REFERENCE ANY EXISTING RECORD DRAWINGS AND FOR CONDUCTING APPROPRIATE FIELD TESTING TO DETERMINE THE NATURE OF THE WORK TO BE REMOVED.
- THE CONTRACTOR SHALL DISCONNECT OR SHUT OFF AND CAP ALL MECHANICAL, ELECTRICAL AND PLUMBING SERVICES TO ALL AREAS WHERE WORK IS TO BE REMOVED OR RELICATED. REMOVE ALL HVAC AND PLUMBING EQUIPMENT AND RELATED DUCTWORK, AND PIPING IN ALL AREAS WHERE WORK IS TO BE PERFORMED. RETURN ALL ITEMS AS REQUIRED BY THE OWNER AND/OR BUILDING MANAGEMENT.
- PROVIDE TEMPORARY AND PERMANENT SUPPORT AS NECESSARY TO MAINTAIN THE INTEGRITY OF ADJACENT AND EXISTING STRUCTURES. THIS INCLUDES, BUT IS NOT LIMITED TO PROVIDING SUPPORT BRACING, FRAMING, LINTELS, BEAMS AND/OR COLUMNS AS REQUIRED FOR SUPPORT OF PARTITIONS, BEARING WALLS, WALL OPENINGS, FLOOR OPENINGS, AND/OR BUILDING STRUCTURE.
- PROVIDE CLEAN AND STRAIGHT CUT BETWEEN EXISTING AREAS TO REMAIN AND EXISTING AREAS TO BE DEMOLISHED.



**DEMOLITION SITE PLAN**  
scale: 1:20

210 W Fulton St.  
Suite F-240  
Chicago, IL 60612  
ph 312-226-0051  
fx 312-226-0987  
info@fhsdesignbuild.com

**FHS**  
DESIGN + BUILD, LLC.  
ARCHITECTURE ■ PLANNING ■ CONSTRUCTION

**bdstudio**  
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312.226.0788  
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**BRANYO DORAK**  
001-019461  
STATE OF ILLINOIS  
LICENSED ARCHITECT

**Sayer food stores**

JOE ROSSI (210 N LAKE ST., LLC.)  
28W510 FERRY ROAD, WARRENVILLE, IL 60555

DATE	SCALE	AS NOTED	DRAWN	CHK	APPD
08/07/13					
10/03/13					
09/06/13					
09/06/13					
08/27/13					

ISSUED FOR ZONING REVIEW  
ISSUED FOR PERMIT  
ISSUED FOR BID  
ISSUED FOR OWNER REVIEW

NO. DESCRIPTION DATE

REVISIONS

210-212 N. Lake St.  
Aurora, IL. 60506

**DEMO SITE PLAN**

**AS-0**

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