Final for Publication

File Number: 22927-T1

17-13-0303-C(1) SUBSTITUTE Type 1 Narrative & Plans – 2036-38 West Armitage Avenue, Chicago, IL

Proposed Zoning: B3-2 Community Shopping District

Lot Area: 6,406 sq. ft.

Proposed Land Use: The Applicant is proposing to establish a gym/health club at the subject property. The height and footprint of the existing one-story masonry building will remain without change. Only interior renovations are required to establish the proposed use within the 6,312 sq. ft. space. The subject property is a Transit Served Location and will not provide off-street parking. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the off-street parking requirement for a Transit Served Location to zero and is seeking all relief necessary, as allowed by the code, for the attached plans.

(A) The Project's Floor Area Ratio: 6,312 square feet (0.99 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): No dwelling units proposed

(C) *The amount of off-street parking: zero

*The subject property is a designated Transit Served Location (Armitage Bus Route). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to reduce the off-street parking requirement to zero.

(D) Setbacks:

a. Front Setback: 0 feet (existing)
b. Side Setbacks:
   West Side: 0 feet (existing)
   East Side: 0 feet (existing)
c. Rear Setback: 0 feet (existing)

(E) Building Height: 19 feet-7.63 inches (existing)

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BUCKTOWN ASSEMBLY

2036 W ARMITAGE AVE, CHICAGO, IL 60647 | PIN: 14-31-139-025-0000

ISSUE FOR INTERNAL REVIEW | NOVEMBER 25, 2025 | APP #

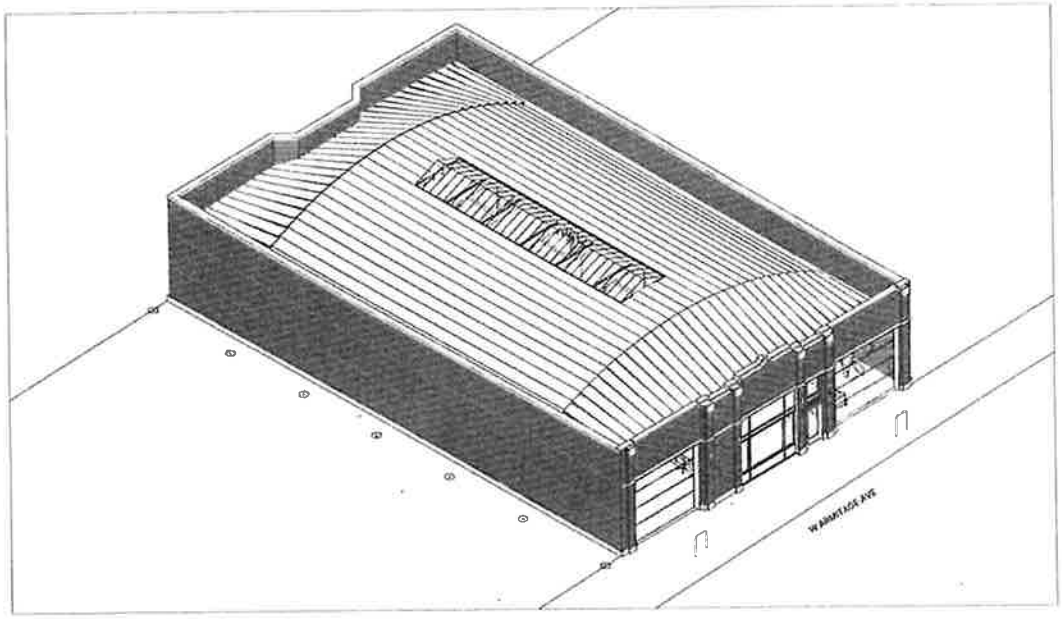
CLIENT
ERIK NELSON + ASHLEY DUNWELL
2036 W ARMITAGE AVE,
CHICAGO, IL 60647

ARCHITECT OF RECORD
LATENT DESIGN CORPORATION
1000 S. MICHIGAN AVE. SUITE 700
CHICAGO, IL 60605

PROJECT SCOPE
SC CIBC 2018
ZONING M1-1 | CONSTRUCTION TYPE III-B | OCCUPANCY B
INTERIOR RENOVATION FOR PERSONAL TRAINING BUSINESS. MEP SCOPE PER PLANS FOR THREE NEW BATHROOMS AND KITCHENETTE. NO EXTERIOR WORK. NO STRUCTURAL WORK

PROJECT ADDRESS
2036 W ARMITAGE AVE, CHICAGO, IL 60647

PROJECT PIN
14-31-139-025-0000



LATENT

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BUCKTOWN ASSEMBLY

2036 W ARMITAGE AVE
CHICAGO, IL 60647

COVER SHEET

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SHEET LIST BY PHASE

SHEET NAME	PERMITTING	BIDDING	CONSTRUCTION	BUILT AS BID
COVER SHEET				
PROJECT INFO				
CODE REVIEW				
SITE PLAN AND SURVEY				
GENERAL NOTES				
SPECIFICATIONS				
WATER SERVICE				
DEMOLITION PLAN				
DEMOLITION ELEVATIONS				
ARCHITECTURAL				
DEMOLITION				
EXTERIOR ELEVATIONS				
BUILDING SECTIONS				
STAIR/LIFT DETAILS				
DETAILS				
ROOF PLANS				
MECHANICAL				
MECHANICAL PLANS				
ELECTRICAL				
ELECTRICAL PLAN				
PLUMBING				
PLUMBING PLANS				
SHEET DETAILS				



STREETVIEW



ALLEY VIEW



ZONING MAP



LOCATION MAP

GROSS BUILDING AREA

LEVEL	GROSS AREA
FIRST FLOOR	1,212 SF

SCOPE OF WORK:

SE CNRC 2016
ZONING A-1 | CONSTRUCTION TYPE III-B | OCCUPANCY R
INTERIOR RENOVATION FOR PERSONAL TRAINING BUSINESS. MEP SCOPE PER PLANS
FOR THIS 4 NEW BATHROOMS AND KITCHENETTE AND FURTHER WORK AS
STRUCTURAL WORK

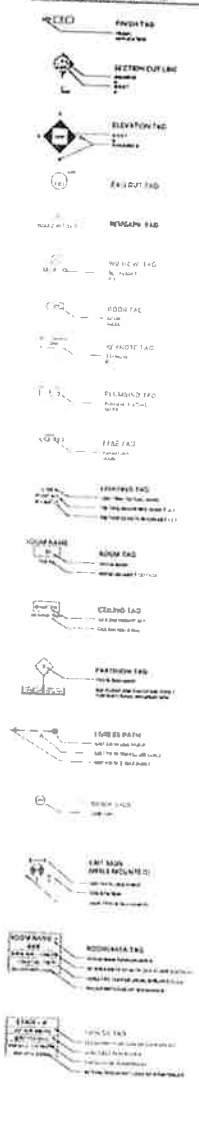
APPLICABLE CODE COMPLIANCE

- CURRENT CITY OF CHICAGO BUILDING CODE
- ASHRAE STANDARD 90.1 2016 ENERGY
- MUNICIPAL CODE OF CHICAGO
- CHICAGO ZONING ORDINANCE
- CHICAGO LANDSCAPE ORDINANCE
- CURRENT ILLINOIS ACCESSIBILITY CODE*
- CURRENT ILLINOIS ENERGY CODE*
- CURRENT ILLINOIS ELECTRIC CODE*
- CURRENT ILLINOIS PLUMBING CODE* (WITH LOCAL AMENDMENTS)*

ABBREVIATIONS

#	NUMBER
& / +	AND
@	AT
ACT	ACOUSTICAL CEILING TILE
ADDL	ADDITIONAL
ADJ	ADJUSTABLE
AEC	ARCHITECTURE, ENGINEERING, CONSTRUCTION
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
APWD	APPROVED
APPROX	APPROXIMATE
ARCH	ARCHITECT / ARCHITECTURE
AUTO	AUTOMATIC
AVG	AVERAGE
BDU	BY OTHERS
BD	BY OWNER
CAB	COMPLETE WORD DESCRIBED
CJ	CONTROL JOINT
CLG	CEILING
CLOSG	CLOSET(S)
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONSLT	CONSULTANT
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
COORD	COORDINATE
COV	COVER
DR	DOOR OPENING (DRAWING)
DEMO	DEMOLITION / DEMOLISH
DIV	DIVISION
DN	DOWN
DTL	DETAIL
DWG	DRAWING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
ENGR	ENGINEER
EQ	EQUAL
EQL	EQUIPMENT
EQUIV	EQUIVALENT
EXIST	EXISTING
EXT	EXTERIOR
FBO	FURNISHED BY OTHERS
FF	FINISHED FLOOR / FINISHED FACE
FLR	FLOOR
FURN	FURNISH / FURNITURE
GC	GENERAL CONTRACTOR
GEN	GENERAL
GND	GRADE / GROUND
GYP BD	GYPSUM BOARD
HDCP	HANDICAPPED / HANDICAP
HDR	HEADER
HDW	HARDWARE
HM	HOLLOW METAL
HW	IN ACCORDANCE WITH
ID	INSIDE DIAMETER
INCL	INCLUDE
INFO	INFORMATION
INSUL	INSULATION
JOIN	JOINT CONTROL
KD	KILN DRIED, MARKET GRADE
LDG	LANDING
LDG	LEAD FREE PAINT FINISH DRAWING
LGM	LIST OF MATERIALS
MFG	MANUFACTURING
MFR	MANUFACTURER
MAT	MARKET LANGUAGE
MTWK	MILLWORK
MTL	METAL
MUL	MULLION
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
OH/O	OVERHEAD DOOR / OPENING
OF/OI	OPENING FLASHING / FLASHING PAINTED
OPT	OPTIONAL
PAINT	PAINTED
PLAM	PLASTIC LAMINATE
PLST	PLASTER
PLY	PLYWOOD
PREFIN	PREFINISH
PT	PAINTED
PVC	POLYVINYL CHLORIDE
RCP	REFLECTED CEILING PLAN
RO	ROUGH OPENING
REF	REFRIGERATOR / REFRIGERATED
REQD	REQUIRED
RM	ROOM
RO	ROUGH OPENING / RELIEF OPENING
S	SOUTH
SAC	SOUND CONTROL CEILING
SCHED	SCHEDULE
SDD	SCHEMATIC DESIGN DEVELOPMENT
SECT	SECTION
SHWR	SHOWER
SNL	SEAL(ED)
SPECIFI	SPECIFICATION / SPECIFIED
STD/DS	STANDARD(S)
STL	STEEL
STRUC	STRUCT
SA	SUSPENDED
SYST	SYSTEM
TACKBOT	TACKBOARD
TEL	TELEPHONE
TYP	TYPICAL
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UTIL	UTILITY
VIF	VERIFY IN FIELD
W	WEST
WC	WATER CLOSET
WD	WOOD
WP	WATERPROOF
WSC	WAINSCOT

DRAWING TAGS



LATENT

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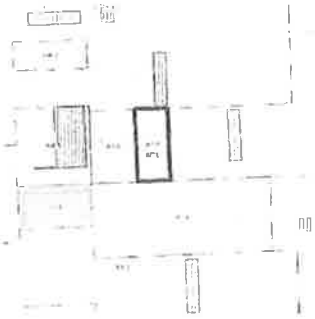
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PROJECT INFO

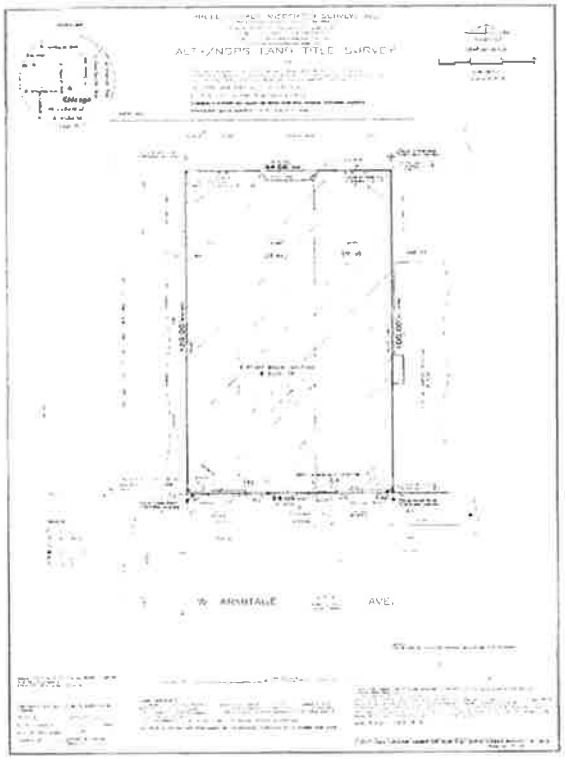
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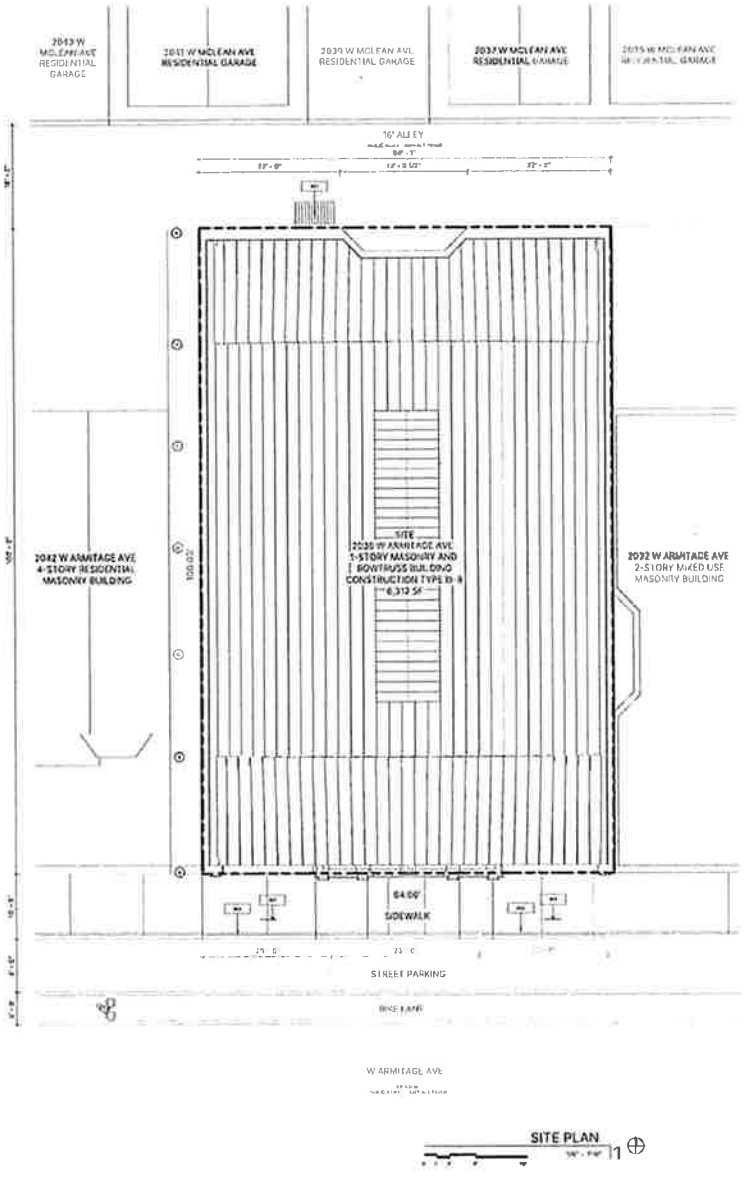
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ZONING MAP





SITE PLAN 1

SITE PLAN NOTES

BUILDING CONSTRUCTION NOTES
1 [illegible]
2 [illegible]
3 [illegible]

EXISTING / DEMOLITION
1 EXISTING 1-STORY MASONRY AND T-BOWSTRUSS BUILDING
2 AVAILABLE FAR: 1.2 / 2.5
3 ACTUAL FAR: 0.78 / 2.5

CURB CUTS
1 FIND (2) 10'-0" WIDE EXISTING CURB CUTS

SIDEWALK
1 10'-0" SIDEWALK WIDTH REQUIRED ON STREET

PARKING AND LOADING AREAS
1 NO ON-SITE PARKING SPACES
2 NO UNITED LOADING SPACES

LEASABLE ON-SITE OPEN SPACE
1 NO ON-SITE OPEN SPACE AVAILABLE ON RESERVE

GARAGE / STORAGE FACILITIES
1 GARAGE TO BE CONSTRUCTED IN ALLEY

KEYNOTES

[illegible]

SITE PLAN LEGEND

[illegible]

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BUCKTOWN ASSEMBLY

2036 W ARMITAGE AVE
CHICAGO, IL 60647

SITE PLAN AND SURVEY

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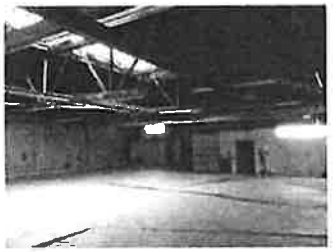
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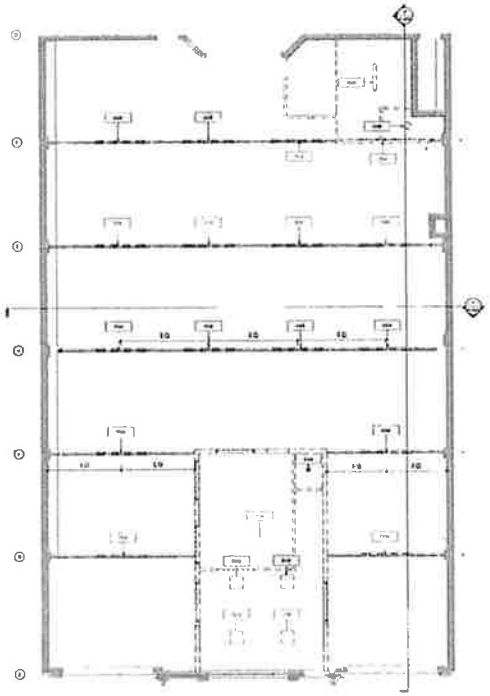
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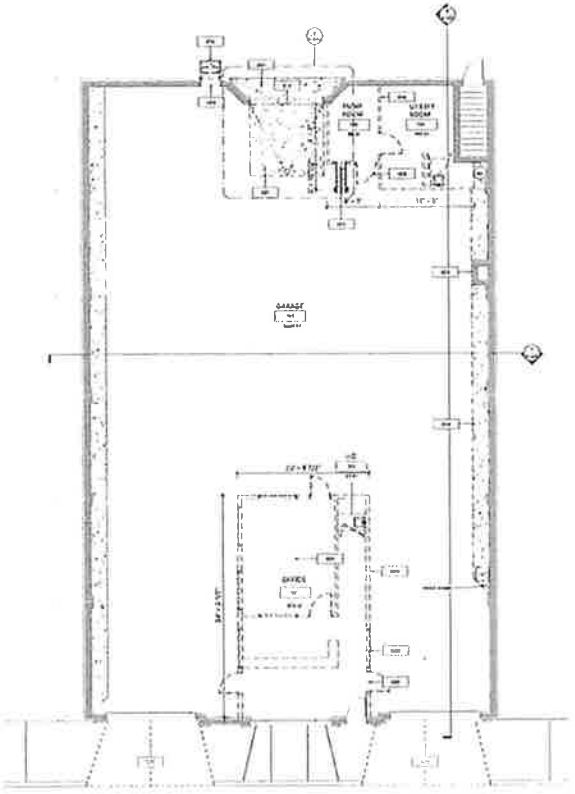
REAR INTERIOR PHOTO 4



FRONT INTERIOR PHOTO 3



FIRST FLOOR DEMO REFLECTED CEILING PLAN 2



FIRST FLOOR DEMOLITION PLAN 1

DEMOLITION NOTES

ACCESS NOTE

9 SEE DEMOLITION REFLECTED CEILING PLAN FOR EXTENT OF DEMOLITION OF CEILINGS

7 SEE DEMOLITION ELEVATIONS FOR ADDITIONAL INFORMATION

DEMOLITION NOTES

1 GC TO VERIFY ALL DEMOLITION IS INTENDED PRIOR TO START OF CONSTRUCTION

2 ALL INTERIOR WALLS TO REMAIN & BE PROTECTED

3 ALL WINDOWS TO BE VERIFIED AS NEW UNLESS NOTED

4 EXISTING WINDOW TREATMENT TO BE REMOVED AND DISPOSED OF PROPERLY THEN CLEANED DURING POST CONSTRUCTION. UNLESS OTHERWISE NOTED IN THE DRAWINGS. ALL DAMAGED OR MISSING WINDOW

5 ALL INTERIOR DOORS TO BE SALVAGED OR REUSED

6 ALL PIPING NOT INTENDED TO BE SALVAGED OR REUSED WHEN APPLICABLE

7 COORDINATE RELOCATION OF ALL OPERATIONS AND SHUT OFFS WITH OWNER'S REPRESENTATIVE. NEW FLAG LOT ELEVATIONS, ACCESS SCHEDULE AND ANY DOWN TIME NEEDS TO BE REVIEWED

8 EXISTING LIGHT FIXTURES, SPEAKERS, CEILING MOUNTED EQUIPMENT, EXIT SIGNS, AND LIFE SAFETY DEVICES TO REMAIN, UNLESS OTHERWISE NOTED. ALL ELECTRICAL TERMINATIONS TO BE FIELD VERIFIED BY ELECTRICAL CONTRACTOR

9 THE EXISTING SPRINKLER SYSTEMS TO REMAIN IN SERVICE DURING DEMOLITION. IF DEMOLITION REVEALS FAULTY SPRINKLER HEADS MAY BE CREATED TO ACCOMMODATE NEW ARCHITECTURAL LAYOUT. SEE SPRINKLER DRAWINGS BY OTHERS

KEYNOTES

DEL	DEMOLISH DOOR IN FULL
DH2	DEMO STAINED GLASS
DA3	DEMO CASEWORK - UNIT
DG4	DEMO FRAME WALL
DH5	DEMO BEAM AND FRAME
DH7	DEMO FINISHES
DH8	DEMO LIGHT FIXTURES
DH9	DEMO MECHANICAL
DI0	DEMO PLUMBING
DI1	DEMO STAIR
DJ2	DEMO PULL UP BRIDGE POCKET AND FRAME
DJ4	DEMO CONCRETE PAD
DJ5	DEMO CURB CUT AND RESTORE SIDEWALK

DEMO PLAN LEGEND

EXISTING PARTITION TO REMAIN

PARTITION TO BE REMOVED

DOOR FRAME AND HARDWARE TO BE REMOVED

KEYNOTE TAG

ROOM NAME ROOM TAG

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BUCKTOWN ASSEMBLY

2036 W ARMITAGE AVE
CHICAGO, IL 60647

FIRST FLOOR
DEMOLITION PLAN

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STREETVIEW 6



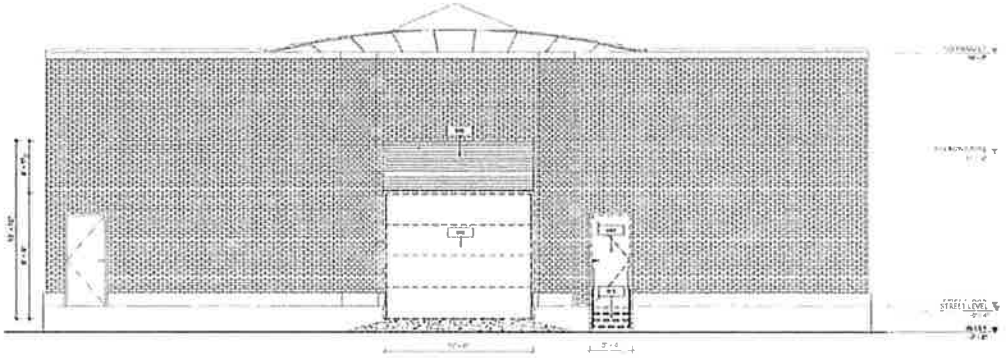
ALLEY GARAGE DOOR 5



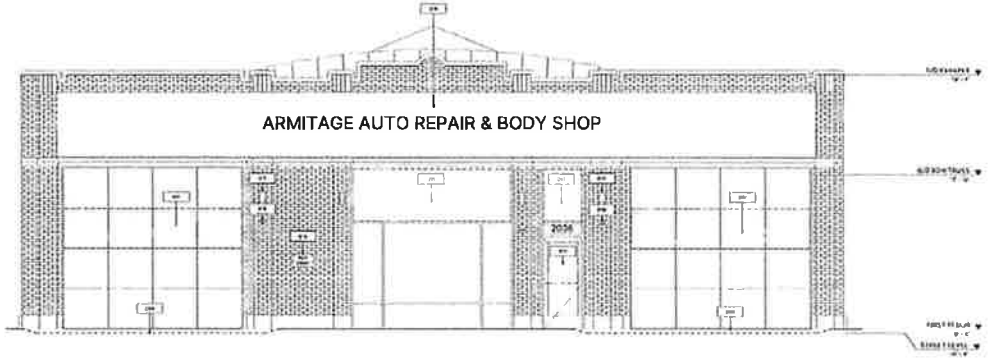
REAR DOOR 4



BASEMENT DOOR 3



NORTH DEMO ELEVATION 1/4" = 1'-0" 2



SOUTH DEMO ELEVATION 1/4" = 1'-0" 1

DEMOLITION NOTES

KEYNOTES

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DUCKTOWN ASSEMBLY

2036 W ARMITAGE AVE
CHICAGO, IL 60647

DEMOLITION ELEVATIONS

AD-200

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FITNESS EQUIPMENT SCHEDULE

MARK	DESCRIPTION	MODEL	DIMENSIONS (W x D x H)	QTY	REMARKS
EX1	WALL MOUNTED BIKE RACK				
EX2	ADJUSTABLE WORKOUT BENCH				
EX3	DB RACK				
EX4	BARBELL RACK				
EX5	ROW ERG MACHINE				
EX6	CLIMB TREADMILL	ROGUE CONCEPT2 ROWING POWER	24" x 84" x 51"		
EX7	CLIMB TREADMILL	ROGUE MONOMAST CLIMB 1.5B FREEMOVE	24" x 84" x 91"		
EX8	CABLE MACHINE				
EX9	OLYMPIC PLATE LOADING	ROGUE OHF 45 LB OLYMPIC BAR (DEVELOPER	7'1" x 28" x 51"		
EX10	CABLE CROSSOVER	ROGUE ECHO BIKE AIR 4.0	57" x 30" x 51"		

PLAN NOTES

PARTITIONS

1. TYPE 'A' PARTITIONS OTHERWISE NOTED ON THE WALL PARTITIONS, BETWEEN ADJACENT WALL PARTITIONS, SHALL MEET THE ADJACENT WALL PARTITION FOR CONSTRUCTION, THICKNESS, ACOUSTICAL RATING, FIRE RATING
2. PROVIDE MOISTURE RESISTANT GYP. BD. AT ALL WALLS EXPOSED TO WATER
3. ELECTRICAL, DATA AND CABLE BOXES TO RECEIVE FIRE PLYWOOD BACKBOARDS. REFER TO ELECTRICAL AND TELECOM DRAWINGS FOR LOCATIONS
4. ALL WALLS SHALL EXTEND TO FLOOR OR ROOF DECK ABOVE U.N.O. - SEE TYPICAL DETAILS
5. ALL DOOR OPENINGS ARE 4" FROM THE EXTERIOR OR NON-RATED PARTITION U.N.O.
6. PROVIDE FIRE TREATED WOOD BLOCKING ON 16 GAUGE STEEL METAL PANEL ON WALL CAVITIES AS REQUIRED FOR ANCHORING MILLWORK, FIXTURES, FURNITURE, PRODUCTS, LIGHTING, COAT HOOKS, WALL MOUNTED TV/T SCREEN TVS, SHELVING PANELS, STANDARDS, WALL MOUNTED TOILET, GRAB BARS, MIRRORS, TOILET PAPER DISPENSERS, ETC.

LATENT

KEYNOTES

101	MERCHANDISE DISPLAY
102	NEW 42" TRASH RECEPTACLE
103	NEW TOILET PARTITIONS
104	EXISTING WATER HEATER
105	EXISTING WATER METER
106	EXISTING FLOOR DRAIN

NOT FOR CONSTRUCTION

PLAN LEGEND

EXISTING TO REMAIN

NEW PARTITION

NEW DOOR

DOOR TAG

PARTITION TAG

EQUIPMENT TAG

KEYNOTE TAG

ROOM TAG

WINDOW TAG

REVISION TAG

24" x 24" INTERLOCKING RUBBER TILE FLOORING

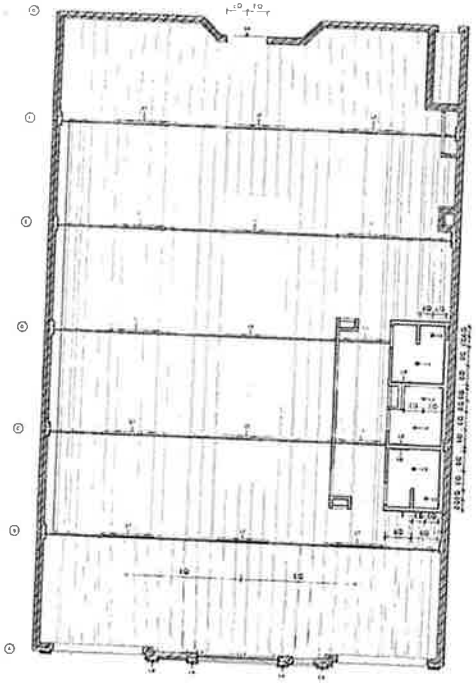
ARTIFICIAL TURF GRASS FLOORING

SEALED EXISTING CONCRETE FLOOR

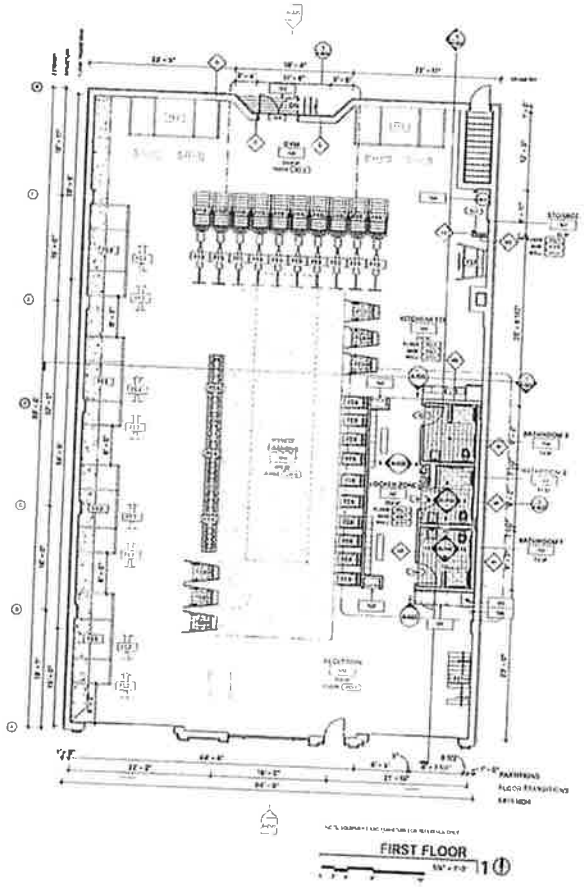
CERAMIC TILE

WATER METER

WATER HEATER



FIRST FLOOR REFLECTED CEILING PLAN 2



FIRST FLOOR 1

BUCKTOWN ASSEMBLY

2036 W ARMITAGE AVE
CHICAGO, IL 60647

FIRST FLOOR

A-100

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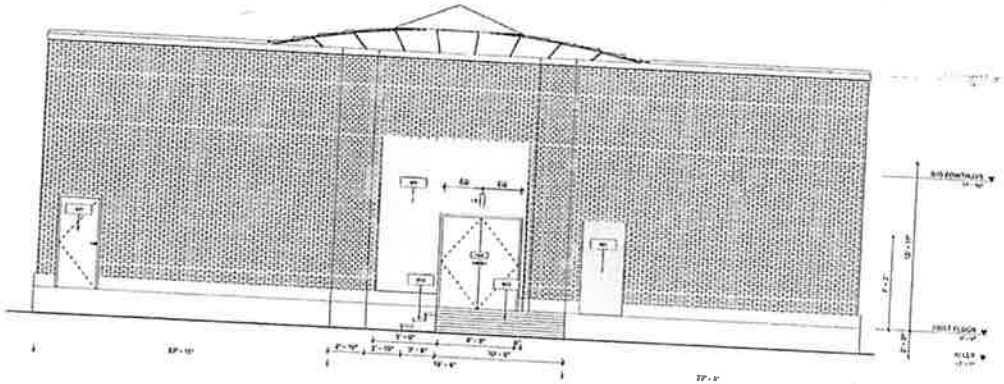
CORRUGATED SIDING INSPIRATION



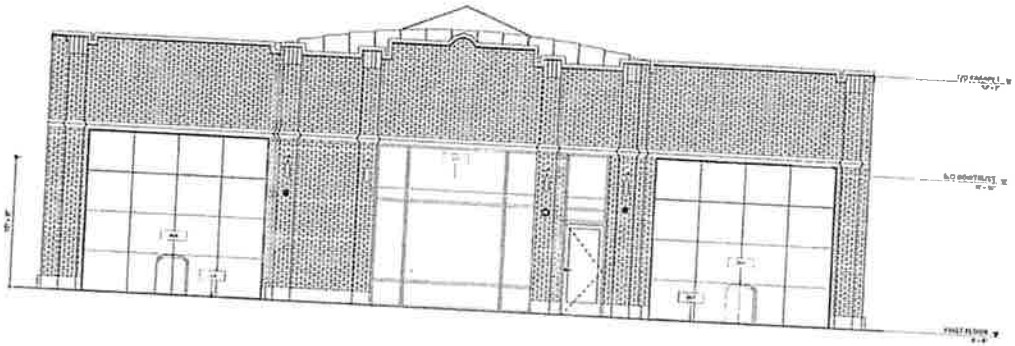
RIBBED SIDING INSPIRATION



FIBER CEMENT SIDING INSPIRATION



NORTH ELEVATION 2



SOUTH ELEVATION 1

ELEVATION NOTES

KEYNOTES

LATENT

NOT FOR CONSTRUCTION

BUCKTOWN ASSEMBLY

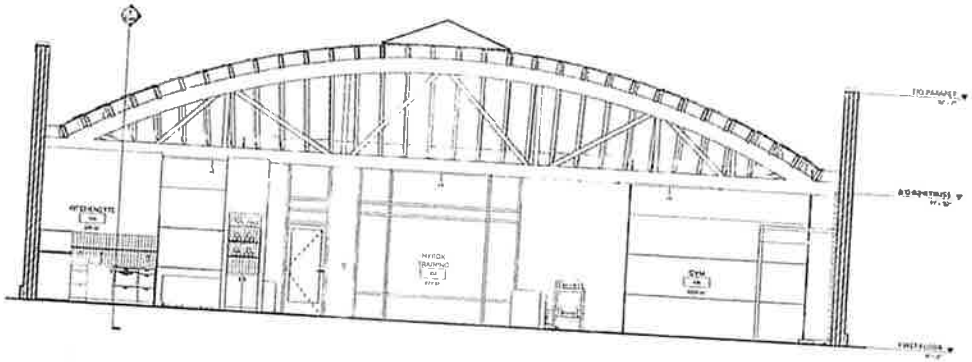
2038 W ARMITAGE AVE
CHICAGO, IL 60647

EXTERIOR ELEVATIONS

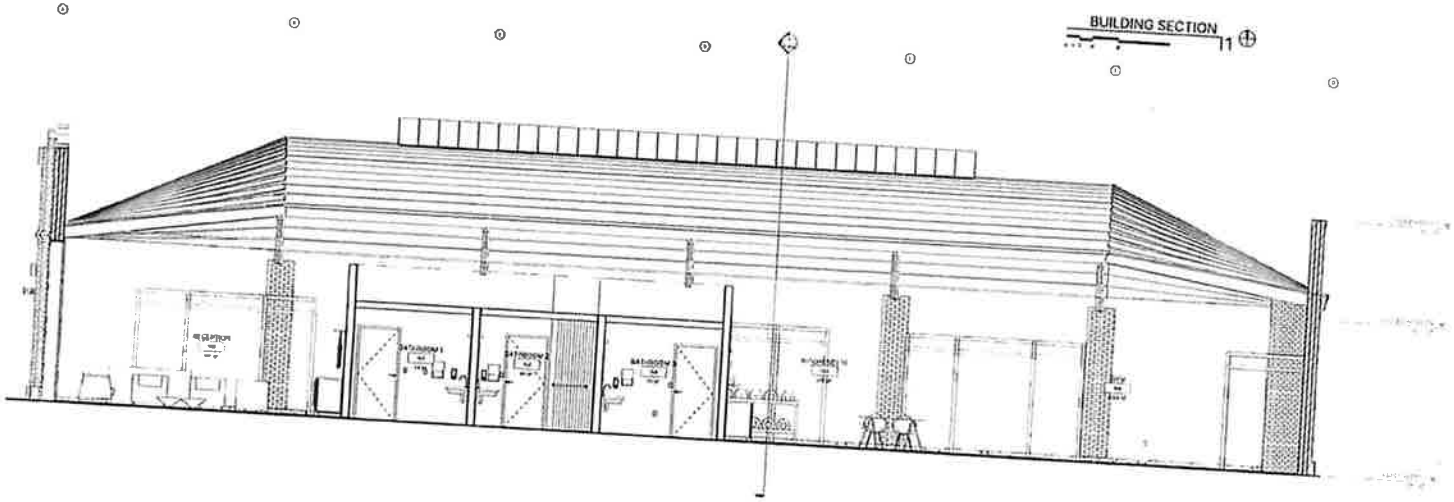
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BUILDING SECTION 1



BUILDING SECTION 1

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LATENT

NOT FOR CONSTRUCTION

BUCKTOWN ASSEMBLY

2036 W ARMITAGE AVE
CHICAGO, IL 60647

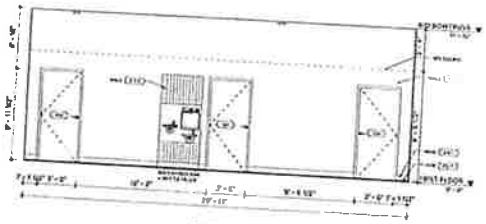
BUILDING SECTIONS

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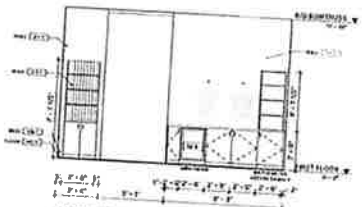
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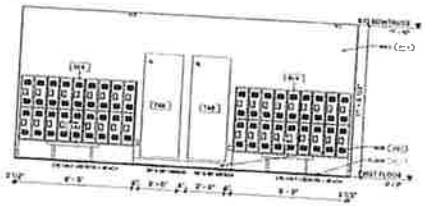
KITCHENETTE ELEVATION 3



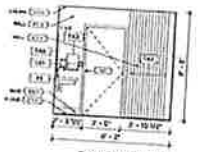
BATHROOM WALL ELEVATION 4



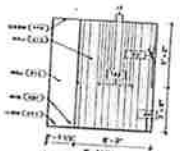
MERCHANDISE WALL ELEVATION 2



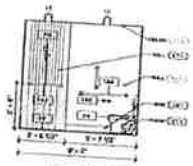
LOCKER WALL ELEVATION 5



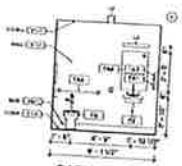
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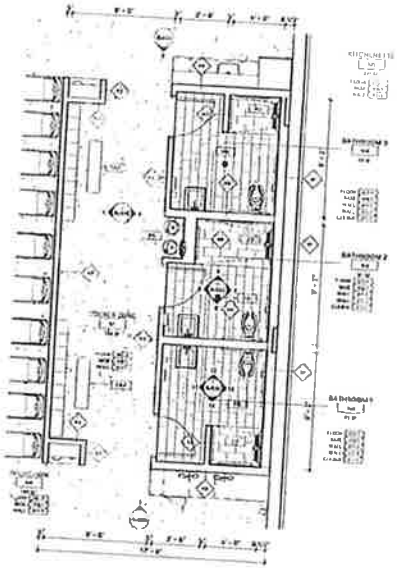
BATH 2 ELEV 2 6



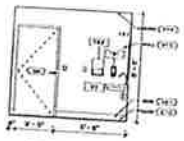
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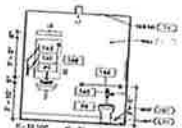
BATH 2 ELEV 4 8



ENLARGED PLAN 1



TYP BATH ELEV 1 11



TYP BATH ELEV 2 12



TYP BATH ELEV 3 13



TYP BATH ELEV 4 10

PLAN NOTES

PARTITIONS

1. TYPE 'W-1', UNLESS OTHERWISE NOTED. PUBLIC AREA PARTITIONS, AS SHOWN & NOTED ON WALL PARTITIONS SCHEDULE, SHALL MATCH FIRE ASSIGNMENT AND CONSTRUCTION THICKNESS, ACOUSTICAL ASSIGNMENT FOR BASING.
2. FURRED BUILDING CMU AS ALL CUSTOM COLORS AS EXPOSED TO VIEW.
3. ELECTRICAL, TCP AND CAN ROOMS TO RECEIVE FR1 PLYWOOD BACKBOARD. REFER TO ELECTRICAL AND TELECOM DRAWINGS FOR LOCATIONS.
4. ALL WALLS SHALL EXTEND FROM FLOOR TO UNDERSIDE OF ROOF DECK ABOVE UNO - SEE TYPICAL DETAILS.
5. ALL DOOR OPENINGS ARE 4" FROM THE CLOSEST PERPENDICULAR PARTITION UNO.
6. PLYWOOD RING TREATED WOOD BLOCKING TO CONCRETE SHEET METAL PADDLES ON WALL CAVITY AS NECESSARY TO ANCHOR ALL CASEWORK, FINISHES, FURNITURE PRODUCTS, LIGHTING, COAT HOOKS, WALL MOUNTED FLAT SCREEN TV'S, AND MISCELLANEOUS ITEMS MOUNTED TO WALL. REFER TO ELEVATIONS AND DETAILS FOR BLOCKING LOCATIONS.

LATENT

KEYNOTES

NOT FOR CONSTRUCTION

PLAN LEGEND

EXISTING PARTITION

NEW PARTITION

DOOR TAG

RADIATOR TAG

EQUIPMENT TAG

KEYNOTE TAG

ROOM NAME

ROOM TAG

ELEVATION TAG

ARTIFICIAL TURF GRASS FLOORING

SEALED CONCRETE FLOOR

CERAMIC TILE

RESILIENT TILE

WATER HEATER

BUCKTOWN ASSEMBLY

2035 W ARMITAGE AVE
CHICAGO IL 60647

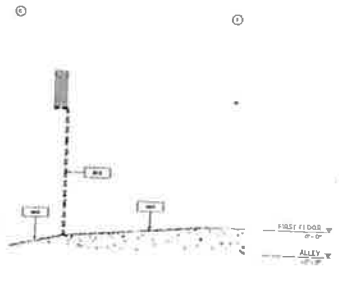
ENLARGED PLANS

A-600

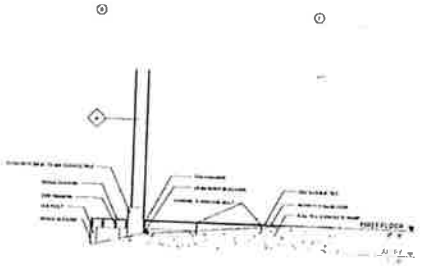
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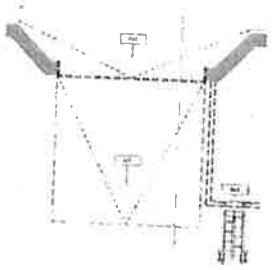
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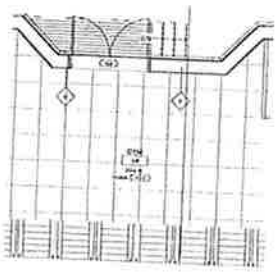
RAMP DEMO DETAIL 4



RAMP INFILL DETAIL 3



EXISTING RAMP ENLARGED PLAN 2



RAMP INFILL ENLARGED PLAN 1

LATENT

KEYNOTES

NOT FOR CONSTRUCTION

PLAN LEGEND

BUCKTOWN ASSEMBLY

2036 W ARMITAGE AVE
CHICAGO, IL 60647

DETAILS

A-800

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