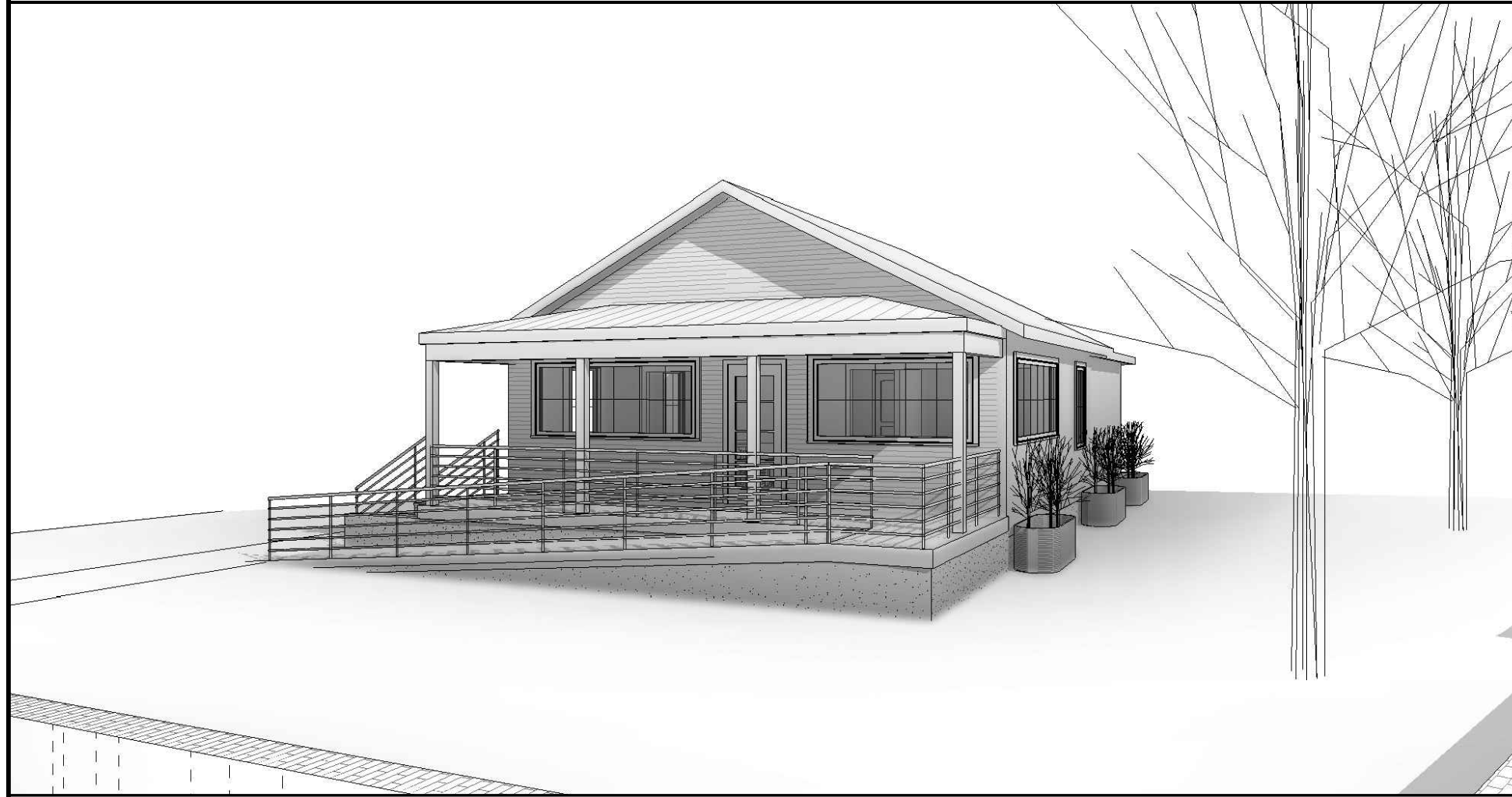


# EL FOGÓN RESTAURANTE RENOVIATION/ADDITION

111 N. ROBERSON ST.  
CHAPEL HILL, NC 27516  
PIN: 9788069359



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ZONING  
APPLICATION  
2022.10.18



**Architect:**

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Jim Spencer Architects, PA  
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919-593-4150  
jspencerjsa@gmail.com

**Owner:**

Kadoura Properties LLC  
410 W. Franklin St.  
Chapel Hill, NC 27516-2313

**Structural Engineer:**

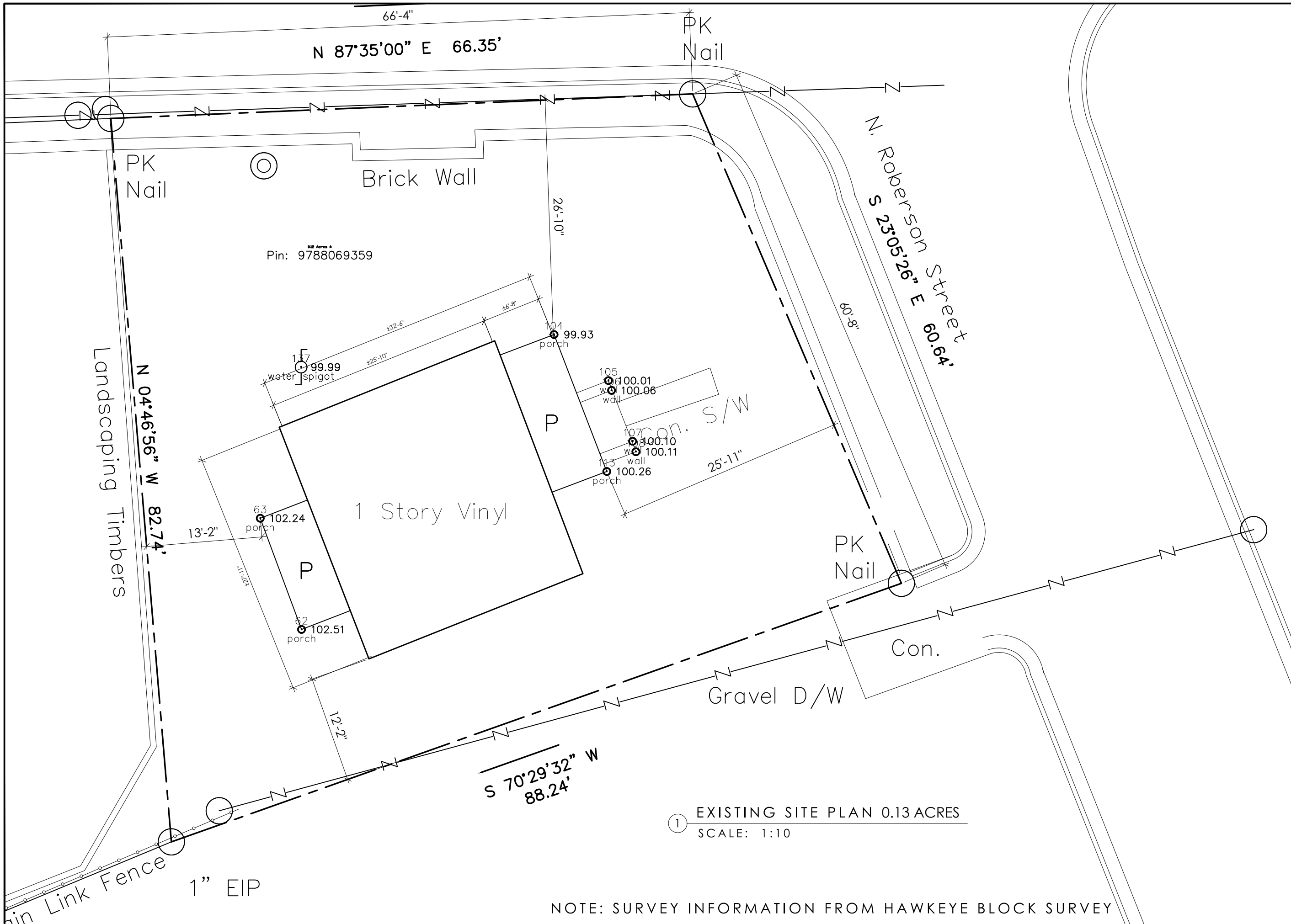
AA Takla Engineering, PLLC  
Atef A. Takla, PE  
919.358.1758  
ateftakla@taklaengr.com

**PME:**

Alamance Consulting Engineers  
961F Burlington Ave.  
Gibsonville, NC 2749  
336.449.4558

**General Contractor:**

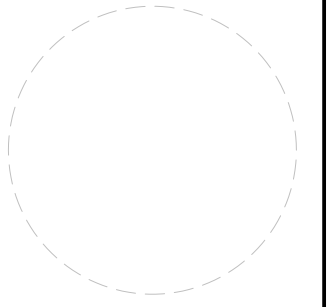




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**KADOURA PROPERTIES**  
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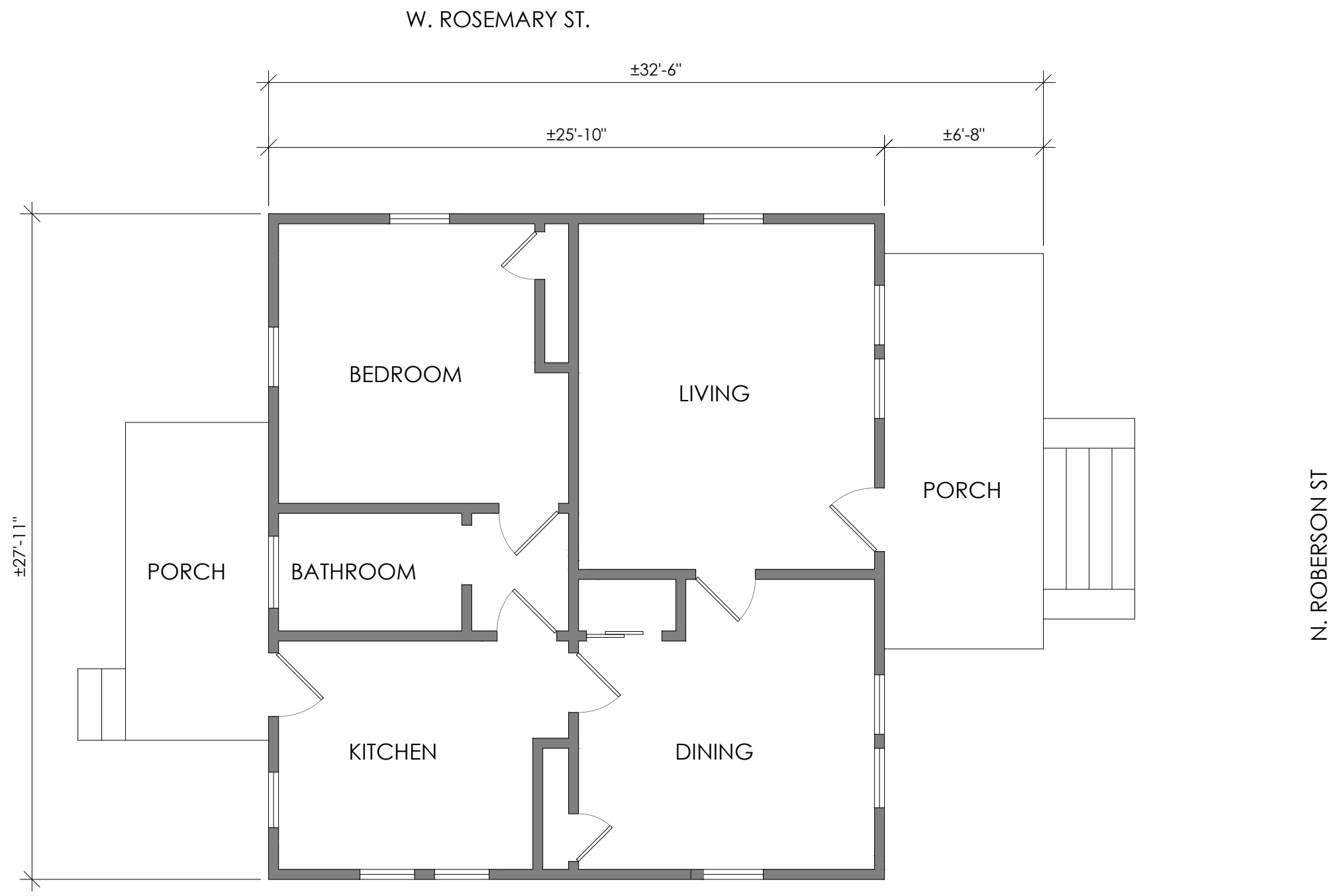


EXISTING SITE PLAN

**EC1**

① EXISTING SITE PLAN 0.13 ACRES  
 SCALE: 1:10

NOTE: SURVEY INFORMATION FROM HAWKEYE BLOCK SURVEY

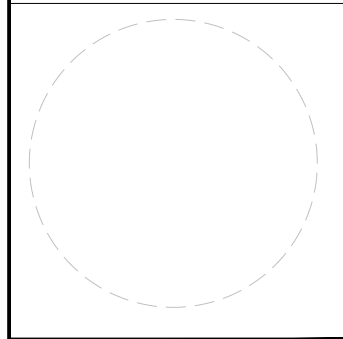


① EXISTING FLOOR PLAN: 680SF  
 SCALE:  $\frac{3}{16}'' = 1'-0''$

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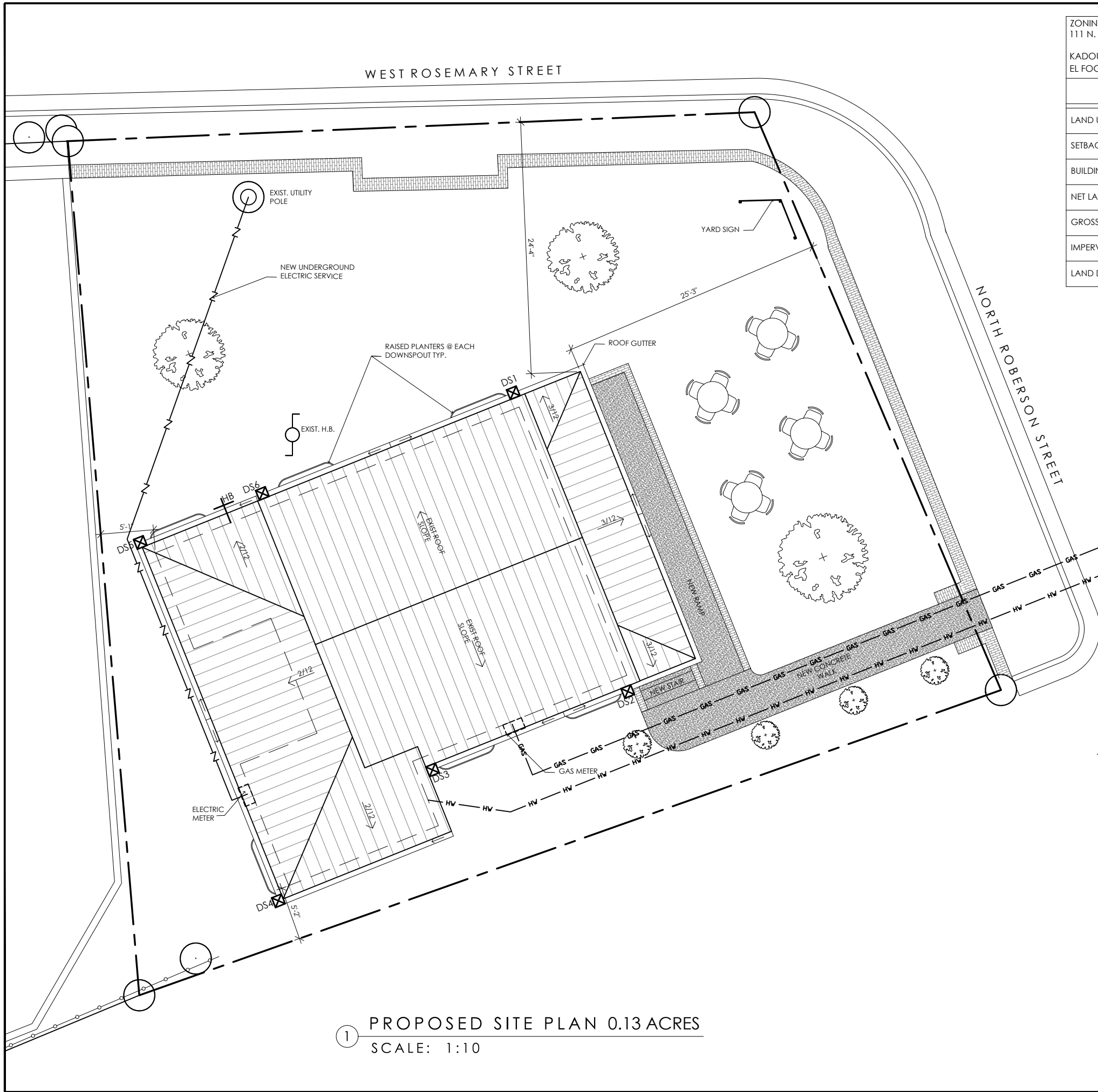
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EXISTING FLOOR  
 PLAN

**EC2**



1 PROPOSED SITE PLAN 0.13 ACRES  
SCALE: 1:10

ZONING COMPLIANCE PERMIT APPLICATION 111 N. ROBERSON RENOVATION		PIN: 9788069359
KADOURA PROPERTIES EL FOGÓN RESTAURANTE REN/ADD		
	REQUIREMENT	PROPOSED
LAND USE ZONE	TC-2 (CBD)	TC-2 (CBD) NO CHANGE
SETBACKS	STREET - 0 ; INTERIOR - 0 ; SOLAR - 0	STREET - 24' ; INTERIOR - 5' ; SOLAR - 24'
BUILDING HEIGHT	PRIMARY - 44' ; SECONDARY - 90'	PRIMARY - 0' ; SECONDARY - 19'
NET LAND AREA (NLA)	EXISTING 5,415 SF	EXISTING 5,415 SF
GROSS LAND AREA (GLA)	EXISTING 5,956.5 SF	EXISTING 5,956.5 SF
IMPERVIOUS AREA PERMITTED	N/A	PROPOSED 2,175 SF
LAND DISTURBANCE AREA	N/A	3,500 SF

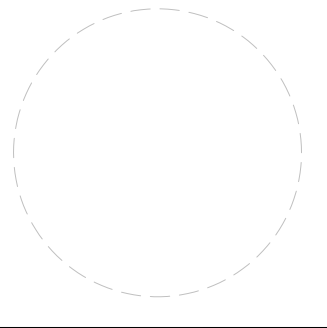
PROPOSED IMPERVIOUS SURFACE AREA	
ROOF COVERAGE	1,550 SF
PATIOS & WALKS	625 SF
PROPOSED DRIVES AND PARKING	0
<b>TOTAL PROPOSED</b>	<b>2,175 SF</b>
IMPERVIOUS SURFACE RATIO (ISA/GLA)	36.5%

ROOF DRAINAGE AREA AND COMPONENTS			
ROOF AREA	AREA (SF)	DOWNSPOUT	RAISED PLANTER
RA1	260	DS1	RP1
RA2	220	DS2	RP2
RA3	220	DS3	RP3
RA4	360	DS4	RP4
RA5	230	DS5	RP5
RA6	260	DS6	RP6

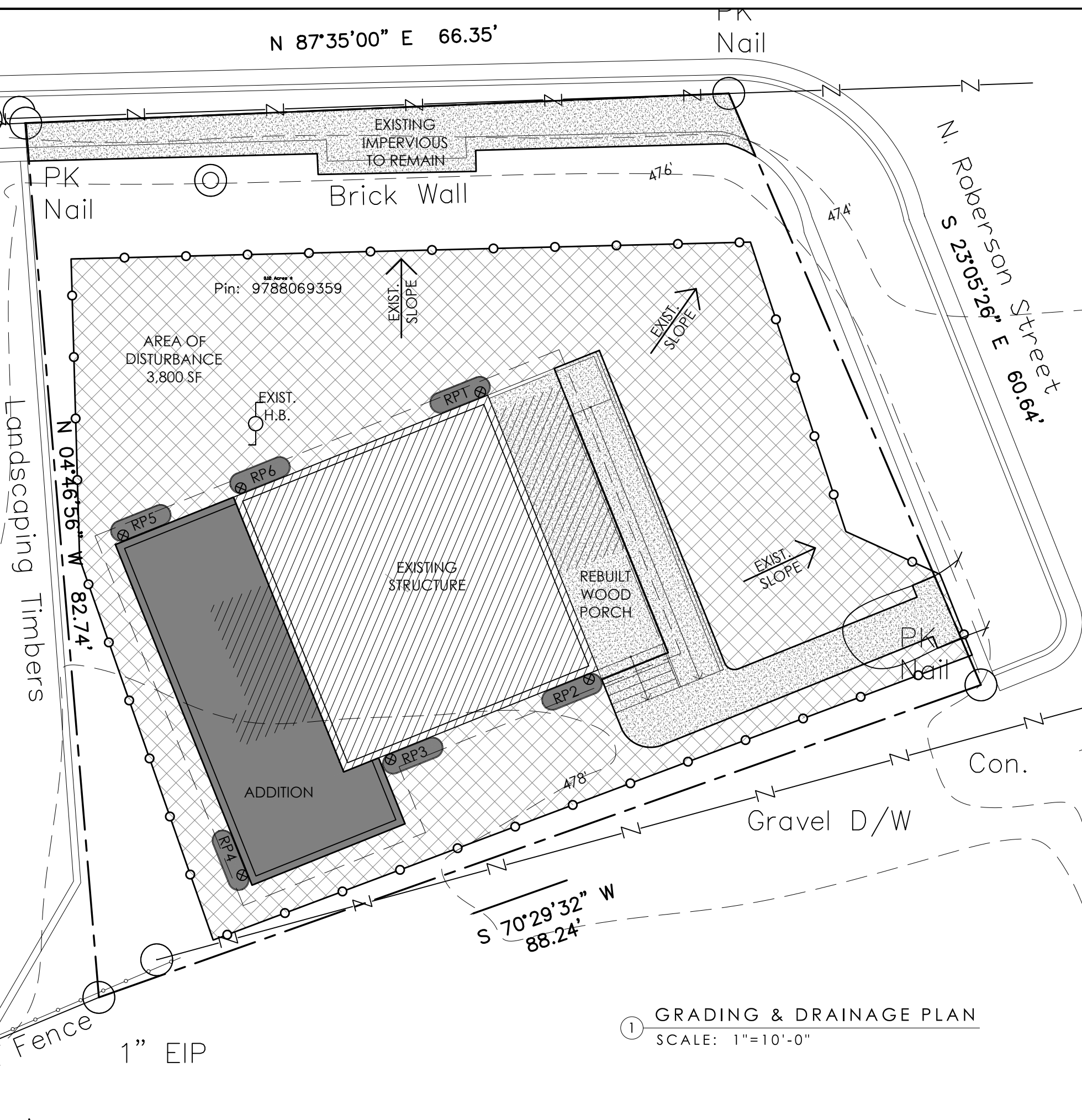
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SITE PLAN  
**SD1**



ZONING COMPLIANCE PERMIT APPLICATION  
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KADOURA PROPERTIES  
EL FOGÓN RESTAURANTE REN/ADD

	REQUIREMENT	PROPOSED
LAND USE ZONE	TC-2 (CBD)	TC-2 (CBD) NO CHANGE
SETBACKS	STREET - 0' ; INTERIOR - 0' ; SOLAR - 0'	STREET - 24' ; INTERIOR - 5' ; SOLAR - 24'
BUILDING HEIGHT	PRIMARY - 44' ; SECONDARY - 90' ;	PRIMARY - 0' ; SECONDARY - 19'
NET LAND AREA (NLA)	EXISTING 5,415 SF	EXISTING 5,415 SF
GROSS LAND AREA (GLA)	EXISTING 5,956.5 SF	EXISTING 5,956.5 SF
IMPERVIOUS AREA PERMITTED	N/A	PROPOSED 2,175 SF
LAND DISTURBANCE AREA	N/A	3,500 SF

PROPOSED IMPERVIOUS SURFACE AREA

ROOF COVERAGE	1,550 SF
PATIOS & WALKS	625 SF
PROPOSED DRIVES AND PARKING	0
<b>TOTAL PROPOSED</b>	<b>2,175 SF</b>
IMPERVIOUS SURFACE RATIO (ISA/GLA)	36.5%

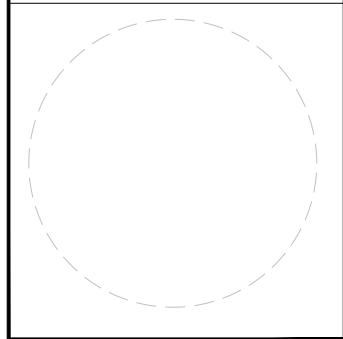
ROOF DRAINAGE AREA AND COMPONENTS

ROOF AREA	AREA (SF)	DOWNSPOUT	RAISED PLANTER
RA1	260	DS1	RP1
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RA3	220	DS3	RP3
RA4	360	DS4	RP4
RA5	230	DS5	RP5
RA6	260	DS6	RP6

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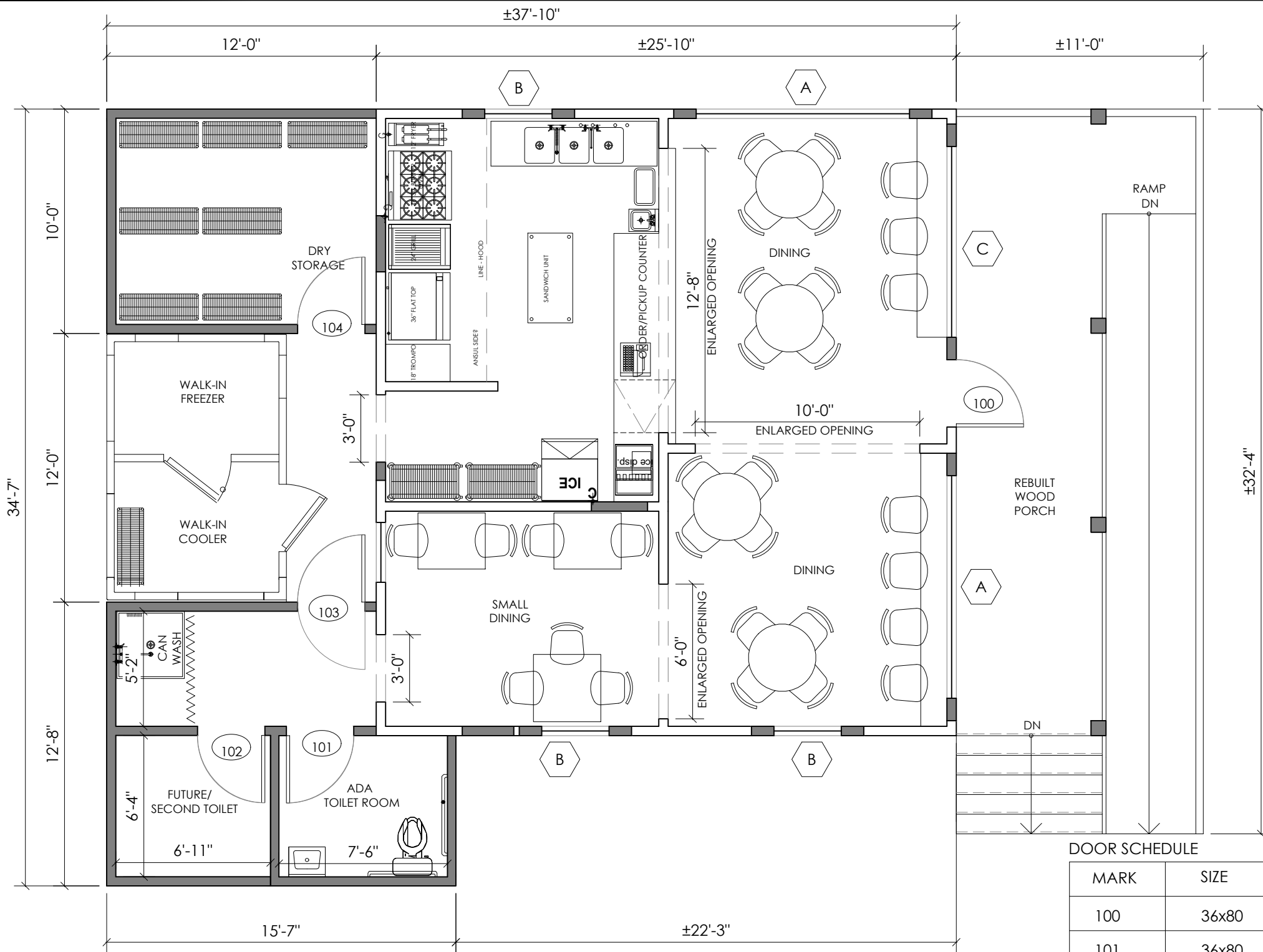


GRADING &  
DRAINAGE PLAN

SD2

① GRADING & DRAINAGE PLAN  
SCALE: 1"=10'-0"

1" EIP



1 FLOOR PLAN SF  
SCALE:  $\frac{3}{16}'' = 1'-0''$

DOOR SCHEDULE

MARK	SIZE	NOTES
100	36x80	ENTRY DOOR
101	36x80	INTERIOR ADA RESTROOM DOOR
102	36x80	INTERIOR DOOR
103	36x80	INTERIOR DOUBLE-ACTING COMMERCIAL KITCHEN DOOR
104	36x80	INTERIOR DOOR (STORAGE ROOM)

WINDOW SCHEDULE

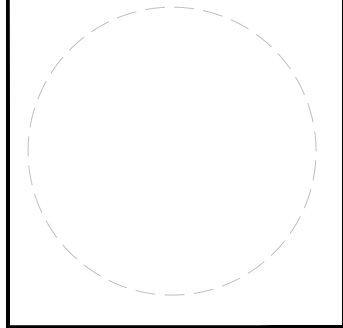
WINDOWS TO BE ALUMINUM OR CLAD

MARK	SIZE	NOTES
A	120x48	FIXED PICTURE W/LITES
B	36x60	CASEMENT W/LITES
C	102x48	FIXED PICTURE W/LITES

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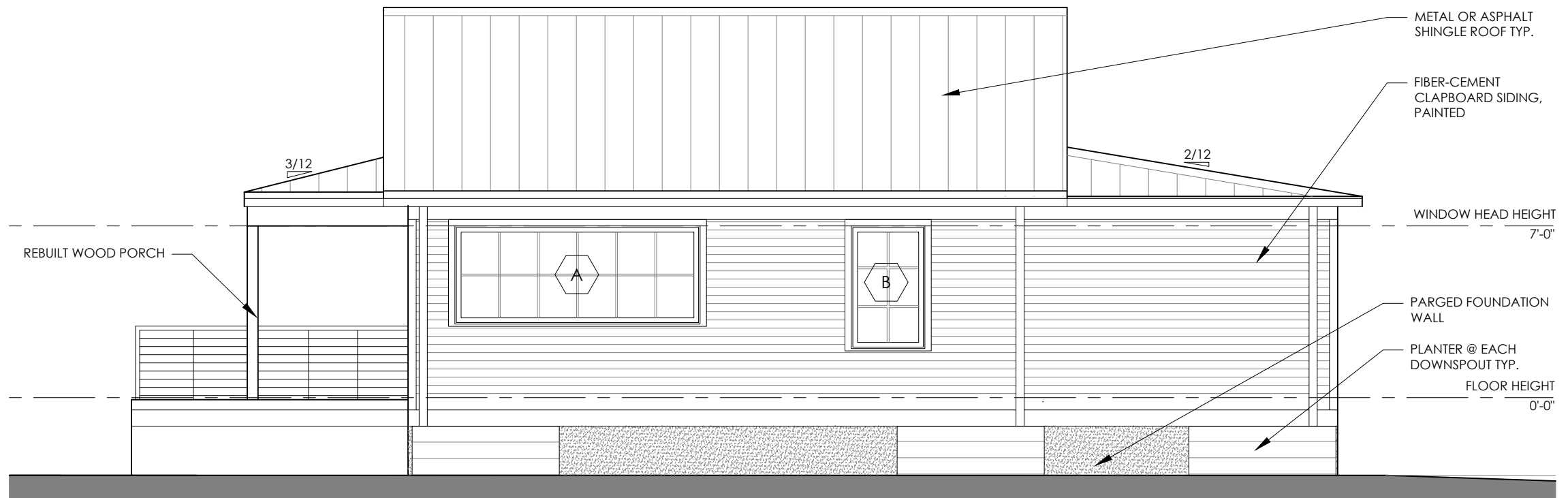


FLOOR PLAN

A1



① EAST ELEVATION  
SCALE:  $\frac{3}{16}'' = 1'-0''$

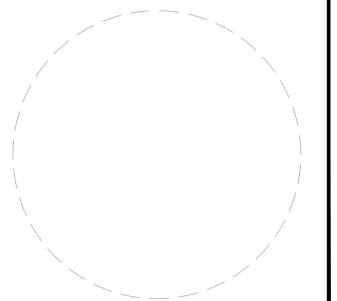


② NORTH ELEVATION  
SCALE:  $\frac{3}{16}'' = 1'-0''$

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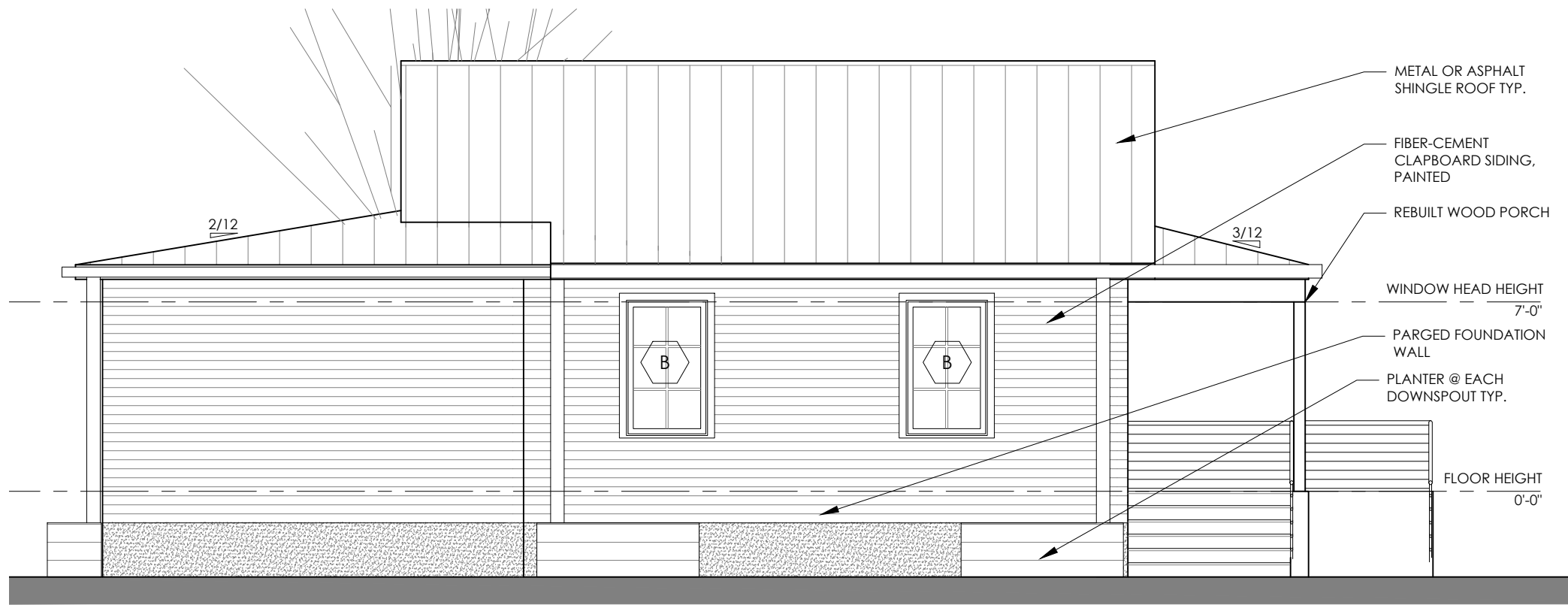
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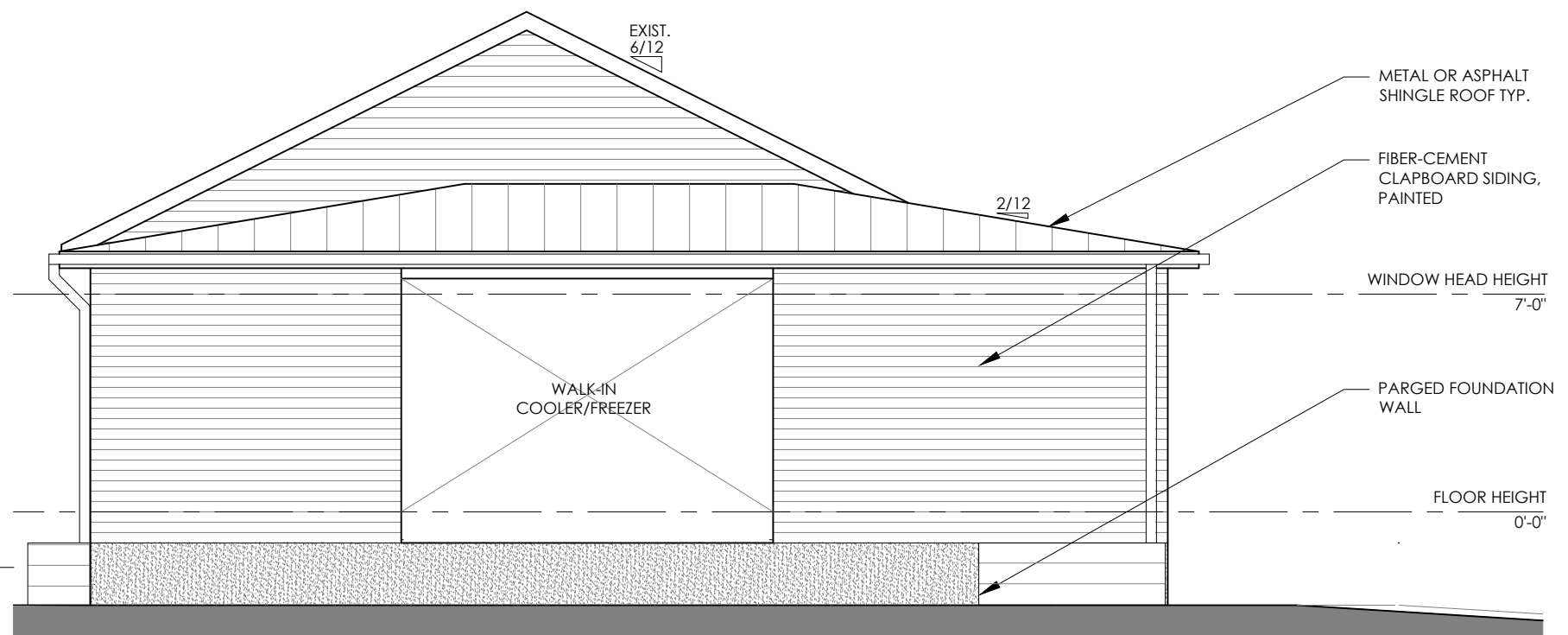


ELEVATIONS

A3



① SOUTH ELEVATION  
SCALE:  $\frac{3}{16}'' = 1'-0''$

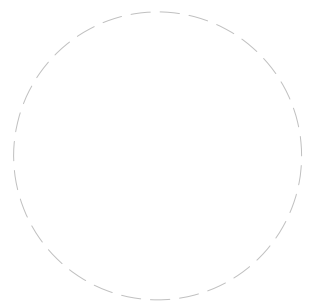


② WEST ELEVATION  
SCALE:  $\frac{3}{16}'' = 1'-0''$

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ELEVATIONS

A4