



CITY OF ROCHESTER HILLS LIQUOR LICENSE APPLICATION

The Rochester Hills City Council will consider whether an applicant's proposal for a liquor license is reasonable when measured against the information contained within this completed application. Please answer each question thoroughly. Failure to provide all required information or attachments could result in a delay or denial of a liquor license.

City Council reserves the right to exercise reasonable discretion to determine who, if anyone, shall be entitled to the issuance of a license. As a general matter of policy, applicants for a license will need to demonstrate an identifiable benefit to the City and its inhabitants resulting from the granting of the license.

Type of license applying for (check all those that apply):

<input checked="" type="checkbox"/>	New Class C License	<input type="checkbox"/>	Resort (transfer)
<input type="checkbox"/>	Class C License (transfer)	<input type="checkbox"/>	Tavern (transfer)
<input type="checkbox"/>	Microbrewery/Distiller	<input type="checkbox"/>	Other: _____

GENERAL INFORMATION:

Applicant's Name: Deni Bozinovski Date: 4/20/2023

Business Name: Brooklands LLC

Address: 1711 E Auburn Road

Phone: 5863449289 Email: deni@mfgmidwest.com

Are you the sole owner and proprietor? Yes No

Is the business to be operated as a partnership, company, corporation, or limited liability company?

Length of time business has been in operation: n/a

List any other businesses you are affiliated with in and outside of the City of Rochester Hills:

Sandbar, Harrison Twp.; Johnny Blacks Public House, Rochester Hills; Johnny Blacks Public House East, Sterling Heights; Ale & Eddie's TapHouse, Warren; Shelby FireHouse Tavern, Shelby Twp; Duffy's Pub, Auburn Hills

Johnny Blacks Public House West, Waterford, Johnny Blacks Public House North, Lake Orion; Johnny Blacks LakeHouse, Lake Orion; Cherry Hill Lanes North, Clarkston; Coming Soon- Juan Blancos Cantina, Fraser

SUBJECT PROPERTY:

Location of Proposed License: 1655-1659 E Auburn Road, Rochester Hills, 48307

Does applicant presently own the premises? Yes No

If no, name of owner of premises: DS#, LLC; Dwayne & Synthia Zysek

Legal description of property: T3N, R11E, SEC 25 SUPERVISORS PLAT OF BROOKLANDS PARK, LOTS 600 AND 801

APPLICANT INFORMATION:

Applicant's Name: Deni Bozinovski

Phone No.: 586-344-9289

Address: 49481 Galway Dr

City: Macomb, MI 48044 ST:

Age: 40 Citizenship: US

Date of Birth: 11/16/1982

Birthplace: (City/ST): Royal Oak, MI

If naturalized, year and place: n/a

If the applicant is a partnership, company, corporation or limited liability company, give the names, addresses and dates of birth of all persons who will have any financial investment in the licensed business or who will share in the profits of the licensed business:

If a partnership, please complete the following:

Partner's Name: Matthew Moore

Phone No.: 586-291-1384

Address: 5804 Murfield Dr

City: Rochester, MI 48306 ST:

Age: 41 Citizenship: US

Date of Birth:

Birthplace: (City/ST): Rochester, MI

If naturalized, year and place: n/a

Manager's Name: Owner Managed Phone No.:

Address: _____ City: _____ ST: _____

Age: _____ Citizenship: _____ Date of Birth: _____

Birthplace: (City/ST): _____

If naturalized, year and place: _____

If a corporation, provide the names, addresses and date of birth of each of the officers and directors:

NAME	ADDRESS	DATE OF BIRTH

Has applicant (or any other individuals listed above) ever been convicted of a felony?

Yes No

If convicted of felony, please explain: n/a

ADDITIONAL INFORMATION REQUIRED: *(Please provide the following)*



Evidence of financial responsibility (submit detailed financial statements for past 5 years).



Floor plan, including seating and bar layout and total occupant capacity.



Menu (food and drink). Provide the percentage of gross revenue from the sale of food.



Authorization to Obtain Information & Release for Purposes of Licensure (form included in application packet)

Has the applicant ever applied for a liquor license previously? Yes No

Has this applicant ever been denied a liquor license? Yes No

Have there been any recent liquor licenses at this location? Yes No

Was a liquor license ever suspended or revoked? Yes No If yes, explain the circumstances:

Yes, suspension due to rejected EFT payment & a violation during covid 19 for capacity in tent.

Describe the proposed character/type/theme of establishment: _____

Tacos & Tequila Cantina

What proposed or actual commitments are being made by the applicant to establish permanency in the community?

We have established permanency in the community, and are looking to expand. We are the owners of Johnny Blacks Public House, located at 1711 E Auburn Road. We currently employ 42 employees and are looking to add another 40-50 jobs at our new location.


What other factors should the Rochester Hills City Council consider?

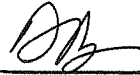
We currently have 10 well established restaurants in Macomb and Oakland County, and are looking to expand our reach. Juan Blancos Tacos & Tequila will be a fun, family friendly addition to the Downtown Rochester Hills area..

SIGNATURES:

By signing this application, the property owner is granting approval for the applicant to seek a liquor license at this location. By signing this application, the applicant and contact person are indicating that all information contained in this application, all accompanying plans and all attachments are complete and accurate to the best of his or her knowledge. **This application is not valid unless signed by the property owner.** A review fee is required at the time of application in accordance with the fee schedule as adopted by the City Council.

Signature(s) of Property Owner:  03/10/2023
(Name) (Date)

Signature of Applicant:  3/10/2023
(Name) (Date)

Signature of Contact Person:  3/10/2023
(Name) (Date)

APPLICATION FEE:

\$1,000.00 made payable to the *City of Rochester Hills*

NOTE:

Applicant must meet with the Liquor License Technical Review Committee prior to appearing before City Council.

In addition to completing the Liquor License application, any new establishment serving alcoholic beverages will also need to complete the Planning Department's Development Application to apply for a Conditional Land Use (as indicated in Section 138-4.300 of the City's Zoning Ordinance).

TENANT IMPROVEMENTS FOR: JUAN BLANCO'S TACOS + TEQUILA

1655 E. AUBURN ROAD
ROCHESTER HILLS, MI 48307



PRINT DATE: February 15, 2023

ISSUED FOR	DATE
REVIEW	01.17.2022
SPA REVIEW	05.11.2022
REVIEW	08.08.2022
REVIEW	06.15.2022
SPA REVIEW	07.22.2022
SPA REVIEW	02.15.2023

© COPYRIGHT 2023, THE DRAWING IS THE PROPERTY OF ARCHITECT PLANNERS INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE, REPRODUCTION, OR ALTERATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF ARCHITECT PLANNERS INC. IS STRICTLY PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION PROVIDED HEREIN. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



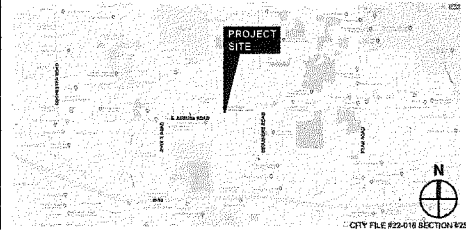
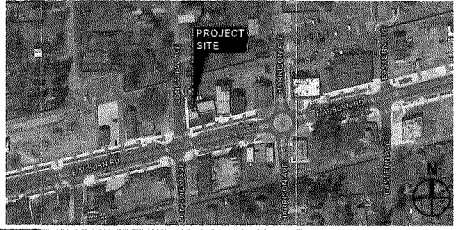
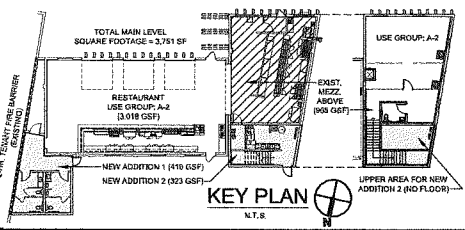
REGISTERED PROFESSIONAL ARCHITECT
ALAN SCOTT HALL
LICENSE # 100702821

TENANT IMPROVEMENTS FOR:
JUAN BLANCO'S TACOS + TEQUILA
1655 E. AUBURN ROAD
ROCHESTER HILLS, MI 48307

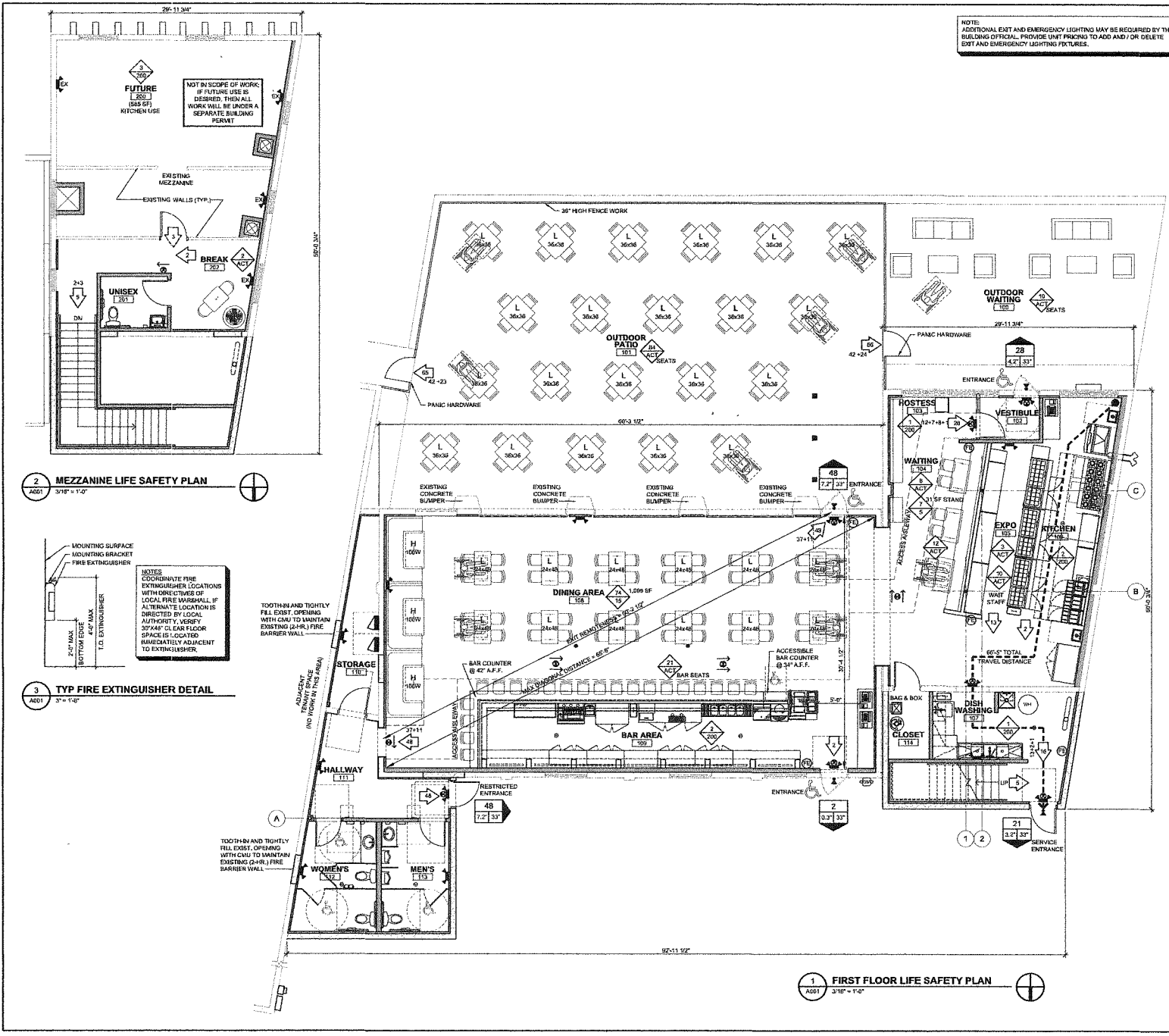
DRAWN BY: GCB
CHECKED BY: ASH
SCALE: AS NOTED
JOB NO: 2023-120
COVER SHEET & PROJECT INFORMATION

A000

PROJECT TEAM		PROJECT NOTES		SYMBOL LEGEND		DRAWING INDEX																																																																																																									
TENANT / CLIENT: DENI BOZINOVSKI 1711 E. AUBURN ROAD ROCHESTER HILLS, MI 48307 PH: (248) 606-4479		BUILDING DEPARTMENT: CITY OF ROCHESTER HILLS 1000 ROCHESTER HILLS DR ROCHESTER HILLS, MI 48309 PH: (248) 606-4615		CITY OF ROCHESTER HILLS ZONING DISTRICT: C1 - COMMERCIAL IMPROVEMENT (PARCEL ID: 15-25-607-025, LOTS 800 & 801) B0 - BROOKLANDS DISTRICT		DEFERRED SUBMITTALS (MBC 101.2.1.1)																																																																																																									
ARCHITECT: ARCHITECT PLANNERS INC. 5101 WILLIAMS LAKE ROAD WATERFORD, MI 48329 PH: (248) 674-1340		HEALTH DEPARTMENT: OAKLAND COUNTY HEALTH DIVISION 2725 GREENFIELD ROAD SOUTHFIELD, MI 48078 PH: (248) 624-1100		DEFERRED SUBMITTALS: <ol style="list-style-type: none"> FIRE SPRINKLER DRAWINGS FOR AUTOMATIC SPRINKLER SYSTEM SHALL BE SUBMITTED BY FIRE SPRINKLER CONTRACTOR PER SECTION 107.3.A.1. FIRE ALARM SYSTEM (COORDINATE WITH FIRE SUPPRESSION SYSTEM) ANY REQUIRED STRUCTURAL ENGINEERING SHALL BE SUBMITTED BY A STRUCTURAL ENGINEER PER SECTION 107.2.A.1. 		DEFERRED SUBMITTALS NOTE: PLEASE NOTE THE APPLICABLE CODES LISTED BELOW. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES. DEFERRED SUBMITTALS, WHEREVER REQUIRED, SHALL PROVIDE SHOP DRAWINGS AND/OR DOCUMENTS CLEARLY DESCRIBING COMPLIANCE TO THE DRAWINGS AND PERTINENT BUILDING CODES TO THE REGISTERED DESIGN PROFESSIONAL IN A RESPONSIBLE MANNER FOR REVIEW AND DESIGN INTENT APPROVAL.																																																																																																									
CIVIL ENGINEER: CHIPPEVA CONSULTING 4218 KYLE DRIVE CLINTON TWP., MI 48038 PH: (586) 804-3139		DEFERRED SUBMITTALS: <ol style="list-style-type: none"> FIRE SPRINKLER DRAWINGS FOR AUTOMATIC SPRINKLER SYSTEM SHALL BE SUBMITTED BY FIRE SPRINKLER CONTRACTOR PER SECTION 107.3.A.1. FIRE ALARM SYSTEM (COORDINATE WITH FIRE SUPPRESSION SYSTEM) ANY REQUIRED STRUCTURAL ENGINEERING SHALL BE SUBMITTED BY A STRUCTURAL ENGINEER PER SECTION 107.2.A.1. 		DEFERRED SUBMITTALS NOTE: PLEASE NOTE THE APPLICABLE CODES LISTED BELOW. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES. DEFERRED SUBMITTALS, WHEREVER REQUIRED, SHALL PROVIDE SHOP DRAWINGS AND/OR DOCUMENTS CLEARLY DESCRIBING COMPLIANCE TO THE DRAWINGS AND PERTINENT BUILDING CODES TO THE REGISTERED DESIGN PROFESSIONAL IN A RESPONSIBLE MANNER FOR REVIEW AND DESIGN INTENT APPROVAL.		EXTERIOR SIGNAGE TO BE SUBMITTED UNDER SEPARATE PERMIT.																																																																																																									
APPLICABLE CODES: <ul style="list-style-type: none"> MBC 2016 MICHIGAN REHABILITATION CODE 2016 MBC 2016 MICHIGAN BUILDING CODE 2016 ICDHMS 117.1-2009 & MICHIGAN BARBER FREE DESIGN LAW OF PUBLIC ACT 1 OF 1956 AS AMENDED MBC 2016 MICHIGAN ENERGY CODE PART 10A RULES WITH AMB (KASHUA) RES STANDARD 10A-12013 MBC 2016 MICHIGAN MECHANICAL CODE 2016 MBC 2016 MICHIGAN PLUMBING CODE 2016 MFC 2016 INTERNATIONAL FIRE CODE 2016 MBC 2017 (STATE OF MICHIGAN ELECTRICAL CODE (MBC-2017) WP PART & STATE AMENDMENTS) 		FIRE-RESISTANCE RATED CONSTRUCTION (VBS SPRINKLED PER MBC TABLE 601.5)		ABBREVIATIONS		DRAWING INDEX																																																																																																									
PROJECT SUMMARY: THE SCOPE OF THIS PROJECT IS A RENOVATION OF AN EXISTING BUILDING, FRONT FACADE IMPROVEMENT AND TWO SMALL ADDITIONS AT THE REAR. PROJECT INCLUDES A NEW FIRST SUPPRESSION SYSTEM COMMERCIAL KITCHEN, SEATING AREA AND RESTROOMS. THE SITE IS TO INCLUDE A CHANGE OF USE TO A "RESTAURANT" WITH OUTDOOR SEATING.		INTERIOR WALL AND CEILING FINISHES (MBC TABLE 603.1.1)		<table border="1"> <tr> <th>SYMBOL</th> <th>DESCRIPTION</th> <th>SYMBOL</th> <th>DESCRIPTION</th> <th>SYMBOL</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>CONCRETE</td> <td>10</td> <td>GLASS</td> <td>100</td> <td>MECHANICAL EQUIPMENT</td> </tr> <tr> <td>2</td> <td>BRICK</td> <td>11</td> <td>GLASS BLOCK</td> <td>101</td> <td>MECHANICAL EQUIPMENT</td> </tr> <tr> <td>3</td> <td>CMU</td> <td>12</td> <td>GLASS CURTAIN WALL</td> <td>102</td> <td>MECHANICAL EQUIPMENT</td> </tr> <tr> <td>4</td> <td>CMU WITH FINISH</td> <td>13</td> <td>GLASS CURTAIN WALL WITH FINISH</td> <td>103</td> <td>MECHANICAL EQUIPMENT</td> </tr> <tr> <td>5</td> <td>CONCRETE WITH FINISH</td> <td>14</td> <td>GLASS CURTAIN WALL WITH FINISH AND GLASS</td> <td>104</td> <td>MECHANICAL EQUIPMENT</td> </tr> <tr> <td>6</td> <td>CONCRETE WITH FINISH AND GLASS</td> <td>15</td> <td>GLASS CURTAIN WALL WITH FINISH AND GLASS AND GLASS</td> <td>105</td> <td>MECHANICAL EQUIPMENT</td> </tr> <tr> <td>7</td> <td>CONCRETE WITH FINISH AND GLASS AND GLASS</td> <td>16</td> <td>GLASS CURTAIN WALL WITH FINISH AND GLASS AND GLASS AND GLASS</td> <td>106</td> <td>MECHANICAL EQUIPMENT</td> </tr> <tr> <td>8</td> <td>CONCRETE WITH FINISH AND GLASS AND GLASS AND GLASS</td> <td>17</td> <td>GLASS CURTAIN WALL WITH FINISH AND GLASS AND GLASS AND GLASS AND GLASS</td> <td>107</td> <td>MECHANICAL EQUIPMENT</td> </tr> <tr> <td>9</td> <td>CONCRETE WITH FINISH AND GLASS AND GLASS AND GLASS AND GLASS</td> <td>18</td> <td>GLASS CURTAIN WALL WITH FINISH AND GLASS AND GLASS AND GLASS AND GLASS AND GLASS</td> <td>108</td> <td>MECHANICAL EQUIPMENT</td> </tr> </table>		SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	1	CONCRETE	10	GLASS	100	MECHANICAL EQUIPMENT	2	BRICK	11	GLASS BLOCK	101	MECHANICAL EQUIPMENT	3	CMU	12	GLASS CURTAIN WALL	102	MECHANICAL EQUIPMENT	4	CMU WITH FINISH	13	GLASS CURTAIN WALL WITH FINISH	103	MECHANICAL EQUIPMENT	5	CONCRETE WITH FINISH	14	GLASS CURTAIN WALL WITH FINISH AND GLASS	104	MECHANICAL EQUIPMENT	6	CONCRETE WITH FINISH AND GLASS	15	GLASS CURTAIN WALL WITH FINISH AND GLASS AND GLASS	105	MECHANICAL EQUIPMENT	7	CONCRETE WITH FINISH AND GLASS AND GLASS	16	GLASS CURTAIN WALL WITH FINISH AND GLASS AND GLASS AND GLASS	106	MECHANICAL EQUIPMENT	8	CONCRETE WITH FINISH AND GLASS AND GLASS AND GLASS	17	GLASS CURTAIN WALL WITH FINISH AND GLASS AND GLASS AND GLASS AND GLASS	107	MECHANICAL EQUIPMENT	9	CONCRETE WITH FINISH AND GLASS AND GLASS AND GLASS AND GLASS	18	GLASS CURTAIN WALL WITH FINISH AND GLASS AND GLASS AND GLASS AND GLASS AND GLASS	108	MECHANICAL EQUIPMENT	<table border="1"> <tr> <th>SYMBOL</th> <th>DESCRIPTION</th> <th>SYMBOL</th> <th>DESCRIPTION</th> </tr> <tr> <td>1001</td> <td>MECHANICAL EQUIPMENT</td> <td>1002</td> <td>MECHANICAL EQUIPMENT</td> </tr> <tr> <td>1003</td> <td>MECHANICAL EQUIPMENT</td> <td>1004</td> <td>MECHANICAL EQUIPMENT</td> </tr> <tr> <td>1005</td> <td>MECHANICAL EQUIPMENT</td> <td>1006</td> <td>MECHANICAL EQUIPMENT</td> </tr> <tr> <td>1007</td> <td>MECHANICAL EQUIPMENT</td> <td>1008</td> <td>MECHANICAL EQUIPMENT</td> </tr> <tr> <td>1009</td> <td>MECHANICAL EQUIPMENT</td> <td>1010</td> <td>MECHANICAL EQUIPMENT</td> </tr> <tr> <td>1011</td> <td>MECHANICAL EQUIPMENT</td> <td>1012</td> <td>MECHANICAL EQUIPMENT</td> </tr> <tr> <td>1013</td> <td>MECHANICAL EQUIPMENT</td> <td>1014</td> <td>MECHANICAL EQUIPMENT</td> </tr> <tr> <td>1015</td> <td>MECHANICAL EQUIPMENT</td> <td>1016</td> <td>MECHANICAL EQUIPMENT</td> </tr> <tr> <td>1017</td> <td>MECHANICAL EQUIPMENT</td> <td>1018</td> <td>MECHANICAL EQUIPMENT</td> </tr> <tr> <td>1019</td> <td>MECHANICAL EQUIPMENT</td> <td>1020</td> <td>MECHANICAL EQUIPMENT</td> </tr> </table>		SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	1001	MECHANICAL EQUIPMENT	1002	MECHANICAL EQUIPMENT	1003	MECHANICAL EQUIPMENT	1004	MECHANICAL EQUIPMENT	1005	MECHANICAL EQUIPMENT	1006	MECHANICAL EQUIPMENT	1007	MECHANICAL EQUIPMENT	1008	MECHANICAL EQUIPMENT	1009	MECHANICAL EQUIPMENT	1010	MECHANICAL EQUIPMENT	1011	MECHANICAL EQUIPMENT	1012	MECHANICAL EQUIPMENT	1013	MECHANICAL EQUIPMENT	1014	MECHANICAL EQUIPMENT	1015	MECHANICAL EQUIPMENT	1016	MECHANICAL EQUIPMENT	1017	MECHANICAL EQUIPMENT	1018	MECHANICAL EQUIPMENT	1019	MECHANICAL EQUIPMENT	1020	MECHANICAL EQUIPMENT
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION																																																																																																										
1	CONCRETE	10	GLASS	100	MECHANICAL EQUIPMENT																																																																																																										
2	BRICK	11	GLASS BLOCK	101	MECHANICAL EQUIPMENT																																																																																																										
3	CMU	12	GLASS CURTAIN WALL	102	MECHANICAL EQUIPMENT																																																																																																										
4	CMU WITH FINISH	13	GLASS CURTAIN WALL WITH FINISH	103	MECHANICAL EQUIPMENT																																																																																																										
5	CONCRETE WITH FINISH	14	GLASS CURTAIN WALL WITH FINISH AND GLASS	104	MECHANICAL EQUIPMENT																																																																																																										
6	CONCRETE WITH FINISH AND GLASS	15	GLASS CURTAIN WALL WITH FINISH AND GLASS AND GLASS	105	MECHANICAL EQUIPMENT																																																																																																										
7	CONCRETE WITH FINISH AND GLASS AND GLASS	16	GLASS CURTAIN WALL WITH FINISH AND GLASS AND GLASS AND GLASS	106	MECHANICAL EQUIPMENT																																																																																																										
8	CONCRETE WITH FINISH AND GLASS AND GLASS AND GLASS	17	GLASS CURTAIN WALL WITH FINISH AND GLASS AND GLASS AND GLASS AND GLASS	107	MECHANICAL EQUIPMENT																																																																																																										
9	CONCRETE WITH FINISH AND GLASS AND GLASS AND GLASS AND GLASS	18	GLASS CURTAIN WALL WITH FINISH AND GLASS AND GLASS AND GLASS AND GLASS AND GLASS	108	MECHANICAL EQUIPMENT																																																																																																										
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION																																																																																																												
1001	MECHANICAL EQUIPMENT	1002	MECHANICAL EQUIPMENT																																																																																																												
1003	MECHANICAL EQUIPMENT	1004	MECHANICAL EQUIPMENT																																																																																																												
1005	MECHANICAL EQUIPMENT	1006	MECHANICAL EQUIPMENT																																																																																																												
1007	MECHANICAL EQUIPMENT	1008	MECHANICAL EQUIPMENT																																																																																																												
1009	MECHANICAL EQUIPMENT	1010	MECHANICAL EQUIPMENT																																																																																																												
1011	MECHANICAL EQUIPMENT	1012	MECHANICAL EQUIPMENT																																																																																																												
1013	MECHANICAL EQUIPMENT	1014	MECHANICAL EQUIPMENT																																																																																																												
1015	MECHANICAL EQUIPMENT	1016	MECHANICAL EQUIPMENT																																																																																																												
1017	MECHANICAL EQUIPMENT	1018	MECHANICAL EQUIPMENT																																																																																																												
1019	MECHANICAL EQUIPMENT	1020	MECHANICAL EQUIPMENT																																																																																																												
MEZZANINE CALCULATIONS: THE EXISTING BUILDING HAS 1 EXISTING UPPER FLOOR IN ONE AREA ON THE WEST SIDE OF THE BUILDING. (PREVIOUSLY A RESIDENTIAL USE). THIS WILL NOW BE CLASSIFIED AS A FULLY ENCLOSED MEZZANINE (KITCHEN USE) • EX. FIRST FLOOR: 3,019 SF (2) = 1,056 SF + 986 SF MEZZANINE (KITCHEN USE) • NEW 2ND FLOOR MEZZANINE: 5,900 SF (1) = 5,900 SF (1) MEZZANINE (KITCHEN USE) • MEZZANINE STAIR WIDTH IS 3' CLEAR, LESS THAN 50 PEOPLE (MBC 1019.2, EXCEPT 1)		PLUMBING FIXTURE REQUIREMENTS (73 + 47 MEN AND 73 + 47 WOMEN PER MFC 403.1.1)		NEIGHBORHOOD MAP		LOCATION MAP																																																																																																									
PROPOSED TENANT AREA: EXISTING SPACE - (BCMA GROSS SQ. FT.) 3,016 SF (865 GROSS SF - EXISTING MEZZANINE) NEW ADDITION 1 410 SF NEW ADDITION 2 320 SF TOTAL SQUARE FOOT = 3,751 SF (GROSS)		REQUIRED SEPARATION OF OCCUPANCY (MBC 904.4)		NEIGHBORHOOD MAP		LOCATION MAP																																																																																																									
TENANT OCCUPANCY USE GROUP (MBC 303) (SEE KEY PLAN BELOW) A-2 - ASSEMBLY (RESTAURANT - MORE THAN 50 PEOPLE) - NON-SEPARATED		PORTABLE FIRE EXTINGUISHERS (MBC 906.1)		NEIGHBORHOOD MAP		LOCATION MAP																																																																																																									
BUILDING CONSTRUCTION TYPE (MBC 602.3) VU (UNPROTECTED, CMU/STRIBL) - A-2 USE GROUP, 3,751 SF + 24,000 SF - (GOOD (MBC 606.2 - 5)) MAXIMUM BUILDING HEIGHT = 6' + 23'4" - (GOOD (MBC 604.3 - A USE / S)) 1-STORY (W/ EXISTING MEZZANINE), 2-STORIES ALLOWED - (GOOD (MBC 504.4 - A-2 USE / S))		ROOF ACCESS REQUIREMENTS (MBC 906.5)		NEIGHBORHOOD MAP		LOCATION MAP																																																																																																									
AUTOMATIC SPRINKLER SYSTEM (MBC 903.2.1.2) YES - THE SPACE WILL NOW BE FULLY SUPPLEMENTED WITH AN APPROVED ALARM SYSTEM (MBC 907.2)		ROOF ACCESS REQUIREMENTS (MBC 906.5) ROOF ACCESS REQUIRED FOR FIREWORKS HEIGHT GREATER THAN 10' LOW BUILDING HEIGHT = 10'-5" MAX AT NEW ADDITION 1 (GRADE LADDER NOT REQUIRED) ROOF ACCESS REQUIRED FOR UPPER ROOF ROOF ACCESS LADDER PROVIDED FROM LOWER ROOF TO UPPER ROOF		NEIGHBORHOOD MAP		LOCATION MAP																																																																																																									
FIRE ALARM (MBC 907.2.1 GROUP A) MANUAL FIRE ALARM IS NOT REQUIRED (LESS THAN 300 PERSONS)		ROOF ACCESS REQUIREMENTS (MBC 906.5) ROOF ACCESS REQUIRED FOR FIREWORKS HEIGHT GREATER THAN 10' LOW BUILDING HEIGHT = 10'-5" MAX AT NEW ADDITION 1 (GRADE LADDER NOT REQUIRED) ROOF ACCESS REQUIRED FOR UPPER ROOF ROOF ACCESS LADDER PROVIDED FROM LOWER ROOF TO UPPER ROOF		NEIGHBORHOOD MAP		LOCATION MAP																																																																																																									
OCCUPANT LOAD (MBC 1004.1.2) TOTAL OCCUPANT LOAD = 146 OCCUPANTS (SEE LIFE SAFETY PLAN SHEET A001)		ROOF ACCESS REQUIREMENTS (MBC 906.5) ROOF ACCESS REQUIRED FOR FIREWORKS HEIGHT GREATER THAN 10' LOW BUILDING HEIGHT = 10'-5" MAX AT NEW ADDITION 1 (GRADE LADDER NOT REQUIRED) ROOF ACCESS REQUIRED FOR UPPER ROOF ROOF ACCESS LADDER PROVIDED FROM LOWER ROOF TO UPPER ROOF		NEIGHBORHOOD MAP		LOCATION MAP																																																																																																									
REQUIRED NUMBER OF EXITS (MBC 1006.2.1 and 1006.3.1) A-2 OCCUPANCY (GREATER THAN 49 AND LESS THAN 500 PEOPLE) (2) EXITS REQUIRED, (5) EXITS PROVIDED EXITS MEET RETENANCE (PER MBC 1007.1.1)		ROOF ACCESS REQUIREMENTS (MBC 906.5) ROOF ACCESS REQUIRED FOR FIREWORKS HEIGHT GREATER THAN 10' LOW BUILDING HEIGHT = 10'-5" MAX AT NEW ADDITION 1 (GRADE LADDER NOT REQUIRED) ROOF ACCESS REQUIRED FOR UPPER ROOF ROOF ACCESS LADDER PROVIDED FROM LOWER ROOF TO UPPER ROOF		NEIGHBORHOOD MAP		LOCATION MAP																																																																																																									
EXIT ACCESS TRAVEL DISTANCE (MBC TABLE 1017.2) USE GROUP "A", WITH AN APPROVED FIRE SUPPRESSION SYSTEM: A. EXIT ACCESS TRAVEL DISTANCE (MBC TABLE 1017.2) = 250' - OK B. COMMON PATH OF EGRESS TRAVEL (MBC TABLE 1002.2.1) = 72' (95% ACTUAL) - OK		ROOF ACCESS REQUIREMENTS (MBC 906.5) ROOF ACCESS REQUIRED FOR FIREWORKS HEIGHT GREATER THAN 10' LOW BUILDING HEIGHT = 10'-5" MAX AT NEW ADDITION 1 (GRADE LADDER NOT REQUIRED) ROOF ACCESS REQUIRED FOR UPPER ROOF ROOF ACCESS LADDER PROVIDED FROM LOWER ROOF TO UPPER ROOF		NEIGHBORHOOD MAP		LOCATION MAP																																																																																																									
TENANT VESTIBULE REQUIREMENTS: VESTIBULE AT ENTRANCES REQUIRED - MORE THAN 3,000 SQ. FT. - (1) PROVIDED (MICHIGAN ENERGY CODE - R 408.3102A)		ROOF ACCESS REQUIREMENTS (MBC 906.5) ROOF ACCESS REQUIRED FOR FIREWORKS HEIGHT GREATER THAN 10' LOW BUILDING HEIGHT = 10'-5" MAX AT NEW ADDITION 1 (GRADE LADDER NOT REQUIRED) ROOF ACCESS REQUIRED FOR UPPER ROOF ROOF ACCESS LADDER PROVIDED FROM LOWER ROOF TO UPPER ROOF		NEIGHBORHOOD MAP		LOCATION MAP																																																																																																									



PROJECT INFORMATION: PROJECT NO. 2023-120, PROJECT NAME: TENANT IMPROVEMENTS FOR JUAN BLANCO'S TACOS + TEQUILA, PROJECT ADDRESS: 1655 E. AUBURN ROAD, ROCHESTER HILLS, MI 48307. DRAWING NO. A000. DATE: FEBRUARY 15, 2023.



NOTE:
ADDITIONAL EXIT AND EMERGENCY LIGHTING MAY BE REQUIRED BY THE BUILDING OFFICIAL. PROVIDE UNIT FIXINGS TO ADD AND/OR DELETE EXIT AND EMERGENCY LIGHTING FIXTURES.

OCCUPANCY LOAD ANALYSIS
(IBC TABLE 1004.1.2)

USE	AREA	LOAD FACTOR	OCCUPANTS
ASSEMBLY AREAS			
UNCONCENTRATED	TABLES	15 NET	74
FIXED SEATING	WAITING	ACTUAL	8
STANDING	WAITING	5 NET	7
FIXED SEATING	BAR	ACTUAL	21
FIXED SEATING	BOOTHES	ACTUAL	12
HOSTESS, KITCHEN & DISH	KITCHEN	200	4
KITCHEN EXPO	KITCHEN	ACTUAL	3
BAR	BAR	200	2
MEZZANINE (FUTURE KITCHEN)	MEZZ	200	3
MEZZANINE (BREAK AREA)	MEZZ	ACTUAL	2
INDOOR/OUTDOOR WAIT STAFF		ACTUAL	10
TOTAL:			146

SEATING COUNT (INTERIOR)

(2) CHAIR - TABLE	0	=	0
(4) CHAIR - TABLE	12	=	48
(6) CHAIR - TABLE	0	=	0
BAR SEATING	21	=	21
BOOTH SEATING	3	=	12
TABLE/BENCH SEATING	3	=	12
TOTAL SEATING:			93

SEATING COUNT (EXTERIOR)

(4) CHAIR - TABLE	21	=	84
WAIT SEATING	6	=	10
TOTAL DINING:			94

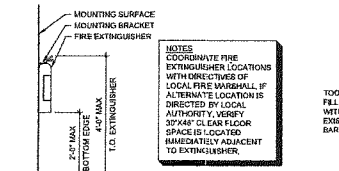
ACCESSIBILITY COUNT (INTERIOR)

TOTAL TABLES PROVIDED	=	18
TOTAL SEATS PROVIDED	=	93
NO. OF ACCESSIBLE SEATS REQUIRED	=	5% (SEATS REQ. 14%)*
	=	5 SEATS (OR 4.93%)

ACCESSIBILITY COUNT (EXTERIOR)

TOTAL TABLES PROVIDED	=	21
TOTAL SEATS PROVIDED	=	94
NO. OF ACCESSIBLE SEATS REQUIRED	=	5% (SEATS REQ. 14%)*
	=	5 SEATS (OR 4.7%)*

2 MEZZANINE LIFE SAFETY PLAN
ADD 3/16" = 1/4"



- LIFE SAFETY LEGEND**
- 40 200: NUMBER OF CALCULATED OCCUPANTS
 - MAN: CODE ALLOWANCE PER OCC.
 - 200 S.F. (GROSS) - KITCHEN (COMMON USE)
 - ACT: ACTUAL NUMBER OF OCCUPANTS
 - : COMMON PATH OF TRAVEL
 - 70: 2A108-C.3B DRY CHEMICAL FIRE EXTINGUISHER, SEE 0440.01 FOR MOUNTING HEIGHT (COORD. FINAL LOCATION W/ BUILDING DEPT)
 - 40 8.0' 3.0': NUMBER EGRESS EXIT TOTAL OCCUPANTS
 - CLEAR WIDTH PROVIDED
 - MAN: REQUIRED DOOR WIDTH
 - NO. OF OCC ± 1/2" (SUPPRESSED) OR NO. OF OCC ± 0.2" (NOT SUPPRESSED)
 - NEW EXIT SIGN, COMBO LOCATION
 - REQUIREMENTS BY FIRE MARSHAL
 - NEW EMERGENCY LIGHT
 - NEW EMERGENCY COMBO LIGHT
 - EXTERIOR REMOVE LIGHT

- FURNITURE LEGEND**
- L: 'L' INDICATES LO-TOP TABLE
 - 'H' INDICATES H-TOP TABLE
 - 36x48: INDICATES TABLE SIZE (IN INCHES)

- GENERAL NOTES**
- THE BUILDING ENTRANCE SHALL BE ACCESSIBLE FROM THE PARKING LOT OR NEAREST STREET BY MEANS OF A WALK UNINTERRUPTED BY STEPS OR abrupt CHANGES IN GRADE, AND AT LEAST TWO ACCESSIBLE MEANS OF EGRESS SHALL BE PROVIDED WHEN MORE THAN ONE MEANS OF EGRESS IS REQUIRED BY THE BUILDING CODE.
 - ACCESSIBLE RESTROOM FACILITIES SHALL BE PROVIDED FOR THIS OCCUPANCY AS REQUIRED UNDER THE AMERICANS WITH DISABILITIES ACT, G.C. TO VERIFY COMPLIANCE.
 - ALL EGRESS DOORS SHALL BE SIDE HINGED SWINGING TYPES. ALL DOORS SHALL SWING IN THE DIRECTION OF EGRESS AND TWO EXITS ARE REQUIRED WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS. ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. ALL DOORS SHALL HAVE A MINIMUM CLEAR OPENING OF NOT LESS THAN 34 INCHES.
 - DOOR HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. G.C. TO VERIFY THAT CODE COMPLIANT PANIC BARS ARE IN PLACE AND FULLY OPERATIONAL ON EXTERIOR EGRESS DOORS.

1 FIRST FLOOR LIFE SAFETY PLAN
ADD 3/16" = 1/4"

ISSUED FOR DATE

REVIEW	01.17.2022
EPA REVIEW	05.11.2022
REVIEW	06.06.2022
REVIEW	06.15.2022
EPA REVIEW	07.22.2022
EPA REVIEW	02.15.2023

ACCOMPANYING THIS DRAWING IS THE PROPERTY OF ARCHITECTURAL PLANNERS & DESIGNERS, INC. AND IS INTENDED FOR THE USE AND PROJECT ONLY. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURAL PLANNERS & DESIGNERS, INC.

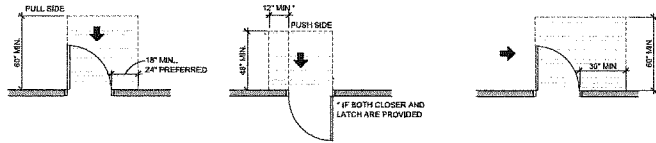


REGISTERED DESIGN PROFESSIONAL
IN MICHIGAN & OHIO
ALAN SCOTT HALL
LICENSED ARCHITECT
NO. 107-0987

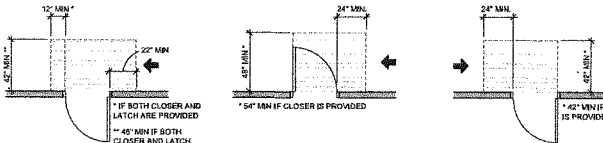
TENANT IMPROVEMENTS FOR:
JUAN BLANCO'S TACOS + TEQUILA
1655 E. AUBURN ROAD
ROCHESTER HILLS, MI 48067

DRAWN BY: BCB
CHECKED BY: ASH
SCALE: AS NOTED
JOB NO.: JWHH 2021-20
ACCESSIBILITY & LIFE SAFETY PLAN

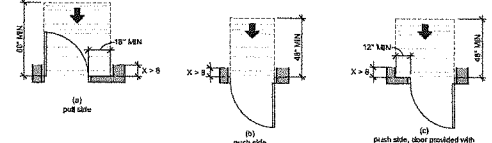
A001



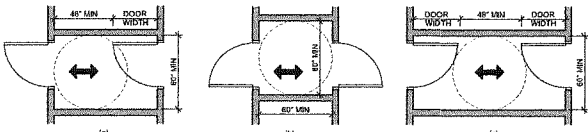
FRONT APPROACHES - SWINGING DOORS



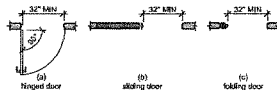
HINGE SIDE APPROACHES - SWINGING DOORS



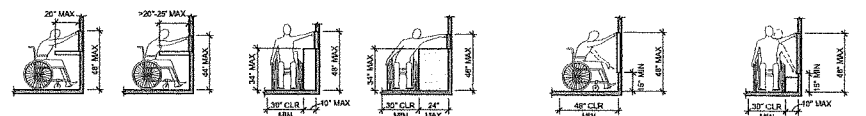
MANEUVERING CLEARANCES AT RECESSED DOORS AND GATES



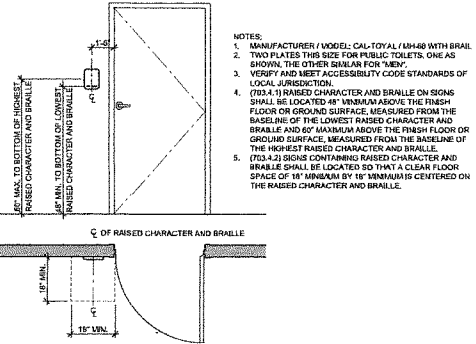
TWO DOORS IN SERIES OR GATES IN SERIES



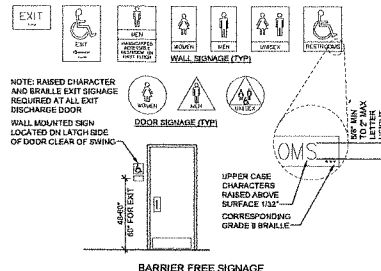
CLEAR WIDTH OF DOORWAYS



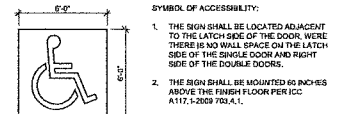
OBSTRUCTED HIGH FORWARD REACH OBSTRUCTED HIGH SIDE REACH UNOBSTRUCTED FORWARD REACH UNOBSTRUCTED SIDE REACH



LOCATION OF RAISED CHARACTER AND BRAILLE SIGNS AT DOORS



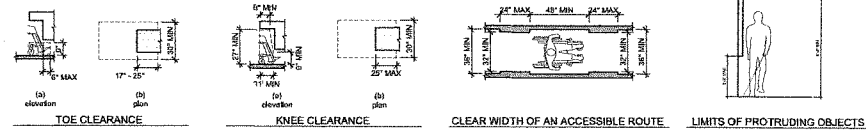
BARRIER FREE SIGNAGE



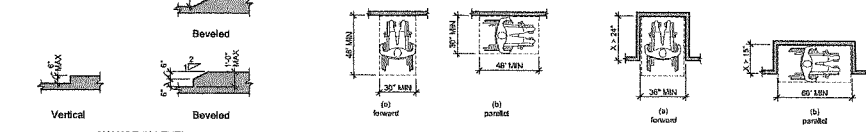
SYMBOL OF ACCESSIBILITY

1. THE SIGN SHALL BE LOCATED ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE OF THE SINGLE DOOR AND RIGHT SIDE OF THE DOUBLE DOORS.
2. THE SIGN SHALL BE MOUNTED 65 INCHES ABOVE THE FINISH FLOOR PER ICC A117.2-2009 703.4.1.
3. THE LOCATION OF SIGN SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 18 INCHES OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN SWING OF A DOOR.
4. ALL SIGNAGE SHALL CONFORM WITH ADA ACCESSIBILITY GUIDELINES, INCLUDING BUT NOT LIMITED TO PROPORTION, COLOR CONTRAST AND RELIEF.

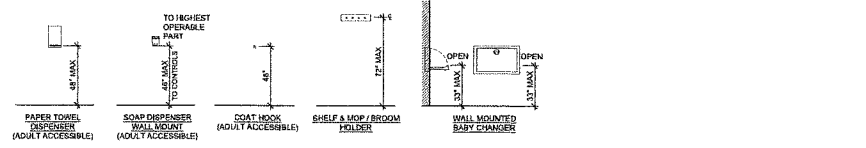
ISA SIGNAGE



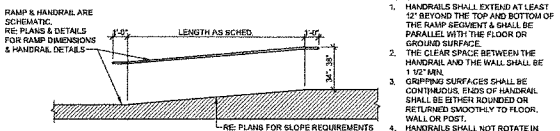
TOE CLEARANCE KNEE CLEARANCE CLEAR WIDTH OF AN ACCESSIBLE ROUTE LIMITS OF PROTRUDING OBJECTS



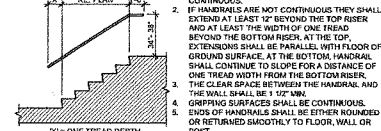
CHANGE IN LEVEL POSITION OF CLEAR FLOOR OR GROUND SPACE MANEUVERING CLEARANCE IN AN ALCOVE



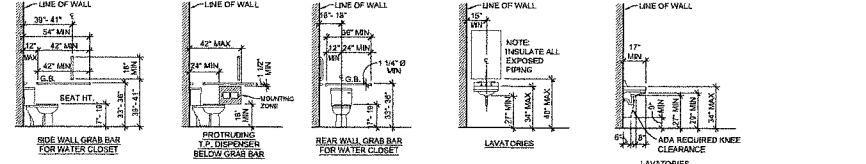
PAPER TOWEL DISPENSER (ADULT ACCESSIBLE) SOAP DISPENSER (ADULT ACCESSIBLE) COAT RACK (ADULT ACCESSIBLE) SHELF A JUP / BROOM HOLDER WALL MOUNTED BABY CHANGER



TYPICAL RAMP HANDRAIL



TYPICAL STAIR HANDRAIL



GENERAL BARRIER-FREE NOTES

1. ALL CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE (1) HAND AND SHALL NOT REQUIRE TIGHT GRASPING, FINCHING OR TWISTING OF THE WRIST.
2. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN FIVE (5) POUNDS.
3. UNLESS NOTED OTHERWISE, ALL PICTURES AND CONTROLS SHALL BE MOUNTED SUCH THAT THE UNOBSTRUCTED FORWARD AND SIDE REACH SHALL BE NO HIGHER THAN 48" AND NO LOWER THAN 15" ABOVE THE GROUND OR FLOOR LEVEL.
4. THE STRUCTURAL STRENGTH FOR ALL SEATS AND GRAB BARS SHALL BE SUCH THAT THE ALLOWABLE STRESS IN BENDING, SHEAR AND TENSION IS NOT EXCEEDED FOR MATERIALS USED WHERE A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS IS APPLIED AT ANY POINT ON THE SEAT, GRAB BAR, FASTENER MOUNTING DEVICE, OR SUPPORTING STRUCTURE.
5. ALL DIMENSIONS AND MOUNTING HEIGHTS SHALL CONFORM TO ICC/ANSI A117.1-2009 AND MICHIGAN BARRIER FREE DESIGN LAW.

ISSUED FOR	DATE
REVIEW	01.17.2021
SPA REVIEW	05.11.2022
REVIEW	08.06.2022
REVIEW	06.15.2022
SPA REVIEW	07.22.2022
SPA REVIEW	02.15.2023

ALL COPYRIGHTS IN THIS DRAWING ARE THE PROPERTY OF ARCHITECTURE PLANNERS INC. THIS IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURE PLANNERS INC. AND THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



DESIGNED BY: ALAN SCOTT HALL
 CHECKED BY: [Signature]
 NO. 10200007

JOB NAME: TEMANT IMPROVEMENTS FOR: JUAN BLANCO'S TACOS + TEQUILA
 LOCATION: 1655 E. AUBURN ROAD ROCHESTER HILLS, MI 48307

DRAWN BY: ECB
 CHECKED BY: ASH
 SCALE: AS NOTED
 JOB NO: JWRH 2021-20

ACCESSIBILITY DETAILS

A002

ISSUED FOR	DATE
REVIEW	01.17.2022
SPA REVIEW	05.11.2022
REVIEW	05.06.2022
REVIEW	08.15.2022
SPA REVIEW	07.22.2022
SPA REVIEW	00.15.2022

© COPYRIGHT 2022 THE DRAWING IS THE PROPERTY OF APPI DESIGN & BUILD. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF APPI DESIGN & BUILD.



REGISTERED PROFESSIONAL ENGINEER
 RESPONSIBLE CHARGE
ALAN SCOTT HALL
 LICENSE NO. 1107080071

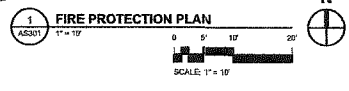
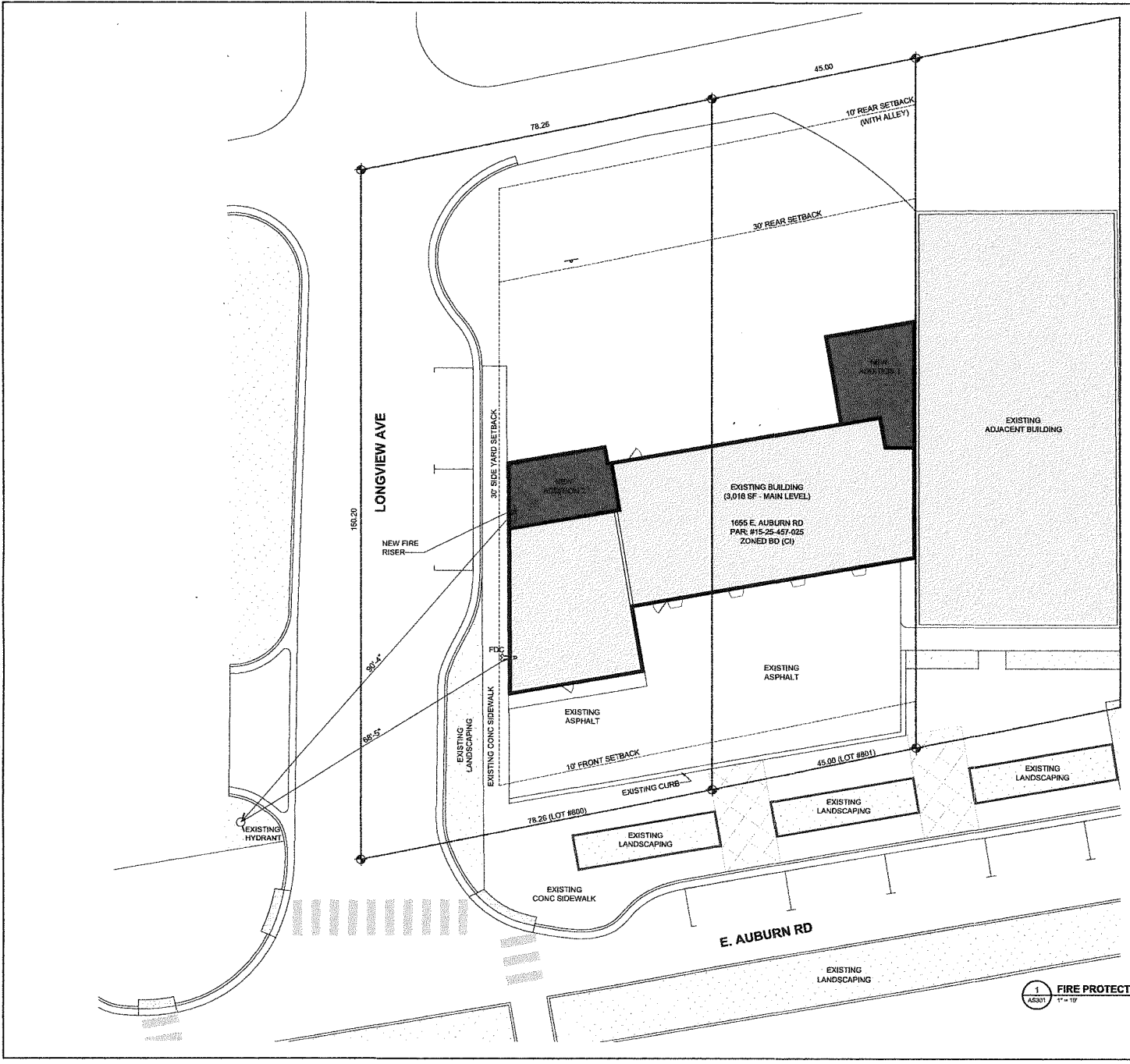
JOB NAME:
**TENANT IMPROVEMENTS FOR:
 JUAN BLANCO'S TACOS + TEQUILA**
 LOCATION:
**1655 E. AUBURN ROAD
 ROCHESTER HILLS, MI 48307**

DRAWN BY: ICB
 CHECKED BY: ASH
 SCALE: AS NOTED
 JOB NO: JWRH 2021-20

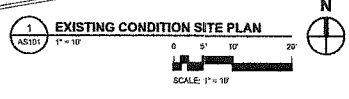
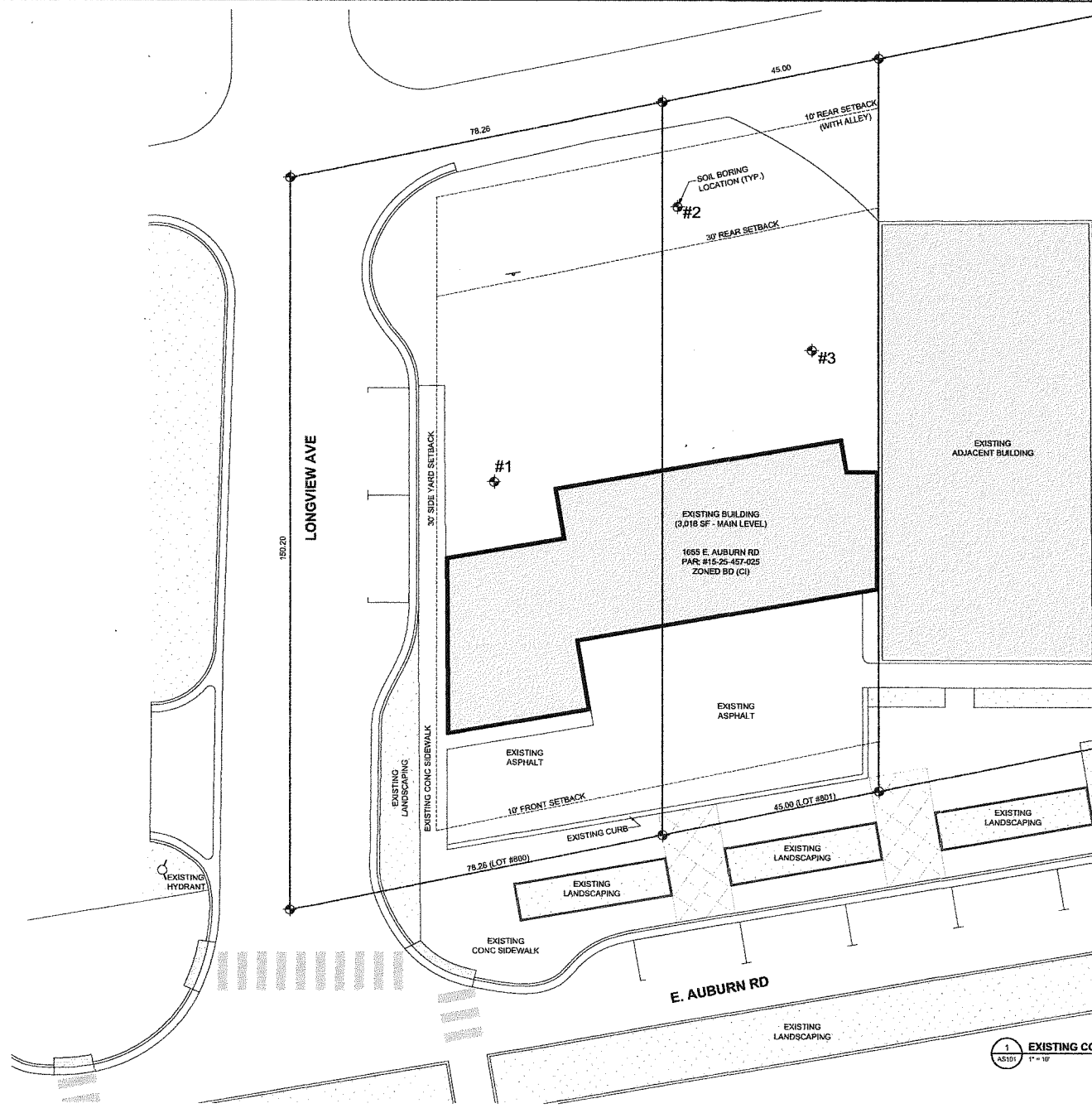
FIRE PROTECTION PLAN

AS301

- FIRE DEPARTMENT NOTES**
1. A KNOX KEY SYSTEM SHALL BE INSTALLED IN A LOCATION APPROVED BY THE FIRE CODE OFFICIAL. ORDERING INFORMATION IS AVAILABLE THROUGH THE KNOX COMPANY AT WWW.KNOXKEY.COM (IPC 2024 SEC. 1028.2)
 2. FIRE LANES SHALL BE DESIGNATED BY THE FIRE CODE OFFICIAL, AND SHALL BE CONSPICUOUSLY POSTED ON BOTH SIDES OF THE FIRE LANE, WITH FIRE LANE SIGNS SPACED NOT MORE THAN 100 FEET APART. FIRE LANE SIGNS SHALL READ "NO STOPPING, STANDING, PARKING, FIRE LANE" AND SHALL CONFORM TO THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (FIRE PREVENTION ORDINANCE CHAPTER 28, SEC. 502)
 3. CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH IPC 2024 CHAPTER 14.
 4. OPEN BURNING IS NOT PERMITTED, INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING. OPEN BURNING FOR WARMING OF SAND AND/ OR WATER FOR THE PREPARATION OF MORTAR SHALL BE WITHIN THE CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES FIRE PREVENTION ORDINANCE CHAPTER 18, SEC. 307.8.2 & 307.8.3.1. A BURN PERMIT CAN BE APPLIED FOR ONLINE AT WWW.ROCHESTERHILLS.ORG/FIRE IN THE "FOR YOUR BUSINESS" SECTION.
 5. PROVIDE A "NO PARKING FIRE DEPARTMENT CONNECTION" SIGN OVER THE FIRE DEPARTMENT CONNECTION.
 6. FDOT'S SHALL NOT BE OBSTRUCTED BY LANDSCAPING, PARKING, OR ANY OTHER PERMANENT OR TEMPORARY MATERIALS OR DEVICES.
 7. IF THE FIRE DEPARTMENT CONNECTION IS NOT LOCATED ON THE STREET FRONT OF THE BUILDING, A WHITE / CLEAR STROBE LIGHT SHALL BE TIED INTO THE FIRE ALARM SYSTEM AND INSTALLED OVER THE FDC.



P:\PROJECTS\2022\185 E. AUBURN RD\AS101\AS101.dwg (DATE PLOTTED: 05/11/2022 11:44 AM)



ISSUED FOR	DATE
REVIEW	01.17.2022
SPA REVIEW	05.11.2022
REVIEW	06.06.2022
REVIEW	06.15.2022
SPA REVIEW	07.22.2022
SPA REVIEW	02.15.2023

I REPRESENT THE DESIGNER OF THIS PROJECT AND I AM NOT PROVIDING ANY WARRANTIES FOR THE ACCURACY OF THIS INFORMATION. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CLIENT AS A RESULT OF ANY SUCH DELAYS OR COSTS. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CLIENT AS A RESULT OF ANY SUCH DELAYS OR COSTS. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CLIENT AS A RESULT OF ANY SUCH DELAYS OR COSTS.

APD
 PLAN DESIGN BUILD
 8700 Village Lane West, Whitefish, MI 48387
 Ph: 248.874.1340 www.apd-b.com

REGISTERED DESIGN PROFESSIONAL
 IN RESPONSIBLE CHARGE
ALAN SCOTT HALL
 LICENSE NO. 13009081

JOB NAME:
**TENANT IMPROVEMENTS FOR:
 JUAN BLANCO'S TACOS + TEQUILA**
 LOCATION:
**1655 E. AUBURN ROAD
 ROCHESTER HILLS, MI 48307**

DRAWN BY: BCB
 CHECKED BY: ASH
 SCALE: AS NOTED
 JOB NO: JWRH 2021-20
 ARCHITECTURAL
 SITE PLAN
 EXISTING CONDITION

AS101

LIGHTING FIXTURE SCHEDULE												
MARK	SYMBOL	DESCRIPTION	MANUFACTURER	MODEL # / COLOR	QTY	MOUNTING	LAMP VOLT	LAMP TYPE	LIGHT LOSS FACTOR	LAMP TYPE	PHOTOMETRIC LUMINOUS FLUX	REMARKS
A-1		WALL SCONCE	CREE INC. (BULB)	A19-60W-P1-27K-E26-U1 (BRONZE FIXTURE)	4	WALL	120V/ 277V	9.5W LED	0.80	615 LUMENS 3000K	679 LM	MOUNT 8" OF A.F. TO CENTER OF FIXTURE
A-2		WALL SCONCE	CREE INC. (BULB)	A19-60W-P1-27K-E26-U1 (BRONZE FIXTURE)	14	WALL	120V/ 277V	9.5W LED	0.80	615 LUMENS 3000K	679 LM	MOUNT 7" OF A.F. TO CENTER OF FIXTURE
B-1		15'-0" HIGH PARKING LOT POLE LIGHT	PLT SOLUTIONS	PLTS-12000-40-4000	3	BASE	120V/ 277V	37.8W LED	0.80	5667 LUMENS 4000K	5667 LM	SINGLE HEAD ON POLE (NO ADJUST)
B-2		20'-0" HIGH PARKING LOT POLE LIGHT	PLT SOLUTIONS	PLTS-12000-40-4000	3	BASE	120V/ 277V	37.8W LED	0.80	5667 LUMENS 4000K	5667 LM	SINGLE HEAD ON POLE (NO ADJUST)

PHOTOMETRIC STATISTICS SCHEDULE						
#	Name	MIN	MAX	AVG	MIN / AVG	MIN / MAX
1	OVERALL SITE PROPERTY LINES	0.043 FC	8.91 FC	2.32 FC	-	-
2	FRONT SIDEWALK AND ENTRY	1.35 FC	2.51 FC	1.92 FC	0.704	0.538
3	FRONT OUTDOOR SEATING AREAS	0.33 FC	5.88 FC	1.77 FC	0.189	0.057
4	SIDE AND REAR SIDEWALKS	0.28 FC	8.02 FC	3.87 FC	0.068	0.033
5	REAR ACTIVITY AREA	3.10 FC	7.69 FC	4.50 FC	0.688	0.403
6	REAR PARKING AREA	0.91 FC	7.96 FC	3.37 FC	0.270	0.114

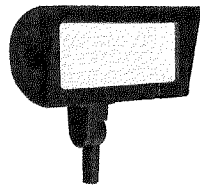
NOTE:
ALL EXTERIOR LIGHTING SHALL INCORPORATE AUTOMATIC TIMERS AND SHALL BE TURNED OFF BETWEEN THE HOURS OF MIDNIGHT AND SUNRISE, EXCEPT FOR LIGHTING NECESSARY FOR SECURITY PURPOSES OR ACCESSORY TO A USE THAT CONTINUES AFTER MIDNIGHT.



WATTAGE: 9.5 Watts
CCT: 3000K
CRI: 90
LUMENS: 679

2 TYPICAL WALL SCONCE (FULLY SHIELDED)
SCALE: N.T.S.

NOTE:
ALL PARKING LOT POLE LIGHTS ARE TO BE MOUNTED WITH A "FIXED ONLY" BRACKET AND ALL LIGHTS ARE TO BE FULLY SHIELDED AND POINTED DIRECTLY DOWNWARD

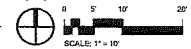


WATTAGE: 40 Watts
CCT: 4000K
CRI: 90
LUMENS: 5,667
DIMMING: 0-10V

3 POLE MOUNTED LED PARKING LIGHT
SCALE: N.T.S.



1 SITE LIGHTING PHOTOMETRIC PLAN
SCALE: 1" = 10'



ISSUED FOR:	DATE
REVIEW	01.17.2022
SPA REVIEW	05.11.2022
REVIEW	06.06.2022
REVIEW	06.15.2022
SPA REVIEW	07.22.2022
SPA REVIEW	02.15.2023

© COPYRIGHT 2023, THIS DRAWING IS THE PROPERTY OF ARCHITECTURAL PLANNERS INC. AND IS INTENDED FOR THE LOCAL AND SPECIFIC USE OF THE CLIENT. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEMS, WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURAL PLANNERS INC. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURAL PLANNERS INC. IS STRICTLY PROHIBITED. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURAL PLANNERS INC.



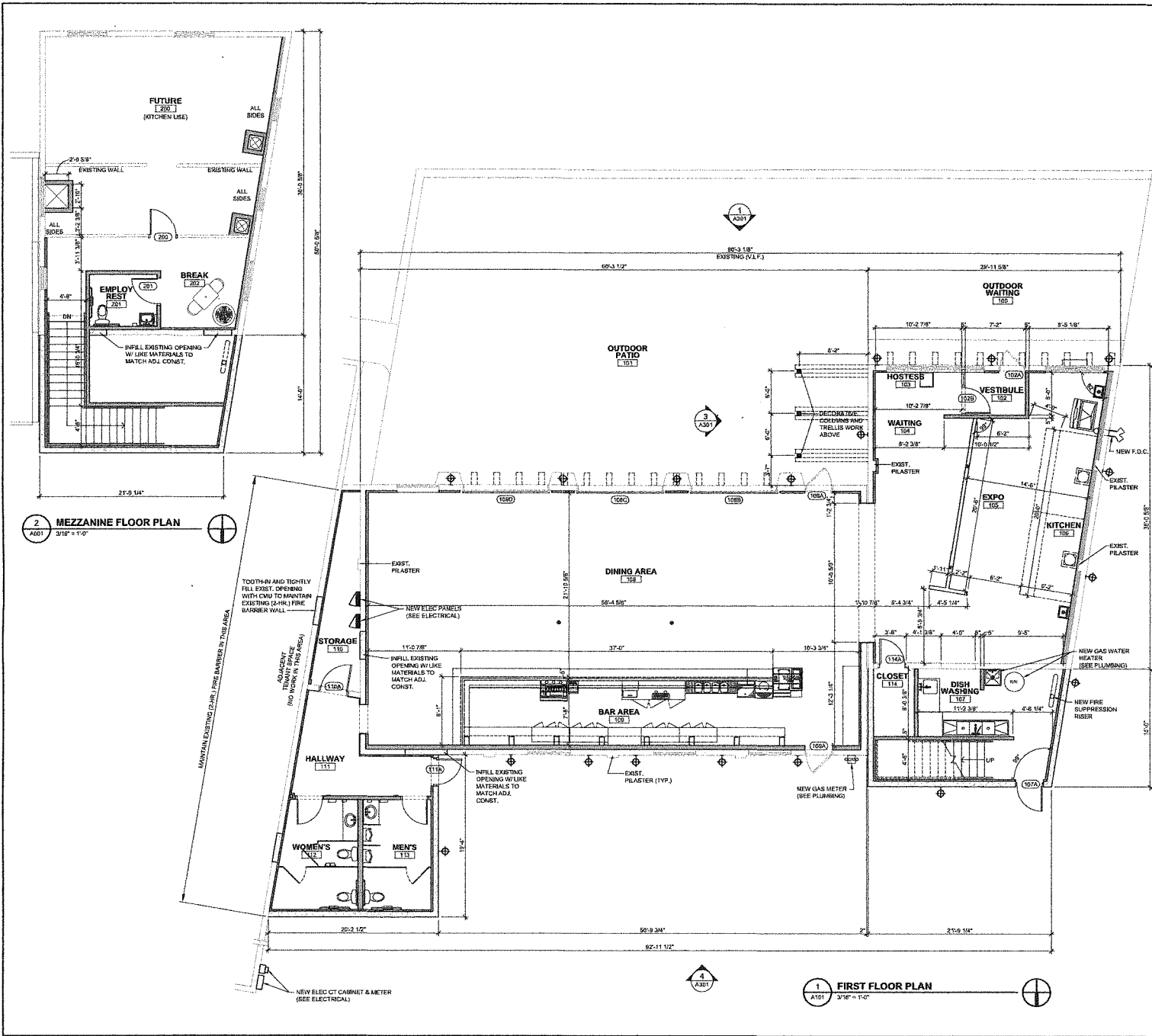
REGISTERED DESIGN PROFESSIONAL
IN RESPONSE TO CHANGE
ALAN SCOTT HALL
LICENSED ARCHITECT
NO. 00109071

JOB NAME:
TENANT IMPROVEMENTS FOR:
JUAN BLANCO'S TACOS + TEQUILA
LOCATION:
1655 E. AUBURN ROAD
ROCHESTER HILLS, MI 48307

DRAWN BY: BCB
CHECKED BY: ASH
SCALE: AS NOTED
JOB NO.: JWRH 2021-20

SITE LIGHTING
PHOTOMETRIC PLAN

AS401



WALL LEGEND

	EXISTING STUD WALLS TO REMAIN
	EXISTING CMU WALLS TO REMAIN
	NEW METAL STUD WALL - EXTEND WALL TO DECK
	NEW PARTIAL HEIGHT WALLS
	NEW CMU WALLS

DOOR LEGEND

	DOOR MARK EXISTING DOOR TO REMAIN (SEE DOOR SCHEDULE)
	DOOR MARK NEW DOOR (SEE DOOR SCHEDULE)

GENERAL CONSTRUCTION NOTES

- DO NOT SCALE DRAWINGS. NECESSARY DIMENSIONS ARE GIVEN. DIMENSIONS ARE TO BE VERIFIED IN THE FIELD FOR EXISTING CONDITIONS. DISCREPANCIES OR QUESTIONS REGARDING DIMENSIONS SHOULD BE DIRECTED TO THE ATTENTION OF THE ARCHITECT.
- THE FLOOR PLAN IS A COMPOSITE DRAWING OF THE EXISTING BUILDING AND NEW CONSTRUCTION. THE EXISTING IS INDICATED BY LIGHTER LINE OR OUTLINE FORM. NEW CONSTRUCTION IS SHOWN BY A HEAVIER LINE WEIGHT AND IDENTIFIED BY LABEL, NOTE, MATERIAL, PATTERN OR REFERENCED DRAWINGS. DEMOLITION IS SHOWN BY DASHED LINES.
- THE EXISTING LAYOUT AND DIMENSIONS SHOW ARE APPROXIMATE AND SHOULD BE USED FOR BIDDING PURPOSES ONLY. ACTUAL FIELD VERIFICATION OF ALL EXISTING CONDITIONS SHALL BE UTILIZED PRIOR TO LAYOUT AND INSTALLATION OF ANY NEW CONSTRUCTION.
- ALL WORK PROVIDED AND INSTALLED BY THE CONTRACTORS SHALL MEET THE LATEST EDITIONS OF ALL STATE, LOCAL, FEDERAL, AND N.E.C. REGULATIONS AND CODES.
- ALL INTERIOR DIMENSIONS ARE TO FINISH FACE OF GYP. BD. (TYPICAL, UNLESS NOTED OTHERWISE).
- ALL INTERIOR PARTITIONS ARE 3/8\"/>

QUALITY ASSURANCE NOTES

- ALL WORK SHALL BE DONE ACCORDING TO APPLICABLE BUILDING CODES AND ORDINANCES AS WELL AS THE BEST PRACTICE AND STANDARDS OF THE TRADE. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING PROPER PERMITS AND PAYING ALL APPLICABLE FEES.
- THE CONTRACT DOCUMENTS DO NOT ATTEMPT TO DIVIDE AND ASSIGN WORK TO THE SUBCONTRACTORS. VERIFY WITH THE CONTRACTOR ASSIGNMENTS OF WORK, ESPECIALLY THOSE ITEMS WHICH COULD BE ASSIGNED TO VARIOUS SUBCONTRACTORS.
- EACH SUBCONTRACTOR IS SOLELY RESPONSIBLE TO BE INFORMED, TO PROVIDE FOR AND MAINTAIN SAFETY OF OPERATING EQUIPMENT AND HANDLING OF MATERIALS. THE CONTRACTOR SHALL COMPLY WITH SAFETY STANDARDS OF OSHA, MICHIGAN AND ANY OTHER STANDARD ENFORCEABLE BY LAW.

ISSUED FOR	DATE
REVIEW	01.17.2022
SPA REVIEW	05.11.2022
REVIEW	06.08.2023
REVIEW	06.15.2023
SPA REVIEW	07.22.2023
SPA REVIEW	02.15.2023

NO COPYRIGHT OR TRADEMARK RIGHTS ARE CLAIMED FOR THE CONTENTS OF THIS DRAWING. THE ARCHITECT ASSUMES NO LIABILITY FOR THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND PAYING ALL APPLICABLE FEES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT.

APL
 PLANNING DESIGN & BUILD
 1500 WILSON ROAD, SUITE 100
 ROCHESTER HILLS, MI 48067
 PH: 248.671.1540 WWW.APLDESIGN.COM

REGISTERED PROFESSIONAL ARCHITECT
 RESPONSIBLE CHARGE
 ALAN SCOTT HALL
 LICENSE#ARCHITECT 10312800001

JOBSITE: TENANT IMPROVEMENTS FOR: JUAN BLANCO'S TACOS + TEQUILA
 LOCATION: 1655 E. AUBURN ROAD ROCHESTER HILLS, MI 48067

DRAWN BY: BCB
 CHECKED BY: ASH
 SCALE: AS NOTED
 JOB NO: JWRH 2021-20
 FLOOR PLAN

A101

GENERAL EXTERIOR ELEVATION NOTES

1. REFER TO A101 FOR GENERAL FLOOR PLAN NOTES.
2. CONTRACTOR TO INSPECT EXISTING EXTERIOR FACADES INCLUDING DOORS, FRAMES, WINDOWS, GUTTERS, DOWNSPOUTS, FASCIA, ETC. AND REPAIR OR REPLACE AS REQUIRED TO ENSURE PROPER FUNCTION. CONTRACTOR TO PRIME AND PAINT ALL APPLICABLE SURFACES.
3. CONTRACTOR SHALL BLOCK FILL ALL EXISTING CMU WALLS WHERE SPALLING HAS OCCURRED PRIOR TO PRIME AND PAINT.
4. REFER TO ELECTRICAL DRAWINGS FOR ALL LIGHT FIXTURES.
5. SIGNAGE SHALL BE SUBMITTED UNDER SEPARATE PERMIT.

ISSUED FOR	DATE
REVIEW	01.17.2022
SPA REVIEW	05.11.2022
REVIEW	06.26.2022
REVIEW	06.15.2022
SPA REVIEW	07.22.2022
SPA REVIEW	02.15.2023

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND MATERIALS. ANY DISCREPANCY BETWEEN THE DRAWING AND THE EXISTING STRUCTURE SHALL BE RESOLVED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES NOT RELATED TO THE DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

API
ARCHITECTURAL PROJECT INC.
11500 KENNEDY AVENUE
SUITE 100
ROCHESTER HILLS, MI 48065
PH: 248.874.1130 WWW.API-PC.COM

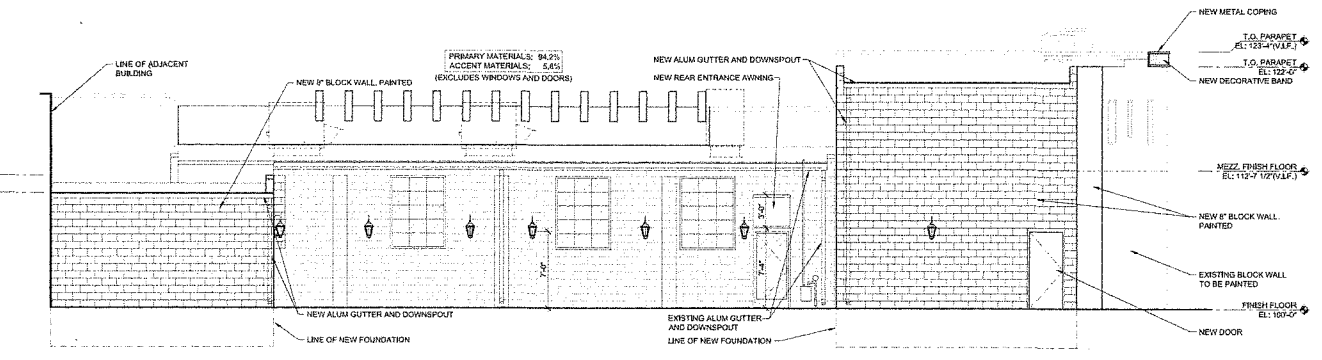
DESIGNED BY: ARCHITECTURAL PROJECT INC.
CHECKED BY: DANIELA CANTRELL
DATE: 10/20/2021

**TENANT IMPROVEMENTS FOR:
JUAN BLANCO'S TACOS + TEQUILA**

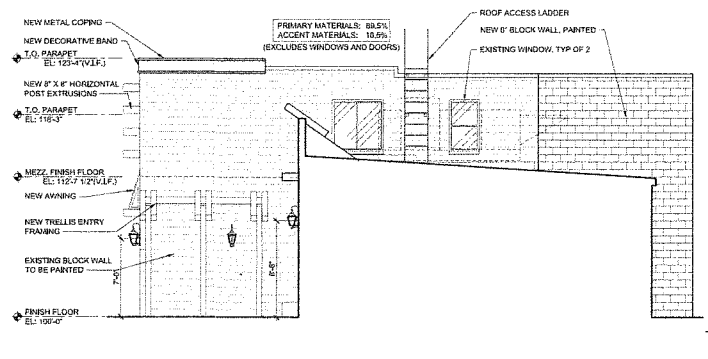
LOCATION:
**1655 E. AUBURN ROAD
ROCHESTER HILLS, MI 48067**

DRAWN BY: BCB
CHECKED BY: ASH
SCALE: AS NOTED
JOB NO: JWBH 2021-20
EXTERIOR ELEVATIONS

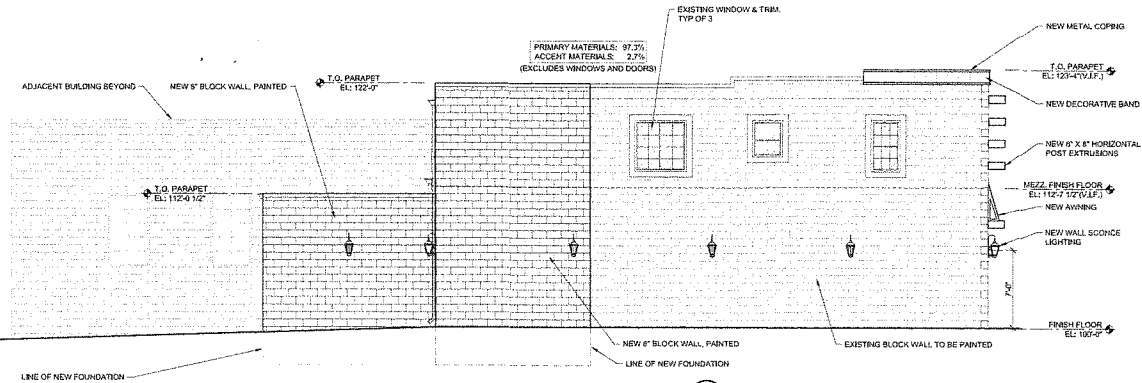
A301



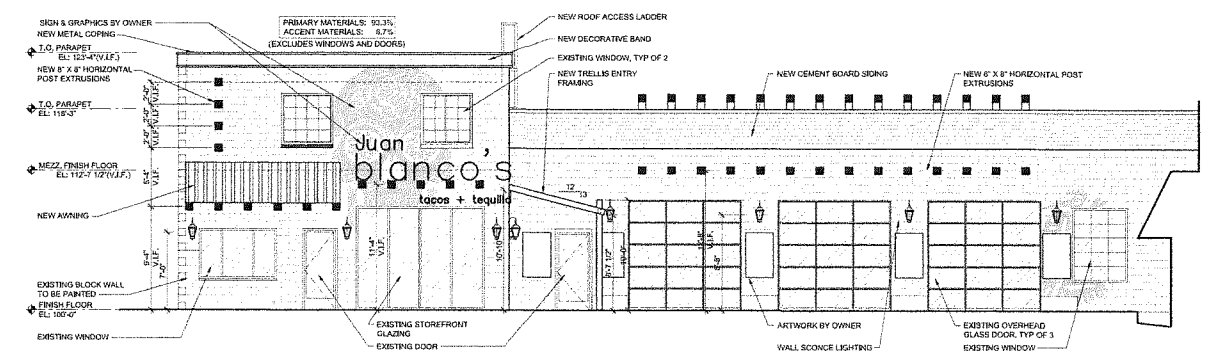
4 NORTH ELEVATION
A301 3/16" = 1'-0"



3 EAST ELEVATION
A301 3/16" = 1'-0"



2 WEST ELEVATION
A301 3/16" = 1'-0"



1 SOUTH ELEVATION
A301 3/16" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

PRIMARY	[Symbol]	TYPE: EXISTING 8x8-16 MASONRY BLOCK - PAINTED MANUFACTURER: EXISTING COLOR: Y.B.D.
PRIMARY	[Symbol]	TYPE: STANDARD 8x8-16 MASONRY BLOCK MANUFACTURER: NATIONAL BLOCK & READY-MIX, INC. COLOR: Y.B.D.
PRIMARY	[Symbol]	TYPE: CEMENT BOARD WOOD SIDING MANUFACTURER: T.B.D. COLOR: Y.B.D.
ACCENT	[Symbol]	TYPE: GLAZING: 1" INSULATED, LOW-E MANUFACTURER: T.B.D. COLOR: SOLAR BRONZE TINT
CHECKED BY:	[Symbol]	TYPE: CORRUGATED METAL AWNING MANUFACTURER: PAC-CLAD COLOR: Y.B.D.
ACCENT	[Symbol]	TYPE: DECORATIVE BAND OF VINYL TRIM & CERAMIC TILE MANUFACTURER: COLOR: MATTIE BLACK TRIM
ACCENT	[Symbol]	TYPE: METAL COPING MANUFACTURER: PAC-CLAD COLOR: MATTIE BLACK

FILE # 248822150300-2021-0103-DWG-01527-01-01 (SIGNED) DATE: 10/20/2021 10:54:27 AM
FILE # 248822150300-2021-0103-DWG-01527-01-01 (SIGNED) DATE: 10/20/2021 10:54:27 AM
FILE # 248822150300-2021-0103-DWG-01527-01-01 (SIGNED) DATE: 10/20/2021 10:54:27 AM

NOTE:**Expected sales from food 70%****Expected sales from liquor 30%**

Juan Blancos

CANTINA

APERITIVOS

CHIPS N DIP	9
House Chips, Fresh Guacamole or Blanco Queso	
DIP TRIO	14
Salsa, Blanco Queso, Fresh Guacamole, House Chips	
CHICHARRONES	7
Tajin, Cilantro, Lime Juice, Pickled Onion, Queso	
ELOTE CALAMARI	14
Fried Squid, Roasted Corn, Jalapeno Creama, Cojita Cheese	
CARNE ASADA FRIES	14
Grilled Steak, Queso Blanco, Pico De Gallo, Creama, Fries	
JUANS FAMOUS TAQUITOS	13
Shredded Chicken or Beef, Creama, Guacamole, Cojita Cheese	
BARRIO BRUSSELS	13
Crispy Brussels, Siracha Agave Glaze, Bacon, Cojita	
NACHO LIBRE	11 / 15
House Chips, Chicken or Beef, Black Beans, Melted Cheeses, Pico De Gallo, Pickled Onions	
MEXICAN PIZZA	12
Beans, Jack Cheese, Meat, Pico De Gallo, Avocado, Crema	
TOASTADA	12
Beans, Monterey Cheese, Pico De Gallo, Jalapenos, Creama, Cilantro	
EMPENADAS	14
FLAUTAS	12
ELOTE LOCO	9
Grilled Corn	
STREET CHICKEN WINGS	14
Agave, Cilantro, Cojita, Dry House Spice	
STUFFED AVOCADOS	16
Tres Avocado Halfs, Black Beans, Corn, Tomato, Cojita, Cilantro	

SOPA U ENSALADES

MEXICAN CHOP CHOP	13
SANTE FE	13
MEXICAN CAESAR	13
CHICKEN TORTILLA SOPE	5
SOPE DE POLLO	5

LITTLE JUAN'S

CHICKEN STRIPS N FRIES	6
1 GRINGO TACO & RICE N BEANS	6
½ LB BURGER N FRIES	6
CHEESE QUESADILLA	6

Ask your server about menu items that are cooked to order or served raw.

NOTICE:

Consuming raw or undercooked meats, seafood, shellfish, or eggs may increase your risk of foodborne illness

TACO. TACO. TACO.

Tres Street Tacos, Double Corn Tortilla, Cilantro, Onion
Served with Mexican Rice and Choice of Refried Beans or Black Beans

TINGA DE POLLO	14	VEGGIE	12
Shredded Chicken		SHRIMP	16
PAPAS CON RAJAS	14	CHILI BRAISED SHORT RIB	16
Chorizo, Potato, Queso Fresco		Slow Roasted Beef	
CARNITAS	14	CARNE ASADA	17
Slow Roasted Pork, Pickled Onion, Salsa Verde		Chili Rubbed Steak, Queso Fresco	
AL PASTOR	14	TACOS DE PAPA	16
Marinated Pork, Grilled Pineapple, Jalapeno Creama		Fried Potato, Roasted Corn, Charred Poblano	
CRISPY FISH	15	TRES MIX COMBO	16
Shredded Chicken			

BURRITOS N BOWLS

Served with Mexican Rice and Choice of Black Beans or Refried Beans. Garnished with Sour Cream, Guacamole, Pico De Gallo.

FARM VEGETABLES	12
ACHIOTE CHICKEN	15
CARNITAS	15
SUPER	15
FAJITA STYLE	16
SURF N TURF	20

GRINGO FAVORITES

JUAN IN A MILLION BURGER	13
Double ¼ Beef Patties, Habanero Bacon, Monterey Cheese, Tostada Shell, Jalapenos	
DOS EQUIS FISH AND CHIPS	17
Icelandic Cod, Dos Equis Beer Batter, Fries, Coleslaw	
CHICKEN FAJITA WRAP	13
CHICKEN TENDER BASKET	14
Hand-battered Chicken Strips, Fries	

QUESADILLAS

Served with Sour Cream, Guacamole, Pico De Gallo

TRES CHEESE	12
CHORIZO	14
TINGA DE POLLO	14

BLANCOS TACOS

FAMOUS BIRRIA FLOUR	16
Crispy Tortilla, Braised Beef, Cheese, Birria, Onion, Cilantro, Consume	
BAJA FISH	16
Flour Tortilla, Crispy Fish, Cabbage, Pico De Gallo, Baja Sauce	
CRUNCHY CHICKEN OR BEEF	15
Crispy Tortilla, Chicken or Beef, Lettuce, Cheese	

FLAMMING FAJITAS

Served with Guacamole, Sour Cream, Pico De Gallo, Monterey Jack, Caramelized Onion, Peppers, Flour Tortillas

FARM VEGETABLES	15
TINGA DE POLLO	19
SHRIMP	22
CHILI RUBBED STEAK	21
POLLO N SHRIMP	22
CARNE ASADA N SHRIMP	23
POLLO, CARNE ASADA, N SHRIMP	24

PLATOS

ONLY AVAILABLE AFTER 3PM

MARKET FISH	MKT
CHILI RUBBED CARNE ASADA	25
Mexican Rice, Black Beans, Pico De Gallo	
TAMALES DINNER	17
ENCHILADAS DINNER	16
Chicken, Beef, or Veggie	