



26 E. THIRD STREET
ROCHESTER, MICHIGAN
48307
TEL: 248-651-6766
FAX: 248-651-8969
einsandkwapls@eboglobal.net

PROPOSED ADDITION
AND RENOVATION
1046E. TIENKEN ROAD
MR. AND MRS. SINCOLA

2-21-2025
2-18-2025

8-30-2023
4-7-2023

DRAWN BY: _____

CHECKED BY: 2-15-2023

DATE: _____



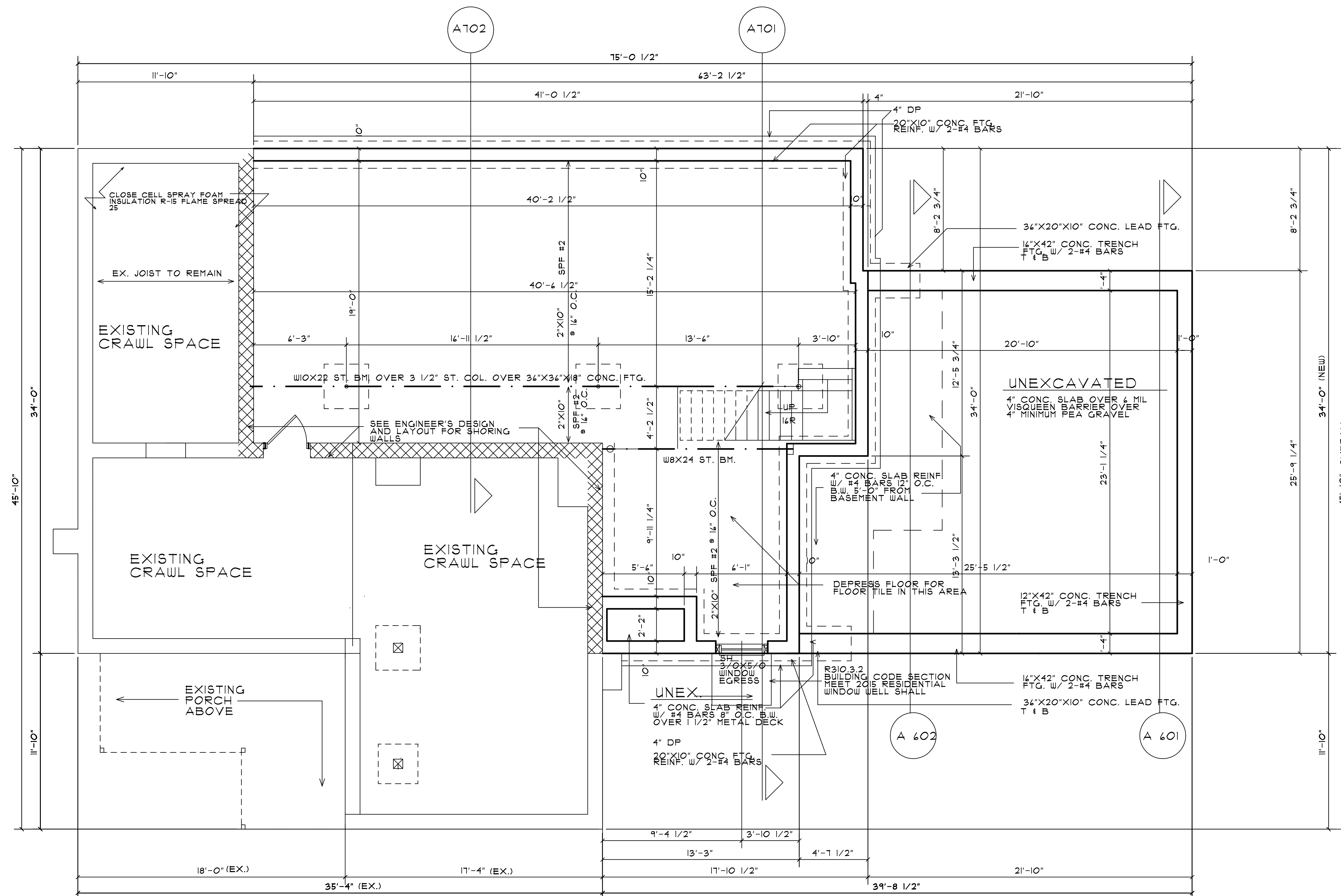
REAL

SHEET NO.

A 100

JOB NUMBER

22-090-RA



FOUNDATION PLAN

AREA: 941 SF EX. PORCH EX. 148 SF
1,051 SF NEW GARAGE: 598 SF

SEAL



HEINS & KWAPIS
ARCHITECTS P.C.

126 E. THIRD STREET
ROCHESTER, MICHIGAN
48307
PH: 248-651-6766
FAX: 248-651-8969
heinsandkwapis@earthlink.net

PROPOSED ADDITION
AND RENOVATION
1046E. TIENKEN ROAD
MR. AND MRS. SINCOLA

2-21-2025
2-18-2025
2-10-2024
1-22-2024
1-3-2024
8-30-2023

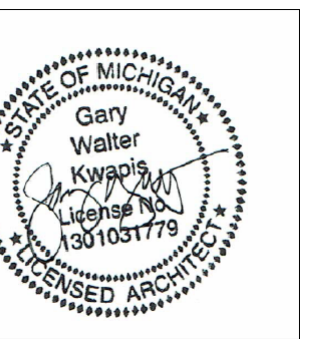
4-1-2023
2-15-2023

REVISION:

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CHECKED BY:

DATE:



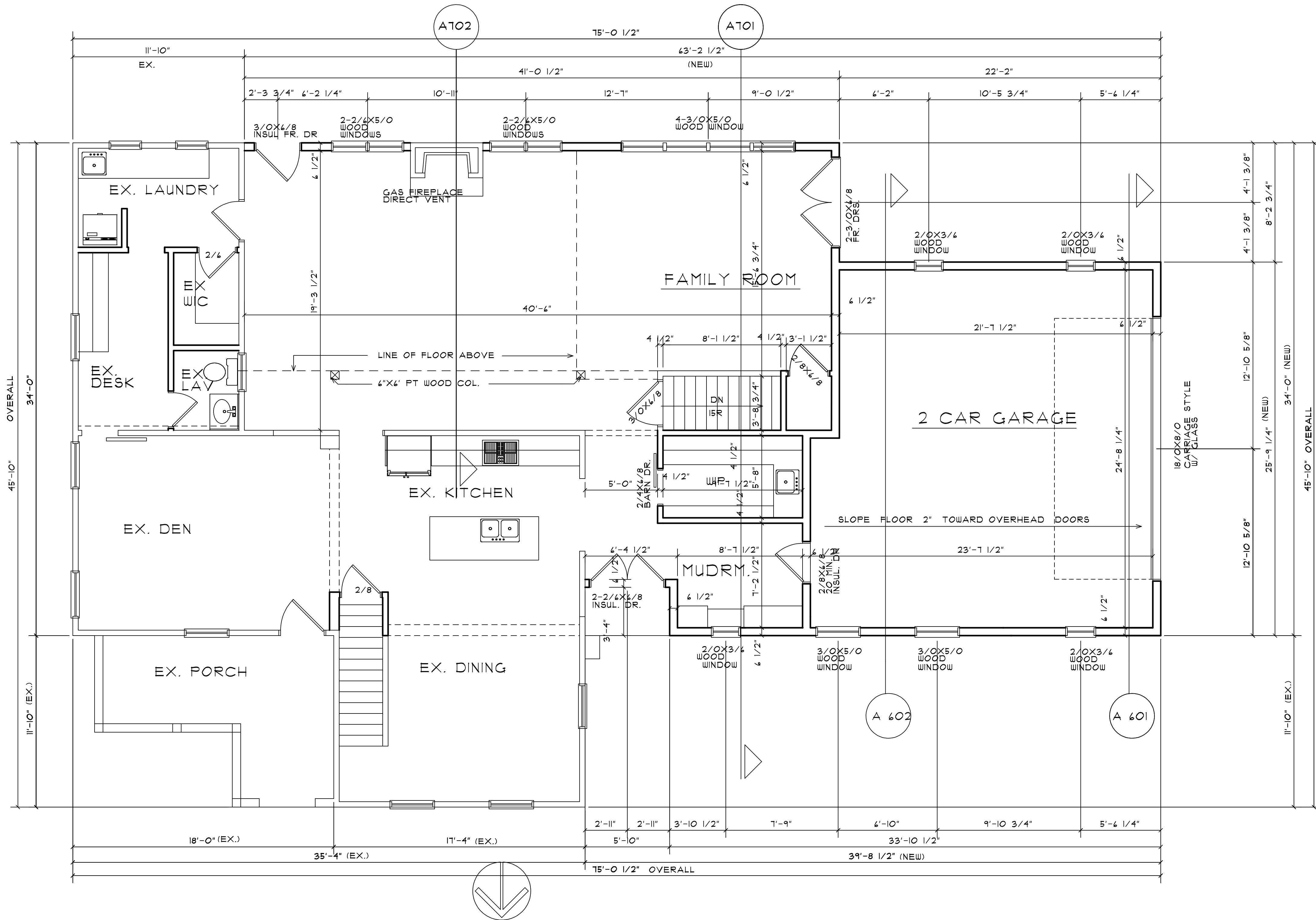
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SHEET NO.

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JOB NUMBER

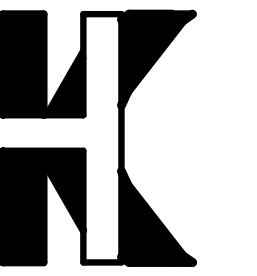
22-090-RA



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

AREA: 941 SF EX. PORCH EX. 148 SF
1,051 SF NEW GARAGE: 598 SF



HEINS & KWAPIS
ARCHITECTS P.C.

128 E. THIRD STREET
ROCHESTER, MICHIGAN
48307
PH: 248-651-8766
FAX: 248-651-8868
heinsandkwapis@sigjobs.net

PROPOSED ADDITION
AND RENOVATION
1046E. TIENKEN ROAD
MR. AND MRS. SINCOLA

2-21-2025
2-18-2025
8-30-2023

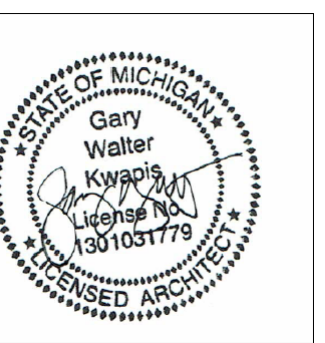
4-1-2023
2-15-2023

REVISION:

DRAWN BY:

CHECKED BY:

DATE: 6-6-16



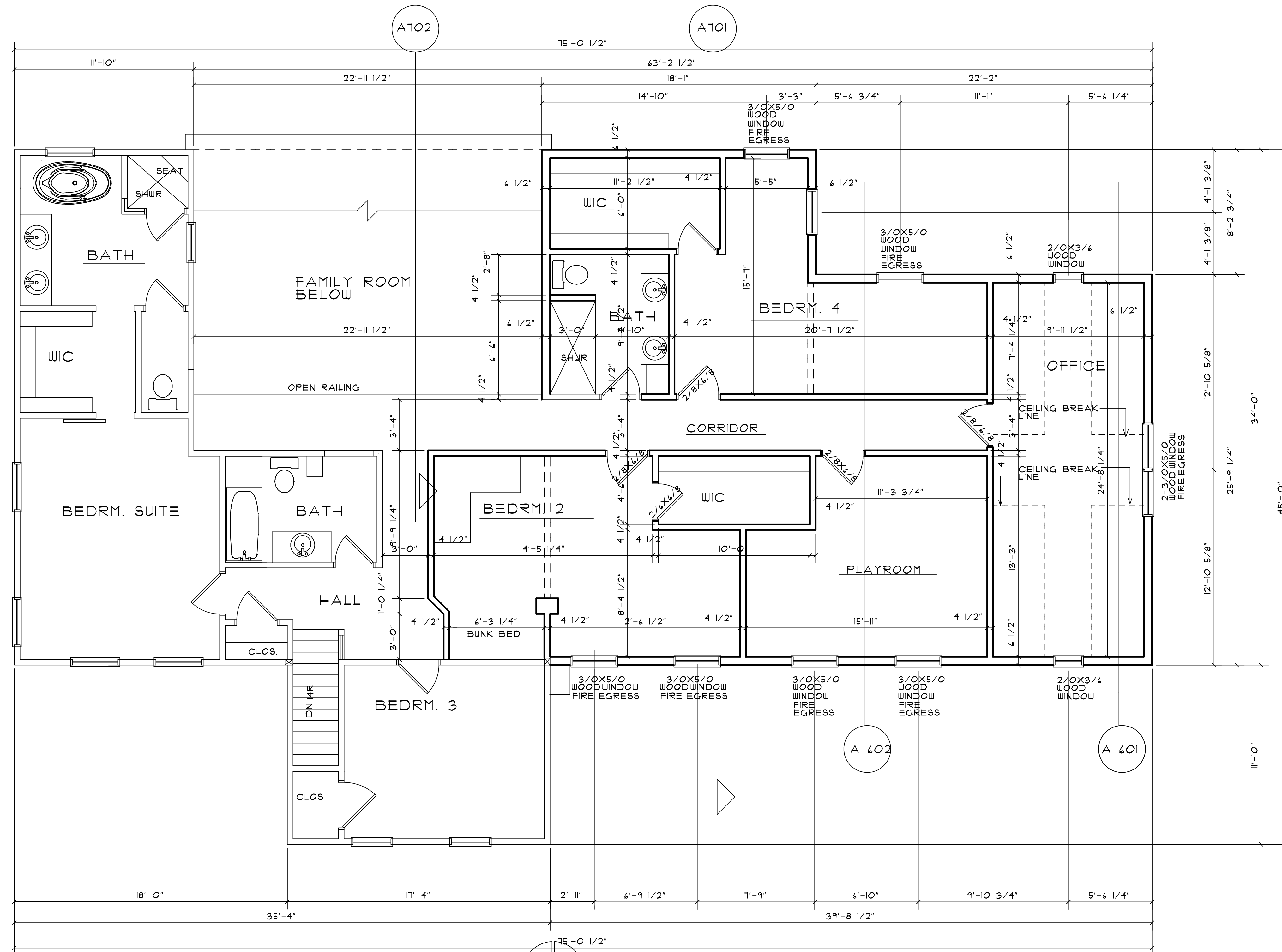
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SHEET NO.

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JOB NUMBER

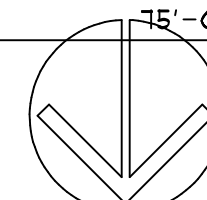
22-090-RA



SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

AREA: 914 SF EX.
1,256 SF NEW





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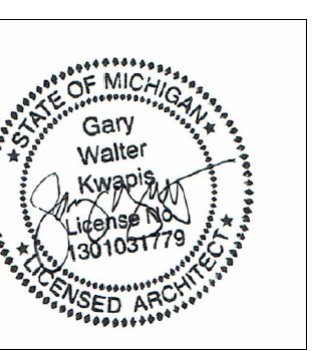
PROPOSED ADDITION
AND RENOVATION
1046E. TIENKEN ROAD
MR. AND MRS. SINCOLA

REVISION: 2-21-2025

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DATE: 2-18-2025



SEAL

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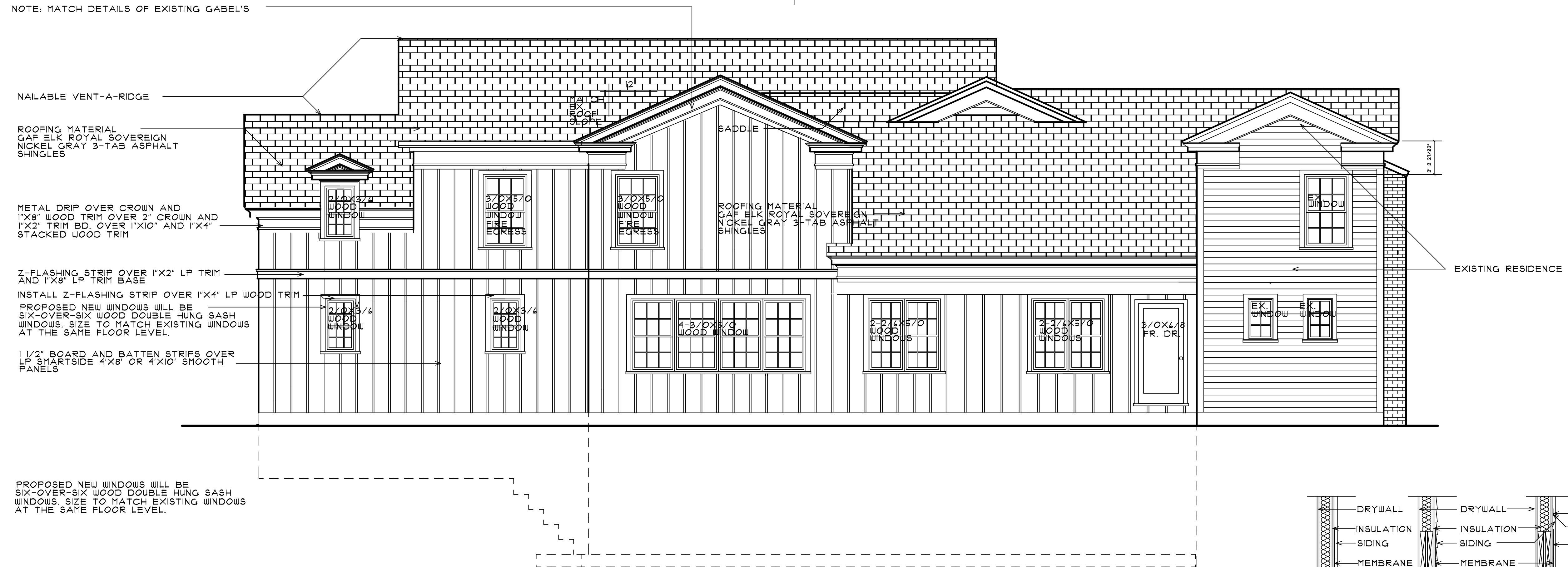
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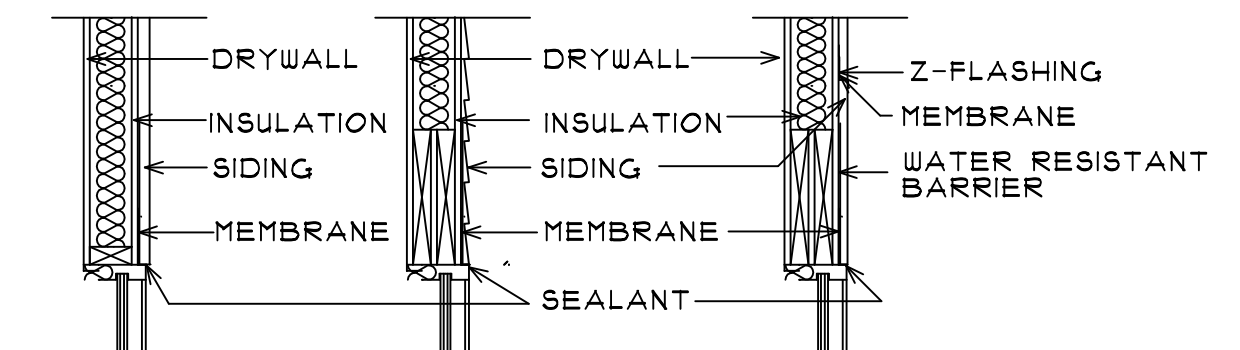
22-090-RA



TEINKEN ROAD ELEVATION
SCALE: 1/4"=1'-0"

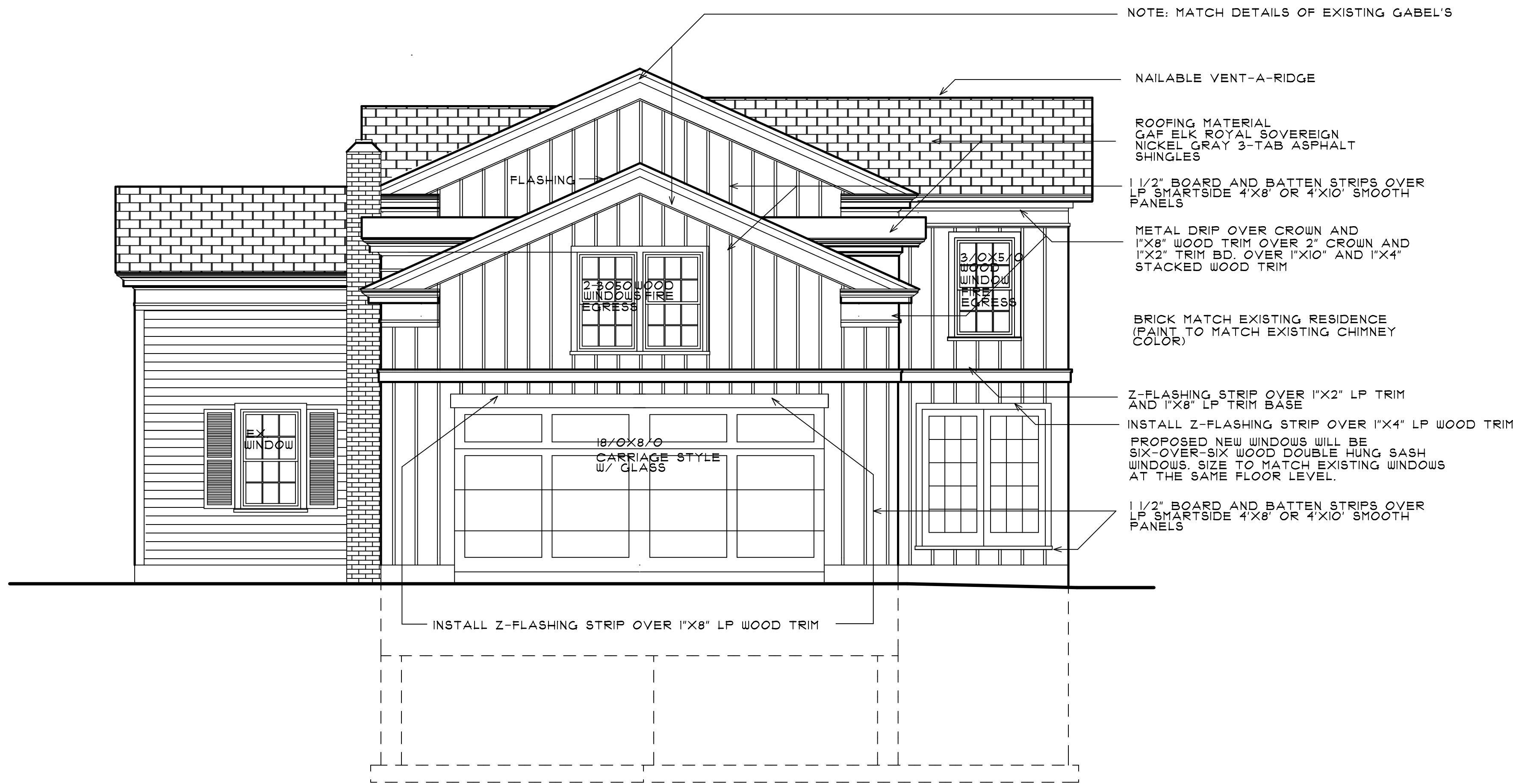


SOUTH ELEVATION
SCALE: 1/4"=1'-0"



SIDING FLASHING DETAIL
AT WINDOWS AND Z-FLASHING

NO SCALE

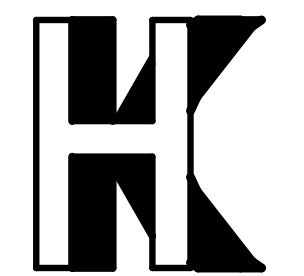


WEST ELEVATION

SCALE: 1/4"=1'-0"

GENERAL NOTES:

- ALL GUARDRAILS AND HANDRAILS SHALL MEET THE 200 LB. SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT A POINT ON THE TOP OF EITHER THE HANDRAIL OR GUARDRAIL.
- THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" FROM THE ADJOINING FINISH FLOOR THAT THE WINDOW IS LOCATED WHEN SUCH WINDOW IS LOCATED MORE THAN 12" TO THE ADJOINING GRADE OR SURFACE.
- ATTIC ACCESS PANEL SHALL BE SEALED PER MRC 2015.
- AIR LEAKAGE TEST WILL BE DONE TO COMPLY WITH MRC. 2015.
- ALL BALUSTER SPACING SHALL BE LESS THAN 4" ON PORCH RAILINGS AND STAIR RAILINGS.
- POURED CONCRETE WALLS SHALL BE VIBRATED IN 20" MAXIMUM LIFTS DURING THE POURING OPERATION IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE.
- ALL EGRESS WINDOWS SHALL BE PER MRC 2015, SEC. R 310.
- ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. MINIMUM OPENING NET CLEAR OPENING HEIGHT SHALL BE 24" INCHES. MINIMUM OPENING WIDTH SHALL BE 20 INCHES. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. NOTE: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.
- HAZARDOUS LOCATIONS: THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING:
 - GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITH A 24" ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 40 INCHES ABOVE THE FLOOR OR WALKING SURFACE. EXCEPTIONS:
 - DECORATIVE GLAZING.
 - WHEN THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING.
 - GLAZING IN WALLS ON THE LATCH SIDE OF AND PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION.
 - GLAZING ADJACENT TO A DOOR WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET OR LESS IN DEPTH.
 - GLAZING THAT IS ADJACENT TO THE FIXED PANEL OF PATIO DOORS.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET.
 - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR.
 - THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF GLAZING.
 - ALL GLAZING IN RAILINGS REGARDLESS OF AREA OF HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL INFILL PANELS.
 - GLAZING IN ENCLOSURES FOR OR WALL FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 40 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE. EXCEPTION: GLAZING THAT IS MORE THAN 40 INCHES MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, FROM THE WATERS EDGE OF A HOT TUB, WHIRLPOOL OR BATHTUB.
 - GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUB AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 40 INCHES ABOVE A WALKING SURFACE AND WITHIN 40 INCHES MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE WATER'S EDGE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING. MINIMUM CATEGORY CLASSIFICATION OF GLAZING USING CPSC 16 CFR 1201.
- CARBON MONOXIDE ALARMS: FOR NEW CONSTRUCTION AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. ALARM REQUIREMENTS: SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2034 AND SHALL BE PROVIDED IN ACCORDANCE WITH THE ABOVE STATEMENT.
- CONTRACTOR OR OWNER TO SUBMIT ROOF TRUSS LAYOUT AND TRUSS DRAWINGS PRIOR TO ROUGH INSPECTION. STAMPED TRUSS DOCUMENTS WILL BE SUBMITTED.



HEINS & KWAPIS
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MR. AND MRS. SINCOLA

2-21-2025

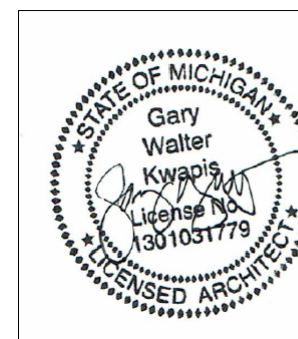
REVISION:

DRAWN BY:

CHECKED BY:

2-18-2025

DATE:



SEAL

SHEET NO.

A 500

JOB NUMBER

22-090-RA



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126 E. THIRD STREET
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PH: 248-651-6766
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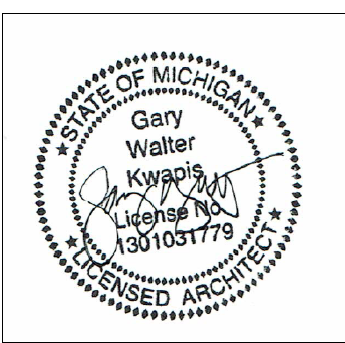
PROPOSED ADDITION
AND RENOVATION
1046E. TIENKEN ROAD

REVISION 21-2025

DRAWN BY:

CHECKED BY:

DATE: 2-18-2025



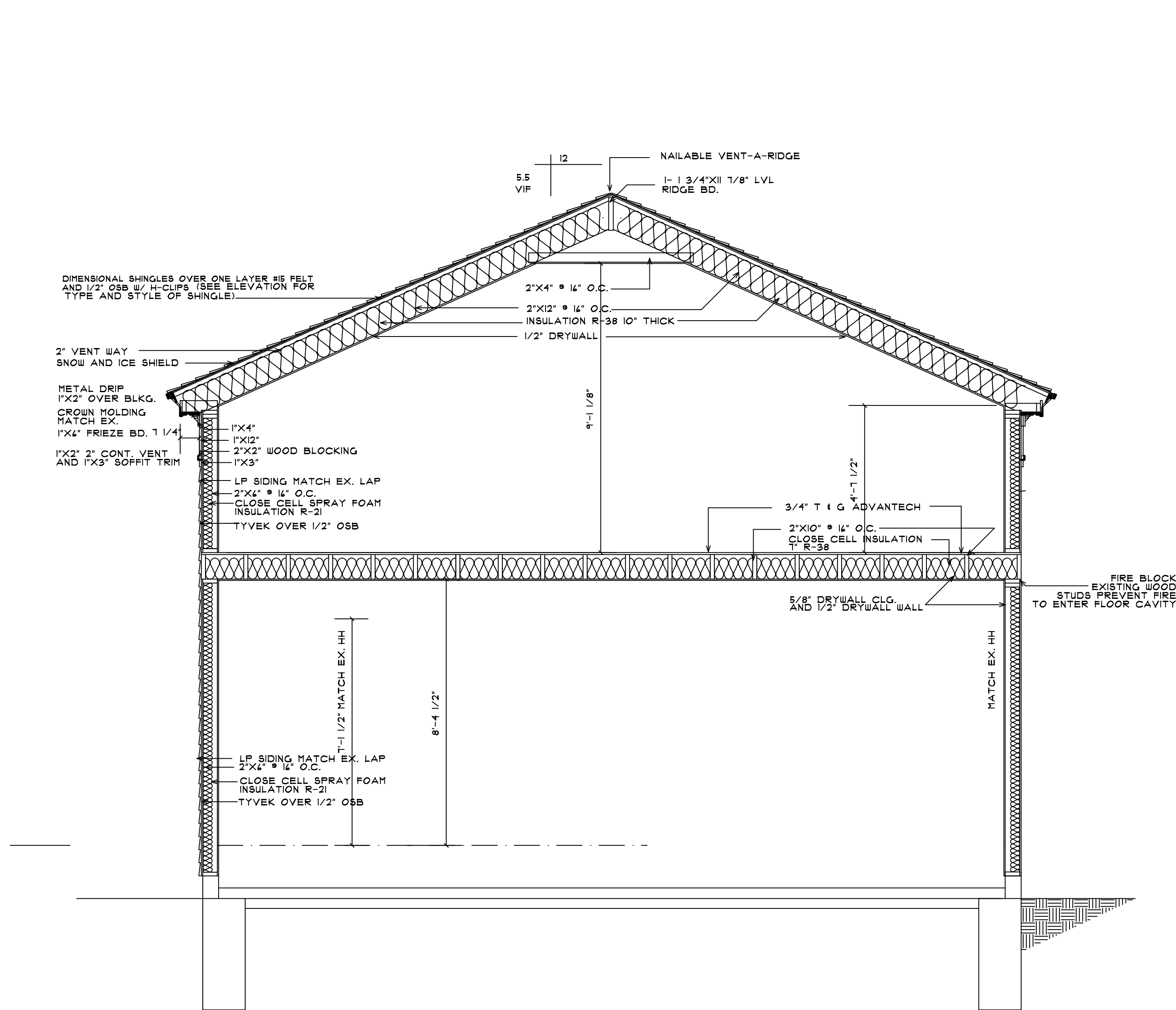
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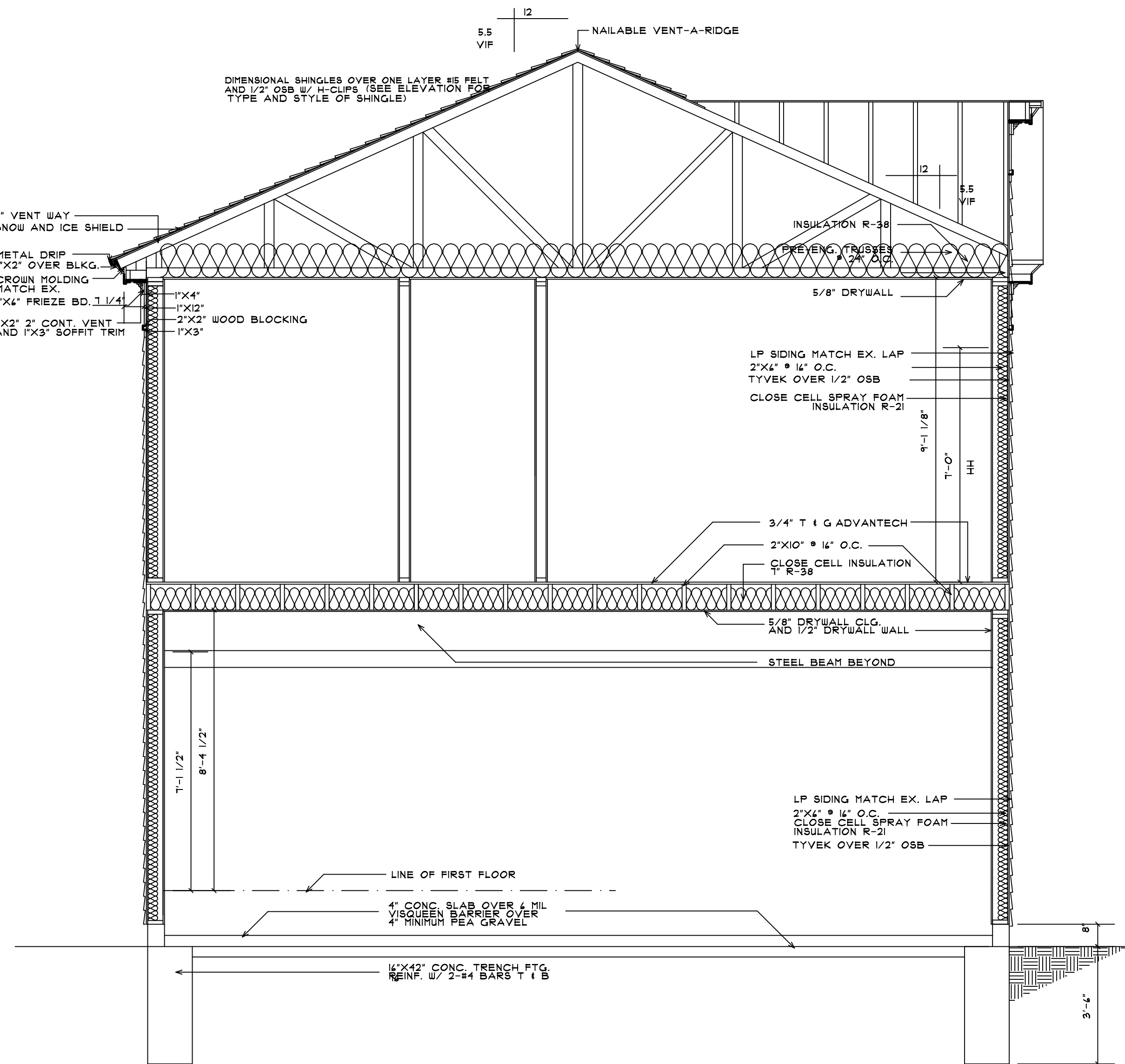
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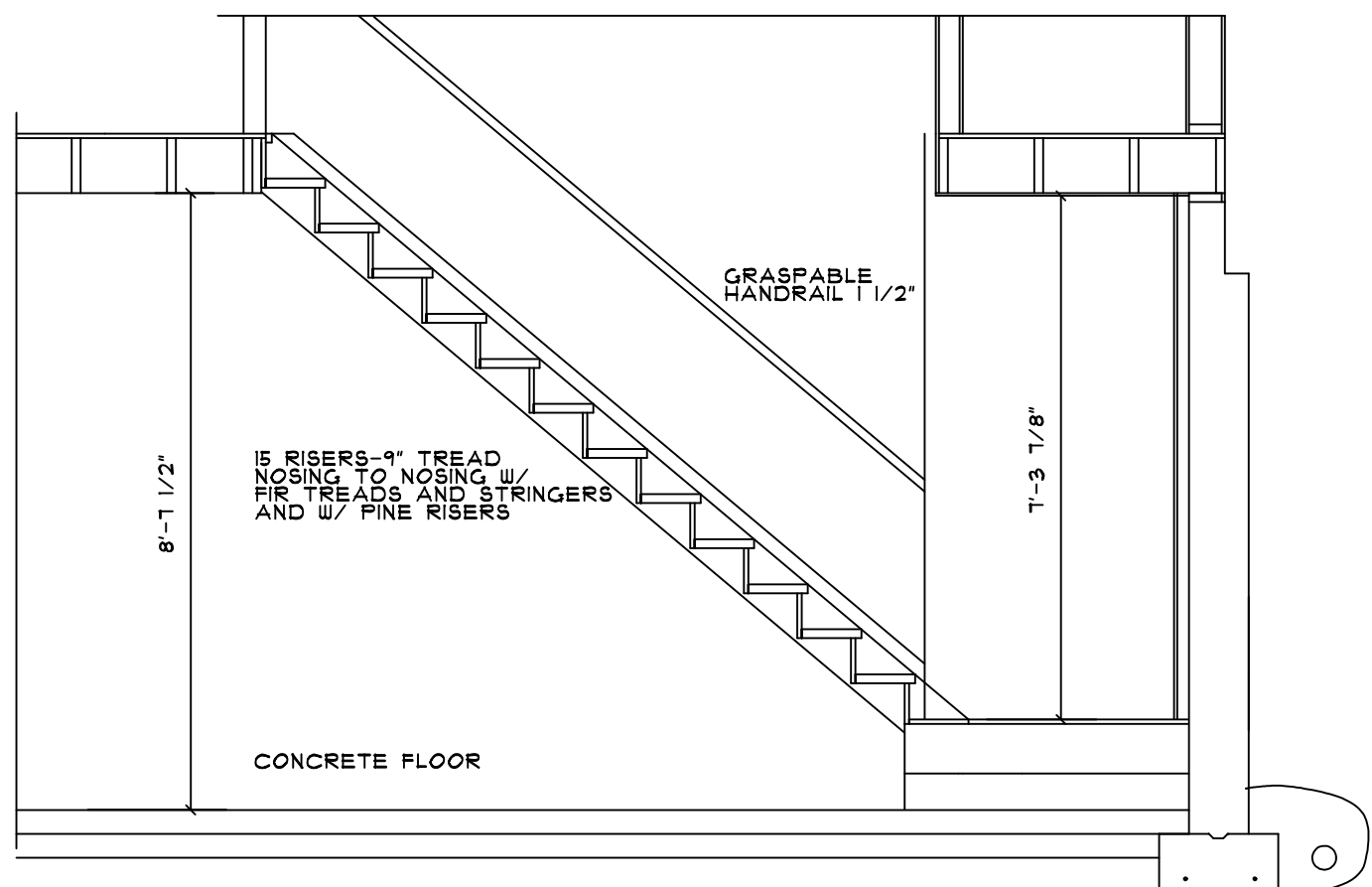
A601
A100
A200
A300

SECTION

SCALE: 3/8"=1'-0"



A602
A100
A200
A300



STAIR SECTION

SCALE: 3/8"=1'-0"



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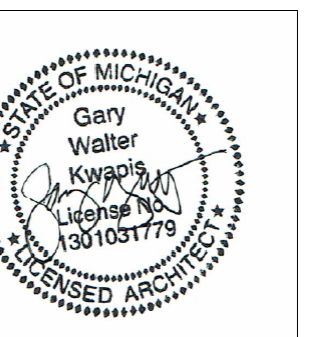
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1046E. TIENKEN ROAD

2-21-2025
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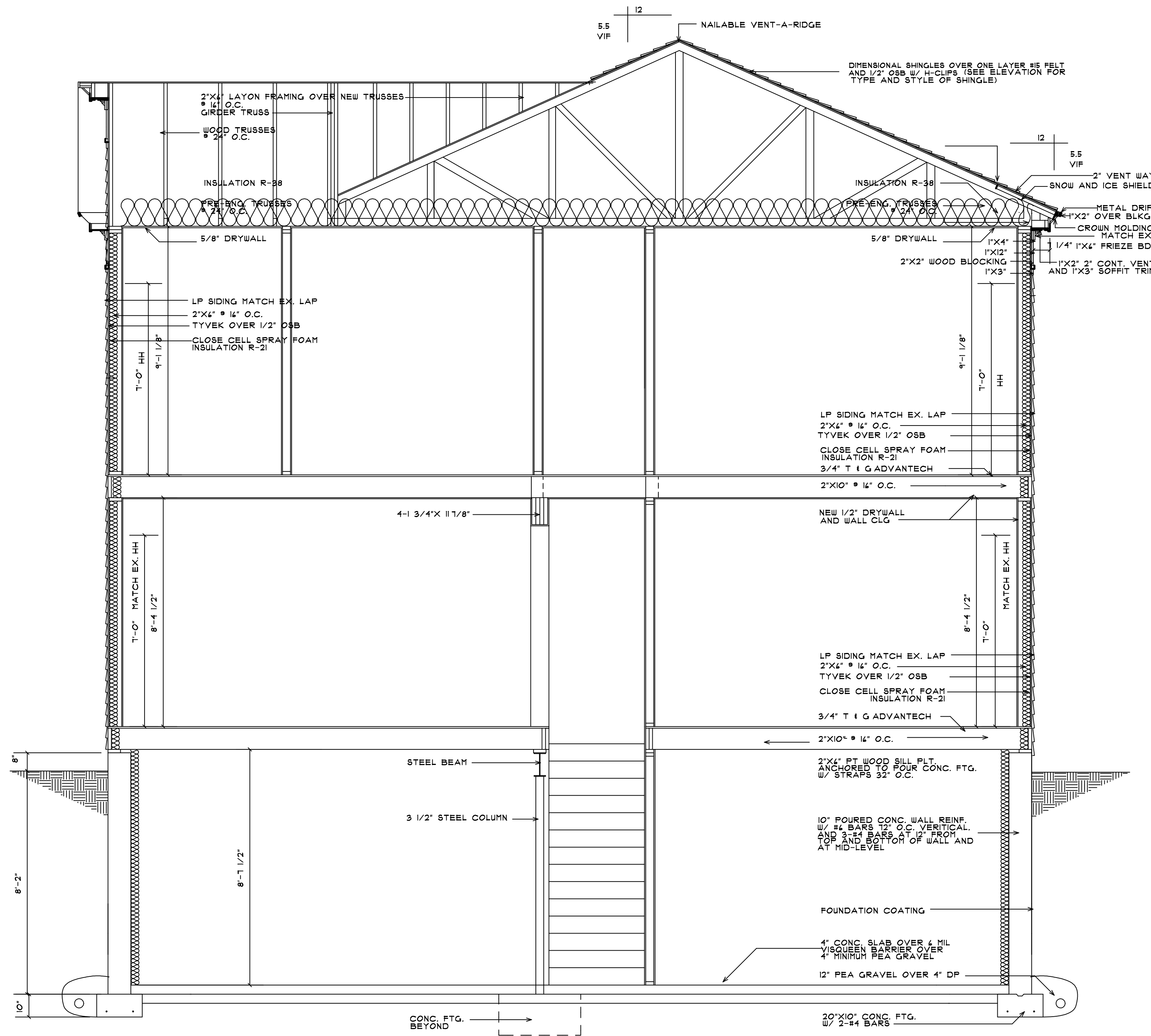
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SHEET NO.

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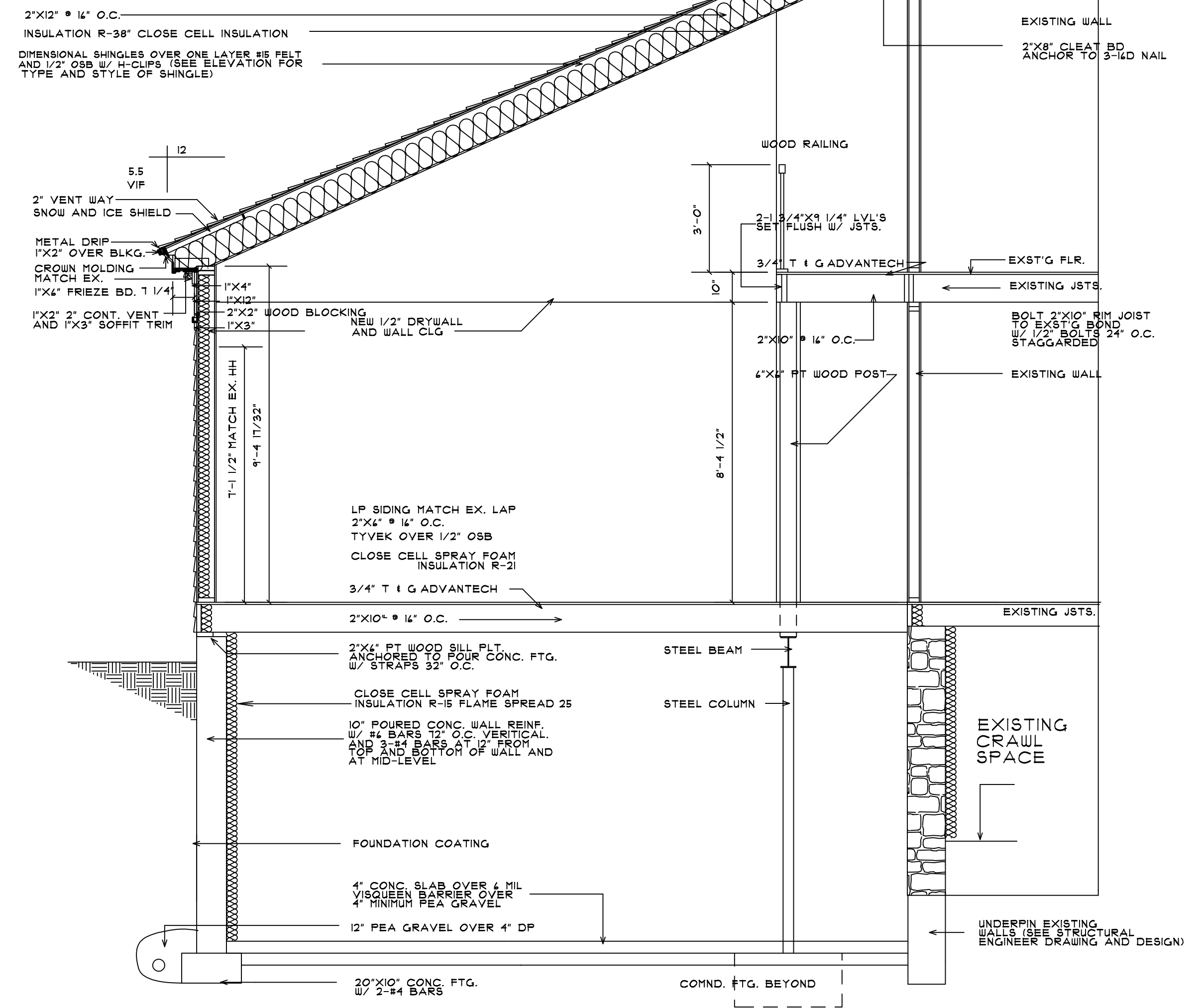
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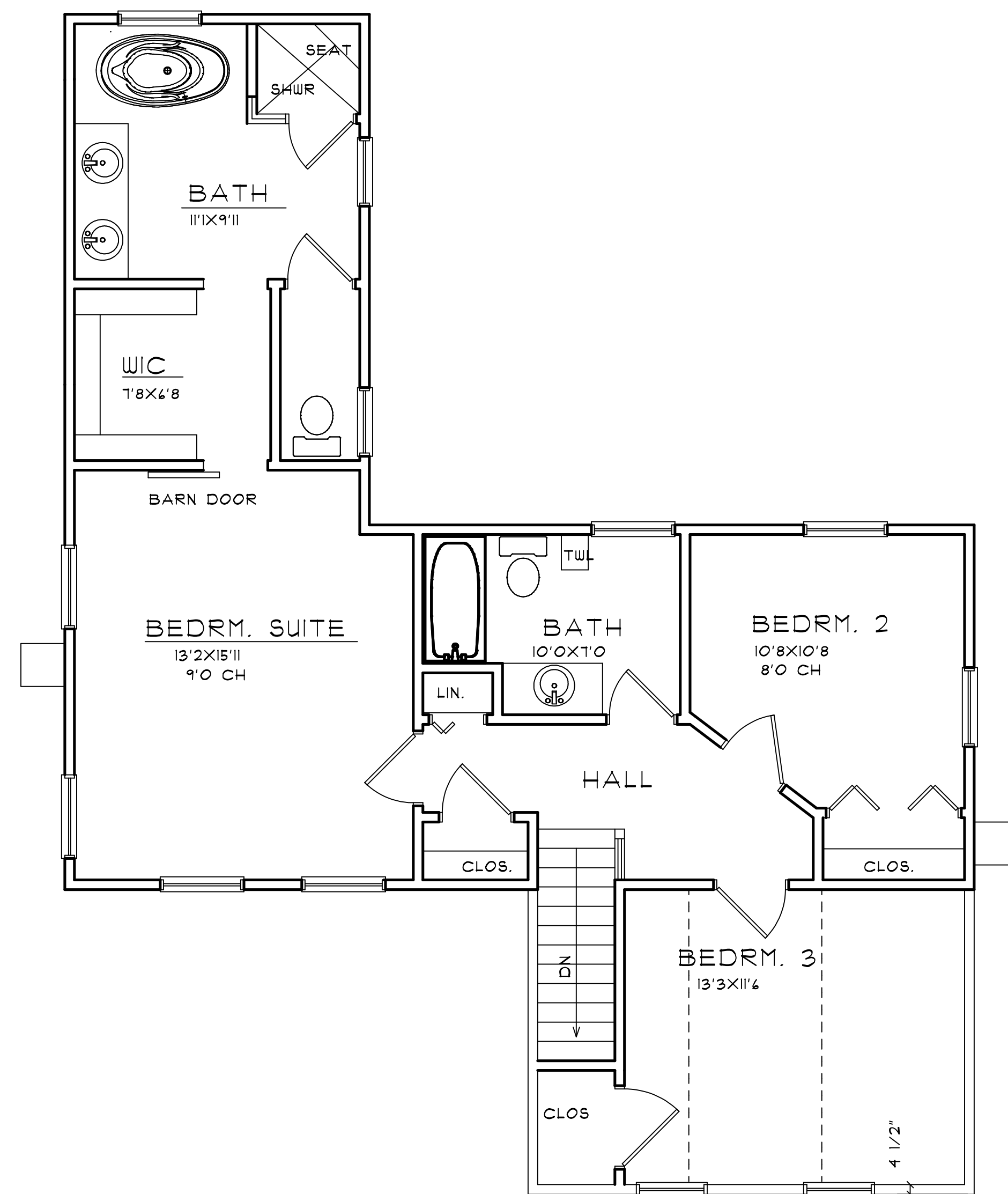


A701
A100
A200
A300

SECTION
SCALE: 3/8"=1'-0"



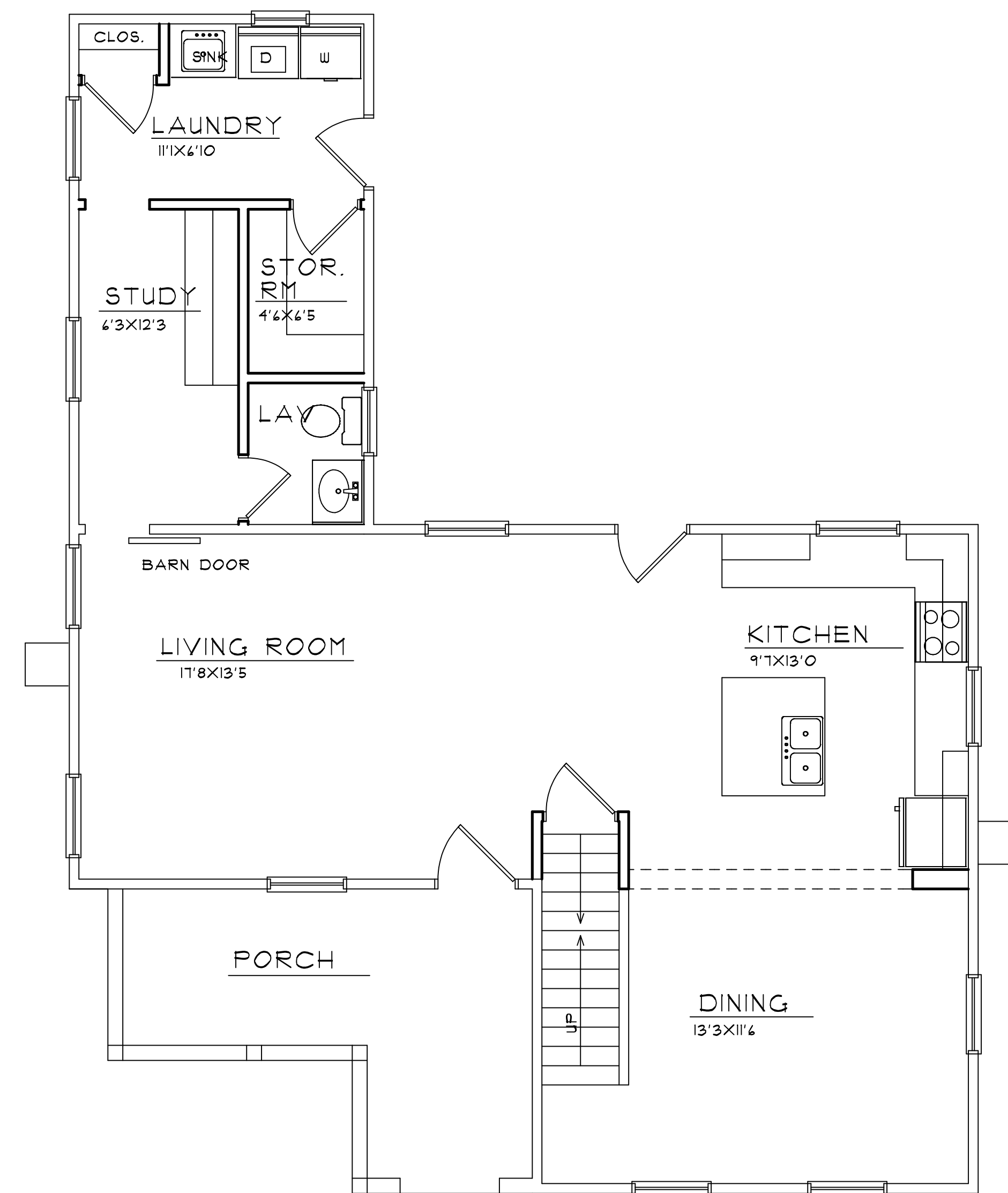
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A200
A300



SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

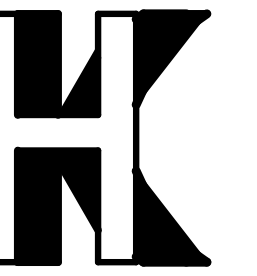
AREA: 914 SF



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

AREA: 940 SF



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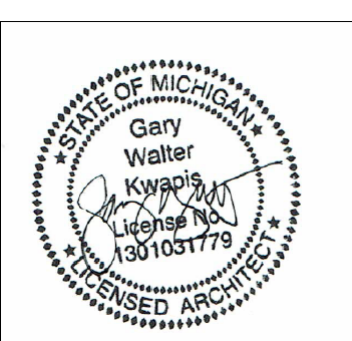
PROPOSED ADDITION
AND RENOVATION
1046E. TIENKEN ROAD
MR. AND MRS. SINCOLA

REVISION: 2-21-2025

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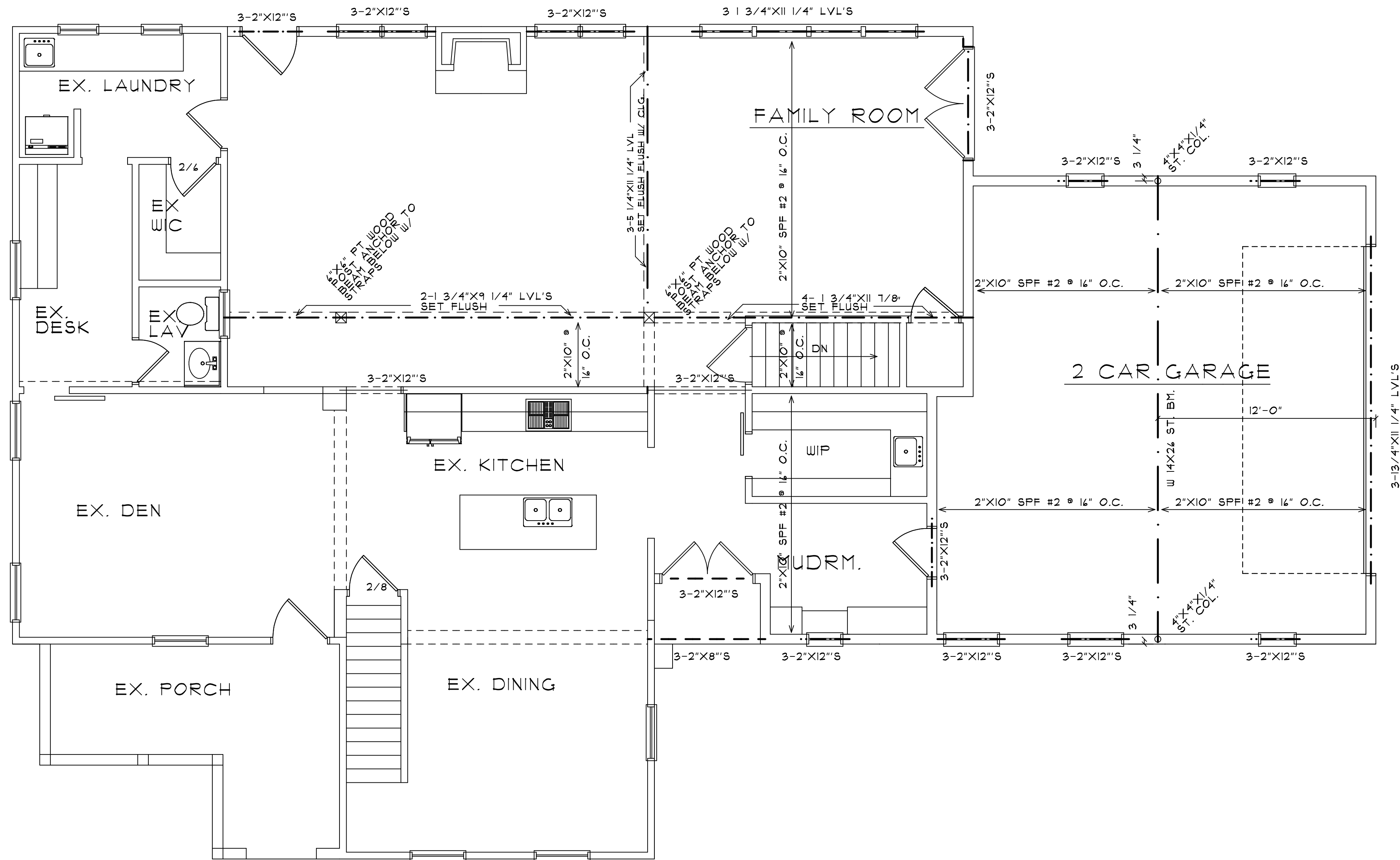
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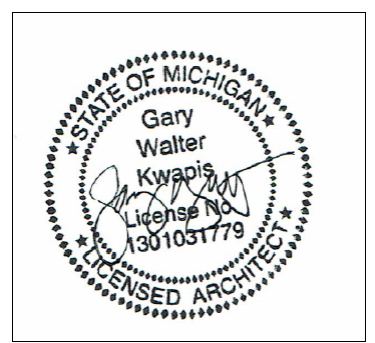
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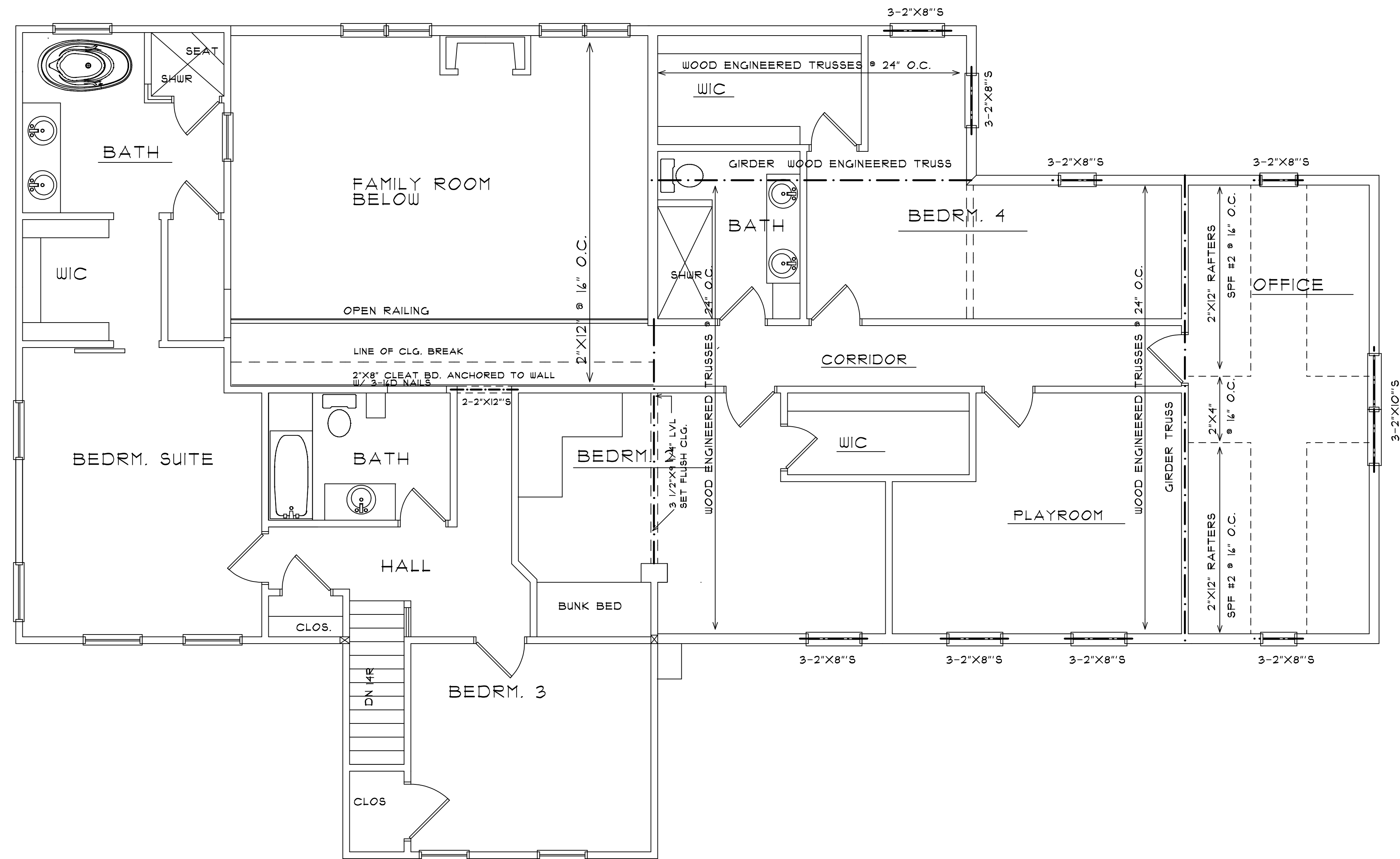
JOB NUMBER

22-090-RA



SECOND FLOOR AND ROOF FRAMING
SCALE: 1/4"=1'-0"





ROOF FRAMING PLAN

SCALE: 1/4"=1'-0"

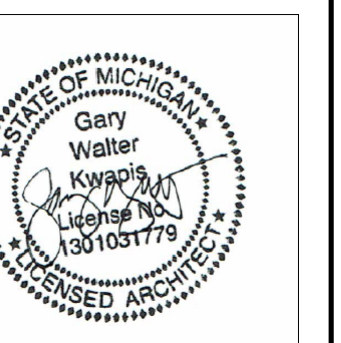


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ARCHITECTS P.C.

126 E. THIRD STREET
ROCHESTER, MICHIGAN
48307
PH: 248-651-6766
FAX: 248-651-8969
heins@hkwapis.com kwapis@hkwapis.com

PROPOSED ADDITION
AND RENOVATION
1046E. TIENKEN ROAD
MR. AND MRS. SINCOLA

REVISION: 2-21-2025
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DATE: 2-18-2025



SEAL

SHEET NO.

S 200

JOB NUMBER

22-090-RA



ANDERSON, ECKSTEIN & WESTRICK, INC.
CIVIL ENGINEERS - SURVEYORS - ARCHITECTS

51301 Schoenherr Road
Shelby Township, MI 48315
586.726.1234 | aewinc.com

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ARCHITECTS P.C.

128 E THIRD STREET
ROCHESTER, MICHIGAN
48307
PH: 248-691-6786
FAX: 248-691-8989
hkw@heinskwapis.com

PROPOSED ADDITION
AND RENOVATION
104E. TIENKEN ROAD

2-19-2024
2-10-2024
1-3-2024
8-30-2023
4-1-2023
REVISIONS-2023

DRAWN BY:

CHECKED BY:

DATE:

SEAL

SHEET NO.

3 OF 3

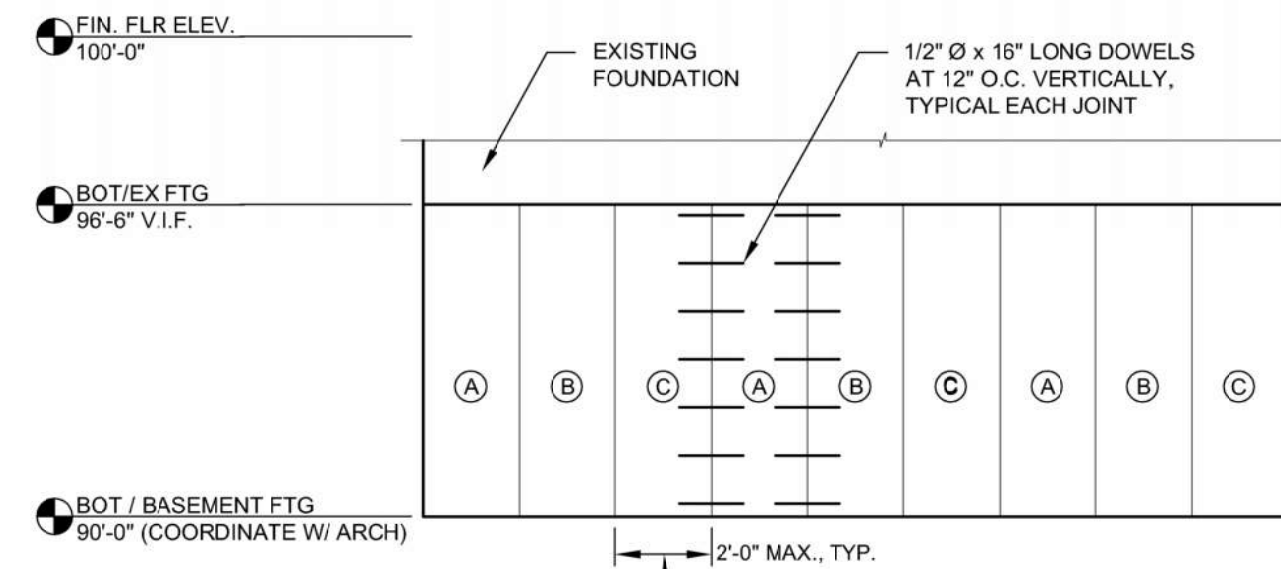
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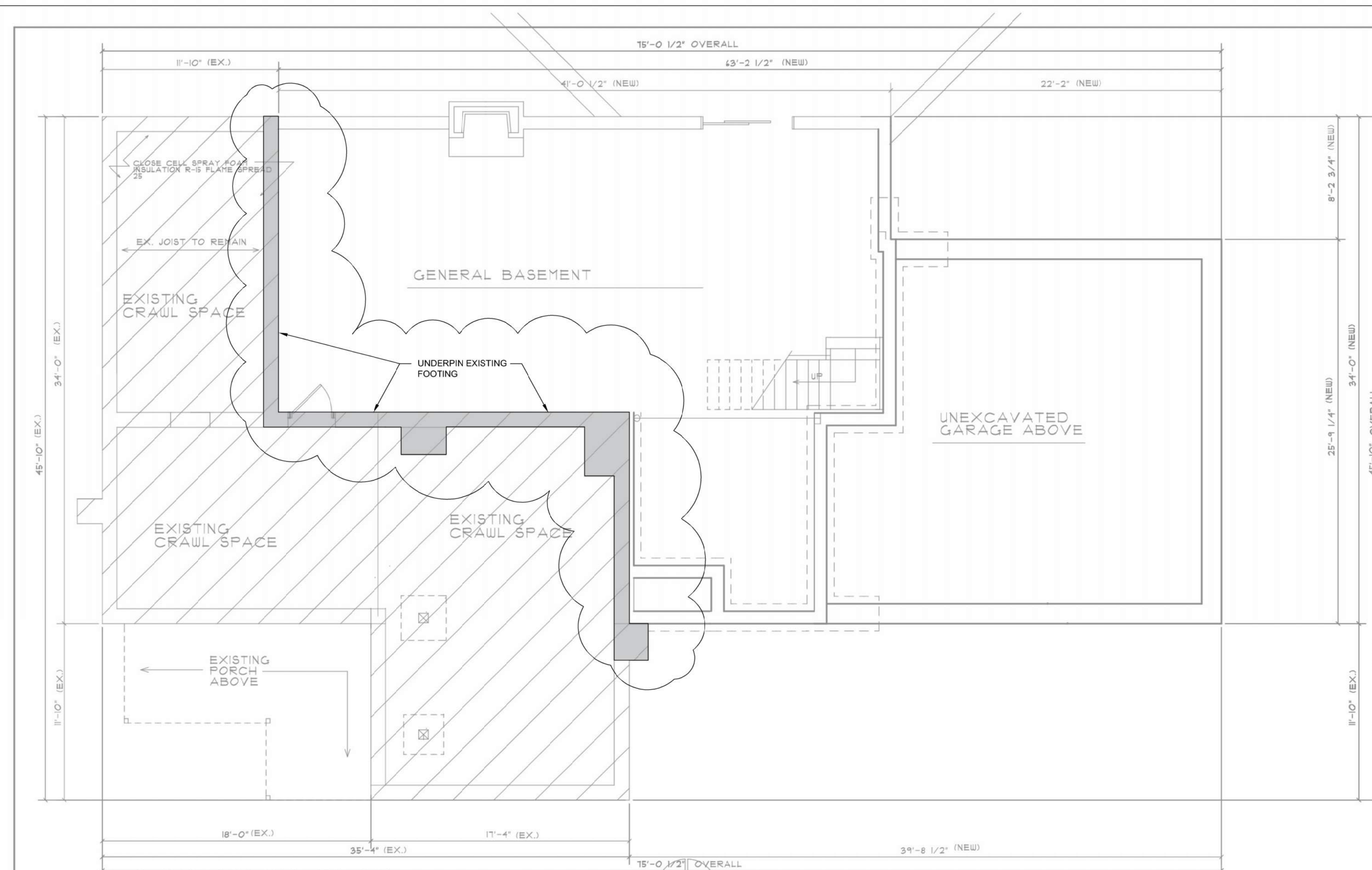
SUGGESTED UNDERPINNING SEQUENCING:

1. SEGMENT FOUNDATION AND LABEL SEGMENT ("A", "B", AND "C" SEGMENTS SHOWN IN PLANS). SEGMENTS SHALL NOT EXCEED 2'-0" FOR CONCRETE FOUNDATIONS; 18" OR LESS FOR STONE FOUNDATIONS.
2. REMOVE THE SOIL BELOW WALL SEGMENTS "A". THIS APPROACH ASSUMES SOIL IS STIFF ENOUGH TO SAFELY STAY ITS FORM VERTICALLY WITHOUT SHORING. IF SHORING OR FORMWORK IS REQUIRED, CONTACT A/E IMMEDIATELY.
3. POUR CONCRETE UNDERPINNING AT SEGMENT "A"s. LET CONCRETE HARDEN FOR 7 DAYS MINIMUM.
4. REMOVE SOIL BELOW SEGMENTS LABELED "B". ROUGHEN AND CLEAR OFF DEBRIS FROM EDGES OF SEGMENT "A" CONCRETE. EPOXY DOWELS INTO SEGMENT "A" UNDERPINNING. APPLY AN EPOXY BONDING AGENT TO SIDES OF UNDERPINNING OF SEGMENT "A".
5. POUR CONCRETE UNDERPINNING AT SEGMENT "B"s. LET CONCRETE HARDEN FOR 7 DAYS MINIMUM.
6. REMOVE SOIL BELOW SEGMENTS LABELED "C". ROUGHEN AND CLEAR OFF DEBRIS FROM EDGES OF SEGMENT "A" AND "B" CONCRETE. EPOXY DOWELS INTO SEGMENT "A" AND "B" UNDERPINNING. APPLY AN EPOXY BONDING AGENT TO SIDES OF UNDERPINNING OF SEGMENT "A" AND "B".
7. POUR CONCRETE UNDERPINNING AT SEGMENT "C"s. LET CONCRETE HARDEN FOR 7 DAYS MINIMUM.

ALTERNATE:
PROVIDE TEMPORARY SHORING AND BRACING OF FLOOR, WALL AND ROOF STRUCTURES AS REQUIRED TO ALLOW FOR COMPLETE REMOVAL OF SOIL BELOW WALL AND UNDERPIN FOR FULL LENGTH.



SUGGESTED UNDER PINNING PROCEDURE 1/4" = 1'-0"



FOUNDATION PLAN

NOTE:
SEE REPORT FROM STRUCTURAL ENGINEER AL DECKER
FOR EXISTING FOUNDATION ANALYSIS.

SCALE: 1/4"=1'-0"

EXISTING PLAN



SOUTH ELEVATION

SCALE: 1/4"=1'-0"



SINACOLA FOUNDATION UNDERPINNING

SHEET TITLE:

UNDERPINNING PLAN AND DETAIL

CLIENT:

SINACOLA

PRELIMINARY CONSTRUCTION RECORD

DRAWN BY: CHECKED BY: DATE:

NMA KEZ NOVEMBER 2024

SCALE:

AS NOTED



Know what's below. Call
72 hours before you dig.

UTILITY INFORMATION: AS SHOWN, INDICATES APPROXIMATE
LOCATIONS AND TYPES OF EXISTING FACILITIES ONLY. AS
DISCLOSED BY RECORDS PROVIDED TO THIS FIRM FROM
THE VARIOUS UTILITY COMPANIES. NO GUARANTEE IS
GIVEN OR IMPLIED AS TO THE COMPLETENESS OR
ACCURACY THEREOF.

PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF
EXISTING OVERHEAD AND UNDERGROUND UTILITIES (IN
CONFLICT WITH THE CONSTRUCTION OF THESE PROPOSED
IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD. DURING
THE CONSTRUCTION, THE CONTRACTOR SHALL PROTECT
AND SUPPORT ALL UTILITIES THAT ARE ENCOUNTERED.
(ALL COSTS FOR UTILITY LOCATION VERIFICATION, SUPPORT
AND PROTECTION SHALL BE INCLUDED IN THE PROPOSED
PAY ITEM CONFLICTING WITH THAT UTILITY).

DURING CONSTRUCTION, THE CONTRACTOR SHALL USE
EXTREME CAUTION WHEN OPERATING NEAR ANY AND ALL
OVERHEAD AND / OR BURIED UTILITIES.

PROJECT NO.

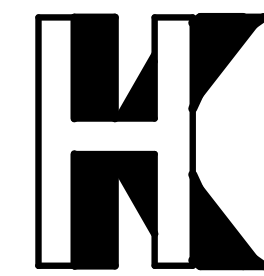
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SHEET NO.

S100

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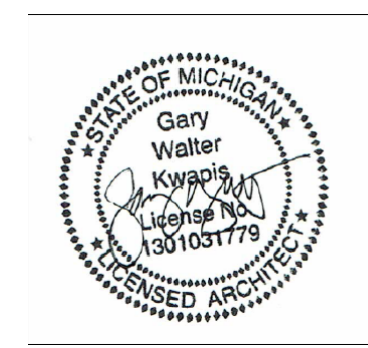
PROPOSED ADDITION
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1046E. TIENKEN ROAD
MR. AND MRS. SINCOLA

REVISION: 2-18-2025

DRAWN BY:

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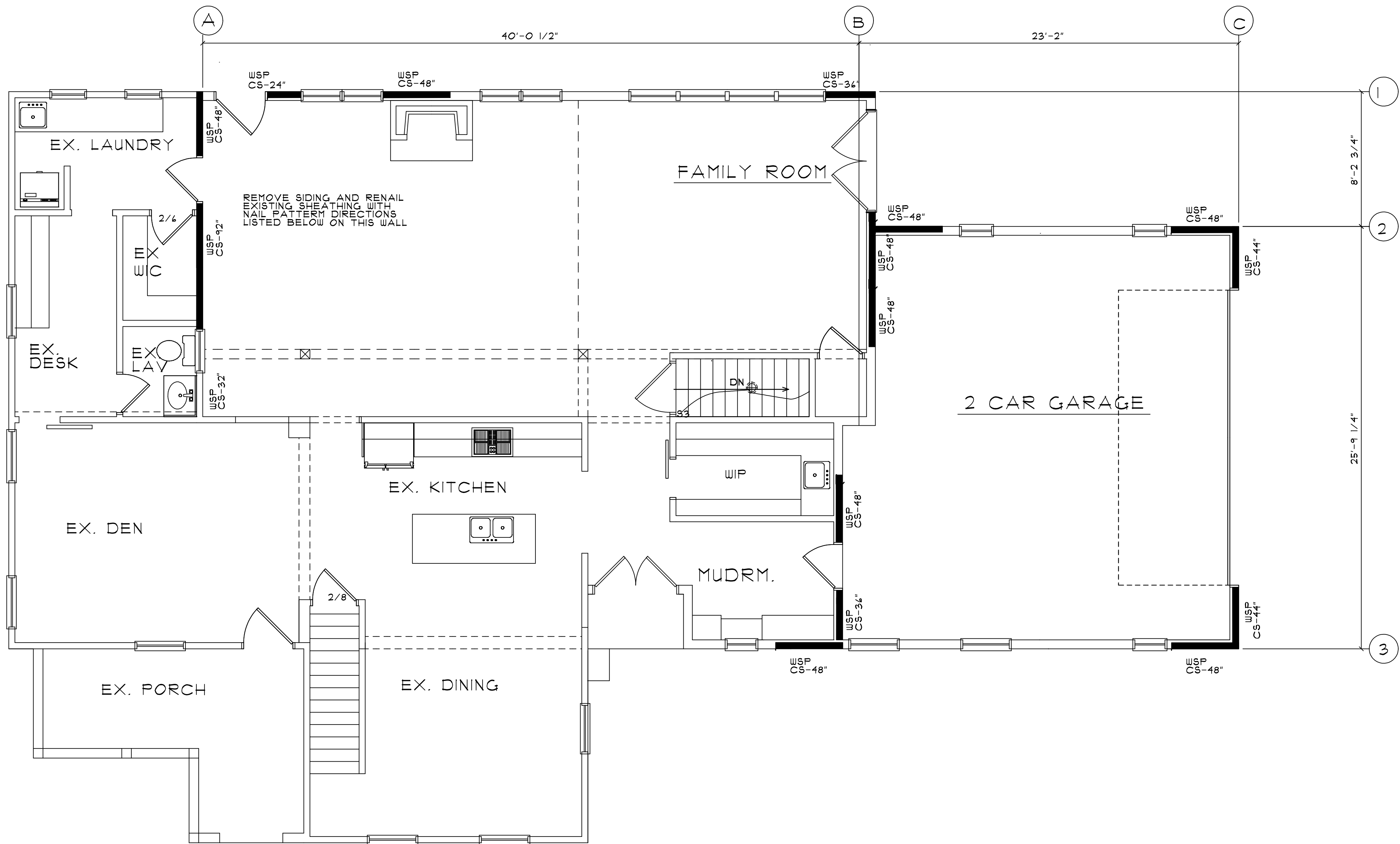
SEAL

SHEET NO.

BW 100

JOB NUMBER

22-090-RA



FIRST FLOOR BRACE WALL

SCALE: 1/4"=1'-0"

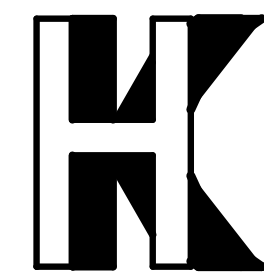
CS-WSP NAILING PATTERN PER TABLE R&O2.10.4 MRC 2015
4" EDGES AND 12" FIELD
FASTENERS PER TABLE R&O2.10.6.3 MRC 2015CS

CS- PF NAILING PATTERN PER SECTION R&O2.10.6.4
FASTENERS PER SECTION R&O2.10.6.4

NOTE: PROVIDE BLK'G AT ALL SEAM POINTS WHERE CS PANELS
FALL BETWEEN FRAMING MEMBERS

WIND LOAD 115 MPH

WIND BRACING FIRST FLOOR									
LINE	METHOD	SPACING (IN FEET)	# LINE MULTIPLIER	WALL HGT. MULTIPLIER	ROOF EAVE TO RIDGE MULTIPLIER	INTERPOLATED REQUIRED BRACING LENGTH, TABLE R&O2.10.1.2 IN FEET	CALCULATED REQUIRED BRACING LENGTH (IN FEET)	BRACING LENGTH PROVIDED (IN FEET)	PASSED
A	CS-WSP	40.0	1.30	1.00	1.00	11.5	14.95	15.0	YES
B	CS-WSP	40.0	1.30	0.95	1.00	11.5	14.20	15.0	YES
C	CS-WSP	23.161	1.30	1.00	1.00	4.0	5.2	8.0	YES
1	CS-WSP	8.25	1.30	0.95	1.00	3.5	4.32	8.0	YES
2	CS-WSP	25.15	1.30	1.00	1.00	4.1	5.33	8.0	YES
3	CS-WSP	25.15	1.30	1.00	1.00	4.1	5.33	7.33	YES



HEINS & KWAPIS
ARCHITECTS P.C.

126 E. THIRD STREET
ROCHESTER, MICHIGAN
48307
PH: 248-651-6766
FAX: 248-651-8969
heinsandkwapis@siglobe.net

PROPOSED ADDITION
AND RENOVATION
1046E. TIENKEN ROAD
MR. AND MRS. SINCOLA

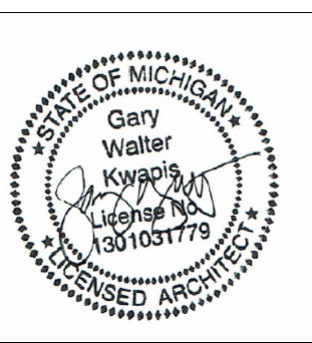
2-18-2025

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DATE:



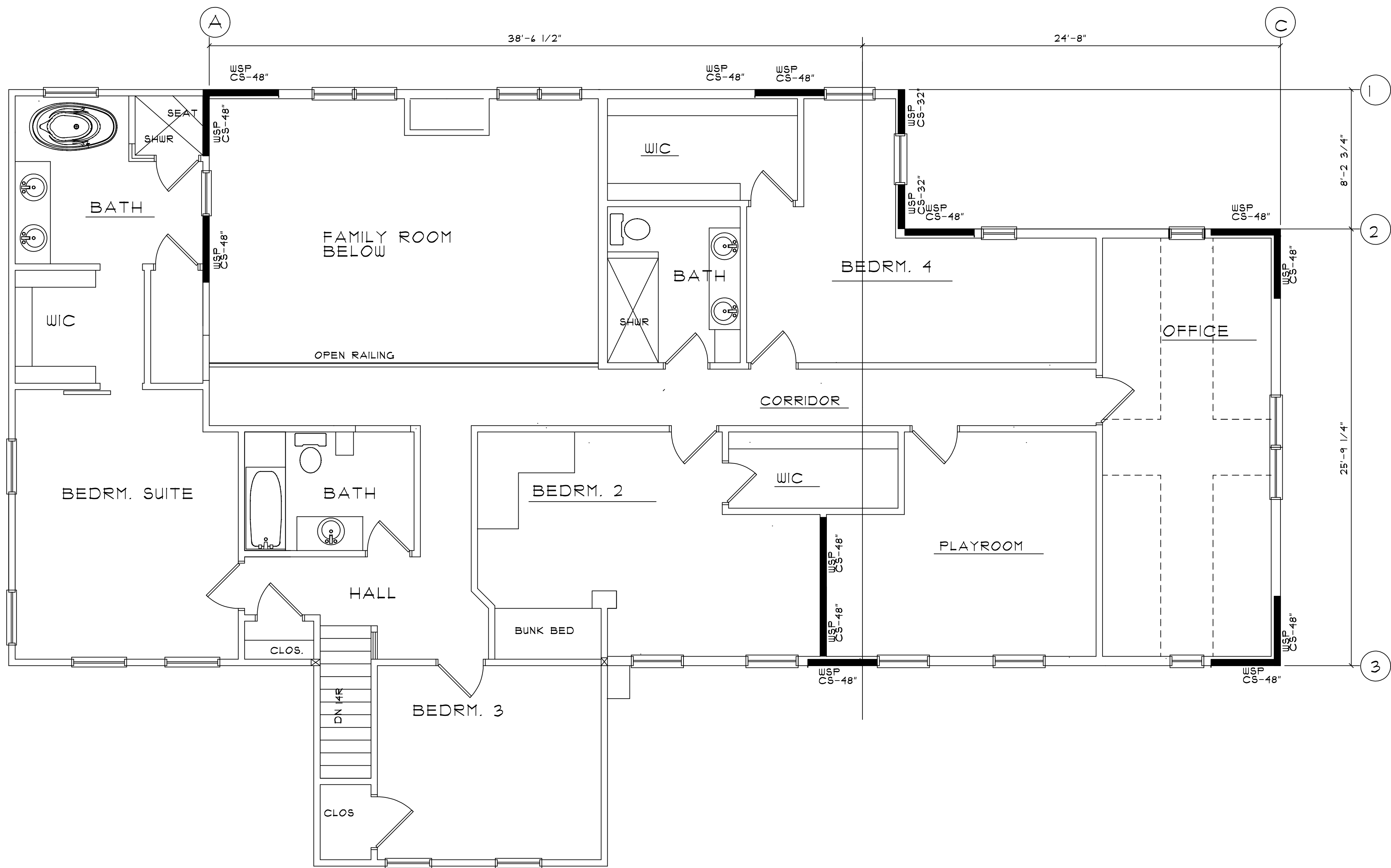
SEAL

SHEET NO.

BW 200

JOB NUMBER

22-090-RA



SECOND FLOOR BRACE WALL

SCALE: 1/4"=1'-0"

CS-WSP NAILING PATTERN PER TABLE R&O2.10.4 MRC 2015
4" EDGES AND 12" FIELD
FASTENERS PER TABLE R&O2.10.6.3 MRC 2015CS

CS- PF NAILING PATTERN PER SECTION R&O2.10.6.4
FASTENERS PER SECTION R&O2.10.6.4

NOTE: PROVIDE BLK'G AT ALL SEAM POINTS WHERE CS PANELS
FALL BETWEEN FRAMING MEMBERS

WIND LOAD 115 MPH

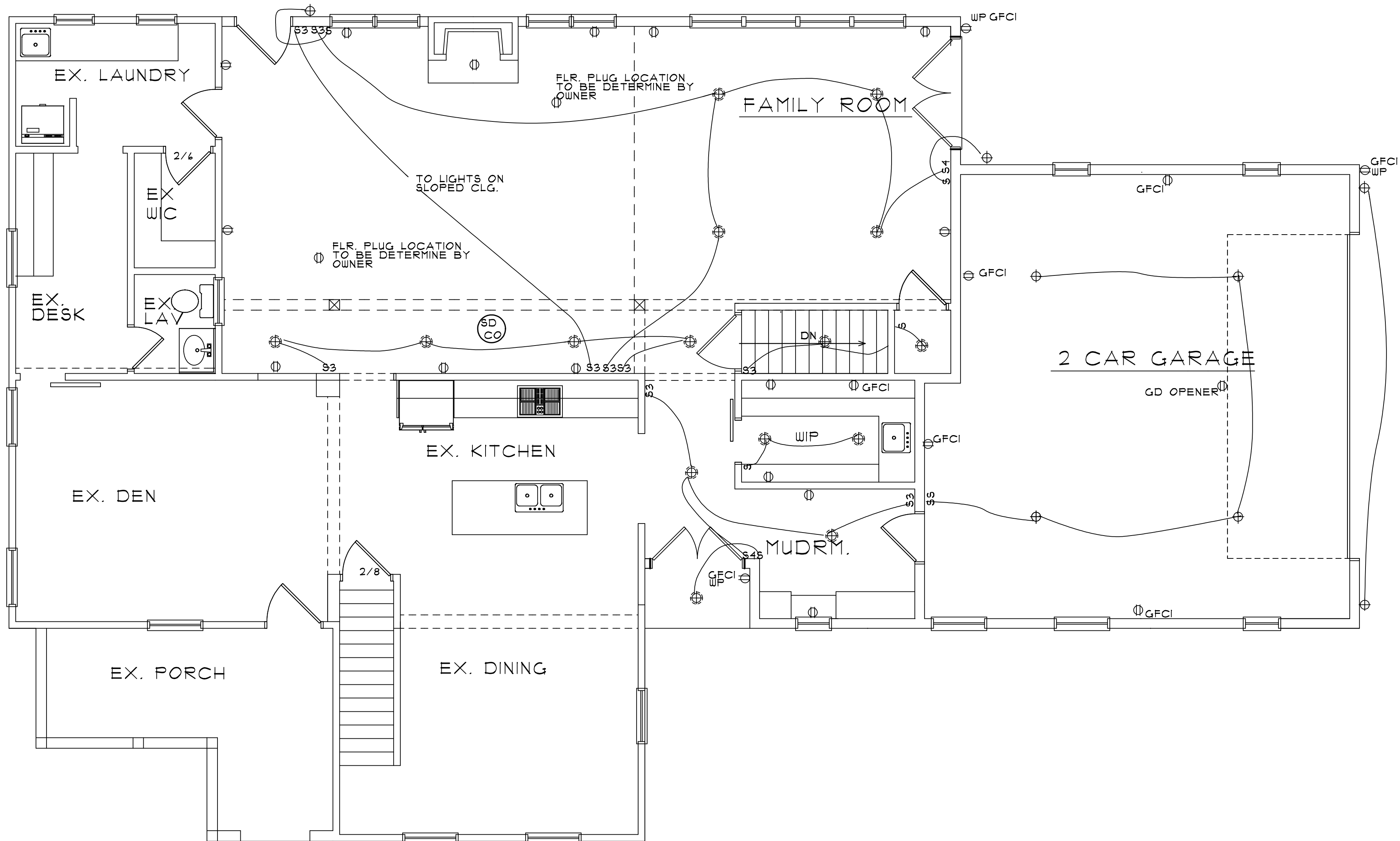
WIND BRACING FIRST FLOOR									
LINE	METHOD	SPACING (IN FEET)	# LINE MULTIPLIER	WALL HGT. MULTIPLIER	ROOF RAVE TO RIDGE MULTIPLIER	INTERPOLATED REQUIRED BRACING LENGTH TABLE R&O2.10.1.2 IN FEET	CALCULATED REQUIRED BRACING LENGTH (IN FEET)	BRACING LENGTH PROVIDED (IN FEET)	PASSED
A	CS-WSP	38.5	1.30	0.95	1.00	4.0	7.41	8.0	YES
B	CS-WSP	38.5	1.30	0.95	1.00	4.0	7.41	13.33	YES
C	CS-WSP	24.66	1.30	0.95	1.00	4.0	4.94	8.0	YES
1	CS-WSP	8.25	1.30	0.95	1.00	2.0	2.47	8.0	YES
2	CS-WSP	25.75	1.30	0.95	1.00	4.0	4.94	8.0	YES
3	CS-WSP	25.75	1.30	0.95	1.00	4.0	4.94	8.0	YES



HEINS & KWAPIS
ARCHITECTS P.C.

126 E. THIRD STREET
ROCHESTER, MICHIGAN
48307
PH: 248-651-6788
FAX: 248-651-8989
heins.ndk@kwapis.abeglobal.net

PROPOSED ADDITION
AND RENOVATION
104½ E. TIENKEN ROAD
MR. AND MRS. SINCOLA



FIRST FLOOR ELECTRICAL PLAN

SCALE: 1/4"=1'-0"

LEGEND

⊕ RECEPTACLE	⊕ UNDER CABINET	⊕ FAN	GD OPENER GARAGE DOOR OPENER
⊕ CEILING LIGHT	⊕ FLOOD LIGHT	⊕ FAN/LIGHT	⊕ GFCI GROUND FAULT CIRCUIT INTERRUPTER
⊕ RECESSED LIGHT	⊕ CEILING FAN	⊕ 3 WAY SWITCH	⊕ WP GFCI WEATHER PLUG RECEPTACLE
⊕ WALL LIGHT		⊕ SINGLE POLE SWITCH	⊕ GFCI GROUND FAULT CIRCUIT INTERRUPTER
⊕ SMOKE DETECTOR AND CO DETECTOR COMBO UNIT		⊕ 4 WAY SWITCH	

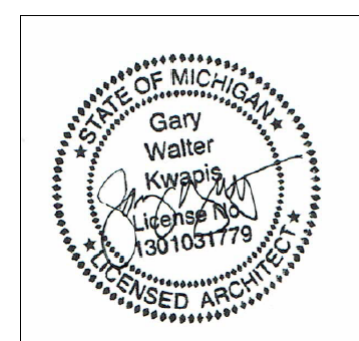
2-21-2025
2-18-2025

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DRAWN BY:

CHECKED BY:

DATE: 1-8-2025



SEAL

SHEET NO.

E 100

JOB NUMBER

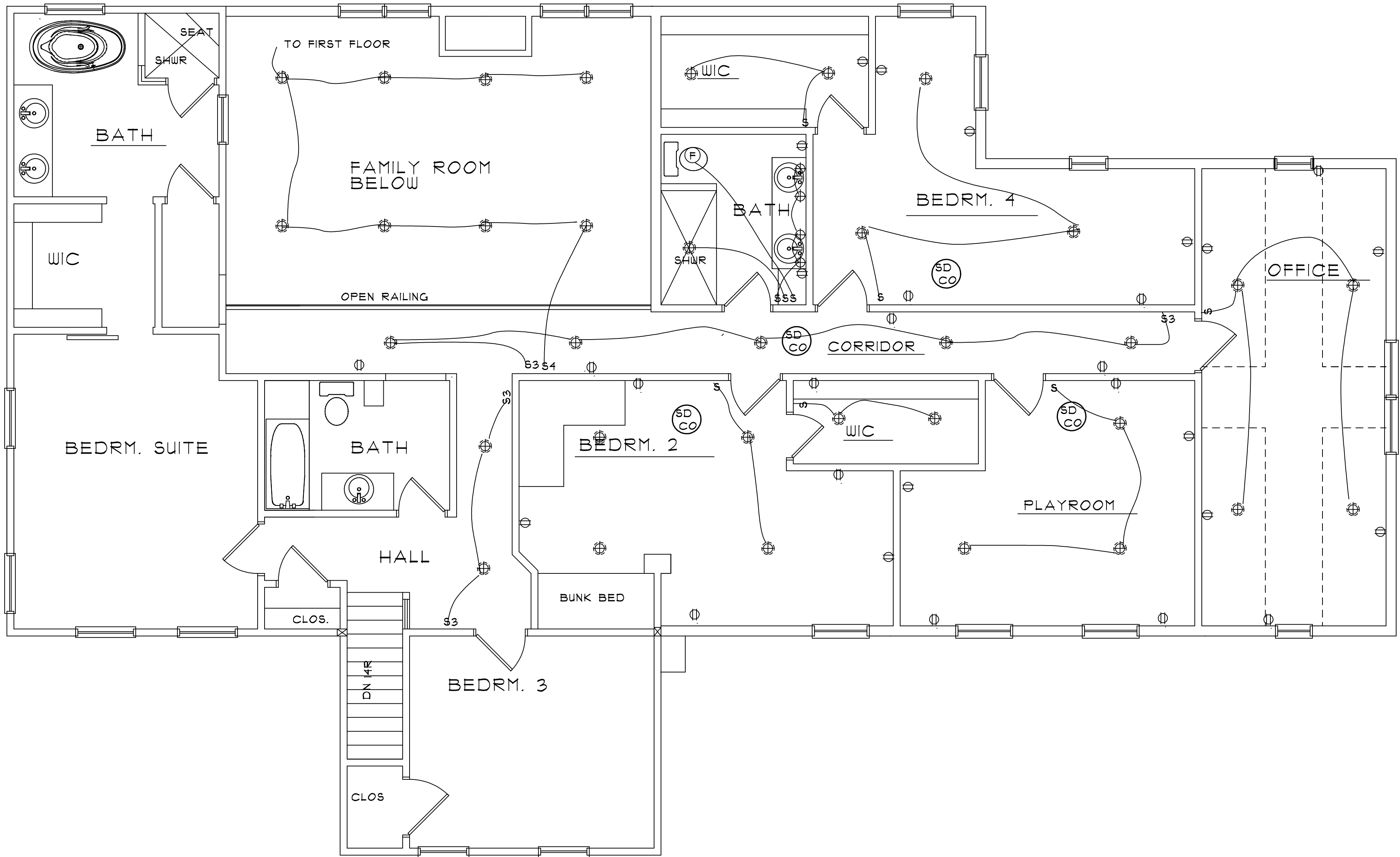
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HEINS & KWAPIS
ARCHITECTS P.C.

128 E. THIRD STREET
ROCHESTER, MICHIGAN
48307
PH: 248-651-6768
FAX: 248-651-8969
heinsandkwapis@bellsouth.net

PROPOSED ADDITION
AND RENOVATION
1046E. TIENKEN ROAD
MR. AND MRS. SINCOLA



SECOND FLOOR
ELECTRICAL PLAN

SCALE: 1/4"=1'-0"

LEGEND

- | | | | | |
|---|-----------------|----------------------|-------------|------------------------------------|
| ⊖ RECEPTACLE | ⊕ UNDER CABINET | Ⓢ FAN | Ⓢ GD OPENER | Ⓢ GARAGE DOOR OPENER |
| ⊕ CEILING LIGHT | Ⓢ FLOOD LIGHT | Ⓢ FAN/LIGHT | Ⓢ GFCI | Ⓢ GROUND FAULT CIRCUIT INTERRUPTER |
| ⊕ RECESSED LIGHT | Ⓢ CEILING FAN | Ⓢ 3 WAY SWITCH | Ⓢ WP GFCI | Ⓢ WEATHER PLUG RECEPTACLE |
| ⊕ WALL LIGHT | | Ⓢ SINGLE POLE SWITCH | Ⓢ | Ⓢ GROUND FAULT CIRCUIT INTERRUPTER |
| Ⓢ SMOKE DETECTOR AND CO DETECTOR COMBO UNIT | | Ⓢ 4 WAY SWITCH | | |

2-21-2025
2-18-2025

REVISION:

DRAWN BY:

CHECKED BY:

DATE:

1-8-2025



SEAL

SHEET NO.

E 200

JOB NUMBER

22-090-RA