

studiozONE, llc

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1364-1368 Labrosse

Existing Conditions:

The existing lots, 1364-1368, Labrosse are currently vacant. The site is slightly overgrown with unplanned vegetation.

During the late 19th and early 20th century there used to be a building facing along the 8th Street façade. This contained a hardware store with residences above.

Project Description:

Erect (5) ground-up new construction townhomes on the existing vacant lot. The intent is to replace the mass along 8th Avenue which was lost during the great ravaging of Detroit during the mid-20th century to create parking lots.

Proposed Work:

1. Install a new concrete/masonry "half basement"
2. Wood stud exterior walls with
 - a. Street facing walls, face brick masonry, color TBD
 - b. Non-street walls, cementitious fiber siding, Hardie Board, color TBD
3. Front entrance off 8th Street
 - a. Concrete steps and stoop
 - b. Vertical wood siding around entrance door to roof
 - c. Wood door
4. Rear of townhouse
 - a. Install a new deck with handrails at the rear of the house as shown on Sheet A5.10.
 - b. Wood and glass entrance door
 - c. Entrance to garden level half basement
5. 3rd Floor of townhouse facing 8th Street
 - a. Metal panel system, final color TBD
 - b. Wood and glass door to outdoor roof deck
6. Windows – Andersen 200 series wood window, white interior, exterior color TBD from standard colors available
7. Roof – TPO membrane roof, white color on poly-iso insulation
8. Concrete parking spaces off the alley