

# 4545 architecture

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1760 Wabash Street  
Detroit, MI 48216

RE: 1760 Wabash St – New Construction Historic District Commission Submission

1760 Wabash is a mid-block lot on the east side of Wabash. Originally, this address consisted of a double-wide lot with an existing historic-aged home situated in the north half of the lot. The property has since been split, with the existing home on one parcel, and this project is proposed for the newly created lot to the south. The proposed project consists of a new single family home with a detached garage at the rear of the property. The detached garage is proposed to include an accessory dwelling unit on the second floor.

## **Scope of Work**

### Demolition Work:

- Demolish existing chain link fence at perimeter of property

### New Construction of Single-Family residence

- New electrical service and wiring in house complete\*
- New interior finishes: including kitchen and two bathrooms \*
- New hot water heater\*
- New plumbing/sanitary complete from incoming services\*
- New HVAC forced air system with central air\*
- New 2x6 wood construction with R-38 in ceiling and R-19 in walls and new Tyvek house wrap\*
- New standing seam metal roofing
- New windows: Andersen 100
- New composite stone veneer and lap siding
- New gutters and down spouts
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### New Construction of Garage/ADU

- New interior finishes: including kitchen and 1 bathroom\*
- New hot water heater\*
- New plumbing/sanitary complete
- New HVAC forced air system with central air\*
- New 2x6 wood construction with R-38 in ceiling and R-19 in walls and new Tyvek house wrap\*
- New standing seam metal roofing
- New windows: Andersen 100
- New composite stone veneer and lap siding
- New gutters and down spouts

### Site:

- New horizontal slat wood fence in between house and garage
- New landscape area and planter beds in front of house
- Replace sod as required due to construction damage
- New concrete walkway from front of house to public sidewalk