



City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: April 11, 2025

Application Number: HDC2025-00157

APPLICANT & PROPERTY INFORMATION

NAME: Maurice G Morton

COMPANY NAME: Morton Law Group

ADDRESS: 150 W Boston Blvd

CITY: Detroit

STATE: MI

ZIP: 48202

PROJECT ADDRESS: 150 W Boston Blvd

HISTORIC DISTRICT: Boston-Edison

REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

HDC staff reviewed the submitted documents related to the inclusion of a restroom within the gazebo. Due to the enclosure of space, the revision will require review by the Commission and a public hearing. The application form is on file, as are the elevation drawings. A clear copy of the revised document "Morton Pool Gazebo with Bathroom 2025" is needed as the scanned copy is difficult to read. Also, the renderings of the revised structure show a gable roof, but the elevation drawings show a hip roof. Please confirm the correct roof design and modify the rendering or elevations accordingly. The submission deadline for the May 14th meeting is Monday, April 21 by 5 pm. Thank you.

PSR: 250411AD

APPLICANT RESPONSE

Response Date: 04/21/2025

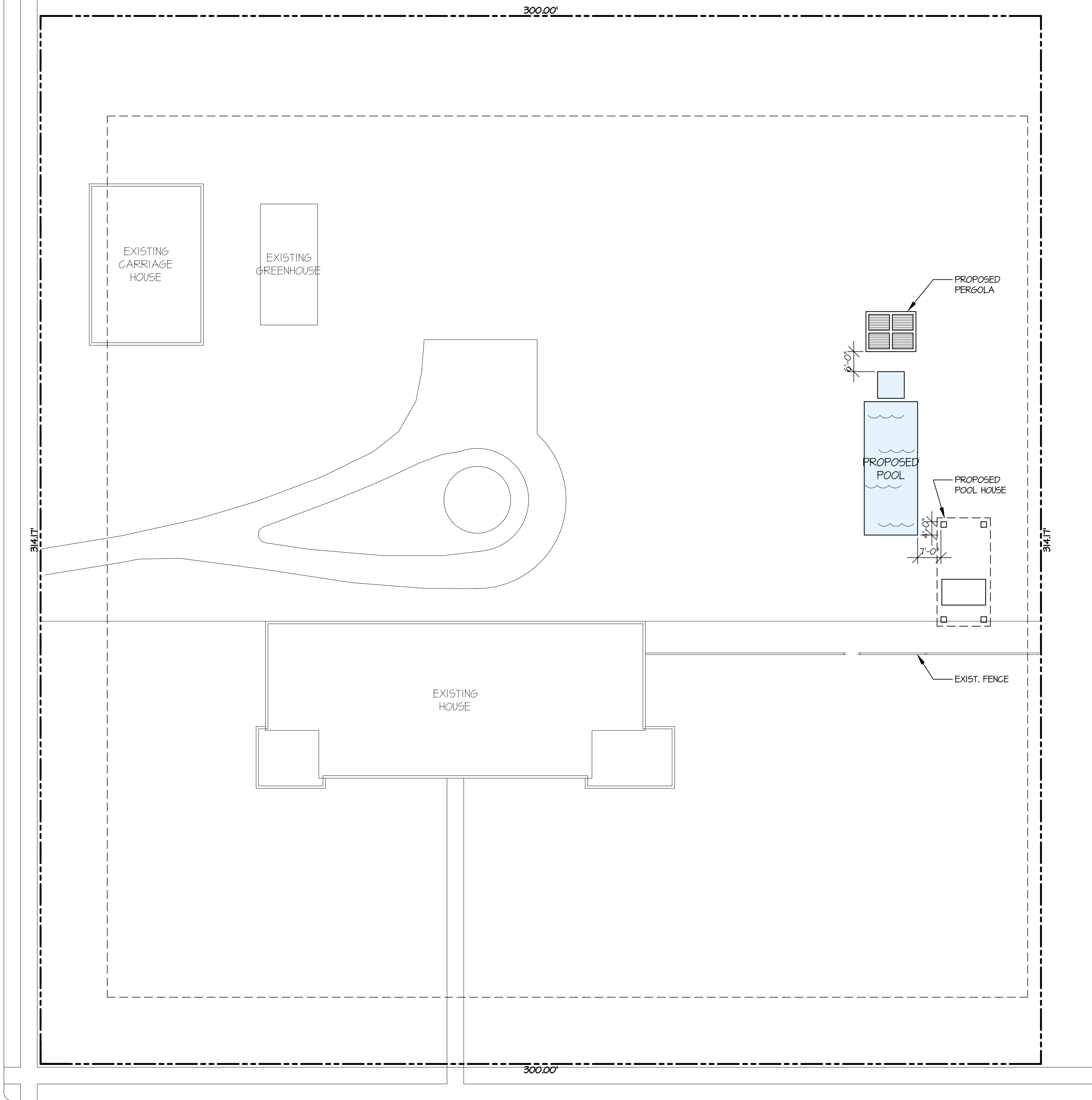


See attached files which address the questions and changes requested.

Thank you,

Maurice Morton

SECOND AVE.



BOSTON AVE.



DESIGN SITE PLAN

PARCEL 02001524

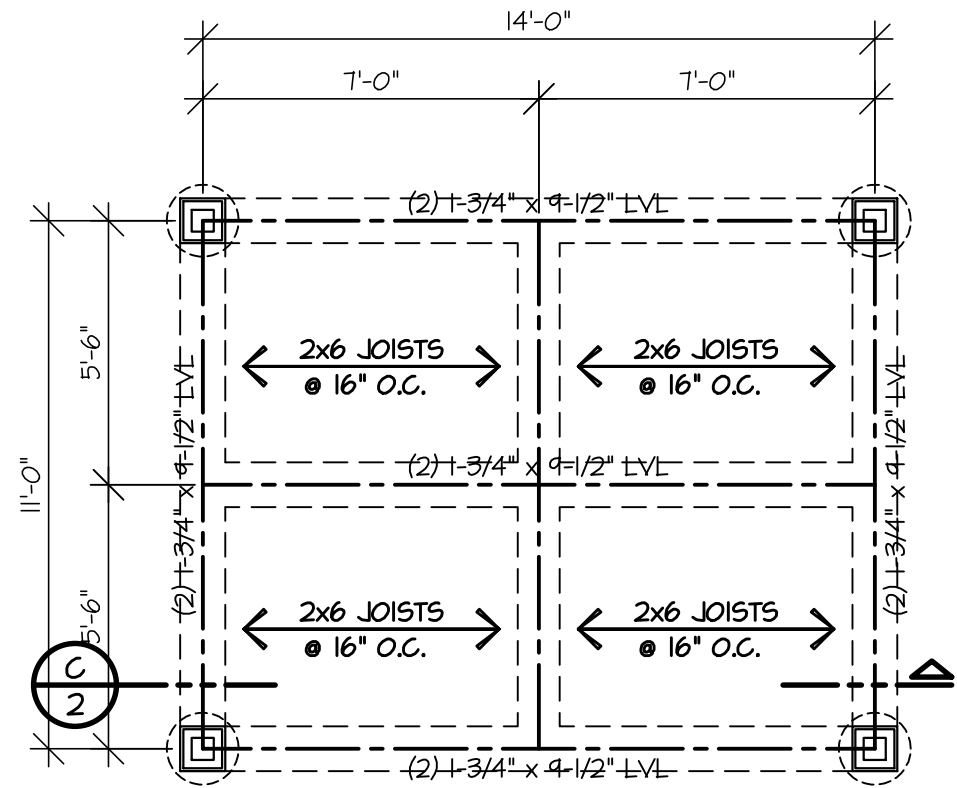
SCALE: 1" = 20'-0"

SITE INFORMATION:

LOCATION	150 W. BOSTON BLVD. DETROIT, MICHIGAN
ZONING	R-1H
SIZE	94,251 SQ. FT. 2.16 ACRES
LOT COVERAGE	
EXISTING HOUSE FOOTPRINT	5,420 +/- SQ. FT.
EXISTING CARRIAGE HOUSE FOOTPRINT	1,660 +/- SQ. FT.
EXISTING GREENHOUSE FOOTPRINT	621 +/- SQ. FT.
PROPOSED POOL	640 SQ. FT.
TOTAL FOOTPRINT	8,341 SQ. FT.
TOTAL LOT COVERAGE	8,341/94,251 = 8.85% (35% MAX.)

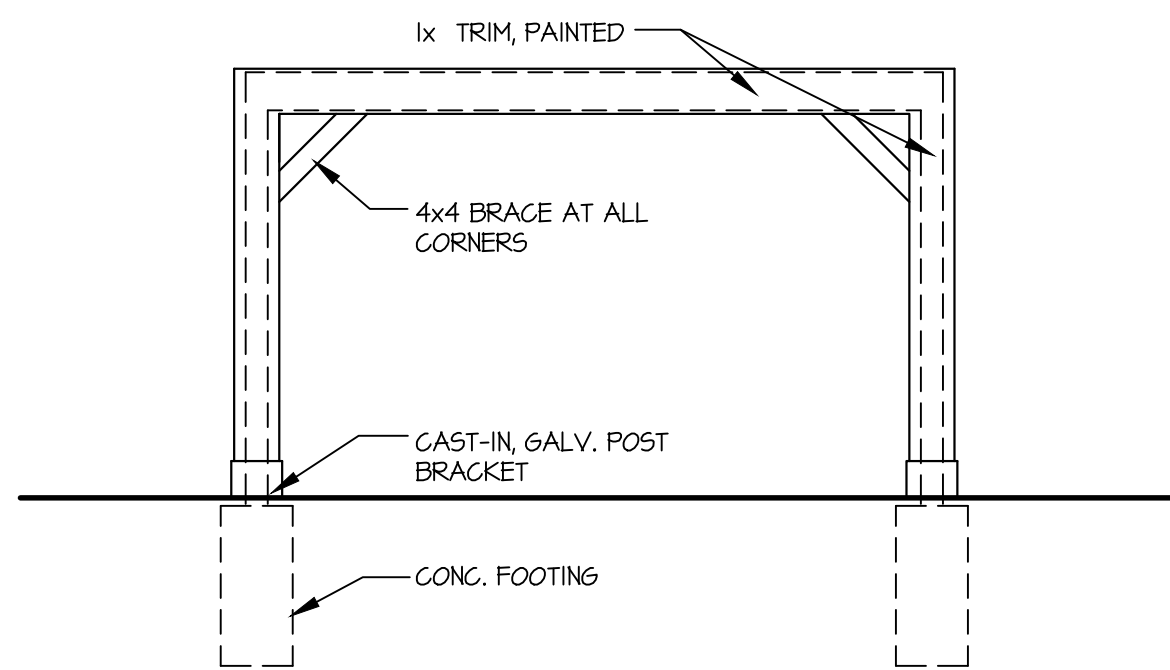
SITE NOTES:

- SITE PLAN INFORMATION DERIVED FROM PUBLIC RECORDS



PERGOLA PLAN

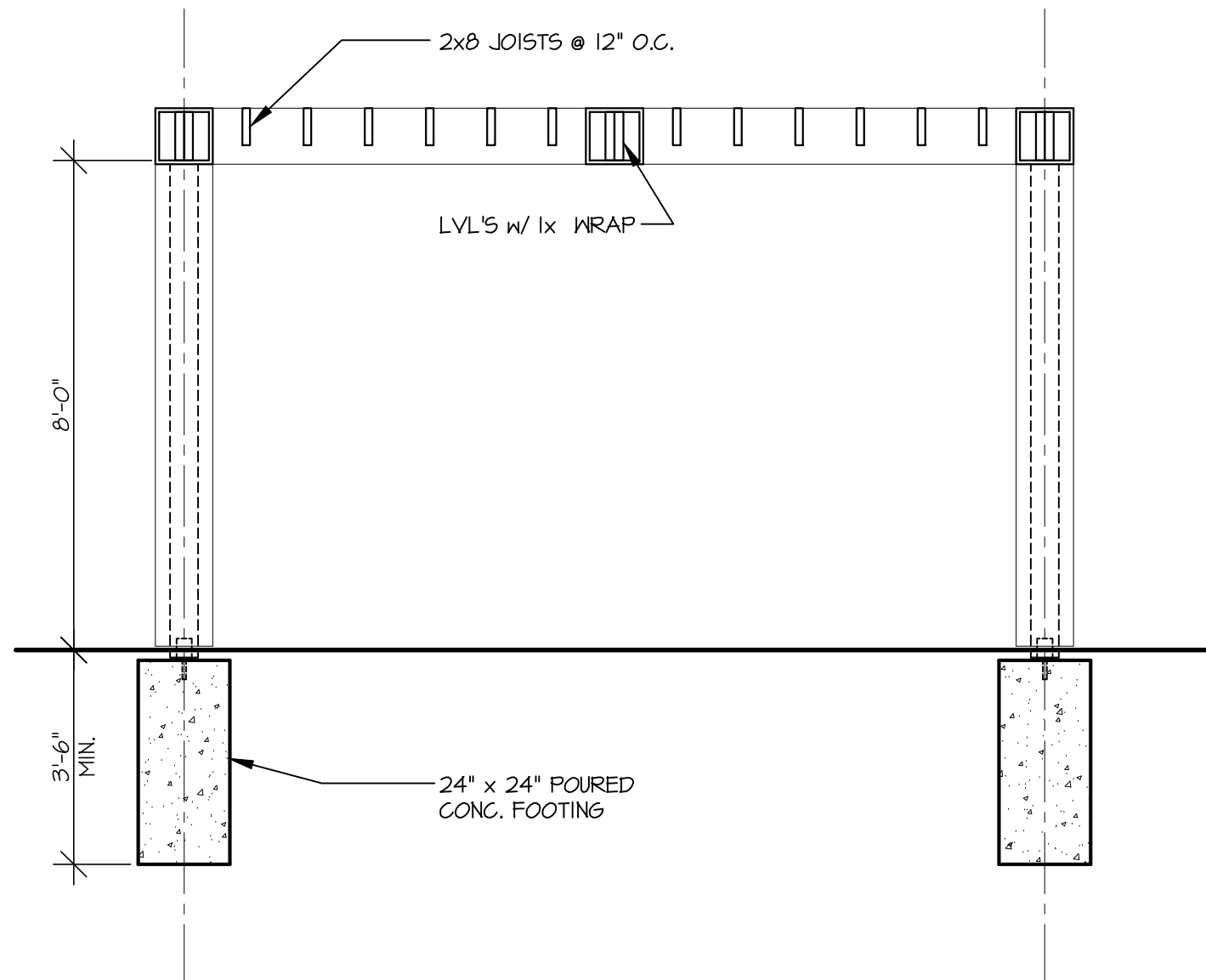
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

OTHER ELEVATIONS SIMILAR

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



SECTION

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

CODE COMPLIANCE:

- THESE PLANS PREPARED UNDER THE 2015 MICHIGAN RESIDENTIAL CODE REQUIREMENTS
- THE PROJECT SCOPE IS A UNCONDITIONED STRUCTURE WITH LIMITED POWER AND PLUMBING FOR SEASONAL USE

NOTES:

- VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION
- INSTALL GUTTERS & DOWNSPOUTS AT ALL SLOPED ROOF EDGES

LEGEND:

- CEILING MOUNTED FIXTURE
- RECESSED FIXTURE
- ELECTRICAL RECEPTACLE
- EXHAUST FAN (50 CFM MIN)

ROOM NAME

NOMINAL CLG HEIGHT
FLOOR FINISH

STRUCTURAL LOADING:

FIRST FLOOR - LIVE	40 psf
FIRST FLOOR - DEAD	15 psf
GROUND SNOW LOAD	25 psf
ULTIMATE DESIGN WIND SPEED	115 mph

ABBREVIATIONS:

A.B.	ANCHOR BOLTS
A.F.F.	ABOVE FINISHED FLOOR
C.J.	CEILING JOIST
F.D.	FLOOR DRAIN
G.F.C.I.	GROUND FAULT CIRCUIT INTERRUPTER
GL.	GLASS
LVL	LAMINATED VENEER LUMBER
O.C.	ON CENTER
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
RES.	RESINOUS
T&G	TONGUE & GROOVE
TBD	TO BE DETERMINED
TEMP.	TEMPERED
UNO.	UNLESS NOTED OTHERWISE
WH.	WATER HEATER
WP.	WEATHER-PROOF

GENERAL NOTES

Consult Design Office for meaning of any symbol or abbreviation not defined.

The Design Office shall determine governing information if a conflict should occur between various Construction Documents. Although every precaution has been taken in the preparation of these drawings, the Design Office cannot guarantee against human error and omission. The Contractor should verify and use figured dimensions only. Do not scale drawings for construction. Any conflicts or questions that arise due to these drawings should be brought to the attention of the Design Office prior to construction.

The Contractor shall verify all dimensions, elevations, materials, and conditions at the job site and shall notify the Design Office of any discrepancies, omissions, and/or conflicts before proceeding with the work.

All work shall conform to the standards of recognized trade associations. The Contractor shall visit the site and check all existing conditions prior to commencing his/her work. The Contractor shall be responsible for the coordination of work by all trades involved in the project.

The Contractor shall secure and pay for all necessary permits and fees required in the performance of his/her work.

Unless noted otherwise, (UNO.) dimensions are from finish face to finish face. Nominal thickness dimensions are used for masonry. Interior frame partition thickness to be 4-1/2", (2x4 wood stud) UNO.

Soil bearing pressure assumed to be 2,000 P.S.F. If poorer soil conditions are found, the Design Office shall be notified prior to footing construction.

Concrete shall have a minimum compressive strength at 28 days testing as follows:
-Foundation walls
-3,000 P.S.I.
-Floor slabs
-3,500 P.S.I.

Dimensional framing lumber shall be No. 2 Douglas Fir-larch (North) surfaced dry, No. 2 Spruce-Pine-Fir or equal.

Laminated Veneer Lumber (LVL) shall have an extreme fiber bending stress of min. 2600 P.S.I. as manufactured by "Truss Joist Corp." or equal.

Footings shall bear on firm undisturbed earth, extending a minimum of 42" below actual grade.

Interior finishes shall be determined by owner or his/her representative.

project no.

2511

prepared by

Blake Elderkin
32729 Underman
Warren, MI 48093
586.604.5076

project

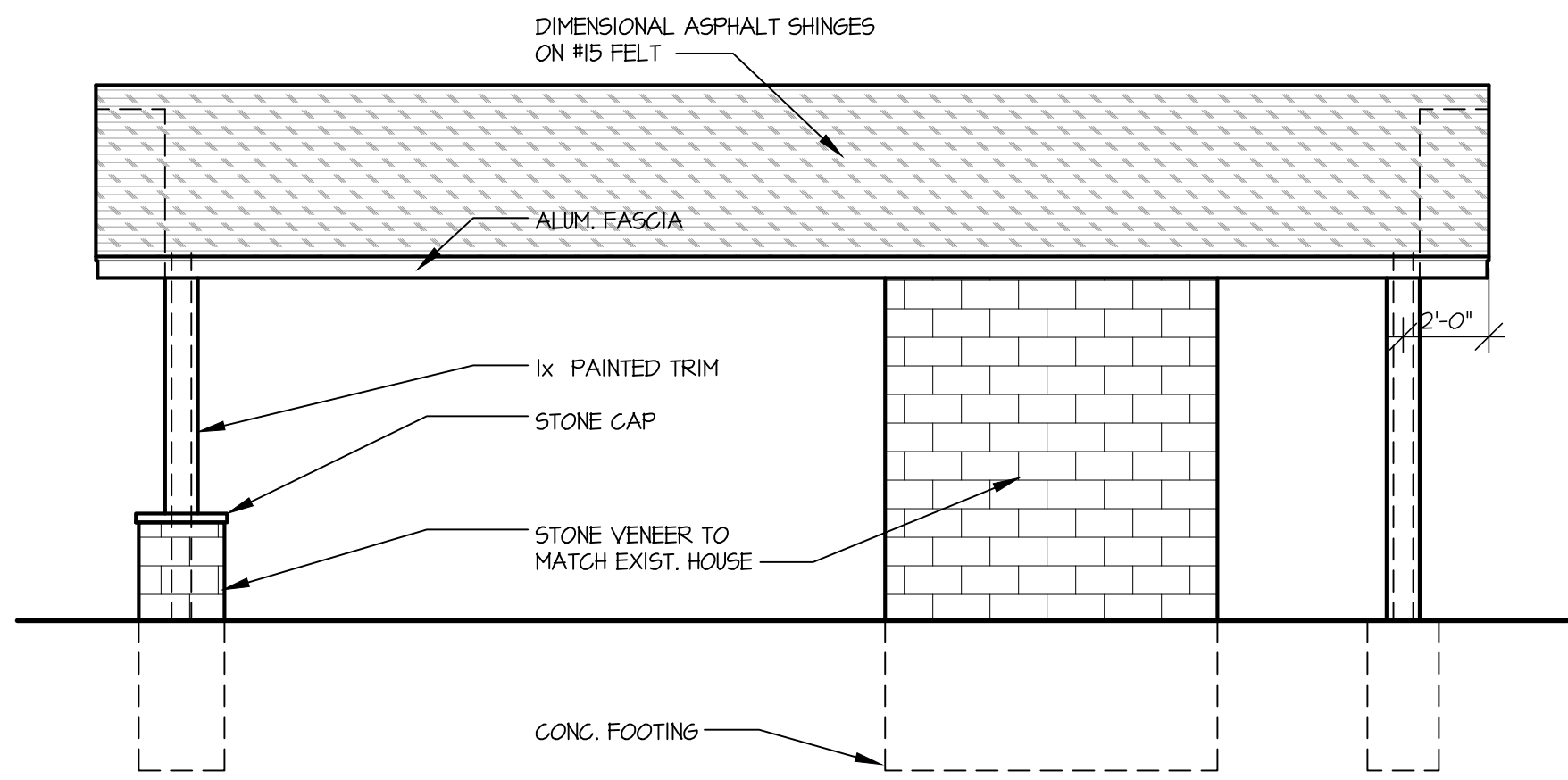
Morton Residence
Proposed Pool House & Pergola
150 W. Boston
Detroit, Michigan

issued

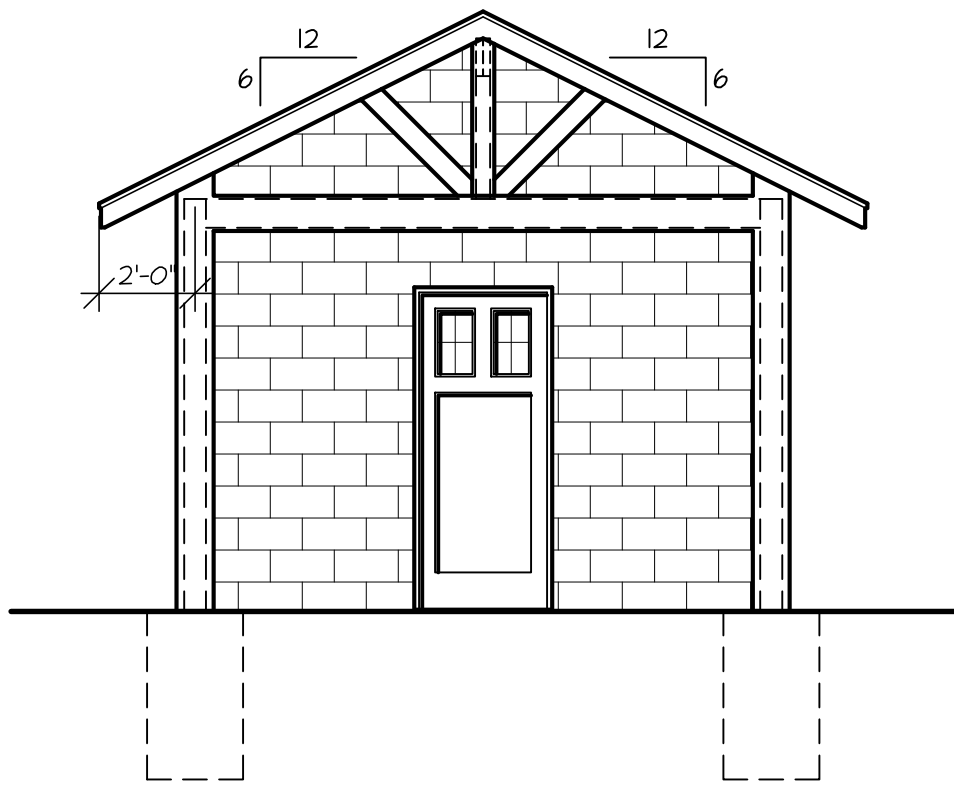
April 4, 2025 Preliminary
April 20, 2025 Permit Review

sheet no.

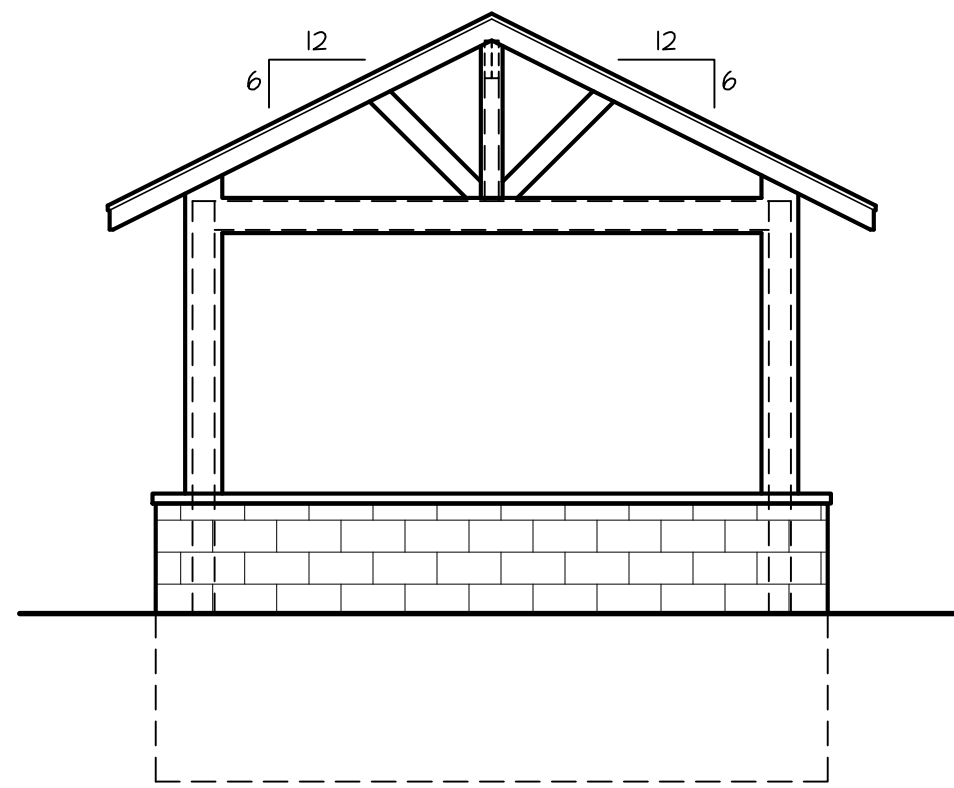
1 of 2



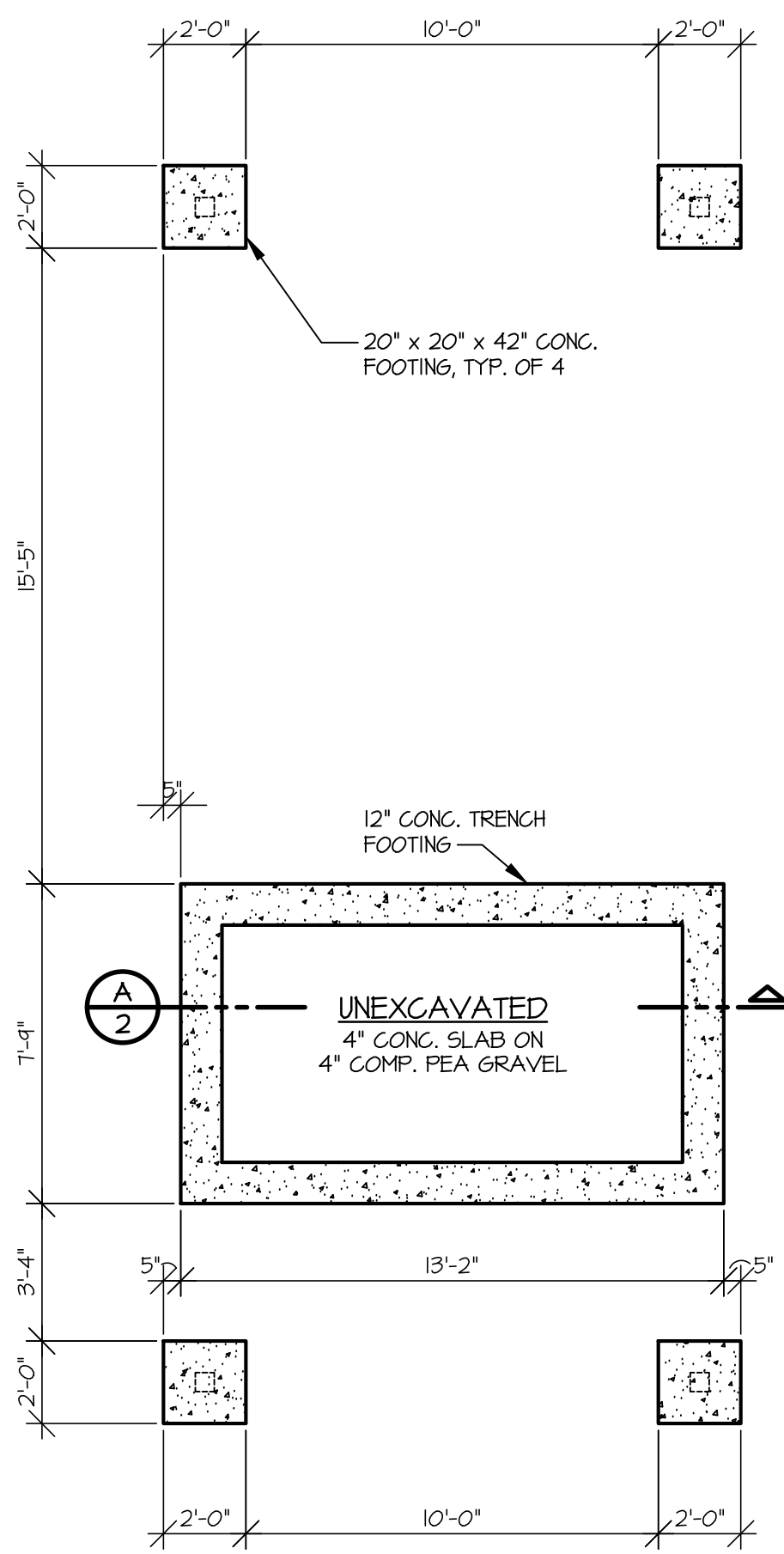
WEST ELEVATION
EAST ELEVATION SIMILAR
SCALE: 1/4" = 1'-0"



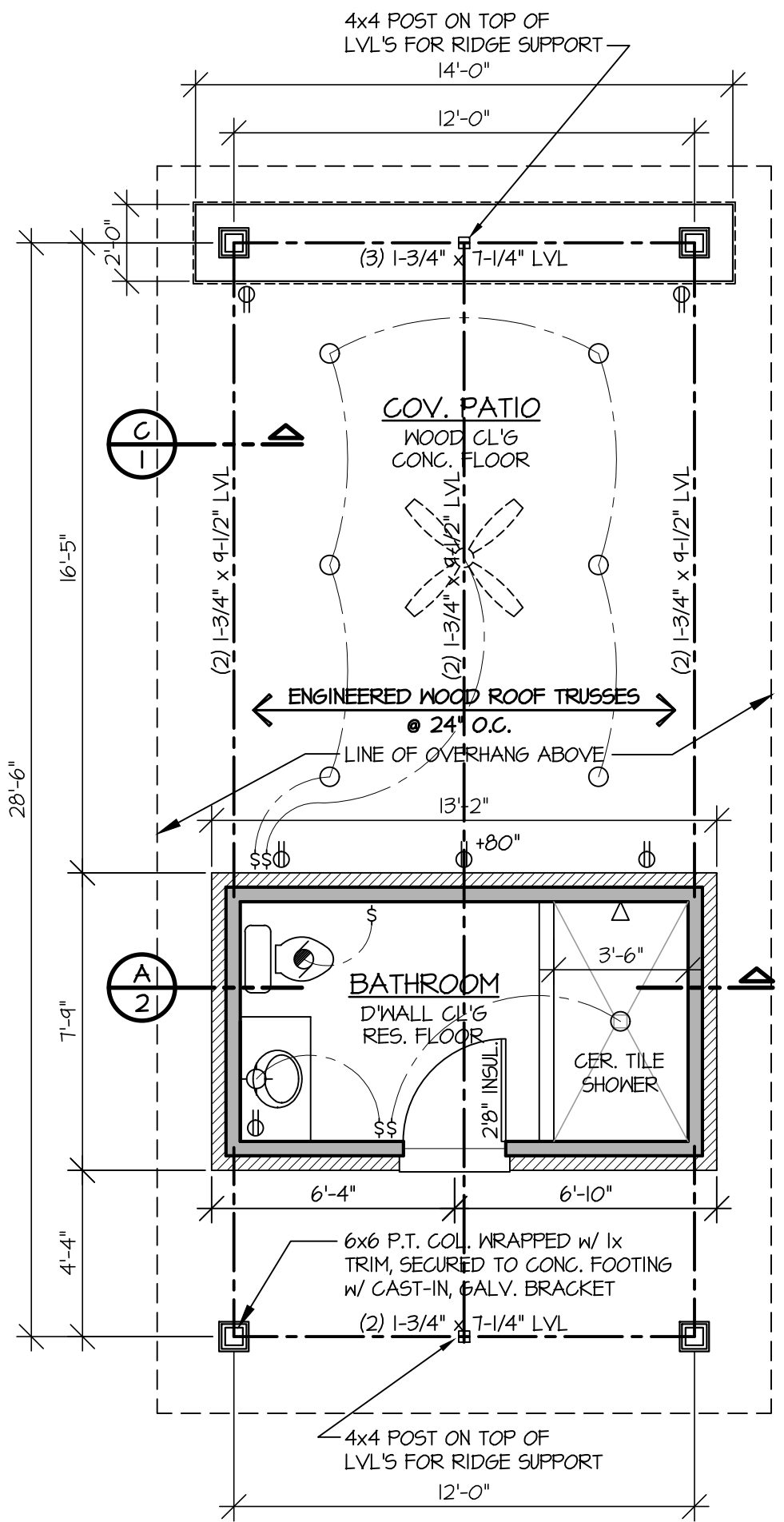
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



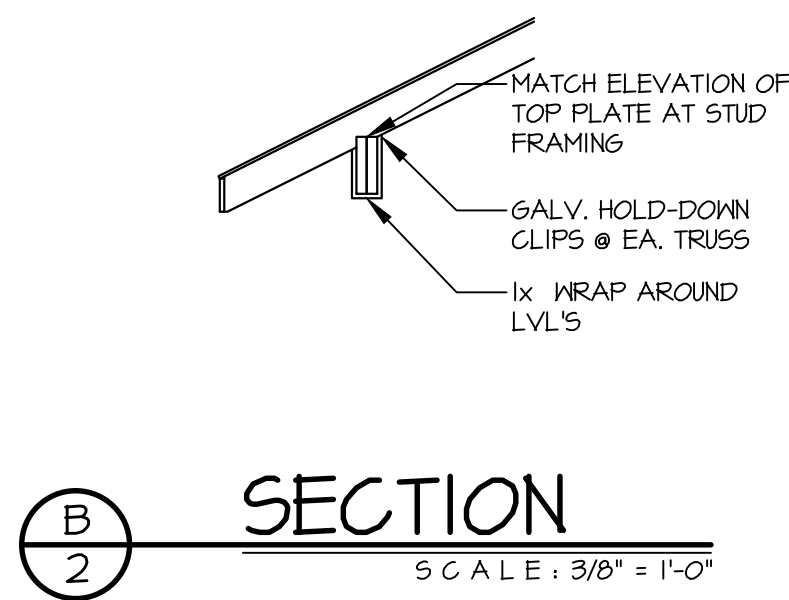
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



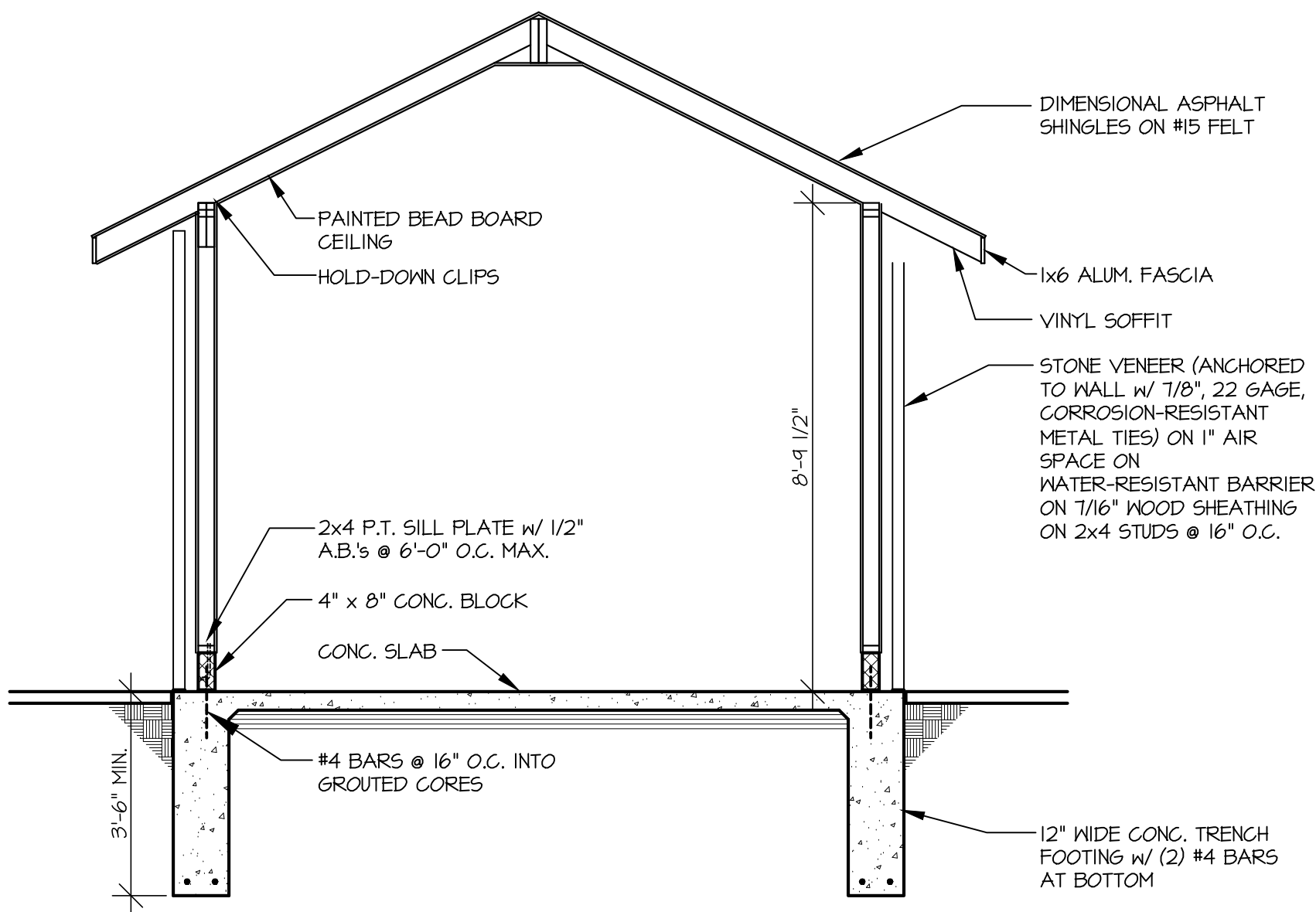
FOUNDATION PLAN
SEE SITE PLAN FOR LOCATION
SCALE: 1/4" = 1'-0"



FLOOR PLAN
102 GROSS S.F.
SANITARY DISCHARGE SOLUTION BY OTHERS
SCALE: 1/4" = 1'-0"



SECTION B-2
SCALE: 3/8" = 1'-0"



SECTION A-2
SCALE: 3/8" = 1'-0"

**POOL HOUSE: 12.5'X29' TOTAL. BATHROOM IS 12.5'X7' WITH 4' OVERHANG.
HEIGHT TO BEAM IS 8'. TOTAL HEIGHT IS APPROX 14'. 42" FOOTINGS.**



