

**From:** [Greg Sweeney](#)  
**To:** [Dan Rieden](#)  
**Cc:** [jcapo@capodesigngroup.com](mailto:jcapo@capodesigngroup.com); [Luis Castro](#)  
**Subject:** [EXTERNAL]RE: HDC 6-8-22 MEETING UPDATE: 241 Madison Detroit Athletic Club Exteriors - Madison/Harmonie District  
**Date:** Friday, June 3, 2022 4:45:15 PM  
**Attachments:** [image238090.png](#)  
[image806134.png](#)  
[image813332.png](#)  
[image997262.png](#)  
[2022\\_0121\\_Basement\\_Extension\\_Permit.zip](#)  
[2022\\_0602\\_DAC\\_Stack\\_Color\\_Brochure.pdf](#)  
[2022\\_0602\\_DAC\\_Stack\\_Product.pdf](#)  
[FULL SCOPE A-101.pdf](#)  
[FULL SCOPE A-102.pdf](#)

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Hello Mr. Rieden,  
Per our conversation earlier this afternoon.

You requested for us to include the following for the discussion next week:

- **BASEMENT EXTENSION:** We have proposed extending the existing Basement by @450 SF of useable space North aligning with the existing Basement extension, and creating a break-thru to connect the new area to the existing Basement.
- We will align the Western edge of the foundation walls as well.
- The proposed Basement Extension would be located fully below ground. Some existing exterior elements located at grade, like the entry stairway at the North edge of this work, would be removed temporarily, as indicated on sheets DA-101/ A-102, to allow for the Basement construction to occur, and it would be replaced at the end of the project. We are not changing the existing steps down into the Basement or the existing mechanical equipment that was previously located here. The intent is to restore this area to the previous condition when complete, including the landscaping and shrubs.

This Basement Extension Permit drawings (attached) from 01/21/2022 shows the scope for the initial Building Permit **#BLD 2022-00383**. This is the only addition occurring, and it on the North side of the existing Basement.

The work previously submitted to the HDC related to **MECHANICAL EQUIPMENT**. This is work related to the South portion of the existing Basement. The space below exists today and is being converted from a Men's Locker Room/Toilet Room into a new Kitchen Area. The Mechanical Equipment indicated is at the Ground Level, and all relate to the Kitchen function down below. This equipment will be installed onto the existing concrete roof of the Basement, and would be screened with fencing and landscaping as indicated (refer to FULL SCOPE A-102). There are (2) taller mechanical stacks that will extend above the height of the fencing as well. As part of this item, we have attached some additional documents requested;

- DAC Stack Product Cutsheet
- DAC Stack Color Brochure- Proposed color BLACK, but we are open to discussing other color options with the HDC members as well.

I have also attached some drawings that show the full scope of work on the building; including the Basement Extension and the Mechanical Equipment (labelled FULL SCOPE A-101 and A-102).

Please let me know any questions,  
Thanks,

**GREG SWEENEY** AIA, LEED AP  
STUDIO DIRECTOR

**ROSSETTI**  
160 WEST FORT SUITE 400  
DETROIT MI 48226  
O: 313.463.5151 C: 248.854.1380

**ROSSETTI.COM** SPORTS GLOBAL DETROIT LOCAL



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