

VIEWHOUSE

— EATERY, BAR & ROOFTOP —

2015 Market St. Denver, CO 80205

303-260-7001

June 30th, 2017

Re: COA for 2680 W. Main Street, Littleton - Viewhouse

Attention Dennis Swain and Anastasia Urban,

Please let this letter serve as the official response to the four issues regarding the TCO for 2680 W. Main St. Littleton.

1) The Cooler

The cooler was considered a piece of equipment which is why it wasn't shown on the plans. Additionally, because the cooler is not visible from the street or alley due to the trash enclosure, the patio wall, and the various landscaping the cooler was never considered as requiring prior approval.

2) The HVAC

We are proposing to add painted metal covers over the safety stickers of the HVAC instead of adding additional screening. The unit is also currently painted dark Bronze to match the building. We believe that these measures will be sufficient to meet the requirements for this existing architectural feature. The addition of screening will require significant coordination of engineering and architectural efforts to determine wind loads, etc. as well as additional owner costs that haven't been planned for. It is for all these reasons that we are proposing to simply cover the safety signs which we believe accomplishes the goals of the city without adding unnecessary elements.

3) Transom

We prefer the additional light achieved that leaving the transoms out provides. We believe that the look of the sliding cantina doors stay consistent with the requirements and intent of the original design. The added natural light in the space is amazing as is the exterior look of the doors even without the transoms.

4) Fire Access Ladder

During our final inspection it was determined by the Building Inspector that due to the fact that our building exceeds 16' that a roof access ladder is required and is considered a life safety issue. The architect designed the ladder to be installed as far to the South as was possible to minimize visibility from Main Street. There is no other location on the building where this ladder can be installed.

Sincerely,

Johnny Coast
Director of Research & Development
Viewhouse