

**YEAGER, CHRISTOPHER**

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**From:** BOHR, RYAN  
**Sent:** Friday, August 11, 2023 9:59 AM  
**To:** YEAGER, CHRISTOPHER  
**Cc:** JOHNSON, NIKKI  
**Subject:** RE: 200BAKER - cup

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Chis,

Assistant Fire Marshall Johnson and I walked the 200 Baker site yesterday with the architect and the developer. The developer presented us with preliminary plans for a substantial renovation. From a building standpoint most of the deficiencies with the building will be resolved through this renovation. I do not have anything that would need to be done ahead of time.

If you have any additional questions, please feel free to reach out.

Regards,



**RYAN BOHR**  
 Chief of Inspection  
 City of Costa Mesa - Development Services  
 77 Fair Drive | Costa Mesa | CA 92626 | (714) 754-5146

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**From:** Cory Walker <cory@walks-studio.com>  
**Sent:** Thursday, August 10, 2023 5:29 PM  
**To:** BOHR, RYAN <RYAN.BOHR@costamesaca.gov>; JOHNSON, NIKKI <NIKKI.JOHNSON@costamesaca.gov>  
**Cc:** Tim Cottage <tim@hilcodevelopment.com>  
**Subject:** Re: 200BAKER - cup

Nikki & Ryan,

Pleasure meeting both of you today at the project.

Here are some notes from our walk. Feel free to use them in your report.

1. Knox boxes - Provide for each tenant
2. Entry Stair - Tread #1 is too high at +/- 9 inches, and needs to be brought to code
3. Entry Stair - New handrail to meet code height
4. Cloud Ceilings - Integrate Sprinklers
5. Electrical Room - Identify on fire map & return the room to a rated assembly .
6. Emergency Light test - During Construction
7. (E) Kitchen (Level 1) - ADA issues including: sink approach, island
8. ADA Site Access - Provide accessible route from public ROW or use exception for drive-in only.
9. Ipads & Tech Items - Mounted at ADA reach range height.

Best,  
Cory

Cory Walker, Architect



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On Thu, Aug 10, 2023 at 5:11 PM Tim Cottage <[tim@hilcodevelopment.com](mailto:tim@hilcodevelopment.com)> wrote:

Hi Ryan and Nikki,

Thanks so much for taking the time to walk with us and have these preliminary conversations. I appreciate both of your expertise and insights.

We're excited to get started! If you have any questions, please feel free to reach out to me for anything.

I wanted to share these renderings with you two;

<https://drive.google.com/drive/folders/1bf5-VaxYnwpASI9CxT7N6s53TIIRgvD6?usp=sharing>

They're not 100%, but it gives you an idea of the level of finish we're hoping to reach with this project.

Have a great evening!

Thank you,

**Tim Cottage**

(he/him)