

YEAGER, CHRISTOPHER

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
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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> 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-VaxYnwpASI9CXT7N6s53TIIRgqVD6?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)