KITCHENS FOR GOOD

REQUEST FOR SEALED BIDS
CONSTRUCTION MANAGEMENT SERVICES

Appendix 1:

Coffman Engineers Feasibility Study (CEI Project No. 261200, dated August 7, 2026)

COFFMAN ENGINEERS

KITCHENS FOR GOOD

FEASIBILITY STUDY

CEI PROJECT NO. 261200

August 07, 2026

1455 Frazee Rd, Ste 600 | San Diego, CA 92108
Phone 619.232.4673

www.coffman.com

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I. EXECUTIVE SUMMARY

Coffman Engineers conducted a feasibility review of the existing structure for Kitchens for Good located at 2250 4th Avenue, San Diego, California. The review assessed the building's ability to support a proposed tenant improvement to introduce kitchen operations at the ground floor and basement levels, that will update the building occupancies and increase the required floor loading, requiring an evaluation in accordance with current California Building Code and seismic standards.

Key Findings Include:

- In most locations in the building, proposed alterations caused floor loads to increase substantially, triggering the need to evaluate for compliance with current code standards.
- Code compliance review confirms that the proposed tenant improvement necessitates local structural upgrades to various elements.
- Additional review with the Building Department is required to confirm loading assumptions are in compliance with City of San Diego standards.

Recommendations:

- Enhancement of the existing third floor, second floor, first floor, basement slabs, concrete beams at the first floor and concrete columns as well as replacement of a portion of the existing roof framing is necessary to comply with current codes and accommodate new structural loads and layout.
- The enhancement strategy is to strengthen noncompliant elements in order to increase strength and ductility. At the concrete framed sections of the building the enhancement strategy includes application of Fiber Reinforced Polymers. At wood framed portions of the building the enhancement strategy includes replacement and strengthening of existing members, as well as the addition of new members.

II. INTRODUCTION

Coffman Engineers has completed a feasibility study of the existing structure for the property located at 2250 4th Avenue, San Diego, California. The primary objective of this evaluation was to assess the feasibility of altering the program of the space and adding heavy equipment, mainly on the First Floor and Basement levels.

The six-story, 55,200-square foot structure was originally constructed in 1984 in accordance with the 1982 Universal Building Code (UBC).

III. LITERATURE REVIEW

As part of our due diligence, Coffman Engineers reviewed select as-built and design drawings. The primary documents reviewed include:

- Structures, Inc., "Fourth Ave. Office Center for Juniper Associates Structural Record Drawings", dated November 7, 1984
- FS Design Group, "MEP Backgrounds", dated June 03, 2026
- Orness Design Group, "Food Service Equipment Floor Plans", June 03, 2026

- Orness Design Group, “Kitchens For Good (Bankers Hill) - PRELIMINARY cutsheet book”, dated June 02, 2026
- FS Design Group, “Occupancy”, dated June 10, 2026
- Robert Prater Associates, “Geotechnical Investigation for Fourth Avenue Office Center”, dated November 8, 1984.
- MPE Consulting, “Kitchens For Good – Revised Mechanical Layout”, dated August 3, 2026

IV. EXISTING BUILDING AND FOUNDATION OVERVIEW

A. BUILDING DESCRIPTION

The existing structure is a three-story wood-framed building over three levels of concrete framed subterranean basement and parking levels. The site generally slopes from the NE to the SW with the first floor aligned with street level at the corner of 4th Avenue and Juniper Street. A ramp located along the West side of the structure connects the Juniper Street level down to the Level 1 parking entrance at the SW corner of the site. An overview of the project site and surrounding area is shown in Figure 1.

Figure 1: Project Site

At the superstructure above the first floor slab:

- Gravity system consists of plywood deck and open web joists, supported on a mixture of wood framed bearing walls, timber beams and posts.
- Lateral system consists of wood framed shear walls.

At the first floor slab and subterranean levels:

- Gravity system consists of mild reinforced two-way concrete flat slabs supported by concrete columns with column caps, concrete basement wall at the building perimeter, and concrete elevator/stair cores.
- Lateral system consists of shear walls at the concrete basement wall at the building perimeter, and concrete elevator/stair cores.

The foundation system consists of shallow foundations at the eastern side of the building transitioning to deep foundations for approximately the western 2/3 of the building. The deep foundations consist of belled caissons with varying depths to achieve embedment into the underlying formation soil materials. The slab-on-grade has been designed to span between foundation elements and is shown with enhanced thickness and reinforcing.

The following table summarizes the framing and original design loading at each level.

Level	Approx Area	Framing	Dead Load (DL) + Superimposed Dead Load (SDL)	Live Load (LL)	Partition Loading
Roof	6,700 sf	Plywood over 28" TJLX Joists at 24" OC	21 psf	20 psf	
Third Floor	6,700 sf	1.5" LW Conc o/ plywood over 36" TJM joists at 16" OC	27 psf	50 psf	20 psf
Second Floor	6,700 sf	1.5" LW Conc o/ plywood over 36" TJM joists at 16" OC	27 psf	50 psf	20 psf
First Floor	8,000 sf	12" Conc Slab	Self Wgt	50 psf*	20 psf*
Basement	7,500 sf	10.5" Conc Slab	Self Wgt	40psf**	
Level 1 Parking	9,800 sf	9.5" Conc Slab	Self Wgt	40psf**	
Level 2 Parking	9,800 sf	12" Conc Slab (at grade)	Self Wgt	40psf**	

*As-builts do not list design criteria. Values noted are assumed based on typical 1982 UBC design criteria

**As-built documents report "Design superimposed load at 28 days is 40 psf", which is assumed to indicate LL.

Table 1: Original Design Loading

There are portions of the provided as-builts drawings that are unclear and/or unreadable. Verification in the field may be required to confirm assumptions from the drawings. Assumptions based off unclear information in the drawings are summarized in the list below:

- Soil bearing pressures
- Localized reinforcing sizes and quantities at the concrete slabs.

Additionally, the existing Geotechnical Investigation Report provided is unclear and unreadable in most locations. The report is legible on the sections that state the recommended allowable bearing pressures is 10,000 psf for shallow footing and 20,000 psf for belled caissons. Additional verification will likely be required to justify these original capacities. See the “Existing Floor Framing Assessment” section in this report for more details.

V. PROPOSED ALTERATIONS

We understand that Kitchens for Good desires to introduce café space, classroom space, kitchen operations and food storage spaces, largely concentrated at the first floor and basement levels.

Roof alterations include:

1. Added roof mounted mechanical equipment, as proposed by MPE Consulting, includes the following:
    a. Five Make-Up Air units (MAUs), weighing 1300 lbs each, and five kitchen exhaust fans (KEFs), weighing 300 lbs each, as shown in the proposed Mechanical Roof Layout. The equipment is placed from approximately grids 3-5 in the midspan of the roof joists spanning between grids B-D.
    b. Significant quantity of mechanical ducts above the roof, extending to the west side, then down the side of the building exterior to the underside of the second floor through existing windows.

Third Floor alterations include:

1. There are no proposed alterations indicated at the third floor. However, the third floor supports a portion of the roof framing along grid 5.5 with transfer columns and beams. Proposed alterations to the roof will impact the third floor framing.

Second Floor alterations include:

1. Introduction of suspended ceiling below the second floor to provide fire separation between the first and second floors.
2. Introduction of suspended kitchen hoods and ductwork. Kitchen hoods and ductwork are suspended from the second floor framing to service the first floor level. See Appendix A for locations and summary of suspended kitchen hoods as provided by Orness Design Group.

First Floor alterations include:

1. Conversion of office to business occupancy for classroom and café space. Classroom space is located approximately between grids B-D and grids 1-3. Café space is located approximately between grids E-F and grids 3-5. No change to LL.
2. Conversion of office to assembly occupancy for larger classroom space. Classroom space is located approximately between grids D-E and grids 1-3. Increase LL from 50psf to 100psf.
3. Conversion of office to assembly occupancy for kitchen operations. Increase LL from 50psf to 100psf. Kitchen operations space is located approximately between grids C-E and grids 3-6.
    a. FS Design Group has classified the kitchen operations space as assembly occupancy requiring a LL of 100psf. Please note, if this were a new building, the kitchen operations space would be classified as “Kitchens, other than domestic” per Table C4.3-1 in ASCE 7-22, with a corresponding LL of 150psf. The load increase from 50psf to 150psf is not feasible without substantial retrofit to the existing building. Utilizing a LL of 100psf in lieu of 150psf will need confirmation

from the Building Department that it is adequate to accept lower loading criteria than is specified by ASCE 7-22 for “Kitchens, other than domestic”.

4. Introduction of kitchen equipment. See Appendix A for locations and summary of equipment weights as provided by Orness Design Group.
5. Introduction of suspended kitchen hoods and ductwork.
    a. Kitchen hoods and ductwork are suspended from the first floor framing to service the Basement level.
    b. See Appendix A for locations and summary of suspended kitchen hoods as provided by Orness Design Group.
6. Introduction of cold storage units approximately located between grids B-C and grids 3-6. Increase LL allowance from 50psf to 80psf.
    a. Please note, according to Table 4.3-1 in ASCE 7-22 the cold storage space is classified as “Light Storage” with a corresponding LL of 125psf. The load increase from 50psf to 125psf is not feasible without substantial retrofit to the existing building. Utilizing a LL of 80psf in lieu of 125psf will need confirmation from the Building Department that it is adequate to accept lower loading criteria than is specified by ASCE 7-22 for “Light Storage”. See the “Existing Floor Framing Assessment” section in this report for more details.
7. Revise wood bearing wall located at grid D.4 between grid 4-5. Wall to be converted to post and beam system over same extents.

Basement alterations include:

1. Conversion of office to assembly occupancy for the bakery. The bakery is located approximately between grids B-D and grids 3-5. Increase LL from 50psf to 100psf.
2. Conversion of office to storage. The anticipated storage covers about 75% of the floor plate. Increase LL from 50psf to 125psf.
    a. The storage area includes the introduction of two cold storage units approximately located between grids C-D and E-F between grids 1-2.
3. Introduction of kitchen equipment. See Appendix A for summary of equipment weights as provided by Orness Design Group.

Level 1 Parking alterations include:

1. There are no proposed alterations indicated at Level 1 parking.

Level 2 Parking alterations include:

1. Introduction of a grease interceptor below the slab on grade at Level 2 parking level. See the “Existing Floor Framing Assessment” section in this report for location information.

VI. CODE COMPLIANCE REVIEW

A. CODE TRIGGERS

When modifying an existing structure, the California Existing Building Code (CEBC) establishes specific requirements to evaluate the adequacy of existing components. The CEBC allows existing structures to be grandfathered into current code compliance if they meet very specific code exceptions, including:

- **Gravity Load-Carrying Elements (Slabs/Decks, Columns, Beams, Basement Walls, Foundations)**
    - *"Any existing gravity load-carrying structural element for which an alteration causes an increase in design loading of more than 5 percent shall be replaced or altered as needed to carry the gravity loads required by the California Building Code for new structures."*

- **Lateral Load-Carrying Elements (Slabs/Decks, Shear Walls, Beams, Foundations)**
    - *"Any existing lateral load carrying structural element whose demand-capacity ratio with the alteration considered is not more than 10 percent greater than its demand-capacity ratio with the alteration ignored shall be permitted to remain unaltered."*

If either of the code provisions above are exceeded, the noncompliant components of the structure must be evaluated using ASCE 41 Tier 3 procedures or upgraded to meet current code requirements.

In addition to localized modifications, certain global changes to the structure may trigger the need for a comprehensive seismic retrofit. Examples of such changes include an increase in the building's seismic mass exceeding 10% or a change in occupancy resulting in an increase in the building's Risk Category designation. These types of modifications can significantly affect the building's seismic demands and require a reevaluation of its seismic performance.

VII. COMPONENTS EVALUATED

A. EXISTING FLOOR FRAMING ASSESSMENT

1. Roof Deck
    - The roof consists of plywood deck over 28" TJLX joists spaced at 24 inches on center.
    - Proposed MAUs and KEFs will be supported on the roof deck. The as-built drawings state the roof live load allowance is 20psf. The uniform weight of the rooftop equipment is approximately 64psf.
        - The current placement of the units at the midspan of the members creates worst case flexure in the existing joists, which exceeds the capacity of the existing joists. This will require replacement of the existing wood truss joists in the southwest quadrant of the roof, from approximately grids 4-6 between grids B-D. The roof is supported by transfer columns and beams at the third level, see "Third Floor Deck" for proposed enhancements.

- Due to proposed alterations at the roof, the wood shear walls located along grid B and D experience gravity and lateral load increases that exceed the CEBC 5% and 10% allowance to grandfather the elements without further evaluation. The wood shear walls extending from the concrete first floor to the roof will require retrofit from a gravity and lateral perspective. The anticipated retrofit at the wood shear walls include additional studs, straps and hold-downs and upgraded sheathing. Additional strengthening of wood beams and posts adjacent to the walls may also be required. The wood shear walls are supported by concrete beams at the first floor along grids B and D. See further evaluation of these elements under “First Floor Beam at Grid B” and “First Floor Beam at Grid D” for proposed enhancements. MPE consulting has indicated there may be some flexibility in the placement of the rooftop units. It is structurally advantageous to locate the units along or directly adjacent to grid D from approximately grids 4-5 or north of grid 5 in order to limit the additional loading at grid B.

2. Wood Shear Walls
    - We understand MPE consulting is proposing to route ductwork out of existing windows on the first floor and basement levels and supported by the exterior face of building wood shear walls on the west side of the building. The current proposed layout of the ductwork is not anticipated to trigger a seismic retrofit, however the weight increase from the ductwork anchored to the shear walls must remain less than 5% for gravity and 10% for lateral.

3. Miscellaneous Wood Framed Elements:
    - Supplemental support steel is anticipated in order to route the ductwork around the balcony between the third floor and roof. The additional weight on the shear wall from the supplemental support steel will need to be further studied.
    - Duct routing from the third floor to the roof will also require the removal and reconstruction of the wood framed roof eyebrow overhang.

4. Third Floor Deck
    - The third floor consists of 1.5” lightweight concrete topping on plywood deck over 36” TJM joists spaced at 16 inches on center.
    - The existing roof joists transfer load to the third floor deck by columns below the roof level supported by beams on third floor. Due to the locally increased loading from the rooftop equipment and ducts, the capacity of the transfer beams at the third floor spanning from grids B-D along grid 5.5 will be exceeded and enhancement will be required.

5. Second Floor Deck
    - The second floor consists of 1.5” lightweight concrete topping on plywood deck over 36” TJM joists spaced at 16 inches on center.

- Proposed fire rated ceiling, kitchen hoods and ducts are suspended from the second floor deck. The as-built drawings list the floor was designed for 20psf partition load. Current code floor partition load allows a minimum of 10psf. This leaves an allowance of 10psf for additional load from alterations. The weight of the fire rated ceiling and ducts are likely to be below 10psf and within the allowable limit, however the suspended kitchen hoods weigh 15psf. It is likely the floor joists supporting the kitchen hoods will need to be locally enhanced, this can be achieved by the addition of beams and columns supporting the hoods, columns will extend to the first floor.
- Existing second floor joists are spaced at 16” o.c.. Ducts are understood to be proposed such that they are positioned between existing joist. The ducts will need to be closely coordinated with the joist spacing at the second floor.

6. First Floor Slab
    - The first floor consists of a 12” thick mild reinforced concrete two-way elevated slab with drop caps around columns.
    - Due to proposed alterations at the first floor, the slab experiences gravity load increases of up to 53.8% at affected areas, which exceeds the CEBC 5% allowance to grandfather the element without further evaluation. The slab must be evaluated under current code provisions and may be subject to gravity retrofit.
    - Anticipated results of updated code analysis (to be confirmed):
        - The existing reinforcement in the slab is robust. Preliminary study indicates that approximately 90% of the slab has excess capacity in the reinforcing to allow for additional loading. Gravity retrofit is expected in the remaining area of the slab to support the proposed alterations.
        - The deflection of the first floor slab will likely increase with the increased load but is expected to remain within the deflection allowances specified in the current code. The owner should anticipate potential cracking of the slab as a result of the loading increase.
    - Anticipated gravity retrofit:
        - The anticipated gravity retrofit of the slab will utilize fiber reinforced polymers (FRP), where carbon fiber sheets are epoxied to the concrete surface.
        - Slab enhancement with FRP, on both the underside and top of the slab, is anticipated at approximately 10% of the area of the floorplate.
    - Expected fire rating:
        - The as-built drawings show cover at structural slabs to be ¾” typical. Per CBC Table 721.1(1), ¾” clear cover to reinforcing in a floor slab provides a fire rating of 1 hour.

7. First Floor Beam at Grid B
    - The first floor beam at grid B is mild reinforced concrete, spanning approximately from grid 4-6. The beam supports three stories of wood shear walls from building above, transferring the load to concrete columns below to continue the lateral

load path of the building. The concrete beam also supports the proposed cold storage units on the first floor.

- Due to proposed alterations at the first floor, the concrete beam at grid B experiences gravity load increases of 6.9%, which exceeds the CEBC 5% allowance to grandfather the element without further evaluation. The beam must be evaluated under current code provisions and may be subject to both gravity and lateral retrofit.
- Anticipated results of updated code analysis (to be confirmed):
  - The existing reinforcement in the beam does not appear to be designed with excess capacity. Gravity and lateral retrofits are expected for the beam to support the proposed alterations.
- Anticipated gravity and lateral retrofit:
  - FRP enhancement is anticipated along the entire length of the beam at both the underside and top side of the element.
  - As a component of the lateral load path, it is anticipated that a seismic retrofit of the beam will be required to reach code compliance.
    - At this exterior location on the west side of the building, a seismic retrofit to the beam would be invasive to the building finishes and to the framing above that is supported by the beam.

8. First Floor Beam at Grid D
   - The first floor beam at grid D is mild reinforced concrete, spanning approximately from grid 4-6. The beam supports three stories of wood shear walls from building above, transferring the load to concrete columns below to continue the lateral load path of the building. The concrete beam also supports roughly 60% of the proposed kitchen equipment on the first floor.
   - Due to proposed alterations at the first floor, the concrete beam at grid D experiences gravity load increases of approximately 18.5%, which exceeds the CEBC 5% allowance to grandfather the element without further evaluation. The beam must be evaluated under current code provisions and may be subject to both gravity and lateral retrofit.
   - Anticipated results of updated code analysis (to be confirmed):
     - The existing reinforcement in the beam does not appear to be designed with excess capacity. Gravity and lateral retrofits are expected for the beam to support the proposed alterations.
   - Anticipated gravity and lateral retrofit:
     - FRP enhancement is anticipated along the entire length of the beam at both the underside and top side of the element.
     - As a component of the lateral load path, it is anticipated that a seismic retrofit of the beam will be required to reach code compliance.

9. Basement Slab
   - The basement consists of a 10.5” thick mild reinforced concrete two-way elevated slab with drop caps around columns.
   - Due to proposed alterations at the basement, the slab experiences gravity load increases of up to 51.2% at affected areas, which exceeds the CEBC 5%

allowance to grandfather the element without further evaluation. The slab must be evaluated under current code provisions and may be subject to gravity retrofit.

- Anticipated results of updated code analysis (to be confirmed):
  - The existing reinforcement in the slab is robust. Preliminary study indicates that approximately 90% of the slab has excess capacity in the reinforcing to allow for additional loading. Gravity retrofit is expected in the remaining area of the slab to support the proposed alterations.
  - The deflection of the basement slab will likely increase with the increased load but is expected to remain within the deflection allowances specified in the current code. The owner should anticipate potential cracking of the slab as a result of the loading increase.
- Anticipated gravity retrofit:
  - The anticipated gravity retrofit of the slab will utilize fiber reinforced polymers (FRP), where carbon fiber sheets are epoxied to the concrete surface.
  - Slab enhancement with FRP, on both the underside and top of the slab, is anticipated at approximately 10% of the area of the floorplate

10. Level 1 Parking Slab
    - Level 1 parking consists of a 9.5” thick mild reinforced concrete two-way elevated slab with drop caps around columns.
    - There are no alterations anticipated at Level 1 parking, therefore no further evaluation is required.

11. Level 2 Parking Slab
    - Level 2 parking consists of a 12” thick mild reinforced concrete two-way slab on grade.
    - There is a proposed grease interceptor to be installed underground beneath the existing slab on grade at Level 2 parking. The grease interceptor will need to be located towards the Eastern side of the building such that it is supported on formational soil material. Additionally, it must be located with sufficient distance from existing shallow foundations, such that the building foundations do not surcharge the proposed interceptor.
    - Additionally, the Level 2 parking slab may require localized strengthening around the grease interceptor utilizing FRP,

12. Concrete Columns (from First Floor to Foundation)
    - Due to proposed alterations at the first floor and basement, the concrete columns experiences gravity load increases of up to 53.8% at affected areas, which exceeds the CEBC 5% allowance to grandfather the element without further evaluation. All columns must be evaluated under current code provisions and may be subject to gravity retrofit.
    - Anticipated results of updated code analysis (to be confirmed):

        - The columns are lightly reinforced. Preliminary study indicates that the reinforcing is not up to current code standards. Gravity retrofit is expected at the columns to support the proposed alterations.
    - Anticipated gravity retrofit:
        - The anticipated gravity retrofit of the columns will be an FRP wrap along the height of the column.
        - All columns are anticipated to require enhancement with FRP.

13. Concrete Basement Walls
    - Due to proposed alterations at the first floor and basement, the concrete basement walls experiences gravity load increases of up to 24.5% at affected areas, which exceeds the CEBC 5% allowance to grandfather the element without further evaluation. The basement walls must be evaluated under current code provisions and may be subject to gravity retrofit.
    - Anticipated results of updated code analysis (to be confirmed):
        - The basement walls are subject to loads from adjacent soil as well as gravity. Soil pressures are not changing. Preliminary study indicates that the basement walls will likely be able to support additional gravity load without requiring enhancements.

14. Concrete Elevator Core Shear Walls
    - Due to proposed alterations at the first floor and basement, the concrete shear walls at the elevator core preliminarily experience lateral load increases less than the CEBC 10% allowance to grandfather the element without further evaluation. Enhancement at the concrete shear walls at the elevator core is not anticipated.

15. Foundations
    - The foundations consist of shallow spread footings and belled caissons. Preliminary study was focused on the evaluation of the caissons as the proposed alterations above are concentrated at the western half of the building.
    - Due to proposed alterations at the first floor and basement, the caissons experience gravity load increases of up to 16.1% at affected areas, which exceeds the CEBC 5% allowance to grandfather the element without further evaluation. The caissons must be evaluated under current code provisions and may be subject to gravity retrofit.
    - Anticipated results of updated code analysis (to be confirmed):
        - The original geotechnical investigation was provided for review, which indicated the allowable bearing pressure value of the caissons to be 20,000psf. Preliminary study indicates that the caissons will likely be able to absorb additional gravity load without needing enhancements.
        - It is likely that the Building Department will require an updated letter from a geotechnical engineer that confirms the allowable values from the existing investigation are acceptable for current day conditions.
    - Anticipated gravity retrofit:

- If the current geotechnical investigation reveals the caissons are inadequate for current code, the anticipated enhancement is new caisson caps with introduction of new micro piles adjacent to the existing caisson.

VIII. CONCLUSIONS

A. SUMMARY OF FINDINGS

Due to increase in weight of the proposed floor plates at the roof, third floor, second floor, first floor and basement, significant structural strengthening and localized retrofit are anticipated to achieve the proposed tenant improvement. Removal and replacement of the southwest region of framing at the roof and localized enhancements at the floor levels are necessary to meet current code standards.

B. FRAMING ENHANCEMENTS

If Kitchens for Good proceeds with the proposed alterations, including new occupancies, associated kitchen, mechanical and plumbing equipment, the recommended framing enhancements are as follows:

- Replacement of the southwest portion of the roof between grids B-D and 4-6.
- Localized framing enhancement of the transfer beams and columns at the third floor supporting the roof.
- Added columns and beams at the second floor to support the kitchen hoods.
- Gravity and seismic retrofit of wood shear walls along grids B and D, south of grid 4 from the first floor to the roof.
    - Retrofit is anticipated to consist of additional studs, straps and hold-downs and upgraded sheathing. Additional strengthening of wood beams and posts adjacent to the walls may also be required.
- Localized slab enhancement with FRP at the first floor and basement.
- FRP beam enhancement along grid B and D at the first floor.
    - Possible seismic retrofit at both beam locations.
- FRP enhancement around concrete columns at all locations.
- FRP enhancements at the Level 2 parking slab-on-grade, assuming flexibility and careful consideration for the placement of the grease interceptor.
- Possible addition of caisson caps with micro piles.
- Reconstruction of wood framed roof eyebrows and supplemental steel framing at the balconies to support ducts outside of the building envelope.

IX. LIMITATIONS

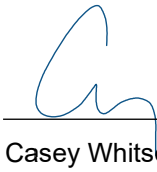
This evaluation is based solely on the construction documents provided by the Client. No field verification, material testing, or detailed structural analysis was performed. Conclusions and recommendations have been derived in accordance with current standards of practice of the structural engineering profession. No warranty is expressed or implied.

It has been our pleasure to provide these services. Please feel free to contact us with any questions or comments.

Sincerely,

COFFMAN ENGINEERS, INC.

Matt Hamby, P.E.
Senior Engineer, Structural Engineering



Casey Whitsett, S.E.
Principal, Structural Engineering

Attachments:
Appendix A: Equipment Layout

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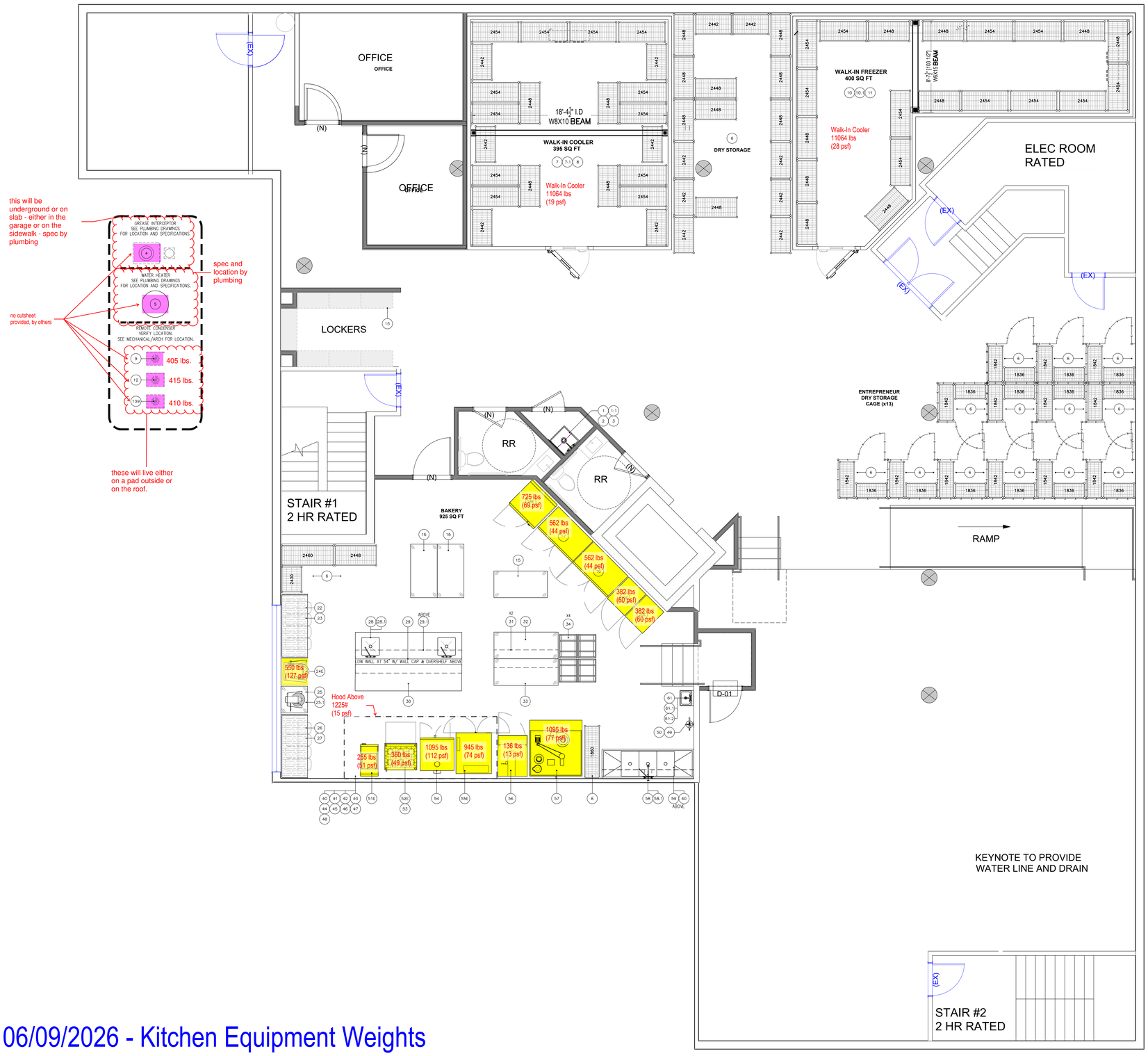
APPENDIX A



06/09/2026 - Kitchen Equipment Weights

FOODSERVICE EQUIPMENT FLOOR PLAN - BASEMENT 1/4" = 1'-0"

DESIGN GROUP
1660 HOTEL CIRCLE NORTH SUITE #330
SAN DIEGO, CA 92108
T 619. 296. 3500
WWW.FSDESIGNGRP.COM

ORNESS DESIGN GROUP
5955 MIRA MESA BLVD., SUITE H
SAN DIEGO, CALIFORNIA 92121
TEL 858.457.3855 FAX 858.457.3905
EMAIL INFO@ORNESSDESIGNGROUP.COM
WWW.ORNESSDESIGNGROUP.COM

KITCHENS FOR GOOD

2250 4TH AVENUE
SAN DIEGO, CA 92101

PROJECT NAME

ADDRESS

PROJECT NUMBER:
26.001

SHEET TITLE:
FOODSERVICE EQUIPMENT FLOOR PLAN – BASEMENT

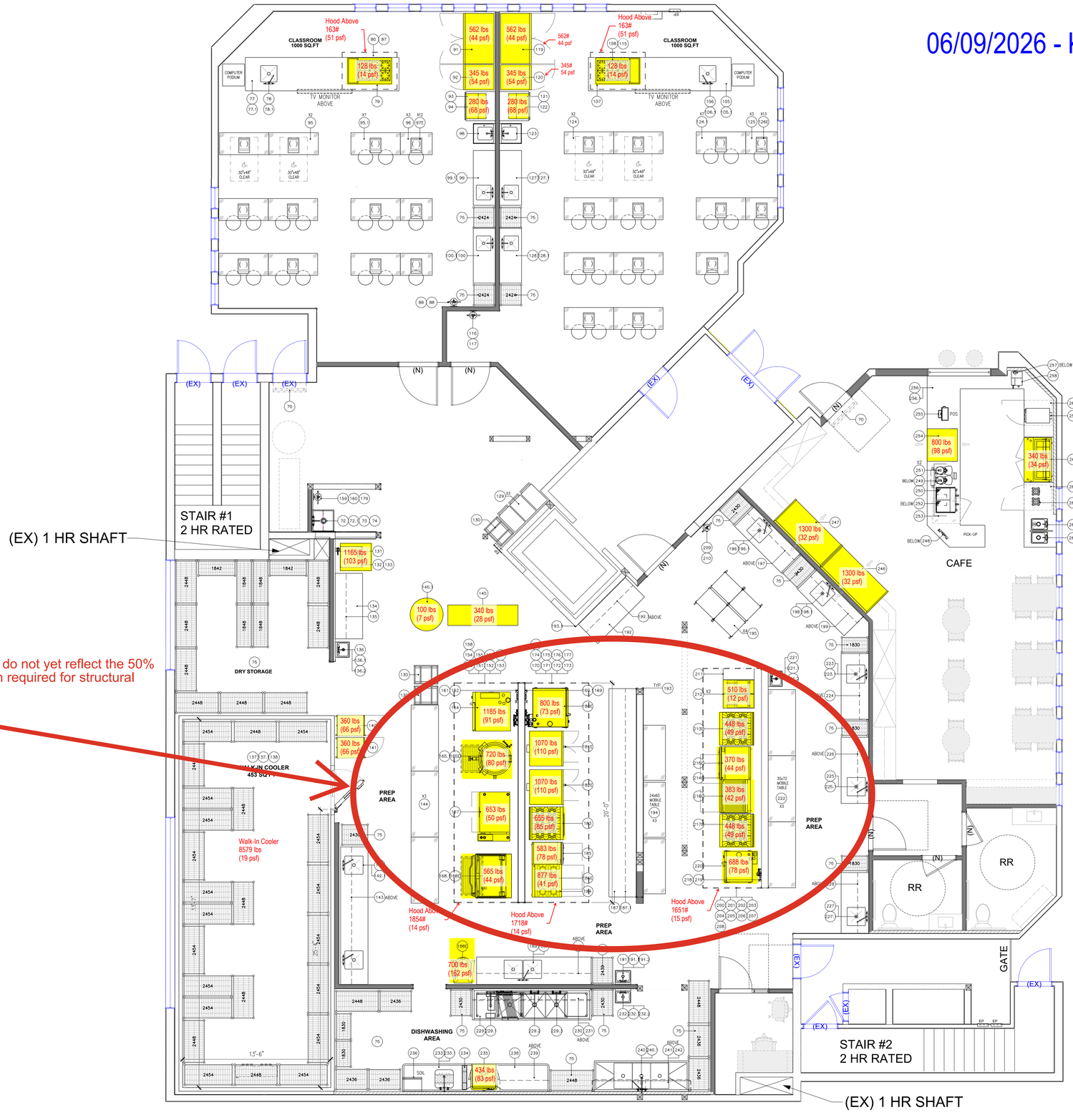
DATE ISSUED:

REVISIONS:

SHEET NUMBER:
K101

06/09/2026 - Kitchen Equipment Weights

NOTE: These drawings do not yet reflect the 50% reduction of hood length required for structural modificaions



FOODSERVICE EQUIPMENT FLOOR PLAN - MAIN LEVEL 1/4"= 1'-0"

DESIGN GROUP
1660 HOTEL CIRCLE NORTH SUITE #330
SAN DIEGO, CA 92108
T 619. 296. 3500
WWW.FSDESIGNGRP.COM

ORNESS DESIGN GROUP
6955 MIRA MESA BLVD., SUITE H
SAN DIEGO, CALIFORNIA 92121
TEL 858.457.0855 FAX 858.457.7355
EMAIL INFO@ORNESSDESIGNGROUP.COM
WWW.ORNESSDESIGNGROUP.COM

KITCHENS FOR GOOD

2250 4TH AVENUE
SAN DIEGO, CA 92101

PROJECT NAME

ADDRESS

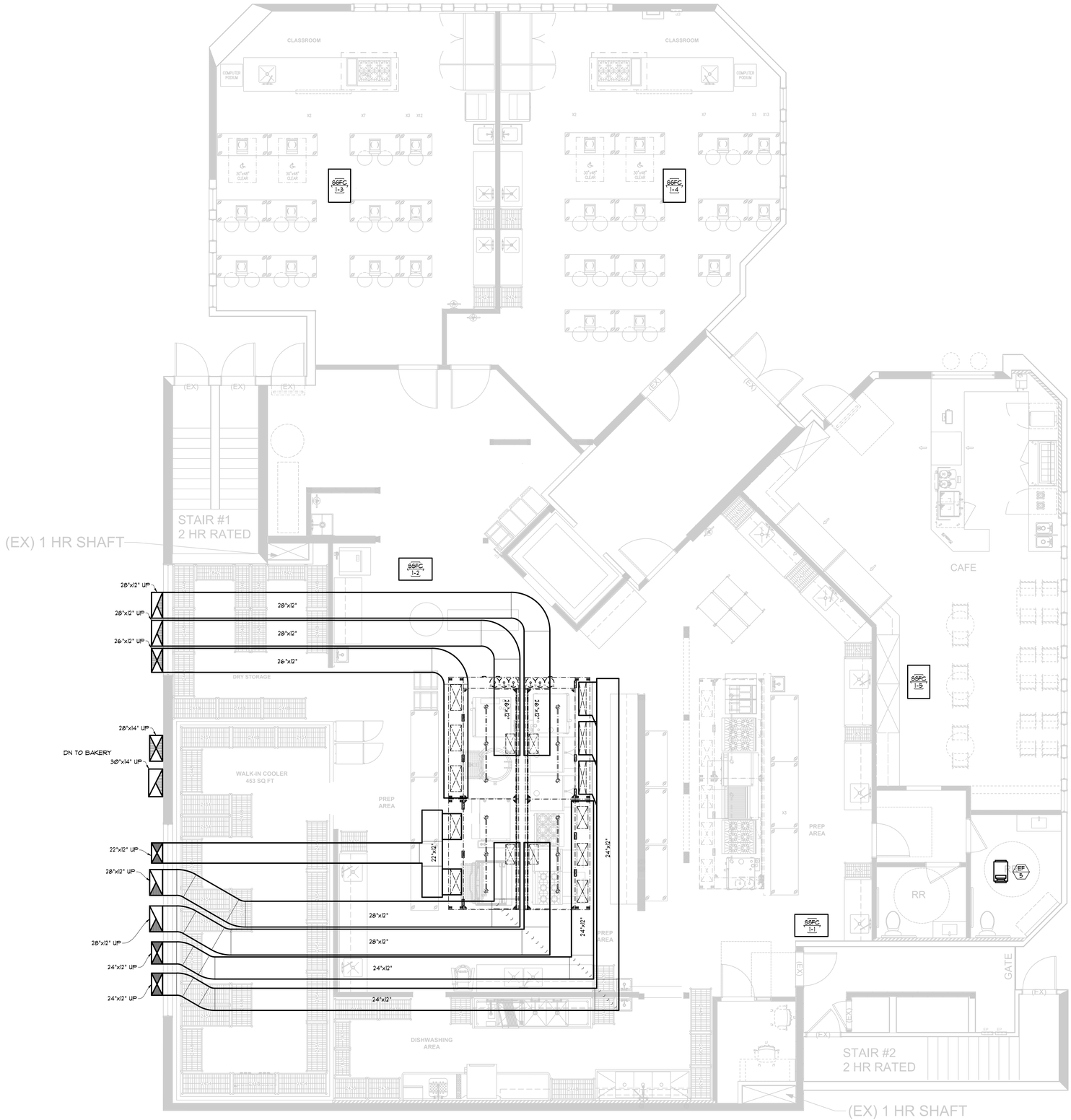
PROJECT NUMBER:
26.001

SHEET TITLE:
FOODSERVICE EQUIPMENT
FLOOR PLAN
– MAIN LEVEL

DATE ISSUED:

REVISIONS:

SHEET NUMBER:
K102



MECHANICAL NEW WORK FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

DESIGN GROUP
1660 HOTEL CIRCLE NORTH SUITE #330
SAN DIEGO, CA 92108
T 619. 296. 3500
WWW.FSDESIGNGRP.COM

PROJECT NAME: KITCHENS FOR GOOD

ADDRESS: 2250 4TH AVENUE SAN DIEGO, CA 92101

PROJECT NUMBER: 26052

SHEET TITLE: MECHANICAL NEW WORK FIRST FLOOR PLAN

DATE ISSUED:

REVISIONS:

mpe consulting
MECHANICAL ELECTRICAL PLUMBING ENGINEERING
10807 Thornmint Rd., Suite 200
San Diego, CA 92127
p: 858.673.4445
www.mpeconsulting.com

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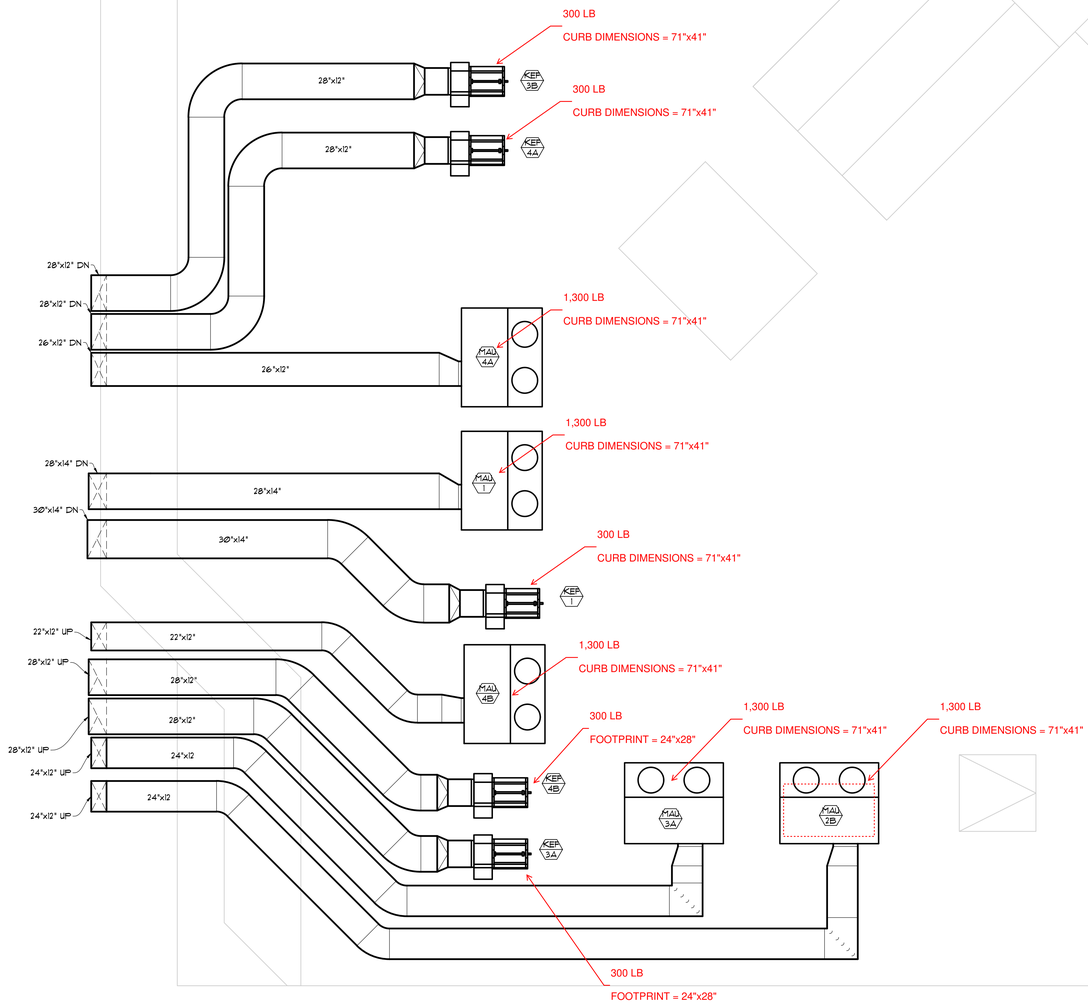

MECHANICAL NEW WORK ROOF PLAN

SCALE 1/4" = 1'-0"

DESIGN GROUP
1660 HOTEL CIRCLE NORTH SUITE #330
SAN DIEGO, CA 92108
T 619. 296. 3500
WWW.FSDESIGNGRP.COM

KITCHENS FOR GOOD

PROJECT NAME

ADDRESS
2250 4TH AVENUE
SAN DIEGO, CA 92101

PROJECT NUMBER:
26052

SHEET TITLE:
MECHANICAL
NEW WORK
ROOF PLAN

DATE ISSUED:

REVISIONS:

mpe consulting
MECHANICAL ELECTRICAL PLUMBING
10807 Thornmint Rd., Suite 200
San Diego, CA 92127
p: 858.673.4445
www.mpeconsulting.com

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