Regular Council Meeting

June 25, 2026

FRESNO CITY COUNCIL

City of FRESNO

Supplement Packet

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CITY OF FRESNO
CITY CLERK'S OFFICE

ITEM(S)

2-I (ID 26-898)

Actions related to the lease of the City Hall Cafe located at 2600 Fresno Street between the City of Fresno and Culinary Studios, Inc., DBA Cracked Pepper Café (District 3)

[TITLE TRUNCATED FOR SUPPLEMENTAL PACKET COVER PAGE]

Contents of Supplement: Revised Lease Agreement

Item(s)

Supplemental Information:

Any agenda related public documents received and distributed to a majority of the City Council after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available for public inspection in the City Clerk's Office, 2600 Fresno Street, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2). In addition, Supplemental Packets are available for public review at the City Council meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available on-line on the City Clerk's website.

Americans with Disabilities Act (ADA):

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, sign language interpreters, assistive listening devices, or translators should be made one week prior to the meeting. Please call City Clerk's Office at 621-7650. Please keep the doorways, aisles and wheelchair seating areas open and accessible. If you need assistance with seating because of a disability, please see Security.

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LEASE AGREEMENT

This LEASE AGREEMENT (“Lease") made and entered into this_____ day of _____, 2026 (the “Effective Date”), by and between the CITY OF FRESNO, a municipal corporation of the State of California, (“City" and/or “Landlord”) and CULINARY STUDIOS, INC., a California corporation, DBA Cracked Pepper Café ("Lessee”).

RECITALS

A. The City owns Fresno City Hall, located at 2600 Fresno Street, Fresno, California, (the “Premises”), commonly referred to as City Hall; and

B. Lessee desires to operate a Café to sell pastry products, coffee products, hot and cold fresh and packaged food, including sandwiches, salads, sides, and other drinks at the café located on the first floor of City Hall, Room No. 1016 and the Café Annex located at Suite No. 1018; and

C. City and Lessee desire to execute a lease agreement to define the terms and conditions under which the Lessee will be allowed to operate a Café to sell pastry products, coffee products, hot and cold fresh and packaged food including sandwiches, salads, sides, and other drinks.

AGREEMENT

NOW, THEREFORE, the parties hereto, in consideration of the mutual promises, covenants, conditions hereinafter contained, to be kept and performed by the respective parties, agree as follows:

1. **Premises.** The City leases to Lessee, on the terms and conditions set forth herein, the interior commercial café area of City Hall, located on the first floor, Room No. 1016, shown as “Exclusive Use”, and the Café Annex across the hall also located on the first floor, Suite No 1018, shown as “Non-Exclusive Use” on the building floor plan attached as Exhibit A (the Leased Premises), containing approximately 1,852 gross square feet. The physical address of City Hall is 2600 Fresno St, Fresno, CA 93721. The Leased Premises shall include Lessee’s license to use, at no additional charge, three (3) vehicle parking spaces in the City Hall North Parking Lot, located at 2600 Fresno Street, Fresno, California 92721, as well as non-exclusive use of the City Hall loading dock for food deliveries.

1.1 Lessee is expressly prohibited from changing the locks to any doors to any part of the Leased Premises. The City shall maintain one set of keys for the Premises and the Lessee shall maintain one set of keys for the Leased Premises. If Lessee’s set of keys are lost or stolen, the City will change all locks, and Lessee shall reimburse the City for the full cost to change all locks. In addition, the City shall charge Lessee a Lock Change Fee of $200.

2. **Term and Effective Date.** The term of this Lease Agreement ("Term") is for a period of thirty-six (36) months, commencing on the later of (i) the Substantial Completion of the City’s work in Section 15 or (ii) the date Lessee first occupies all or any portion of the Premises for the conduct of its ordinary business operations and actually conducts its business operations in the Premises (the “**Commencement Date**”). The parties estimate that the Commencement Date will be November 1, 2026, subject to change, either earlier or later. This Lease shall terminate at midnight on the last day of the 36th calendar month

following the Commencement Date, provided that if the Commencement Date is not the first (1st) day of a calendar month, then the first month of the Term shall include any partial calendar month following the Commencement Date and the next-succeeding calendar month (the "**Expiration Date**"), unless sooner terminated or extended as hereinafter provided. The Lease may be extended for two (2), one-year extensions upon mutual written agreement of the parties. A written request for extension must be submitted by the requesting party 60 days prior to term date above. If the lease is extended for two (2), one-year extensions, the lease shall terminate four (4) years and 364 days following the commencement date. Lessee's exercise of option to extend shall not be permitted if the Lessee is in default on the date the notice of exercise is given or on the date that the renewal term is to commence.

2.1 "Substantial Completion" means City has delivered possession of the Premises to Lessee with the work to be performed by City completed (excluding reasonable punch-list items which must be completed as soon as possible), so that Lessee can occupy and use the Premises for its intended use, free of all hazardous materials, with the Building Systems and other systems serving the Premises in good operating order and condition; with the Building and Premises in compliance with all applicable building codes and legal requirements.

2.2 City and Lessee shall enter into a letter agreement in the form attached hereto as Exhibit F, specifying and/or confirming the Commencement Date and the Expiration Date.

3. <u>Rent.</u>

3.1 **Payment.** Monthly rent shall be Zero ($0.00) for the first thirty-six months of the Lease. Should the Lessee choose to exercise their extensions, rent will be $1.00/SF for months 37 – 48 and $1.03/SF for months 49 – 60. Rent is due on or by the 5th day of each month.

Months 0 – 36	$0/mo.
Months 37 – 48	$1,464/mo.
Months 49 – 60	$1,507.92/mo.

3.2 **Late Rent.** Rent is late if not paid by the 5th day of each month.

3.3 **Late Fee.** A $90.00 late fee will apply for any payments on or after the 6th of each month.

3.4 **Default.** Lessee's failure to pay Rent or any other amounts within five (5) days of its due date under this Lease Agreement shall constitute a default under Section 23 of this Lease.

3.4.1 Liquidated Damages. Failure of the Lessee to pay Rent as and when due may cause City to incur costs not contemplated by City when entering into this Lease, the exact nature and amount of which would be extremely difficult and impracticable to ascertain. If any Rent, or any other amount due under this Lease is not received by City as and when due, then, without any notice to Lessee, Lessee shall pay to City an amount equal to 1.5% of the past due amount, which the Parties agree represents a fair and reasonable estimate of the costs incurred by City as a result of the late

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payment by Lessee. Acceptance of the late charge by City shall not constitute a waiver of Lessee's default for the overdue amount, nor prevent City from exercising the other rights and remedies granted under this Lease.

All sums of money due to City under this Lease, not specifically characterized as Rent or a Late Fee, shall constitute Additional Rent. Nothing contained in this Lease shall be deemed to suspend or delay the payment of any sum of money at the time it becomes due and payable under this Lease.

City's acceptance of less than the full amount of any payment due from Lessee shall not be deemed an accord and satisfaction or compromise of such payment unless City specifically consents in writing to payment of such lesser sum as an accord and satisfactory promise of the amount which City claims.

DS DS _ Initials of Lessee

4. <u>Operational Costs.</u> Lessee shall pay all operational costs required to operate a café on the Premises, including daily cleaning and sanitizing of the Premises and compliance with all local and state health department codes. "Operational Costs" shall be defined as all business-related costs not explicitly assigned to the City herein. The City's janitorial service will clean the Café Annex daily, but Lessee will be required to spot clean as needed.

5. <u>Utilities.</u> The City shall remain the owner for electricity, natural gas, water and sewer utilities bills associated with City Hall and the Leased Premises. The City shall designate waste disposal, organics disposal, and recyclable material disposal locations for the Lessee's operation of the Leased Premises as a Café. The location may be adjusted and changed based on the level of municipal solid waste, organics waste, and recyclable materials generated at the Leased Premises. The City shall also provide common area janitorial, common area security services, and public Wi-Fi for patrons at no additional cost to the Lessee. Lessee is solely responsible for janitorial services to their exclusive space, telephone services, internet service, low voltage cabling, and any additional data services for the premises point of sale (POS). Lessee is prohibited from using the City's secure Wi-Fi non-public network.

6. <u>Use of Premises</u>. Lessee shall use the Leased Premises to operate a Café to sell pastry products, coffee products, hot and cold fresh and packaged food including sandwiches, salads, sides, and other drinks. The Lessee shall be required to operate the Café within the interior structure of City Hall. The Lessee shall be prohibited from operating the Café outdoors, except for signage directing patron into City Hall and picnic tables and chairs for additional seating in front of City Hall. The Lessee shall be prohibited from using, permitting, or allowing the Leased Premises, or any part thereof, to be used for any other purpose except as outlined in this Lease. If Lessee desires to change or add uses for the Leased Premises, then Lessee shall submit a written request for additional uses to the City Manager for approval, provided that such uses are lawful and consistent with the Fresno Municipal Code. The Lessee shall not change or add uses, without receiving prior written approval from the City Manager. If the Lessee requests City Manager approval for changed or added uses for the Premises, Lessee shall change or modify the business license to reflect the changed or added uses, and the City Manager

shall increase the monthly Lease Payments paid by the Lessee for the changed or added uses and amend the insurance requirements.

6.1 **Loading Dock.** Lessee shall have shared access to the loading dock for deliveries. For all deliveries, the Lessee must notify Security in advance of delivery for gate for access. Security will provide access and escort delivery to the loading dock door. The Lessee will have badge access to the gate and the loading dock door. The loading dock door may not be propped open at any time for security reasons. Parking in the loading area is only temporary and for offloading supplies. Once delivery is complete, the vehicle will need to be moved.

6.2 **Business License.** Lessee shall maintain for the duration of the term of this Lease a valid City of Fresno Business License.

7. Taxes and Assessments.

7.1 **Personal Property and Tenant Improvements.** The Lessee will pay, before delinquency, all taxes, assessments, and other charges levied or imposed by any governmental entity on the furniture, trade fixtures, appliances, and other personal property that Lessee places in, on, or about the Premises.

7.2 **Real Property Taxes.** The City will pay before delinquency any real property taxes and assessments for or on the Premises that any governmental entity may levy or assess against the Premises. Taxes include, without limitation, any special assessments imposed on or against the Premises for any Lessee improvements to the Premises.

7.2.1 **Possessory Interest.** Notification to Lessee pursuant to California Revenue and Taxation Code Section 107.6: A possessory Interest subject to property taxation may be created by entering into this Agreement and Lessee may be subject to the payment of property taxes levied on such interest. Any interest in real property which exists because of possession, exclusive use, or a right to possession or exclusive use of land owned by Landlord, and any Improvements thereon, is a taxable possessory interest unless the possessor is exempt from taxation. Lessee should take a copy of this Agreement to the Tax Assessor to learn how much Lessee will be taxed, if at all.

7.3 **Landlord Protection Against Taxes.** Lessee shall indemnify, defend, and hold Landlord and the Premises harmless from any liability for personal and real property taxes and assessments including, without limitation, any interest, penalty, or other expense relating to the taxes or assessments, and from any lien therefore or sale or other proceeding to enforce payment thereof.

8. **Café Hours.** The Lessee's shall be authorized to operate the Café Monday, Tuesday, Wednesday, Thursday, and Friday from 7:00 am to 5:00 p.m. daily. The Lessee may reduce the number of days and number of hours of operation upon obtaining written approval from the City Manager. However, Lessee may increase the daily hours of operation without receiving prior written approval from the City Manager, however the

Café must close when public entry into City Hall is closed. The Café shall remain closed on the days City Hall is closed.

9. **Insurance Hazards**. Lessee will not use or permit the Leased Premises to be used in any manner that will cause the cancellation of or increase the costs of any fire, liability, or other insurance policy covering the Leased Premises or any improvements on the Leased Premises. Lessee, at its sole cost and expense, shall comply with any requirement for or alteration to the Leased Premises that any Insurance organization or company deems necessary to maintain reasonable fire and public liability insurance rates for the Leased Premises.

10. **Signage**. Lessee may only place or mount signs on the interior of the Leased Premises that are usual and customary for a café. Lessee may place or mount café business name signage on a wall in the hall outside of the Premises with City Manager approval. However, Lessee is prohibited from mounting signs on the exterior of City Hall or any other exterior area of the Premises. Lessee may also place temporary signs outside City Hall to direct patrons to their business. These signs must be taken out and returned back at the end of the business day. The placing and mounting of signs shall conform to the regulations of the Fresno Municipal Code and installed at Lessee's sole cost.

11. **Waste, Nuisance, Unlawful Use Prohibited.** Lessee shall do all of the following:

11.1 At all times cooperate with the City to keep and maintain the Premises and common areas in a neat, clean, and orderly condition.

11.2 Shall remove waste materials and trash daily from the Leased Premises to prevent the accumulation of waste materials which might constitute a fire hazard, public health hazard or public nuisance.

11.3 Not use or permit the Leased Premises or common areas to be used for any unlawful purpose.

12. **Quiet Enjoyment.** Neither party shall do any act which may or does disturb the quiet enjoyment of the Leased Premises by the other party.

13. **Menu.** Lessee shall operate its business as a café offering food and beverage items to the general public. Throughout the term of the lease, Lessee agrees to maintain a menu that includes a range of items at varying price points designed to serve a broad customer base.

Without limiting Lessee's discretion in determining its overall menu, Lessee shall**:**

1. **Offer Affordable Options**

   Maintain a selection of menu items at lower price points ("Affordable Options"), which are reasonably accessible to a wide segment of the community. Such items shall be prominently listed on the menu and available during all regular business hours.

2. **Price Range Diversity**

   Ensure that the menu reflects a spectrum of pricing, including budget-friendly, mid-range, and premium offerings, consistent with comparable café operations in the surrounding market.

3. **Menu Variety**

Provide a menu that offers multiple price points and variation to dining style. For example, there will be offerings that are for patrons who wish to sit and enjoy their meal prepared as ordered and others who require a quick option that is affordable and already prepared at time of check out**.**

14. <u>Compliance with City Hall Security Protocols.</u> Lessee shall comply with Resolution No. 2022-097 and any subsequent amendments thereto pertaining to security protocols while entering City Hall. A true and correct copy of the Resolution accompanies this Lease as Exhibit C.

14.1 Screening of Deliveries. Lessee shall inspect all deliveries to City Hall by examining, opening, and/or verifying the contents of each delivery. The City also reserves the right to inspect any shipments or materials delivered to the property to ensure they are in compliance with security protocols, safety regulations, and applicable laws. Delivery personnel must cooperate with inspection procedures and provide any requested documentation. The Lessee is responsible to inform City Manager's Office of any findings that are of concern.

14.2 City Hall Badge Access. The Lessee and Lessee's employees shall be provided RFID identification badges to bypass magnetometer and x-ray machine screening. RFID identification access shall be limited to access through the main entrance and loading dock during normal business hours. Lessee shall be provided access to City Hall outside of normal business hours. Lessee shall provide off-hours access schedule to the City Manager for approval.

14.2.1 RFID identification badges shall be presented and scanned upon each entry into the building and cannot be shared or transferred. Should Lessee be unable to present a valid identification badge, then the individual without the valid identification badge shall be permitted to enter the building through magnetometer and x-ray screening at the main entrance.

14.2.2 If an access badge is lost or stolen, Lessee must immediately report it to the Director of General Services or designee. Replacement badges will be provided at a cost of $25, unless waived by City Manager.

14.2.3 Lessee must immediately report to the Director of General Services or designee when an identification badge needs to be deactivated.

15. <u>Leasehold Improvements.</u> The City shall make improvements to the space for a fully operational café space for the Lessee. These improvements shall include the construction of counters, cabinetry, booth seating, flooring, ceiling work, lighting upgrades, and all items detailed in Exhibit D. The improvements shall include a kitchen equipped with cooking equipment, a refrigerator, a freezer, ice machine, and all equipment detailed in Exhibit E. All equipment listed in Exhibit E will be the property of the City. The City will be responsible for the repairs of the equipment and the Lessee will be responsible for routine maintenance and any damage to the equipment.

15.1 <u>Outdoor Seating</u>. The City will provide picnic style tables and chairs for placement outdoors. The City will also be responsible for maintenance of the

picnic style tables and chairs. The Lessee will be responsible for daily cleanliness. Deep cleaning (i.e. pressure washing specifically) will be the responsibility of the City's janitorial. Final specification of tables and location to be contingency upon City Manager approval. Final placement of the outdoor picnic tables shall be contingent upon the City identifying ADA accessible areas and such areas do not require modification to achieve accessibility**.**

15.1.1 **Additional Seating.** The Lessee shall be authorized to purchase and install additional tables and chairs above and beyond those already provided by the City, for the interior of the Café for customer seating upon City Manager approval. No tables and chairs may be fixed or anchored to the ground and shall remain mobile and portable. All costs for additional table and chairs shall be the sole responsibility of the Lessee.

15.2 **Lessee's Acceptance of Premises "AS IS".** Neither City nor any agent for City has made any representation or promise regarding the Premises or City Hall, except as expressly set forth herein. City is leasing the Premises to Lessee in "AS IS" condition after all Leasehold Improvements, subject to City's obligations to maintain only those parts of the Premises as set forth in this Lease. As of the Commencement Date pursuant to Section No.2, the Lessee shall have inspected the Premises, that includes the City's installation of updated counters, seating, and fixtures and by taking possession accepts the Premises "AS IS," having exercised reasonable due diligence to discover any facts or conditions regarding the Premises that are within Lessee's attention, observation, actual and constructive notice.

16. **Health Department Compliance.** Lessee shall, at its sole cost and expense, comply with all applicable federal, state, and local health, sanitation, safety, and food service laws, regulations, ordinances, and codes, including those enforced by the Health Department. This applies to any space the Health Department has jurisdiction over as it directly relates to the Café operations, excluding restrooms. Lessee shall continuously maintain a health inspection grade or rating of no less than an "A" (or its equivalent under its rating system) for the Café.

16.1 **Notice of Inspection Results**. Lessee shall provide the City Manager with written notice of any health inspection rating in a grade lower than an "A", or any citation, violation, or notice of noncompliance, within two (2) business days of receipt, together with a copy of the inspection report.

16.2 **Cure Period for Violations**. Lessee shall promptly commence corrective action upon receipt of any violation and shall diligently pursue cure to completion. All violations that can be corrected immediately must be corrected within forty-eight (48) hours. All other violations must be fully cured, and the Premises must be restored with an "A" rating within the earlier of:

(a) the time required by the Health Department, or

(b) ten (10) calendar days from the notice of such violation.

Failure to maintain and or restore an "A" rating by either (a) or (b) above will be considered a material breach of the Lease and grounds for default.

17. Alterations, Repairs, and Improvements. The Lessee is prohibited from undertaking alteration, repair, and improvement projects for the Premises without receiving prior written approval from the City Manager. Written approval from the City Manager does not relieve Lessee from obtaining all necessary and required permits and inspections from state, county, and the City government agencies. Upon receiving written approval from the City Manager to undertake alterations, repairs, and improvements for the Premises, Lessee shall be solely responsible for all costs required to complete the alteration, repair, and improvement projects. All alterations, repairs, and improvements undertaken by the Lessee shall become the property of the City, subject to Lessee's use thereof during the term of this Lease. Upon expiration of the term of this Lease, or upon the earlier termination thereof, all alterations, repairs, and improvements commissioned by the Lessee for Premises shall remain the property of the City, and the Lessee shall not be reimbursed for the costs of alterations, repairs, and improvements.

The Lessee shall keep the Premises free from any liens and encumbrances because of work done, materials furnished, or obligations incurred by Lessee in connection with any alteration, addition, or improvement on or to the Premises. Lessee shall defend and hold harmless the City from any cost or expense which the City shall incur because of any such lien or encumbrance.

18. Maintenance and Repairs. The City, at City's own cost and expense, shall provide landscape maintenance for the Premises. The City shall repair and maintain the equipment, electrical, plumbing, and mechanical systems, and other portions of the Premises at City's cost. The City shall maintain and repair the foundation, exterior walls, structural, roof, and common areas, including the parking areas.

The Lessee, at Lessee's own cost and expense, shall:

(a) Provide routine maintenance of all equipment and fixtures within the Leased Premises, and each part thereof, in good working order, and in a neat and clean condition, during the term of this Lease.

(b) Remain in compliance with the Health Department permit.

(c) Promptly contact Facility Management (facilitiesmgmt@fresno.gov or 559-621-1487) for any repair the City has responsibility to perform.

19. Required Accessibility Disclosure. A Certified Access Specialist (CASp) can inspect the subject Premises and determine whether the subject Premises comply with all of the applicable construction-related accessibility standards under state law. Although state law does not require a CASp inspection of the subject Premises, the commercial property owner or City may not prohibit the Lessee from obtaining a CASp inspection of the subject Premises for the occupancy or potential occupancy of Lessee, if requested by Lessee. The Parties shall mutually agree on the arrangements for the time and manner of the CASp inspection, the payment of the fee for the CASp inspection, and the cost of making any repairs necessary to correct violations of construction-related accessibility standards within the subject Premises.

19.1 ADA Compliance. Modifications, changes or construction of the Premises may be necessary to ensure compliance with the Americans with Disabilities Act. Modifications, changes or construction on the Premises shall be

performed by the City.

20. Damages to or Destruction of the Premises. If the Leased Premises are damaged or destroyed, the City may elect to terminate this Lease Agreement. The complete destruction of the Leased Premises shall terminate this Lease Agreement as of the date of the casualty Lessee shall be liable to the City for all damages resulting from such destruction caused by Lessee's, its agent's, servant's or employee's want of ordinary care or degree of greater culpability.

21. The City Obligations Contingent on Appropriation of Funds. The City's obligation to perform any obligation under this Lease Agreement shall be contingent upon the appropriation of funds by the City's governing body sufficient to provide such services or payments during the City's respective fiscal year (July 1 through June 30). The performance of obligations shall be funded only from current funds, budgeted and appropriated, on deposit in a reserve fund, or otherwise legally available for funding such service obligations throughout the term of the Lease Agreement, and it is not a pledge of the City's full faith and credit. During its annual budgeting process, the City shall consider, and will use best efforts to appropriate funding to meet its estimated costs under this Lease Agreement for the fiscal year under consideration.

22. Right of Entry and Inspection. The City, by its officers, agents, or employees, shall have the right to enter on the Leased Premises at all reasonable times for purposes of inspecting the Leased Premises; observing the performance by Lessee of its obligations under this Lease Agreement; making necessary alterations, repairs, and improvements; or performing any act which the City is obligated to perform, or has the right to perform under this Lease Agreement or otherwise.

23. Default By Lessee. The occurrence of any of the following events shall constitute a material breach and Default of this Lease by Lessee:

23.1 Payment of Money. Lessee's failure to pay rent or to make any other payment under this Agreement within five (5) days of the due date.

23.2 Abandonment. Lessee's abandonment or vacation of the Premises. Lessee's absence from or failure to conduct business on the Premises for more than 30 consecutive days will be abandonment or vacation for purposes of this Agreement.

23.3 Insolvency. Lessee does any of the following: (a) Lessee makes any general Assignment for the benefit of creditors, (b) Lessee files bankruptcy, or a third party petition to have Lessee adjudged bankrupt, and does not dismiss the petition within 60 days, (c) Lessee files a petition for reorganization or arrangement under any law relating to bankruptcy, (d) the appointment of a trustee or receiver to take possession of substantially all of Lessee's assets at the Premises, or of Lessee's interest in this Agreement, and possession is not restored to Lessee within 30 days, or (e) the attachment, execution, or other judicial seizure of substantially all of Lessee's assets at the Premises, or of Lessee's Interest In this Agreement, and that seizure is not discharged within 30 days.

23.4 Failure to Maintain Insurance. If at any time during the life of the Agreement or any extension, Lessee or any of its subcontractors fail to maintain any required insurance in full force and effect, all Lessee activities

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shall be discontinued immediately until notice is received by Landlord that the required insurance has been restored to full force and effect without lapse in coverage. Any failure to maintain the required insurance shall be sufficient cause for Landlord to terminate this Agreement immediately.

23.5 Termination of Agreement. Upon Default, the City Manager may terminate this Agreement and all Lessees rights under it by giving sixty (60) days written notice of the termination. Except for Sections 16, 23.2 and 23.4 of this Lease, the written notice shall offer the Lessee an option to cure the default within the sixty (60) days. In the event, the Lessee does not cure the default in the sixty (60) days, the agreement shall terminate.

23.6 Recovery of Damages. The Landlord may exercise any remedies available to it at law or in equity. No act of the Landlord, other than a written termination notice from the Landlord to Lessee, will terminate this Agreement.

23.7 Landlord's Right to Relet if Lessee Breaches this Agreement. In the event of Lessee's breach of the Agreement and abandonment of the Premises, Landlord may enter the Premises and relet it to a third party for any term, at any rental, and on any other conditions that Landlord in its sole discretion may deem advisable. The Landlord may also make alterations and repairs to the Premises.

23.8 The Landlord's Right to Cure Lessee Defaults. If Lessee breaches or fails to perform any provision of this Agreement, the Landlord, at its option, may cure Lessee's breach. Lessee will reimburse the Landlord, on demand, for the Landlord's costs to cure the default.

23.9 Cumulative Remedies. The Landlord's remedies in this Section are not exclusive but cumulative, and in addition to all remedies now or after this allowed by law or provided elsewhere in this Agreement.

23.10 Waiver of Breach. If the Landlord waives any Lessee breach or default of any Agreement provision, the waiver will not be a continuing waiver or a waiver of Lessee's subsequent breach of the same or any other provision. The Landlord's acceptance of rent shall not be a waiver of any preceding breach by Lessee, other than the failure to pay the particular rent so accepted.

In the event the Landlord terminates the Lease Agreement due to Lessee default, the Landlord may exercise any right, remedy (in law or equity), or privilege which may be available to it under applicable laws of the State of California or any other applicable law or proceed by appropriate court action to enforce the terms of the Lease Agreement, or to recover direct, indirect, consequential, or incidental damages for the breach of the Lease Agreement.

24. <u>Termination of Agreement for Default and Removal of Personal Property.</u> In the event of a default, as defined in Section 23; the City may terminate the Lease at the expiration of the sixty (60) day period following the notice of termination pursuant to Section 23.5. Upon the expiration or earlier termination of this Lease, at Lessee's sole cost and expense, Lessee shall remove all of Lessee's personal property and all debris and waste material resulting from Lessee's activities. Lessee shall repair and restore the Leased Premises to the condition that existed prior to the Commencement Date. Lessee

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shall repair and restore each Lessee improvement made to the Leased Premises pursuant to this Lease to the condition that existed at the time of completion of the respective improvement, ordinary wear and tear excepted. Lessee shall bear the entire cost of such removal, repair and restoration, and the City shall bear no liability for any costs caused or related to any expiration or termination of this Lease. In the event Lessee fails to comply with the requirements of this section, the City may elect to remove such personal property and effect such removal, repair or restoration as necessary and recover such costs and expenses from Lessee. Lessee shall pay such costs and expenses within 10 days of receipt of an invoice. Lessee's obligations under this section shall survive the expiration or termination of this Lease. Any amounts outstanding by Lessee will immediately become due and owing to the City.

24.1 If the City terminates the Lease for any reason other than default, Lessee may request the City reimbursement of the unamortized cost of the equipment purchased by Lessee (espresso machine(s) and POS system), depreciated straight line over the 60-month maximum term. Upon reimbursement, the equipment shall become property of the City.

25. **Representations of the City.** Prior to the Commencement Date, both Lessee and the City shall inspect the Leased Premises to determine the "as-is" condition. Neither the City, nor any agent of the City, has made any representation or promise with respect to the Leased Premises, except as herein expressly set forth. Execution of the Lease Agreement shall be conclusive evidence, as against Lessee, that the Leased Premises, were in good and satisfactory condition at the time of Lease Agreement was executed by both parties.

26. **Indemnification.** To the furthest extent allowed by law, Lessee shall indemnify, hold harmless and defend City and each of its officers, officials, employees, agents and volunteers from any and all loss, liability, fines, penalties, forfeitures, costs and damages (whether in contract, tort or strict liability, including but not limited to personal injury, death at any time and property damage) incurred by City, Lessee or any other person, and from any and all claims, demands and actions in law or equity (including reasonable attorney's fees, litigation expenses and cost to enforce this agreement), arising or alleged to have arisen directly or indirectly out of performance of this Agreement. Lessee's obligations under the preceding sentence shall not apply to any loss, liability, fines, penalties, forfeitures, costs or damages caused solely by the negligence, or caused by the willful misconduct, of City or any of its officers, officials, employees, agents or volunteers.

Lessee acknowledges that all Claims arising out of or in any way connected with releases or discharges of a Hazardous Substance, or the exacerbation of a Potential Environmental Hazard, occurring as a result of Lessee or in connection with Lessee's use or occupancy of the Property, Lessee's activities or the activities of any of Lessee's representatives, and all costs, expenses and liabilities for environmental investigations, monitoring, containment, abatement, removal, repair, cleanup, restoration, remediation and other response costs, including reasonable attorneys' fees and disbursements and any fines and penalties imposed for the violation of any Legal Requirements relating to the environment or human health, are expressly within the scope of the indemnity set forth above.

Lessee's use and occupancy of the Property shall be at Lessee's sole risk and expense. Lessee accepts all risk relating to Lessee's occupancy and use of the

Property. City shall not be liable to Lessee for, and Lessee hereby waives and releases City from, any and all liability, whether in contract, tort, strict liability or on any other basis, for any injury, damage, or loss resulting from or attributable to an occurrence on or about the Property.

Lessee shall, to the maximum extent permitted by law, indemnify, protect, defend and hold City harmless against claims, losses, costs (including attorneys' fees and costs), liabilities and damages resulting from the failure of Lessee, or any of Lessee's consultants, contractors or subcontractors, to comply with the insurance requirements set forth in this Agreement.

The provisions of this Section shall survive the expiration or termination of this Lease.

27. Assignment. Lessee shall not assign, sublet, or otherwise transfer this Lease Agreement, any right or interest in the Leased Premises without the City Manager's approval.

28. Surrender and Removal. Lessee agrees to surrender to the City, at the expiration of the Term of this Lease, or any extension thereof or period of holding over, or upon any sooner termination of the Term, the entire Leased Premises, and all alterations, repairs, improvements, furniture thereon, complete and in good condition and repair, reasonable use and wear thereof excepted. Lessee shall have the right to remove all personal property belonging to Lessee, including, without limitation, product inventory for the Café. Any of said personal property remaining on the Leased Premises after the expiration or sooner termination of the Term of this Lease Agreement, or any extension thereof or period of holding over, shall, at the City's election, become the property of the City. All damage done to the Leased Premises or any improvement thereon belonging to the City, by or during the removal by the City of said personal property, shall be repaired by Lessee at Lessee's expense.

29. Payments, Notices, and Demands.

All rents and other sums payable by Lessee to the City hereunder shall be delivered in person or mailed to:

The City of Fresno Utility Billing and Collections
Finance Department
Monthly City Hall Café Lease Payment
2600 Fresno Street
Fresno, California 93721

All Notices and Demands between the City and Lessee shall be delivered in person or mailed to:

To Lessee.

Culinary Studios, Inc.
c/o Attention: Vatche Moukhtarian
6737 N Palm Avenue
Fresno, CA 93704
Phone: (559) 709-2433

To the City:

City of Fresno

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c/o City Manager
2600 Fresno Street
Fresno, California 93721

Any notice required or intended to be given to either party under the terms of this Lease shall be in writing and shall be deemed to be duly given if delivered personally, transmitted by email followed by telephone confirmation of receipt, or sent by United States registered or certified mail, with postage prepaid, return receipt requested, addressed to the party to which notice is to be given at the party's address set forth on the signature page of this Lease or at such other address as the parties may from time to time designate by written notice. Notices served by United States mail in the manner above described shall be deemed sufficiently served or given at the time of the mailing thereof.

30. Rules and Regulations. Lessee agrees during the life of this Lease, to comply with and conform to all rules, regulations, and ordinances of the City of Fresno and County of Fresno and all laws of the State of California and the United States, and all orders of any governmental agency which shall be applicable to Lessee's use of the said Leased Premises or the business thereon being conducted by Lessee. Nothing in this Lease shall be construed as a limitation on the City's police power.

Lessee acknowledges that Lessee, not the City, is responsible for determining applicability of and complying with all local, state, and federal laws. The City makes no express or implied representation as to the applicability or inapplicability of any such laws to this Lease or the parties, respective rights, or obligations hereunder.

31. Holding over. If Lessee fails to vacate and surrender the Leased Premises on or before the expiration or termination date, the Lease, at City's option, shall be deemed a tenancy from month to month, until the Lease is terminated in a matter prescribed by law. During any hold over, Lessee shall pay a monthly rent in the amount prescribed by Section No. 3.

32. Attorney's Fees. In the event any action, suit or proceeding is brought to collect any rental or other sums payable or to take possession of the Premises, or to enforce compliance with any of the covenants or conditions of this Lease, the party in whose favor final judgment is entered shall be entitled to reasonable attorneys' fees from the other party, to be fixed by the court in which judgment is entered, in addition to the ordinary costs of suit awarded to the prevailing party.

33. Nonwaiver. Any waiver by either party of any breach of covenant or condition required herein to be performed and observed shall not be deemed or considered a continuing waiver and shall not operate to prevent said party from declaring a default for any subsequent breach, either of the same covenant or condition, or otherwise.

34. Exclusive Venue. Exclusive venue in all actions arising under the Lease shall be and hereby is laid in Fresno County, California.

35. Time of Essence. Time is of the essence in this Lease Agreement.

36. Partial Invalidity. If a court finds any provision of this Lease Agreement to be invalid, void, or unenforceable, the provision will be severed from this Lease Agreement and the remaining provisions of this Lease Agreement will remain in effect.

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37. **Extent of Agreement.** This Lease Agreement represents the entire and integrated agreement between the parties and supersedes all prior negotiations, representations, or agreements, either written or oral. This Lease Agreement may be modified only by written instrument duly authorized and executed by both the City and Lessee.

38. **No Partnership.** The City does not, in any way or for any purpose by executing this Lease Agreement, become a partner of Lessee in the conduct of Lessee's café, or otherwise, or a joint venture partner, or a member of a joint-party enterprise with Lessee. Operation of the café, and any alterations, repairs, and improvements commissioned by the Lessee, will be at Lessee's sole cost and expense, without subsidy from the City.

39. **Amendments.** This Agreement may be amended only by a written agreement mutually agreed to and signed by all parties.

[SIGNATURES FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have executed this Agreement at Fresno, California, on the day and year first above written.

CITY OF FRESNO,
A California municipal corporation

By: _____
Georgeanne A. White
City Manager

APPROVED AS TO FORM:
ANDREW JANZ
City Attorney

By: Signed by: Tricia Herrera 6D03E4AD28E0466... 6/23/2026
Tricia Herrera Date
Deputy City Attorney

ATTEST:
AMY K. ALLER,
City Clerk

By: _____

Deputy

CULINARY STUDIOS, INC., a California corporation, DBA Cracked Pepper Café

By: DocuSigned by: 9FCDEED3A94B49B... 6/23/2026

Name: Vatche Moukhtarian

Title: Owner
(If corporation or LLC., Board Chair, Pres. or Vice Pres.)

By: DocuSigned by: Anna Moukhtarian AE6E10817928422... 6/23/2026

Name: Anna Moukhtarian

Title: Owner
(If corporation or LLC., CFO, Treasurer, Secretary or Assistant Secretary)

REVIEWED BY:

_____

Addresses:
CITY:
The City of Fresno
c/o City Manager
2600 Fresno Street
Fresno, California 93721

LESSEE:
Culinary Studios, Inc.
c/o Attention: Vatche Moukhtarian
6737 N Palm Avenue
Fresno, CA 93704
Phone: (559) 709-2433

Attachments:
1. Exhibit A - Building Floor Plan
2. Exhibit B – Insurance Requirements
2. Exhibit C - Resolution 2022-097
3. Exhibit D – Leasehold Improvements
4. Exhibit E – Food Service Equipment List
5. Exhibit F – Sample Lease Commencement Letter

EXHIBIT A
BUILDING FLOOR PLAN

EXHIBIT B
INSURANCE REQUIREMENTS

INSURANCE REQUIREMENTS

(a) Throughout the life of this Agreement, LESSEE shall pay for and maintain in full force and effect all insurance as required herein with an insurance company(ies) either (i) admitted by the California Insurance Commissioner to do business in the State of California and rated no less than “A-VII” in the Best’s Insurance Rating Guide, or (ii) as may be authorized in writing by LANDLORD'S Risk Manager or his/her designee at any time and in his/her sole discretion. The LANDLORD, its officers, officials, employees, agents and volunteers (hereinafter referred to collectively as “LANDLORD”) requires policies of insurance as stated herein shall maintain limits of liability of not less than those amounts stated therein. However, the insurance limits available to LANDLORD, shall be the greater of the minimum limits specified therein or the full limit of any insurance proceeds to the named insured.

(b) If at any time during the life of the Agreement or any extension, LESSEE or any of its subcontractors fail to maintain any required insurance in full force and effect, all LESSEE activities shall be discontinued immediately until notice is received by LANDLORD that the required insurance has been restored to full force and effect without lapse in coverage. Any failure to maintain the required insurance shall be sufficient cause for LANDLORD to terminate this Agreement. No action taken by LANDLORD pursuant to this section shall in any way relieve LESSEE of its responsibilities under this Agreement. The phrase “fail to maintain any required insurance” shall include, without limitation, notification received by LANDLORD that an insurer has commenced proceedings, or has had proceedings commenced against it, indicating that the insurer is insolvent.

(c) The fact that insurance is obtained by LESSEE shall not be deemed to release or diminish the liability of LESSEE, including, without limitation, liability under the indemnity provisions of this Agreement. The duty to indemnify LANDLORD shall apply to all claims and liability regardless of whether any insurance policies are applicable. The policy limits do not act as a limitation upon the amount of indemnification to be provided by LESSEE. Approval or purchase of any insurance contracts or policies shall in no way relieve from liability nor limit the liability of LESSEE, vendors, suppliers, invitees, contractors, subcontractors, or anyone employed directly or indirectly by any of them.

Coverage shall be at least as broad as:

1. The most current version of Insurance Services Office (ISO) Commercial General Liability Coverage Form CG 00 01, providing liability coverage arising out of your business operations. The Commercial General Liability policy shall be written on an occurrence form and shall provide coverage for “bodily injury,” “property damage” and “personal and advertising injury” with coverage for premises and operations (including the use of owned and non-

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owned equipment), products and completed operations, and contractual liability (including, without limitation, indemnity obligations under the Agreement) with limits of liability not less than those set forth under "Minimum Limits of Insurance."

2. The most current version of ISO *Commercial Auto Coverage Form CA 00 01, providing liability coverage arising out of the ownership, maintenance or use of automobiles in the course of your business operations. The Automobile Policy shall be written on an occurrence form and shall provide coverage for all owned, hired, and non-owned automobiles or other licensed vehicles (Code 1- Any Auto).

3. Workers' Compensation insurance as required by the State of California and Employer's Liability Insurance.

MINIMUM LIMITS OF INSURANCE

LESSEE, or any party the LESSEE subcontracts/contracts with, shall maintain limits of liability of not less than those set forth below. However, insurance limits available to LANDLORD and each of their officers, officials, employees, agents and volunteers as additional insureds, shall be the greater of the minimum limits specified herein or the full limit of any insurance proceeds available to the named insured:

1. COMMERCIAL GENERAL LIABILITY :

   (i) $1,000,000 per occurrence for bodily injury and property damage;
   (ii) $1,000,000 per occurrence for personal and advertising injury;
   (iii) $2,000,000 aggregate for products and completed operations;
   (iv) $300,000 damage to premises rented to you and,
   (iv) $2,000,000 general aggregate applying separately to the Agreement.

2. COMMERCIAL AUTOMOBILE LIABILITY :

   $1,000,000 per accident for bodily injury and property damage.

3. WORKERS' COMPENSATION INSURANCE as required by the State of California with statutory limits and EMPLOYER'S LIABILITY with limits of liability not less than:

   (i) $1,000,000 each accident for bodily injury;
   (ii) $1,000,000 disease each employee; and,
   (iii) $1,000,000 disease policy limit.

4. PROPERTY: Limits of insurance in an amount equal to the full (100%) replacement cost (without deduction for depreciation) of LESSEE'S business property.

UMBRELLA OR EXCESS INSURANCE

In the event LESSEE purchases an Umbrella or Excess insurance policy(ies) to meet the "Minimum Limits of Insurance," this insurance policy(ies) shall "follow form" and afford no less coverage than the primary insurance policy(ies). In addition, such Umbrella or Excess insurance policy(ies) shall also apply on a primary and non-contributory basis for the benefit of the LANDLORD and each of their officers, officials, employees, agents and volunteers.

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DEDUCTIBLES AND SELF-INSURED RETENTIONS

LESSEE shall be responsible for payment of any deductibles contained in any insurance policy(ies) required herein and LESSEE shall also be responsible for payment of any self-insured retentions.

OTHER INSURANCE PROVISIONS/ENDORSEMENTS

All policies of insurance required herein shall be endorsed to provide that the coverage shall not be cancelled, non-renewed, reduced in coverage or in limits except after thirty (30) calendar days written notice has been given to LANDLORD, except ten (10) days for nonpayment of premium. LESSEE is also responsible for providing written notice to the LANDLORD under the same terms and conditions. Upon issuance by the insurer, broker, or agent of a notice of cancellation, non-renewal, or reduction in coverage or in limits, LESSEE shall furnish LANDLORD with a new certificate and applicable endorsements for such policy(ies). In the event any policy is due to expire during the work to be performed for LANDLORD, LESSEE shall provide a new certificate, and applicable endorsements, evidencing renewal of such policy not less than fifteen (15) calendar days prior to the expiration date of the expiring policy.

The Commercial General and Automobile Liability policies of insurance shall be endorsed to name LANDLORD, its officers, officials, employees, agents and volunteers as additional insureds.

LESSEE shall establish additional insured status for the Landlord and for all operations by use of ISO Form CG 20 11 04 13 or CG 20 26 04 13 or by an executed manuscript insurance company endorsement providing additional insured status as broad as that contained in ISO Form CG 20 11 04 13 or CG 20 26 04 13.

The Commercial General and Automobile Liability policies of insurance shall be endorsed so LESSEE's insurance shall be primary and no contribution shall be required of Landlord. Primary and Non Contributory coverage under the General Liability policy shall be as broad as that contained in ISO Form CG 20 01 04 13. The coverage shall contain no special limitations on the scope of protection afforded to LANDLORD, its officers, officials, employees, agents and volunteers.

Should any of the required policies provide that the defense costs are paid within the Limits of Liability, thereby reducing the available limits by any defense costs, then the requirement for the Limits of Liability of these polices will be twice the above stated limits.

All policies of insurance shall contain, or be endorsed to contain, a waiver of subrogation as to LANDLORD, its officers, officials, employees, agents and volunteers.

The property insurance policy is to contain, or be endorsed to contain, the following provisions:

1. Full replacement value of any permanent improvements on the Leased Premises, with the LANDLORD named as a Loss Payee.
2. The coverage shall contain:

    (i) No coinsurance penalty.
    (ii) No limitations or exclusions for vacancy of any part of the Premises.
    (iii) No special limitations on the scope of protection afforded to Landlord.

PROVIDING OF DOCUMENTS - LESSEE shall furnish LANDLORD with all certificate(s)

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and applicable endorsements effecting coverage required herein All certificates and applicable endorsements are to be received and approved by the LANDLORD'S Risk Manager or his/her designee prior to LANDLORD'S execution of the Agreement and before work commences. All non-ISO endorsements amending policy coverage shall be executed by a licensed and authorized agent or broker. Upon request of LANDLORD, LESSEE shall immediately furnish LANDLORD with a complete copy of any insurance policy required under this Agreement, including all endorsements, with said copy certified by the underwriter to be a true and correct copy of the original policy. This requirement shall survive expiration or termination of this Agreement. All subcontractors working under the direction of LESSEE shall also be required to provide all documents noted herein.

SUBCONTRACTORS - -If LESSEE subcontracts or contracts any or all of the services to be performed under this Agreement or any work on the premises, LESSEE shall be solely responsible for ensuring that its subcontractors maintain insurance coverage at levels no less than those required by applicable law and is customary in the relevant industry.

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EXHIBIT C
CITY OF FRESNO
RESOLUTION 2022-097

RESOLUTION NO. 2022-097

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, AMENDING AND RESTATING RESOLUTION NO. 2020-035 PROVIDING FOR REGULATIONS PURSUANT TO SECTION 9-2601(p) OF THE FRESNO MUNICIPAL CODE, RELATING TO THE USE AND POSSESSION OF WEAPONS AND SECURITY

WHEREAS, the Council previously adopted Resolution No. 2020-035 setting forth detailed security regulations to implement section 9-2601; and

WHEREAS, 9-2601(p) provides:

> The Council, by resolution, may provide for and publish further security regulations and/or exceptions to implement this section.

WHEREAS, the Council now desires to amend and restate the regulations set forth in Resolution 2020-035.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno as follows:

Resolution No. 2020-035 shall be amended and restated as follows:

1. City Hall Entrance Screening Stations - All persons not excepted by 9-2601 or this resolution entering the building are subject to search as follows:

a. Upon entrance to the building through the City Hall front entrance, all persons, except as provided herein, will be guided through the screening process by security personnel.

b. The security screening process requires and includes, but is not limited to, passage through a metal detector device, a hand-wand, or manual inspection.

c. Persons can expect to empty their pockets and place all contents into a container for screening by visual inspection, an X-ray device or similar technology.

Date Adopted: 04/28/2022
Date Approved: 05/06/2022
Effective Date: 05/06/2022

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d. Items such as overcoats, purses, briefcases, backpacks, parcels and other hand-carried objects will also be subjected to screening by an X-ray device or similar technology.

e. If screening devices detect items that may be prohibited in the building, security personnel will conduct additional hand-wand and/or physical screening as necessary to verify.

f. Security personnel may also conduct hand-wand and/or physical screening as necessary in the event of a screening device malfunction.

g. Individuals possessing prohibited items will be advised to remove the item from the building or surrender it to security staff for disposal before entrance into the building is permitted.

h. Upon completion of the screening process, persons will be able to collect any personal belongings and enter the building.

i. If individuals exit the building and return, they will go through the security screening process again.

j. City Facilities Management personnel shall have the responsibility and authority to screen large or bulky items using a suitable method when it is not possible or practical to screen the items per the methods listed in this resolution. Reasonable caution shall be exercised to minimize a safety or security risk.

2. Section 1 shall not apply to the following persons, who shall instead be subject to the following regulations:

a. City employees shall present their electronic identification cards for inspection and visual and/or electronic verification. If employees are not in possession of

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their electronic identification card, they shall be subjected to the same screening process as members of the public entering the building.

b City Public Safety personnel (police and fire) shall have the ability to access the building and bypass security to address emergencies or immediate safety and security risks or threats.

c. Maintenance employees or contractors who work at City Hall during non-business hours are not required to be screened, but City staff shall take reasonable measures to ensure they are not bringing prohibited items into the building.

3. Pursuant to and subject to the provisions of 9-2601, prohibited items include:

a. Weapons, but are not limited to firearms, stun guns or tasers, switch blade knives/gravity knives having a blade longer than two inches, tear gas, and explosives. Any item or article having the potential to inflict or cause physical harm shall be inspected to determine whether it has been filed, sharpened, honed, or in any other manner altered to the extent that it meets the definition of prohibited weapons as defined in Penal Code Sections 12020 and 171b. However, this policy shall not exclude entrants to City Hall from carrying bona fide religious articles of faith (such as a Sikh kirpan) so long as: (1) such articles are secured in a protective sheath; (2) carried in a discrete manner; and (2) do not exceed a blade length of seven inches.

b. Peace officers, as provided in 9-2601, will be allowed to possess employer approved firearms and other weapons in a manner consistent with their employment duties, requirements, and limitations.

c. The following are also prohibited, and signs shall be clearly posted

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at all entrances to City Hall stating they are prohibited:

Batons	Handcuffs/Handcuff Keys	Sharp Metal Cans
Box Cutters	Knitting/Craft Needles	Spray Paint
Ammunition	Knives/Pocket Knives	Razor Blades
Corkscrews	Keychain Weapons	Scissors
Illegal Drugs	Large Glass Bottles	Silverware
Drug Paraphernalia	Large Spray Cans	Stun Guns
Explosives	Laser Pointers	Tools of Any Kind
Replica or Toy Guns	Leatherman Tools	Torch Lighters
Mace or Pepper Spray		

d. Building security personnel and City peace officers shall have the authority to prohibit additional items that may pose a safety or security risk on a case-by-case basis.

e. For City employees and contractors hired by the City, items necessary and appropriate to perform a job function or for food preparation and consumption, such as tools, scissors, kitchen utensils, shall be allowed. Nonetheless, except for the food concessions contractor, any knife with a blade exceeding three inches in length shall be blunt or round tipped only. City Facilities Management personnel shall exercise reasonable caution in allowing items to be brought into the building to minimize safety or security risk associated with doing so.

f. Any prohibited item that may be in the possession or control of a City official or employee within City Hall prior to the effective date of this resolution shall be removed from City Hall by the effective date of this resolution.

g. The City Manager may issue additional regulations in consultation with the Police Chief and determination by the City Attorney that the additional regulations are not inconsistent with the Fresno Municipal Code and this resolution. This may include identifying entrances and exits designated for City employee and officials, and those

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available to the public.

3. Pursuant to 9-2601(l), Councilmembers, their Chiefs of Staff, and Council Assistants shall have continuous electronic key card access to the following areas of City Hall controlled by key card access: Council offices area; all hallways; Council chambers; the City Attorneys' offices; the City Clerk's offices; all stairwells; all external doorways; meeting rooms that Council offices typically utilize for meetings and events. This section does not necessarily grant access to specific offices with keyed locks or specific security requirements (e.g. server rooms/secured records/cash handling areas). Despite having access, no person shall utilize that access for any improper purpose.

4. Pursuant to 9-2601(k)(2), Charter officials may allow guests who will be accompanying them in City Hall (not simply granting entry) to enter with them without passing through security; however the officials shall take reasonable measures to ensure the guests are not in possession of items prohibited in the building.

5. For the purposes of 9-2601 and this resolution, "Charter officials" shall include sitting Fresno City Councilmembers, the Mayor, City Manager, City Clerk, City Attorney, and City Controller.

6. Any City official or employee, other than Charter officials, or employees exempted pursuant to paragraph 7(d) below, desiring entry to City Hall outside of regular business hours, 7 a.m. to 6 p.m. Monday through Friday, excepting holidays (or earlier morning hours or later evening hours, as may be established), should make prior arrangements for entry through security. If a public meeting is to take place outside of regular business hours, persons attending the meeting who are not otherwise exempt under this Resolution, shall pass through security, and prior arrangements shall be made

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for security services.

7. The construction of the fence described in 9-2601(m), shall be constructed as soon as the procurement and construction process can take place, and Council shall be kept informed of the progress and anticipated timeline of completion. The fenced area shall also provide for emergency pedestrian fire exit from that area. All persons who have entered City Hall through security may also exit through the fenced area; however, no person shall allow unauthorized entry access to anyone from the exterior gates or doors.

8. The City Manager may establish security regulations for other City facilities that are not inconsistent with any City ordinance or Council resolution, as may be published in an Administrative Order.

9. Council hereby directs the Administration, Staff, and the City Attorney to take all actions necessary to implement this resolution, which may include returning to Council for such further approvals as required, including any amendments to the Annual Appropriation Resolution or contract approvals.

These regulations shall become effective concurrently with the effective date of the amendments to FMC 9-2601 approved by the Council on January 30, 2020.

* * * * * * * * * * * * * * *

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STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, TODD STERMER, City Clerk of the City of Fresno, certify that the foregoing Resolution was adopted by the Council of the City of Fresno, California, at a regular meeting thereof, held on the 28th Day of April, 2022.

AYES :Soria, Arias, Maxwell, Esparza
NOES :Karassi, Bredefeld
ABSENT :Chavez
ABSTAIN :None

Mayor Approval: May 6th, 2022
Mayor Approval/No Return: N/A, 2022
Mayor Veto: N/A, 2022
Council Override Veto: N/A, 2022

TODD STERMER, CMC
City Clerk

BY: 5-9-2022
Deputy Date

APPROVED AS TO FORM:
DOUGLAS T. SLOAN
City Attorney

By: 5/9/22
Doug Sloan Date
City Attorney

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April 29, 2022

Council Adoption: 4/28/2022
Mayor Approval:
Mayor Veto:
Override Request:

TO: MAYOR JERRY DYER

FROM TODD STERMER, CMC
City Council

SUBJECT: TRANSMITTAL OF COUNCIL ACTION FOR APPROVAL OR VETO

At the City Council meeting of April 28, 2022, Council adopted the attached Resolution No. 2022-097, *****RESOLUTION - Amending Resolution No. 2020-035 relating to the use and possession of weapons and security (Subject to Mayor's Veto).** Item 1-K, File ID 22-656, by the following vote:

Ayes	:	Soria, Arias, Maxwell, Esparza
Noes	:	Karbassi, Bredefeld
Absent	:	Chavez
Abstain	:	None

Please indicate either your formal approval or veto by completing the following sections and executing and dating your action. Please file the completed memo with the Clerk's office on or before May 9, 2022. In computing the ten day period required by Charter, the first day has been excluded and the tenth day has been included unless the 10th day is a Saturday, Sunday, or holiday, in which case it has also been excluded. Failure to file this memo with the Clerk's office within the required time limit shall constitute approval of the ordinance, resolution or action, and it shall take effect without the Mayor's signed approval.

APPROVED / NO RETURN: _____

VETOED for the following reasons: (Written objections are required by Charter; attach additional sheets if necessary.)

_____

_____

_____ Date: 5/5/22

Jerry Dyer, Mayor

COUNCIL OVERRIDE ACTION: Date: _____

Ayes :
Noes :
Absent :
Abstain :

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2022 MAY -6 P 1:26
CITY OF FRESNO
CITY CLERK'S OFFICE

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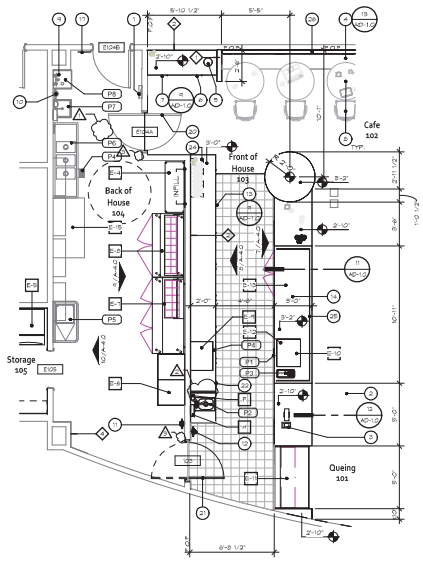
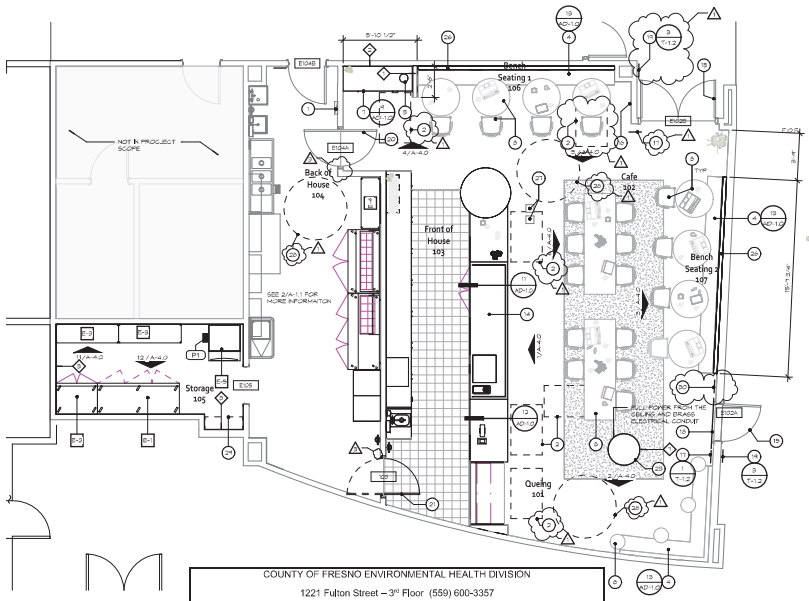
EXHIBIT D
LEASEHOLD IMPROVEMENTS
(Attached)



103 and 104 (2)
1/4" = 1'-0"



Proposed Floor Plan (1)
1/4" = 1'-0"

COUNTY OF FRESNO ENVIRONMENTAL HEALTH DIVISION
1221 Fulton Street – 3rd Floor (559) 600-3357
APPROVED
WITH NOTED CORRECTIONS AND SUBJECT TO FIELD INSPECTIONS
BY: DATE: 03/25/2026
APPROVAL OF THIS PLAN DOES NOT CONSTITUTE PERMISSION TO VIOLATE ANY APPLICABLE CITY OR COUNTY ORDINANCE OR STATE LAW AND SHALL NOT PREVENT THIS DEPARTMENT FROM REQUIRING CORRECTION OF ERRORS OR OMISSIONS IN PLANS, SPECIFICATIONS OR CONSTRUCTION

Keyed Floor Plan Notes

1. EXISTING ELECTRICAL PANEL.
2. 30" x 48" CLEAR FLOOR MANUVERING SPACE.
3. POS SYSTEM. PROVIDE POWER AND DATA. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
4. BUILT IN BENCH WITH STORAGE. REFER TO DETAIL AND INTERIOR DESIGN PLANS FOR ADDITIONAL INFORMATION.
5. QUARTZ COUNTERTOP WITH BUILT-IN TRASH CHUTE. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
6. TRASH CABINET. REFER TO INTERIOR DESIGN PLAN FOR ADDITIONAL INFORMATION.
7. BUILT-IN CABINETRY. REFER TO DETAILS AND INTERIOR DESIGN PLANS FOR ADDITIONAL INFORMATION.
8. TENANT PROVIDED AND INSTALLED FURNITURE. REFER TO SEATING NOTES FOR ADA REQUIREMENTS.
9. EXISTING MOP SINK. MAINTAIN AND PROTECT.
10. EXISTING WALL MOUNTED FIRE EXTINGUISHER.
11. TYPE K FIRE EXTINGUISHER. A PLACARD SHALL BE CONSPICUOUSLY PLACED NEAR THE EXTINGUISHER THAT STATES THAT THE FIRE PROTECTION SYSTEM SHALL BE ACTIVATED PRIOR TO USING THE PORTABLE FIRE EXTINGUISHER. CFC 2022, SECTION 904.12.5
12. HOOK MOUNTED FIRE EXTINGUISHER 2A-10B-C PER NFPA 10 FIRE EXTINGUISHER.
13. BUILT-IN CABINETRY WITH PULL OUT SHELVES. REFER TO DETAILS AND INTERIOR DESIGN PLANS FOR ADDITIONAL INFORMATION.
14. BUILT-IN POS/TRANSACTION COUNTER. REFER TO DETAILS AND INTERIOR DESIGN DRAWINGS FOR ADDITIONA INFORMATION.
15. EXISTING DOOR TO REMAIN. MAINTAIN AND PROTECT.
16. EXISTING THERMOSTAT. MAINTAIN AND PROTECT.
17. TACTILE "EXIT" SIGNAGE. REFER TO DETAIL. SIGNAGE SHALL MEET REQUIREMENTS OF SECTION 11B-703.1, 2022 CBC.
18. PROVIDE SIGN ABOVE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHEN SPACE IS OCCUPIED" IN 1 INCH HIGH (MINIMUM) LETTERS ON CONTRASTING BACKGROUND.
19. INTERNATIONAL SYMBOL OF ACCESSIBILITY. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
20. EXISTING ELIASON DOOR. MAINTAIN AND PROTECT.
21. NEW ELIASON DOOR. REFER TO DOOR SHEDULE FOR ADDITIONAL INFORMATION.
22. BUILT-IN 3 DRAWER LOCKER WITH LOCK. REFER TO COLOR / MATERIAL SCHEDULE FOR ADDITIONAL INFORMAION.
23. EXISTING COLUMN WRAP. MAINTAIN AND PROTECT. REFER TO INTERIOR DESIGN DRAWING FOR FINISHES.
24. WALL SHELF. REFER TO DETAILS AND COLOR / MATERIAL SCHEDULE FOR ADDITIONAL INFORMATION.
25. 3/8" TEMPERED GLASS SNEEZE GUARD WITH 1-1/2" DIA. STAINLESS STEEL SUPPORTS @ 48" O.C. MAX. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
26. PROVIDE WALL BACKING FOR FUTURE WALL INSTALLATIONS (SHELVING, TV, ART, ETC.). OPEN WALL AS NEEDED TO INSTALL HORIZONTAL BLOCKING AT PROPOSED LOCATION. COORDINATE EXACT HEIGHTS WITH OWNER.
27. EXISTING FLOOR POWER BOX. MAINTAIN AND PROTECT. REFER TO ELECTRICAL PLANS FOR NEW POWER REQUIREMENTS.
28. 60" DIAMETER TURNING CIRCLE.
29. STAINLESS STEEL SHELVING.
30. PROVIDE OCCUPANT LOAD SIGN TO READ "MAXIMUM OF XX OCCUPANT" PER CBC 1004.5 WHERE "XX" IS THE NUMBER OF OCCUPANTS PER ROOM SCHEDULE ON SHEET T-1.0.

General Floor Plan Notes

1. PLANS ARE NOT TO BE SCALED - INDICATED DIMENSIONS SHALL GOVERN.
2. GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF ANY AMBIGUOUS OR UNCLEAR CONDITIONS ARE ENCOUNTERED.
3. GENERAL CONTRACTOR SHALL INTERFACE WITH PLUMBING, MECHANICAL, AND ELECTRICAL PLANS TO CONFIRM ANY SPECIFIC REQUIREMENTS OF ALL FIXTURES/FURNISHINGS SHOWN ON PLANS).
4. GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL BLOCKING AND BACKING LOCATIONS AS REQUIRED BY EQUIPMENT, FURNISHINGS, & FIXTURE SUPPLIERS.
5. GENERAL CONTRACTOR SHALL VERIFY WITH OWNER FOR ALL INTERIOR FINISHES.
6. GENERAL CONTRACTOR SHALL CONFIRM THAT ALL SUB-CONTRACTOR DEVICES INSTALLED OR MOUNTED WITHIN INTERIOR TENANT SUITE MATCH IN COLOR. (EXAMPLE: SWITCH PLATES, T-STATS, ETC.)
7. ALL INTERIOR DIMENSIONS ARE FROM FACE OF FINISH.
8. ALL METAL STUD FRAMING SHALL BE INSTALLED PER THE REQUIREMENTS OF DETAIL 1 & 2/AD-1.0
9. PROVIDE MIN. 2A-10B-C PORTABLE FIRE EXTINGUISHER (NFPA 10). ONE EXTINGUISHER IS REQUIRED FOR 3,000 S.F. OF PORTION THEREOF OF SPACE, WITH TRAVEL DISTANCE NOT TO EXCEED 75 FEET. 2022 CFC, SECTION 906.3. ADDITIONAL EXTINGUISHERS WILL BE INSTALLED AT TIME OF TENANT IMPROVEMENT.

Wall Legend

Mark	Description
1	9-5/8" X 20 GA METAL STUDS @ 16" O.C. FROM SLAB TO A POINT 6" ABOVE HIGHEST ADJACENT CEILING PLANE. PROVIDE (1) LAYER OF 5/8" TYPE 'X' GYPSUM BOARD FULL HEIGHT BOTH SIDES OF FRAMING. FINISH PER FINISH SCHEDULE.
2	TILE WALL. REFER TO INTERIOR DESIGN DRAWINGS FOR ADDITIONAL INFORMATION AND HEIGHT.
3	FULL HEIGHT F.R.P. OVER EXISTING GYPSUM BOARD.
4	EXISTING FULL HEIGHT F.R.P. OVER EXISTING GYPSUM BOARD.
5	EXISTING STAINLESS STEEL WALL.
6	TILE WALL WITH TILE BASE. REFER TO INTERIOR DESIGN DRAWINGS FOR ADDITIONAL INFORMATION AND HEIGHT.
7	REEDED WOOD PANEL OVER EXISTING GYPSUM BOARD 8ft WITH PAINT ABOVE.
	EXISTING WALL

FOR TYPICAL FRAMING DETAILS REFER TO :
1 AD-1.0 | 2 AD-1.0 | 3 AD-1.0 | 16 AD-1.0

ALL INTERIOR WALLS TO RECEIVE R-13 INSULATION FULL HEIGHT.

Mechanical Notes

1. COMPLETE LISTED INSTALLATION INSTRUCTIONS FOR THE COOKING EQUIPMENT SYSTEM SHALL BE PROVIDED ON SITE TO THE INSPECTOR PRIOR TO OR AT TIME OF INSPECTION. INSPECTION WILL NOT OCCUR WITHOUT INSTALLATION INSTRUCTIONS. INSTALLER SHALL BE CERTIFIED FOR INSTALLATION OF THE PRODUCT SPECIFIED.
2. A SIGNED AND DATED LOG OF MAINTENANCE SHALL BE PROVIDED ON THE PREMISES FOR USE BY THE AUTHORITY HAVING JURISDICTION. THE LOG SHALL CERTIFY THE COOKING EQUIPMENT HAS BEEN CLEANED A MINIMUM OF ONCE EVERY THREE MONTHS, INSPECTION AND TESTING OF THE OPERATION, FIRE SUPPRESSION, AND ALL SAFETY INTERLOCKS IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS SHALL BE PERFORMED BY QUALIFIED SERVICE PERSONNEL A MINIMUM OF ONCE EVERY SIX MONTHS. LOG SHALL PROVIDE INFORMATION OF THE COMPANY PROVIDING THE SERVICE.

Equipment Schedule (New)

Mark	Manufacturer	Model	Description	Count
E-1	TRUE	T-72-HC	REACH-IN SOLID SWING DOOR REFRIGERATOR WITH HYDROCARBON REFRIGERANT	1
E-2	TRUE	T-35F-HC	REACH-IN SOLID SWING DOOR -10ºF FREEZER WITH HYDROCARBON REFRIGERANT	1
E-3	Quantum	1860GY	Wire Shelf, 60"W x 18"D, 600 - 800 lb. capacity, gray epoxy antimicrobial finish, NSF	2
E-4	Quantum	1848GY	Wire Shelf, 48"W x 18"D, 600 - 800 lb. capacity, gray epoxy antimicrobial finish, NSF	1
E-5	Manitowoc Ice	IDT0420A /D-320	Ice Maker w/ Bin	1
E-6	RATIONAL	Combi Pro XS Combi Oven with UltraVent Plus	ICP XS E 208/240V 1 PH UVP(LM100A (CA1ERRA.0002872), electric	2
E-7	TRUE	TSSU-72-10-HC	SOLID DOOR SANDWICH/SALAD UNIT WITH HYDROCARBON REFRIGERANT	1
E-8	TRUE	TSSU-60-16-HC	SOLID DOOR SANDWICH/SALAD UNIT WITH HYDROCARBON REFRIGERANT	1
E-9	TurboChef	Bullet	Bullet Convection/Microwave Oven, Rapid Cook, electric, 21.1" wide, ventless, countertop, fully insulated cook chamber	1
E-10	Eversys	E'4ms/ST	Dual Espresso Machine	1
E-11	Structural Concepts	NR6058RRSSV	Refrigerated Self Service and Service Case	1
E-12	Cambro	ICS100L110	SlidingLid Ice Caddy, mobile, 28-3/4"H, 100 lb. capacity, slant top slides up/back into secured top,	1
E-13	TRUE	TUC-48-HC	SOLID DOOR REFRIGERATOR WITH HYDROCARBON REFRIGERANT	1

Equipment Schedule (Existing)

Mark	Manufacturer	Model	Description	Count
E-15	Existing	30"x57"x37"	Existing Worktable-Rolled Edge - 30"x57"x37" Stainless Steel Prep Table	1

Plumbing Schedule (New)

Mark	Manufacturer	Model	Count
P1	ZURN	ZURN #Z1901-2, 12" x 12" x 8" DEEP, 2" W., 2" V.O. (BELOW FLOOR), HALF GRATE	2
P2	Eagle Group	SR-1216-5-P	
P3	Spinjet		2

Plumbing Schedule (Existing)

Mark	Manufacturer	Model	Comments	Count
P4	Exisitng	Existing		2
P5	Exisitng	Existing	Sink, one compartment, 39-1/8"W x 24"D x 45"H, 18-gauge stainless steel construction, 18" x 18" x 12" deep compartment, 18" drainboard on left, 21-1/2"H backsplash, 8" OC splash mount faucet holes, includes strainer with 3-5/8" dia. opening, stainless steel legs & crossbracing, ETL	1
P6	Exisitng	Existing	Sink, three compartment, 90-1/4"W x 24"D x 45"H, 18-gauge stainless steel construction, 18" x 18" x 12" deep compartments, 18" drainboards on left & right, 11-1/2"H backsplash, 8" OC splash mount faucet holes, includes (3) strainers with 3-5/8" dia. openings, stainless steel legs & side crossbracing, NSF, ETL (Economy Line)	1
P7	Exisitng	Existing	Handwash Sink	1
P8	Nemco	Existing	Mop Sink	1

Seating Notes

SEATING NOTES:

1. SEATING ARRANGEMENTS INSIDE AND OUT. THE MINIMUM SPACING REQUIRED BETWEEN TABLE WITH CHAIRS BACK TO BACK IS 84". TABLES THAT PLACE CHAIRS IN CORNERS MUST BE AT LEAST 22" FROM WALLS / OBSTRUCTIONS TO ALLOW ROOM FOR EXISTING TABLES WITH CHAIRS BETWEEN THE TABLES AND THE WALL SHALL NOT BE LESS THAN 36" FROM THE WALLS.
2. SEATING ARRANGEMENT IN ALL DINING AREAS SHALL BE DESIGNED TO ACCOMMODATE ONE WHEELCHAIR SEATING SPACE FOR EVERY 20 SEATS (5%) EQUALLY INTEGRATED THROUGHOUT THE SPACE. TABLES ACCESSIBLE TO WHEELCHAIR USERS SHOULD HAVE A MAXIMUM HEIGHT OF 34" AND MUST ACCOMMODATE A 30" X 48" CLEAR FLOOR SPACE. THE SPACE BENEATH EACH TABLE FOR LEG ROOM SHALL BE A MINIMUM 19" DEEP, 30" WIDE AND 27" HIGH, MEASURED FROM FINISH FLOOR LEVEL (TABLES CAN NOT HAVE A CENTER POST). FURNITURE AND FITTINGS SHOULD HAVE BENEATH THEIR MOST PROTRUDING POINT A TOE CLEARANCE SPACE OF AT LEAST 6" IN LENGTH. TO ENABLE WHEELCHAIR USERS TO RUN EASIER, ACCESSIBLE SEATING MUST BE ACCESSED BY AISLES 36" MIN. WIDTH.

31 SEATS * 5% (.05) = 1.55 = 2 SEATS REQUIRED

Floor Plan Legend

- (2) KEYNOTE - REFER TO KEYED NOTES THIS SHEET
- 101 DOOR TAG - REFER TO DOOR SCHEDULE A-3.0
- (1) WALL TAG - REFER TO WALL SCHEDULE A-1.1
- N ACCESSORY TAG - REFER TO ACCESSORY SCHEDULE A-1.1
- 8888 EQUIPMENT TAG - REFER TO EQUIPMENT SCHEDULE A-1.1

City Use Only

BACK CHECKED
DATE: Mar 25 2026

APPROVED
BUILDING PERMIT
DATE: Apr 16 2026
Any Changes to these plans must be approved by the Development Department.
The issuance of a permit does not prevent the jurisdiction from correcting errors in the plans & violations of the code. (CRC section 108.4)
BY:

Proposed Floor Plan

ARCHITECTURE
7445 North Palm Suite #101
Fresno, Califo
559.447.4642
www.itarchinc.co

Docusign Envelope ID: 330A817D-8C2D-876F-8123-87FB68F25BE2

Project
Coffee Shop - Interior TI
2600 Fresno Street, Ground Floor
Fresno, CA 93721

Owner
City of Fresno
2101 G. Street, Bldg. A
Fresno, CA 93706

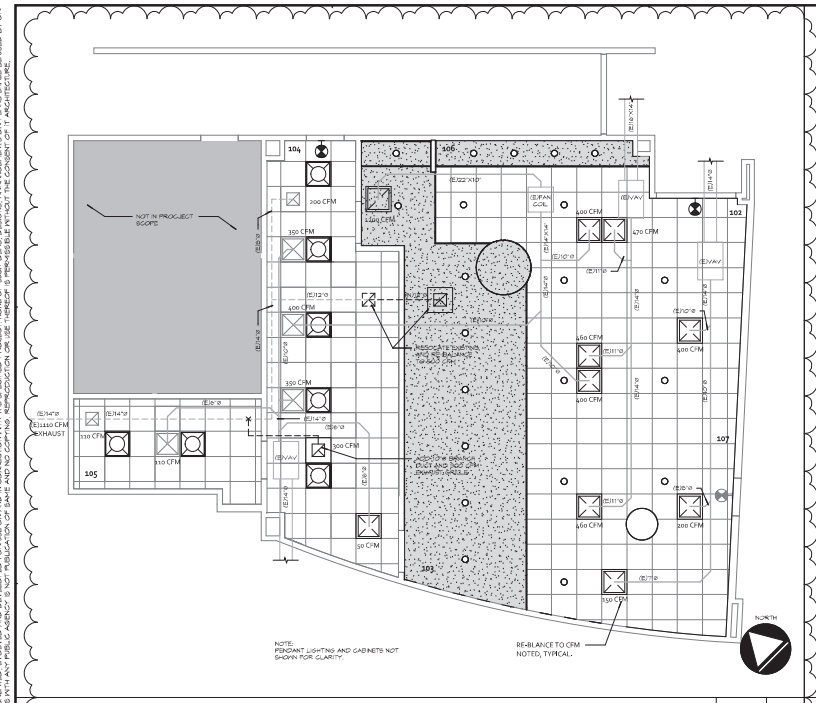
Publishing Status
- Schematic
- Design Developm't
- Site Plan Review
- Bidding 10-21-25
- Plan Check

Revisions
- 2026 01-07 BACK CHECK
- 2026 01-07 HEALTH COMMENTS
- 2026 02-19 BACK CHECK

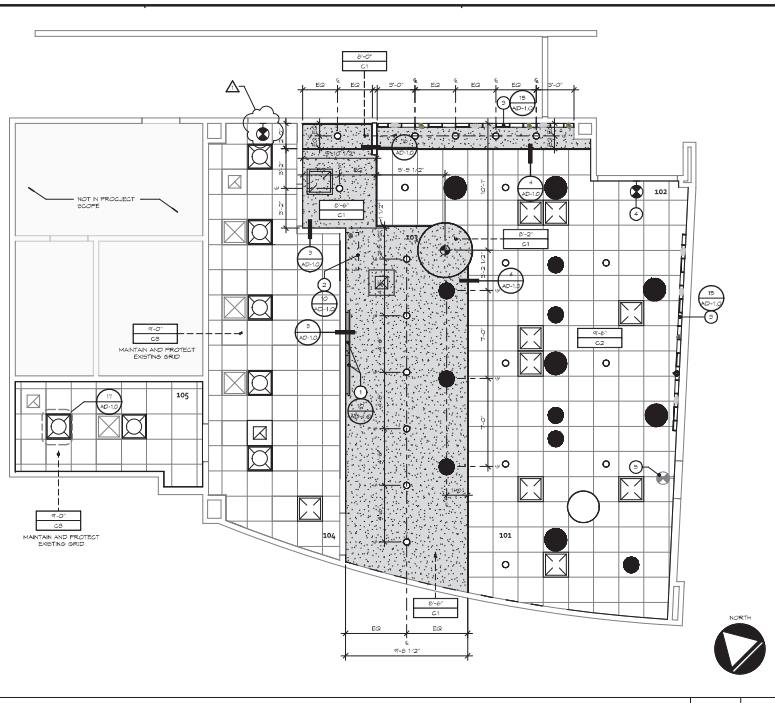
Scale: As indicated
Project Manager: NICOLE TANNOUS
Project Number: 25-068

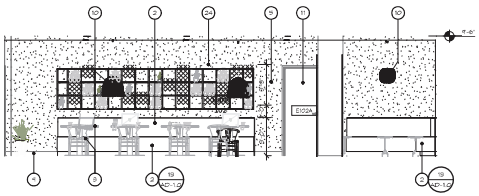
Sheet
A-1.1

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF IT ARCHITECTURE INCORPORATED, OR CONSULTANTS, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY ORGANIZATION OR PERSON IN ANY MANNER WHATSOEVER WITHOUT THE PRIOR WRITTEN PERMISSION OF IT ARCHITECTURE INCORPORATED. PLANS AND DRAWINGS OR SPECIFICATIONS FOR USE ON OTHER PROJECTS OR SITES MUST BE OBTAINED FROM IT ARCHITECTURE INCORPORATED. ANY REPRODUCTION OF, OR USE THEREOF, IS PROHIBITED WITHOUT THE CONSENT OF IT ARCHITECTURE.

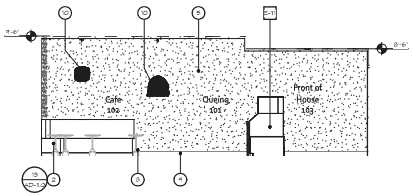


Mechanical Plan | 1/4" = 1'-0" | 2

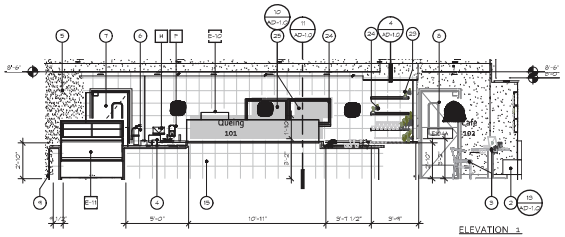




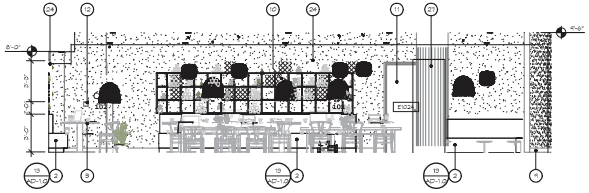
ELEVATION 3
102 - B
1/4" = 1'-0"



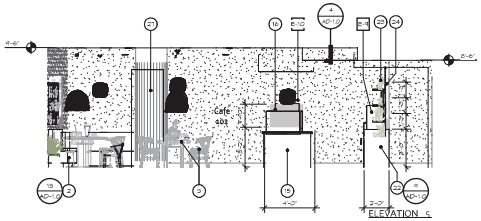
ELEVATION 2
102 - A
1/4" = 1'-0"



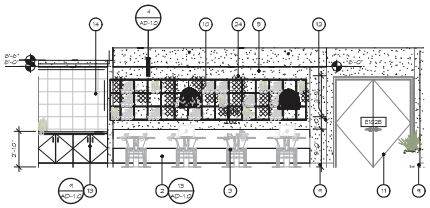
ELEVATION 1
103 - A
1/4" = 1'-0"



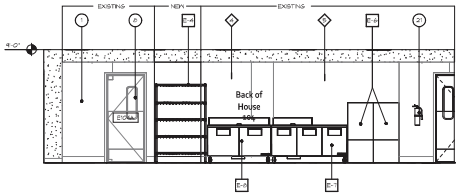
ELEVATION 6
102 - E
1/4" = 1'-0"



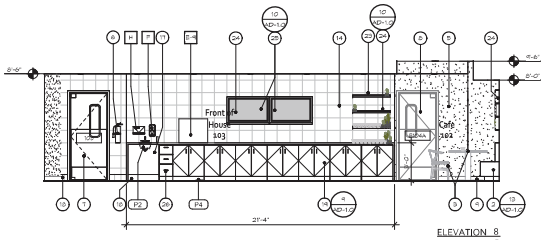
ELEVATION 5
102 - D
1/4" = 1'-0"



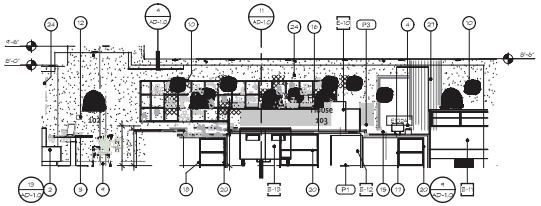
ELEVATION 4
102 - C
1/4" = 1'-0"



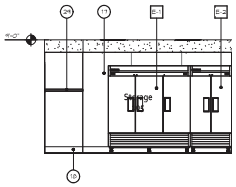
ELEVATION 9
104 - A
1/4" = 1'-0"



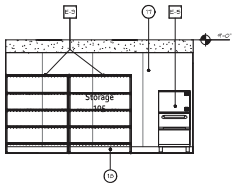
ELEVATION 8
103 - B
1/4" = 1'-0"



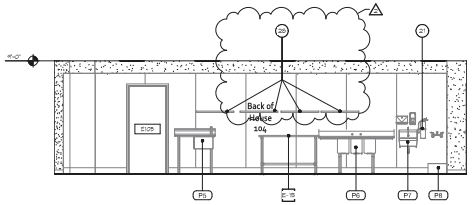
ELEVATION 7
103 - A
1/4" = 1'-0"



ELEVATION 12
105 - B
1/4" = 1'-0"



ELEVATION 11
105 - A
1/4" = 1'-0"



ELEVATION 10
104 - B
1/4" = 1'-0"

COUNTY OF FRESNO ENVIRONMENTAL HEALTH DIVISION
1221 Fulton Street – 3rd Floor (559) 600-3357
APPROVED
WITH NOTED CORRECTIONS AND SUBJECT TO FIELD INSPECTIONS
BY: _____ DATE 01/27/2026
APPROVAL OF THIS PLAN DOES NOT CONSTITUTE PERMISSION TO VIOLATE ANY APPLICABLE CITY OR COUNTY ORDINANCE OR STATE LAW AND SHALL NOT PREVENT THIS DEPARTMENT FROM REQUIRING CORRECTION OF ERRORS OR OMISSIONS IN PLANS, SPECIFICATIONS OR CONSTRUCTION

Keyed Elevation Notes

1. EXISTING ELECTRICAL PANEL.
2. BUILT-IN BENCH WITH STORAGE. REFER TO DETAIL AND INTERIOR DESIGN PLANS FOR ADDITIONAL INFORMATION.
3. TENANT PROVIDED AND INSTALLED FURNITURE. REFER TO SEATING NOTES FOR ADA REQUIREMENTS.
4. POS SYSTEM. PROVIDE POWER AND DATA. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
5. 5/8" SHTSUN BOARD (PROVIDE MOISTURE RESISTIVE WHERE ADJACENT TO PLUMBING). REFER TO FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
6. WALL MOUNTED FIRE EXTINGUISHER.
7. NEW ELIASON DOOR. REFER TO DOOR SHEDULE FOR ADDITIONAL INFORMATION.
8. EXISTING ELIASON DOOR. MAINTAIN AND PROTECT.
9. BASE MATERIAL. REFER TO COLOR / MATERIAL SCHEDULE FOR ADDITIONAL INFORMATION.
10. PENDANT LIGHT FIXTURE. REFER TO ELECTRICAL AND INTERIOR DESIGN DRAWINGS FOR ADDITIONAL INFORMATION.
11. EXISTING DOOR TO REMAIN. MAINTAIN AND PROTECT.
12. EXISTING THERMOSTAT. MAINTAIN AND PROTECT.
13. BUILT-IN CABINETRY. REFER TO DETAILS AND INTERIOR DESIGN PLANS FOR ADDITIONAL INFORMATION.
14. CERAMIC TILE PER FINISH SCHEDULE.
15. BUILT-IN POS/TRANSACTION COUNTER. REFER TO DETAILS AND INTERIOR DESIGN DRAWINGS FOR ADDITIONA INFORMATION.
16. 3/8" TEMPERED GLASS SNEEZE GUARD WITH 1-1/2" DIA. STAINLESS STEEL SUPPORTS @ 48" O.C. MAX. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
17. NON-ABSORBENT WAINSCOT. REFER TO WALL FINISH PLANS FOR ADDITIONAL INFORMATION.
18. INTEGRAL COVE BASE MATERIAL. REFER TO FLOOR FINISH PLANS FOR ADDITIONAL INFORMATION.
19. BUILT-IN CABINETRY WITH PULL OUT SHELVES. REFER TO DETAILS AND INTERIOR DESIGN PLANS FOR ADDITIONAL INFORMATION.
20. BUILT-IN OPEN CABINETRY WITH PULL OUT SHELVES. REFER TO DETAILS AND INTERIOR DESIGN PLANS FOR ADDITIONAL INFORMATION.
21. TYPE K FIRE EXTINGUISHER. A PLACARD SHALL BE CONSPICUOUSLY PLACED NEAR THE EXTINGUISHER THAT STATES THAT THE FIRE PROTECTION SYSTEM SHALL BE ACTIVATED PRIOR TO USE THE PORTABLE FIRE EXTINGUISHER. CFC 2022, SECTION 904.12.5
22. BUILT-IN BAR. REFER TO DETAILS AND COLOR / MATERIAL SCHEDULE FOR ADDITIONAL INFORMATION.
23. WALL SHELF. REFER TO DETAILS AND COLOR / MATERIAL SCHEDULE FOR ADDITIONAL INFORMATION.
24. PROVIDE WALL BACKING FOR FUTURE WALL INSTALLATIONS (SHELVING, TV, ART, ETC.). OPEN WALL AS NEEDED TO INSTALL HORIZONTAL BLOCKING AT PROPOSED LOCATION. COORDINATE EXACT HEIGHTS WITH OWNER.
25. FLAT PANEL TELEVISION. PROVIDE BACKING AND COMBINATION PHONE/DATA JACK WITH HDMI. REFER TO ELECTRICAL AND LOW VOLTAGE DRAWINGS FOR ADDITIONAL INFORMATION.
26. BUILT-IN 3 DRAWER LOCKER WITH LOCK. REFER TO COLOR / MATERIAL SCHEDULE FOR ADDITIONAL INFORMATION.
27. REED WOOD PANEL. REFER TO INTERIOR DESIGN PLANS FOR ADDITIONAL INFORMATION.
28. EXISTING STAINLESS STEEL SHELVING.
29. STAINLESS STEEL SHELVING.

Accessory Schedule

Accessory Schedule

Mark	Description	Count
F	SURFACE MOUNTED SOAP DISPENSER.	2
FE-1	HOOK MOUNTED	2
H	BOBRICK B-2621 CLASSIC SERIES SURFACE MOUNTED PAPER TOWEL DISPENSER	2

REFER TO DEETAIL 2/A-3.0 FOR MOUNTING HEIGHTS

City Use Only

BACK CHECKED
City of FRESNO
DEVELOPMENT DEPARTMENT
Building plans shall comply with current California Codes and City of Fresno Municipal Code Title 9 Adopted Year of construction.
DATE: Feb 02 2026

APPROVED
BUILDING PERMIT
City of FRESNO
DEVELOPMENT DEPARTMENT
DATE: Apr 16 2026
Any Changes to these plans must be approved by the Development Department.
The issuance of a permit does not prevent the City from the right to violate, City or State Laws. (CRC section 1.08.4)
BY: Lucy Avila

Interior Elevations

ARCHITECTURE
7445 North Palm Ave
Suite #101
Fresno, California 93711
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Project
Coffee Shop - Interior TI
2600 Fresno Street, Ground Floor
Fresno, CA 93721

Owner
City of Fresno
2101 G. Street, Bldg. A
Fresno, CA 93706

Publishing Status	
Schematic	
Design Developm't	
Site Plan Review	
Bidding	10-27-25
Plan Check	

Revisions
2026 01-07 HEALTH COMMENTS

Scale 1/4" = 1'-0"
Project Manager NICOLE TANNOUS
Project Number 25-066
Sheet A-4.0

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B2-15764

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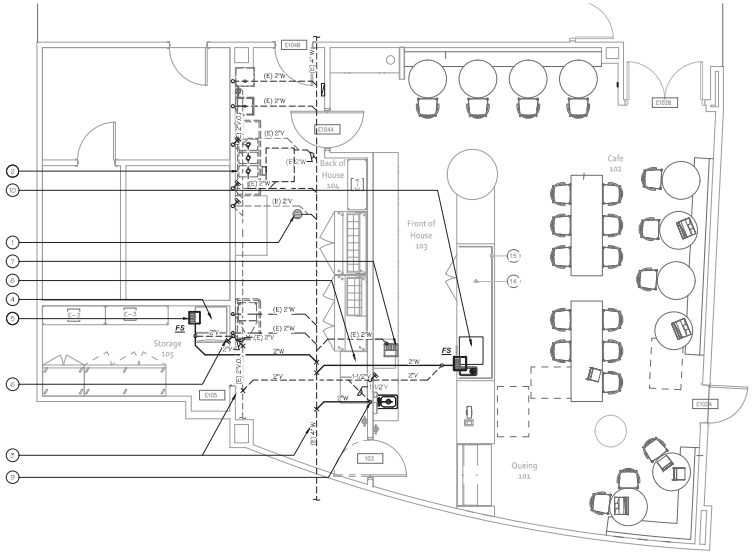

PLUMBING PLAN - WASTE & VENT

SCALE: 1/4"=1'-0"

PLUMBING FIXTURE SCHEDULE

FS
Floor sink, "Zurn" #Z1901-2, 12"x12"x8" deep, 2" W., 2" V.O. Below floor, full grate.

KEYNOTES: PLUMBING PLAN - WASTE & VENT (PVC SCHEDULE 40 DWV, SOLID CORE):

1. EXISTING FLOOR DRAIN.
2. EXISTING PLUMBING FIXTURES, TYPICAL.
3. EXISTING SIZE AND ROUTING FOR EXISTING WASTE AND VENT, TYPICAL PER RECORD DOCS. CONFIRM BASED ON EXISTING SITE CONDITIONS.
4. NEW ICE MAKER, SEE ARCHITECTURAL PLANS. EXTEND PVC DRAIN TO FLOOR SINK w/ AIR GAP.
5. NEW FLOOR SINK, TYPICAL.
6. 2" V.O. BELOW GRADE, 1-1/2" V.R. w/ WALL CLEAN - OUT, TYPICAL. SAW CUT AND PATCH FLOOR AS REQUIRED.
7. EXISTING FLOOR SINK.
8. COMB - OVEN, TYPICAL, OF TWO. SEE ARCHITECTURAL PLANS. EXTEND TYPE - L COPPER DRAIN FROM EACH OVEN TO EXISTING FLOOR SINK ON OPPOSITE SIDE OF WALL w. AIR GAP.
9. PROVIDE CHROME PLATED P - TRAP w/ INTEGRAL CLEAN - OUT AT HAND SINK, 2" WASTE, 1-1/2" V.O.
10. EXTEND SCHEDULE 40 PVC DRAIN FROM COFFEE STATION TO FLOOR SINK w/ AIR GAP.

COUNTY OF FRESNO ENVIRONMENTAL HEALTH DIVISION
1221 Fulton Street – 3rd Floor (559) 600-3357
APPROVED
WITH NOTED CORRECTIONS AND SUBJECT TO FIELD INSPECTIONS
BY _____ DATE 01/27/2026
APPROVAL OF THIS PLAN DOES NOT CONSTITUTE PERMISSION TO VIOLATE ANY APPLICABLE CITY OR COUNTY ORDINANCE OR STATE LAW AND SHALL NOT PREVENT THIS DEPARTMENT FROM REQUIRING CORRECTION OF ERRORS OR OMISSIONS IN PLANS, SPECIFICATIONS OR CONSTRUCTION

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BACK CHECKED
City of FRESNO
DEVELOPMENT & CONSTRUCTION
Plans reflect conditions from Site Plan Review or Site Plan Review minor modifications, but may not reflect all conditions.
DATE Feb 02 2026

APPROVED
BUILDING PERMIT
City of FRESNO
DEVELOPMENT DEPARTMENT
DATE Apr 16 2026
Any Changes to these plans must be approved by the Development Department.
The issuance of a permit does not grant to any person the right to violate any City or State Laws. (CRC section 108.4)
BY: Lucy Trotta

BASKIN MECHANICAL ENGINEERS
175 Fulton Street
Fresno, CA 93721
Tel: (559) 237-0376
Job: 25050
Plt: 10/22/25

PLUMBING PLAN - WASTE & VENT

B2=15784

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As Indicated
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NICOLE TANNOUS
Project Number
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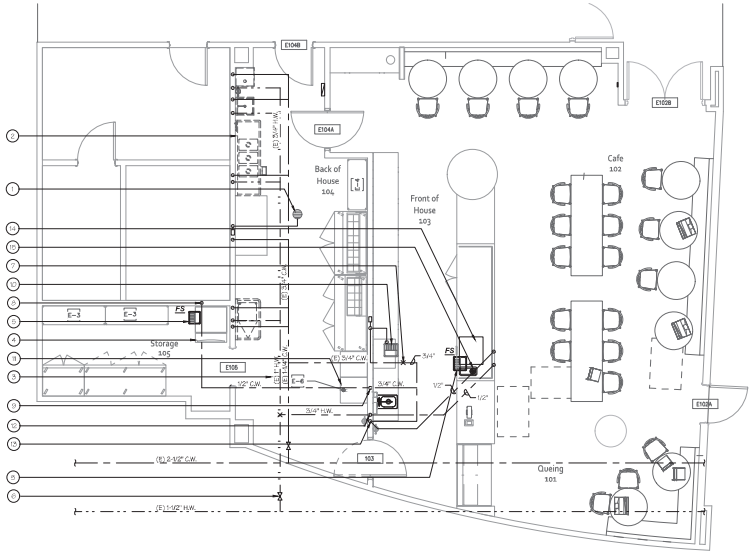

PLUMBING PLAN - WATER

SCALE: 1/4"=1'-0"

COUNTY OF FRESNO ENVIRONMENTAL HEALTH DIVISION
1221 Fulton Street – 3rd Floor (559) 600-3357
APPROVED
WITH NOTED CORRECTIONS AND SUBJECT TO FIELD INSPECTIONS
BY: 01/27/2026 DATE
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KEYNOTES: PLUMBING PLAN - WATER (UPONOR PEX PIPE MATERIALS):

1. EXISTING FLOOR DRAIN.
2. EXISTING PLUMBING FIXTURE, TYPICAL.
3. EXISTING SIZE, ROUTING, AND WATER SERVICE, TYPICAL PER RECORD DOCS. CONFIRM BASED ON SITE CONDITIONS.
4. NEW ICE MAKER, SEE ARCHITECTURAL PLANS.
5. FLOOR SINK, SEE WASTE & VENT PLAN.
6. EXISTING ISOLATION VALVE PER RECORD DOCS, TYPICAL.
7. REMO C.W. PIPING BACK TO P.O.C. NOTED AT EXISTING 3/4" BRANCH LINE.
8. 1/2" C.W. DROP DOWN WALL TO CONNECTION AT WATER FILTER AND ON TO ICE MAKER. PROVIDE PENTAIR EVERPURE SINGLE-SEDIS WATER FILTER MOUNTED TO WALL.
9. 3/4" C.W. DROP DOWN WALL TO CONNECTION AT WATER FILTER AND ON TO HAND SINK FAUCET WITH ANGLE STOP.
10. EXISTING FLOOR SINK.
11. COMBI-OVEN, TYPICAL OF TWO REQUIRING FILTERED C.W. AND INDIRECT DRAIN TO F.S. SEE ARCHITECTURAL PLANS.
12. EXTEND 3/4" H.W. TO PIE DOWN WALL, WITH 1/2" SUPPLY TO HAND SINK WITH ANGLE STOP. EXTEND 1/2" H.W. BELOW GRADE IN PVC PIPE SLEEVE TO SPIN-JET WASHER, SAWCUT AND PATCH FLOOR AS REQUIRED.
13. 3/4" DROP DOWN WALL TO CONNECTION AT WATER FILTER AND ON TO EA. COMBI OVEN. INSTALL WATTS LF009 ASSE 1015 REDUCED PRESSURE BACKFLOW PREVENTER WITH AIR GAP FITTING AND DRAIN TO FLOOR SINK. INSTALL BACKFLOW PREVENTER WITHIN 60" MAXIMUM ABOVE FINISHED FLOOR. (NOTE: ALL FLOWMETER WITH COMBI-OVEN, EXTEND 1/2" C.W. BELOW GRADE AND EXTEND IN PVC PIPE SLEEVE TO COFFEE STATION. SAW CUT AND PATCH FLOOR AS REQUIRED.
14. 1/2" TO COFFE MAKER WITH WATTS BD-B ASSE 1022 STAINLESS STEEL DUAL CHECK VACUUM BREAKER AND SHUT-OFF VALVE. INSTALL WATER TO FILTER PROVIDED WITH COFFEE MAKER, AND EXTEND TO CONNECTION AT COFFEE STATION.
15. 1/2" H.W. WITH 5-18" OFF VALVE TO SPINJET VESSELL WASHER INSTALL WATTS FLOOR ASSE 1015 REDUCED PRESSURE BACKFLOW PREVENTER WITH AIR GAP FITTING AND DRAIN TO FLOOR SINK. INSTALL BACKFLOW PREVENTER WITHIN 60" MAXIMUM ABOVE FINISHED FLOOR.

Note:
Galvanized malleable iron, galvanized wrought iron, or galvanized steel are prohibited materials for water supply and building water piping both underground and in buildings.

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CITY OF FRESNO
DEPARTMENT OF PUBLIC WORKS
DATE: Feb 02 2026

APPROVED
BUILDING PERMIT
CITY OF FRESNO
DEVELOPMENT DEPARTMENT
DATE: Apr 16 2026
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BY:

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PLUMBING PLAN - WATER

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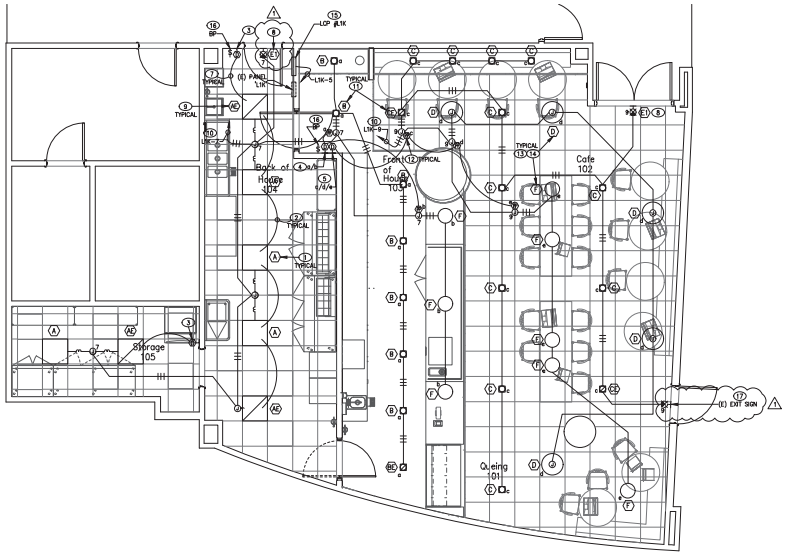
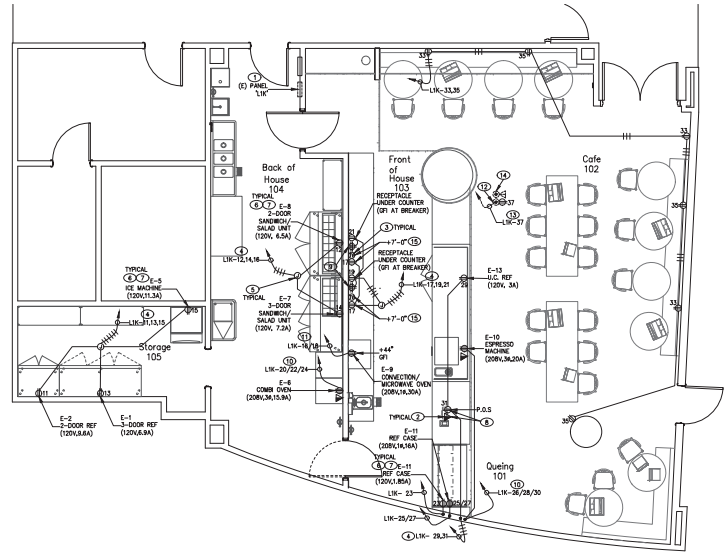


Lighting Plan
1/4" = 1'-0" (1)



Power Plan
1/4" = 1'-0" (1)

LIGHTING PLAN NOTES:

1. TYPICAL: TYPE 'A', 'AE' FIXTURES SHALL HAVE 0-10V DIMMING DRIVER. FIXTURE SHALL ALSO HAVE INTEGRATED nLIGHT CONTROLS.
2. TYPICAL: PROVIDE CAT-5E CABLE WITH RJ45 CONNECTORS BETWEEN nLIGHT DEVICES. nLIGHT CAT-5E CABLING TO BE RUN IN 3/4" CONDUIT IN NON-ACCESSIBLE ATTIC.
3. LOW VOLTAGE WALL DIMMER SWITCHES SHALL BE SENSOR SWITCH nPODMA-DX.
4. LOW VOLTAGE 2-CHANNEL WALL DIMMER SWITCH SHALL BE SENSOR SWITCH nPODMA-2P-DX.
5. LOW VOLTAGE 4-CHANNEL WALL DIMMER SWITCH SHALL BE SENSOR SWITCH nPODMA-4P-DX.
6. NOTE NOT USED.
7. TYPICAL: PROVIDE 3/4"C FROM DIMMER INTO ACCESSIBLE ATTIC. RUN CAT-5E CABLE WITH RJ45 CONNECTORS BETWEEN DIMMER SWITCH AND LIGHT FIXTURE. nLIGHT CAT-5E CABLING TO BE RUN IN 3/4" CONDUIT IN NON-ACCESSIBLE ATTIC.
8. TYPICAL: TYPE 'E1' SHALL BE EMERGENCY EXIT SIGN WITH BATTERY PACK. MOUNT ON CEILING OR ON WALL ABOVE DOOR AS INDICATED. PROVIDE DIRECTIONAL ARROWS IF INDICATED.
9. TYPICAL: TYPE 'AE', 'BE', AND 'CE' LIGHTS SHALL HAVE INTEGRAL BATTERY PACK TO BE USED AS EMG LIGHTING. CONNECT EMERGENCY BATTERY PACK ON UNSWITCHED HOT LEG OF THE LIGHTING CIRCUIT.
10. RUN ADDITIONAL HOT WIRES IN HOMERUN FOR EMERGENCY LIGHTS AND EXIT SIGNS. HOT WIRES FOR EMERGENCY LIGHTS AND EXIT SIGNS SHALL NOT BE CONTROLLED BY LIGHTING CONTROL PANEL.
11. TYPICAL: TYPE 'B', 'BE', 'C', AND 'CE' FIXTURE SHALL HAVE 0-10V DIMMING DRIVER. RUN POWER WIRING AND DIMMING CONTROL WIRING TO RESPECTIVE POWER PACK. RUN POWER WIRING IN CONDUIT. CLASS 2 0-10V DIMMING CONTROL WIRING SHALL BE RUN EXPOSED IN ACCESSIBLE ATTIC AND IN CONDUIT IN NON-ACCESSIBLE ATTICS.
12. PROVIDE POWER PACK WITH DIMMING CONTROL IN ACCESSIBLE ATTIC FOR CONTROL OF LIGHTS. POWER PACK SHALL BE SENSOR SWITCH nPP16 D EFP.
13. TYPICAL: TYPE 'D', AND 'F' FIXTURES SHALL HAVE 0-10V DIMMING DRIVER. RUN POWER WIRING AND DIMMING CONTROL WIRING TO RESPECTIVE POWER PACK. RUN POWER WIRING AND 2#16 (PURPLE & GRAY CLASS 1 FOR 0-10V DIMMING CONTROL) IN CONDUIT.
14. TYPICAL: TYPE 'D', AND 'F' FIXTURES SHALL BE PENDANT MOUNTED WITH AC CABLES IN OPEN CEILING. BOTTOM OF FIXTURE SHALL BE AT 8-FT ABOVE FINISHED FLOOR OR AS DIRECTED BY ARCHITECT.
15. LIGHTING CONTROL PANEL SHALL BE PROGRAMMABLE TIMECLOCK FOR CONTROL OF INTERIOR AND EXTERIOR SIGN CIRCUITS. TIMECLOCK SHALL BE nLIGHT ARP-INTENC-08-NLT-BFCR-MVOLT-HLK-FM-DTC WITH 8 RELAYS. FLUSH MOUNT IN WALL. CONTROL PANEL SHALL BE CERTIFIED TO COMPLY WITH CALIFORNIA ENERGY COMMISSION TITLE 24 REQUIREMENT.

   WIRE TWO RELAYS TO CONTROL INTERIOR LIGHTING CIRCUITS #7,9 IN PANEL "L1K" FOR TIME CLOCK ON, TIME CLOCK OFF. SET FOR TIMECLOCK ON, TIMECLOCK OFF.

   SIX RELAYS SHALL BE SPARE.

   RUN 1-1/4"C FROM CONTROL CABINET TO PANEL "L1K" WITH WIRING FOR CONTROL OF LIGHTING CIRCUITS.
16. PROVIDE BYPASS SWITCH FOR MANUAL BYPASS OF INTERIOR LIGHTING CIRCUITS BY THE LIGHTING CONTROL PANEL. PROVIDE NAMEPLATE AT SWITCH "L1G BYPASS". MANUAL OVERRIDE SWITCH SHALL BE SENSOR SWITCH nPODM. PROGRAM SWITCH TO PROVIDE MANUAL OVERRIDE CONTROL FOR RELAYS CONTROLLING INTERIOR LIGHTING CIRCUITS. RUN 3/4"C FROM SWITCH INTO ATTIC. RUN CAT-5E CABLE WITH RJ45 CONNECTORS TO LIGHTING CONTROL.
17. RECONNECT EXISTING EMERGENCY EXIT SIGN TO UNSWITCHED LIGHTING CIRCUIT.

CALIFORNIA RETAIL FOOD CODE (CRFC):

1. LIGHT FIXTURES LOCATED IN THE FOOD PREPARATION, UTENSIL WASH, OPEN FOOD CONTAINER STORAGE, RESTROOMS, AND JANITOR MOP AREAS SHALL BE EQUIPPED WITH SHATTERPROOF PROTECTION.
2. THE LIGHTING SHALL BE PROVIDED TO REQUIRED LIGHT INTENSITY, IN THE FOLLOWING AREAS, WHILE THE AREA IS IN USE:

A. AT LEAST 10 FOOT CANDLES AT A DISTANCE OF 30 INCHES ABOVE THE FLOOR, IN WALK-IN REFRIGERATION UNITS AND DRY FOOD STORAGE AREAS.

B. AT LEAST 20 FOOT CANDLES FOR THE FOLLOWING SURFACES:

a. FOOD IS PROVIDED FOR CONSUMER SELF-SERVICE.

b. INSIDE EQUIPMENT SUCH AS REACH-IN AND UNDER-COUNTER REFRIGERATORS.

c. AT A DISTANCE OF 30 INCHES ABOVE THE FLOOR IN AREAS USED FOR HANDWASHING, WAREWASHING, AND EQUIPMENT AND UTENSIL STORAGE, AND IN TOILET ROOMS.

C. AT LEAST 50 FOOT CANDLES AT A SURFACE WHERE A FOOD EMPLOYEE IS WORKING WITH FOOD OR WORKING WITH UTENSILS OR EQUIPMENT SUCH AS KNIVES, SLICERS, GRINDERS, OR SAWS WHERE EMPLOYEE SAFETY IS A FACTOR AND IN OTHER AREAS AND ROOMS DURING PERIODS OF CLEANING. ALL CONDUITS ARE TO BE INSTALLED WITHIN THE WALLS WHERE PRACTICAL. CONDUITS INSTALLED OUTSIDE THE WALLS ARE TO BE SPACED AWAY FROM THE WALLS TO FACILITATE CLEANING.

POWER PLAN NOTES:

1. EXISTING PANEL TO REMAIN AND TO BE REUSED.
2. TYPICAL OF ALL COMBINATION TEL/DATA OUTLETS: PROVIDE 4-11/16" X 2-1/8"D BOX WITH 1-GANG RING AND BLANK PLATE IN WALL. CABLES, JACKS AND PLATES SHALL BE PROVIDED BY TENANT. RUN ONE 1"C WITH PULL WIRE UP INTO ACCESSIBLE ATTIC.
3. TYPICAL OF TV OUTLETS: PROVIDE 4-11/16" X 2-1/8"D BOX WITH 1-GANG RING AND BLANK PLATE IN WALL. CABLES, JACKS AND PLATES SHALL BE PROVIDED BY TENANT. RUN ONE 1"C WITH PULL WIRE UP INTO ACCESSIBLE ATTIC.
4. RUN SEPARATE HOT AND NEUTRAL FOR EACH CIRCUIT.
5. PROVIDE JUNCTION BOX IN ACCESSIBLE ATTIC.
6. TYPICAL: VERIFY ELECTRICAL REQUIREMENT, CONNECTION LOCATION, MOUNTING HEIGHT, AND RECEPTACLE CONFIGURATION FOR ALL STORAGE, BACK OF HOUSE, AND FRONT OF HOUSE EQUIPMENT WITH OWNER PRIOR TO ROUGH-IN.
7. THE FOLLOWING RECEPTACLES IN PREP, KITCHEN AND MEAT MARKET ARE REQUIRED TO HAVE GFCI PROTECTION.
   A. ALL SINGLE-PHASE RECEPTACLES RATED 150 VOLTS TO GROUND OR LESS, 50 AMPS OR LESS. THIS INCLUDES 120V, 208-VOLT, AND 240-VOLT RECEPTACLES.
   B. ALL THREE PHASE RECEPTACLES RATED 150 VOLTS TO GROUND OR LESS, 100 AMPS OR LESS. THIS INCLUDES 208-VOLTS AND 240-VOLT RECEPTACLES.
   C. GFCI PROTECTION SHALL EITHER BY GFCI RECEPTACLE OR CLASS 'A' GFCI BREAKER. 120-VOLT CIRCUITS ON GFCI BREAKER REQUIRES ITS OWN NEUTRAL.
   D. RECEPTACLES THAT ARE TO BE LOCATED BEHIND EQUIPMENT AND FURNITURE SHALL BE PROTECTED BY GFCI BREAKER. RECEPTACLES THAT ARE INACCESSIBLE WITHOUT MOVING EQUIPMENT OR FURNITURE CAN BE PROTECTED BY GFCI RECEPTACLE.
8. TYPICAL: VERIFY LOCATION OF ALL OUTLETS IN COUNTER WITH ARCHITECT PRIOR TO ROUGH-IN. RUN CONDUITS AND WIRING IN COUNTER CHASE.
9. PROVIDE FLIP-UP POWER GROMMET FLUSH IN COUNTERTOP. FLIP-UP POWER GROMMET SHALL BE MOCKETT PC568/4E. VERIFY LOCATION WITH ARCHITECT. VERIFY FINISH WITH ARCHITECT.
10. 3/4"C - 3#10 + 1#10 GND.
11. 1"C - 3#8 + 1#10 GND.
12. PROVIDE NEW RECEPTACLE IN EXISTING FLOOR BOX. PROVIDE ACCESSORIES AS REQUIRED.
13. EXISTING CONDUIT. VERIFY ROUTING IN FIELD. PROVIDE NEW 2#12 + 1#13 GND.
14. EXISTING TEL/DATA FLOOR BOX TO REMAIN.
15. VERIFY MOUNTING HEIGHT OF TV OUTLET AND RECEPTACLE FOR MENU BOARD WITH ARCHITECT.

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BACK CHECKED
City of FRESNO
ENGINEERING DEPARTMENT
Approval of plans shown with "Approved Back Check" stamp or have a redline, be hole punched, stamped and dated in 3 Bankers Boxes for recordkeeping.
DATE: Feb 02 2026

APPROVED
BUILDING PERMIT
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BY: Lucy Trotta

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Electrical Engineering Services
729 W. Enterprise Avenue
Clovis, California 93619
Tel (559) 378-6049
No. E17713
EXP. 06-30-2026
REGISTERED PROFESSIONAL ENGINEER
ELECTRICAL
STATE OF CALIFORNIA

Lighting Plan, Power Plan

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Finish Schedule

CODE	TYPE	MANUFACTURER	DESCRIPTION
EPX-1	EPOXY FLOOR	EXISTING	MAINTAIN AND PROTECT EXISTING EPOXY FLOORING
LVT-1	LUXURY VINYL TILE	PATCRAFT	COLLECTION: MONOCHROME + SURFACE TONE, STYLE NUMBER: I462V, COLOR: EDGE 00570, SIZE:18X36, INSTALLATION METHOD: BRICK
LVT-2	LUXURY VINYL TILE	PATCRAFT	COLLECTION: NUMIX, STYLE NUMBER: I768V, COLOR: TUSCAN FLECK-V100630, SIZE: 36 X 36, INSTALALTION METHOD: MONOLITHIC
CT-1	CERAMIC TILE	TILE BAR	STYLE: LOS LUNAS DECO BLUE 8X8 MATTEPORCELAIN TILE, COLOR: DECO BLUE, SIZE: 8" X 8", TILE THICKNESS: 9 MM, GROUT JOINT: 1/16", USE GROUT: GRT-1, INSTALLATION METHOD: MIXED PATTERN
CT-2	CERAMIC TILE	DAL TILE	STYLE: MYTHOLOGY, COLOR: SANTORINI MY90, SIZE: 4 x 12 WALL TILE UNDULATED (4-1/4" x 12-7/8"), TILE THICKNESS: 5/16", GROUT JOINT: 1/16", USE GROUT: GRT-1, INSTALLATION METHOD: STACKED VERTICAL
QT-1	QUARRY TILE	DAL TILE	STYLE: QUETREAD & PAVER, SURFACE – PAVER, COLOR: CHARCOAL 0Q96 (2), SIZE: 6 X 6 FLOOR TILE (6" X 6"), TILE THICKNESS: 1/2", GROUT JOINT: 3/8", USE GROUT: GRT-2, INSTALLATION METHOD: STACKED
CTA-1	CERAMIC TILE ACCENT	DAL TILE	STYLE: COLOR WHEEL MOSAICS, COLOR: ARCTIC WHITE 0190 (1) SEMI-GLOSS, SIZE: 3/4" PENNY ROUND MOSAIC (DOT-MOUNTED) (11-3/8" X 13-3/8" SHEET), TILE THICKNESS: 1/4", USE GROUT: GRT-1
QTB-1	QUARY TILE BASE	DAL TILE	STYLE: QUETREAD & PAVER, TYPE: ROUND TOP COVE BASE, COLOR: CHARCOAL 0Q96 (2), STYLE NUMBER: Q3565, SIZE: 5 X 6 FLOOR TILE (6" X 6"), GROUT JOINT: 3/8", USE GROUT: GRT-2,
GRT-1	GROUT	CUSTOM BUILDING MATERIALS	PRODUCT: CEG-IG 100% SOLIDS INDUSTRIAL GRADE EPOXY GROUT, PRODUCT ID: TDS-247, COLOR: #645 STEEL BLUE
GRT-2	GROUT	CUSTOM BUILDING MATERIALS	PRODUCT: CEG-IG 100% SOLIDS INDUSTRIAL GRADE EPOXY GROUT, PRODUCT ID: TDS-247, COLOR: #60 CHARCOAL
ACB-1	ALUMINUM COVE BASE	SCHLUTER SYSTEMS	STYLE: SCHLUTER-DILEXA, AHKA PROFILE #AHKA-IS-100-AT, FINISH: SATIN NICKEL ANODIZED ALUMINUM, LENGTH: 8' x 2-1/2"
AT-1	ALUMINUM TRIM	SCHLUTER SYSTEMS	JOLLY EDGE TRIM, #J80AM, FINISH: BRUSHED BRASS ANODIZED ALUMINUM
RB-1	RUBBER BASE	TARKETT	STYLE: TRADITIONAL WALL BASE , COLOR: #44 DARK BROWN, HEIGHT: 6"H
SS-2	SOLID SURFACE	CAMBRIA	COLOR: WHITE CLIFF, EDGE DETAIL: 1-1/2" SQUARED EASED EDGE ON ALL EXPOSED SIDES
PT-1	PAINT	SHERWIN WILLIAMS	GYPSUM SW9543
PT-2	PAINT	SHERWIN WILLIAMS	MORNING AT SEA SW9634
PT-3	PAINT	SHERWIN WILLIAMS	BLUE IRIS SW9687
PL-1	PLASTIC LAMINATE	WILSONART	WHITE OAK P8 WHEATON 8282K-05
UPH-1	UPHOLSTERY	CARNEGIE	PATTERN: ELYSEES PRINT 6406, COLOR: 3, WIDTH: 54", REPEAT: 14.25"
UPH-2	UPHOLSTERY	CARNEGIE	PATTERN: OPHELIA 6530, COLOR: 16, WIDTH: 54"
UPH-3	UPHOLSTERY	CARNEGIE	PATTERN: PRECISION 6332, COLOR: 19, WIDTH: 54"
FRP-1	FIBERGLASS REINFORCED PANEL	INPRO OR EQUAL	STYLE: CONTINUUM WALL PROTECTION , COLOR: PURE WHITE 0383, HEIGHT: 8'
GW-1	GREEN WALL	AYRSONICS INC / QUIET EARTH MOSS OR EQUAL	PRODUCT: SHEET MOSS, COLOR: DARK GREEN
TBW-1	TAMBOUR WOOD PANEL	THE WOOD VENEER HUB OR EQUAL	COLLECTION: FLUTTO OAK MINI-RIDGE FLEXIBLE TAMBOUR WOOD PANELS , SIZE: Regular 94.49" x 23.62"
ACT-1	ACOUSTICAL CEILING TILE	ARMSTRONG COMMERCIAL	CLEAN ROOM FL #1716 24"X48"X3/4" 15/16" SQUARE LAY-IN WITH 15/16" CLEAN ROOM STEEL SUSPENSION SYSTEM, COLOR: WHITE
ACT-2	ACOUSTICAL CEILING TILE	ARMSTRONG COMMERCIAL	15/16" PRELUDE XL SUSPENSION SYSTEM (OPEN GRID)

COUNTY OF FRESNO ENVIRONMENTAL HEALTH DIVISION
1221 Fulton Street – 3rd Floor (559) 600-3357
APPROVED
WITH NOTED CORRECTIONS AND SUBJECT TO FIELD INSPECTIONS
BY: _____ DATE 01/27/2026
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DATE: Apr 16 2026
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BY: _____

Finish Schedule

iT ARCHITECTURE
7445 North Palm Avenue
Suite #101
Fresno, California 93711
559.442.0612
www.itarchinc.com

Architect

Project
Coffee Shop - Interior TI
2600 Fresno Street, Ground Floor
Fresno, CA 93721

Owner
City of Fresno
2101 G. Street, Bldg. A
Fresno, CA 93706

Publishing Status	
Schematic	
Design Development	
Site Plan Review	
Bidding	10-27-25
Plan Check	
Revisions	

Scale

Project Manager
NICOLE TANNOUS

Project Number
25-088

Sheet
ID-1.0

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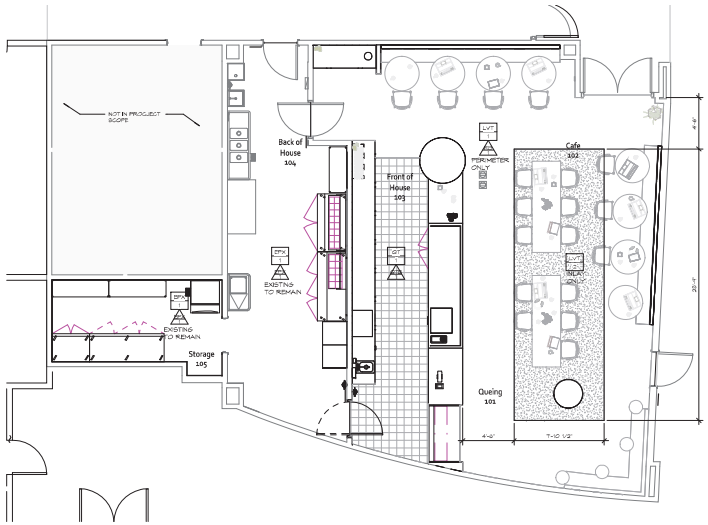

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DATE: Dec 16 2025

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DEVELOPMENT & DEPARTMENT
DATE: Apr 16 2026
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BY:

Floor Finish Plan

iT ARCHITECTURE
7445 North Palm Avenue
Suite #101
Fresno, California 93711
559.442.6612
www.itarchinc.com

Architect

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2600 Fresno Street, Ground Floor
Fresno, CA 93721

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City of Fresno
2101 G. Street, Bldg. A
Fresno, CA 93706

Publishing Status	
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Project Number 25-088
Sheet ID-3.0

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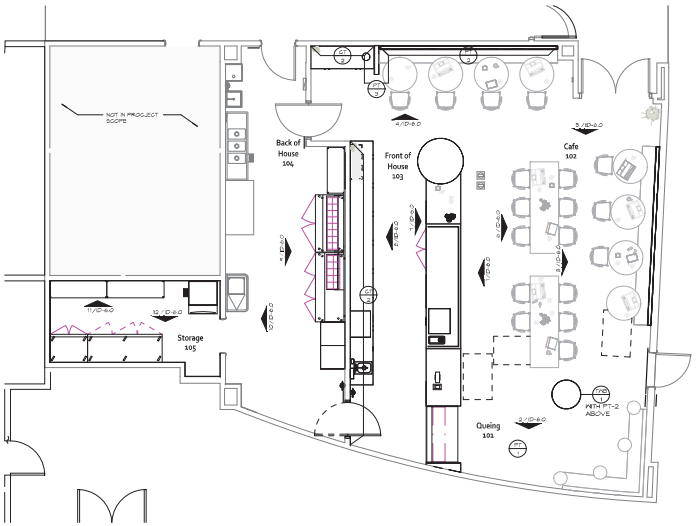

iT ARCHITECTURE
7445 North Palm Avenue
Suite # 101
Fresno, California 93711
559.442.4642
www.itarchinc.com

Architect

Project
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Fresno, CA 93721

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City of Fresno
2101 G. Street, Bldg. A
Fresno, CA 93706

Publishing Status
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Revisions

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Project Manager NICOLE TANNOUS
Project Number 25-086
Sheet ID-4.0

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BY: [signature] DATE: 01/27/2026
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Wall Finish Plan

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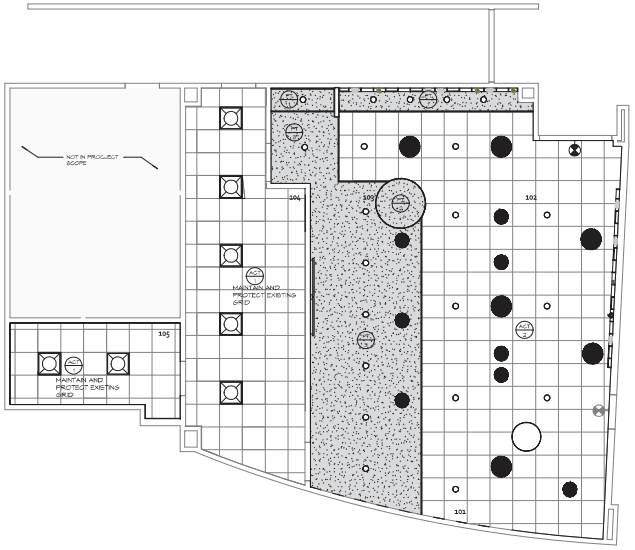

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BY _____

RCP Finish Plan

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Fresno, CA 93721

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Fresno, CA 93706

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Project Number 25-088
Sheet ID-5.0

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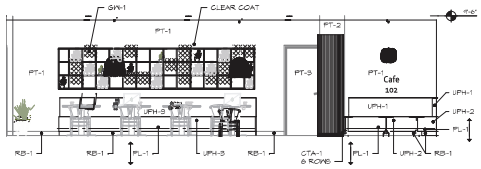
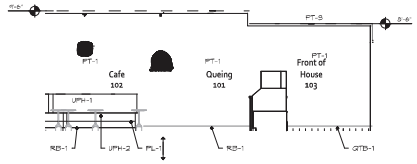
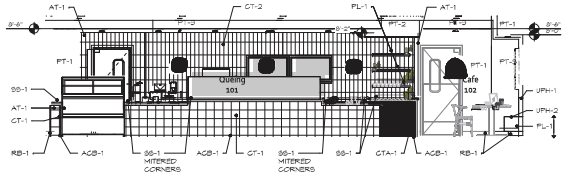


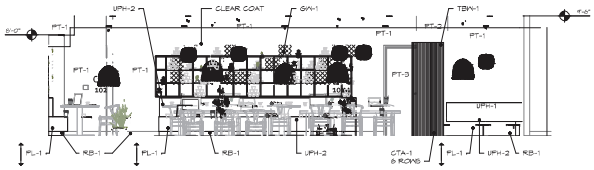
ELEVATION 3
102 - B
1/4" = 1'-0"



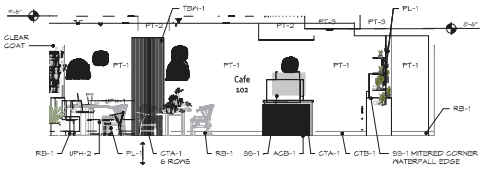
ELEVATION 2
102 - A
1/4" = 1'-0"



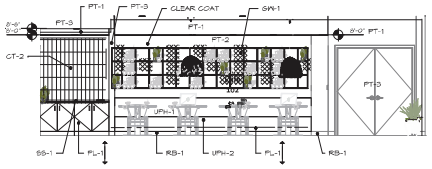
ELEVATION 1
101 - A
1/4" = 1'-0"



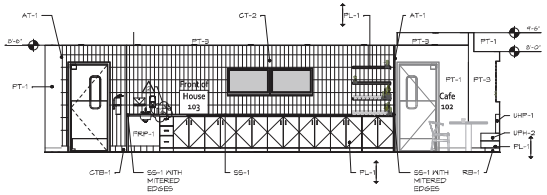
ELEVATION 6
102 - E
1/4" = 1'-0"



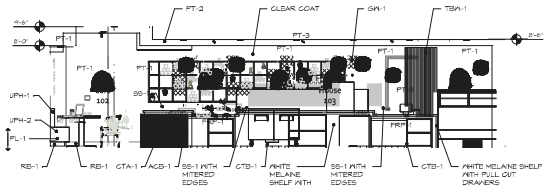
ELEVATION 5
102 - D
1/4" = 1'-0"



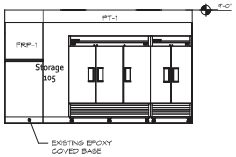
ELEVATION 4
102 - C Copy 1
1/4" = 1'-0"



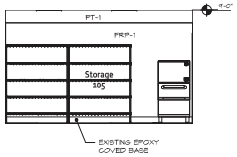
ELEVATION 8
103 - B
1/4" = 1'-0"



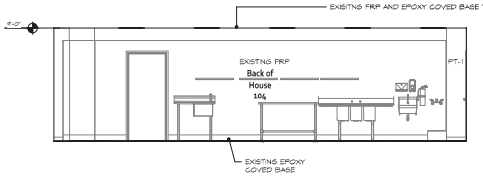
ELEVATION 7
103 - A
1/4" = 1'-0"



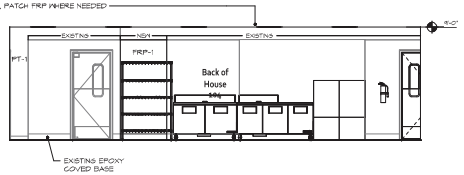
ELEVATION 12
105 - B
1/4" = 1'-0"



ELEVATION 11
105 - A
1/4" = 1'-0"



ELEVATION 10
104 - B
1/4" = 1'-0"



ELEVATION 9
104 - A
1/4" = 1'-0"

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CITY OF FRESNO
DEVELOPMENT DEPARTMENT
DATE: Feb 02 2026

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CITY OF FRESNO
DEVELOPMENT DEPARTMENT
DATE: Apr 16 2026
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BY:

Interior Finish Elevations

iT ARCHITECTURE
7445 North Palm Ave
Suite #101
Fresno, Califo 93711
559.442.4642
www.itarchinc.com

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Project
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Fresno, CA 93721

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2101 G. Street, Bldg. A
Fresno, CA 93706

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Revisions
2026 01-07 HEALTH COMMENTS

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Project Number 25-068
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EXHIBIT E
FOOD SERVICE EQUIPMENT LIST
(Attached)

Exhibit E - Food Service Equipment List

Bill to:
City Of Fresno Purchasing
2101 G St Bldg A
Fresno, CA 93706
(559) 621-2489 (Contact)

Ship to:
City Of Fresno Equipment Bid RV3
2101 G St Bldg A
Fresno, CA 93706

Item	Qty	Description
1	1 ea	**REACH-IN FREEZER** True Mfg. - General Foodservice Model No. T-35F-HC Freezer, reach-in, two-section, -10°F, stainless steel doors, (6) PVC coated adjustable wire shelves, interior lighting, stainless steel front, aluminum sides, aluminum interior with stainless steel floor, 4" castors, view spec sheet for electrical information & certifications, Made in USA Dimensions 78.38(h) x 39.5(w) x 29.5(d)
	1 ea	7 year compressor warranty, 7 years parts warranty, 7 year labor warranty, standard. Visit www.truemfg.com for specifics.
	1 ea	Self-contained refrigeration standard
	1 ea	Left door hinged left, right door hinged right standard
	1 ea	4" stem castors, standard (adds 5" to OA height)
		Weight: 350 lbs total Cube: 79.0
2	1 ea	**REACH-IN REFRIGERATOR** True Mfg. - General Foodservice Model No. T-72-HC Refrigerator, reach-in, three-section, (3) stainless steel doors, (9) PVC coated adjustable wire shelves, interior lighting, stainless steel front, aluminum sides, aluminum interior with stainless steel floor, 4" castors, view spec sheet for electrical information & certifications, Made in USA Dimensions 78.38(h) x 78.13(w) x 29.5(d)
	1 ea	7 year compressor warranty, 7 years parts warranty, 7 year labor warranty, standard. Visit www.truemfg.com for specifics.
	1 ea	Self-contained refrigeration standard

Item	Qty	Description
	1 ea	Left door hinged left, center & right doors hinged right, standard
	1 ea	4" stem castors, standard (adds 5" to OA height)
		Weight: 575 lbs total Cube: 145.0
3	10 ea	**WIRE SHELVING** Enhanced Model No. WS1860EG Wire shelf 18"x60" Epoxy Coated
	8 ea	P74EG Epoxy Coated green Coated post 74 with plastic cap and metal foot Weight: 205 lbs total
4	5 ea	**WIRE SHELVING** Enhanced Model No. WS1848EG Wire shelf 18"x48" Epoxy Coated
	4 ea	P74EG Epoxy Coated green post 74 with plastic cap and metal foot Weight: 80 lbs total
5	1 ea	**ICE MAKER, CUBE-STYLE** Manitowoc Model No. IYP0420A ***NEW MODEL NUMBER REPLACES IYT0420A Indigo NXT™ Series Ice Maker, cube-style, air-cooled, self-contained condenser, 22"W x 24.5"D x 21.5"H, production capacity up to 436 lb/24 hours at 70°/50° (380 lb AHRI certified at 90°/70°), easyTouch display with 13 different language options, date/time stamp display, automatic reminder/alert icon, one touch asset

Item	Qty	Description
		information, automatic detection of accessories, continuous operating status, programmable production options (time, weight, day or night), one touch cleaning with displayed instructions, Alpha-San anti-microbial protection, acoustical ice sensing probe, self-diagnostic technology, DuraTech™ exterior, half-dice size cubes, R290 refrigerant, NSF, cULus, CE, ENERGY STAR® Dimensions 21.5(h) x 22(w) x 24.5(d)
	1 ea	WARRANTY-ICE-SC 3 year parts & labor (Machine), 5 year parts & labor (Evaporator), 5 year parts & 3 years labor (Compressor), standard [Refer to Ice Machine Warranty Bond for complete details]
	1 ea	(-161) 115v/60/1-ph, 11.3 amps
	1 ea	D320 Ice Bin, 22"W x 34"D x 38"H, with side-hinged front-opening door, side grips, 264 lbs. application capacity, AHRI certified 8.9 cu. ft., for top-mounted ice maker, Duratech exterior, NSF
	1 ea	WARRANTY-BIN/DISP 3 year parts & labor warranty, standard
	1 ea	Legs, 6" adjustable stainless steel, standard
		Weight: 209 lbs total
6	2 ea	**COMBI OVEN, ELECTRIC** RATIONAL Model No. ICP XS E 208/240V 1 PH UVP(LM100AE) (CA1ERRA.0002872) iCombi Pro® XS Combi Oven with UltraVent Plus, electric, (3) 12" x 14" steam pan or (4) 13" x 18" sheet pan or (3) 2/3 GN pan capacity, intelligent cooking system with (4) assistants; iDensityControl, iCookingSuite, iProductionManager, & iCareSystem, (6) operating modes, (5) cooking methods, (3) manual operating modes, 85° to 572°F temperature range, quick clean, care control, eco mode, 6-point core temperature probe, retractable hand shower, Ethernet interface, Wi-Fi enabled, 208/240v/60Hz/1-ph, 27.4/24.0 amps, 5.7 kW, 6 ft. cord, NEMA 6-50P, IPX5, UL, cULus, NSF, ENERGY STAR® Dimensions 35.13(h) x 25.75(w) x 21.9(d)

Item	Qty	Description
	2 ea	NOTE: All discounts subject to approval by manufacturer
	2 ea	2 years parts and labor, 5 years steam generator warranty
	2 ea	CAP Chef Assistance Program, a RATIONAL certified Chef conducts 4 hours/location specialized application training with personnel, no charge
	1 ea	9999.2002 Pre-Installation Site Consultation, provides an installation consultation to ensure the site has proper space and connections for gas, electric, drain & water, one (1) Consultation is needed for every four (4) cooking systems, add 'in one (1) kitchen', includes 100 miles (200 miles round trip). (see attached installation flyer for details) THIS ITEM IS NON-DISCOUNTABLE, USA ONLY (NET)
	2 ea	9999.2200 RCI RATIONAL Certified Installation, new certified installation for each single electric XS on a stand or counter, 100 miles (200 round-trip) included. (Do not use for Combi-Duo XS, See attached installation flyer for details) THIS ITEM IS NON-DISCOUNTABLE, USA ONLY (NET)
	2 ea	87.01.403US Installation Kit, for electric iCombi/SCC/CMP XS, 208V or 240V/60Hz/1-ph - CPVC Drain THIS ITEM IS NON-DISCOUNTABLE, USA ONLY (NET)
	4 ea	1900.1159US Water Filtration Single Cartridge System, for any single combi model, or XS & half-size Combi-Duos, or iVario includes: (1) single head with pressure gauge, R95-CLX filter & (1) filter installation kit
	2 ea	Note: The RATIONAL Water Filtration Systems helps provide consistent high-quality water to your RATIONAL cooking systems. The patented carbon block technology reduces the effects of sediment, chloramines, and chlorine while delivering the required flow rates.
	2 ea	60.31.170 Stand I Mobile Oven Stand, 21-7/8"H, all sides open, stainless steel construction, for XS on XS
	6 ea	6010.2301 Gastronorm Grid Shelf, 2/3 size, 12-3/4" x 13-15/16", stainless steel

Item	Qty	Description
	6 ea	60.73.801 Diamond & Grill Plate, 2/3 GN
	4 ea	60.73.798 Grill & Pizza Tray, 2/3 GN, 12-3/4" x 13-15/16", Trilax® coating, pre-heat pan prior to food placement
	4 ea	60.73.646 Multibaker, 2/3 GN, 12-3/4" x 13-15/16", 5 molds, TriLax Coating
	4 ea	6019.1250 CombiFry Basket, 1/2 GN, 12" x 10"
		Weight: 187.38 lbs total
7	1 ea	**SANDWICH / SALAD PREPARATION REFRIGERATOR**
		True Mfg. - General Foodservice Model No. TSSU-72-10-HC Sandwich/Salad Unit, (10) 1/6 size (4"D) poly pans, stainless steel insulated cover, 11-3/4"D white polyethylene cutting board, (3) full doors, (6) PVC coated adjustable wire shelves, stainless steel top/front/sides, GalFan coated steel back, aluminum interior with stainless steel floor, view spec sheet for electrical information & certifications, Made in USA Dimensions 36.75(h) x 72.38(w) x 30.13(d)
	1 ea	7 year compressor warranty, 7 years parts warranty, 7 year labor warranty, standard. Visit www.truemfg.com for specifics.
	1 ea	Self-contained refrigeration standard
	1 ea	Castors, 5" (36" work surface height) standard
		Weight: 435 lbs total Cube: 73.0
8	1 ea	**SANDWICH / SALAD PREPARATION REFRIGERATOR**
		True Mfg. - General Foodservice Model No. TSSU-60-16-HC Sandwich/Salad Unit, (16) 1/6 size (4"D) poly pans, stainless steel insulated cover, 11-3/4"D white polyethylene cutting board, (2) full doors, (4) PVC coated adjustable wire shelves, stainless steel top/front/sides, GalFan coated steel back, aluminum interior with stainless steel floor, view spec sheet for electrical information & certifications, Made in USA Dimensions 36.75(h) x 60.38(w) x 30.13(d)

Item	Qty	Description
	1 ea	7 year compressor warranty, 7 years parts warranty, 7 year labor warranty, standard. Visit www.truemfg.com for specifics.
	1 ea	Self-contained refrigeration standard
	1 ea	Castors, 5" (36" work surface height) standard
		Weight: 360 lbs total Cube: 60.0
9	1 ea	**RAPID COOK OVEN**
		TurboChef (Middleby) Model No. BULLET (QUICK SHIP) (ENC-9600-801) Bullet™ Convection/Microwave Oven, Rapid Cook, electric, 21.1" wide, ventless, countertop, fully insulated cook chamber, stores over 1,000 recipes, internal catalytic converter, smart voltage sensor technology (US only), One Touch Controls, removable rack and grease collection pan, bottom jet plate, pull down door with ergonomic handle, 13 1/2" x 14 1/4, (2) solid PTFE baskets,TurboChef Cleaner and Guard Starter Kit, includes (1) cleaner packet, (1) 24ox bottle, (1) Guard bottle and (2) foamer trigger, aluminum paddle, side hand grips, stainless steel front, top & sides, cULus, CE, UL EPH Classified, ANSI/NSF 4, TUV (Max qty - 5 per order, ships within 4 days) Dimensions 23(h) x 21.17(w) x 29.98(d)
	1 ea	MDD-1001 1-year OK subscription, CW2 module (WiFi), no SAP (NET price displays only in the quote)
	1 ea	One year parts and labor warranty
	1 ea	208/240v/60/1-ph, 30.0 amps, 6 foot cord (nominal), NEMA 6-30P, standard
	1 ea	FREIGHT
		Weight: 226 lbs total
10	1 ea	**UNDERCOUNTER REFRIGERATOR**

Item	Qty	Description
		True Mfg. - General Foodservice Model No. TUC-48-HC Undercounter Refrigerator, 33 - 38°F, (2) stainless steel doors, (4) PVC coated adjustable wire shelves, stainless steel top & sides, aluminum interior with stainless steel floor, view spec sheet for electrical information & certifications, Made in USA Dimensions 29.75(h) x 48.38(w) x 30.13(d)
	1 ea	7 year compressor warranty, 7 years parts warranty, 7 year labor warranty, standard. Visit www.truemfg.com for specifics.
	1 ea	Self-contained refrigeration standard
	1 ea	Locks, factory installed, standard
	1 ea	Castors, 5" (36" work surface height) standard
		Weight: 260 lbs total Cube: 47.0
11	1 ea	**ICE BIN / ICE CADDY , MOBILE**
		Cambro Model No. ICS100L110 SlidingLid™ Ice Caddy, mobile, 28-3/4"H, 100 lb. capacity, slant top slides up/back into secured top, foam insulation, molded in side grips, lift grips front/back, drain shelf, recessed drain faucet, no assembly required, (4) 5" caster (2 swivel, 2 fixed with brakes), black, NSF, Made in USA Dimensions 28.75(h) x 22.5(w) x 30.25(d)
		Weight: 52 lbs total Cube: 11.78
12	1 ea	**DISPLAY CASE, REFRIGERATED/NON-REFRIG**
		Structural Concepts Model No. NR6058RRSSV Reveal® Combination Convertible Service Above Refrigerated Self-Service Case, freestanding, 59-3/4"W x 33"D x 57-3/4"H, Breeze-E (Type II) self-contained refrigeration, fixed vertical glass, upper rear clear glass sliding doors, (1) glass shelf in upper display, LED top light, black front panel, coated coil, condensate pan, cETLus, ETL-Sanitation Dimensions 57.75(h) x 59.75(w) x 33(d)
	1 ea	NOTE: If GFCI is required, a GFCI breaker MUST be used in lieu of a

Item	Qty	Description
		GFCI receptacle
	1 ea	Warranty: 1 year parts & labor warranty, 5 year compressor warranty, standard
	1 ea	Refrigeration: Breeze-E (Type II) self-contained refrigeration, rear access (R290) standard
	1 ea	Electrical Connection: 10' NEMA 6-20P, 208-240v/60/1-ph straight blade power cord, standard
	1 ea	Clean Sweep: None, standard
	1 ea	Base support: Casters (non-locking) w/ levelers, standard
	1 ea	Interior Color: Powder coated SCC Standard Silversan Black (FDA compliant)
	1 ea	Frame Exterior: Powder coated SCC Standard Silversan Black (FDA compliant), standard
	1 ea	Panel Exterior Color: Standard color black
	1 ea	Lower Front Panel Color: Powder coated SCC Standard Silversan Black (FDA compliant), standard
	1 ea	Lower Rear Doors: None (solid back panel), standard
	1 ea	Upper Rear Doors: Clear glass rear sliding doors, standard
	1 ea	Lower Rear Panel Color: Powder coated SCC Standard Silversan Black (FDA compliant), standard
	1 ea	Lights: LED 3500K with frost lens, standard
		Weight: 1200 lbs total

Docusign Envelope ID: 330A817D-8C2D-876F-8123-87FB68F25BE2

EXHIBIT F
SAMPLE LEASE COMMENCEMENT LETTER

Date: _____

Re: Lease dated as of _____, 2026, by and between the CITY OF FRESNO ("City"), and Culinary Studios, Inc., a California corporation, DBA Cracked Pepper Cafe ("Lessee"), for approximately 1,852 gross square feet of commercial café space located in Suite 1018 at 2600 Fresno Street, Fresno, California, 92721.

Dear Vatche:

In accordance with the terms and conditions of the above referenced Lease, Lessee accepts possession of the Premises and agrees:

1. The Commencement Date of the Lease is _____; and

2. The Expiration Date of the Lease is _____, unless extended under Section 2 of the Lease Agreement.

Please acknowledge your acceptance of possession and agreement to the terms set forth above by signing this Commencement Letter in the space provided and returning one fully executed original copy to my attention.

Agreed and Accepted:

_____
Georgeanne A. White
City Manager

Lessee: _____

By: _____
Name: _____
Title: _____

[EXHIBIT - - DO NOT SIGN]