

Exhibit 3

CITY OF FORT LAUDERDALE
Community Redevelopment Agency



APPLICATION FOR CRA FUNDING ASSISTANCE

Name of Principal Owner in Charge Frank Luccisano		Tel. No. 416.564.8273		E-Mail Address frank@entryguarddoors.com	
Primary Contact for this CRA Request Dylan Lagi		Tel. No. 954.507.7150		E-Mail Address manage@zamoenterprises.com	
Name of Business Queen Progress Investments Inc.		Tax I.D. No. 37-2037939		Company Website	
Business Address 400 NW 7th Ave #395		Tel. No. 954.507.7150		Fax No.	
City Fort Lauderdale		State FL		Zip Code 33311	
Commencement Date to Begin Project: <u>July 1st, 2026</u>				JOB INFORMATION	
Completion Date for Project: <u>October 1st, 2026</u>					
Check Appropriate Description		Project Type		Facility Description	
†Existing Business ☐		†Expansion ☒		Existing Space 3800 sq. ft.	
†New Business ☒		†Relocation ☐		New Space 0 sq. ft.	
NAICS Code / Industry Type Property Owner		Date of Incorporation 03/09/2022		State where the business was incorporated FL	
Proposed Project Location/City Fort Lauderdale		Proposed Address 603 NE 13th Street, 33304			
Property Control Number(s)		Property Owner Queen Progress Investments Inc.			
Owner Tel. No. (include Area Code) 416.564.8273		Is there a lien on the property? † Yes ☐ No ☒			
Bank(s) Where Business Accounts for Projects Are Held				(Non-Lender funds account)	
1. TD Bank (Non-Lender funds account)				2. United Community Bank (Non-Lender funds account)	
Name of Participating Bank/Lender					
Amount \$		Contact Person		Tel. No. (include Area Code)	
Fax No. (include Area Code)					
Name of Other Financial Source					
Amount \$		Contact Person		Tel. No. (include Area Code)	
Fax No. (include Area Code)					
Name of Other Financial Source					
Amount \$		Contact Person		Tel. No. (include Area Code)	
Fax No. (include Area Code)					
Name of Other Financial Source					
Amount \$		Contact Person		Tel. No. (include Area Code)	
Fax No. (include Area Code)					
Name of Other Financial Source					
Project Purpose and Economic Impact The purpose of this project is to enhance the property with new improvements as the landlord will welcome a new quality business to the NE 13th Street community. This business tenant will bring new jobs and generate existing and new people to the area by the community visiting this business. This fulfills the community benefit by further eliminating slum & blight in this CRA redevelopment area.					

NOTE 1: If the project receives funds via another City, County, Federal or State program which also requires job creation/retention, the jobs created/retained for those programs must be in addition to the jobs required under this program.

NOTE 2: If project includes the purchase of equipment using CRA funds, then there must not be another UCC filing for the equipment.

Management: Owners, partners, officers, all holders of outstanding stock — 100% of ownership must be shown (use separate sheet if necessary).

Name	Complete Address	% Owned	From	To
Francesco Luccisano	337 Westridge Dr, Kleinberg, Ontario L0J 1C0 CA	1/3%	Start	Present
Name	Complete Address	% Owned	From	To
Arthur Kilajian	72 Harrison Rd, Toronto, Ontario, M2L 1V8 CA	1/3%	Start	Present
Name	Complete Address	% Owned	From	To
Leonardo Anthony Graci	20 Greenway Walk, Woodbridge Ontario, L4L 2Y9 CA	1/3%	Start	Present
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To

PROJECT/ACTIVITY COST SUMMARY	
1. Please state the overall project cost:	\$215,000
2. Please state the overall project costs related to the CRA's assisted activity?	\$193,500
3. Please indicate the sources and uses of funds for the project on the following table.	

Project Source(s) of Funding	Amount	Rate	Term
Bank Loan (specify)			
City funds			
CRA funds	\$193,500		
Company's current cash assets	\$93,000		
Owner equity (specify)	\$5,475,000		
Other (specify)			
Other (specify)			
Other (specify)			
Total Sources	\$5,761,500		
Select the Use(s) of Funds and the Amount Need for Each	Sources of Funds (Yes or No)	Amount	
Land Acquisition			
Real Property Acquisition		\$5,475,000	
Utility and road infrastructure improvements			
New construction of commercial and industrial buildings			
Rehabilitation of commercial and industrial buildings		\$215,000	
Purchase and installation of equipment and fixtures			
Other (specify)	soft cost	\$50,000	
Other (specify)	Contingency	\$21,500	
Other (specify)			
Total Uses		\$5,761,500	

NOTE 3: Other "uses" include Architectural/Engineering Fees, Application Fees, Permit Fees Impact Fees

BUSINESS INDEBTEDNESS: Furnish the following information on all outstanding installment debts, code and other liens, notes and mortgages payable that relate to this project. The present balances should agree with the latest balance sheet submitted (*use a separate sheet if necessary*).

To Whom Payable	Original Amount	Original Date	Present Balance	Rate of Interest	Maturity Date	Monthly Payment
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$

THE FOLLOWING ITEMS MUST BE COMPLETED AND SUBMITTED WITH YOUR APPLICATION

1. A business plan which describes the company mission, market analysis, applicant capacity, economic analysis and project feasibility, a brief history and description of the company (*including the founding of the company*), overview of operations, product information, customer base, method and areas of distribution, primary competitors and suppliers within the County.
2. A list of general and limited partners, officers, directors and shareholders of the company. Please provide a resume for all the principals and key management.
3. Corporate income tax returns for the last three years (*personal returns may also be requested*).
4. Two separate lists that detail the existing jobs on your payroll and the new jobs to be created (*within the list please provide the job title of each position, a brief description of each position, annual salary for existing and new positions and the industry average salary for those positions*).
5. If machinery and equipment are being purchased with CRA funds, provide a list of all the items to be purchased, with quotes on vendor's letterhead. Include a statement from the manufacturer, attesting to the economic life of the equipment.
6. If business is a franchise, include a copy of the franchise agreement;
7. Bank Commitment Letter detailing the conditions of the loan approval.
8. Copy of IRS determination letter as a non-profit organization (*required for all non-profit organizations only*).
9. Signed copy of resolution or minutes from the meeting of the governing body authorizing submission of the application (*required for all non-profit organizations only*).
10. Articles of Incorporation or Division of Corporations information identifying authorized signatories
11. Copy of the Property Deed (*if the applicant is the owner*)
12. Copy of By-Laws (*required for all non-profit organizations only*).
13. Please sign and submit *Statement of Personal History and Credit Check Release* (as attached).
14. If project involves construction, please provide a minimum of two (2) detailed cost estimates prepared by Architect/Engineer and/or General Contractor, preliminary plans and specifications, Architectural Illustration and photos of existing conditions.
15. Attach a street map showing the location of the proposed project, Property Folio number and Legal Description.
16. Preliminary Project Schedule.

The following items are also needed, if your funding request is \$500,000 or more
(*not applicable for Commercial Façade, Streetscape Enhancement and Property and Business Improvement Incentive requests*)

17. CPA audited corporate financial statements for the last three years (*Profit and Loss Statement and a Balance Sheet*).
18. If the most recent business return and/or financial statement is more sixty (60) days old, please submit a current Interim Financial Statement.
19. Three year financial pro formas which include operating statements, balance sheets, funding sources, and use details.
20. Ten year revenue and expense projection for the project
21. Copy of sales/purchase agreement when purchasing land or a building (*or an executed lease if applicable*).
22. Provide details regarding any credit issues, bankruptcies and lawsuits by any principal, owning 20% or more of the business.
23. The names of all affiliates and/or subsidiary companies, and their previous three (3) years financial statements and Interim Financial Statements if the financial statements are more than sixty (60) days old.
24. Letter from the Department of Sustainable Development (DSD) approving the proposed project with zoning and land use designations, and Plan Development Review number and comments.
25. Identification and qualifications of project development team (*i.e., attorney, engineer, architect, general contractor, etc.*).

26. Current Broward County Assessed Value, new capital investment dollars and total estimated new assessment when completed and placed into service.
27. Existing Leases, Lease commitments and tenant makeup (*if applicable*).
28. Copy of Environmental Report showing there are no Environmental issues (*if applicable*).
29. Copy of Appraisal Report (*if applicable*).

THE FOLLOWING ITEMS ARE REQUIRED AFTER CRA BOARD APPROVAL AND PRIOR TO EXECUTION OF AN AGREEMENT AND RELEASE OF FUNDS

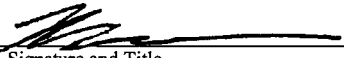
30. Evidence that all funds are in-place to fully fund the project.
31. A copy of the City approved project plans, contract with General Contractor and permits (Prior to Release of Funds)
32. Scope of work and all project costs
33. Copies of Insurance Certificates (Builders Risk/All Risk Policy, Commercial General Liability, Workers Compensation with the City of Fort Lauderdale and the Fort Lauderdale CRA listed as Additional Insured.

APPLICANTS CERTIFICATION

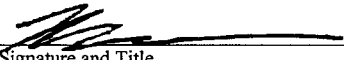
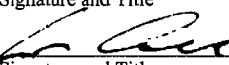
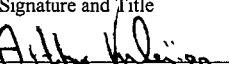
By my signature, I certify that I have read and understand the application, criteria, loan fees and program requirements. I further certify that all the information I (we) supplied is correct and accurate. All of the owners of the company/organization (*regardless of ownership percentage*) are aware of this loan and are in full agreement with the business securing financing for this project. My (our) signature(s) represent my (our) agreement to comply with City of Fort Lauderdale Community Redevelopment Agency, as it relates to this CRA funding request.

Each Proprietor, General Partner, Limited Partner and Business Owner, owning 20% or more must sign below. For all Non-Profit Organizations, all guarantors must be approved by City of Fort Lauderdale Community Redevelopment Agency.

Business Name: Queen Progress Investments Inc.

By: 	Director	April 24th, 2026
Signature and Title		Date

Guarantors:

	Director	April 24th, 2026
Signature and Title		Date
	Director	April 24th, 2026
Signature and Title		Date
	Director	April 24th, 2026
Signature and Title		Date
Signature and Title		Date
Signature and Title		Date

**Central City Area
Community Redevelopment Agency**

**APPLICATION REQUEST
SUPPLEMENTAL INFORMATION**

CRA Incentive Programs

Please select the incentive(s) you are applying for and insert the amount of funding assistance you are seeking:

☐ COMMERCIAL FAÇADE IMPROVEMENT PROGRAM	\$ _____
☒ PROPERTY AND BUSINESS IMPROVEMENT PROGRAM	\$ 193500.00
☐ STREETSCAPE ENHANCEMENT PROGRAM	\$ _____
☐ DEVELOPMENT INCENTIVE PROGRAM	\$ _____
☐ PROPERTY TAX REIMBURSEMENT PROGRAM	\$ _____

Please provide a supplement sheet responding to the following numbered questions:

1. Please describe your project.
2. What is the address, folio number and legal description of the property.
3. What is the existing and proposed use of the property? Please note that certain uses are not eligible for CRA assistance. This includes convenience stores, pawn shops, check cashing stores, tattoo parlors, massage parlors, liquor stores and other uses as may be determined by the CRA that are inconsistent with the CRA Community Redevelopment Plan. Please note that there will be restrictive covenants placed on the property for minimum of 5 years restricting use of the property to only those uses for which CRA funding was provided.
4. Are the proposed improvements to the property being made on behalf of a proposed tenant for the property. If so, please provide a copy of the lease agreement.
5. What is the zoning of the property?
6. Are you the property owner? Please provide a copy of the deed of the property. You must be the owner of the property to apply.
7. Is your project new construction or is it renovation?
8. What is the total capital investment of your project and what is your hard construction and soft cost? (While property acquisition cost is not an eligible CRA expense, it may be included in your total capital investment)
9. What is the current Broward County Assessed Value of the property?
10. Is there a mortgage on the property? Please provide OR Book and Page. Please note that CRA funding is in the form of a 0% interest forgivable loan, forgiven after 5 year of project completion secured by a first

mortgage or subordinate mortgage on the property. Projects receiving over \$225,000 in CRA assistance will be secured by a forgivable loan forgiven after 7 years to 10 years depending on the level of CRA funding. Other forms of security in lieu of a forgivable mortgage will be considered on a case by case basis.

11. Are there any other liens or pending liens on the property? Please provide OR Book and Page.
12. Are there any code violations on the property? Identify.
13. Is the property listed "For Sale." Please note that properties listed for sale may not apply for CRA program funding.
14. How many new permanent jobs will be created by the project? Please describe the jobs to be created and projected salaries.
15. What is the estimated construction commencement date of the project? Please note that no work is to commence on the project unless a Program Agreement is approved and fully executed between the CRA and the property owner and that work must commence within 90 days of CRA funding approval.
16. What is the estimated completion date of the project? Please note that all approved projects must be completed within a maximum of three (3) years.
17. Please provide proof of your matching funds (i.e. bank statement, line of credit, etc.) and identify other proposed forms of financing for your project.
18. Do you have general liability and fire and casualty insurance on the property? You will be required to demonstrate proof of insurance and may include bonding requirements as required by the City/CRA prior to commencement of work. The cost of insurance may be included as part of your total project cost funded by the program.
19. Have you previously received funding from the CRA? Explain.

If you are applying for funding from the Commercial Façade Improvement Program, Property & Business Improvement Program and/or Streetscape Enhancement Program, please also complete the following:

20. Do you have a detailed scope of work? If so, please include for CRA review and approval.
21. Do you have completed architectural drawings for the scope of work to be performed? Please include along with architectural illustration(s) of the proposed work, material specifications, color selections, etc. Please note that architectural cost may be included as part of your total project cost.
22. Have your project plans been submitted for City Development Review and/or permitting and if so what are the status of the plans and the plan review number? All work must be permitted and approved by the Building Official.
23. Do you have detailed, written contractor cost estimates? If so, please provide.
24. Have you selected a contractor from the attached City/CRA Approved Contractor List? Please note if your contractor is not on the City/CRA approved list, it may be possible to have your contractor become an approved CRA Contractor. He/She will need to complete the attached Contractor Application for consideration.
25. If you are applying for the Facade Program or Property and Business investment Program, and if you are not using a City /CRA Approved Contractor, you must secure two detailed licensed and insured contractor cost estimates and CRA funding is limited to 60% of the lowest cost estimate not to exceed \$50,000 which can only be funded on a reimbursement basis, rather than a direct payment to the contractor. In addition, all

projects over \$50,000 may be assigned a CRA Construction Review Specialist who will determine the scope of work to be funded and will secure contractor pricing for the project, manage funding request and provide general project oversight.

26. For Streetscape Enhancement Program projects, see additional requirements for projects in excess of \$300,000 as required by Florida Statute 255.20.

I Francesco Luccisano attest that the information is correct to the best of my knowledge. I further understand that the CRA program benefits are contingent upon funding availability and CRA approval and are not to be construed as an entitlement or right of a property owner/applicant. I further understand that I am responsible for providing all documentation required by The CRA.



Signature of Property Owner or Business Owner

Francesco Luccisano

Print Name

QUEEN PROGRESS INVESTMENTS INC.

Supplemental Questions Part A

1. **A business plan which describes the company mission, market analysis, applicant capacity, economic analysis and project feasibility, a brief history and description of the company (including the founding of the company), overview of operations, product information, customer base, method and areas of distribution, primary competitors and suppliers within the County.**

Yes. See attached.

Scope of project: The purpose of this project is to enhance the property with new improvements as the landlord will welcome a new quality business to the NE 13th Street community. This business tenant will bring new jobs and generate existing and new people to the area by the community visiting this business. This fulfills the community benefit by further eliminating slum & blight in this CRA redevelopment area.

This is a construction specific project to the interior of the Unit C space of the property. It will cover building/structural, mechanical, electrical, and plumbing improvements to the property. This includes new AC systems, bathrooms, a utility room, lighting, paint, and finish work.

2. **A list of general and limited partners, officers, directors and shareholders of the company. Please provide a resume for all the principals and key management.**

Yes. See attached.

3. **Corporate income tax returns for the last three years (personal returns may also be requested).**

See attached for tax returns.

4. **Two separate lists that detail the existing jobs on your payroll and the new jobs to be created (within the list please provide the job title of each position, a brief description of each position, annual salary for existing and new positions and the industry average salary for those positions).**

N/A - This is a landlord property renovation work project in anticipation of a new tenant to occupy the space in the future after the work is done.

5. **If machinery and equipment are being purchased with CRA funds, provide a list of all the items to be purchased, with quotes on vendor's letterhead. Include a statement from the manufacturer, attesting to the economic life of the equipment.**

N/A - Not Applicable

6. **If the business is a franchise, include a copy of the franchise agreement;**

N/A - Not Applicable

7. **Bank Commitment Letter detailing the conditions of the loan approval.**

N/A - Not Applicable

8. **Copy of IRS determination letter as a non-profit organization (required for all non-profit organizations only).**

N/A - Not Applicable

- 9. Signed copy of resolution or minutes from the meeting of the governing body authorizing submission of the application (required for all non-profit organizations only).**

N/A - Not Applicable

- 10. Articles of Incorporation or Division of Corporations information identifying authorized signatories.**

See attached.

- 11. Copy of the Property Deed (if the applicant is the owner).**

See attached.

- 12. Copy of By-Laws (required for all non-profit organizations only).**

N/A - Not Applicable

- 13. Please sign and submit Statement of Personal History and Credit Check Release (as attached).**

See Application.

14. If the project involves construction, please provide a minimum of two (2) detailed cost estimates prepared by Architect/Engineer and/or General Contractor, preliminary plans and specifications, Architectural Illustration and photos of existing conditions.

See attached.

15. Attach a street map showing the location of the proposed project, Property Folio number and Legal Description.

See attached.

16. Preliminary Project Schedule

July 2026 →	October 2026
• Landlord General Construction Work	• Landlord Work Completion

Supplemental Questions Part B

1. Please describe your project

The purpose of this project is to enhance the property with new interior improvements as the landlord is looking to secure a new quality business tenant to the NE 13th Street community. This business tenant will bring new jobs and welcome current and new people in the community to the area by visiting this location.

2. What is the address, folio number and legal description of the property.

- Property address
 - 603 NE 13th Street, Fort Lauderdale, FL 33304
- Folio Number:
 - 494235030040
- Legal Description:
 - H C BROCKS SUB 3-24 B LOTS 4 & 5 LESS R/W

3. What is the existing and proposed use of the property? Please note that certain uses are not eligible for CRA assistance. This includes convenience stores, pawn shops, check cashing stores, tattoo parlors, massage parlors, liquor stores and other uses as may be determined by the CRA that are inconsistent with the CRA Community Redevelopment Plan. Please note that there will be restrictive covenants placed on the property for minimum of 5 years restricting use of the property to only those uses for which CRA funding was provided.

Existing Use: Commercial - Mixed Use Warehouse & Office, Restaurant

Proposed Use: Commercial - Retail & Office, Restaurant

4. Are the proposed improvements to the property being made on behalf of a proposed tenant for the property. If so, please provide a copy of the lease agreement.

N/A - Not Applicable

5. What is the zoning of the property?

Community Business (CB)

6. Are you the property owner? Please provide a copy of the deed of the property. You must be the owner of the property to apply.

Yes. See attached.

7. Is your project new construction or is it a renovation?

This is a landlord property renovation work project.

8. What is the total capital investment of your project and what is your hard construction and soft cost? (While property acquisition cost is not an eligible CRA expense, it may be included in your total capital investment)

Total Capital Investment: \$6,500,000: This includes the property acquisition, prior improvements, and current projects with the other tenants. The itemization and breakdown of this is listed in page 3 of the CRA Application.

9. What is the current Broward County Assessed Value of the property?

Current Broward County Assessed/SOH Value: \$2,025,000

10. Is there a mortgage on the property? Please provide OR Book and Page. Please note that CRA funding is in the form of a 0% interest forgivable loan, forgiven after 5 year of project completion secured by a first mortgage or subordinate mortgage on the property. Projects receiving over \$225,000 in CRA assistance will be secured by a forgivable loan forgiven after 7 years to 10 years depending on the level of CRA funding. Other forms of security in lieu of a forgivable mortgage will be considered on a case by case basis.

N/A - Not Applicable

11. Are there any other liens or pending liens on the property? Please provide OR Book and Page.

No.

12. Are there any code violations on the property? Identify.

No.

13. Is the property listed "For Sale." Please note that properties listed for sale may not apply for CRA program funding.

No.

14. How many new permanent jobs will be created by the project? Please describe the jobs to be created and projected salaries.

N/A - This is a landlord property renovation work project.

15. What is the estimated construction commencement date of the project? Please note that no work is to commence on the project unless a Program Agreement is approved and fully executed between the CRA and the property owner and that work must commence within 90 days of CRA funding approval.

Estimated construction commencement date: July 1st, 2026

16. What is the estimated completion date of the project? Please note that all approved projects must be completed within a maximum of three (3) years.

Estimated construction completion date: October 31st, 2026

17. Please provide proof of your matching funds (i.e. bank statement, line of credit, etc.) and identify other proposed forms of financing for your project.

See attached.

18. Do you have general liability and fire and casualty insurance on the property? You will be required to demonstrate proof of insurance and may include bonding requirements as required by the City/CRA prior to commencement of work. The cost of insurance may be included as part of your total project cost funded by the program.

Yes.

19. Have you previously received funding from the CRA? Explain.

In the past, the former property owner received CRA funding for the other restaurant/cafe & streetscape ROW portions of the property, however they sold the property to the applicant within their 5-year restrictive covenant lien period and the former owner paid back all that past CRA funding they received in full to the CRA.

20. Do you have a detailed scope of work? If so, please include for CRA review and approval.

Yes. See attached contractor bids and project construction document plans. The lower priced contractor bid to be is currently a member of the CRA approved contractor's list. Their detailed bid in this submission explains the scope of work, along with a competing bid that came in priced higher for a second bid to be reviewed.

If you are applying for funding from the Commercial Façade Improvement Program, Property & Business Improvement Program and/or Streetscape Enhancement Program, please also complete the following:

21. Do you have completed architectural drawings for the scope of work to be performed? Please include along with architectural illustration(s) of the proposed work, material specifications, color selections, etc. Please note that architectural cost may be included as part of your total project cost.

Yes. See attached plans.

22. Have your project plans been submitted for City Development Review and/or permitting and if so what are the status of the plans and the plan review number? All work must be permitted and approved by the Building Official.

This is currently in initial processing with the city via master permit ID BLD-GEN-26050521.

23. Do you have detailed, written contractor cost estimates? If so, please provide.

Yes. See attached.

24. Have you selected a contractor from the attached City/CRA Approved Contractor List? Please note if your contractor is not on the City/CRA approved list, it may be possible to have your contractor become an approved CRA Contractor. He/She will need to complete the attached Contractor Application for consideration.

Yes. The lower cost bid in this package is from a CRA approved contractor.

25. If you are applying for the Facade Program or Property and Business investment Program, and if you are not using a City /CRA Approved Contractor, you must secure two detailed licensed and insured contractor cost estimates and CRA funding is limited to 60% of the lowest cost estimate not to exceed \$50,000 which can only be funded on a reimbursement basis, rather than a direct payment to the contractor. In addition, all projects over \$50,000 may be assigned a CRA Construction Review Specialist who will determine the scope of work to be funded and will secure contractor pricing for the project, manage funding request and provide general project oversight.

Acknowledged. We are applying for funding from the PBIP program within the CC CRA focus area.

26. For Streetscape Enhancement Program projects, see additional requirements for projects in excess of \$300,000 as required by Florida Statute 255.20.

N/A - Not Applicable

27. Provide owner affidavit if a tenant is applying for funding.

N/A - Not Applicable

Note - Landlord Property Improvement Project

List of all Jobs to be Created

Job Title	#	Brief Job Description	Annual Average Salary	Industry Average Salary	Experience/Education/Skills Required
N/A		N/A	N/A	N/A	N/A

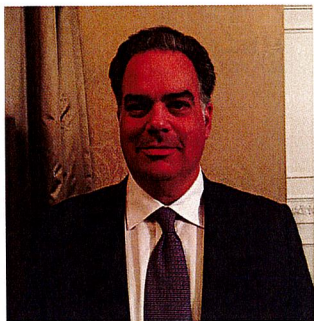
***USE ADDITIONAL SHEETS IF NECESSARY**

Queen Progress Investments Overview

About Us

With decades of experience in the acquiring, developing, and managing commercial property in the Greater Toronto area, Queen Progress Investments has expanded over the past years investing into the Fort Lauderdale commercial real estate market. We strive to bring quality projects with quality tenants to any local community we invest in.

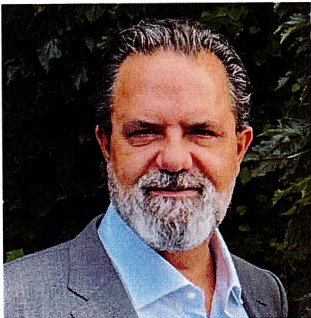
Our Principals



Frank Luccisano
Partner

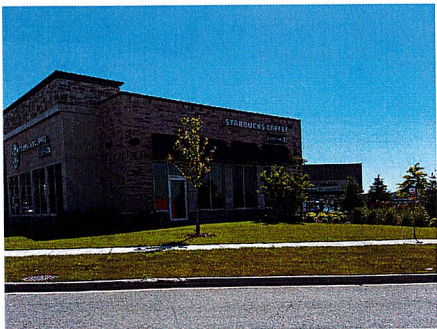
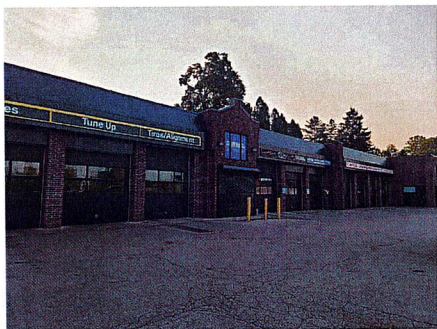


Arthur Kilajian
Partner



Leo Graci
Partner

Example Recent Projects



QUEEN PROGRESS GROUP PROPERTY HOLDINGS

Below is a list of some of our commercial properties in Toronto.

- 30 Kelfield Street, Toronto - 9322 sq ft office building
- 647 Wellington Road, London - 8700 sq ft retail plaza
- 663 Wellington Road, London - 8100 sq ft automotive plaza
- 15710 Robin's Hill, London - 20,000 sq ft industrial building
- 5 Beaumaris Drive, Brampton - 21,426 sq ft retail plaza
- 1957 Kennedy Road, Toronto - 29,462 sq ft retail plaza
- 64 Shaft Road, Toronto - 15,000 sq ft industrial building
- 89 Edilcan Drive, Concord - 18,000 sq ft industrial building
- 1155 Boundary Road, Oshawa - 27,479 sq ft industrial building



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation

QUEEN PROGRESS INVESTMENTS INC.

Filing Information

Document Number P22000018247
FEI/EIN Number 37-2037939
Date Filed 03/09/2022
State FL
Status ACTIVE

Principal Address

64 SHAFT ROAD
TORONTO, ONTARIO M9W 4M2 CA

Changed: 02/09/2023

Mailing Address

64 SHAFT ROAD
TORONTO, ONTARIO M9W 4M2 CA

Changed: 02/09/2023

Registered Agent Name & Address

SCHECTER, MARK S
101 NE 3RD AVE STE 1250
FT LAUDERDALE, FL 33301

Officer/Director Detail

Name & Address

Title Director

LUCCISANO, FRANK
337 WESTRIDGE DR
KLEINBERG, ONTARIO L0J 1C0 CA

Title Director

KILAJIAN, ARTHUR
72 HARRISON ROAD
TORONTO, ONTARIO M2L 1V8 CA

Title Director

GRACI, LEO
20 GREENWAY WALK
WOODBIDGE, ONTARIO L4L 2Y9 CA

Annual Reports

Report Year	Filed Date
2024	01/11/2024
2025	01/15/2025
2026	01/14/2026

Document Images

01/14/2026 -- ANNUAL REPORT	View image in PDF format
01/15/2025 -- ANNUAL REPORT	View image in PDF format
01/11/2024 -- ANNUAL REPORT	View image in PDF format
02/09/2023 -- ANNUAL REPORT	View image in PDF format
03/09/2022 -- Domestic Profit	View image in PDF format

Queen Progress Unit C Business Plan & Pro Forma

(in USD)	2026	2027	2028	2029	2030
Revenue					
Unit C Tenant	\$62,730	\$62,730	\$62,730	\$64,612	\$66,550
Unit C Tenant CAM Recovery	\$31,482	\$32,427	\$33,400	\$34,402	\$35,434
Total Income	\$94,212	\$95,157	\$96,130	\$99,014	\$101,984
Expenses					
Property Taxes	\$18,941	\$19,509	\$20,095	\$20,698	\$21,318
Insurance	\$9,975	\$10,274	\$10,583	\$10,900	\$11,228
Utilities	\$2,670	\$2,750	\$2,833	\$2,918	\$3,005
Management	\$2,744	\$2,827	\$2,912	\$2,999	\$3,089
Landscape	\$1,447	\$1,490	\$1,535	\$1,581	\$1,628
Repairs	\$470	\$485	\$499	\$514	\$529
Total Expenses	\$36,248	\$37,335	\$38,455	\$39,609	\$40,797
Net Operating Income	\$57,965	\$57,822	\$57,675	\$59,405	\$61,187

Queen Progress Investments Inc. was incorporated in 2022. With its' commercial property investments in Canada, since 2022 it has expanded into the USA with a current focus on property in Fort Lauderdale, FL. Its' goal is to attract quality commercial tenants to its' properties to bring growth to all involved in the community as a whole.

Location Map



603 NE 13 Street

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE BEFORE STARTING WORK. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK. CORRECTIONS OF THESE CONFLICTS ARE TO BE INCLUDED IN THE WORK AND IN THE PROPOSAL.
- CONTRACTOR SHALL OBTAIN LATEST SET OF DRAWINGS, INCLUDING ANY REVISIONS, BEFORE STARTING CONSTRUCTION.
- NO CHANGES OR SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
- DRAWINGS ARE TO BE ISSUED TO THE SUBCONTRACTORS IN COMPLETE SETS SO THAT ALL ARCHITECTURAL DETAILS AFFECTING THEIR WORK ARE INCLUDED.
- ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR IN THE FIELD. ANY MAJOR DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS UNLESS AUTHORIZED BY THE ENGINEER.
- THE ENGINEER RESERVES THE RIGHT TO REJECT ALL WORK THAT IS DEFECTIVE AND/OR OF POOR WORKMANSHIP OR WORK THAT DEVIATES FROM THE SPECIFICATIONS OF THESE DOCUMENTS.
- THIS OFFICE DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE INTERPRETATION OF THE PLANS BY OTHERS, UNLESS REQUESTED IN WRITING, AND IT IS GIVEN THE AUTHORITY TO CHECK AND APPROVE SHOP DRAWINGS.
- ALL SECTIONS AND DETAILS SHALL BE CONSIDERED TYPICAL AND APPLY FOR SIMILAR SITUATIONS THROUGHOUT THE PROJECT, UNLESS OTHERWISE SPECIFICALLY NOTED.
- CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES AND UTILITIES WHEN FOUND IN THE AREA OF WORK. ALL FINDINGS SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONTINUANCE

DEMOLITION NOTES

- REMOVE ALL EXISTING CONSTRUCTION AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK AS DEPICTED ON THE DRAWINGS, INCLUDING BUT NOT LIMITED TO ITEMS SHOWN ON THE PLANS WITH DASHED LINES. NECESSARY DISCONNECTS AND ALTERATIONS TO EXISTING MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INCLUDED. PATCH AD REQUIRED ALL CONSTRUCTION TO REMAIN IN ACCORDANCE WITH THE CONTRACT DRAWINGS. WHERE CONTRACTOR IS DESIGNATED TO MAKE REMOVALS, DISPOSITION OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. VERIFY WITH OWNER, THE DISPOSITION AND REMOVAL OF ANY COMPONENTS OF SALVAGEABLE VALUE.
- ALL REMOVALS, UNLESS SPECIFICALLY NOTED OR REQUESTED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR.
- REMOVE ONLY NON-LOAD BEARING CONSTRUCTION AND PARTITIONS. CONTRACTOR TO VERIFY PRIOR TO REMOVAL, THAT NO STRUCTURAL COMPONENTS, I.E. BEARING WALLS, BEAMS, HEADERS, ETC. SUPPORTING FLOOR, ROOF OR CEILING JOISTS ARE DESIGNATED FOR REMOVAL. CONTACT THE ARCHITECT PRIOR TO REMOVAL OF ANY CONSTRUCTION IN QUESTION OR DEVIATING FROM THE DESIGN INTENT. CONTRACTOR'S NON CONTACT OF ARCHITECT PRIOR TO REMOVAL OF ANY WORK INDICATED HIS COMPLETE UNDERSTANDING THAT NO LOAD BEARING OR STRUCTURAL WORK IS BEING ALTERED UNDER THIS CONTRACT.
- PATCH ALL FINISHES TO MATCH EXISTING, INCLUDING BUT NOT LIMITED TO, GYPSUM BOARD, PLASTER, ACOUSTIC SYSTEMS, WOOD TRIM, COVERS, BASE, FINISHES, RAILS AND PANELS, EXISTING WAINSCOT. VERIFY MATCH OF NEW FINISH MATERIALS TO EXISTING IN COLOR, TEXTURE, PROVIDE OTHER MATERIALS, TO MATCH EXISTING WHEN REQUIRED TO BE APPROVED BY OWNER.
- PATCH EXISTING WALLS GYPSUM DRYWALL OR PLASTER TO MATCH EXISTING OF SUFFICIENT THICKNESS TO MAINTAIN UNIFORM WALL THICKNESS.
- WHERE APPLICABLE LEVEL ALL EXISTING FLOORS AS REQUIRED TO RECEIVE NEW FLOOR FINISHES. INSTALL REQUIRED TRANSITION PIECES BETWEEN VARIOUS FLOOR FINISHES SUITABLE FOR CONDITIONS AND ACCEPTABLE TO THE OWNER MATCH EXISTING WHEREVER POSSIBLE.

CEILING AND SOFFIT HEIGHT NOTE

- NEW CEILING AND SOFFIT HEIGHTS SHALL BE 7'-6" MIN. ABOVE FINISH FLOOR IN COMPLIANCE WITH 701.3 FBCE.

FIRE PREVENTION NOTES

- ALL LIFE SAFETY SYSTEMS SHALL REMAIN OPERATIONAL DURING DEMO AND CONSTRUCTION.
- ALL FIRE/SMOKE RATED CONSTRUCTION INCLUDING FIRE-SAFING WILL BE MAINTAINED.
- ANY DAMAGE CAUSED TO THE FIRE/SMOKE RATED ASSEMBLIES DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY RESTORED.

FLAME SPREAD NOTE

- FLAME SPREAD FOR WALL CEILING FINISHES MAX. 200. SOME DEVELOPED MAX. TO COMPLY WITH 450 FBC 2023 R 302.9 AND FLAME SPREAD FOR INSULATION MAX. 25, SMOKE DEVELOPED MAX. 450 TO COMPLY FBC 2023 R 302.10.

HALLWAY NOTE

- AS PER FBCR 311.6 ALL HALLWAYS SHALL BE MIN 3'-0" MIN. THIS PLAN IS COMPLYING WITH HTIS REQUIREMENTS.

INTERIOR FINISHES NOTE

- INTERIOR WALL, CEILING, FLOOR, DECORATIONS AND TRIM SHALL COMPLY WITH FBC CHAPTER 8.
- THE CLASSIFICATION OF THE INTERIOR WALL AND CEILING FINISH MATERIALS IS CLASS C: FLAME SPREAD INDEX 76-200; SMOKE-DEVELOPED INDEX 0-450.
- INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS SHALL NOT BE LESS THAN CLASS II (0.22 WATTS/CM2 OR GREATER AS PER NFPA 253.
- CURTAINS, DRAPERIES, HANGING AND OTHER DECORATIVE MATERIALS SUSPENDED FROM WALLS AND CEILINGS SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF NFPA 701 IN ACCORDANCE OF SECTION 808.2 OR BE NONCOMBUSTIBLE.

SEPARATE PERMIT

- EXTERIOR DOORS & WINDOWS, ROOF TRUSSES, WATERPROOFING MEMBRANE UNDER SEPARATE PERMIT

NOTE

- CONTRACTOR TO CHECK ALL THE PLANS BEFORE STARTING THE JOB. ANY DISCREPANCIES FOUND ON THE PLANS AND JOB SITE CONDITION HAS TO BE SENT TO ENGINEER IN WRITING BY EMAIL TO BE INVESTIGATED BEFORE STARTING THE JOB.
- CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES AND UTILITIES WHEN FOUND IN THE AREA OF WORK. ALL FINDINGS SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONTINUANCE.

GLAZING NOTE

- GLAZING IN FIXED OR OPERABLE PANEL ADJACENT TO OR WITHIN 48" FROM EDGE OF DOOR AND WHERE BOTTOM EDGE OF GLAZING IS LESS THAN 60" ABOVE FLOOR SHALL BE SAFETY GLASS CAT I IF LITE IS LESS 9 SQ. FT.
- IF GLAZING IS MORE THAN 9 SQ. FT. GLASS CAT II SHALL BE PROVIDED AS PER FBCR308.4.1.

LEVEL NOTE

- MAX 1/2" DIFFERENCE ON LEVEL AT ANY FLOOR LEVEL.

FIRE ALARM NOTE

- THIS IS A NON PROTECTED FIRE ALARM SYSTEM BUILDING.

FIRE SPRINKLER

- THIS IS A NON PROTECTED FIRE SPRINKLER SYSTEM BUILDING.

Building Data	
Folio #	494235830040
Address	603 NE 13 STREET FORT LAUDERDALE, 33304
Legal Description	H C BROCKS SUB 3-24 B LOTS 4 & 5 LESS R/W
Floors	1
Type of Construction	II-B
Code Reference	
Florida Building Code 2023 8th Edition	
National Electric Code 2020	
Florida Fire Prevention Code 2023 8TH EDITION	
Level of Alteration: II	
Zoning Data	Sq. Ft.
AREA OF WORK	850
Scope of Work	
SHELL PERMIT:	
FUTURE TENANT BUILDOUT TO BE DONE UNDER SEPARATE PERMIT	
NEW DRYWALL OVER EXISTING CONCRETE BLOCK WALLS	
NEW PLUMBING FIXTURES AS PER LAYOUT	
NEW DOORS	
NEW WINDOWS	
NEW PARTITION WALLS AS PER LAYOUT	
NEW AC SYSTEM AS PER LAYOUT	



1 LOCATION PLAN




Calc Engineering
CALC ENGINEERING
www.calceng.com
2000 NW 89th PL. # 102
DORAL, FL 33172
Phone: (305) 888-9955
ENGINEERING BUSINESS
CA CERTIFICATION: 32566
MASCOD HAJALI P.E.
LIC #82038

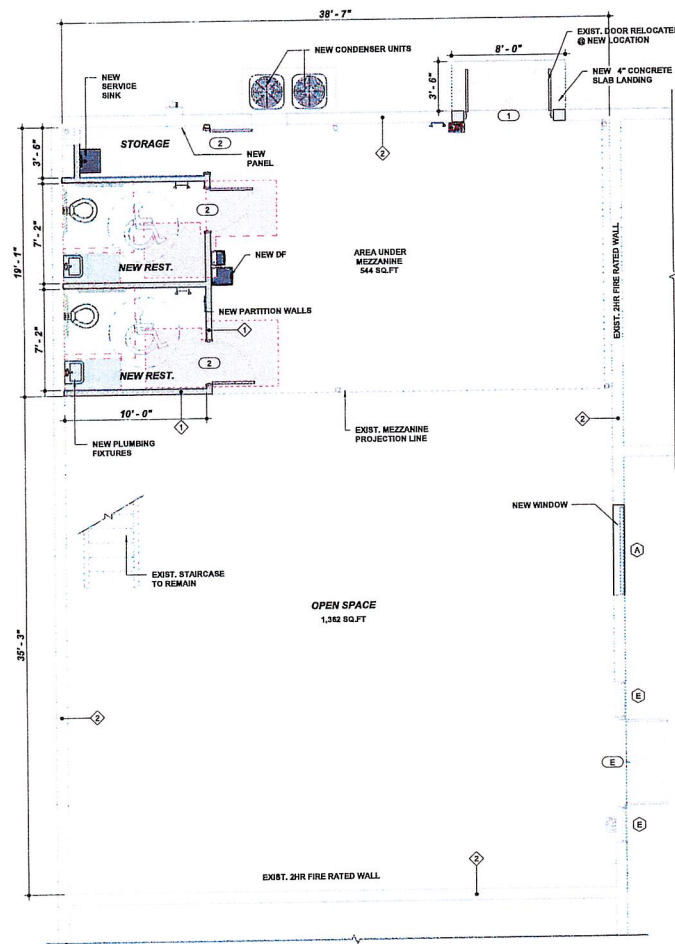
SHELL PERMIT @

603 NE 13 STREET
FORT LAUDERDALE, 33304

Revision #	Description	Date

ARCHITECTURAL NOTES

Date 12/18/24
Project Number 24868
Sheet A1
Scale 1/4" = 1'-0"
Draw by Author

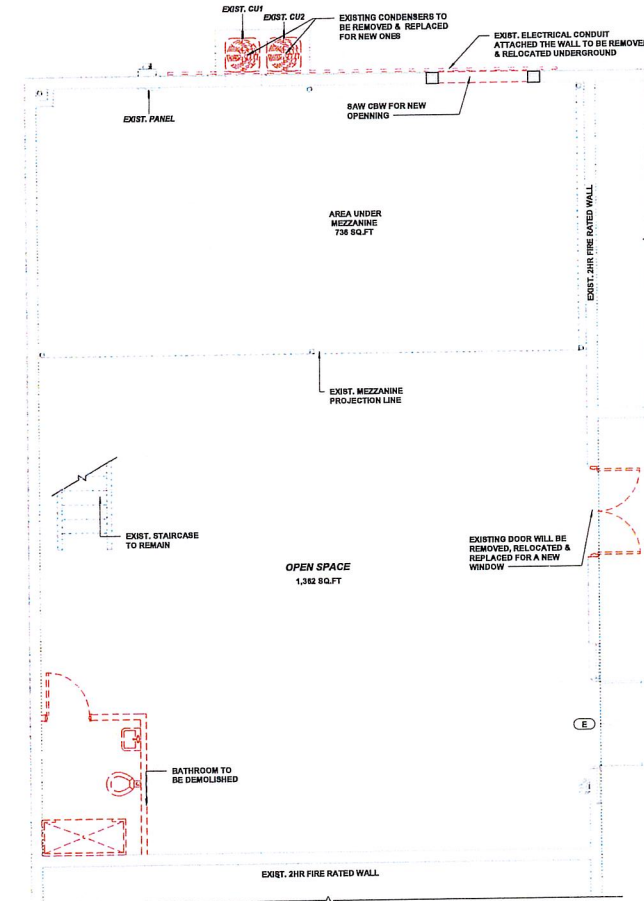


NOTE

- ALL EXISTING DRYWALL SHALL BE REMOVED AND REPLACED ON ALL PERIMETER WALLS OF THE UNIT. NEW WALL ASSEMBLIES SHALL BE INSTALLED TO MAINTAIN A MINIMUM 1-HOUR FIRE-RATED CONSTRUCTION, AS REQUIRED BY CODE.

Door Schedule						
Type Mark	Operation	Frame Material	Width	Height	Zone-4	Zone-5
1	SWING	SOLID CORE	72"	84"		
2	SWING	HOLLOW CORE	36"	80"		

Window Schedule					
Type Mark	Family	Width	Height	Zone 4	Zone 5
A	Window Fixed	72" x 84"	80"		
B	Window Fixed	36"	28"		



LEGEND

- DEMO
- EXIST. WALL TO REMAIN
- NEW PARTITION WALL
- DOOR TAG
- WALL TAG
- WINDOW TAG



Calc Engineering

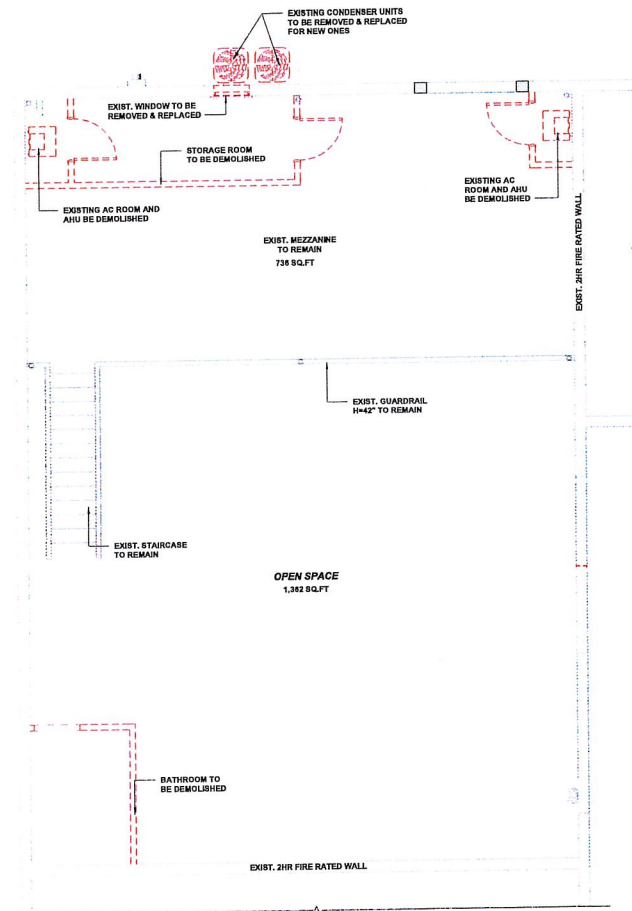
CALC ENGINEERING
www.calceng.com
2000 NW 89th PL. # 102
DORAL, FL 33172
Phone: (305) 898-9995
ENGINEERING BUSINESS
CA CERTIFICATION: 32568
MASOOD HAJALI P.E.
LIC #82038

SHELL PERMIT @
603 NE 13 STREET
FORT LAUDERDALE, 33304

Revision #	Description	Date

FLOOR PLAN

Date 12/10/24
Project Number **24868**
Sheet **A2**
Scale 1/4" = 1'-0"
Draw by Author

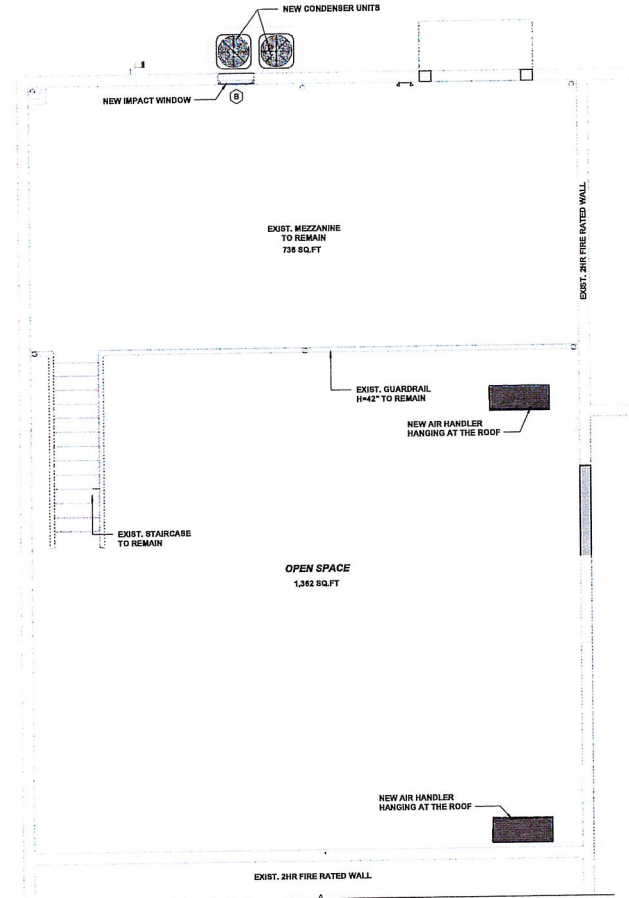
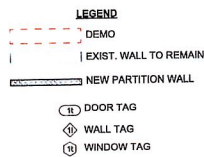


1 DEMO MEZZANINE FLOOR PLAN

1/4" = 1'-0"

NOTE

ALL EXISTING DRYWALL SHALL BE REMOVED AND REPLACED ON ALL PERIMETER WALLS OF THE UNIT. NEW WALL ASSEMBLIES SHALL BE INSTALLED TO MAINTAIN A MINIMUM 1-HOUR FIRE-RATED CONSTRUCTION, AS REQUIRED BY CODE.



2 PROPOSED MEZZANINE FLOOR PLAN

1/4" = 1'-0"



Calc Engineering

CALC ENGINEERING
www.calceng.com
2000 NW 89th PL # 102
DORAL, FL 33172
Phone: (305) 898-9995
ENGINEERING BUSINESS
CA CERTIFICATION: 32566
MASOOD HAJALI P.E.
LIC #82038

SHELL PERMIT @
603 NE 13 STREET
FORT LAUDERDALE, 33304

Revision #	Description	Date

FLOOR PLAN

Date: 12/10/24
Project Number: **24868**
Sheet: **A2.1**
Scale: 1/4" = 1'-0"
Draw by: Author

LEGEND	
SYMBOL	DESCRIPTION
	EMERGENCY LIGHT
	EXIT SIGN
	FIRE EXTINGUISHER
	PATH OF TRAVEL

INTERIOR WALL AND CEILING FINISH CLASSIFICATION		
BY OCCUPANCY GROUP E (NONSPRINKLERED)		
SURFACE	AREA	FLAME SPREAD RATING
WALLS/CEILING	CATEGORIES FURTS AND GRT	CLASS A (FLAME SPREAD RATING 0-25, SMOKE DEVELOPED 100-200)
WALLS/CEILING	CATEGORIES 4 ENCLOSURE	CLASS B (FLAME SPREAD RATING 26-75, SMOKE DEVELOPED 210-450)
WALLS/CEILING	WALLS/CEILING	CLASS C (FLAME SPREAD RATING 76-200, SMOKE DEVELOPED 460-900)
EXTERIOR WALLS/CEILING	EXTERIOR WALLS/CEILING	CLASS D (FLAME SPREAD RATING 210-450, SMOKE DEVELOPED 910-1,200)
EXTERIOR WALLS/CEILING SHALL COMPLY WITH THE FLAME SPREAD CLASSIFICATION PER THE TABLES.		
EXTERIOR WALLS/CEILING SHALL COMPLY WITH THE FLAME SPREAD CLASSIFICATION PER THE TABLES.		

1028.7 TRAVEL DISTANCE

- EXITS AND AISLES SHALL BE LOCATED SO THAT THE TRAVEL DISTANCE TO AN EXIT DOOR SHALL NOT BE GREATER THAN 200 FEET (60 960 mm) TRAVEL IN NON SPRINKLERED BUILDINGS. TRAVEL DISTANCE SHALL NOT BE MORE THAN 250 FEET (76 200 mm) IN SPRINKLERED BUILDINGS. WHERE AISLES ARE PROVIDED FOR SEATING, THE DISTANCE SHALL BE MEASURED ALONG THE AISLES AND AISLE ACCESS WAY WITHOUT TRAVEL OVER OR ON THE SEATS.
- THE CLEAR WIDTH OF THE MEANS OF EGRESS SHALL PROVIDE SUFFICIENT CAPACITY IN ACCORDANCE WITH ALL OF THE FOLLOWING, AS APPLICABLE:

AT LEAST 0.3 INCH (7.6 mm) OF WIDTH FOR EACH OCCUPANT SERVED SHALL BE PROVIDED ON STAIRS HAVING RISERS HEIGHTS 7 INCHES (178 mm) OR LESS AND TREAD DEPTHS 11 INCHES (279 mm) OR GREATER, MEASURED HORIZONTALLY BETWEEN TREAD NOSINGS.

FIRE EXTINGUISHER NOTES:

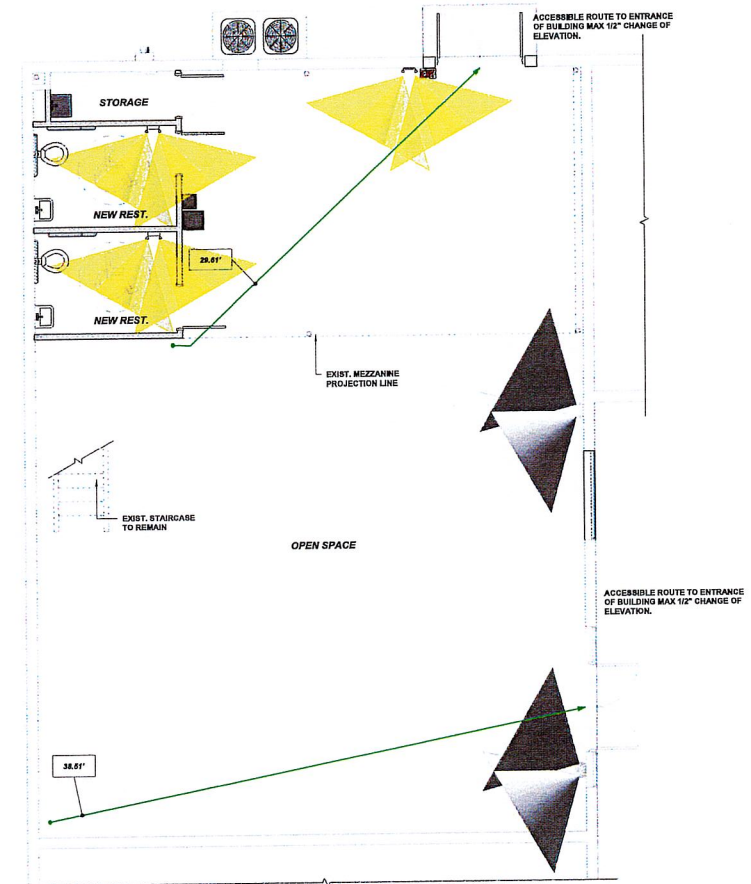
- THE FIRE EXTINGUISHERS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION STANDARD "PORTABLE FIRE EXTINGUISHER" N.F.P.A.-10.
- THE MOUNTING HARDWARE (SCREWS, RIVETS, ETC.) SHALL BE OF THE PROPER TYPE AND SIZE TO ASSURE A POSITIVE MOUNTING.
- THE FIRE EXTINGUISHER(S) SHALL BE MOUNTED IN ORDER THAT THE TOP IS BETWEEN 3.5 FEET AND 5 FEET ABOVE FINISHED FLOOR. IF A DETAIL IS INCLUDED IN THE PLANS, REFER TO THE DETAIL.
- A MINIMUM OF ONE (1) ABC TYPE "2-A" RATED FIRE EXTINGUISHER SHALL BE PROVIDED FOR EACH 2,500 S.F. WITH A MAXIMUM TRAVEL DISTANCE OF 75 FEET.
- PLASTIC VALVES ARE NOT ACCEPTABLE.
- SIGNAGE SHALL BE PROVIDED AS PER N.F.P.A.-10.

LIFE SAFETY PLAN DESIGN CRITERIA

- THE PLAN IS DESIGNED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101, LIFE SAFETY CODE; NFPA 1, FIRE PREVENTION CODE FLORIDA SPECIFIC EDITION; AND ADOPTED NFPA STANDARDS.

NOTE

- BATHROOM DOORS LOCK SHALL PERMIT OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. THE OPENING DEVICE SHALL BE READILY ACCESSIBLE TO THE STAFF AS PER FBCB 466.3. "32" MIN. CLEAR WIDTH SHALL BE PROVIDED AS PER - FBC 1010.1.1.
- DOUBLE DOORS, ONE LEAF SHALL COMPLY WITH MINIMUM WIDTH. "HARDWARE SHALL COMPLY WITH FBCA, NO TIGHT GRASPING OR TWISTING- FBC 1008.1.5.1. HARDWARE HEIGHT MIN. 36" MAX. 48" A.F.F. - FBC 1008.1.5.2. "PANIC HARDWARE REQUIRED ON DOORS FOR GROUP E WITH OCCUPANCY OF 50 OR MORE - FBC 1010.1.10.
- MAX. CHANGE IN ELEVATION IN ALL EXTERIOR DOORS IN ACCORDANCE WITH FFPC 101:7.2.1.3.



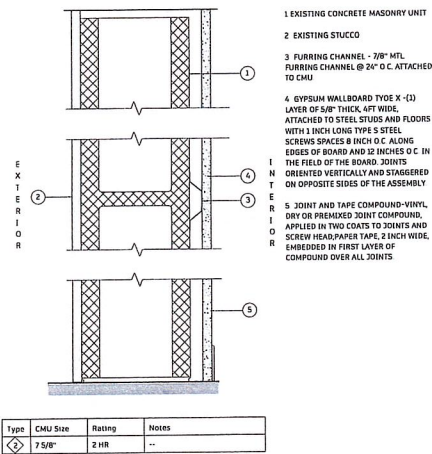
LSP
1/4" = 1'-0"

Calc Engineering
CALC ENGINEERING
www.calceng.com
2000 NW 89th PL # 102
DORAL, FL 33172
Phone: (305) 898-8895
ENGINEERING BUSINESS
CA CERTIFICATION: 32568
MASOOD HAJALI P.E.
LIC #82038

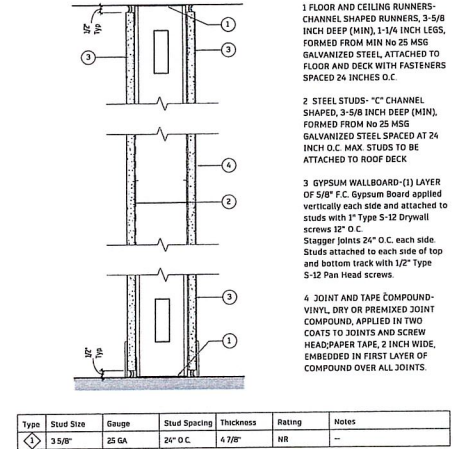
SHELL PERMIT @
603 NE 13 STREET
FORT LAUDERDALE, 33304

Revision #	Description	Date

LSP
Date 12/10/24
Project Number 24868
Sheet A3
Scale 1/4" = 1'-0"
Draw by Author



2 WALL TYPE 2



1 WALL TYPE 1



Calc Engineering
 CALC ENGINEERING
 www.calceng.com
 2000 NW 89th PL. # 102
 DORAL, FL 33172
 Phone: (305) 898-9995
 ENGINEERING BUSINESS
 CA CERTIFICATION: 32566
 MASOOD HAJALI P.E.
 LIC #82038

SHELL PERMIT @

603 NE 13 STREET
 FORT LAUDERDALE, 33304

Revision #	Description	Date

DETAILS

Date 12/10/24
 Project Number 24868
 Sheet A4
 Scale 3" = 1'-0"
 Draw by Author

1. THE NATURE OF THIS CONTRACT INVOLVES REMEDIATION OF EXISTING FACILITIES. THE ELECTRICAL CONTRACTOR, PRIOR TO BID, SHALL INSPECT THE EXISTING CONDITIONS AT THE JOB SITE AND ACQUAINT HIMSELF WITH THE CONDITIONS THAT WILL AFFECT HIS WORK.
2. WORK SHALL BE PERFORMED TO MEET THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (N.E.C) 2020, FLORIDA BUILDING CODE 2023 8TH EDITION, LOCAL AND STATE CODES AND STANDARDS.
3. SHALL COMPLY WITH FLORIDA FIRE PREVENTION CODE 8TH EDITION.
4. ALL WIRING SHALL BE COPPER (CU) THIN INSULATION IF ALUMINUM WIRING ARE USED.

B. A PREVENTIVE MAINTENANCE PLAN IS NECESSARY TO ENSURE A RELIABLE SERVICE INCLUDING VISUAL INSPECTIONS AND TESTS FOR SPICES AND CONNECTION POINTS. (CORROSION AND TIGHTNESS PRINCIPALLY). INSPECTION INTERVALS OF 2 YEARS MAXIMUM ARE STRONGLY RECOMMENDED.

5. PRIOR TO INSTALLATION OF ROUGH ELECTRICAL WIRING, CHECK NAMEPLATE DATA OF ALL EQUIPMENT FOR REQUIRED VOLTAGES, MINIMUM CIRCUIT AMPACITY, AND OVERCURRENT PROTECTION.

7. ALL NEW CONDUCTORS SHALL BE RUN IN CONDUIT (METALLIC TYPE)

8. IF PVC CONDUITS ARE USED FOR UNDERGROUND FEEDERS, A GROUNDCING

CONDUCTOR SIZED IN ACCORDANCE WITH N.E.C. 250-122 MUST BE
INSTALLED AND CONDUIT SIZE INCREASED AS REQUIRED.

COMPLETED REFLECTING ALL CHANGES AND ADDITIONS FOR NEW CIRCUITS.

REQUIRED FOR THE INSTALLATION. ELECTRICAL CONTRACTOR TO FIND THE BEST POSSIBLE ROUTE FOR ALL CIRCUITS.

SERVICE. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE A FUNCTIONING SYSTEM.

13. ALL ELECTRICAL LIGHTING FIXTURES & RECEPTACLES ARE EXISTING TO REMAIN UNLESS OTHERWISE SPECIFIED.

14. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH ARCHITECT/OWNER TO FIELD VERIFY INSTALLATION FOR OUTLETS AND LIGHTING FIXTURES.

15. BEFORE INSTALLING FLOOR OUTLETS CONTRACTOR SHALL COORDINATE EXACT LOCATION OF RECEPTACLES / LIGHTING FIXTURES WITH OWNER.

TO: PURVEYOR OF DE VUEZ HYDRE, PRODUTY BY THEO. WILSON

1. WITHIN THE AREA IDENTIFIED, UNLESS SPECIFICALLY NOTED OTHERWISE, CONTRACTOR SHALL DISCONNECT AND REMOVE ALL EXISTING UNDESIRABLE ELECTRICAL EQUIPMENT INCLUDING BUT NOT LIMITED TO LIGHT FIXTURES, WIRING DEVICES, PANELBOARDS, MOTOR CONNECTIONS AND ASSOCIATED CONTROLS, ETC. REMOVE ALL UNUSED WIRING COMPLETELY, INCLUDING CONDUIT AND CONDUCTORS BACK TO POWER SOURCE OR NEXT ACTIVE OUTLET. WHERE CONDUIT IS NECESSARY, REMOVE EXISTING CONDUCTORS AND CUT BACK CONDUIT FLUSH WITH SLIP OF WIRE. WHERE EXISTING WIRING IS NECESSARY TO MAINTAIN CONTINUITY OF SERVICE, EXTERIORS OUTSIDE OF THE AREA BY NATURE OF THE ORIGINAL INSTALLATION, CONTRACTOR SHALL MOODY EXISTING WIRING AS REQUIRED TO MAINTAIN CONTINUITY OF EXISTING CIRCUITRY SUCH THAT NO EQUIPMENT TO REMAIN IS LEFT WITHOUT SERVICE.

2. SALVAGED MATERIALS, EQUIPMENT, AND LIGHT FIXTURES SHALL BE DELIVERED TO THE OWNER AT HIS PROPERTY AND STORED WITHIN THE BUILDING WHERE DIRECTED. ANY REMOVED MATERIALS OR EQUIPMENT WHICH THE OWNER DOES NOT WISH TO KEEP SHALL BE DISPOSED OF BY THE CONTRACTOR, WITHOUT ADDITIONAL COST TO THE OWNER.

3. THE CONTRACTOR SHALL VISIT THE SITE AND EXAMINE THE EXISTING CONDITIONS PRIOR TO COMMENCING WORK AND SHALL NOTIFY THE ARCHITECT AND/OR ENGINEER IF A CONDITION EXISTS WHICH PREVENTS HIM FROM ACCOMPLISHING THE WORK INDICATED AND INTENDED BY THESE DRAWINGS.

4. PRIOR TO BID, THE EXTENT AND UNDERSTANDING OF THE WORK TO BE PERFORMED SHALL BE CLEARLY ESTABLISHED SUCH THAT NO ADDITIONAL COSTS WILL BE INCURRED BY THE OWNER. ANY WORK, OTHER THAN AS DESCRIBED ON ANY ITEM OR SYSTEMS SHALL BE QUALIFIED WITH THE BID THESE DRAWINGS REQUIRED TO PROVIDE AND INSTALL.

5. PRIOR TO COMMENCING WORK, CONTRACTOR SHALL DISCONNECT POWER IN THE DEMOLITION AREA INCLUDING POWER FOR THE LOW-VOLTAGE SYSTEMS SUCH AS FIRE ALARM, CONTROL WIRING, ETC.

6. CONTRACTOR SHALL EXERCISE EXTREME CAUTION DURING DEMOLITION WORK. EXISTING FEEDERS AND PANELS ARE SHOWN SCHEMATIC FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL VERIFY IN FIELD.

7. CONTRACTOR SHALL PROVIDE TEMPORARY POWER WHERE REQUIRED DURING DEMOLITION AND CONSTRUCTION SCOPE OF WORK.

8. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE SERVICE INTERRUPTIONS WITH THE OWNER AND GENERAL CONTRACTOR.

- ALL NEW OUTLETS SHALL BE TAMPER RESISTANCE DEVICES AS PER NEC 2020 408.12
- A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH - EFFICIENCY LAMPS OR A MINIMUM OF 75% INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH - EFFICIENCY LAMPS TO COMPLY WITH FBC #0401
- LIGHT FIXTURES FOR CLOTH CLOSETS TO COMPLY WITH NEC 410.16
- 90% OF THE LAMPS SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS/W OR NOT LESS

- RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE OF NOT MORE THAN 2.0 CFM (0.944 L/S) WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AT A 1.57 PSF (75 PA) PRESSURE DIFFERENTIAL. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND INTERIOR WALL OR CEILING COVERING.

1. NEW LIGHTING AND POWER AT NEW RESTROOM AS PER LAYOUT
2. NEW POWER FOR NEW AC UNITS AS PER LAYOUT
3. NEW ELECTRICAL PANEL A (UNIT C)

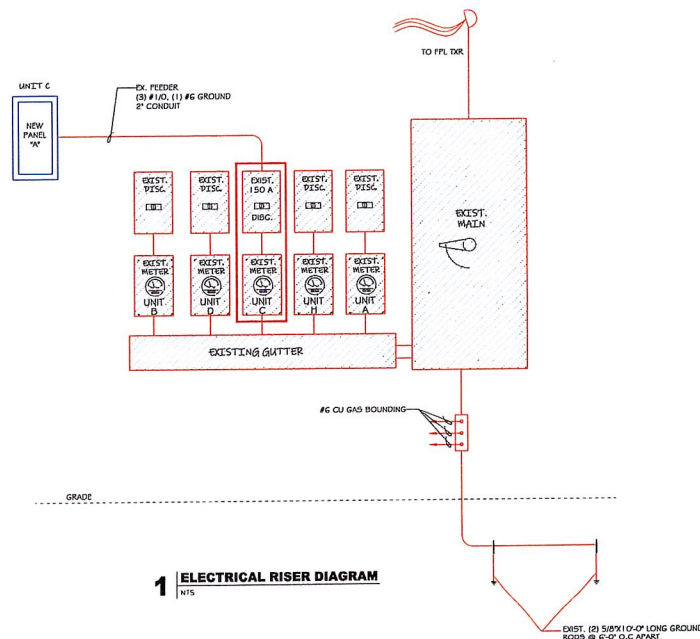
* ALL NEW, EXTENDED OR MODIFIED CIRCUITS SHALL BE AFCI (ARC FAULT CIRCUIT INTERRUPTER) PROTECTION IN ACCORDANCE WITH 2020 EDITION OF THE N.E.C. 210.12b

* ALL SMOKE DETECTORS SHALL BE 120V WITH BATTERY BACKUP, HARDWIRED AND INTERCONNECTED AND LOCATED 36" MIN FROM ANY GAS SUPPLY.

CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES AND UTILITIES WHEN FOUND IN THE AREA OF WORK. ALL FINDINGS SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONTINUANCE.

CONTRACTOR TO CHECK ALL THE PLANS BEFORE STARTING THE JOB ANY DISCREPANCIES FOUND ON THE PLANS AND JOB SITE CONDITION HAS TO BE SENT TO ENGINEER IN WRITING BY EMAIL TO BE INVESTIGATED BEFORE STARTING THE JOB

NEW LOAD CENTER "A" - UNIT C				120/240/1/60 150 AMP 10,000 AIC		NEMA 1 3W			
KVA	TRIP POLE	WIRE	DESCRIPTION	CKT	CKT	DESCRIPTION	WIRE	TRIP POLE	KVA
7.35	50/2	6	ANH-1	1	2	ANH-2	6	80/2	7.35
-	20/1	10	GENERAL RECEPTACLES	3	4	GENERAL LIGHTS	12	20/1	-
-	20/1	12	GENERAL LIGHTS	7	8	TANKLESS WATER HEATER	8	40/2	-
-	20/1	12	GENERAL RECEPTACLES	9	10	GENERAL RECEPTACLES	12	20/1	-
4.34	80/2	10	CU-1	11	12	CU-2	10	20/2	4.34
-	20/1	12	GENERAL LIGHTS	13	14	*DRINKING FOUNTAIN	10	20/2	1.4
1.50	20/1	12	GFI EXTENSION RECEPTACLES WP	17	18	SPACE	20	SPACE	1.50
-	20/1	12	* EXTERIOR LIGHTS	20	21	SPACE	20	SPACE	-
-	20/1	12	LIGHTS AT NEW RESTROOMS	21	22	SPACE	20	SPACE	-
1.50	20/1	12	** GFC RECEPTACLES AT NEW RESTROOMS	23	24	SPACE	20	SPACE	1.50
			SPACE	25	26	SPACE	20	SPACE	
			SPACE	27	28	SPACE	20	SPACE	
			SPACE	29	30	SPACE	20	SPACE	
MAIN DISC 150 AMPS FEDDER 3) #10 THWN & 1) #6 GND IN "C" CONDUIT				*AIRC FAULT CIRCUIT **AIRC FAULT + GFI CIRCUIT					



1 ELECTRICAL RISER DIAGRAM

Field Department official use space



SHELL PERMIT @
603 NE 13 STREET
FORT LAUDERDALE,
FL 33304

[illegible]

ELECTRICAL GENERAL NOTES

Date	12/23/25
Project Number	

25868

E-1

As Shown	HH
----------	----

DESIGN IS BASED ON FBC 2023, 8TH EDITION

1. THE ABBREVIATION "A.C." USED HENCEFORTH IN THIS GENERAL AIR CONDITIONING SPECIFICATION SHALL BE CONSTRUED TO MEAN AIR CONDITIONING CONTRACTOR.

11. THE A.C. SHALL BE A LICENSED MECHANICAL CONTRACTOR

1. CLEAN UP OF SITE: UPON COMPLETION OF THE PROPOSED WORK, THE PERMIT HOLDER SHALL LEAVE THE SITE CLEARED OF RUBBISH, DEBRIS, CONSTRUCTION WASTE OR MATERIALS OF CONSTRUCTION. IN THE EVENT

- ## GUARANTEE

- DUCTWORK NOTES**

- ### MECHANICAL SCOPE OF WORK

- NOTE :**

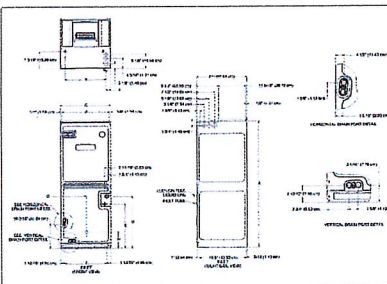
NOTE :

AIR - CONDITIONING SCHEDULE

Brand: GOODMAN
Model: AMVT42CP1300 : AHU-1 & AHU-2

	ASUS 2014/15	ASUS 2015/16	ASUS 2016/17	ASUS 2017/18	ASUS 2018/19	ASUS 2019/20	ASUS 2020/21
Revenue (M\$)	21,000	30,000	35,700	36,000	41,000	48,000	50,000
Costs							
Operating	10	10	10	10	10	10	10
SG&A	5	5	5	5	5	5	5
R&D	5	5	5	5	5	5	5
Interest	5	5	5	5	5	5	5
Income Tax	5	5	5	5	5	5	5
Depreciation	5	5	5	5	5	5	5
Goodwill	5	5	5	5	5	5	5
Other	5	5	5	5	5	5	5
Total	35	35	35	35	35	35	35
Profit	16,000	25,000	30,700	31,000	36,000	43,000	45,000
Operating Profit	10,000	15,000	18,000	18,000	21,000	25,000	26,000
SG&A	5,000	5,000	5,000	5,000	5,000	5,000	5,000
R&D	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Interest	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Income Tax	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Depreciation	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Goodwill	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Other	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Total	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Profit	16,000	25,000	30,700	31,000	36,000	43,000	45,000
Operating Profit	10,000	15,000	18,000	18,000	21,000	25,000	26,000
SG&A	5,000	5,000	5,000	5,000	5,000	5,000	5,000
R&D	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Interest	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Income Tax	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Depreciation	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Goodwill	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Other	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Total	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Profit	16,000	25,000	30,700	31,000	36,000	43,000	45,000
Operating Profit	10,000	15,000	18,000	18,000	21,000	25,000	26,000
SG&A	5,000	5,000	5,000	5,000	5,000	5,000	5,000
R&D	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Interest	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Income Tax	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Depreciation	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Goodwill	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Other	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Total	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Profit	16,000	25,000	30,700	31,000	36,000	43,000	45,000
Operating Profit	10,000	15,000	18,000	18,000	21,000	25,000	26,000
SG&A	5,000	5,000	5,000	5,000	5,000	5,000	5,000
R&D	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Interest	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Income Tax	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Depreciation	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Goodwill	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Other	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Total	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Profit	16,000	25,000	30,700	31,000	36,000	43,000	45,000
Operating Profit	10,000	15,000	18,000	18,000	21,000	25,000	26,000
SG&A	5,000	5,000	5,000	5,000	5,000	5,000	5,000
R&D	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Interest	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Income Tax	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Depreciation	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Goodwill	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Other	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Total	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Profit	16,000	25,000	30,700	31,000	36,000	43,000	45,000
Operating Profit	10,000	15,000	18,000	18,000	21,000	25,000	26,000
SG&A	5,000	5,000	5,000	5,000	5,000	5,000	5,000
R&D	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Interest	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Income Tax	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Depreciation	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Goodwill	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Other	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Total	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Profit	16,000	25,000	30,700	31,000	36,000	43,000	45,000
Operating Profit	10,000	15,000	18,000	18,000	21,000	25,000	26,000
SG&A	5,000	5,000	5,000	5,000	5,000	5,000	5,000
R&D	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Interest	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Income Tax	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Depreciation	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Goodwill	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Other	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Total	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Profit	16,000	25,000	30,700	31,000	36,000	43,000	45,000
Operating Profit	10,000	15,000	18,000	18,000	21,000	25,000	26,000
SG&A	5,000	5,000	5,000	5,000	5,000	5,000	5,000
R&D	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Interest	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Income Tax	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Depreciation	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Goodwill	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Other	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Total	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Profit	16,000	25,000	30,700	31,000	36,000	43,000	45,000
Operating Profit	10,000	15,000	18,000	18,000	21,000	25,000	26,000
SG&A	5,000	5,000	5,000	5,000	5,000	5,000	5,000
R&D	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Interest	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Income Tax	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Depreciation	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Goodwill	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Other	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Total	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Profit	16,000	25,000	30,700	31,000	36,000	43,000	45,000
Operating Profit	10,000	15,000	18,000	18,000	21,000	25,000	26,000
SG&A	5,000	5,000	5,000	5,000	5,000	5,000	5,000
R&D	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Interest	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Income Tax	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Depreciation	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Goodwill	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Other	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Total	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Profit	16,000	25,000	30,700	31,000	36,000	43,000	45,000
Operating Profit	10,000	15,000	18,000	18,000	21,000	25,000	26,000
SG&A	5,000	5,000	5,000	5,000	5,000	5,000	5,000
R&D	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Interest	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Income Tax	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Depreciation	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Goodwill	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Other	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Total	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Profit	16,000	25,000	30,700	31,000	36,000	43,000	45,000
Operating Profit	10,000	15,000	18,000	18,000	21,000	25,000	26,000
SG&A	5,000	5,000	5,000	5,000	5,000	5,000	5,000
R&D	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Interest	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Income Tax	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Depreciation	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Goodwill	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Other	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Total	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Profit	16,000	25,000	30,700	31,000	36,000	43,000	45,000
Operating Profit	10,000	15,000	18,000	18,000	21,000	25,000	26,000
SG&A	5,000	5,000	5,000	5,000	5,000	5,000	5,000
R&D	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Interest	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Income Tax	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Depreciation	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Goodwill	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Other	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Total	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Profit	16,000	25,000	30,700	31,000	36,000	43,000	45,000
Operating Profit	10,000	15,000	18,000	18,000	21,000	25,000	26,000
SG&A	5,000	5,000	5,000	5,000	5,000	5,000	5,000
R&D	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Interest	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Income Tax	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Depreciation	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Goodwill	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Other	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Total	35,000	35,000	35,000	35,00			

DIMENSIONS



Muspi	A'	B'	C'	D'	E'	F'	G'	H'	I'	K'
AMV746P1300	45	16%	17%	15%	12	12%	9	12%	2	13%
AMV7329P1300	53%	16%	17%	23%	20%	12%	9	12%	2	13%
AMV7360P1300	53%	16%	17%	23%	20%	12%	9	12%	2	13%
AMV7340P1300	49	15%	21%	23%	18%	16%	9	12%	2	13%
AMV742P1300	53%	15%	21%	21%	17%	16%	9	12%	2	13%
AMV746C1330	58	15%	21%	26%	24%	14%	10%	6%	2	17%
AMV746P1330	58	23%	25%	26%	22%	17%	12%	13%	2	20%

Brand: GOODMAN
Model: GLZ54BA3610** : CU-1 & CU-2

PRODUCT SPECIFICATIONS

[illegible][illegible]

Bldg Department official use space



SHELL PERMIT @
503 NE 13 STREET
FORT LAUDERDALE.
FL 33304

[illegible]MECHANICAL
GENERAL NOTES

Date 12/23/20

DATE 12/25/20

Project Number	25868
----------------	-------

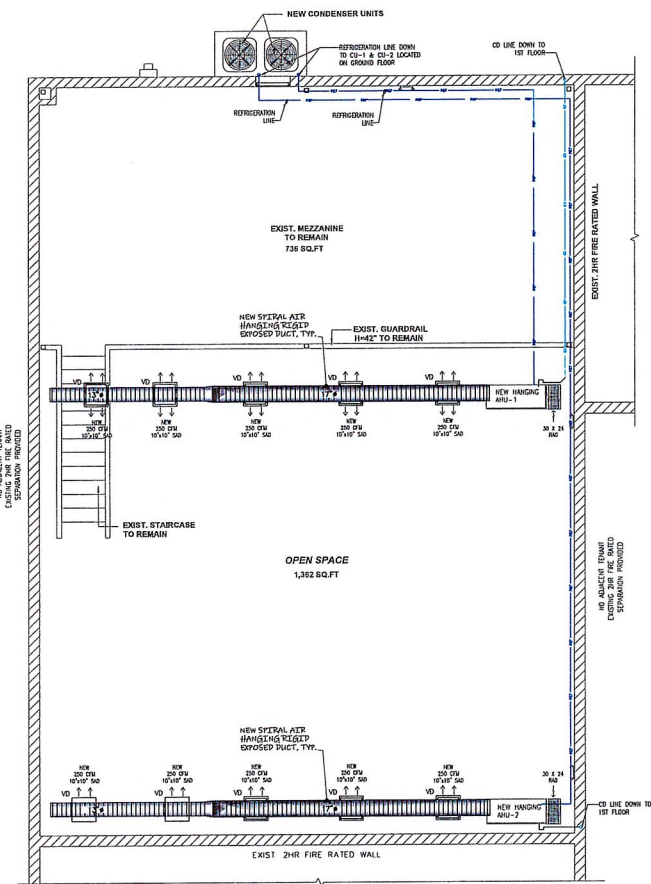
5

M-1

1	2
---	---

Scale	Dra
As Shown	

DESIGN IS BASED ON FRC 2023, 8TH EDITION



2 MECHANICAL MEZZANINE FLOOR PLAN

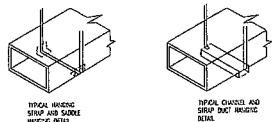
NOTE :

CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES AND UTILITIES WHEN FOUND IN THE AREA OF WORK. ALL FINDINGS SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONTINUANCE.

SHELL PERMIT @
603 NE 13 STREET
FORT LAUDERDALE.
FL 33304

[illegible]

Date 12/23/25	
Project Number 25868	
Sheet M-2	
Scale As Shown	Drawn By HH

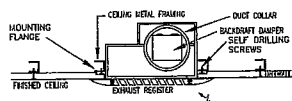


NOTES:
1. HANG DUCTS ACCORDING TO SHIMDA DRAWINGS
2. ALL STRAP SHALL BE A MINIMUM OF 1 1/2", 36 GA GALVANIZED STEEL WITH A 6 FT MAXIMUM SPACING

METHODS OF HANGING DUCTS

N.T.S.

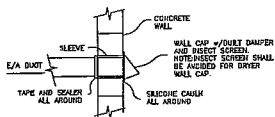
H
M-3



TYPICAL EXHAUST FAN DETAIL

N.T.S.

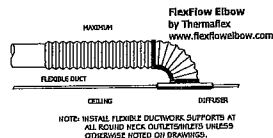
G
M-3



WALL CAP MOUNTING DETAIL

N.T.S.

F
M-3

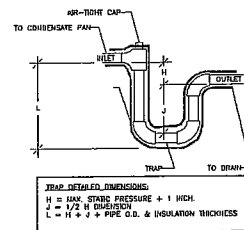


NOTE: INSTALL FLEXIBLE DUCTWORK SUPPORTS AT ALL ROUND HOOK OUTLET/INLETS UNLESS OTHERWISE NOTED ON DRAWINGS.

FLEXIBLE DUCT CONNT. TO AIR OUTLET / INLET

N.T.S.

D
M-3

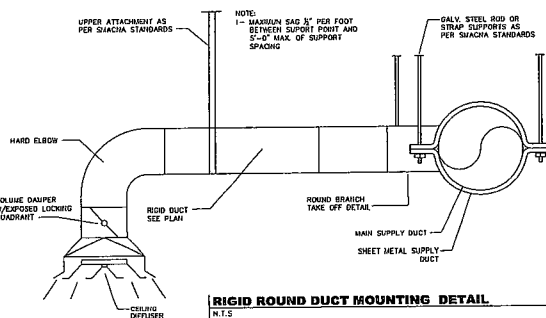


TRAP DETAILS DIMENSIONS:
H = MAX. STATIC PRESSURE + 1 INCH.
J = 1/2" CONDENSATE
L = H + J + PIPE O.D. & INSULATION THICKNESS

CONDENSATE TRAP DETAIL

N.T.S.

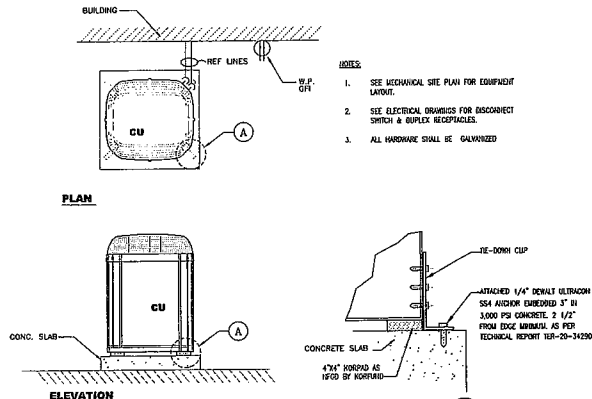
E
M-3



RIGID ROUND DUCT MOUNTING DETAIL

N.T.S.

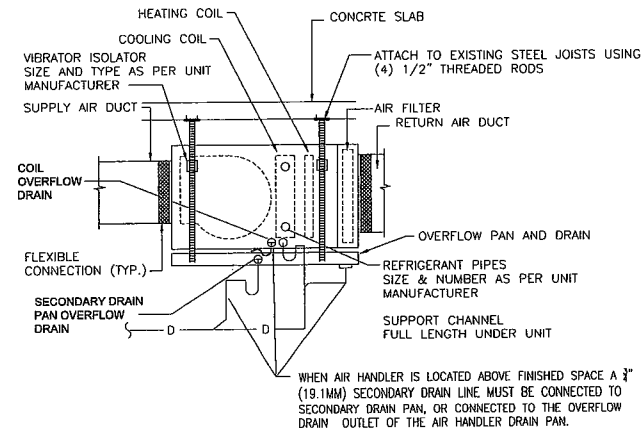
B
M-3



CONDENSING UNIT MOUNTING DTL

N.T.S.

C
M-3



CEILING MOUNTED AHU-1 DETAIL TYP.

N.T.S.

A
M-3

Bldg Department official use space

Calc Engineering
CALC ENGINEERING
www.calceng.com
2000 NW 89th PL, Unit 102
DORAL, FL 33172
Phone: (305) 898-9995
ENGINEERING BUSINESS
CA CERTIFICATION: 32566
WASOOD HAJALI P.E.
LIC #02035

SHELL PERMIT @
603 NE 13 STREET
FORT LAUDERDALE,
FL 33304

DESIGN IS BASED ON FBC 2023, 8TH EDITION

Revision #	Description	Date

MECHANICAL DETAILS

Date	12/23/25
Project Number	25868
Sheet	M-3
Scale	As Shown
Drawn By	HH

PLUMBING GENERAL NOTES

- THE ABBREVIATION "P.C." USED HEREIN IS IN THIS GENERAL PLUMBING SPECIFICATION SHALL BE CONSIDERED TO MEAN PLUMBING CONTRACTOR OR THE MECHANICAL, ELECTRICAL, AND FIRE PROTECTION DRAWINGS.
- ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE FLORIDA BUILDING CODE 2023, ASHRAE, AND ALL STATE AND LOCAL CODES THAT APPLY.
- THE P.C. SHALL PAY PARTICULAR ATTENTION TO THE STATE OF FLORIDA "ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION" ALL WORK SHALL BE IN ACCORDANCE WITH THIS CODE, CHAPTER 5, SECTIONS 504.1, 504.2, 504.3, 504.4 AND 504.5.
- THE P.C. SHALL TAKE OUT ALL PERMITS, PROCURE CERTIFICATES, AND PAY ALL FEES ASSOCIATED WITH HIS WORK.
- THE DRAWINGS ARE DIAGNOSTIC AND INTENDED TO SHOW APPROPRIATE LOCATIONS. THE P.C. SHALL NOT SCALE THE DRAWINGS.
- THE ISSUES SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS ASSOCIATED WITH THE WORK.
- IT SHALL BE THE RESPONSIBILITY OF THE P.C. FOR THE ADVANCE ORDERING OF LONG LEAD ITEMS SO AS NOT TO DELAY OTHER TRADES RESULTING IN ANY DOWN OR LAG TIME.
- THE P.C. SHALL FURNISH ALL EQUIPMENT, LABOR, MATERIALS, AND SUPERVISION TO INSTALL A COMPLETE AND PROPERLY OPERATING PLUMBING SYSTEM AS DESCRIBED HEREIN AND AS SHOWN AND/OR NOTED ON THE DRAWINGS.
- THE P.C. SHALL FURNISH AND INSTALL ALL MINOR ITEMS WHICH ARE OBVIOUSLY AND REASONABLY NECESSARY TO COMPLETE THE INSTALLATION WHETHER OR NOT SPECIFIED OR SHOWN ON THE PLANS.
- THE P.C. SHALL BE A LICENSED MASTER PLUMBER.
- WORKMANSHIP SHALL BE FIRST CLASS AS NORMALLY PERFORMED BY JOURNEYPERMAN PLUMBERS.
- THE P.C. IS REFERRED TO THE ARCHITECTURAL, ELECTRICAL, AND MECHANICAL PLANS AND SPECIFICATIONS. SUCH PLANS AND SPECIFICATIONS ARE CONTRACT DOCUMENTS. VERIFY ALL REQUIREMENTS PRIOR TO INSTALLATION. ANY DISCREPANCIES IN THE DRAWINGS OR FIELD COORDINATION PROBLEMS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO COMMENCEMENT OF WORK.
- THE P.C. SHALL EXAMINE THE SPECIFICATIONS AND THE WHOLE CONTRACT BY SECURING A COMPLETE SET OF DRAWINGS AND SPECIFICATIONS OF THE WHOLE CONTRACT.
- THE P.C. SHALL BE RESPONSIBLE FOR THE FULL COORDINATION OF HIS WORK WITH THAT OF THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS TO AVOID ANY CONFLICT.
- ALL PLUMBING WORK SHALL NOT INTERFERE WITH CLEARANCES REQUIRED FOR GENERAL AND MECHANICAL CONSTRUCTION. SHOULD PLUMBING WORK BE INSTALLED WHICH INTERFERES WITH THE WORK OF THE OTHER CONTRACTORS, SUCH WORK SHALL BE CHARGED AT NO ADDITIONAL COST TO THE OWNER.
- THE P.C. SHALL VERIFY ALL NOTES AND DIMENSIONS PRIOR TO PROCEEDING WITH BID. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
- THE P.C. SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO PURCHASE OR INSTALLATION OF ALL EQUIPMENT CALLED FOR IN THE PLANS OR SPECIFICATIONS.
- THE P.C. SHALL SUBMIT REQUESTS FOR SUBSTITUTIONS IN WRITING.
- THE P.C. SHALL PROVIDE AS-BUILT DRAWINGS.
- THE PLUMBING INSTALLATION SHALL WAIT THE APPROVAL OF THE ARCHITECT/ENGINEER BEFORE ACCEPTANCE BY THE OWNER.
- ALL WORK SHALL BE GUARANTEED FREE FROM DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF CERTIFICATE OF OCCUPANCY.
- THE P.C. SHALL KEEP ALL AREAS IN WHICH WORK IS BEING PERFORMED FREE FROM DEBRIS AT ALL TIMES, AND SAID AREA SHALL BE LEFT BRICK CLEAN AT THE END OF EACH WORKING DAY.
- AT THE COMPLETION OF THE WORK, THE P.C. SHALL REMOVE ALL RUBBISH CAUSED BY HIS WORK, AND SHALL THOROUGHLY CLEAN ALL PLUMBING EQUIPMENT.
- THE P.C. SHALL VERIFY ALL EXISTING CONDITIONS ASSOCIATED WITH WORK AND REPORT ANY DISCREPANCIES TO ARCHITECT/ENGINEER PRIOR TO BID.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SPACES AND CONDITIONS PRIOR TO FABRICATION AND INSTALLATION OF EQUIPMENT AND MATERIAL.
- A MINIMUM OF 20" IS REQUIRED BETWEEN ANY TWO ITEMS PENETRATING THE ROOF DECK.
- ELECTRIC UNIONS SHALL BE PROVIDED WHEREVER DISSIMILAR METALS ARE JOINED.
- AT ALL INSPECTIONS MADE EITHER BY A REPRESENTATIVE OF THE BUILDING DEPARTMENT OR BY THE ARCHITECT OR ENGINEER, THE P.C. SHALL PROVIDE A LABORER OF SUFFICIENT SIZE IN ORDER THAT THE INSPECTOR CAN PROPERLY LOOK AT ALL ITEMS TO BE INSPECTED. THE LABORER SHALL BE IN GOOD REPAIR AND BE POSITIONED IN PLACE BY THE P.C. TO MEET ALL ASHRAE REQUIREMENTS. THE P.C. SHALL ALSO PROVIDE A COMPLETE SET OF CONTRACT DOCUMENTS, AVAILABLE AT THE

JOB SITE. AT THE TIME OF INSPECTION THE CONTRACT DOCUMENTS SHALL INCLUDE:

- WORKING DRAWINGS
- SPECIFICATIONS
- ALL APPROVED SHOP DRAWINGS
- ALL ADDENDA, CHANGE ORDERS AND CORRESPONDENCE. IF A LABORER AND CONTRACT DOCUMENTS ARE NOT AVAILABLE AT THE TIME OF INSPECTION, THE P.C. SHALL PAY THE ARCHITECT OR ENGINEER FOR THE VISIT TO THE SITE AND A NEW INSPECTION TIME SHALL BE AGREED UPON.

PLUMBING PRODUCTS

- SANITARY SEWER: PVC SCH 40
- FIXTURE DRAINAGE ARMS: DWV COPPER.
- WATER PIPE: CPVC
- ALL BALL VALVES ASSOCIATED WITH WATER PIPING SHALL BE FULL PORT
- VENT LINES SHALL BE PVC.

VALVES NOTE

INDIVIDUAL SHOWER AND TUB-SHOWER COMBINATION VALVES SHALL BE BALANCED-PRESSURE, THERMOSTATIC OR COMBINATION BALANCED-PRESSURE/THERMOSTATIC VALVES THAT CONFORM TO THE REQUIREMENTS OF ASSE 1016/ASME A112.1016/CSA B125.16 OR ASME A112.18.1/CSA B125.1 AND SHALL BE INSTALLED AT THE POINT OF USE. SHOWER AND TUB-SHOWER COMBINATION VALVES REQUIRED BY THIS SECTION SHALL BE EQUIPPED WITH A MEANS TO LIMIT THE MAXIMUM SETTING OF THE VALVE TO 120°F (49°C), WHICH SHALL BE FIELD ADJUSTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. IN-LINE THERMOSTATIC VALVES SHALL NOT BE UTILIZED FOR COMPLIANCE WITH THIS SECTION AS PER SECTION 424.3 FBC.

PLUMBING SCOPE OF WORK

- EXISTING PLUMBING FIXTURES WILL BE REMOVED & CAPPED OFF AS PER LAYOUT.
- NEW PLUMBING FIXTURES AS PER LAYOUT
- NEW TANK LESS WATER HEATER AS PER LAYOUT.

FBC 2020 TABLE 604.4 MINIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES AND FIXTURE FITTINGS		
PLUMBING FIXTURE OR FITTING	MAXIMUM FLOW RATE OR QUANTITY	
Lavatory (hand wash)	2.2 gpm at 60 psi	
Water closet	1.6 gallons per flushing cycle	
Shower head	2.5 gpm at 80 psi	
Kitchen sink	2.2 gpm at 60 psi	

ANTI SCALD VALVE REQUIRED FOR TUB/SHOWER

PLUMBING FIXTURES SHALL COMPLY WITH THE NEW WATER CONSUMPTION RATES IN ORDINANCE OR-14 (TABLE 604.4) & FBC, PLUMBING CHAPTER 4 REFERENCE STANDARDS.

TABLE 604.1 MINIMUM DISTANCE OF FIXTURE TRAP FROM VENT		
SIZE OF TRAP inches	SLOPE (inch per foot)	DISTANCE FROM TRAP (feet)
1 1/4	1/4	5
1 1/2	1/4	6
2	1/4	8
3	1/8	12
4	1/8	16

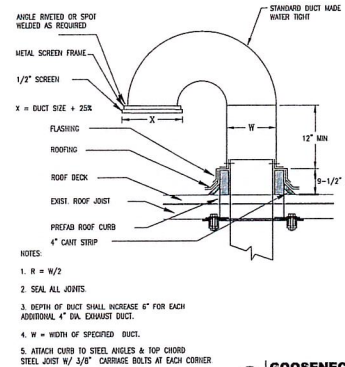
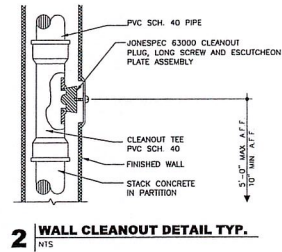
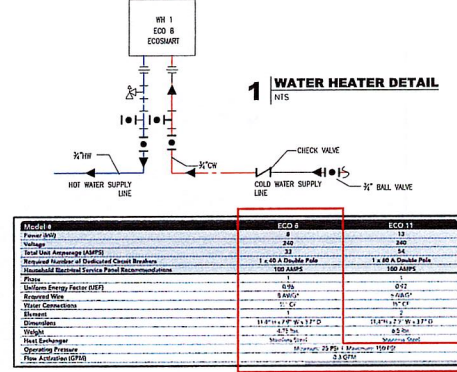
ANTI SCALD VALVE REQUIRED FOR TUB/SHOWER

NOTE :

CONTRACTOR TO CHECK ALL THE PLANS BEFORE STARTING THE JOB AND ANY DISCREPANCIES FOUND ON THE PLANS AND JOB SITE CONDITIONS HAS TO BE SENT TO ENGINEER IN WRITING BY EMAIL TO BE INVESTIGATED BEFORE STARTING THE JOB.

NOTE :

CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES AND UTILITIES WHICH REMAIN IN THE AREA OF WORK. ALL FINDINGS SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONTINUANCE.



Bldg Department official use space

Cale Engineering
CALC ENGINEERING
www.caleeng.com
2000 NW 69th PL Unit 102
DORAL, FL 33172
Phone: (305) 696-9995
ENGINEERING BUSINESS
CA CERTIFICATION: 92566
MASOOD HAJALI P.E.
LIC #20205

SHELL PERMIT @
603 NE 13 STREET
FORT LAUDERDALE,
FL 33304

Revision	Description	Date

GENERAL NOTES SANITARY DETAILS

Date 12/23/25
Project Number 25868
Sheet P-1
Scale As Shown
Drawn By HH

DESIGN IS BASED ON FBC 2023, 8TH EDITION



ESTIMATE #	DATE	EXPIRES
103	05/26/2026	06/26/2026

Title: 603 NE 13th St - Shell Permit - REV.4

CUSTOMER

Queen Progress Investments INC
64 Shaft Road
Toronto, ON M9W 4M2

Div 01 - General Conditions

General Requirements
Scissors - Lift Rental
Project Management / Permitting
Property Manager
Contingency & Allowance
Sub Adjustment

Subtotal: \$58,000.00

Div 02 - Demolition

Demolition Lumpsum
Sub Adjustment

Subtotal: \$4,300.00

Div 03 - Concrete

Concrete Slab Repair Lumpsum
Adjusted - Linear Foot Pourback
Sub Adjustment

Subtotal: \$2,300.00

Div 04 - Masonry

CMU Repair Lumpsum
Sub Adjustment



ESTIMATE #	DATE	EXPIRES
103	05/26/2026	06/26/2026

Subtotal: \$500.00

Div 05 - Metals

Metal Lumpsum

Sub Adjustment

Subtotal: \$1,000.00

Div 06 - Wood & Composites

Wood & Composites Lumpsum

6" Wood Base at Perimeter

Sub Adjustments

Subtotal: \$1,900.00

Div 07 - Thermal and Moisture Protection

Thermal & Moisture Lumpsum

Sub Adjustment

Subtotal: \$2,500.00

Div 08 - Openings

Windows, Doors & Hardware Lumpsum

Sub Adjustments

Subtotal: \$3,900.00

Div 09 - Finishes

Drywall & Framing

Double Wall Height - Drywall Three (3) Int Wall

Drywall (1HR Rated)

Painting

Wall Tiles

Floor Tile (Bathrooms ONLY)

Flooring - Epoxy (Paint)

Sub Adjucstment



ESTIMATE #	DATE	EXPIRES
103	05/26/2026	06/26/2026

Div 09 - Finishes

External Finishes

Subtotal: \$41,700.00

Div 10 - Specialties

Specialties Lumpsum

Sub Adjustment

Subtotal: \$1,600.00

Div 11 - Equipment - NIC

Subtotal: \$0.00

Div 15 - Plumbing

Plumbing Lumpsum (REVISED SUB QUOTE)

Subtotal: \$12,500.00

Div 15 - Mechanical

Mechanical Lumpsum

Exposed Spiral Ductwork

Subtotal: \$38,300.00

Div 15 - Fire Sprinklers - NIC

Subtotal: \$0.00

Div 16 - Electrical

Electrical Lumpsum

LED Ceiling Lighting

Receptacle Outlets on Perimeter Wall

Sub Adjustment

Subtotal: \$16,500.00



ESTIMATE #	DATE	EXPIRES
103	05/26/2026	06/26/2026

Markup
Contractor Overhead & Profit - ADJUSTED

Subtotal: \$30,000.00

Subtotal	\$215,000.00
Tax: (0%)	\$0.00
Total	\$215,000.00

FINANCING AVAILABLE

Get Started!

INCLUSIONS
1. Construction Schedule is based on one (1) mobilization. 2. Project duration is based on eight (8) Weeks. 3. Dumpsters are included. 4. Test and Balance for A/C System is included.

EXCLUSIONS
1. Permit Fees are excluded. 2. Payment and Performance Bond is excluded. 3. Hazardous Material Survey and Abatement is excluded. 4. Material Testing is excluded. 5. Roofing repairs is excluded.



ESTIMATE #	DATE	EXPIRES
103	05/26/2026	06/26/2026

6. Temporary Water is Excluded. By Owner.
7. Temporary Power is Excluded. By Owner.
8. Fire Alarm Systems is excluded. None existing and no design provided.
9. Fire Suppression System is excluded.
10. Low Voltage Cabling/wiring and terminations excluded.
11. Any work not list above is excluded.



ESTIMATE #	DATE	EXPIRES
103	05/26/2026	06/26/2026

TERMS & CONDITIONS

Sagoma Construction Services Inc. is pleased to present this Proposal which, unless rescinded earlier, shall remain open for up to 30 days. The scope of work described above supersedes any and all prior communication about this Proposal. By accepting this Proposal, the Customer understands that changes to the scope for any reason not controlled by Sagoma Construction may result in additional charges. Invoices for work completed shall be presented at least monthly and shall be due as noted in billing terms.

APPROVAL

This Estimate has been accepted on _____ by _____

Signature: _____

FL License #CGC1520331

Email | jordan@mrcbuilder.com
Office | 954.793.1874

Revised

Date

05/21/26

Prepared for:
Queen Progress Investments Inc Attn Dylan Lagi
400 NW 7th Ave # 395
Fort Lauderdale FL
Project location:
630 NE 13th St Unit C Fort Lauderdale FL
Proposal based on plans from Calc Engineering dated 12/10/24

Item	Description	Total
General Conditions	Project management, staff and supplies, temporary services, safety and clean up (among other items).	\$ 10,000.00
Permit Administration	MRC to provide all necessary permit apps and documentation to obtain required permits and permit administration for duration of project.	\$ 7,500.00
Demolition, Debris Removal	Furnish all labor to preform demolition per plan.	\$ 3,965.00
Concrete	Cut, excavate, prep and repour trenches as needed for new plumbing layout Approx. 50Lft Form, install required steel, pour and finish new 42"x 96" slab at back door.	\$ 7,840.00
Exterior Columns and Lintel	Furnish all labor and materials to add 2 concrete columns and lintel for header above new exterior door per plan.	\$ 5,250.00
Exterior Doors	Furnish exterior door per plan. 1 72"x 84" Impact rated steel double door.	\$ 4,735.00
Exterior Window	Furnish and install 2 new impact window per plan.	\$ 7,740.00
Framing, GWB and Finish	Furnish all labor and materials to install framing and drywall per plan. Finish all walls to smooth level 3 finish.	\$ 24,650.00
Interior doors	Furnish all labor and materials to install interior doors per plan. 3 36"x 80" hollow core paint grade doors	\$ 1,375.00
Electrical	Furnish all labor and materials to install electrical and lighting per plan Standard lighting including emergency and exit lighting.	\$ 18,900.00
Lighting Package Allowance	Allowance for lighting package	\$ 6,500.00
Plumbing	Furnish all labor and materials to install all plumbing and fixtures per plan Including new high low water fountain	\$ 31,850.00
HVAC	Furnish and install new HVAC system per plan. 2 New Split systems with all duct work per plan	\$ 64,345.00
Wall Paneling	Furnish and install FRP wall panels at mop sink area.	\$ 1,750.00
Flooring	Allowance to furnish and install bathroom floor tile. \$5 for labor and \$5 per foot for materials. Paint single part solid color epoxy on floors throughout	\$ 2,450.00 \$ 2,250.00
Wall base	Furnish and install new wall base. 1"x 5" finger jointed pine	\$ 1,950.00
Paint	Furnish all labor and materials to paint all surfaces one color	\$ 6,250.00
Accessories and Hardware	Furnish and install all ADA hardware and bathroom accessories ADA Grab bars, bathroom mirrors and levered door hardware.	\$ 2,250.00
Fire Extinguishers	Furnish and install new fire extinguisher per plan	\$ 750.00
Contingency Allowance	Contingency at 10%	\$ 20,000.00
THIS PROPOSAL IS VALID FOR 15 DAYS.		
*NOTES & Exclusions	40% down payment required to commence drawings and permit administration. Designer fixtures, Fans Excludes all items not mentioned in scope. Make checks payable to MRC. 3% Fee applied to all Credit Card transactions.	Total cost \$232,300.00

Acceptance of Estimate: The above prices and specifications are satisfactory and are hereby accepted. You are authorized to do the proposed work. Payment will be made as agreed between GC and customer.

Signature

Date