

THE LAW OFFICES OF FARAH & FARAH  
12233 N. FLORIDA AVE TAMPA, FL 33612

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Protecting you and your family since 1979.

INTERIOR DESIGN  
HOTA DESIGN STUDIO, LLC  
T: 904.632.4800  
FL-RID# 5041  
FL-RID# 5168

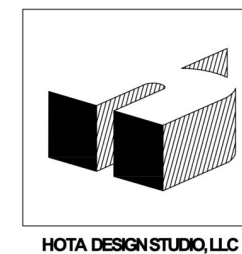
MECHANICAL ENGINEERING  
ENG ENGINEERING INC.  
T: 904.721.2323  
FL - REG P.E. # 36785  
C.O.A. # 4925

ELECTRICAL ENGINEERING  
ENG ENGINEERING INC.  
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FL - REG P.E. # 36785  
C.O.A. # 4925

PLUMBING ENGINEERING  
ENG ENGINEERING INC.  
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31 WEST ADAMS STREET, SUITE 103 • JACKSONVILLE, FLORIDA 32202 • PH 904.632.4800 • [www.hotadesign.com](http://www.hotadesign.com)

DESIGN DEVELOPMENT  
1 AUGUST, 2025

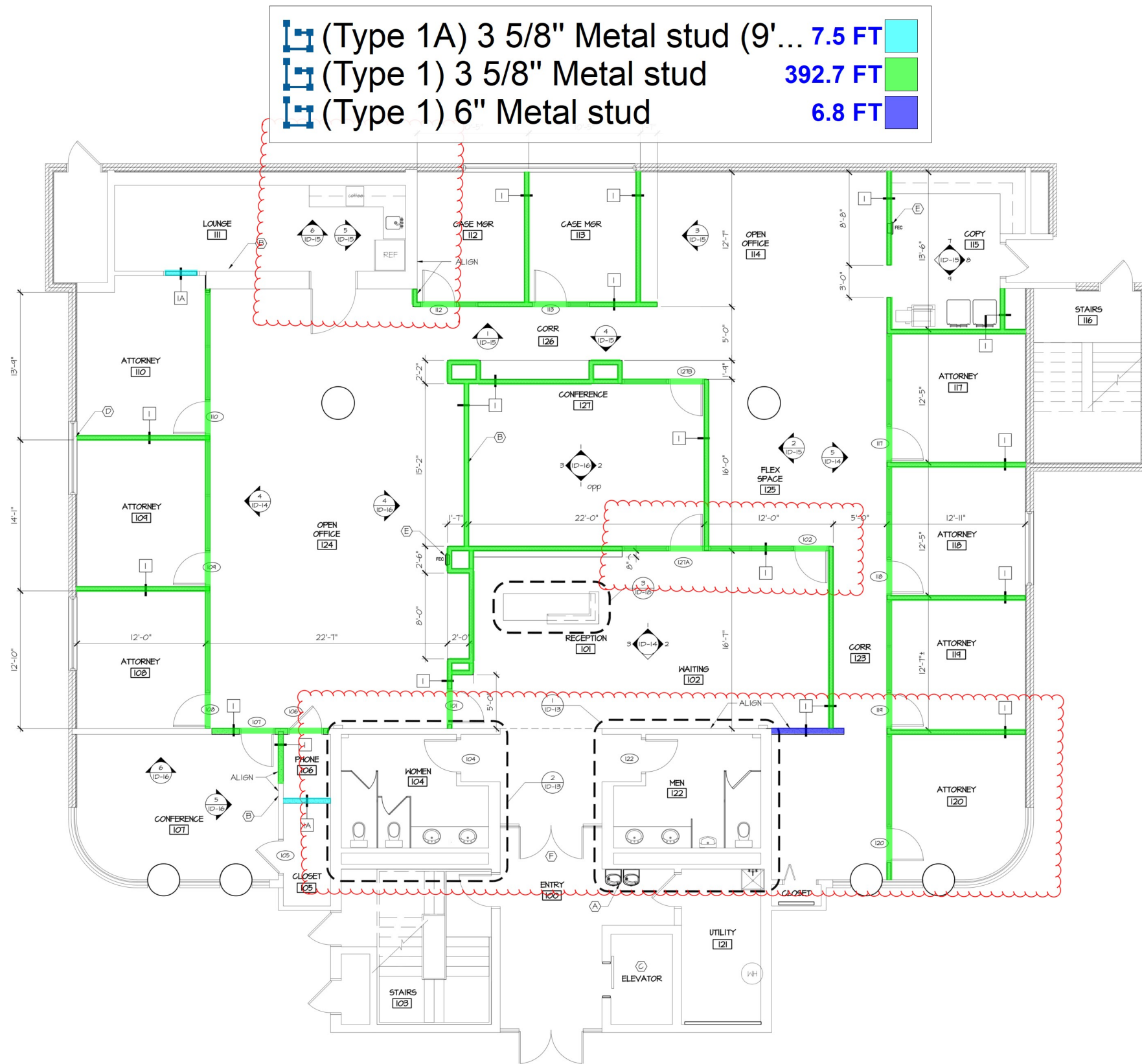








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1 FIRST FLOOR PLAN  
3/16" = 1'-0"

#### GENERAL FLOOR PLAN NOTES

- CONTRACTOR TO COORDINATE WITH OWNER THE SALVAGE / REUSE OF EXISTING DOORS, SIDELIGHTS, AND HARDWARE ITEMS UNLESS OTHERWISE SPECIFIED.
- CONTRACTORS MUST VISIT SITE TO VERIFY FLOOR PLAN, BUILDING TYPE AND CONSTRUCTION.
- PROTECT EXISTING WORK WHICH IS TO REMAIN IN PLACE BE REUSED, OR REMAIN THE PROPERTY OF THE OWNER.
- REMOVE AND STORE MATERIAL AND EQUIPMENT INDICATED TO BE REUSED OR RELOCATED TO PREVENT DAMAGE, AND REINSTALL AS THE WORK PROGRESSES.
- CONTRACTOR TO REFER TO ENGINEERS DRAWINGS FOR SCOPE OF WORK REGARDING MEP.
- CONTRACTOR TO PROVIDE SEAMLESS INSTALLATION BETWEEN OLD AND NEW FINISHES.
- GC TO FIELD VERIFY CRUCIAL CLEAR DIMENSIONS WHERE NEW MILLWORK IS TO BE LOCATED PRIOR TO FABRICATION OF NEW MILLWORK.
- MEP IS NOT WITHIN THE SCOPE OF SERVICE. LIGHT FIXTURES AND EQUIPMENT SHOWN FOR COORDINATION PURPOSES ONLY. CONTRACTOR TO COORDINATE LOCATIONS OF COMMUNICATIONS, DATA, DEDICATED CIRCUITRY AND OR ADDITIONAL ELECTRICAL REQUIREMENTS WITH OWNER.
- CONTRACTOR TO RELOCATE ANY EXISTING WALL OR CEILING DEVICES AS REQUIRED WITHIN THE MEANS OF THE DESIGN INTENT.
- SEE KEY PLAN NOTES FOR ADDITIONAL DEMO AND NEW CONSTRUCTION DESIGN INTENT.
- ALL NEW WALLS TO BE CONSTRUCTION OF METAL STUDS PER BUILDING STANDARDS.
- WALL DETAILS ARE NOT FOR CONSTRUCTION, BUT NOTED FOR DESIGN INTENT ONLY. CONTRACTOR IS RESPONSIBLE FOR ENSURING STRUCTURAL STABILITY FOR ALL INTERIOR WALLS PER INDUSTRY STANDARDS AND RECOMMENDATIONS.
- GC TO FIELD VERIFY CRUCIAL CLEAR FINISH FACE TO FINISH FACE DIMENSIONS PRIOR TO FABRICATION OF ANY INTERIOR STOREFRONT SYSTEMS, TYP.
- WHERE NEW WALLS ARE TO CONTINUE OFF EXISTING WALLS, FACE OF FINISH WALL TO ALIGN WITH ADJACENT FACE OF FINISH WALL FOR UNIFORM APPEARANCE, TYP.

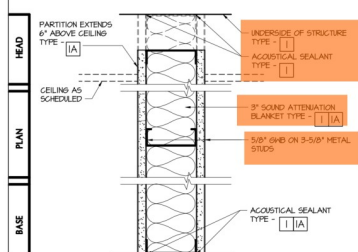
#### FLOOR PLAN KEYNOTES

- PROVIDE NEW HI / LOW WATER FOUNTAINS
- TV AND MOUNT BY OWNER. GC TO PROVIDE POWER, DATA AND BLOCKING AS REQUIRED. LOCATE TV AT 60" A.F.F.
- ELEVATOR CAB TO RECEIVE ALL NEW FINISHES. FINISHES SHALL BE SELECTED FROM MANUFACTURERS PROVIDED FINISH SELECTIONS, TYP
- WHERE NEW WALL PARTITION TERMINATES AT EXTERIOR GLAZING, PROVIDE A "PARTITION GAP CLOSURE" SYSTEM FOR ACOUSTICAL SEPARATION
- SEMI-RECESSED FIRE EXTINGUISHER 4 CABINET (FEC)
- REPLACE EXISTING STOREFRONT WITH NEW TO MATCH FRONT ENTRY DOOR STOREFRONT SYSTEM

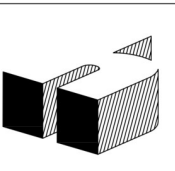
#### PARTITION LEGEND

- EXISTING WALLS  
DEMO PARTITION  
NEW PARTITION

#### PARTITION TYPE



- TYPE 1 TO UNDERSIDE OF STRUCTURE WITH SOUND ATTENUATION (STC 45)  
TYPE 1A TO 6\"/>



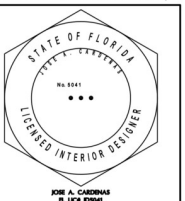
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FL-RES-001  
FL-RES-018

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DATE: 08-01-2025

#### FIRST FLOOR PLAN

DRAWN BY: JC  
CHECKED BY: JC  
PROJECT NO.: 25017.0

**ID-5**

DESIGN DEVELOPMENT

(Type 1) 3 5/8" Metal stud 302.9 FT  
(Type 1A) 3 5/8" Metal stud (10'-6" ... 4.7 FT



1 SECOND FLOOR PLAN  
3/16" = 1'-0"

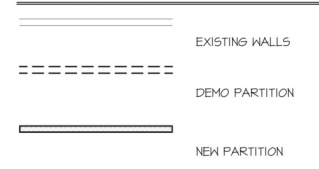
### GENERAL FLOOR PLAN NOTES

- CONTRACTOR TO COORDINATE WITH OWNER THE SALVAGE / REUSE OF EXISTING DOORS, SIDEWALKS, AND HARDWARE ITEMS UNLESS OTHERWISE SPECIFIED.
- CONTRACTORS MUST VISIT SITE TO VERIFY FLOOR PLAN, BUILDING TYPE AND CONSTRUCTION.
- PROTECT EXISTING WORK WHICH IS TO REMAIN IN PLACE BE REUSED, OR REMAIN THE PROPERTY OF THE OWNER.
- REMOVE AND STORE MATERIAL AND EQUIPMENT INDICATED TO BE REUSED OR RELOCATED TO PREVENT DAMAGE, AND REINSTALL AS THE WORK PROGRESSES.
- CONTRACTOR TO REFER TO ENGINEERS DRAWINGS FOR SCOPE OF WORK REGARDING MEP.
- CONTRACTOR TO PROVIDE SEAMLESS INSTALLATION BETWEEN OLD AND NEW FINISHES.
- GC TO FIELD VERIFY CRUCIAL CLEAR DIMENSIONS WHERE NEW MILLWORK IS TO BE LOCATED PRIOR TO FABRICATION OF NEW MILLWORK.
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- CONTRACTOR TO RELOCATE ANY EXISTING WALL OR CEILING DEVICES AS REQUIRED WITHIN THE MEANS OF THE DESIGN INTENT.
- SEE KEY PLAN NOTES FOR ADDITIONAL DEMO AND NEW CONSTRUCTION DESIGN INTENT.
- ALL NEW WALLS TO BE CONSTRUCTION OF METAL STUDS PER BUILDING STANDARDS.
- WALL DETAILS ARE NOT FOR CONSTRUCTION, BUT NOTED FOR DESIGN INTENT ONLY. CONTRACTOR IS RESPONSIBLE FOR ENSURING STRUCTURAL STABILITY FOR ALL INTERIOR WALLS PER INDUSTRY STANDARDS AND RECOMMENDATIONS.
- GC TO FIELD VERIFY CRUCIAL CLEAR FINISH FACE TO FINISH FACE DIMENSIONS PRIOR TO FABRICATION OF ANY INTERIOR STOREFRONT SYSTEMS, TYP.
- WHERE NEW WALLS ARE TO CONTINUE OFF EXISTING WALLS, FACE OF FINISH WALL TO ALIGN WITH ADJACENT FACE OF FINISH WALL FOR UNIFORM APPEARANCE, TYP.

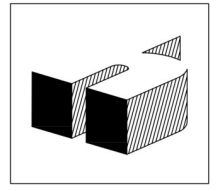
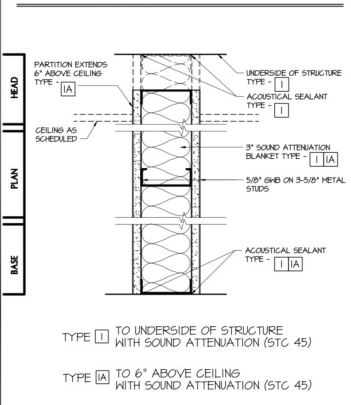
### FLOOR PLAN KEYNOTES

- PROVIDE NEW HI / LOW WATER FOUNTAINS
- TV AND MOUNT BY OWNER. GC TO PROVIDE POWER, DATA AND BLOCKING AS REQUIRED. LOCATE TV AT 60" A.F.F.
- ELEVATOR CAB TO RECEIVE ALL NEW FINISHES. FINISHES SHALL BE SELECTED FROM MANUFACTURERS PROVIDED FINISH SELECTIONS, TYP.
- WHERE NEW WALL PARTITION TERMINATES AT EXTERIOR GLAZING, PROVIDE A "PARTITION GAP CLOSURE" SYSTEM FOR ACOUSTICAL SEPARATION
- SEMI-RECESSED FIRE EXTINGUISHER 4 CABINET (REC)
- 50" HIGH GNB PARTITION, TYP.
- REFER TO ELEVATIONS FOR MORE APPLIANCE LOCATIONS

### PARTITION LEGEND



### PARTITION TYPE



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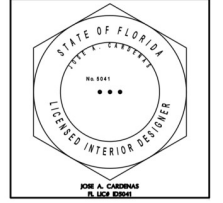
FL REG. 0001  
FL REG. 5188

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### REVISIONS:

NO.	DESCRIPTION

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DATE: 08-01-2025

### SECOND FLOOR PLAN

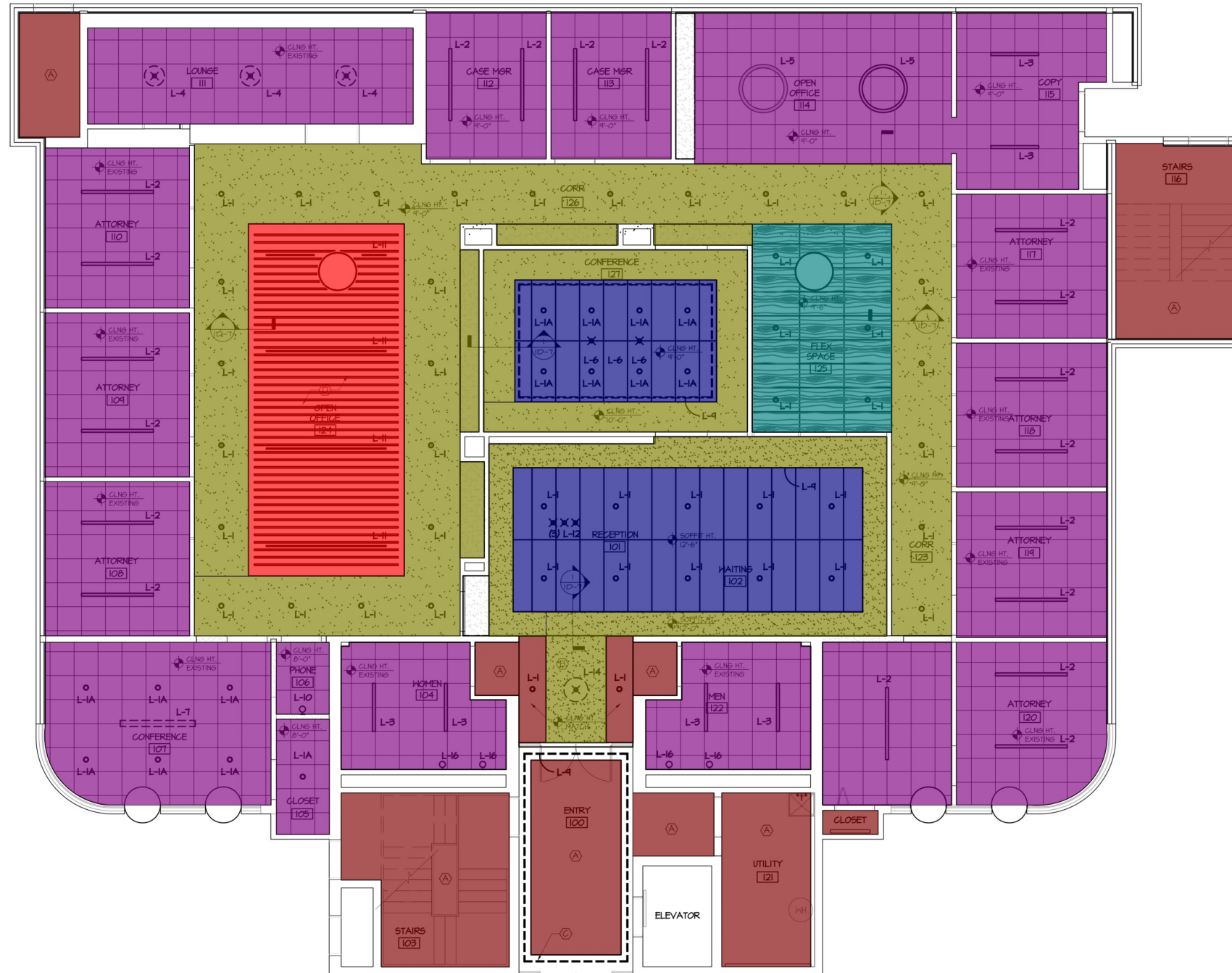
DRAWN BY: JC  
CHECKED BY: JC  
PROJECT NO.: 25017.0

**ID-6**

DESIGN DEVELOPMENT



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Existing Ceiling (To Be Painted)	742.2 SQ FT
Gypsum Board Ceiling	2835.6 SQ FT
ACT-2	523.0 SQ FT
ACT-1	2720.7 SQ FT
ACT-3	201.8 SQ FT
ACP-1	382.0 SQ FT

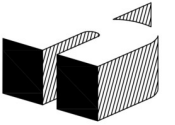
1 FIRST FLOOR REFLECTED CEILING PLAN  
3/16" = 1'-0"

#### GENERAL CEILING PLAN NOTES

- CONTRACTOR TO COORDINATE WITH OWNER THE SALVAGE / RELOCATION OF EXISTING LIGHTING FIXTURES.
- PROTECT EXISTING WORK WHICH IS TO REMAIN IN PLACE BE REUSED, OR REMAIN THE PROPERTY OF THE OWNER.
- REMOVE AND STORE MATERIAL AND EQUIPMENT INDICATED TO BE REUSED OR RELOCATED TO PREVENT DAMAGE, AND REINSTALL AS THE WORK PROGRESSES.
- CONTRACTOR TO REFER TO ENGINEERS DRAWINGS FOR SCOPE OF WORK REGARDING MEP.
- CONTRACTOR TO PROVIDE SEAMLESS INSTALLATION BETWEEN OLD AND NEW FINISHES.
- M.E.P. IS NOT WITHIN THE SCOPE OF SERVICE. LIGHT FIXTURES AND EQUIPMENT SHOWN FOR COORDINATION PURPOSES ONLY. CONTRACTOR TO COORDINATE LOCATIONS OF COMMUNICATIONS, DATA, DEDICATED CIRCUITRY AND OR ADDITIONAL ELECTRICAL REQUIREMENTS WITH OWNER.
- CONTRACTOR TO RELOCATE ANY EXISTING WALL OR CEILING DEVICES AS REQUIRED WITHIN THE MEANS OF THE DESIGN INTENT.
- EXISTING CEILING HEIGHTS TO REMAIN. NEW CEILING HEIGHTS TO MATCH EXISTING, UNLESS NOTED OTHERWISE, TYP.
- CENTER MODULAR SYSTEMS / GRIDS, LIGHTING, ETC WITHIN ROOM AS INDICATED. GC TO CONTACT DESIGN TEAM FOR ANY QUESTIONS REGARDING LOCATIONS IF CLARIFICATION IS REQUIRED, TYP
- REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION REGARDING GNB CEILINGS, SOFFITS, AND WALL SCONES TYP
- REFER TO CEILING DETAILS FOR INFORMATION REGARDING NON-TYPICAL CEILING TRANSITION AND OR DETAILS SHALL OCCUR
- WHERE A FIXTURE IS LOCATED WITHIN A SINGLE PANEL, LOCATE THE FIXTURE IN THE CENTER, TYP
- LOCATE THE BOTTOM OF SUSPENDED LINEAR FIXTURE L-II FLUSH WITH THE BOTTOM OF FELT BAFFLES, TYP
- REFER TO ROOM FINISH SCHEDULE AND LEGEND FOR CEILING FINISHES, TYP
- AS INDICATED, CENTER FIXTURES IN GNB AS SHOWN, TYP

#### CEILING PLAN KEYNOTE

- EXISTING CEILING TO REMAIN. PREP FOR NEW PAINT FINISH. MAINTAIN EXISTING CEILING HEIGHTS
- INFILL PORTION OF RAISED CEILING TO BE FLUSH WITH ADJACENT GNB SOFFIT HEIGHT. REPLACE EXISTING LIGHT FIXTURES AS INDICATED. INFILL EXISTING FIXTURE HOLES IN GNB AS REQ'D. RELOCATE J-BOX AS REQUIRED PER DESIGN INTENT.
- REPLACE EXISTING COVE LIGHTING WITH NEW, TYP
- WHERE DECK AND STRUCTURE IS TO BE EXPOSED ABOVE SUSPENDED CEILING SYSTEM, PAINT DECK ABOVE AND ALL ITEMS THAT MAY BE EXPOSED, TYP



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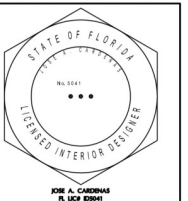
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FL-RECP 0041  
FL-RECP 0100

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DATE: 08-01-2025

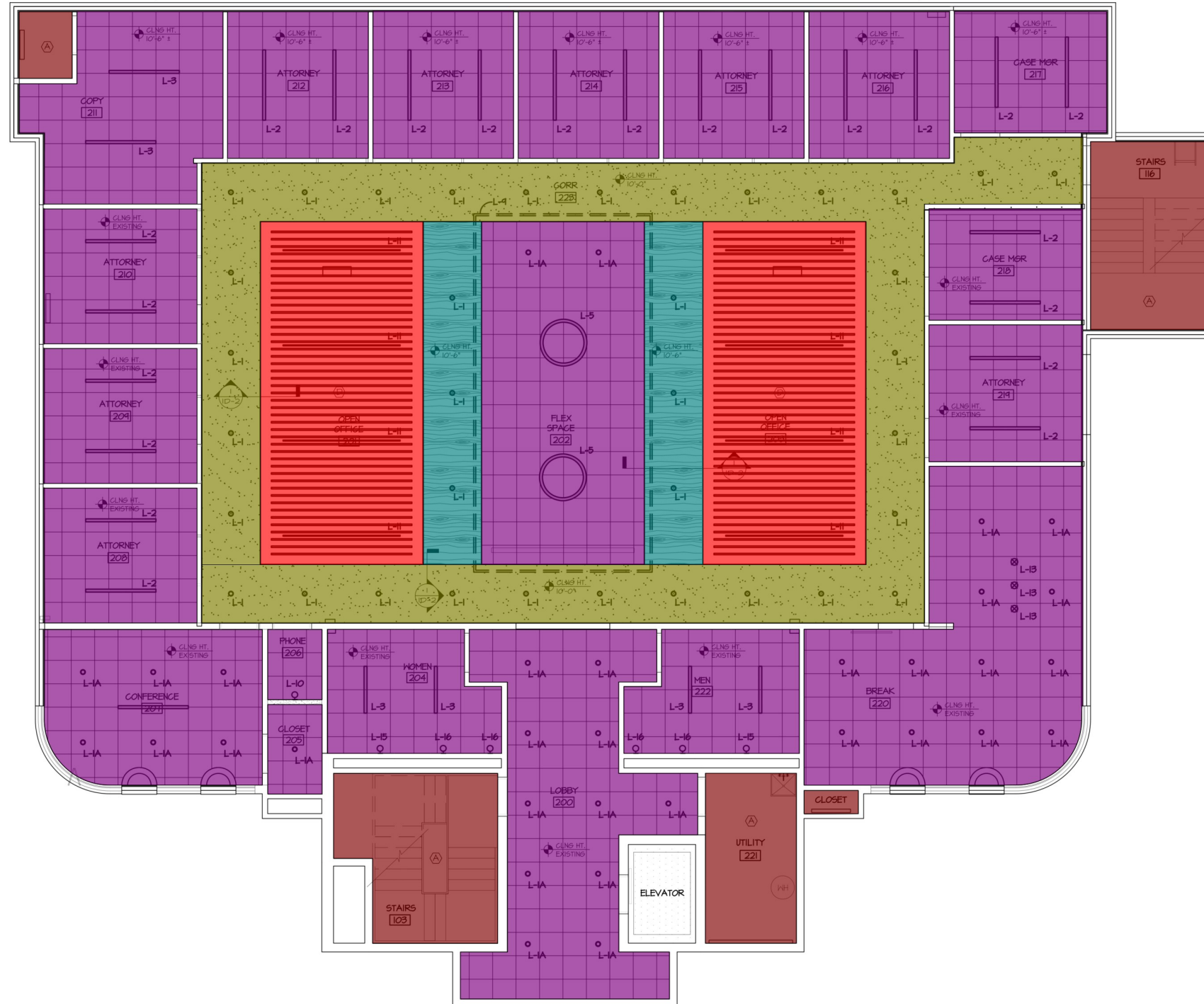
FIRST FLOOR  
REFLECTED  
CEILING PLAN

DRAWN BY: JC  
CHECKED BY: JC  
PROJECT NO.: 25017.0

ID-7

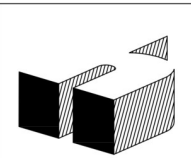
DESIGN DEVELOPMENT

	Gypsum Board Ceiling	4006.0 SQ FT	
	Existing Ceiling (To Be Painted)	489.1 SQ FT	
	ACT-1	3738.3 SQ FT	
	ACP-1	814.6 SQ FT	
	ACT-3	291.6 SQ FT	



- GENERAL CEILING PLAN NOTES**
1. CONTRACTOR TO COORDINATE WITH OWNER THE SALVAGE / RELOCATION OF EXISTING LIGHTING FIXTURES.
  2. PROTECT EXISTING WORK WHICH IS TO REMAIN IN PLACE BE REUSED, OR REMAIN THE PROPERTY OF THE OWNER.
  3. REMOVE AND STORE MATERIAL AND EQUIPMENT INDICATED TO BE REUSED OR RELOCATED TO PREVENT DAMAGE, AND REINSTALL AS THE WORK PROGRESSES.
  4. CONTRACTOR TO REFER TO ENGINEERS DRAWINGS FOR SCOPE OF WORK REGARDING MEP.
  5. CONTRACTOR TO PROVIDE SEAMLESS INSTALLATION BETWEEN OLD AND NEW FINISHES.
  6. M.E.P. IS NOT WITHIN THE SCOPE OF SERVICE. LIGHT FIXTURES AND EQUIPMENT SHOWN FOR COORDINATION PURPOSES ONLY. CONTRACTOR TO COORDINATE LOCATIONS OF COMMUNICATIONS, DATA, DEDICATED CIRCUITRY AND OR ADDITIONAL ELECTRICAL REQUIREMENTS WITH OWNER.
  7. CONTRACTOR TO RELOCATE ANY EXISTING WALL OR CEILING DEVICES AS REQUIRED WITHIN THE MEANS OF THE DESIGN INTENT.
  8. EXISTING CEILING HEIGHTS TO REMAIN. NEW CEILING HEIGHTS TO MATCH EXISTING, UNLESS NOTED OTHERWISE, TYP.
  9. CENTER MODULAR SYSTEMS / GRIDS, LIGHTING, ETC. WITHIN ROOM AS INDICATED. GO TO CONTACT DESIGN TEAM FOR ANY QUESTIONS REGARDING LOCATIONS IF CLARIFICATION IS REQUIRED, TYP.
  10. REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION REGARDING GNB CEILING AND SOFFITS, TYP.
  11. REFER TO CEILING DETAILS FOR INFORMATION REGARDING NON-TYPICAL CEILING TRANSITION AND OR DETAILS SHALL OCCUR.
  12. WHERE A FIXTURE IS LOCATED WITHIN A SINGLE PANEL, LOCATE THE FIXTURE IN THE CENTER, TYP.
  13. LOCATE THE BOTTOM OF SUSPENDED LINEAR FIXTURE L-II FLUSH WITH THE BOTTOM OF FELT BAFFLES, TYP.
  14. REFER TO ROOM FINISH SCHEDULE AND LEGEND FOR CEILING FINISHES, TYP.
  15. AS INDICATED, CENTER FIXTURES IN GNB AS SHOWN, TYP.

- CEILING PLAN KEYNOTE**
- A. EXISTING CEILING TO REMAIN. PREP FOR NEW PAINT FINISH. MAINTAIN EXISTING CEILING HEIGHTS.
  - B. INFILL PORTION OF RAISED CEILING TO BE FLUSH WITH TYP CEILING HEIGHT. REMOVE EXISTING LIGHT FIXTURES. INFILL EXISTING FIXTURE HOLES IN GNB. RELOCATE J-BOX AS REQUIRED PER DESIGN INTENT.
  - C. REPLACE EXISTING COVE LIGHTING WITH NEW, TYP.
  - D. WHERE DECK AND STRUCTURE IS TO BE EXPOSED ABOVE SUSPENDED CEILING SYSTEM, PAINT DECK ABOVE AND ALL ITEMS THAT MAY BE EXPOSED, TYP.

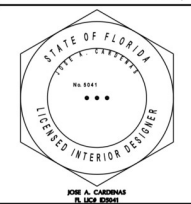


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DATE: 08-01-2025

**SECOND FLOOR  
 REFLECTED  
 CEILING PLAN**

DRAWN BY: JC  
 CHECKED BY: JC  
 PROJECT NO.: 25017.0

**ID-8**

DESIGN DEVELOPMENT

**1 SECOND FLOOR REFLECTED CEILING PLAN**  
 3/16" = 1'-0"

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