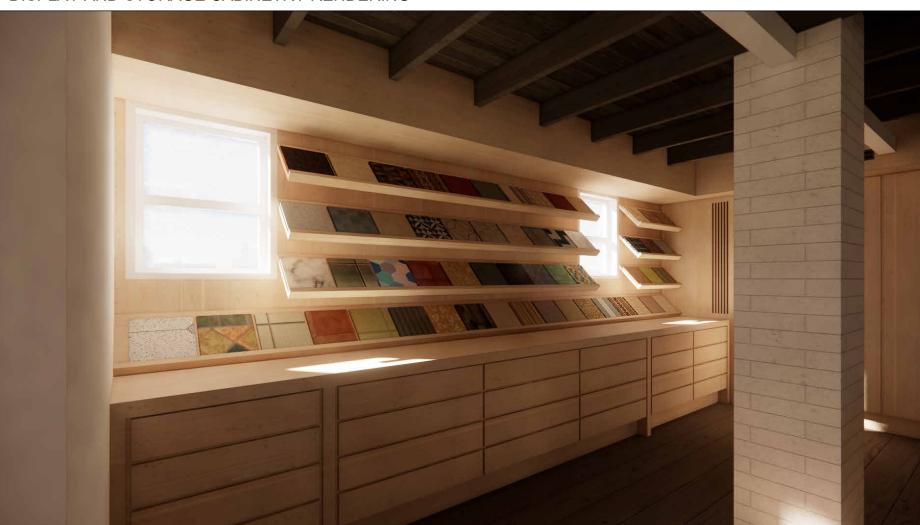
WORK TABLE RENDERING

PHONE BOOTH RENDERING

DISPLAY AND STORAGE CABINETRY RENDERING

WORK STATION & KITCHEN RENDERING



PRESENTATION ROOM RENDERING



PROJECT INFORMATION

OWNER

KYLE MCCOLLUM & PATRICE RIOS

ARCHITECT

MCCOLLUM STUDIO ARCHITECTS, LLC. KYLE H. MCCOLLUM, AIA- PRINCIPAL TBAE # 25554 MIGUEL YAPUR, PROJECT DESIGNER 1300 WEST LYNN ST. SUITE 110 AUSTIN, TX 78703 P. 512.658.6354

E. KYLE@MCCOLLUMSTUDIO.COM

CONTRACTOR RYAN STEWART - STEWART AND CO.

DEMOLISH ANY ITEMS THAT APPEAR STRUCTURAL, UNLESS SPECIFICALLY INDICATED TO BE DEMOLISHED IN THE CONSTRUCTION DOCUMENT, P. 512.945.2321 E. RYAN@STEWANDCO.COM ANY ERRORS, OMISSIONS, AND CONFLICTS FOUND IN THESE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE

INTERIOR DESIGNER

TROO DESIGNS KITCHENS, BATHS & INTERIORS PATRICE RIOS- PRINCIPAL 809 BAYLOR ST.

AUSTIN, TEXAS 78703 P. 512.810.3730 E. PATRICE@TROODESIGNSKBI.COM

LIGHTING DESIGNER VISUAL COMFORT & CO.

5020 BURNET ROAD AUSTIN, TEXAS 78756 P. 512.840.4420

MATT KETTLER, P.E.

STRUCTURAL ENGINEER 1300 W Lynn St. Suite 110 E. MATTKETTLER@GMAIL.COM Austin, Texas 78703

www.mccollumstudio.com

McCollum Studio

Architects

LEGAL DESCRIPTION

809 BAYLOR ST. AUSTIN, TEXAS 78703

SHEET LIST

Sheet Number	Sheet Name	Professional
001	Cover Sheet	Architectural
002	Finish Floor Material by Area	
101	Notes Plan	Architectural
102	Dimension Plan	Architectural
103	Reflected Ceiling Plan + Lighting	Architectural
104	Power Plan	Architectural
201	Exterior Elevations	Architectural
301	Wall Sections	Architectural
401	Interior Elevations	Architectural
402	Interior Elevations	Architectural
403	Interior Elevations	

TROO DESIGNS-CASTLE HILLS H.Q.

Revision List

Description

809 BAYLOR ST.,

AUSTIN, TX 78703

AREA MAP

RELATED WORK.

PROJECT NOTES

ALL DIMENSIONS SHALL BE VERIFIED.

IMPROPER MATERIALS.

SPECIFIC DEVIATION.

EITHER PRODUCT DATA OR SAMPLES.

AND OPERATION OF PRODUCTS FURNISHED UNDER THE CONTRACT.

IMPLIES ACCEPTANCE OF EXISTING CONDITIONS.

REFRIGERATOR, LAUNDRY EQUIPMENT, ETC.

WARRANTY PERIOD SHALL BE FORM DATE OF ACCEPTANCE OF SUCH ITEMS.

INSTALLATION AND MAINTENANCE ARE PROVIDED.

CAUSE BY CONTRACTOR AND SUB-CONTRACTORS.

THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS OR HER BID ON THE EXISTING CONDITIONS. THE

CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE ACTUAL FIELD

THE WORK INCLUDED UNDER THIS CONTRACT SHALL INCLUDE ALL LABOR, MATERIALS, TRANSPORTATION TOOLS AND EQUIPMENT NECESSARY

THESE PLANS INDICATE THE GENERAL EXTENT OF DEMOLITION AND NEW CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT INTENDED

INTENTION OF THESE DOCUMENTS SHALL BE INCLUDED REGARDLESS OF WHETHER SHOWN ON THE DRAWINGS OR IN THE NOTES. DO NOT

THE CONTRACTOR SHALL CONFIRM IN WRITING APPROXIMATE ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION ITEMS AS REQUIRED BY THE

THE CONTRACTOR SHALL PROVIDE A SCHEDULE FOR CONSTRUCTION AS REQUIRED TO MEET THE OWNERS PHASING REQUIREMENTS AND

THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN THE LOCATION OF ANY AND ALL MECHANICAL, ELECTRICAL, TELEPHONE, LIGHTING, PLUMBING AND FIRE SPRINKLER WORK (INCLUDING PIPING, DUCTWORK, AND CONDUIT), AND THAT ALL CLEARANCES FOR

NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENT OF THE CONTRACT DOCUMENTS WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNER 'S OR ARCHITECT'S FAILURE TO DISCOVER OR POINT OF DEFICIENCIES OR DEFECTS DURING

CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY THE GUARANTEES SHALL BE REPLACED BY WORK CONFORMING

TO THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS ACCEPTANCE OF DEFECTIVE WORK OR

THE CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE EXISTING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR REPLACING ALL DAMAGES

THE CONTRACTOR SHALL REVIEW, APPROVE, STAMP, AND SUBMIT WITH REASONABLE PROMPTNESS AND IN SUCH SEQUENCE AS TO CAUSE NO

BY APPROVING, STAMPING, AND SUBMITTING SHOP DRAWINGS, PRODUCT DATA AND SAMPLES, THE CONTRACTOR REPRESENTS THAT HE OR SHE HAS DETERMINED AND VERIFIED MATERIALS, FIELD MEASUREMENTS, AND FIELD CONSTRUCTION CRITERIA RELATED THERETO AND THAT HE HAS CHECKED AND COORDINATED THE INFORMATION WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND CONTRACT

THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ANY DEVIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE ARCHITECT'S REVIEW OF THE SHOP DRAWINGS, PRODUCT DATA OR SAMPLES, UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE ARCHITECT IN WRITING OF SUCH DEVIATION AT THE TIME OF SUBMISSION AND THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE

THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT TWO (2) PRINTS, TYPICALLY, OF EACH SHOP DRAWING SUBMITTAL PLUS TWO (2) COPIES OF

THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS

THE CONTRACTOR SHALL PROVIDE COMPLETE PRODUCT DATA AND RELATED INFORMATION APPROPRIATE FOR THE OWNER 'S MAINTENANCE

WORK UNDER THIS CONTRACT SHALL BE WARRANTED BY THE CONTRACTOR AGAINST ALL DEFECTS FOR ONE (I) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK OR DESIGNATED PORTIONS THEREOF OR FOR ONE (I) YEAR AFTER ACCEPTANCE BY THE OWNER OF DESIGNATED EQUIPMENT. IN CASE OF ITEMS REMAINING UNCOMPLETED AFTER THE DATE OF SUBSTANTIAL COMPLETION, THE ONE-YEAR

EACH TRADE SHALL EXAMINE THE PREMISES TO INSURE THAT CONDITIONS ARE APPROPRIATE FOR HIS OR HER WORK TO COMMENCE, PRIOR TO

COMMENCING HIS OR HER WORK. AREAS NOT APPROPRIATE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. COMMENCING WORK

THE GENERAL CONTRACTOR SHALL ASSIST IN THE COORDINATION AND BE RESPONSIBLE FOR THE INSTALLATION OF N.I.C. ITEMS, INCLUDING BUT NOT LIMITED TO FURNITURE, EQUIPMENT, APPLIANCES, PLUMBING FIXTURES, DISHWASHERS, VOICE/DATA CABLING, TELEPHONE WORK, ETC.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE INSTALLATION AS REQUIRED AS ACCESSORY ITEMS INCLUDING SINK, DISHWASHER,

ALL DRAWINGS AND NOTES ARE CONSIDERED COMPLEMENTARY, AND WHAT IS CALLED FOR BY EITHER WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE SET OF DRAWINGS SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED

Y ALL ARCHITECTURAL DETAILS AND COORDINATE DRAWINGS WITH STRUCTURAL AND MEP DRAWINGS REFORE INITIATION OF ANY

ALL INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURE 'S SPECIFICATION, INDUSTRY AND BUILDING STANDARDS, AND CODE REQUIREMENTS. SEALANTS, WEATHER STRIPPING, AND FLASHING LOCATIONS IN DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE.

LARGER SCALE DETAILED DRAWINGS SUPERCEDED SMALL SCALED ELEVATION AND PLAN DRAWINGS.

ALL WORK PERTAINING TO OR AFFECTED BY THIS CONTRACT SHALL CONFORM TO APPLICABLE BUILDING CODE.

CONSTRUCTION DOCUMENTS, AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY POSSIBLE DELAYS AFFECTING OCCUPANCY.

PRIOR TO CONSTRUCTION, DISCREPANCIES BETWEEN THE ARCHITECTURAL AND ENGINEERING DRAWINGS SHOULD BE REPORTED TO THE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE APPLICABLE

BUILDING CODE, HANDICAP ACCESS CODE AND ALL APPLICABLE ORDINANCES, INCLUDING STATE AND LOCAL BUILDING CODES AND

TO BE ALL-INCLUSIVE. ALL DEMOLITION AND ALL NEW WORK NECESSARY TO ALLOW FOR A FINISHED JOB IN ACCORDANCE WITH THE

CONDITIONS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND FILED CONDITIONS.

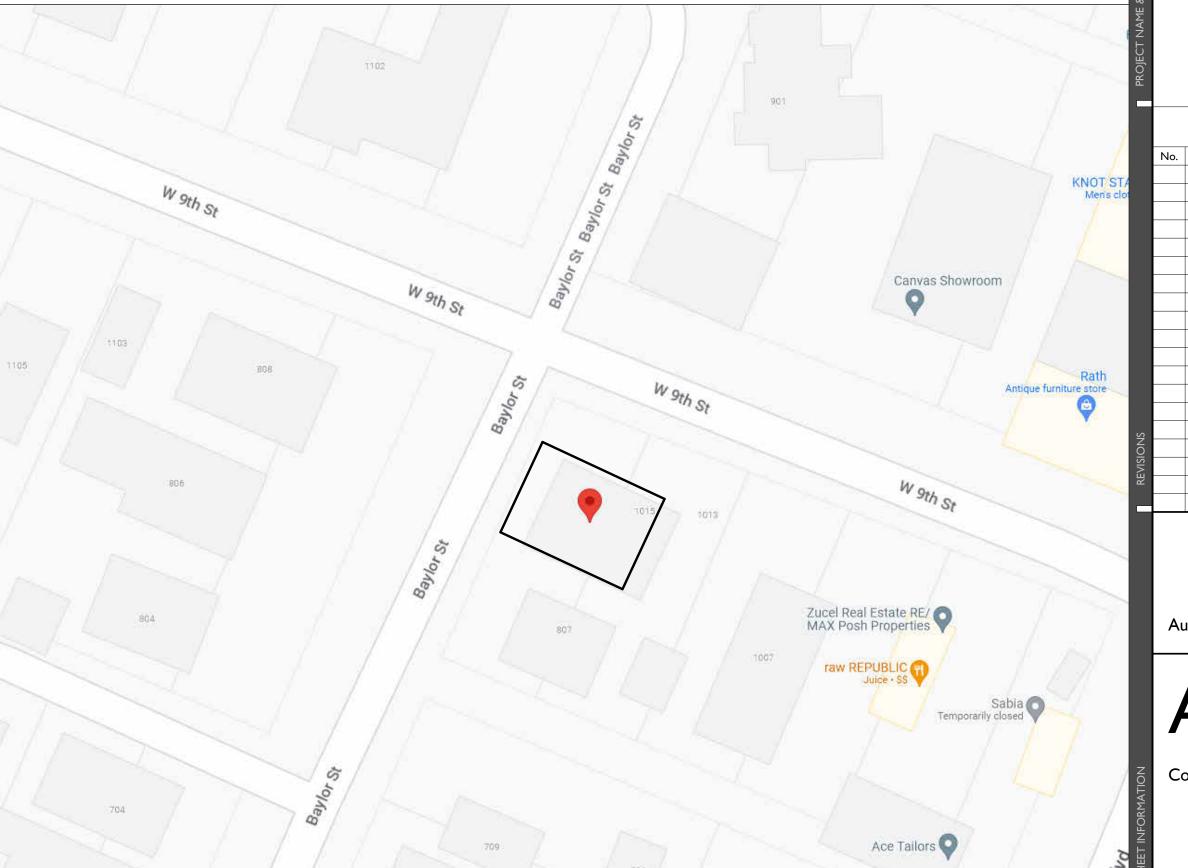
FOR THE CONSTRUCTION OF THE PROJECT, LEAVING ALL WORK READY FOR USE.

WITHOUT PRIOR REVIEW AND WRITTEN APPROVAL BY THE ARCHITECT.

ARCHITECT AND OWNER FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.

DELAY IN THE WORK, PRODUCT DATA, SHOP DRAWINGS AND SAMPLES FOR THE PROJECT.

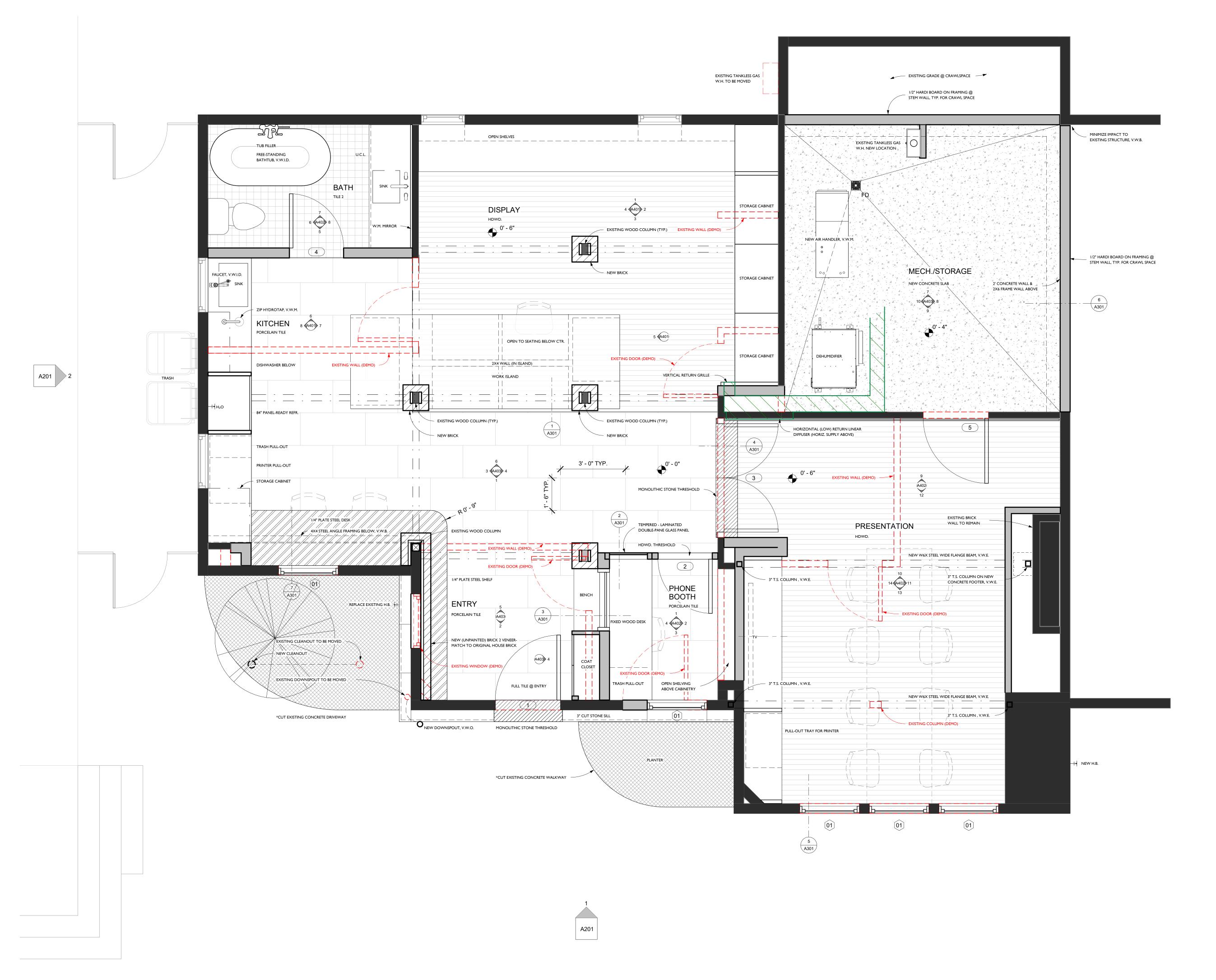
THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR DIMENSIONS OR QUANTITIES ON REVIEW SUBMITTALS. SUBSTITUTIONS, REVISIONS AND/OR CHANGES MUST HAVE PRIOR WRITTEN APPROVAL BY THE ARCHITECT.



August 16, 2023

Cover Sheet





MSA

McCollum Studio Architects

1300 W Lynn St. Suite 110 Austin, Texas 78703



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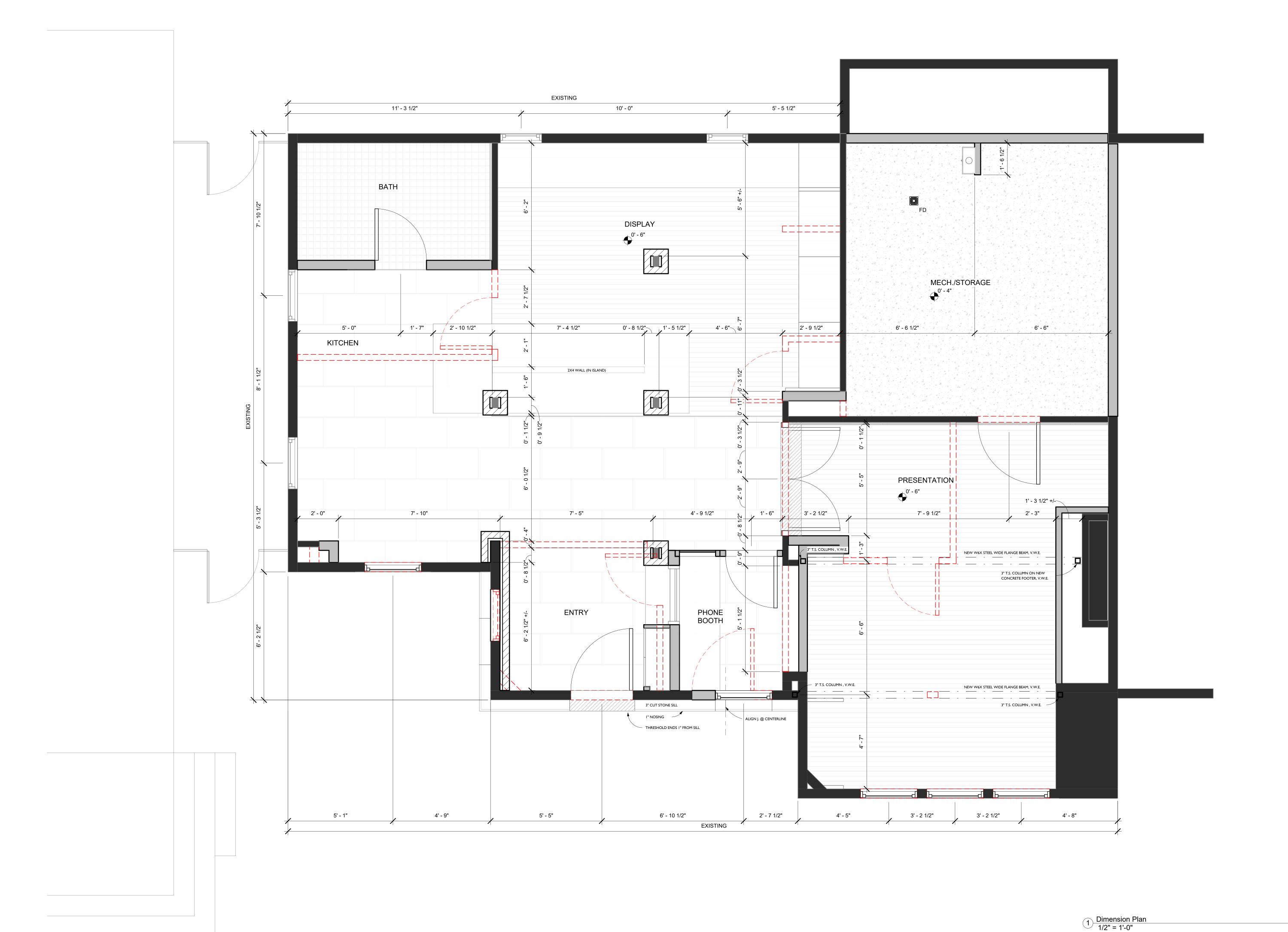
Revision List

Date Description

August 16, 2023

AI0

Notes Plan





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Revision List

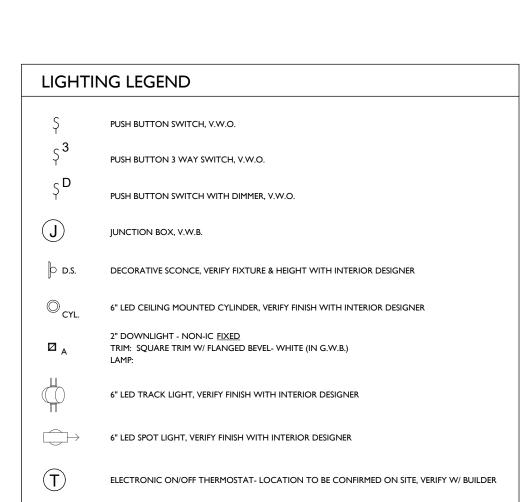
Date Description

August 16, 2023

A102

Dimension Plan

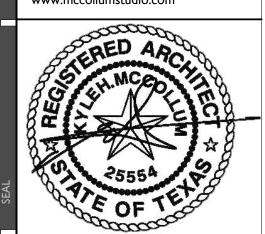






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Revision List			
	Date	Description	

August 16, 2023

A103

Reflected Ceiling Plan +



MSA

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809 BAYLOR ST., AUSTIN, TX 78703

Revision List

Date Description

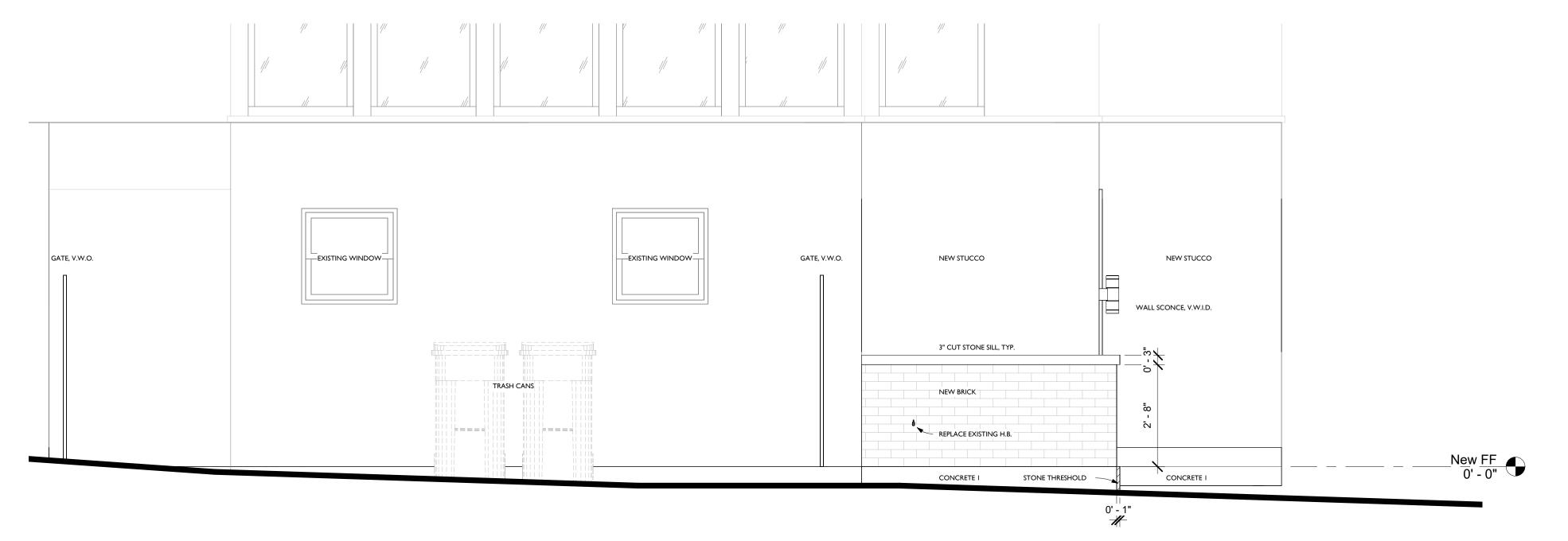
August 16, 2023

A104

Power Plan



Front Entry Elevation
1/2" = 1'-0"



2 Side Elevation Between Buildings 1/2" = 1'-0"

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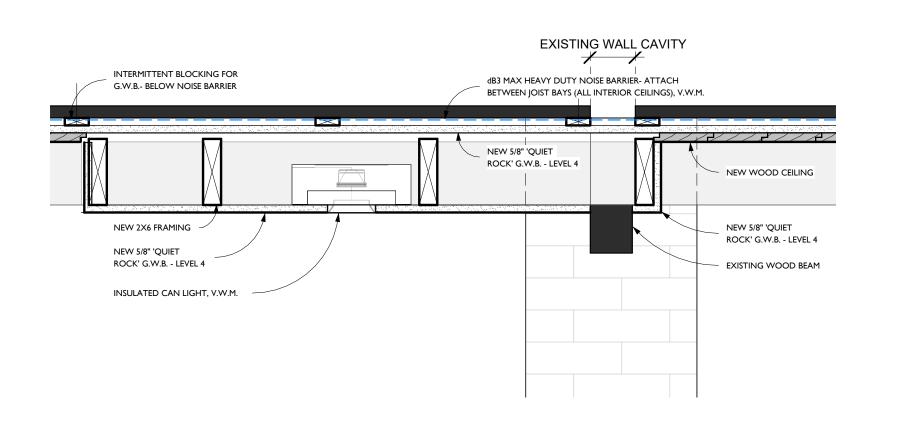
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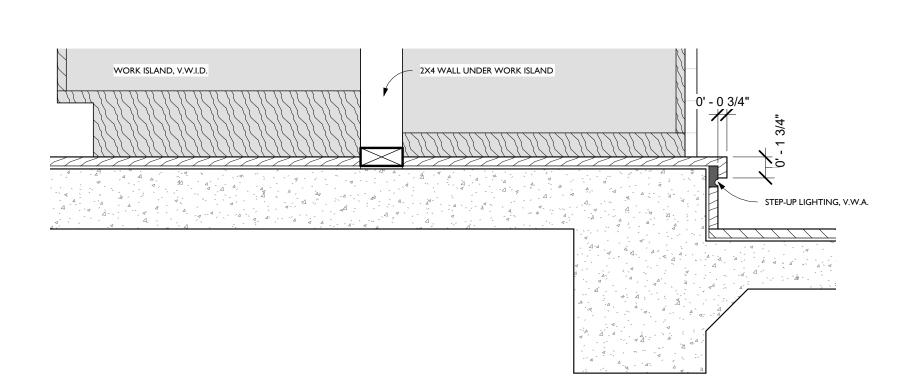
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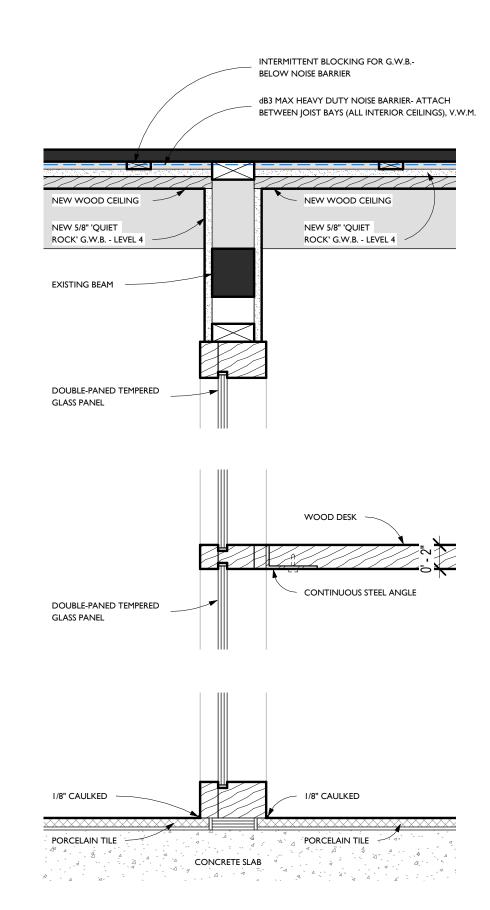
August 16, 2023

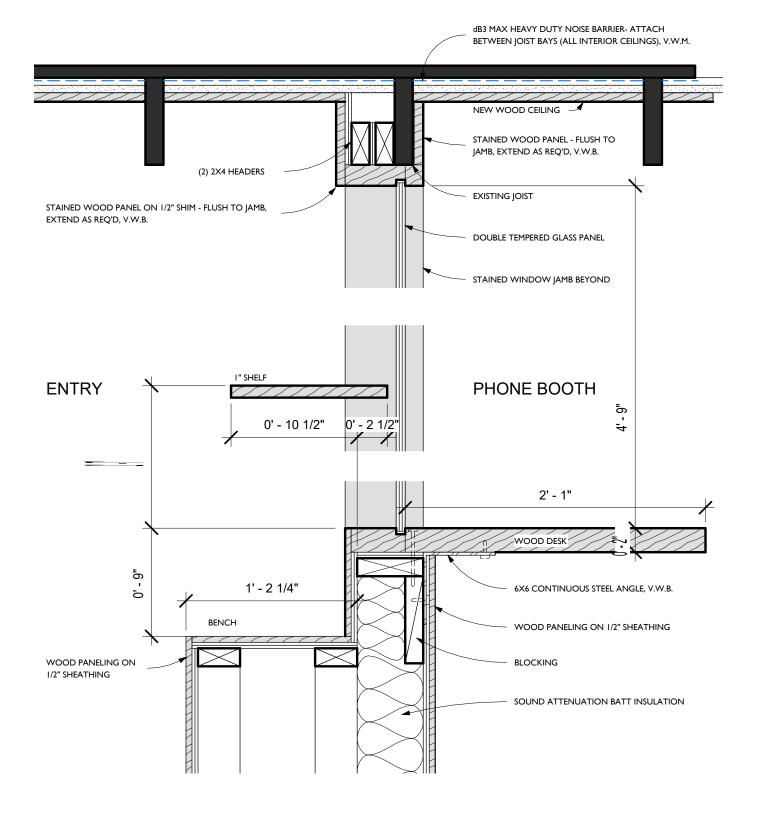
A201

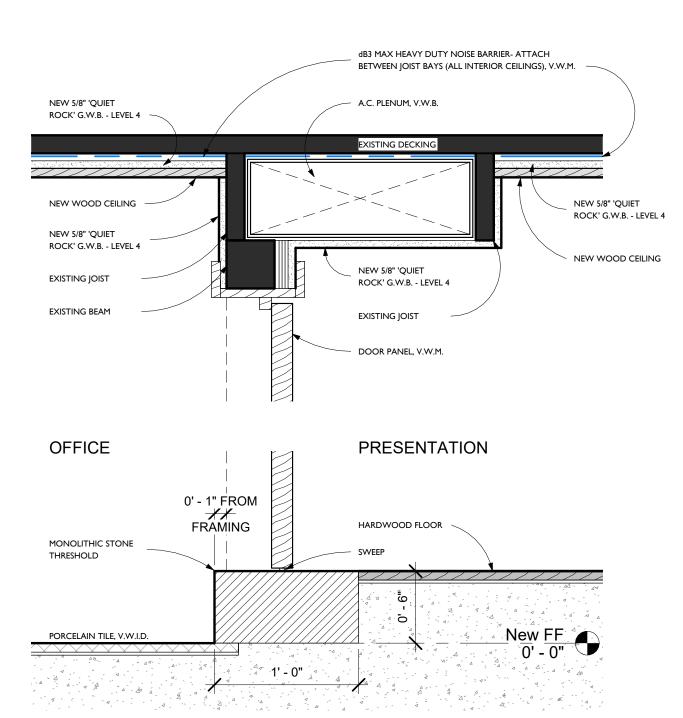
Exterior Elevations



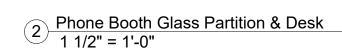


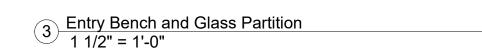


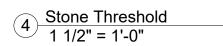


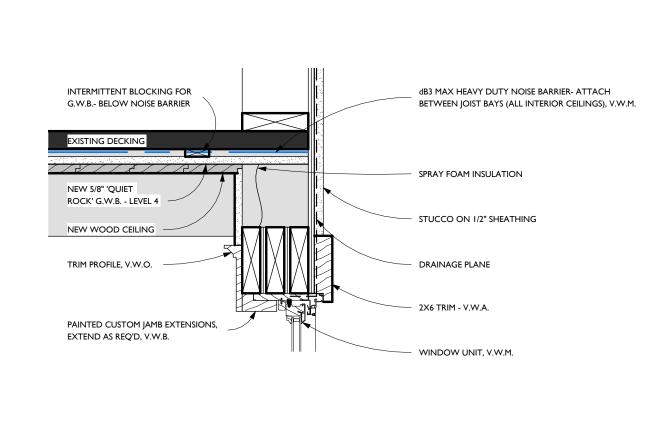


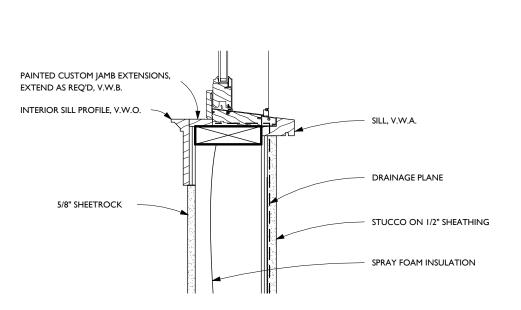


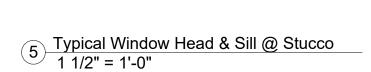


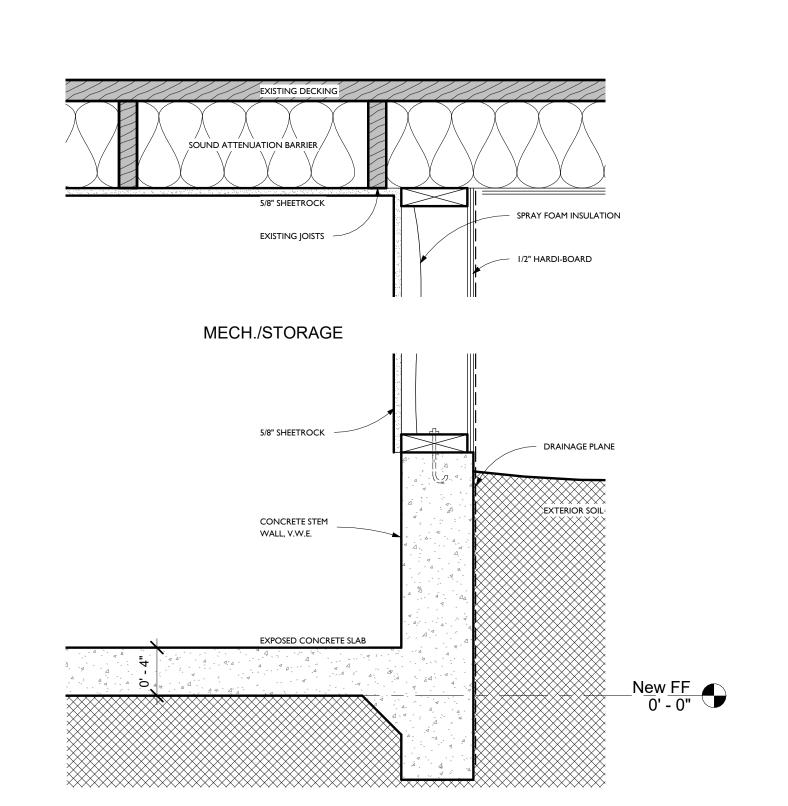




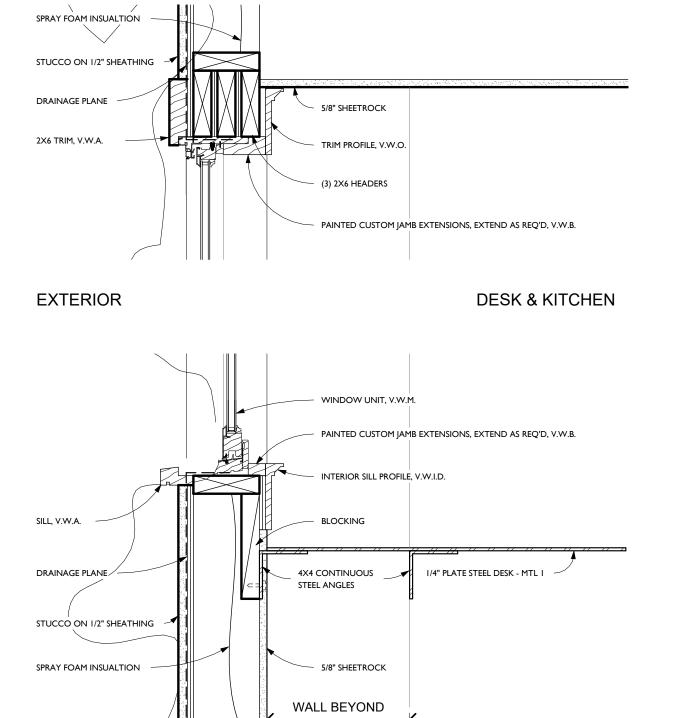


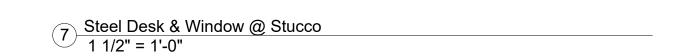


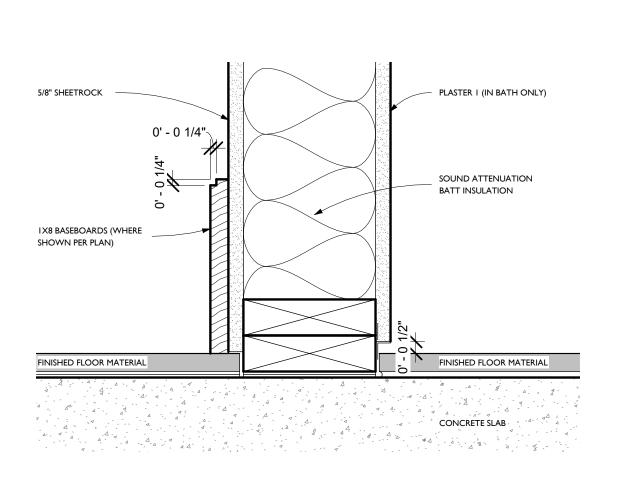












8 Typical Baseboard & Reglet Reveal 3" = 1'-0"

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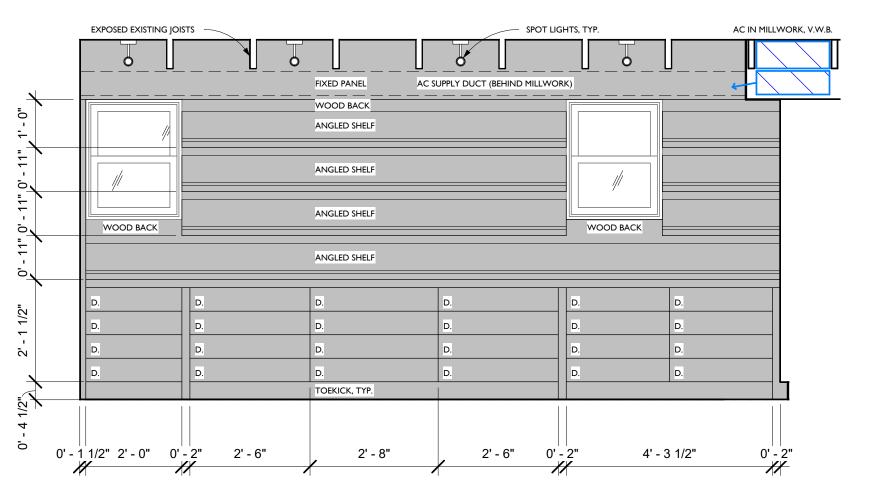
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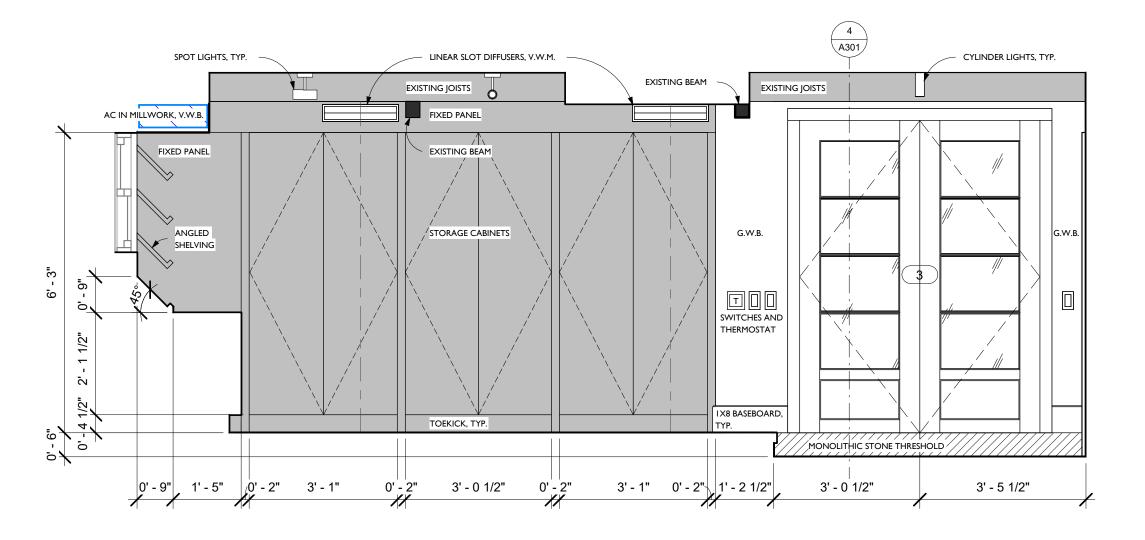
o. Date Description

August 16, 2023

|A301

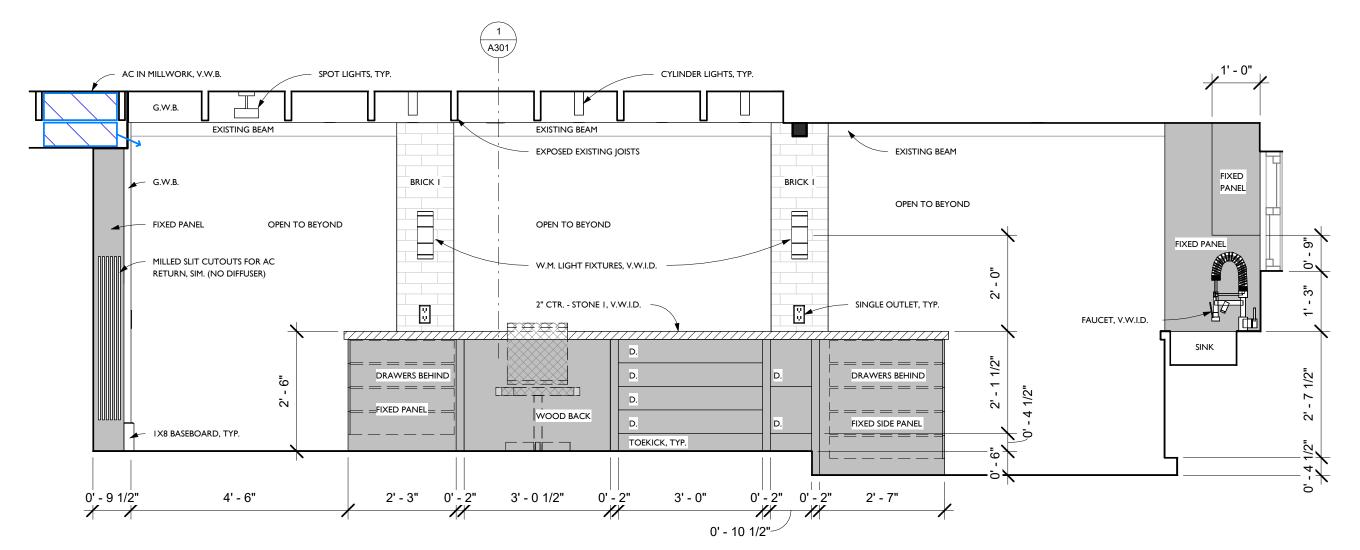
Wall Sections

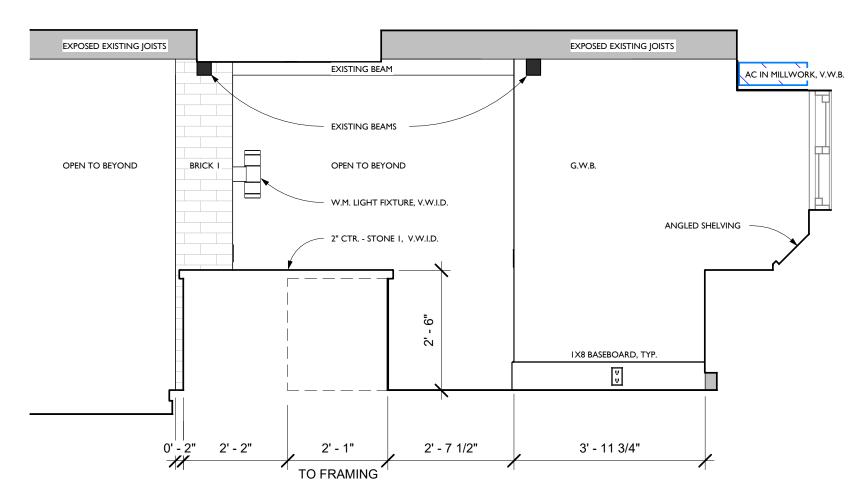


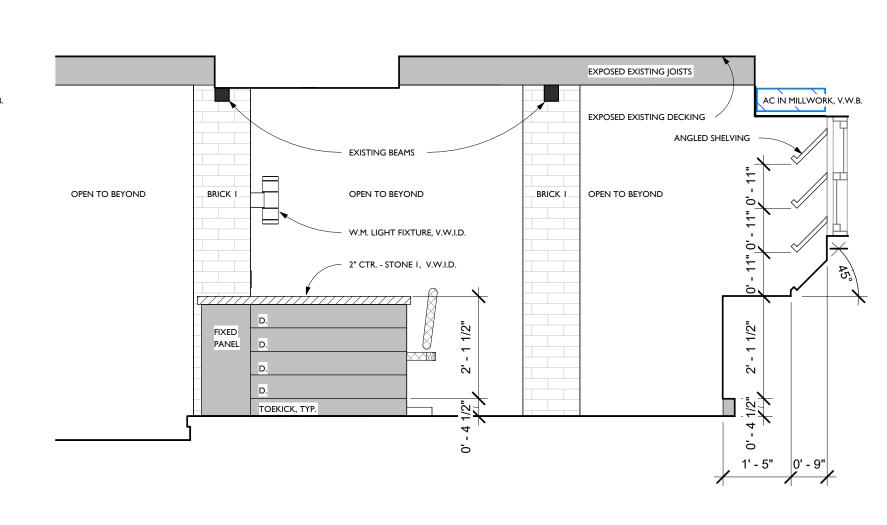


Display Shelving
1/2" = 1'-0"

Storage Cabinets
1/2" = 1'-0"



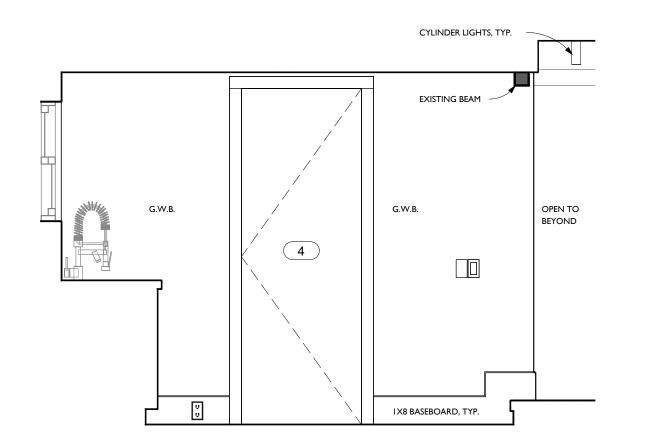


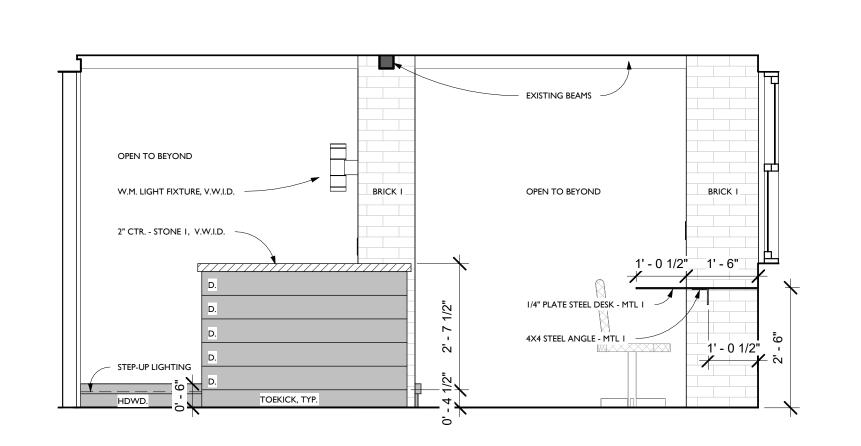


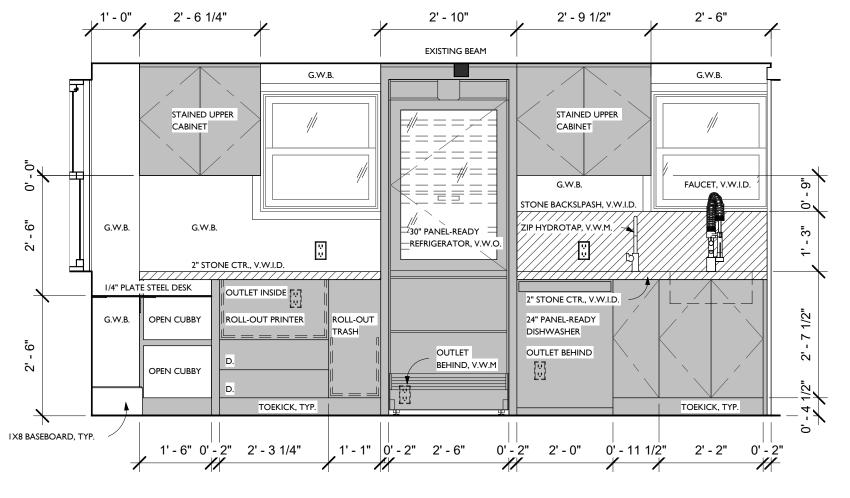
3 Work Island 1/2" = 1'-0"

Wall @ Work Island & Display
1/2" = 1'-0"

Work Island & Drawers
1/2" = 1'-0"







6 Door to Bath
1/2" = 1'-0"

Work Table & Integrated Desk
1/2" = 1'-0"

8 Kitchen 1/2" = 1'-0" MSA

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Revision List

No. Date Description

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A40

Interior Elevations



Presentation Display
1/2" = 1'-0"

Presentation Windows
1/2" = 1'-0"

Presentation Room Entry Wall
1/2" = 1'-0"

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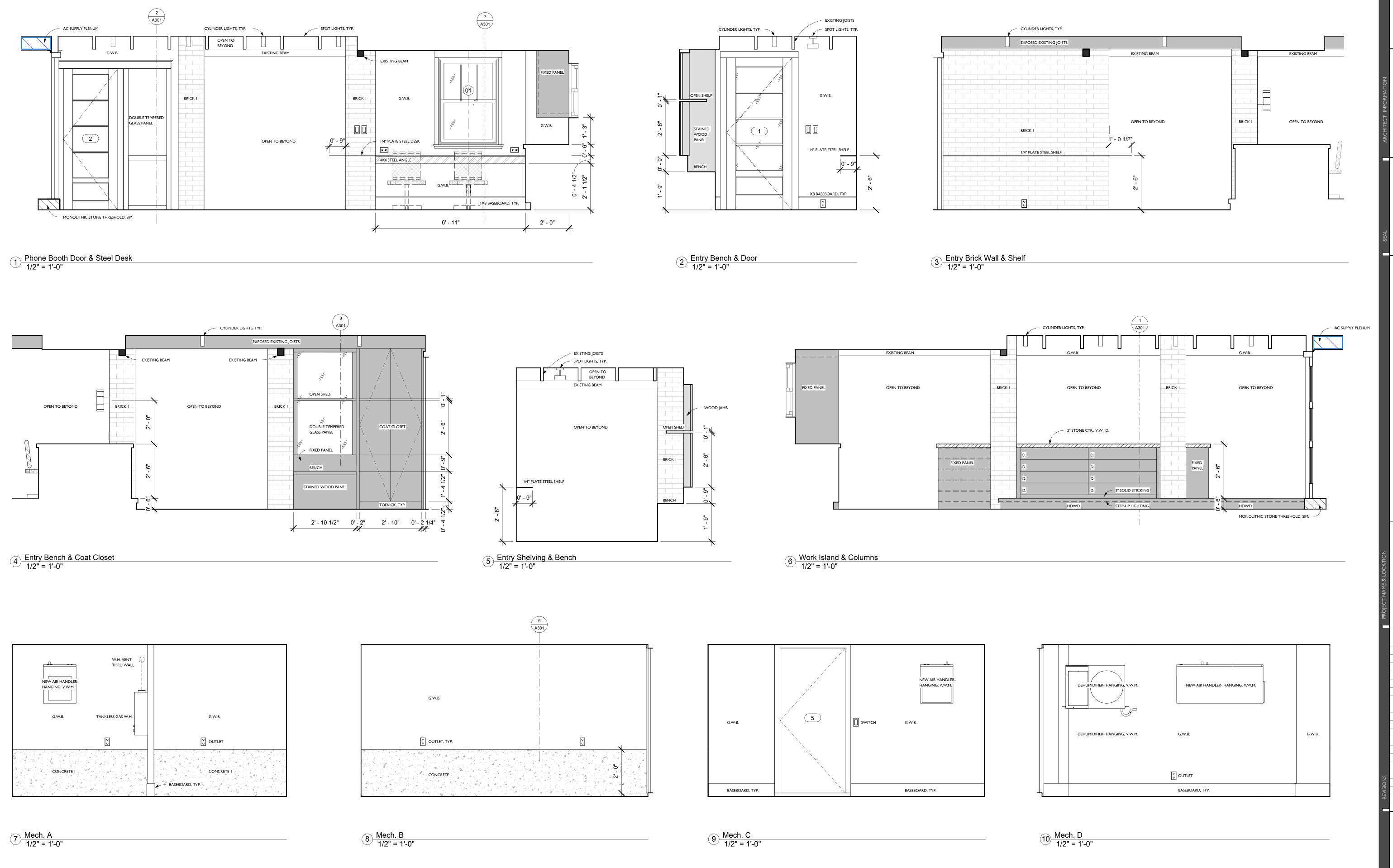
Revision List

Date Description

August 16, 2023

A402

Interior Elevations



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Revision List

No. Date Description

August 16, 2023

|A403

Interior Elevations