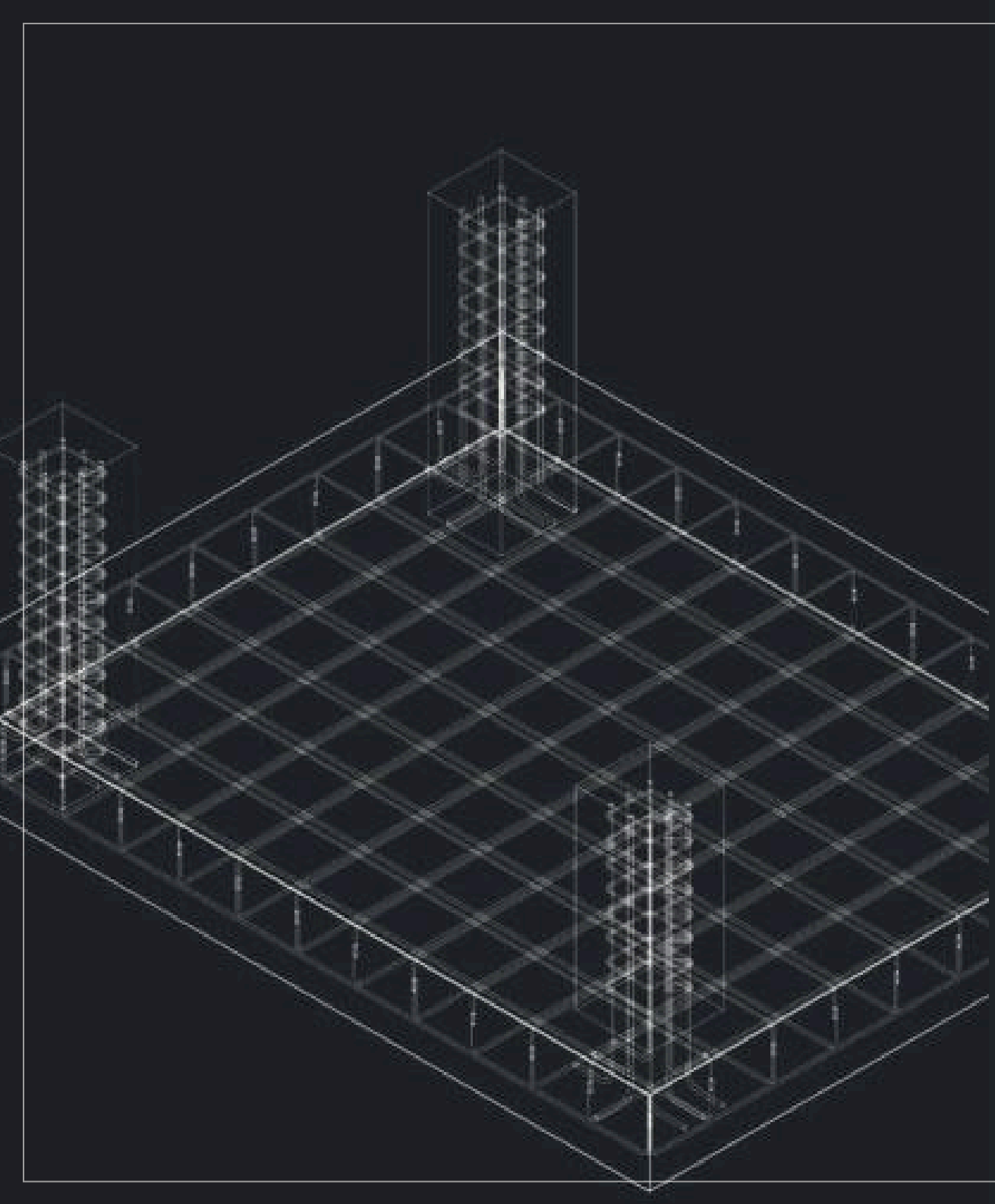


ZX-S · PORTFOLIO · 2026

Structural design and drafting *for permit*

Foundation and framing plans, details and calculations for residential, ADU, commercial and multifamily projects — coordinated with the MEP and architectural sets from the same studio, and ready for plan check.

Zesterex

zesterex.pro · hello@zesterex.pro · Dhaka, Bangladesh · Working in US time zones

Structure, services and architecture on the same sheet.

400+	31	8	3
STUDIO PROJECTS ON FILE	US STATES	COUNTRIES	DISCIPLINES, ONE STUDIO

Structural is the newest service line in a studio that already produces permit-ready MEP and architectural sets across the United States. The advantage is coordination: the footing, the equipment curb, the rack anchor and the opened-up wall are drawn against the same model as the ductwork, the conduit and the architecture — so the structural sheets arrive already resolved with the trades.

Foundations

Footings, slabs, grade beams, piers, anchor bolts and hold-downs.

Framing

Floor and roof framing — joists, beams, headers, columns and shear walls.

Sections, details & schedules

Connections, beam, column and footing schedules, general notes.

Calculations

Gravity, wind and seismic design to IBC / IRC and ASCE 7, packaged with the drawings.

Equipment & anchorage

Rooftop curbs and dunnage, generator and tank supports, seismic bracing of MEP, storage-rack anchorage.

Drafting for engineers

Framing plans, sections and details drafted to your design intent, title block and standards.

BUILDING TYPES WE HAVE WORKED ON

- Residential
- ADUs & garage conversions
- Commercial & tenant improvements
- Multifamily
- Data centres & generator yards
- Warehouses & storage racks
- Restaurants & kitchen equipment
- Rooftop equipment
- Solar roof attachment
- Decks, patio covers & pergolas

TOOLS & STANDARDS

Revit · AutoCAD · IBC / IRC 2021 · ASCE 7-16 · ACI 318-19 · state building codes (e.g. VCC, CBC) · seismic design categories A–D.

Structural drawings for California, Texas and Florida are sealed by our partner licensed engineers, including licensed Structural Engineers (SE) in California; other states go through locally licensed partner engineers. We tell you up front when a seal applies.

PART I

Selected *structural work*

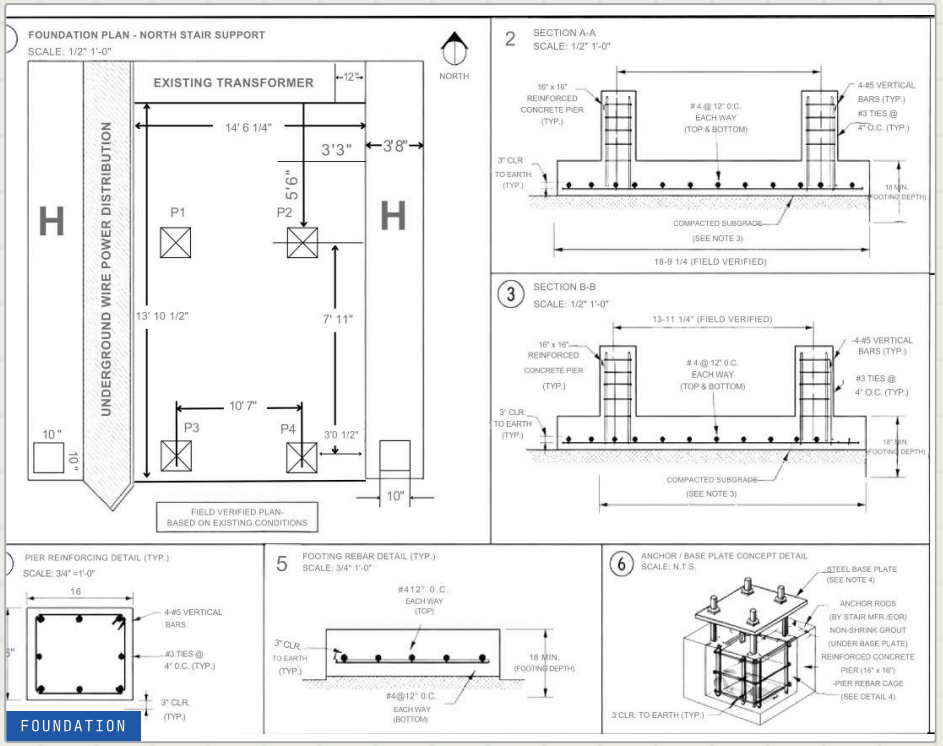
Structural drawings and details produced by our studio, anonymised to project type and location. Where a seal applied, it was the project's licensed engineer of record.

S-01 | INDUSTRIAL · DATA CENTRE

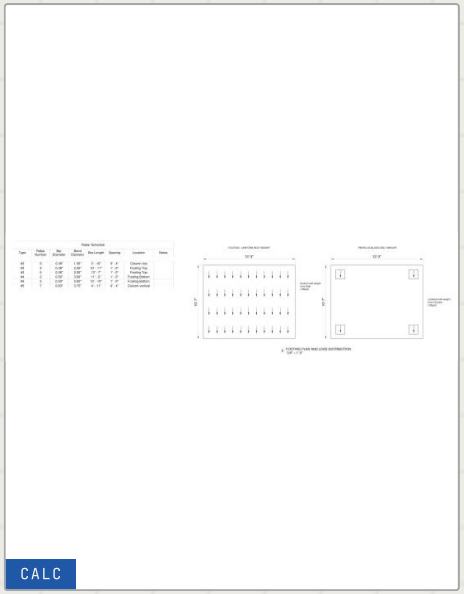
Generator-yard stair foundations at a hyperscale data centre

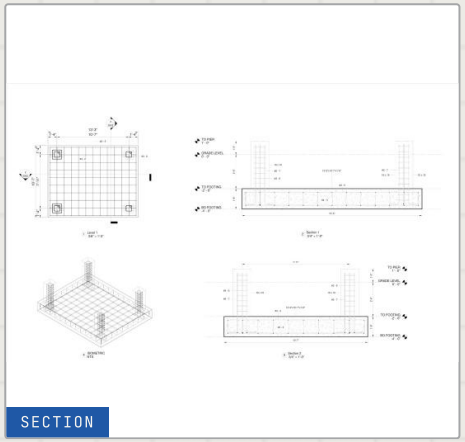
ASHBURN, VIRGINIA · 2026 · FOUNDATION DESIGN AND DRAWINGS

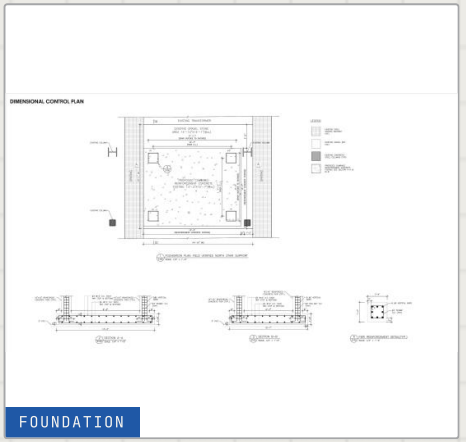
A new access stair in an operating generator yard had to land between an existing transformer, grating walkways, steel columns and an underground power-distribution duct bank. We field-verified the clearances, sized a combined reinforced-concrete footing on four piers, checked self-weight and bearing pressure, and issued the foundation plan, sections, pier and anchor / base-plate details, rebar schedule and pouring sequence from a Revit model — the package the stair fabricator built its shop drawings against, sealed by the project's Virginia engineer of record.



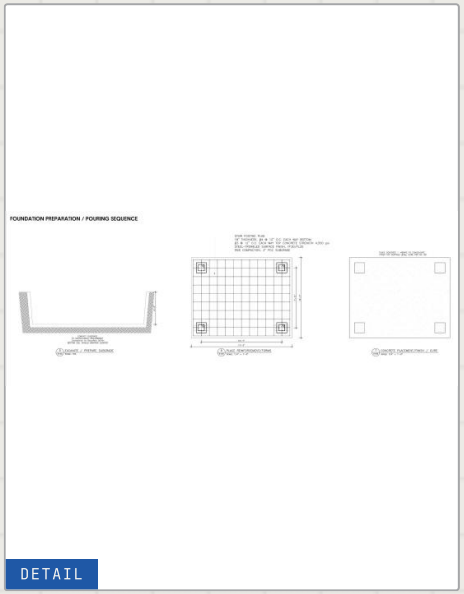
FOUNDATION


CALC


SECTION



FOUNDATION



DETAIL

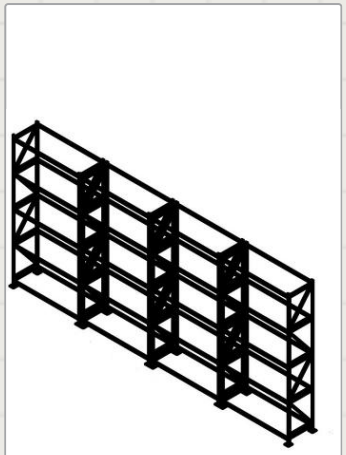
LOCATION	TYPE	FOOTING	CONCRETE	CODES	SHEET
Ashburn, Virginia	Industrial · Data centre	13′-3″ × 10′-7″ × 18″ on 4 piers	f′c 4,500 psi · 24″ frost depth	IBC 2021 · VCC · ACI 318-19 · ASCE 7-16	S-01

S-02 | COMMERCIAL · ANCHORAGE

Seismic bracing of MEP equipment and storage-rack anchorage

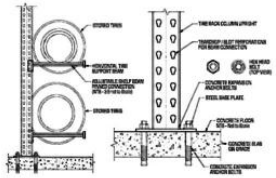
MISSOURI · MARYLAND · 2025–2026 · DETAILS INSIDE OUR PERMIT SETS

Structural details drawn as part of our own MEP and architectural permit sets, so equipment and storage arrive at plan check already restrained. For a restaurant remodel in Seismic Design Category D: curb-to-truss anchorage of rooftop units, hood hangers and sway bracing, switchgear bracing, and trapeze and strap bracing for conduit, pipe and duct, with the jurisdiction's earthquake-load code table. For a tyre-retail warehouse: storage-rack anchorage to the slab and rack stability and connection details.

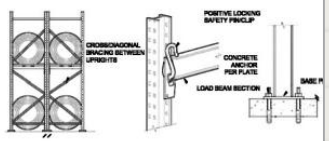

3D



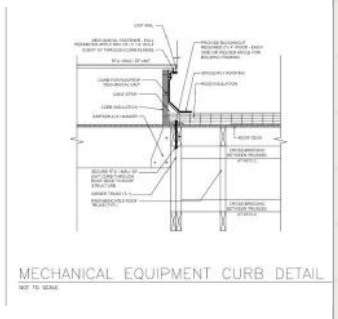
SCHEDULE



DETAIL



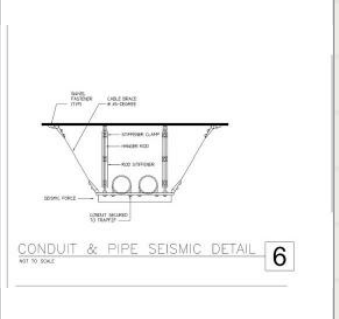
DETAIL



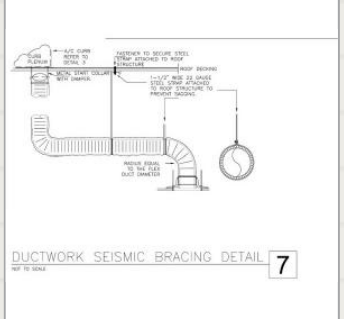
DETAIL



DETAIL



DETAIL



DETAIL

LOCATION	TYPE	SEISMIC	RACKS	DELIVERED IN	SHEET
Missouri	Commercial · Anchorage	SDC D · 7 bracing details + code table	Anchorage to slab · stability details	MEP sheet GN-4.0 · architectural A300	S-02

PART II

Structural sets *we coordinated*

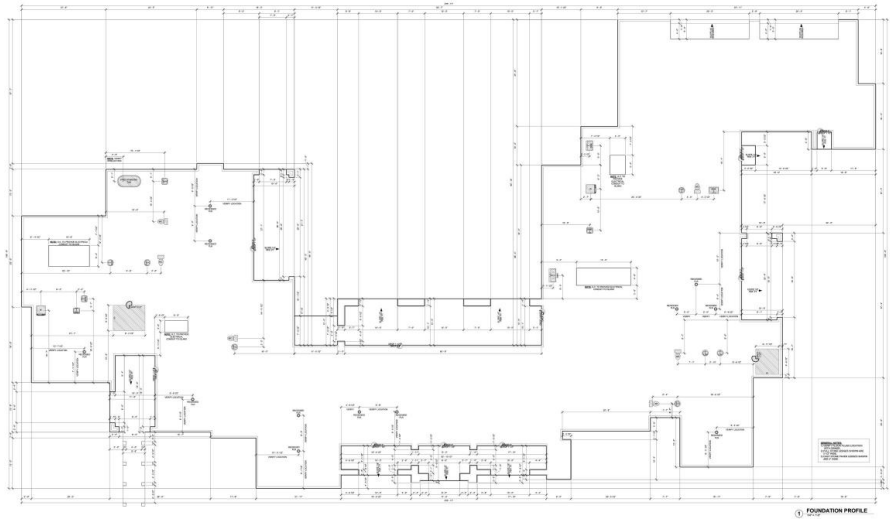
Framing, foundation and pre-engineered structural sets that our MEP permit drawings were built around — every penetration, equipment load and chase checked against the structure before submittal. Structural design on these projects is by each project's own designer or engineer of record; title blocks are removed and projects are anonymised to type and state.

S-03 | RESIDENTIAL · CUSTOM HOME

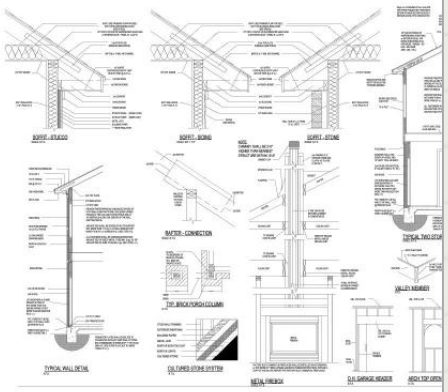
Custom estate residence with pool house

WEST TEXAS · 2026 · MEP COORDINATED WITH THE STRUCTURAL FRAMING

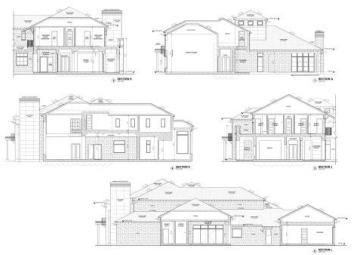
A single-storey stone-and-shake estate home of roughly 220 feet end to end, with a four-car garage, vaulted and groin-vault ceilings and a detached pool house. Our electrical design was laid out against the foundation plan, the roof and ceiling framing and the building sections, so fixtures, fans and recessed lighting land between framing members and the vaulted-ceiling runs have a clear path.



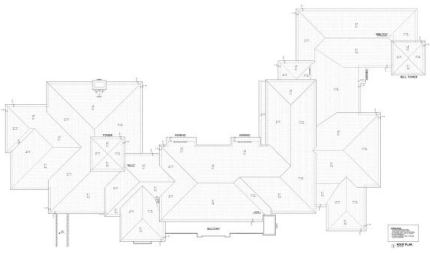
FOUNDATION



SECTION



SECTION



FRAMING



ELEVATION

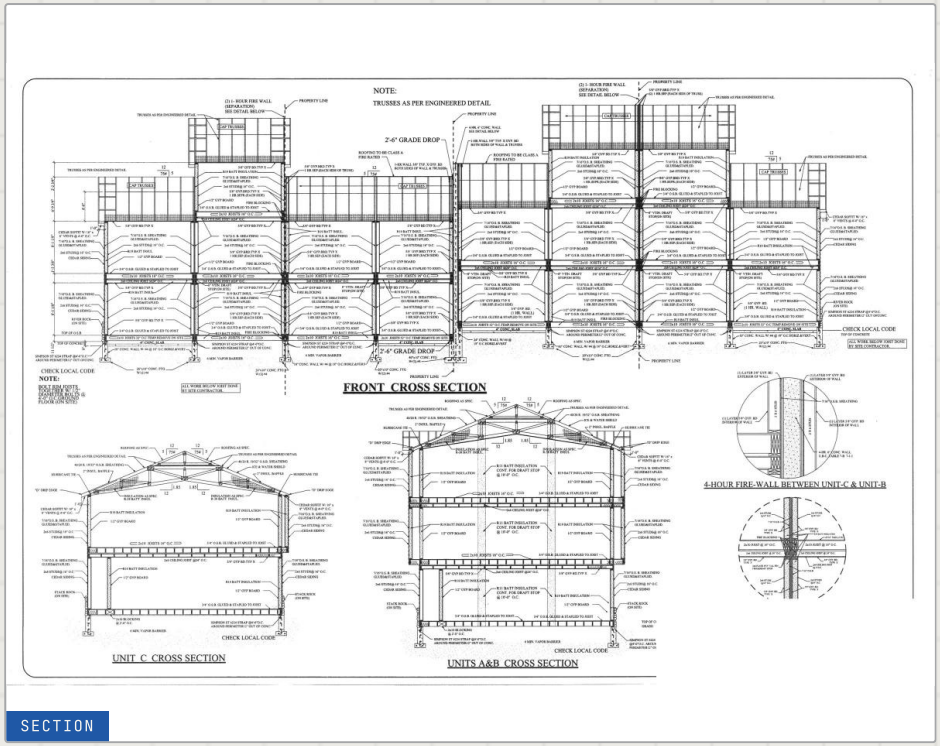
LOCATION	TYPE	STRUCTURE	ROOF	OUR SCOPE	SHEET
West Texas	Residential · Custom home	Foundation profile · 2×6 / 2×4 stud walls	6:12 hip roofs · vaulted ceilings	Electrical design · permit set	S-03

S-04 | MULTIFAMILY · MODULAR

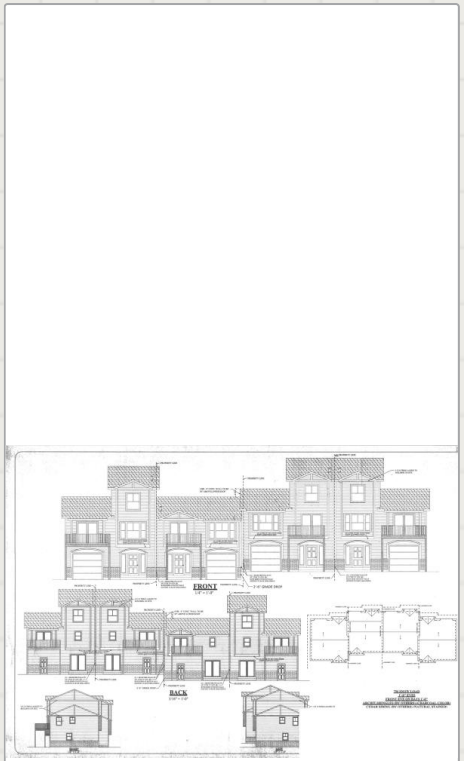
Four-unit modular townhouse building

AURORA, COLORADO · 2025–2026 · MEP AND LOAD CALCULATIONS COORDINATED WITH THE MODULAR STRUCTURE

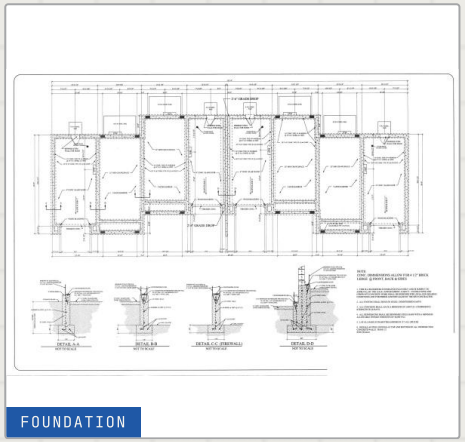
A three-storey, four-unit townhouse building delivered as factory-built modules on a crawl-space foundation, with fire-rated marriage walls between units and a 75 psf roof snow load. Ductwork, plumbing risers and circuits had to respect the module marriage lines and the rated firewalls; our mechanical, electrical and plumbing sheets and Manual J loads were drawn against the foundation plan, cross sections and wall-to-floor connection details.

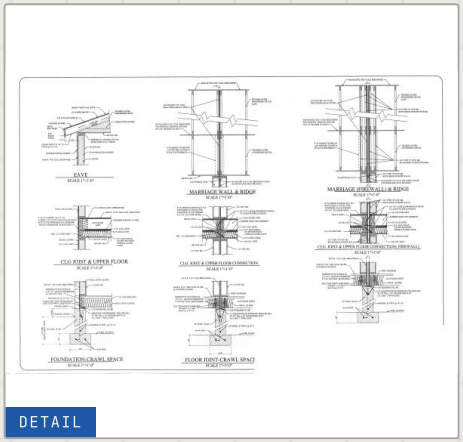


SECTION



ELEVATION


FOUNDATION


DETAIL

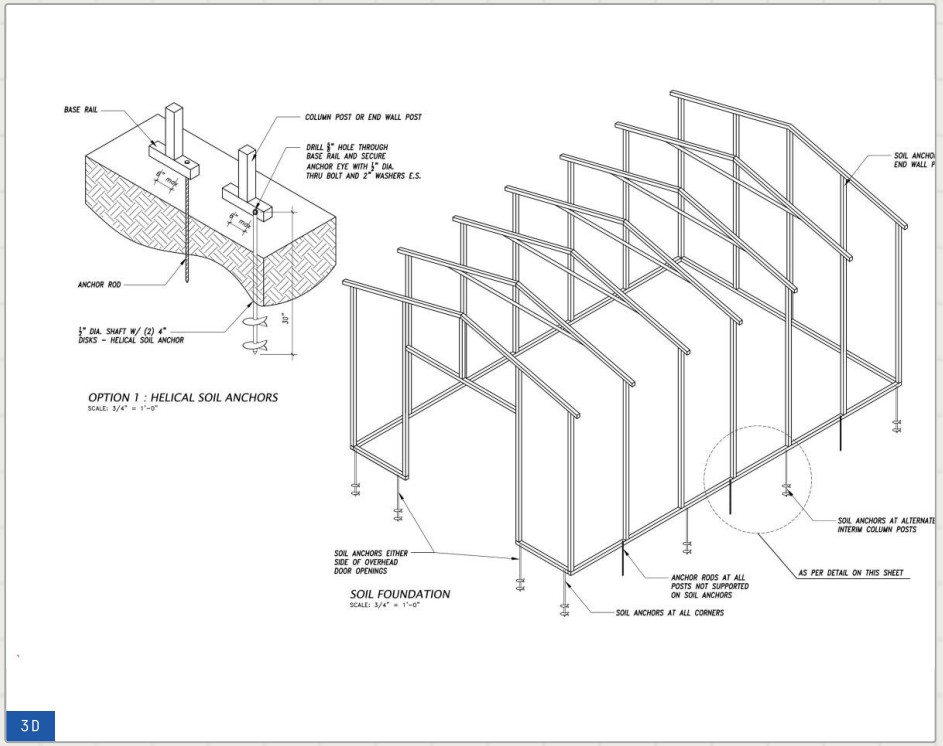
LOCATION	TYPE	STRUCTURE	LOADS	OUR SCOPE	SHEET
Aurora, Colorado	Multifamily · Modular	Modular wood frame · crawl-space foundation	75 psf roof snow load · rated firewalls	MEP permit set · Manual J · REScheck	S-04

S-05 | COMMERCIAL · PRE-ENGINEERED STEEL

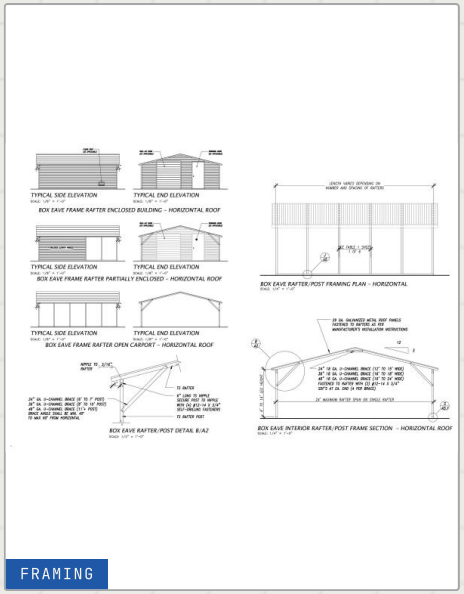
Pre-engineered metal building for a tyre-retail development

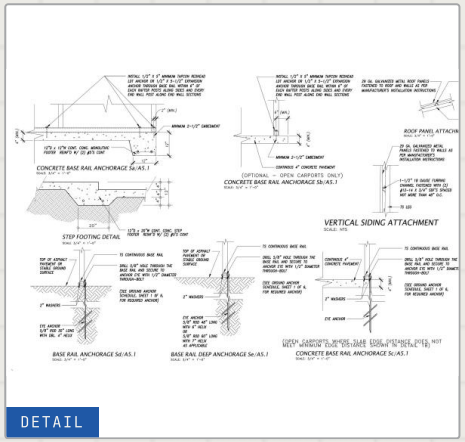
JACKSONVILLE, FLORIDA · 2026 · MEP COORDINATED WITH A WIND-RATED STEEL FRAME

Building 2 of a tyre-shop development: a cold-formed steel rafter-and-post frame engineered for Florida wind speeds, anchored to a concrete base rail or helical soil anchors. Our MEP drawings placed equipment, conduit and plumbing against the framing plans, girt and header openings and the base-rail anchorage — so nothing lands on a brace or blocks an anchor.

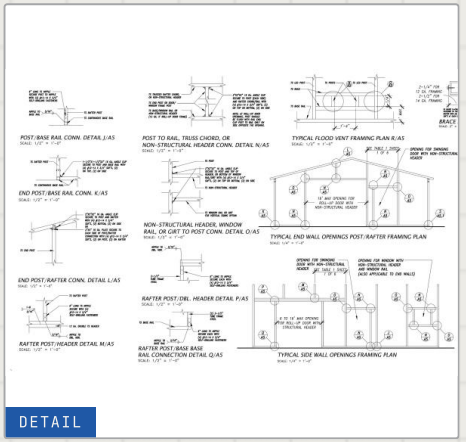


3D

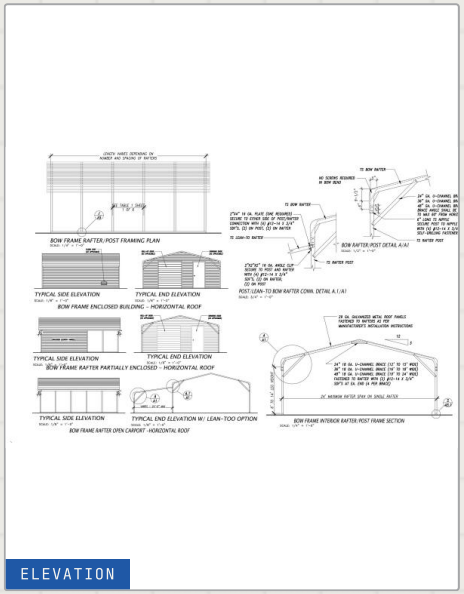

FRAMING



DETAIL



DETAIL


ELEVATION

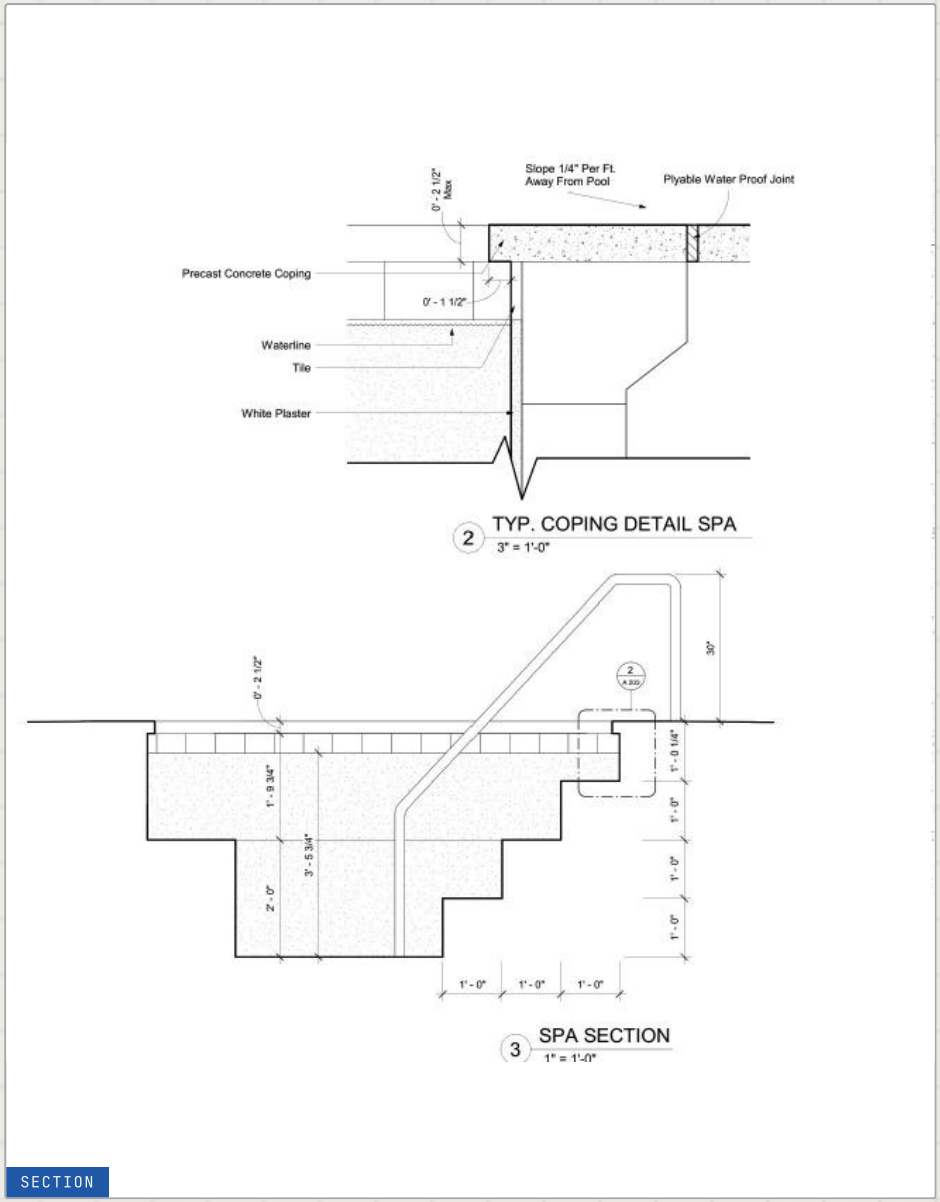
LOCATION	TYPE	STRUCTURE	ANCHORAGE	OUR SCOPE	SHEET
Jacksonville, Florida	Commercial · Pre-engineered steel	Cold-formed steel rafters, posts and girts	Concrete base rail · helical soil anchors	MEP permit set	S-05

S-06 | RESIDENTIAL · POOL AND SPA

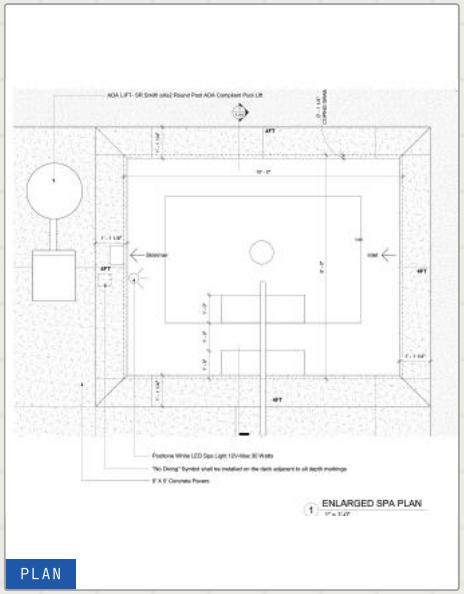
Desert residence pool, spa and equipment building

JOSHUA TREE, CALIFORNIA · 2026 · POOL AND SPA
MEP COORDINATED WITH THE SHELL DESIGN

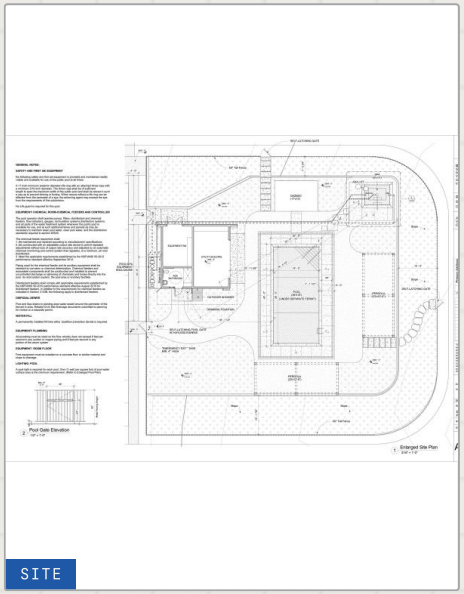
A pool, spa, gazebo, pergolas and a separate utility building on a sloping desert lot. The pool and spa shells, coping and bond beam are the pool designer's; our pool electrical, bonding and plumbing sheets and equipment schedules were sized and routed against the shell sections and the enlarged site plan through ten revision rounds.



SECTION



PLAN


SITE

LOCATION	TYPE	STRUCTURE	POOL	OUR SCOPE	SHEET
Joshua Tree, California	Residential · Pool and spa	Concrete pool and spa shells · bond beam	38' × 18' pool · 8' × 10' spa	Pool/spa electrical + plumbing · MEP	S-06

S-07 | SCOPE

What a structural set from us contains

DRAWINGS · CALCULATIONS · SPECIALTY SCOPES

Everything the plan checker expects in a structural submittal, with the calculations packaged alongside the drawings. Many small structural jobs come up alongside MEP work — a new rooftop unit, a solar array, an opened-up wall — so they can ride on the same project.

Drawings & calculations

Foundation plans — footings, slabs, grade beams, piers, anchor bolts and hold-downs. Floor and roof framing plans — joists, beams, headers, columns and shear walls. Sections, details and schedules. Structural calculations — gravity, wind and seismic design to IBC / IRC and ASCE 7.

For engineering firms

Already have the engineer? We draft framing plans, sections and details from your design intent — to your title block, standards and layer conventions, from sketches, redlines or an existing model, in Revit and AutoCAD. You keep engineering authority; we carry the drafting load.

What we need

Architectural plans (PDF or CAD), the project address and jurisdiction, and a geotechnical (soils) report where the city requires one.

Specialty scopes

Rooftop equipment supports — curbs, dunnage and anchorage for HVAC units, generators and tanks. Solar roof attachment — roof load checks and attachment letters. Beam and header sizing for wall removals and remodels. Decks, patio covers and pergolas.

Stamping

Structural drawings for California, Texas and Florida are sealed by our partner licensed engineers, including licensed Structural Engineers (SE) in California; other states go through locally licensed partner engineers. We tell you up front when a seal applies.

Not included

Site visits, structural observation, special inspections and geotechnical reports.

LOCATION	TYPE	ITEMS	SHEET
United States	Scope	6	S-07

G-01 | COVERAGE

Where we *work*

UNITED STATES · 8 COUNTRIES · FOUR CONTINENTS

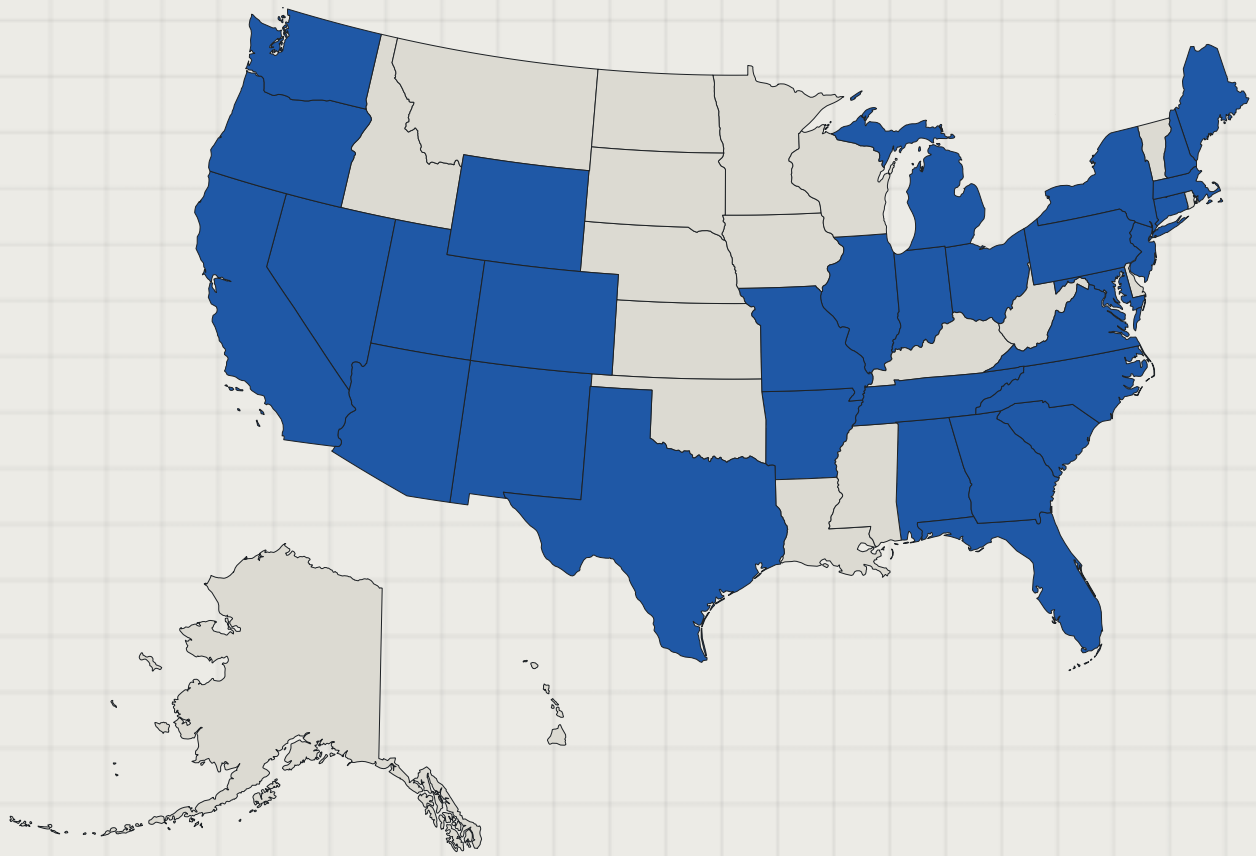
31	8	379	16
US STATES	COUNTRIES	US JOBS ON FILE	BUILDING TYPES

Our structural work sits inside a studio that has delivered MEP and architectural permit sets across the United States and abroad. The map shows where the studio has worked in all disciplines — the jurisdictions whose code amendments, plan-check habits and submittal formats we already know.

United States	31 STATES + DC + USVI ·
Bangladesh	DHAKA STUDIO · 5 JOBS
Australia	VICTORIA · 2 JOBS
United Kingdom	OXFORDSHIRE · 1 JOB
Germany	SAXONY · MECKLENBURG · 1 JOB
Kuwait	SHUWAIKH · 1 JOB
American Samoa	PAGO PAGO · 5 JOBS
Cayman Islands	GRAND CAYMAN · 1 JOB

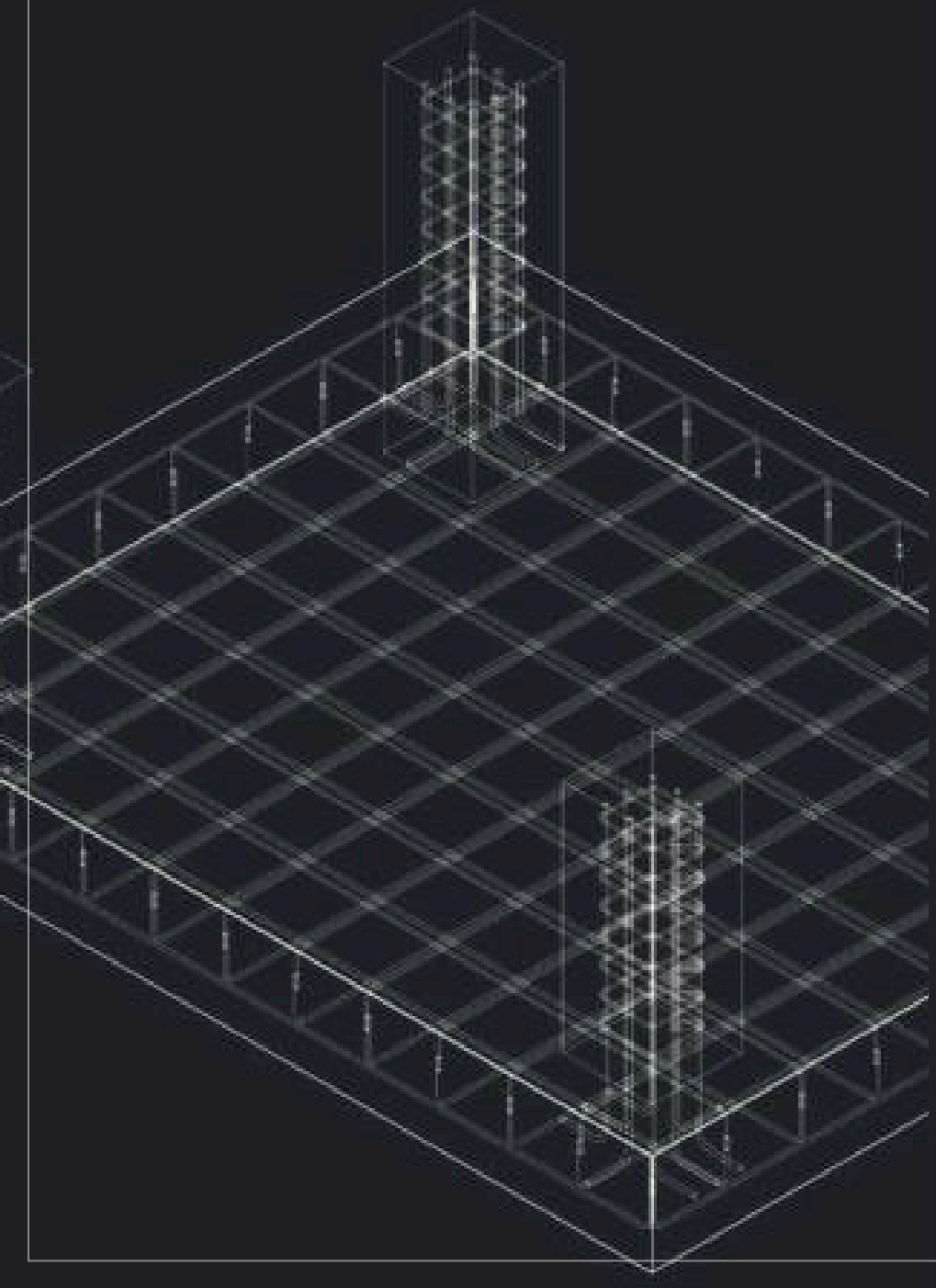
US FOOTPRINT · 31 STATES

WORKED WITH US · FIGURES = JOBS ON FILE



Alabama 1	Indiana 1	New Mexico 2	Utah 1
Arizona 3	Maine	New York 15	Virginia 2
Arkansas 1	Maryland 7	North Carolina 2	Washington 6
California 156	Massachusetts 4	Ohio 5	Wyoming 1
Colorado 9	Michigan 5	Oregon	Washington, DC 1
Connecticut 3	Missouri 3	Pennsylvania 7	U.S. Virgin Islands 1
Florida 42	Nevada 1	South Carolina 2	
Georgia 12	New Hampshire	Tennessee 1	
Illinois 1	New Jersey 5	Texas 79	

LOCATION	TYPE	BASIS	REGISTER	SHEET
Worldwide	Coverage	Project archive 2014–2026	Folder-level, anonymised	G-01



ZX-S · NEXT STEP

Send us the *plans.*

We'll confirm the structural scope your city needs and send a fixed quote. Architectural plans, the address and jurisdiction, and a soils report where one is required — that is all we need to start.

hello@zesterex.pro

zesterex.pro · Dhaka, Bangladesh · Working in US time zones