



DESPECTA
DESIGN | ENGINEERING | INSPECTION

PRECISION IN DESIGN. *CONFIDENCE IN INSPECTION.*

A Comprehensive Review of Architectural Design, Structural Engineering & Building Inspections
Across Texas

01 / FORENSIC STRUCTURAL DIAGNOSTICS

Foundation elevation surveys, pre-pour compliance, framing reviews, and post-fire assessments stamped by a licensed Texas PE.

02 / INTEGRATED DESIGN STUDIO

Contextual residential architecture, finite element structural calculations, coordinated MEP schematics, and 3D photorealistic BIM.

03 / SAME-DAY ENGINEERING REPORTS

Accurate, actionable, and municipality-recognized engineering reports delivered within 24 hours across the DFW Metroplex.

PE LICENSED PROFESSIONAL ENGINEER
State of Texas · TBPE Certified Practice

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5720 BOZEMAN DR, PLANO, TX 75024

— PRINCIPAL FOREWORD / THE MANIFESTO

THE SCIENCE OF RIGOR, THE ART OF ENDURING STRUCTURES

Every enduring building begins long before the first cubic yard of concrete is placed. It begins with an unwavering commitment to mathematical rigor, diagnostic clarity, and deep material comprehension. In the North Texas region—and across the greater Dallas–Fort Worth metroplex—unique geotechnical realities, expansive active clay soils, and accelerated building cycles demand engineering oversight that transcends routine checklists.

At **DESPECTA**, we unite architectural vision with structural and geotechnical engineering. From forensic pre-pour foundation evaluations to bespoke Texas residential design, our single purpose is to provide homeowners, builders, and investors with absolute clarity, uncompromised structural integrity, and peace of mind at every phase of construction.

Principal Structural & Forensic Engineering Practice
Licensed Professional Engineer (PE), State of Texas · TBPE Certified



— CATALOG DIRECTORY / SECTION INDEX

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NORTH TEXAS RESIDENTIAL ARCHITECTURE
A harmonious balance of indigenous Texas limestone masonry and contemporary geometric forms.

— FOUNDATIONAL PHILOSOPHY / THE FIRM

GOOD BUILDINGS BEGIN WITH CLEAR UNDERSTANDING

At Despecta, we provide comprehensive architectural design, structural engineering, and forensic building inspection services throughout the Dallas–Fort Worth (DFW) area. Combining expertise in structural and geotechnical engineering, we deliver safe, efficient, and sustainable solutions for residential and commercial projects.

Our leadership by a licensed Texas Professional Engineer (PE) ensures that every calculation, drawing, and inspection report satisfies the strictest municipal building codes, financial lender mandates, and legal standards.

01. Same-Day Reports

Comprehensive, forensic inspection reports delivered within 24 hours of on-site evaluation.

02. Licensed PE Oversight

All structural diagnostics performed directly by a licensed Texas Professional Engineer.

03. Advanced Diagnostics

Zip-Level digital elevation surveys, thermal imaging, and ultrasonic structural scanners.

04. Detailed Blueprints

Permit-ready working drawings, foundation schedules, wall sections, and structural details.



— STRUCTURAL FORENSIC DIAGNOSTICS / FOUNDATION

EXPERT INSPECTIONS. CONFIDENT DECISIONS.

North Texas soils contain highly active montmorillonite clay that swells dramatically when saturated and shrinks during prolonged dry summers. Independent engineering oversight before and after construction protects property owners from catastrophic foundation failures.

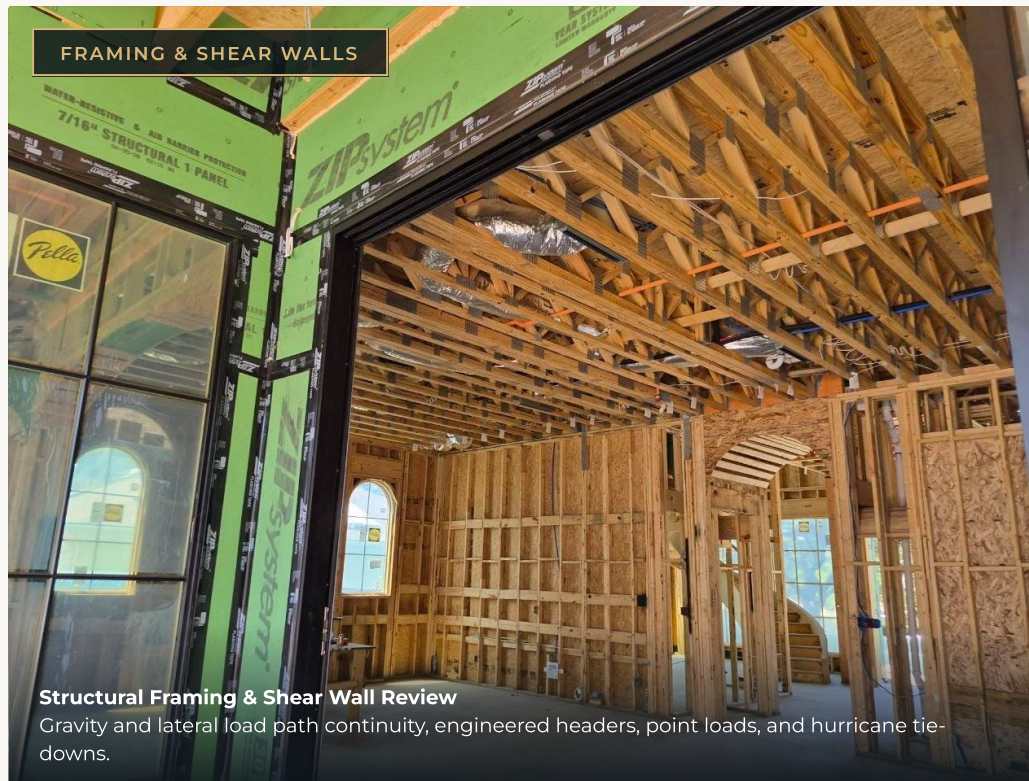
◆ 1. Pre-Pour Concrete Placement Inspection

The 4 hours before concrete is poured govern the 50-year service life of your foundation. Our engineers verify post-tension tendon profiles, chair heights, perimeter grade beam depths, rebar clearances, plumbing sleeves, and vapor barrier continuity under strict PTI (Post-Tensioning Institute) standards.

◆ 2. Foundation Elevation Survey & Crack Diagnostics

Sub-millimeter floor elevation contour mapping using calibrated Zip-Level digital altimeters. We calculate structural deflection ratios ($L/360$, $L/480$), identify differential settlement, and provide stamped repair plans if underpinning or drainage remediation is required.





— FRAMING & SPECIALTY FORENSICS / STRUCTURAL

STRUCTURAL INTEGRITY & LOAD PATH SECURITY

The structural framing system is the skeleton of your building. Improper trade penetrations through load-bearing joists, missing squash blocks, or unengineered field alterations can trigger progressive framing failure.

◆ 3. Structural Framing Inspection

Verifying continuous load paths from roof trusses to the foundation. We audit header sizing over wide door/window spans, point load transfers, squash block placement, hurricane hold-downs, and shear wall fastening schedules.

◆ 4. Roof Structure & Attic Framing Inspection

Thorough evaluation of roof truss chords, web members, collar ties, purlins, ridge beam alignment, and attic ventilation to prevent moisture-induced timber degradation and roof sagging.

◆ 5. Forensic Post-Fire Structural Assessment

Scientific char depth measurement to compute remaining structural capacity in fire-exposed timber. We issue certified clearance reports and structural repair designs for insurance and reconstruction permitting.



"SPACE. LIGHT. MATERIAL. DESIGNED AROUND THE WAY YOU LIVE."

An architectural philosophy focused on proportion, daylight illumination, and genuine materials tailored to modern living and the Texas climate.

— INTEGRATED DESIGN STUDIO / ARCHITECTURE

COMPLETE SYNERGY OF ARCHITECTURE, STRUCTURE & MEP

In the DESPECTA Studio, architectural creativity is developed concurrently with structural calculations and MEP (Mechanical, Electrical, and Plumbing) engineering. This integrated discipline avoids costly field clashes, streamlines construction, and ensures exceptional spatial elegance.

Bespoke Architectural Design

Thoughtful spatial planning, natural light optimization, and contemporary indoor-outdoor living.

Structural Engineering

Optimized gravity and lateral force resisting systems designed concurrently with the architecture.

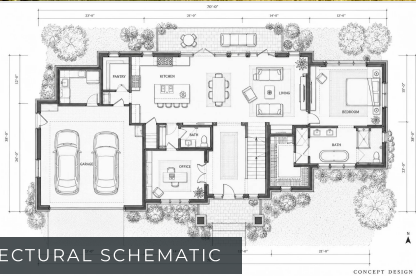
Mechanical, Electrical & Plumbing

High-efficiency HVAC duct routing, electrical distributions, and plumbing coordination.

3D Visualization & BIM

Photorealistic renderings, lighting studies, and fully coordinated BIM models for rapid city permits.

Permit-Ready Packages: Every plan set produced by DESPECTA is stamped by our licensed Texas Professional Engineer (PE), guaranteeing immediate acceptance by building departments across Texas.



FLOOR PLAN / ARCHITECTURAL SCHEMATIC

RESIDENTIAL CONCEPT / NORTH TEXAS • 01

DFW Transitional Residence

A masterclass in Texas regionalism, pairing native cream limestone masonry with standing-seam bronze roofs, expansive glass, and an engineered post-tension slab designed for expansive clay soils.

- Area: 4,450 Sq.Ft
- 4 Beds + Private Study
- 3-Car Garage
- PTI Post-Tension Slab



EXTERIOR PERSPECTIVE STUDY

RESIDENTIAL CONCEPT / CONTEMPORARY • 02

North Texas Modern Residence

Crisp rectilinear volumes, dramatic second-story cantilevers, and deep passive solar overhangs engineered to shade interior spaces from intense Texas summer heat while maintaining daylight.

- Area: 3,850 Sq.Ft
- 4 En-Suite Bedrooms
- Covered Lanai Patio
- Hybrid Timber-Steel Frame



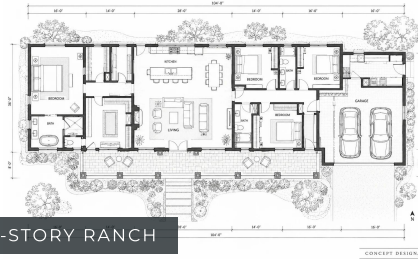
FLOOR PLAN / COURTYARD CORE

RESIDENTIAL CONCEPT / CENTRAL TEXAS • 03

Hill Country Courtyard

Inward-focused tranquil living organized around an intimate central courtyard. Thick limestone masonry provides exceptional thermal inertia, cross-ventilation corridors, and secluded open-air connectivity.

- Area: 3,920 Sq.Ft
- 3 Beds + Studio
- Private Water Courtyard
- High-Performance Envelope



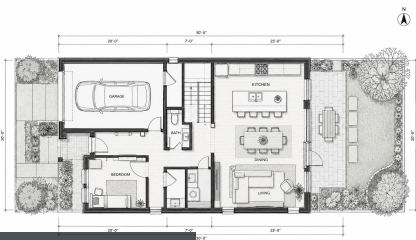
FLOOR PLAN / SINGLE-STORY RANCH

RESIDENTIAL CONCEPT / HILL COUNTRY • 04

Texas Ranch Retreat

An expansive single-level sanctuary featuring wrap-around shaded verandas, monumental native limestone hearths, and exposed king-post timber trusses built to endure rugged Hill Country weather.

- Area: 3,250 Sq.Ft
- 3 Bedrooms
- 1,200 Sq.Ft Covered Porch
- Exposed Timber Trusses



FLOOR PLAN / COMPACT URBAN INFILL

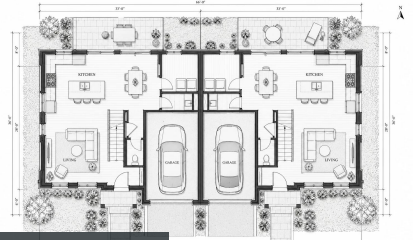
CONCEPT DESIGN

URBAN ARCHITECTURE / AUSTIN • 05

Austin Urban Infill Residence

An intelligent spatial response to compact urban parcels. Vertical light wells, a private rooftop entertainment deck with downtown skyline vistas, and high-efficiency thermal insulation.

- Area: 2,400 Sq.Ft
- 3 Vertical Levels
- Skyline Roof Deck
- Zoned High-SEER HVAC



FLOOR PLAN / MULTI-FAMILY DUPLEX

CONCEPT DESIGN

MULTI-FAMILY / INVESTMENT RESIDENCE • 06

Texas Paired Homes (Duplex)

A contemporary multi-family duplex featuring independent private entries, separated structural load paths, and an advanced acoustic demising wall rated at STC 58 for maximum acoustic isolation.

- Total Area: 4,800 Sq.Ft
- 3 Beds per Unit
- STC 58 Acoustic Wall
- High Investment Yield

MECHANICAL:

1. CONSULTATION WITH THE MECHANICAL ENGINEER IS REQUIRED FOR THIS SHEET.
2. ALL MECHANICAL EQUIPMENT SHALL BE LOCATED OUTSIDE THE BUILDING EXCEPT AS NOTED OTHERWISE.
3. ALL MECHANICAL EQUIPMENT SHALL BE PROTECTED FROM THE ELEMENTS BY A ROOF OR ENCLOSURE TO REMAIN SEPARATE FROM THE BUILDING TO THE EXTENT OF THE MECHANICAL EQUIPMENT.
4. ALL MECHANICAL EQUIPMENT SHALL BE PROTECTED FROM VIBRATION BY A ROOF OR ENCLOSURE TO REMAIN SEPARATE FROM THE BUILDING TO THE EXTENT OF THE MECHANICAL EQUIPMENT.
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10. ALL MECHANICAL EQUIPMENT SHALL BE PROTECTED FROM VIBRATION BY A ROOF OR ENCLOSURE TO REMAIN SEPARATE FROM THE BUILDING TO THE EXTENT OF THE MECHANICAL EQUIPMENT.
11. PROVIDE CONNECTIONS TO ALL LAUNCH AREA.

THERMAL ENVELOPE:

1. ALL THERMAL ENVELOPES SHALL BE PROVIDED FOR EACH ROOM AND SPACE.
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10. ALL THERMAL ENVELOPES SHALL BE PROVIDED FOR EACH ROOM AND SPACE.
11. PROVIDE CONNECTIONS TO ALL LAUNCH AREA.

FLOOR LAYOUT GEN. NOTES:

1. SEE ARCHITECTURAL NOTES FOR GENERAL INFORMATION.
2. SEE ARCHITECTURAL NOTES FOR GENERAL INFORMATION.
3. SEE ARCHITECTURAL NOTES FOR GENERAL INFORMATION.
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11. PROVIDE CONNECTIONS TO ALL LAUNCH AREA.

STAIR NOTES:

1. SEE ARCHITECTURAL NOTES FOR GENERAL INFORMATION.
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11. PROVIDE CONNECTIONS TO ALL LAUNCH AREA.

1ST FLOOR CONDITIONED: 20,583 CU. FT.

1ST FLOOR PLAN
SEE EXTERIOR WALLS LIST
ON EXTERIOR WALLS LIST
SCALE: 1/8" = 1'-0"

ANONYMIZED DRAWING SAMPLE - (SHEET 05) (PUBLIC DISPLAY COPY - NOT FOR CONSTRUCTION)

[illegible]

The image displays two sets of architectural drawings. The top set, titled 'Roof Framing & Truss Layout', includes a 'TYPICAL GABLE END' section showing a cross-section of a roof with rafters and a ridge. A 'TYPICAL Rafter/FASCIA' section shows a side view of a rafter and fascia. A 'ROOF NOTE' box contains text regarding the roof structure. A 'ROOF PLAN' shows the layout of the roof with various dimensions and labels. The bottom set, titled 'Electrical & Lighting Schematics', includes a 'LEGEND' table with symbols for various electrical components. A 'DETAIL ELECTRICAL PLAN' shows a cross-section of a building with electrical components. A 'MAIN FLOOR ELECTRICAL PLAN' shows the layout of the main floor with various electrical components and dimensions.

Roof Framing & Truss Layout **S-201**

Electrical & Lighting Schematics **E-101**

THE 4-STEP CLIENT JOURNEY / PROCESS

FROM FIRST CALL TO STAMPED ENGINEERING SEAL

We have streamlined architectural design and structural inspection into a rapid, transparent, and authoritative four-step journey.

- 1

Consultation & Rapid Scheduling
Define project scope, review architectural drawings, and schedule immediate on-site inspection or design kick-off.
- 2

Comprehensive On-Site Inspection
Direct evaluation by a licensed engineer using digital altimeters, thermal diagnostics, and structural scans.
- 3

Same-Day Certified PE Engineering Report
Delivery of certified, stamped PDF documentation complete with graphic elevation contours within 24 hours.
- 4

Contractor Collaboration & Permit Support
Ongoing technical coordination with contractors, city building officials, and lenders through completion.

THE DESPECTA ADVANTAGE / COMPARISON

LICENSED PE VS. STANDARD HOME INSPECTORS

Understanding the critical legal and structural distinction:

Legal & Structural Authority:

DESPECTA:

Certified PE seal carrying legal engineering liability, recognized by all Texas municipalities, courts, and lenders.

Standard Inspector:

General opinion only; prohibited by law from performing engineering calculations.

Remediation & Repair Design:

DESPECTA:

Authority to engineer foundation underpinning plans, structural headers, and repair details.

Standard Inspector:

Can only suggest calling an engineer; cannot design or approve repairs.

Turnaround Speed:

DESPECTA:

Same-day engineering report turnaround within 24 hours to keep transactions on schedule.

Standard Inspector:

Frequently faces multi-day delays during peak closing periods.

To schedule an inspection or discuss your architectural project, call (945) 257-0898.



DESPECTA

DESIGN | ENGINEERING | INSPECTION

Precision in Design · Confidence in Inspection

DIRECT CALL

(945) 257-0898

Mon–Sat 8:00 AM – 6:00 PM

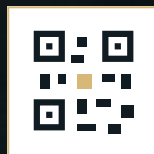
EMAIL INQUIRIES

info@despecta.com

Response within 12 Hours

HEADQUARTERS

5720 Bozeman Dr.
Plano, TX 75024



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CONCEPTUAL ARCHITECTURAL DESIGN & FORENSIC BUILDING INSPECTIONS.