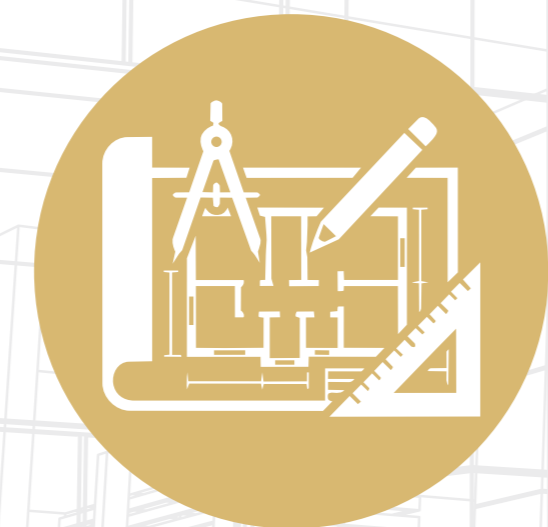


nobly LLC

From Concept to Construction. Delivered Globally



DESIGN



PERMIT



BUILD



WHO WE ARE:

Based in Sheridan, Noblyn LLC is a design and engineering firm delivering permit-ready drawings and coordinated design solutions for projects across the **United States, Canada, Australia, Europe, and the Gulf region.**

We work with homeowners, builders, and developers to move projects from concept to approval with clarity and precision, no unnecessary delays, no confusion.

Our work is built around one priority:
Clear drawings. Correct standards. Smooth approvals.

THE NOBLYN SUITE

01

Architecture Drawing and Permit

Code-compliant architectural layouts tailored specifically for seamless local building department approval.

02

Structural Drawing and Calculation

Rigorous engineering and load calculations ensuring uncompromised safety, stability, and material optimization.

03

MEP Drawing and Permit

Fully integrated Mechanical, Electrical, and Plumbing designs engineered to optimize efficiency and prevent field clashes.

04

Civil Drawing and Permit

Strategic site development, grading, and drainage plans to perfectly prepare your land for municipal compliance and construction.

05

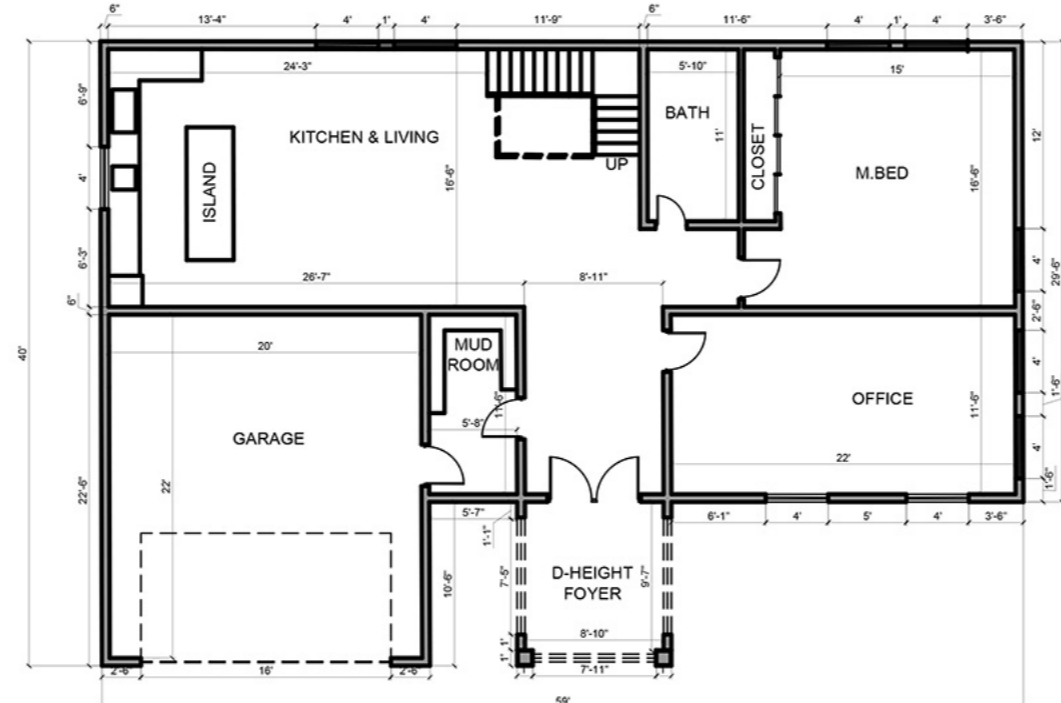
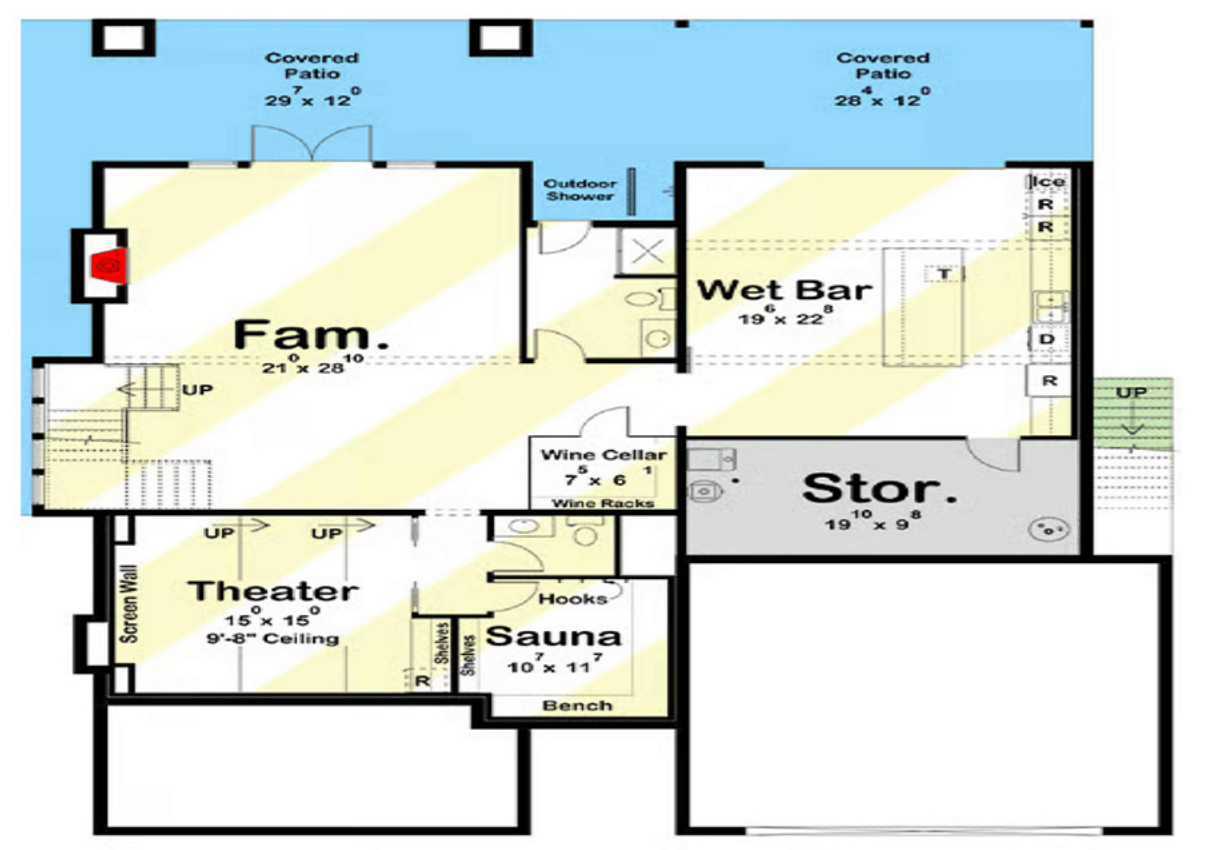
3D Visualization

Photorealistic renderings and immersive models that provide ultimate clarity and design confidence before breaking ground

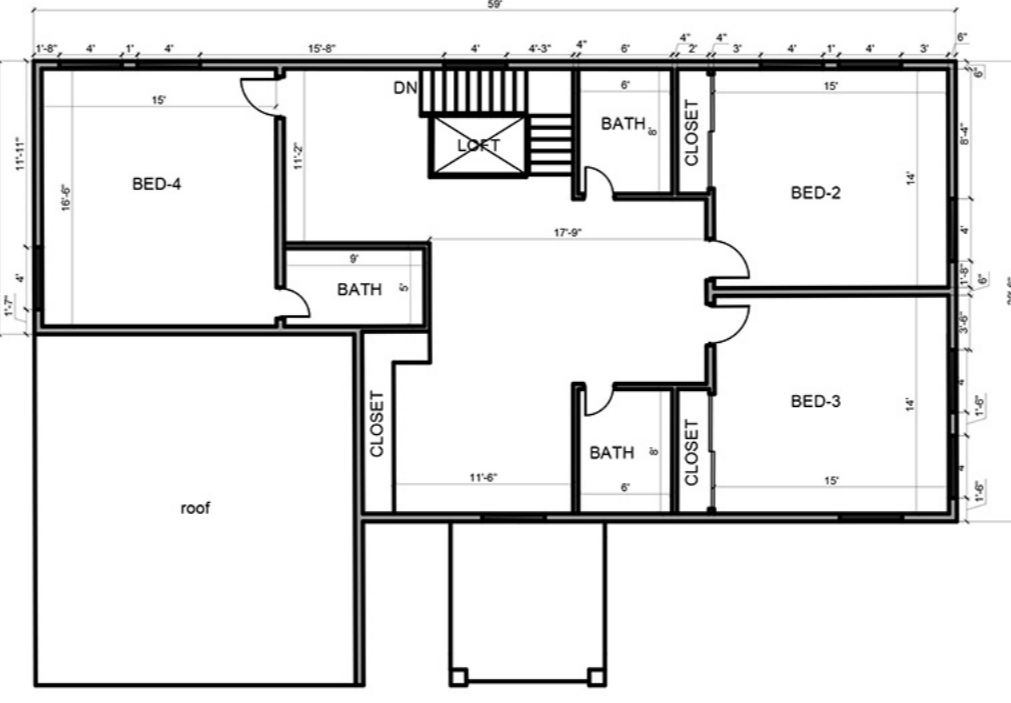


PORTFOLIO

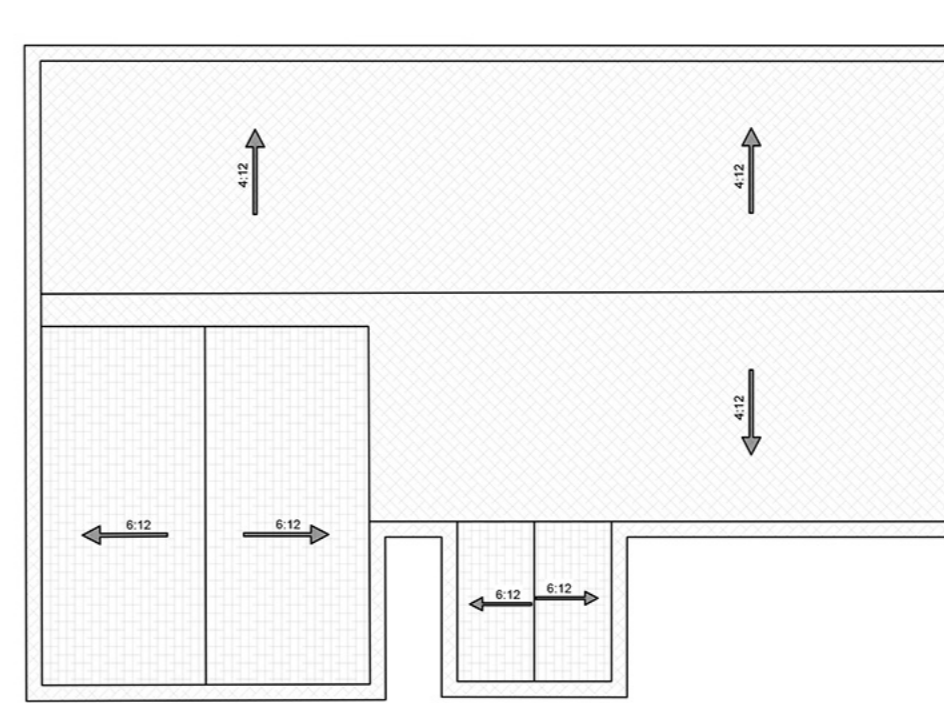
**ARCHITECTURAL
DESIGNS AND
PERMIT DRAWINGS.**



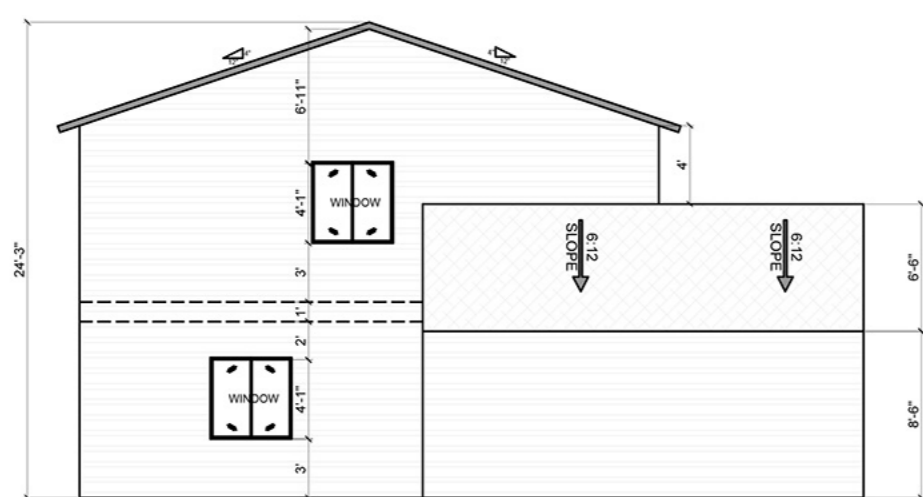
1ST FLOOR PLAN
AREA 1,400 SQ.FT
GARAGE AREA 485 SQ.FT



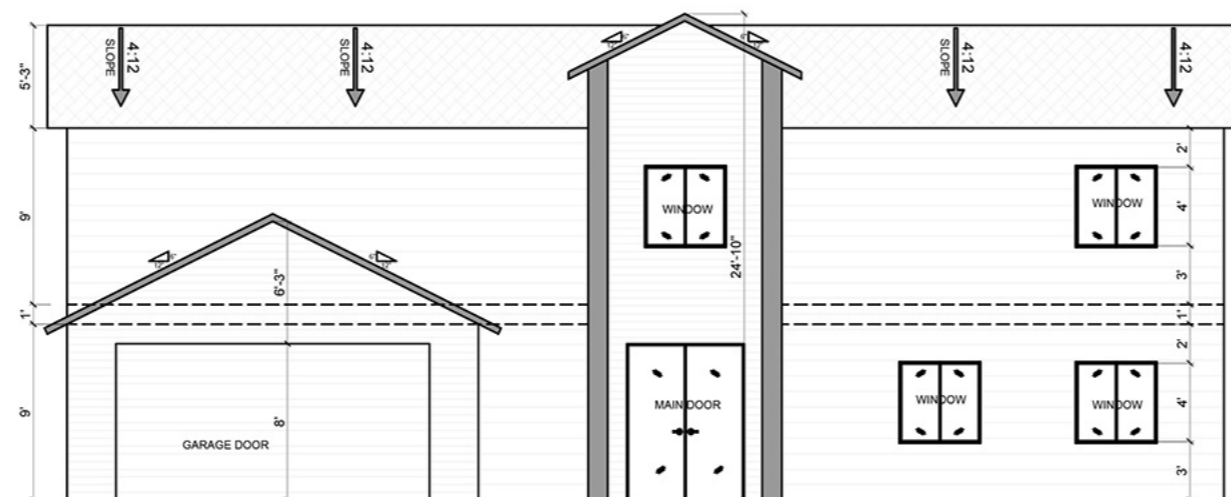
2ND FLOOR PLAN
AREA 1,400 SQ.FT
GARAGE AREA 485 SQ.FT



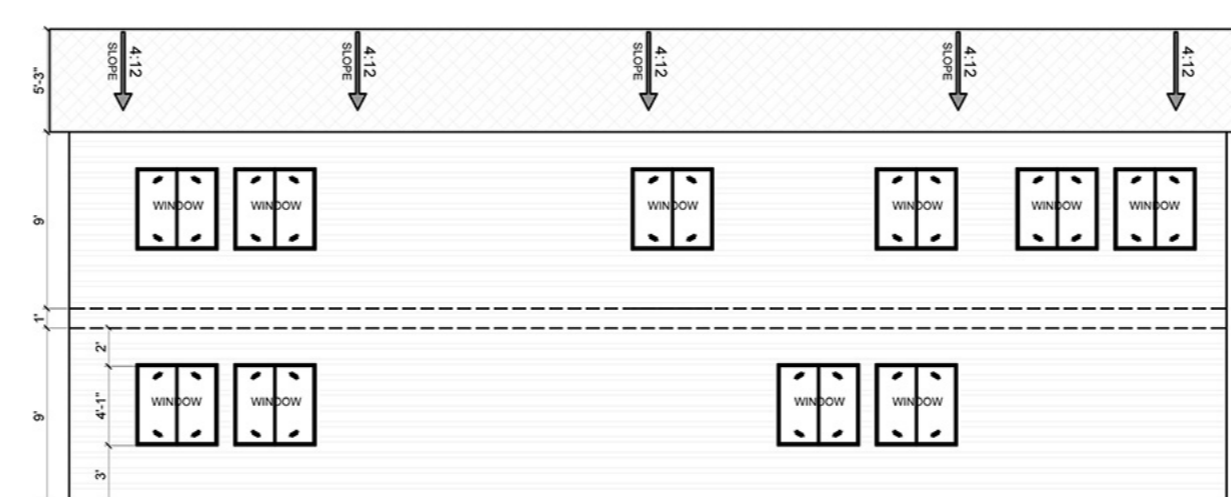
ROOF PLAN



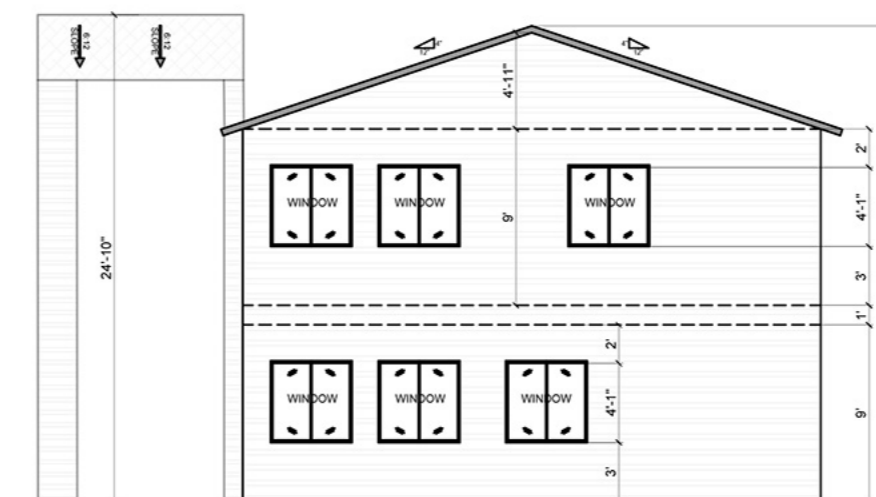
LEFT ELEVATION



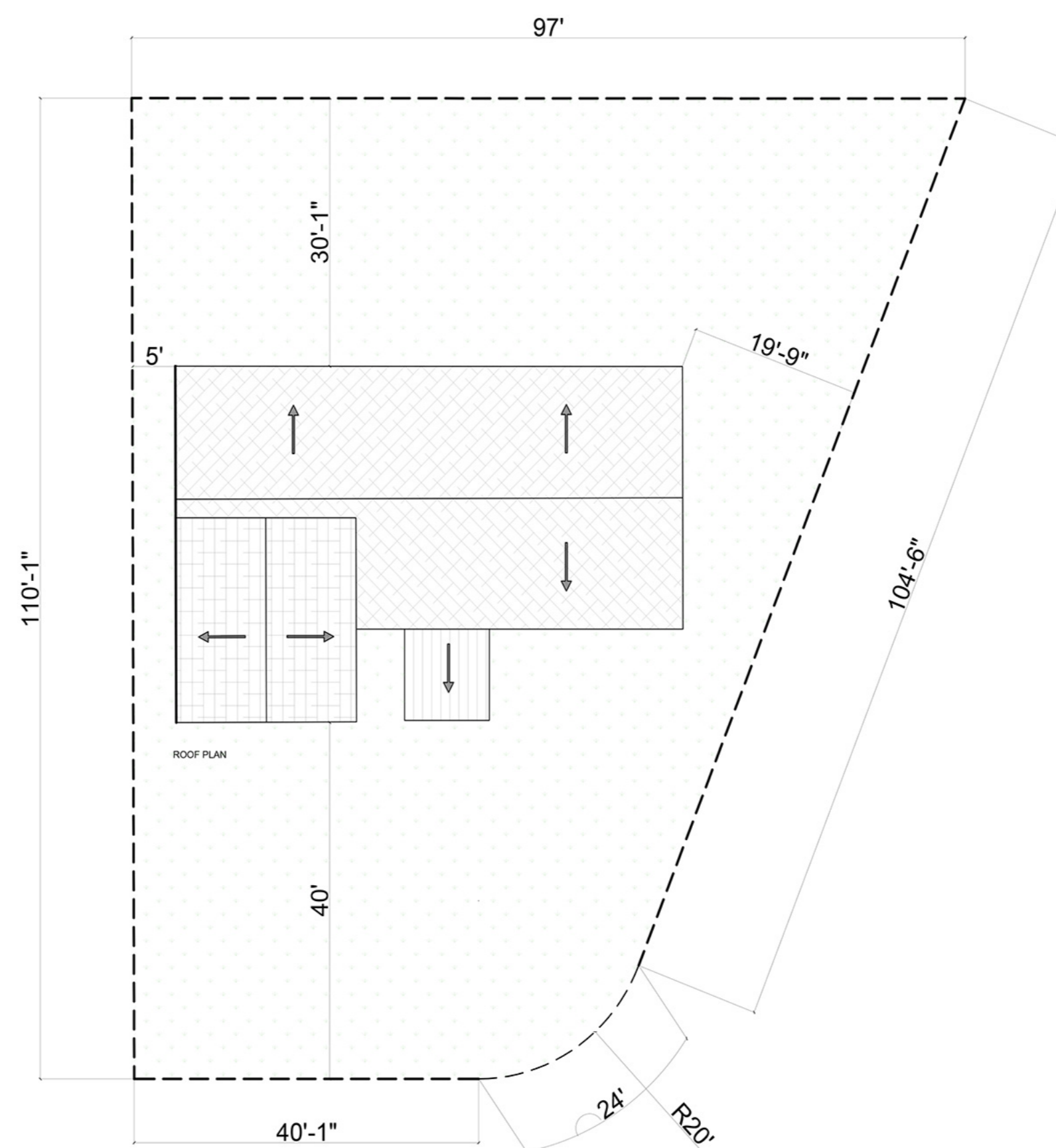
FRONT ELEVATION



BACK ELEVATION



RIGHT ELEVATION



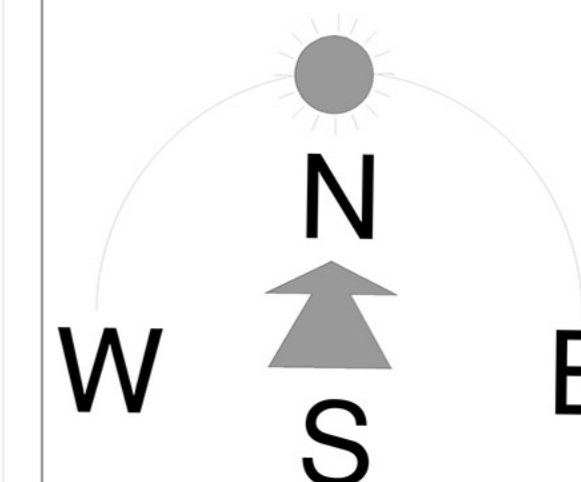
SITE PLAN
AREA 2,800 SQ.FT

CLIENT:

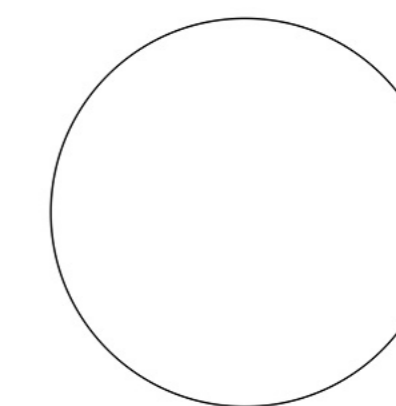
MR.XYZ

SCALE: N.T.S

COMPASS:



P.E STAMP:



P.E NAME:

P.E NO#:

PROJECT TITLE AND ADDRESS

PROJECT TITLE AND ADDRESS

PROJECT NO. 4401

DRAWING TITLE

ARCHITECTURE PERMIT

ISSUE DATE 00-00-2000

REVISION #

REV -1 00-00-2000

REV -2 00-00-2000

REV -3 00-00-2000

REV -4

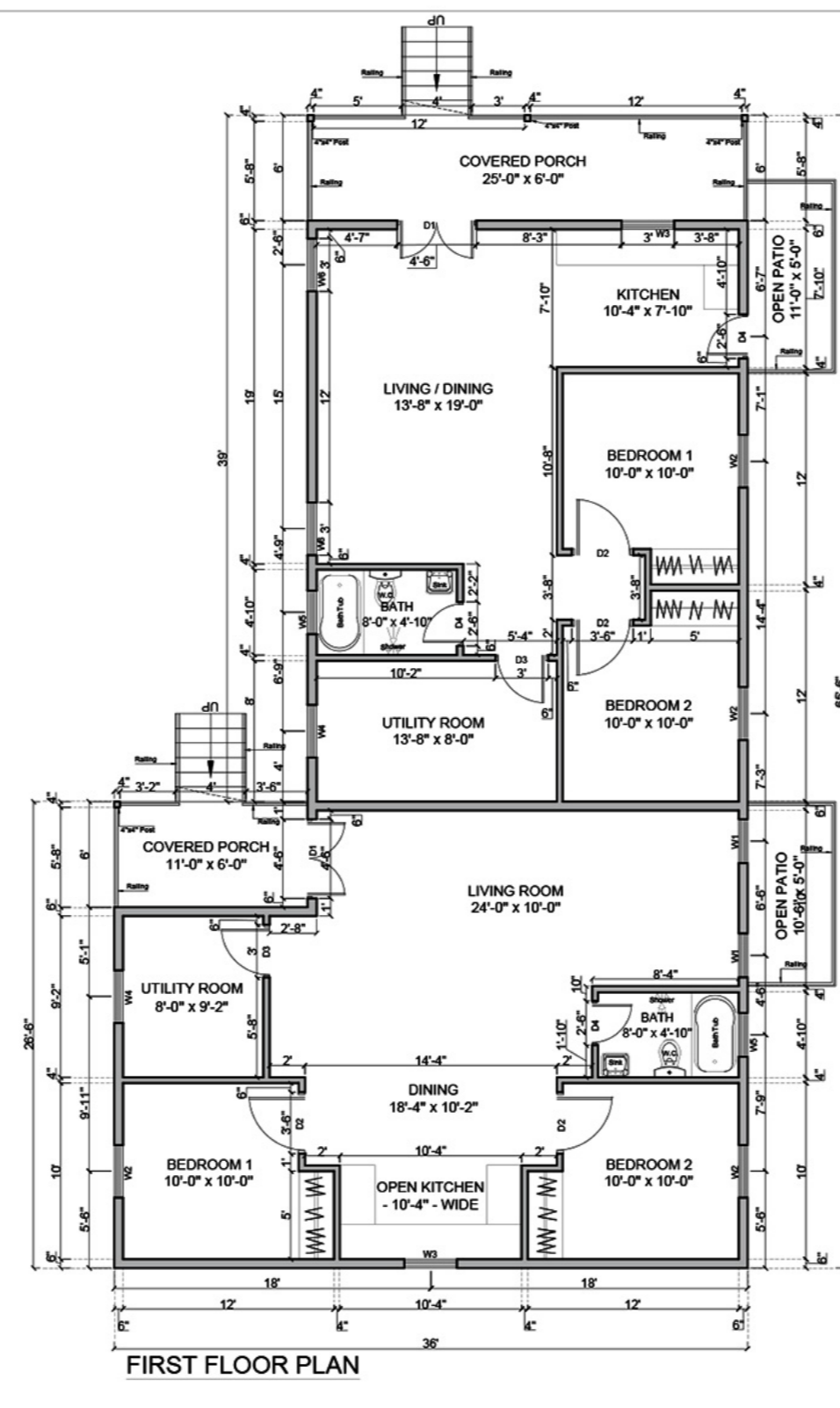
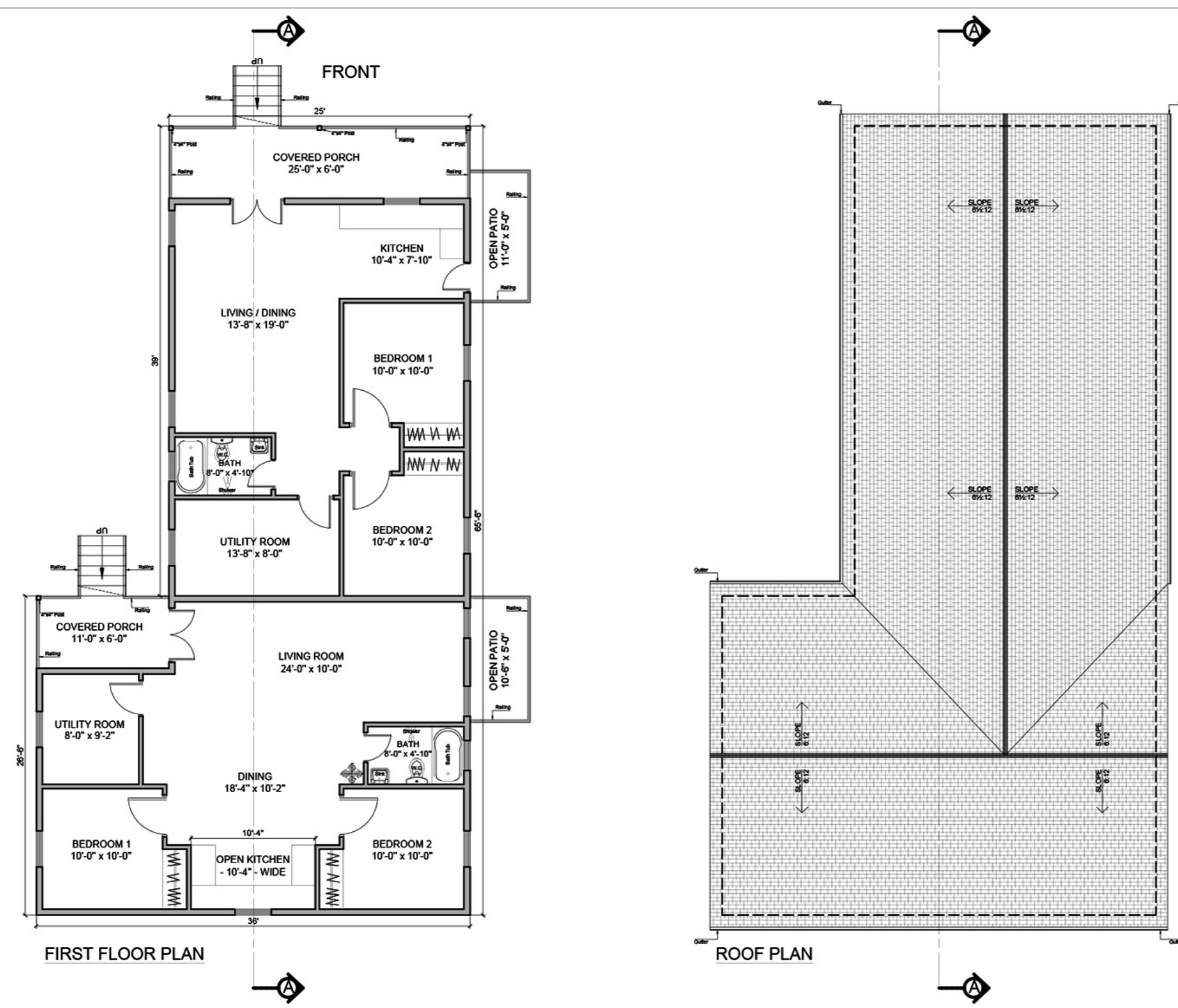
REV -5

DRAWING NUMBER

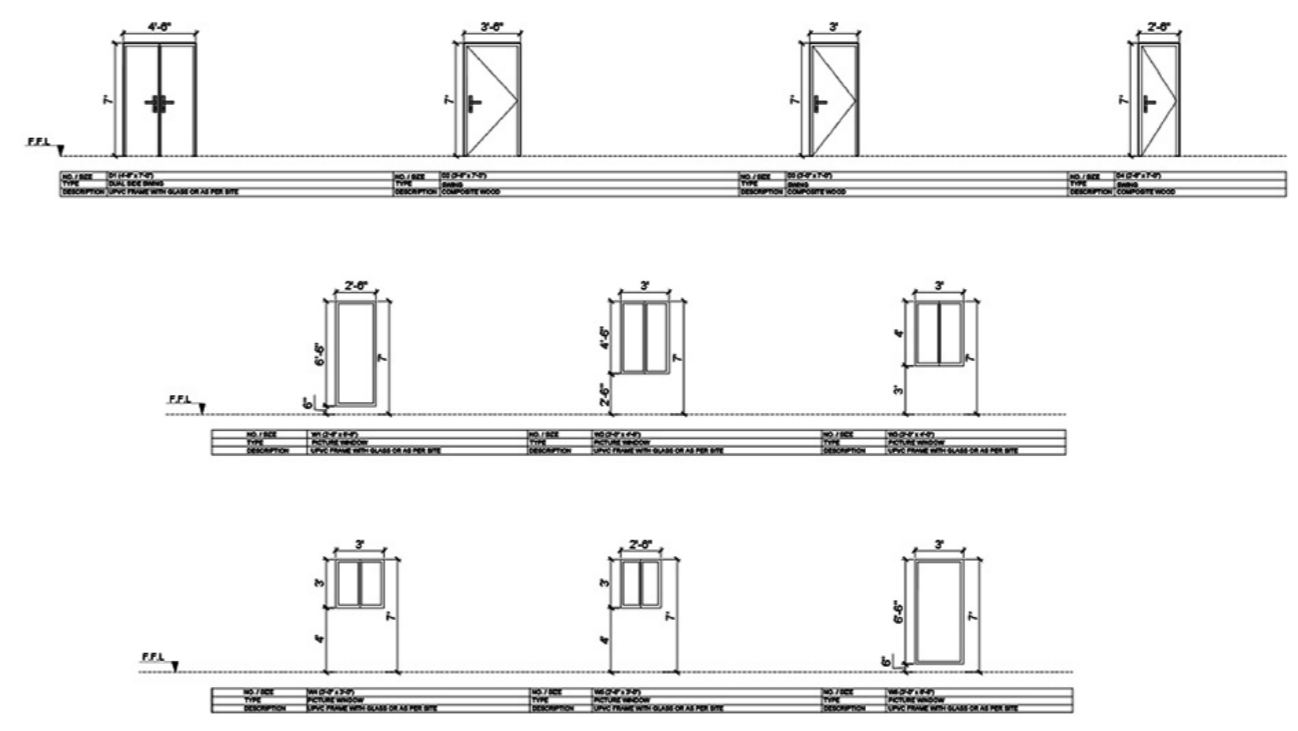
A1.00

DRAWN BY

NOBLYN



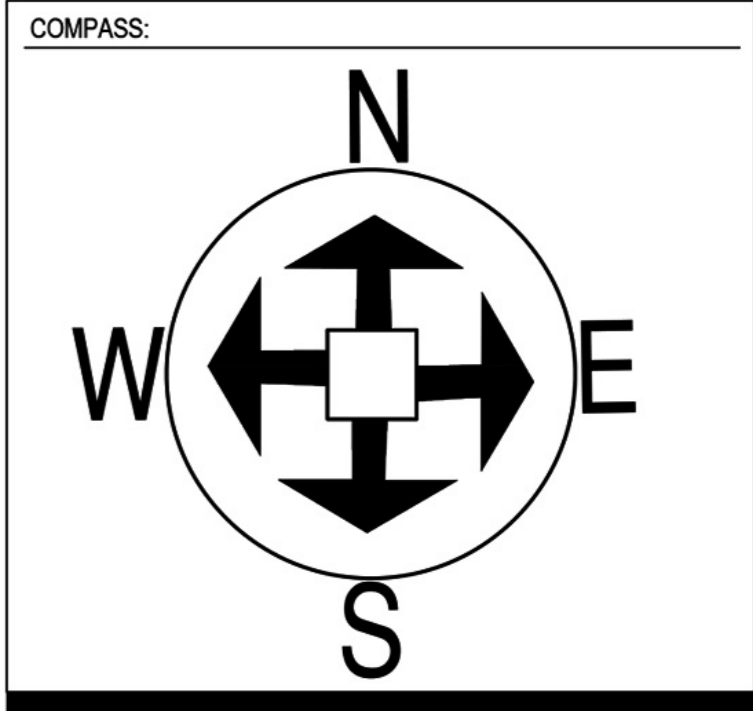
SCHEDULE OF DOOR/WINDOWS			
DOORS			
SN	SIGN	SIZE	SILL
1	D1	4'-6" x 7'-0"	0'-0"
2	D2	3'-6" x 7'-0"	0'-0"
3	D3	3'-0" x 7'-0"	0'-0"
4	D4	2'-6" x 7'-0"	0'-0"
WINDOWS			
1	W1	2'-6" x 6'-6"	0'-6"
2	W2	3'-0" x 4'-6"	2'-6"
3	W3	3'-0" x 4'-0"	3'-0"
4	W4	3'-0" x 3'-0"	4'-0"
5	W5	2'-6" x 3'-0"	4'-0"
6	W6	3'-0" x 6'-6"	0'-6"



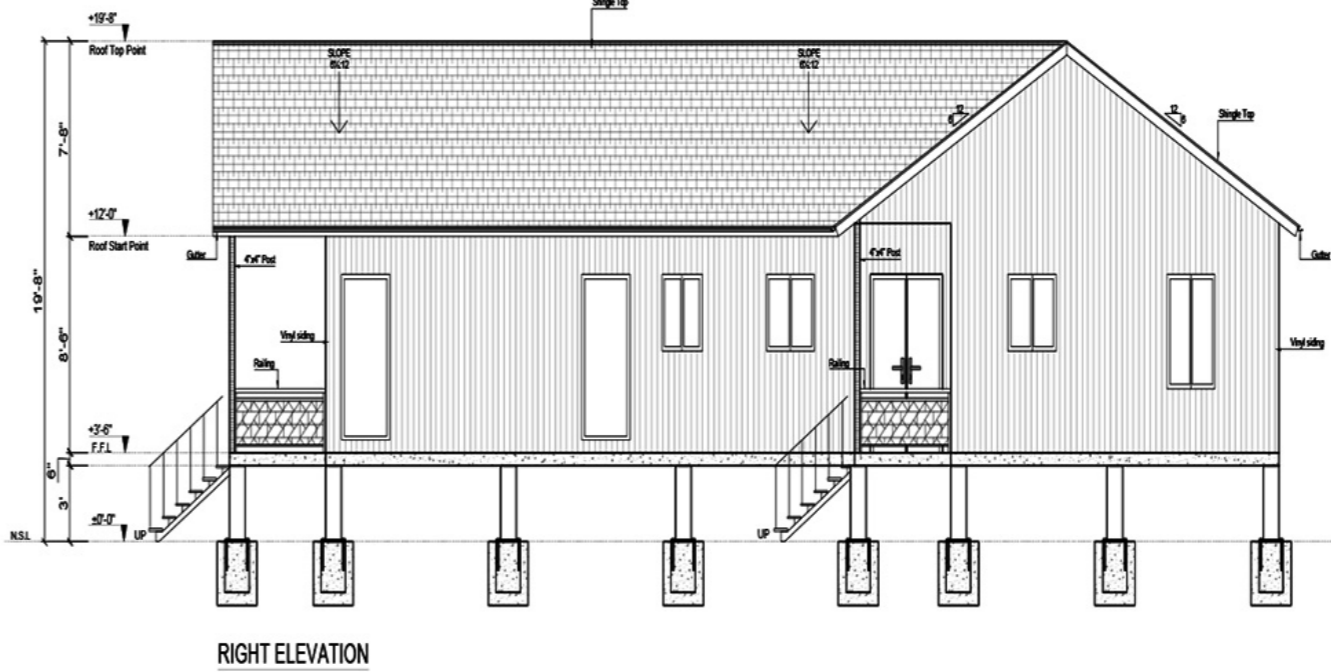
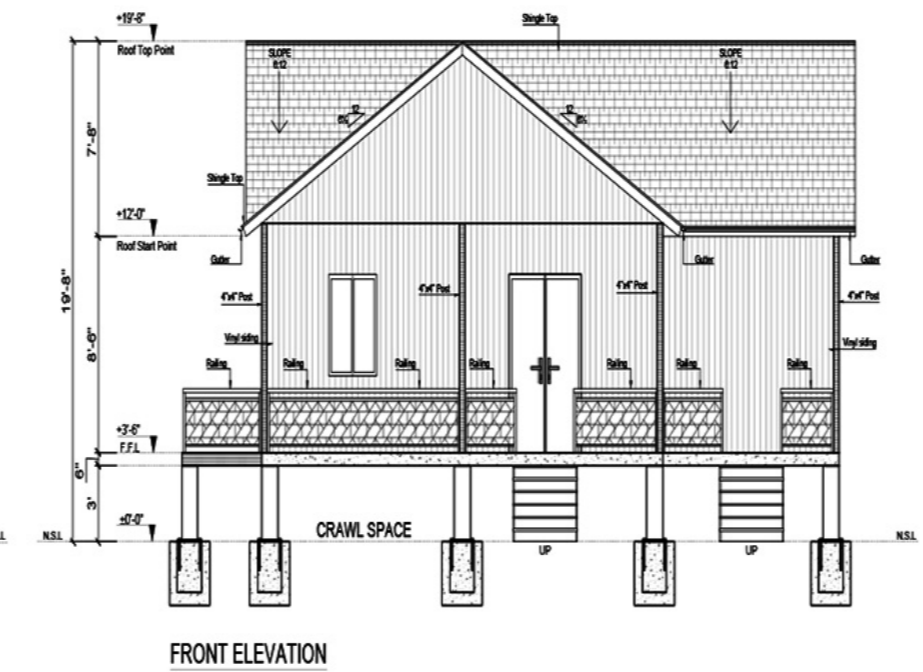
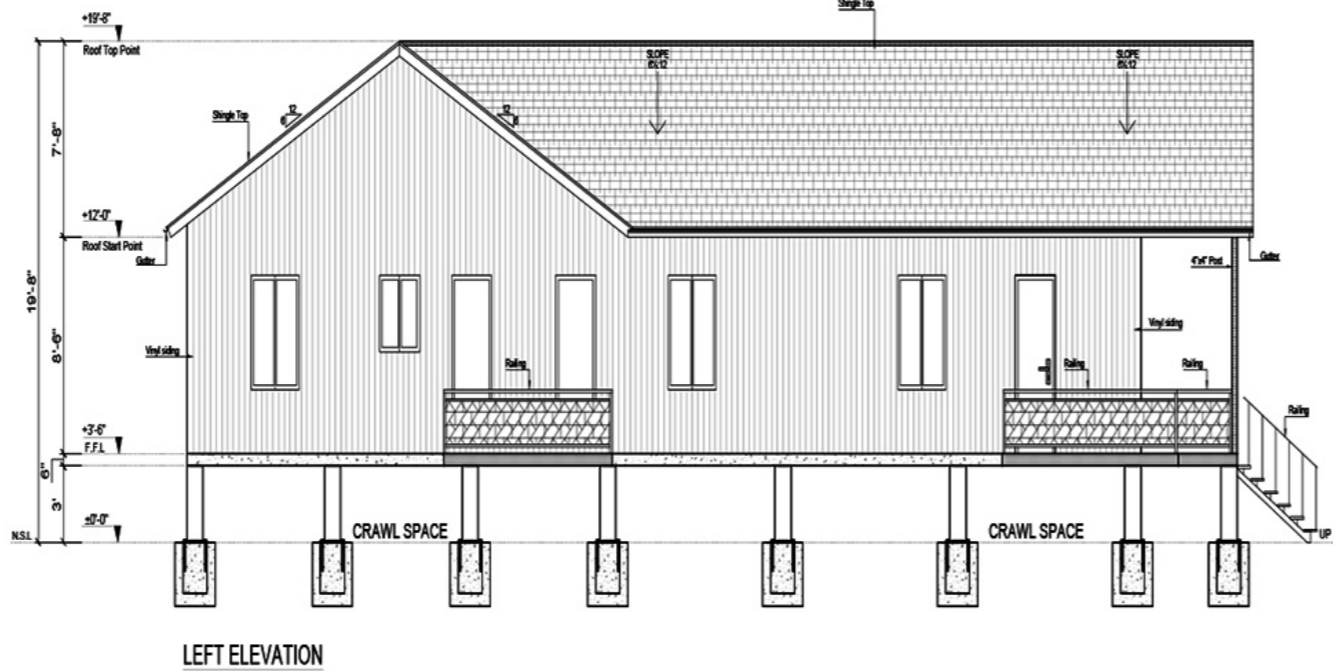
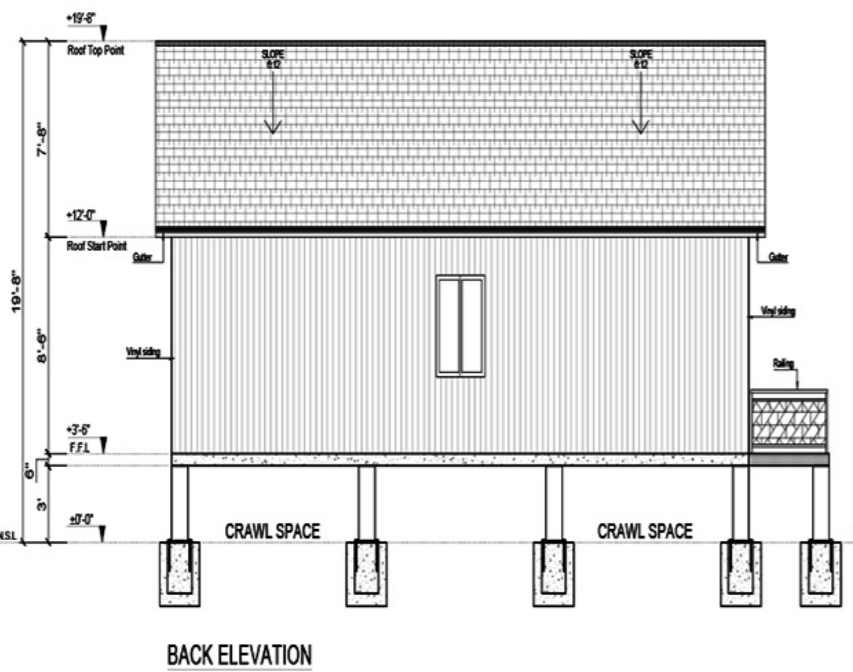
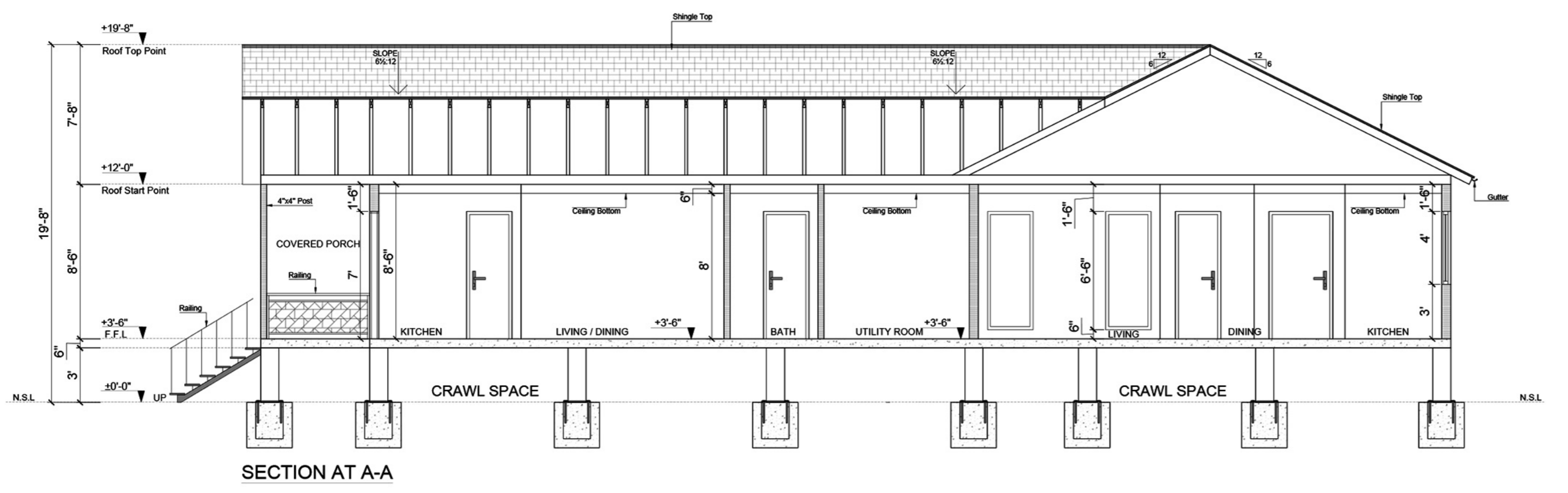
NOTE:

1. ALL WINDOWS GLAZING SHALL HAVE MIN. 0.50 VISIBLE TRANSMITTANCE RATING (VTR).
2. ALL WINDOWS ARE VINYL, LOW-E, THERMAL BREAK WINDOWS.
3. CONSTRUCTION SHALL MEET INTERNATIONAL CONSERVATION CODE AS ADOPTED BY THE CITY OF MELROSE.
4. SHGC = 0.25 FOR ALL GLAZING
5. U-VALUE = 0.40 FOR ALL GLAZING

CLIENT:



STAMP:



PROJECT TITLE AND ADDRESS

PERMIT DRAWINGS

0041 LIDR DR.
AUSTIN TX 74445

PROJECT NO. 0001

DRAWING TITLE

ISSUE DATE

REVISION #

REV -1

REV -2

REV -3

REV -4

REV -5

DRAWING NUMBER

DRAWN AND DESIGNED BY

NOBLYN LLC

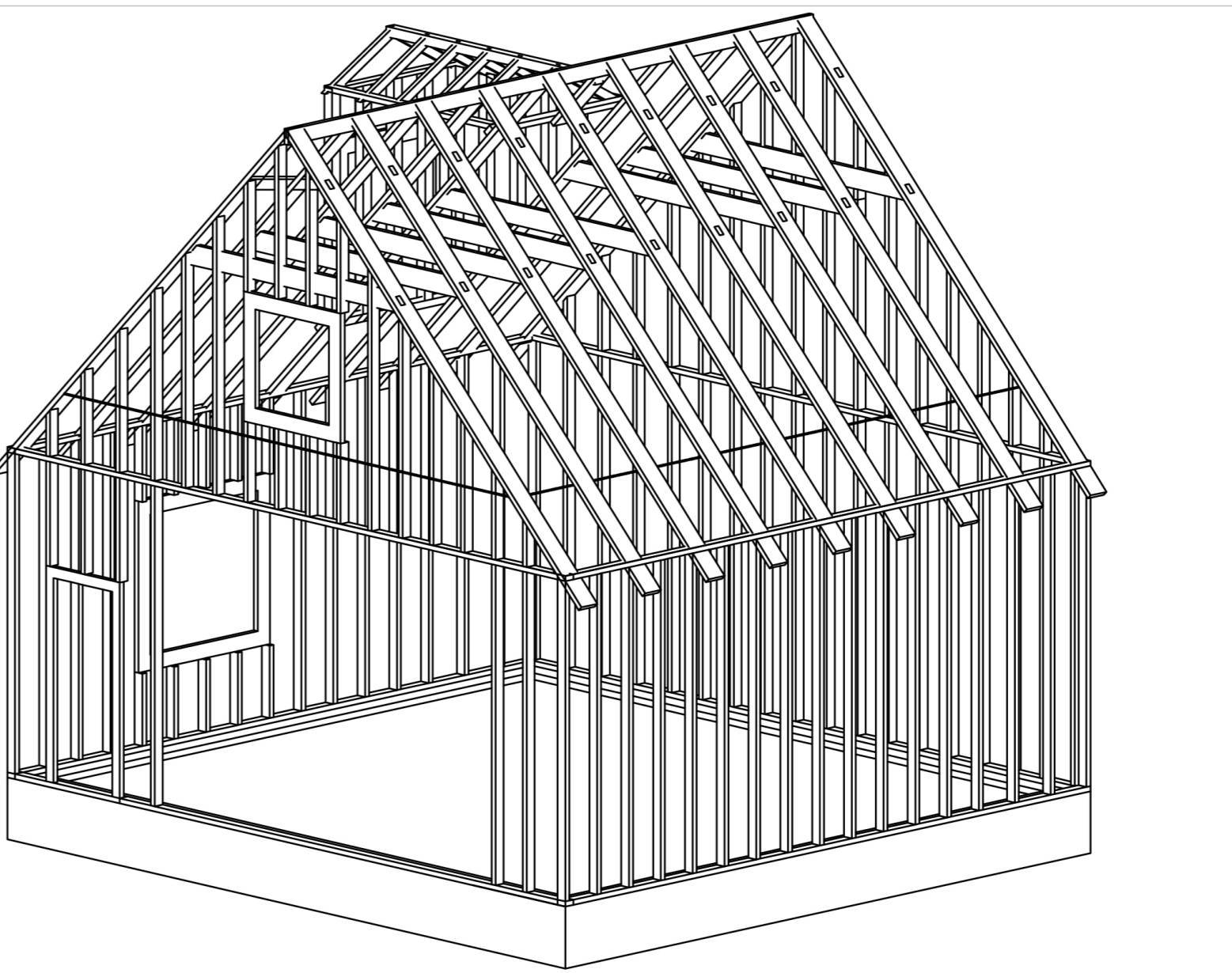
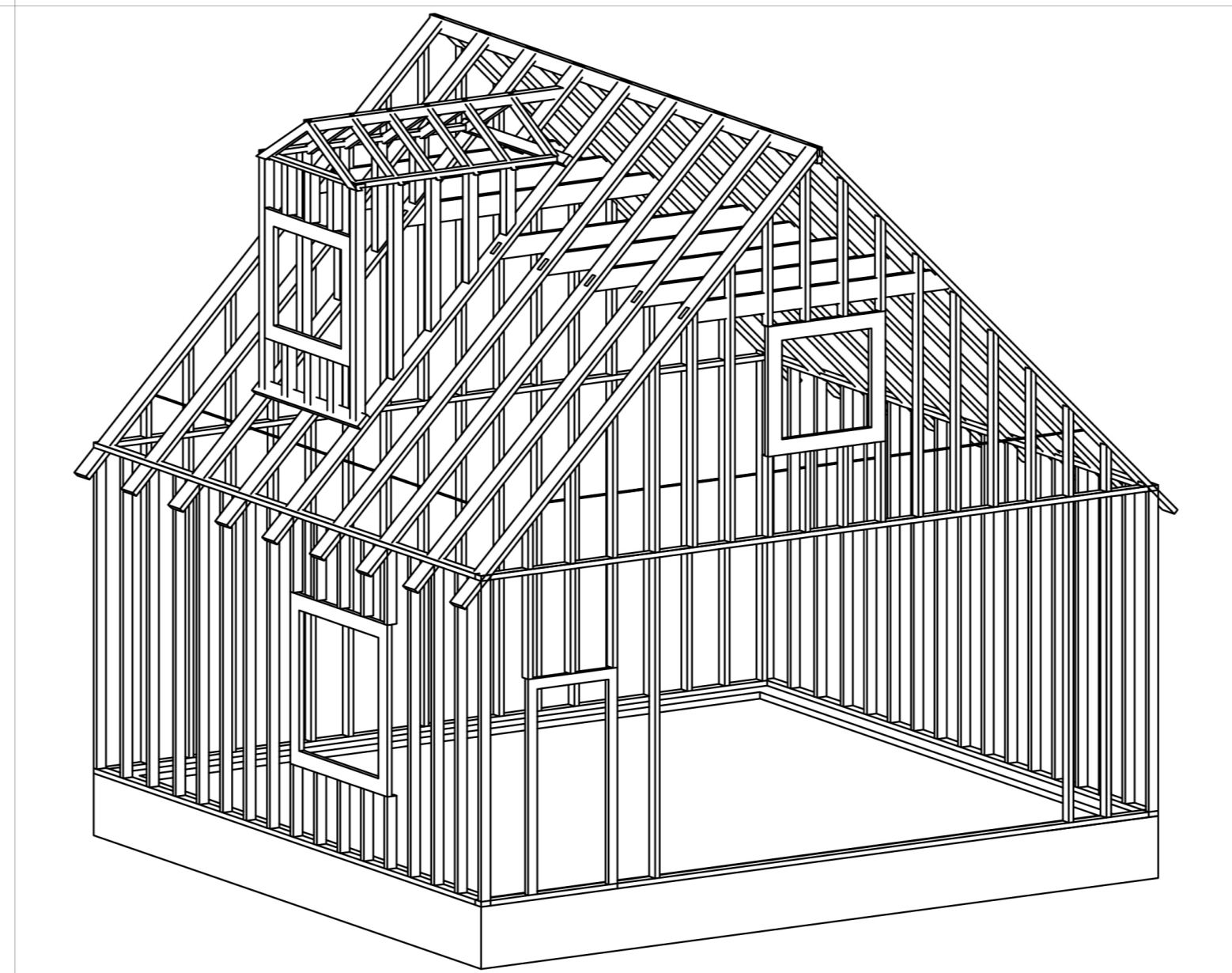
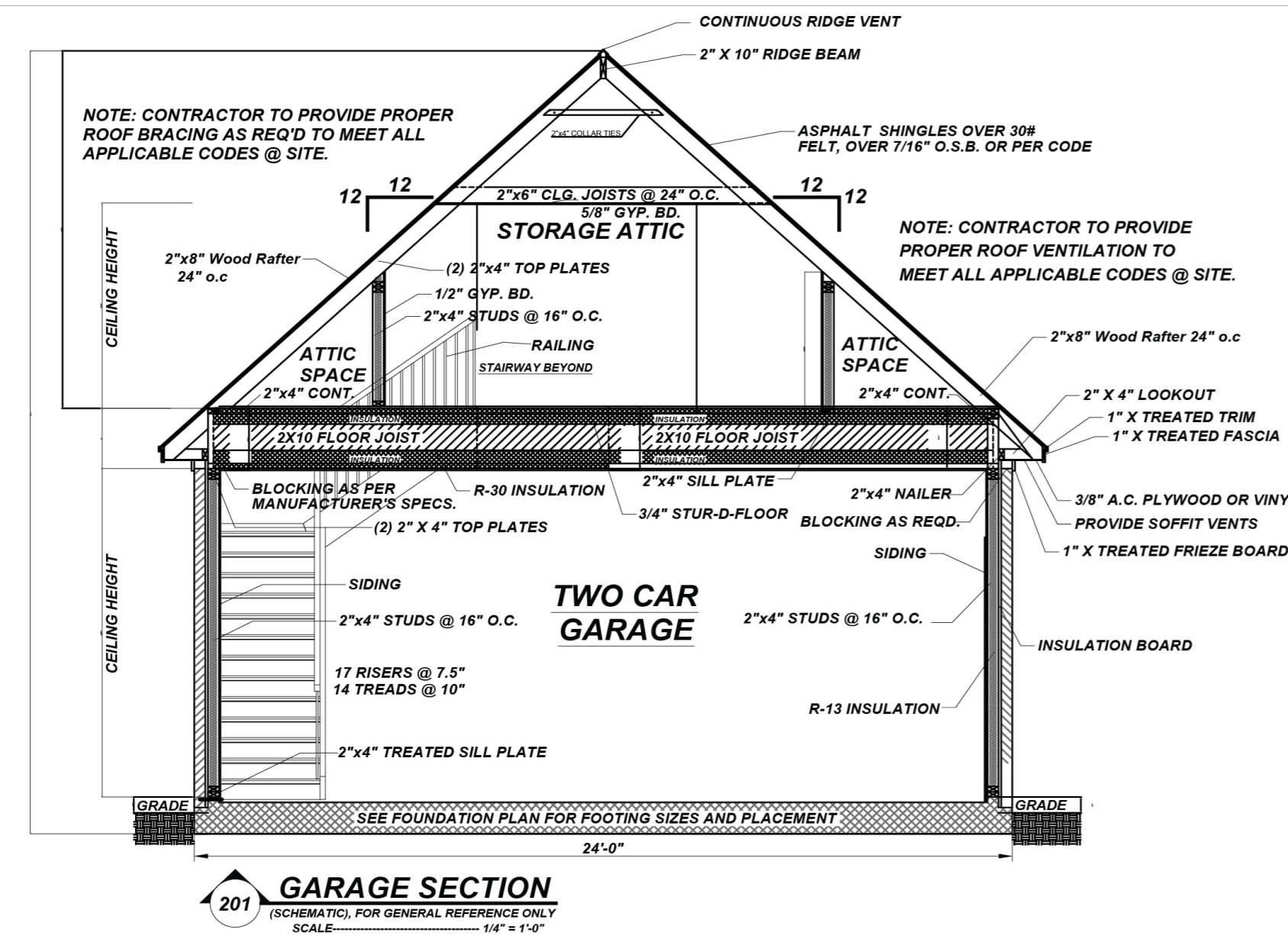
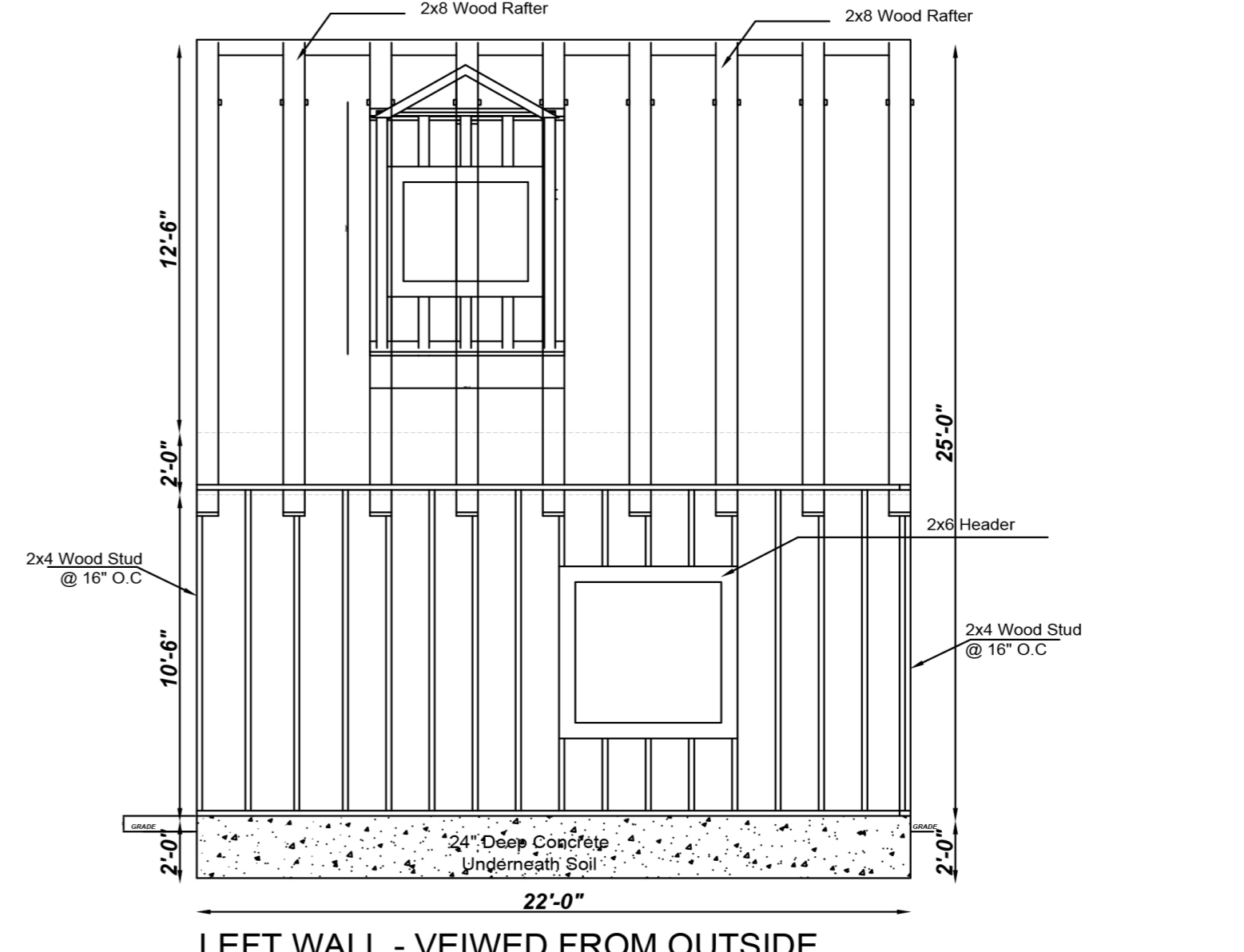
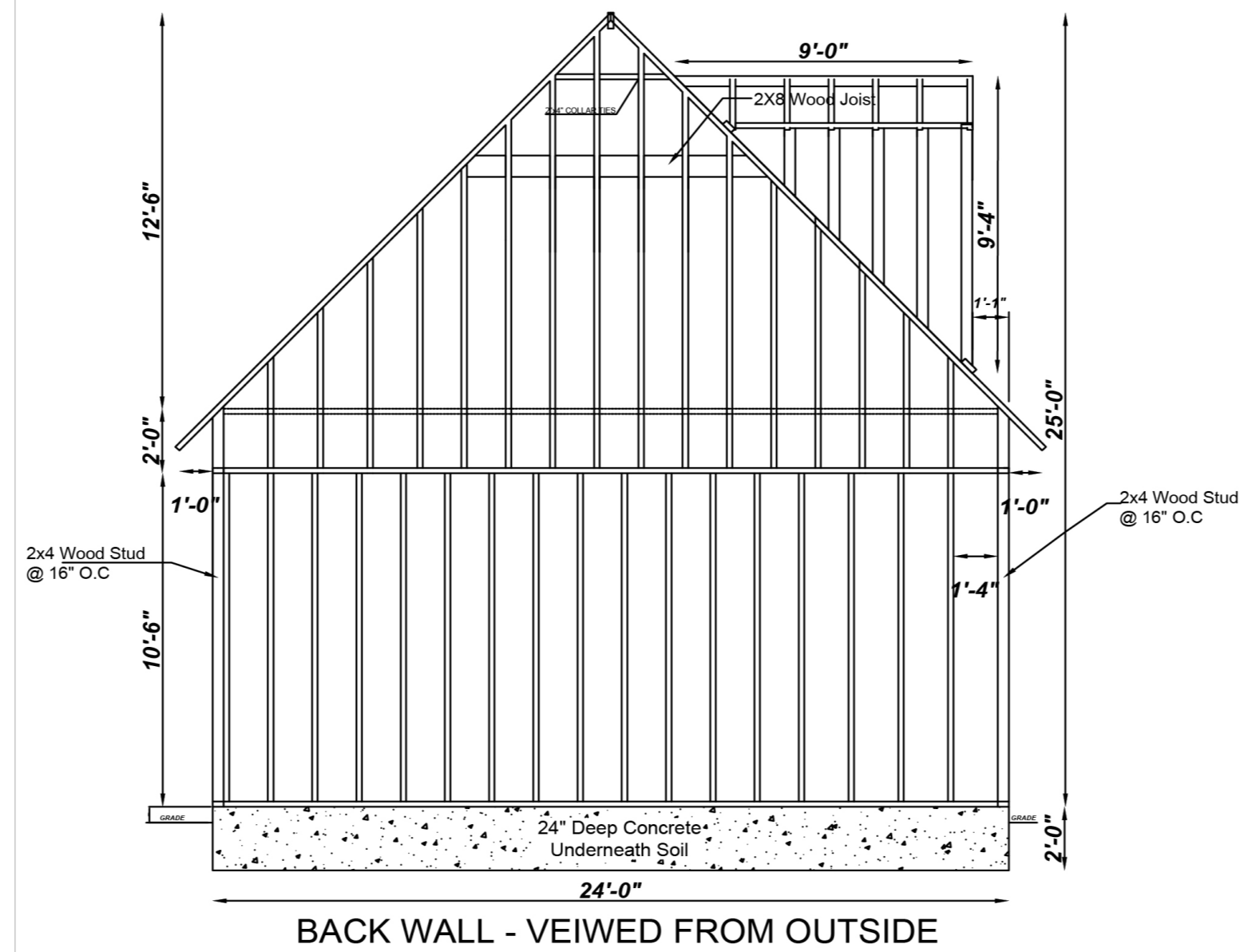
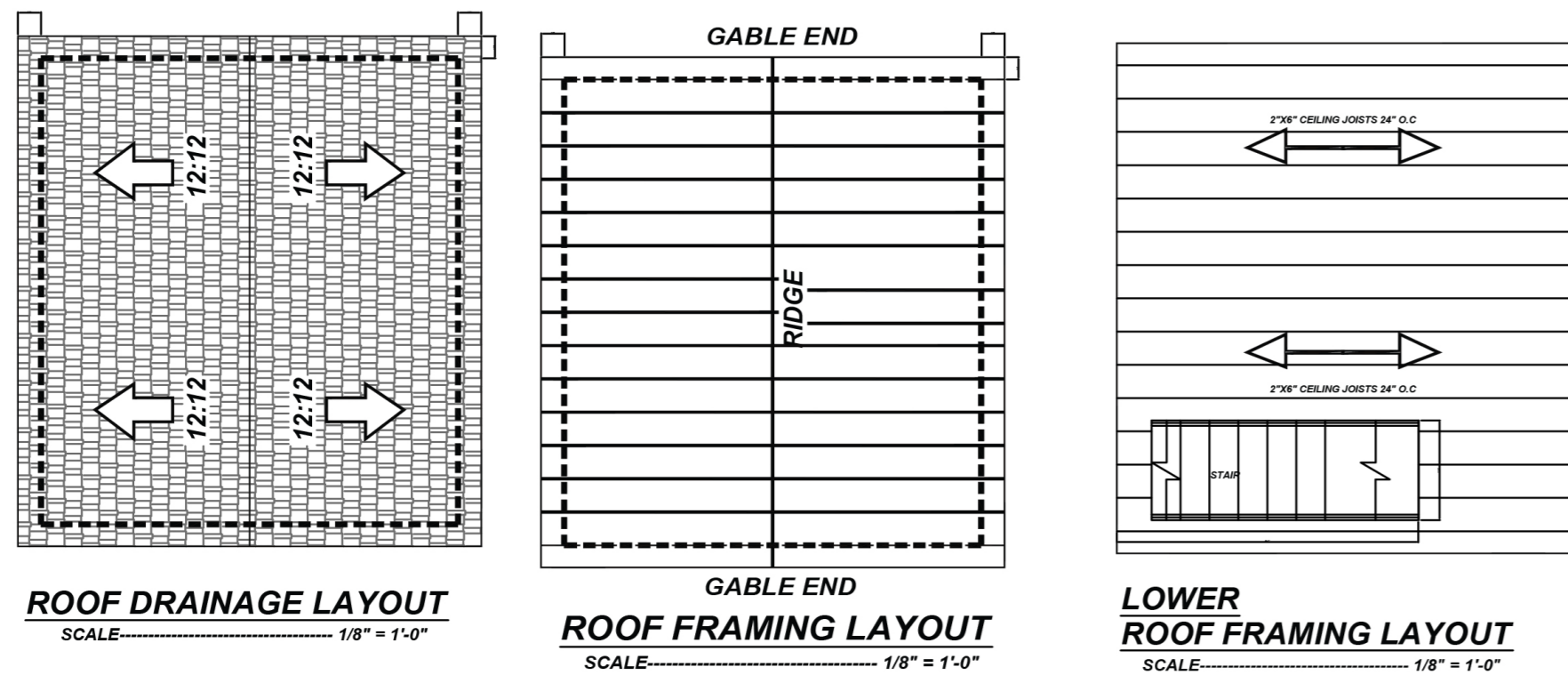
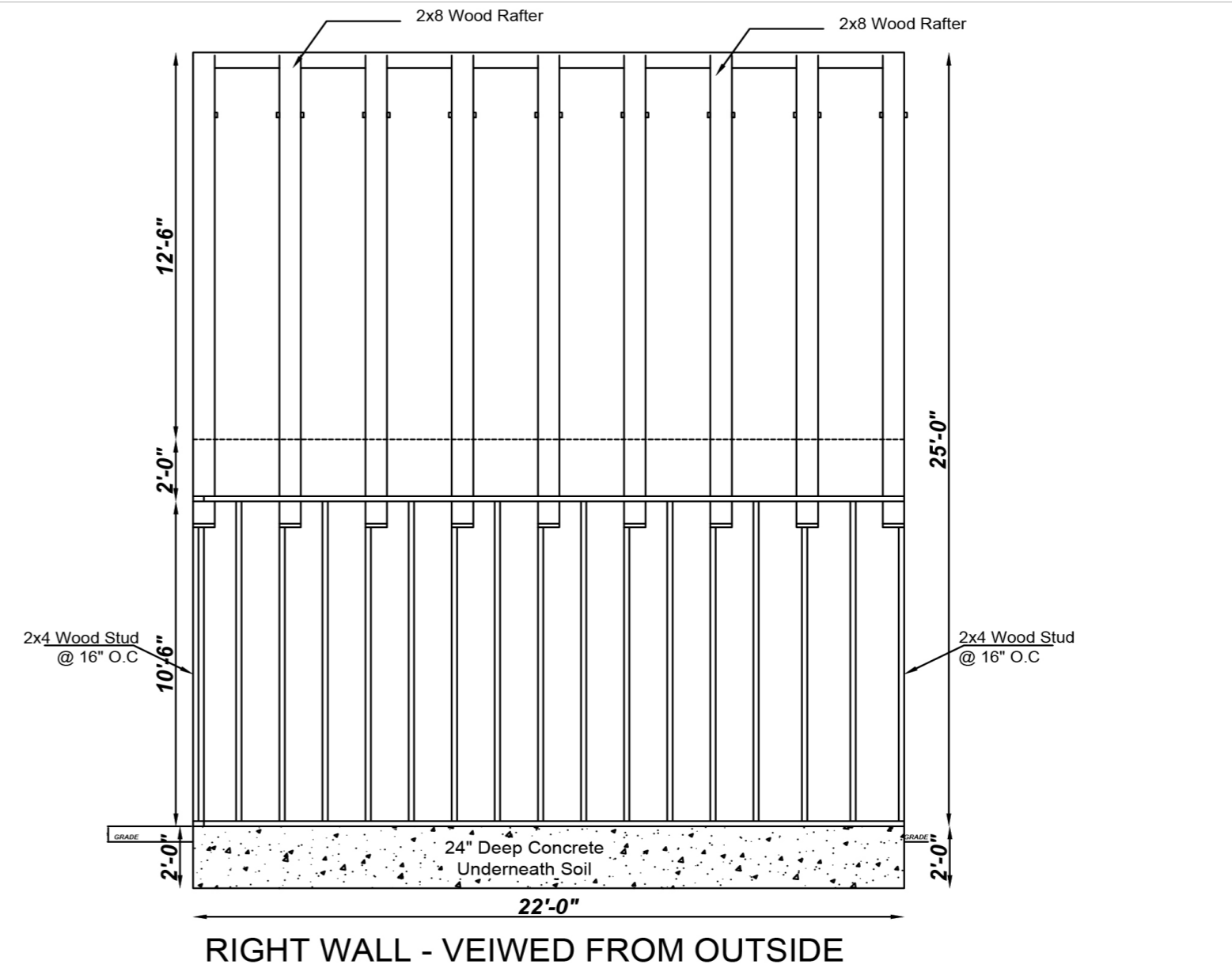
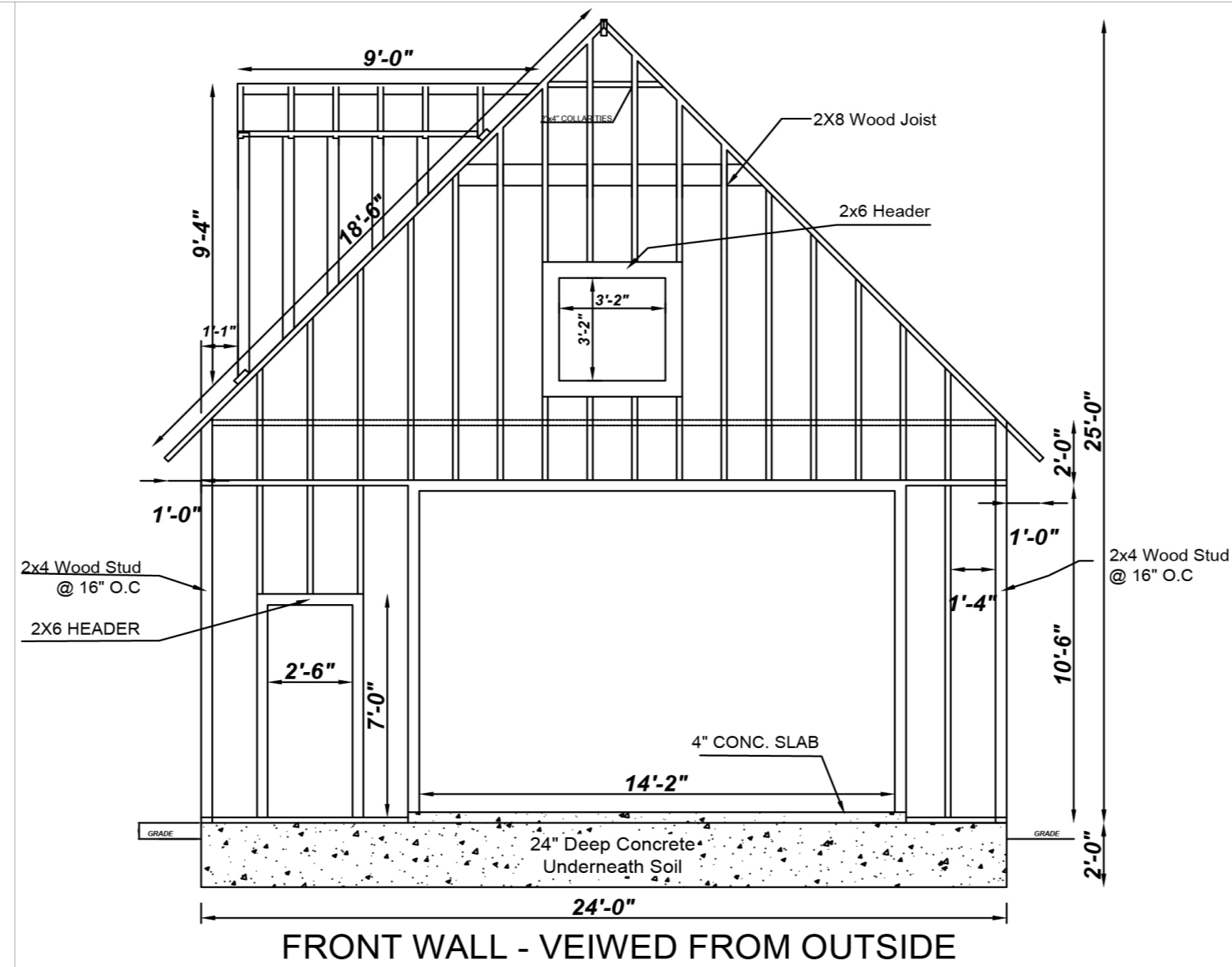
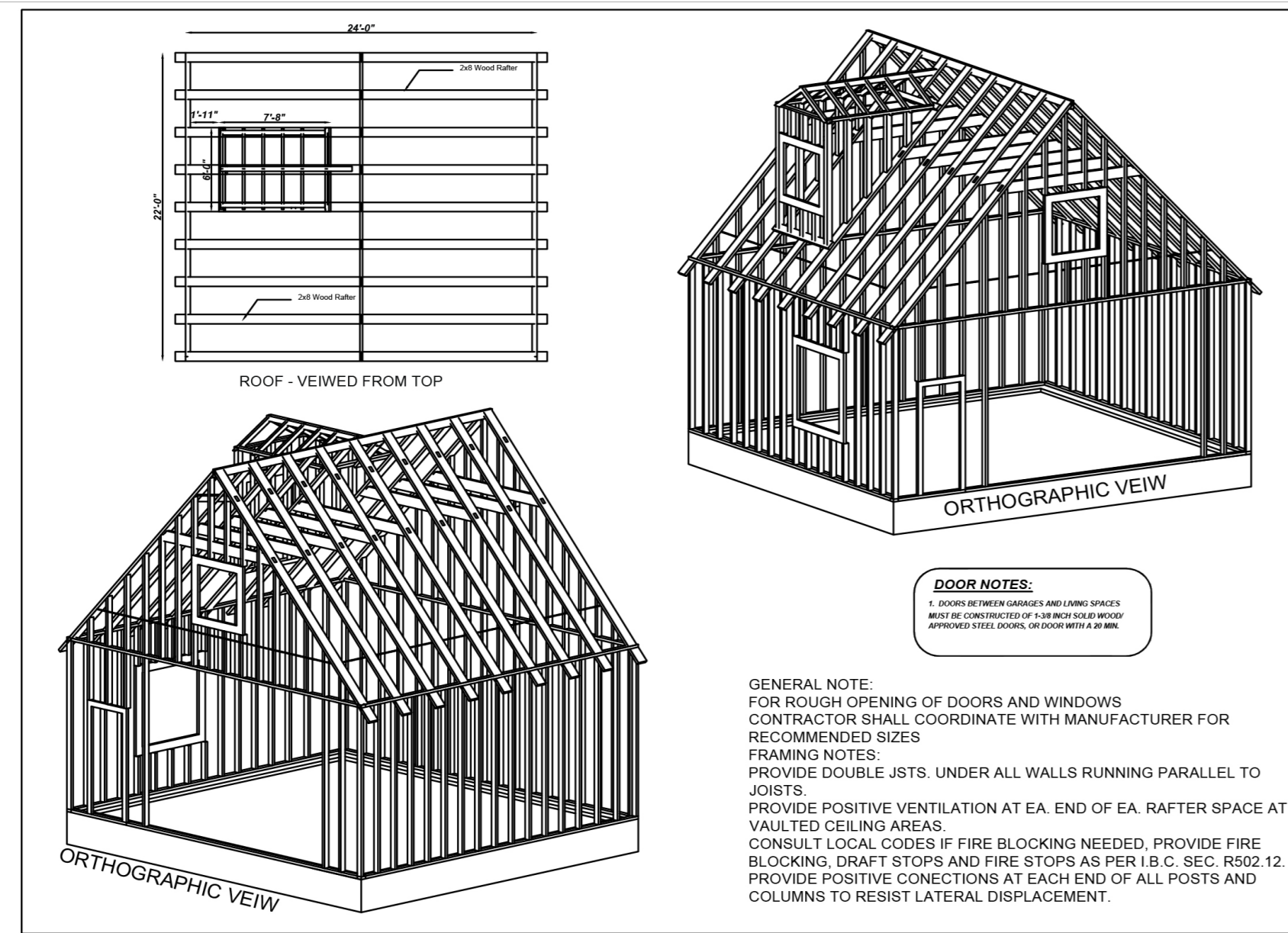


PORTFOLIO

STRUCTURAL

DESIGNS AND

PERMIT SET.



CLIENT: **JERRY**

COMPASS:

SHEET SCALE: **N.T.S**

P.E STAMP:

PROJECT TITLE AND ADDRESS
GARAGE STRUCTURE

ADDRESS:
 712 HAMLIN STREET NE,
 WASHINGTON, DC 20017

PROJECT NO. 0001

DRAWING TITLE
GARAGE STRUCTURE

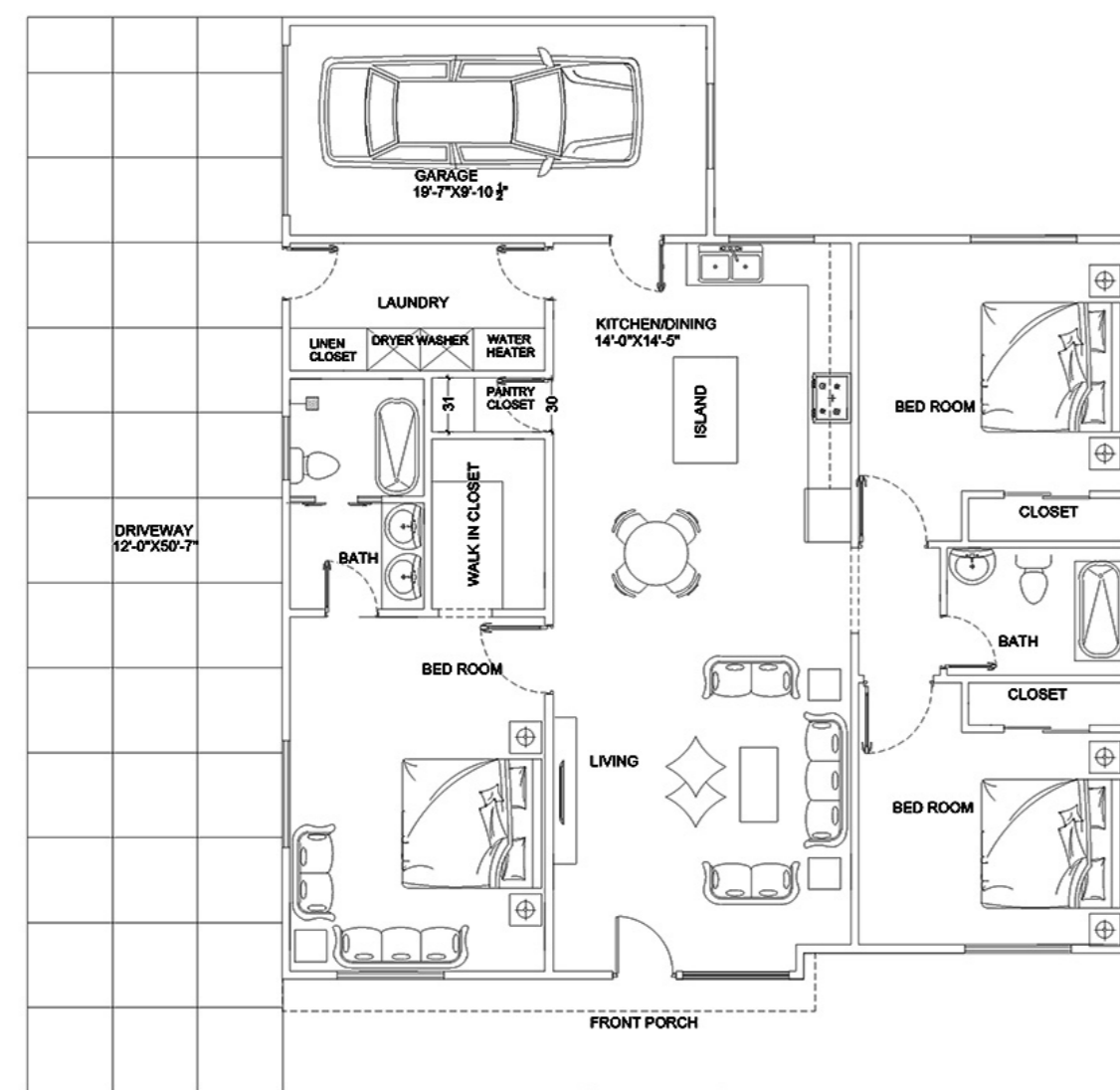
ISSUE DATE 14-APR-2026

REVISION #

REV -1	14-APR-2026
REV -2	
REV -3	
REV -4	
REV -5	

DRAWING NUMBER
S0.00

DRAWN & DESIGNED BY:
NOBLYN LLC



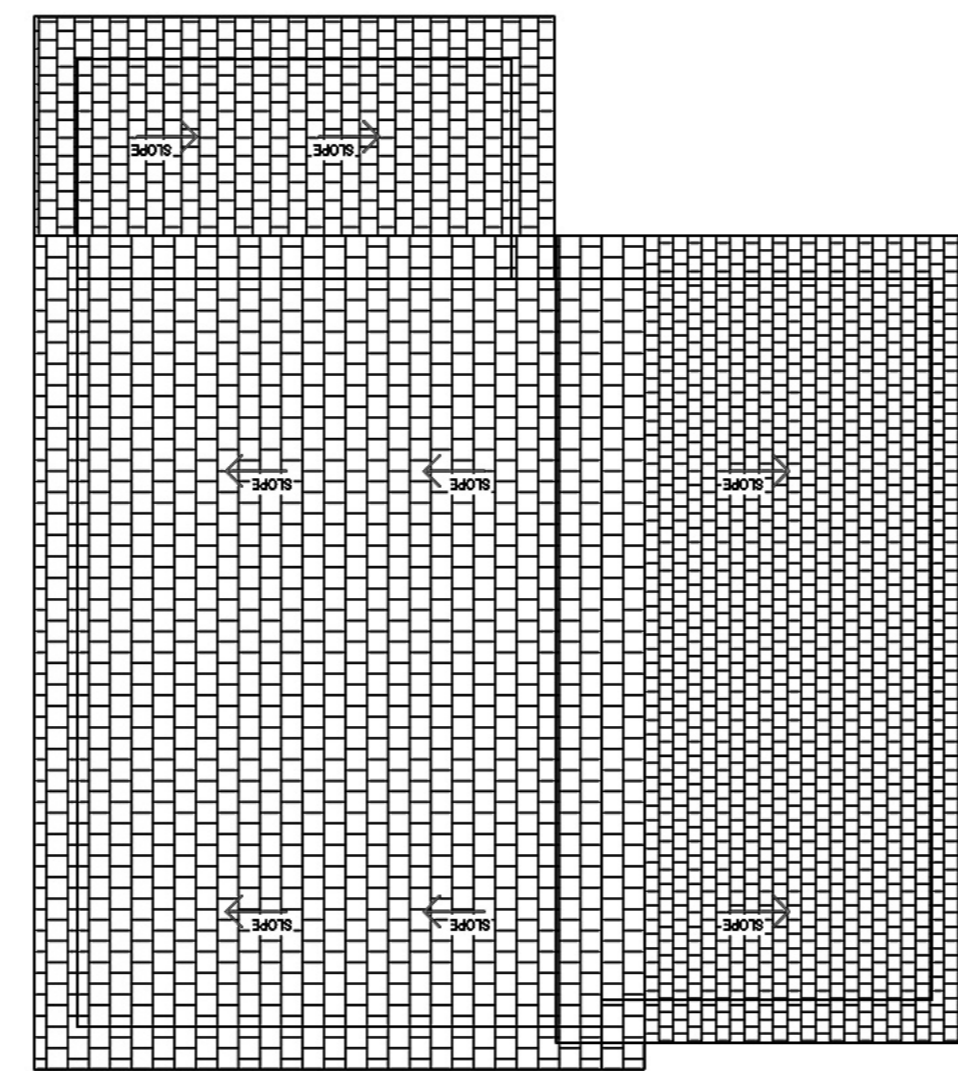
FLOOR PLAN

DOOR SCHEDULE

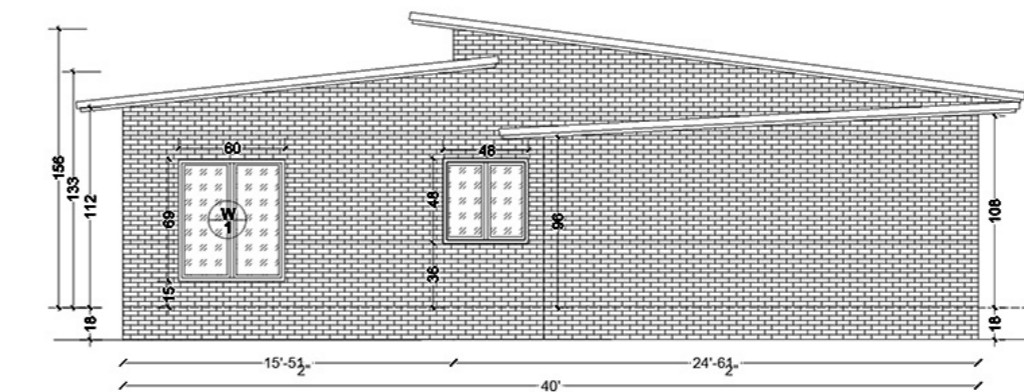
Mark	Dimension		unit	Total unit	Detailed
	Height	width			
Ⓟ	96"	96"	1	1	Garage Door
Ⓧ	84"	42"	1	1	Main Entrance Door
Ⓛ	84"	39"	1	3	
Ⓞ	84"	30"	1	5	

WINDOW SCHEDULE

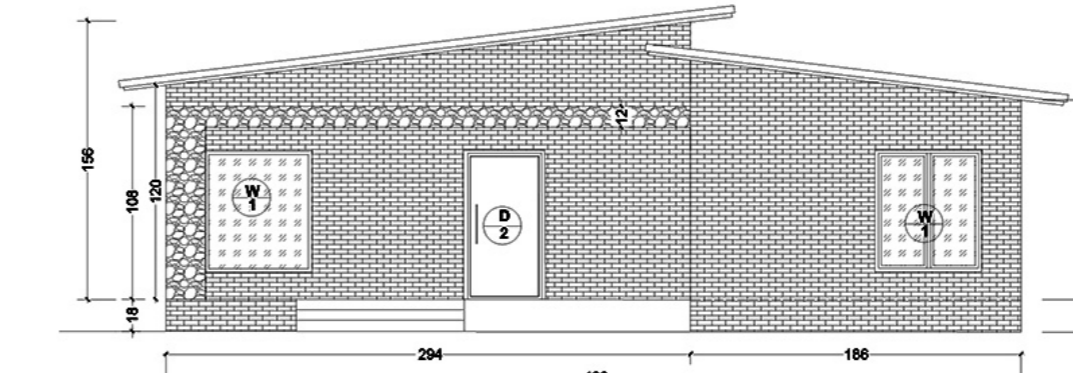
Mark	Dimension		unit	Total unit	Detailed
	Height	width			
Ⓜ	69"	60"	1	4	Aluminium frame and glass
Ⓜ	69"	48"	1	1	Aluminium frame and glass
Ⓜ	48"	48"	1	1	Aluminium frame and glass
Ⓜ	24"	36"	1	1	Aluminium frame and glass



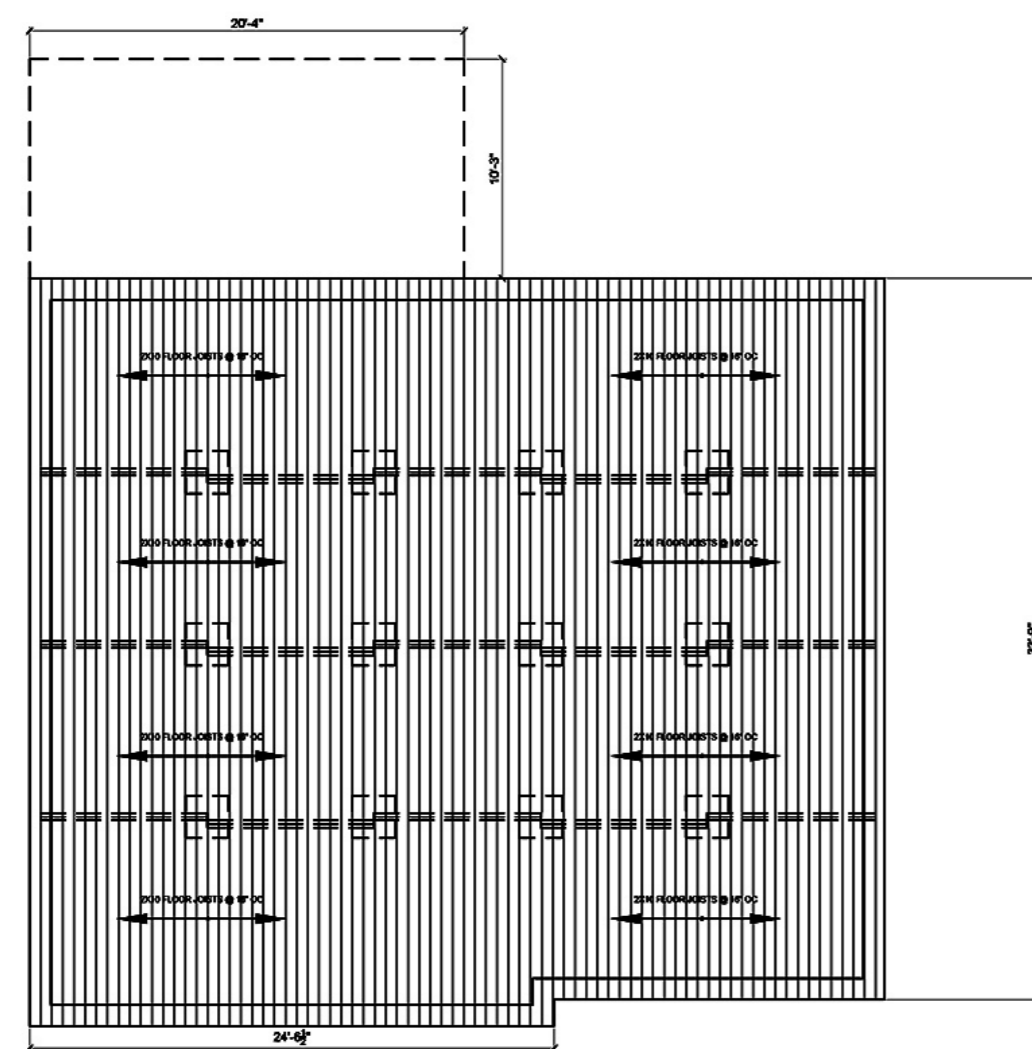
ROOF PLAN



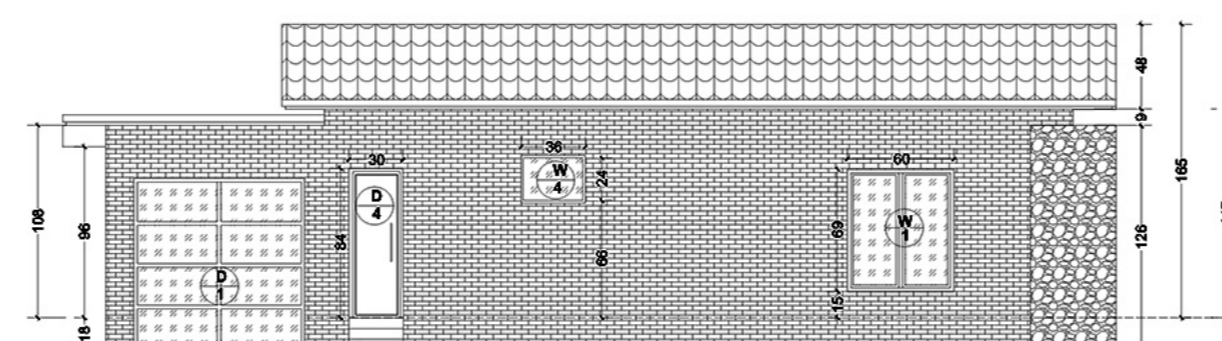
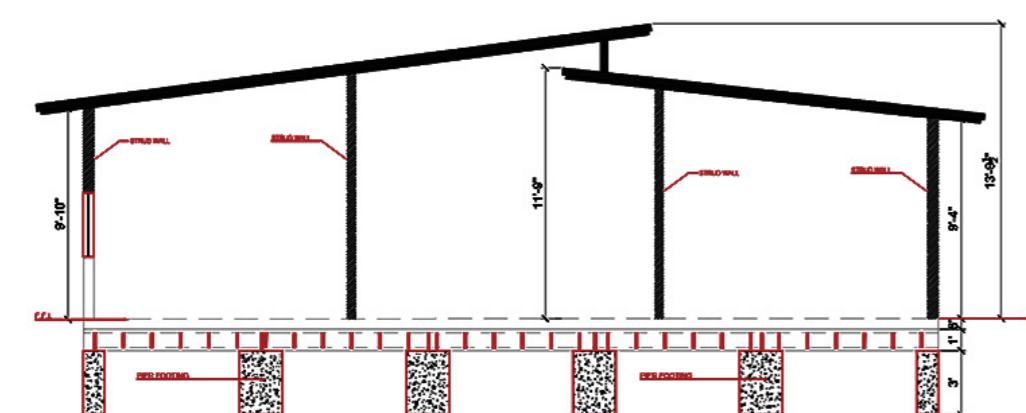
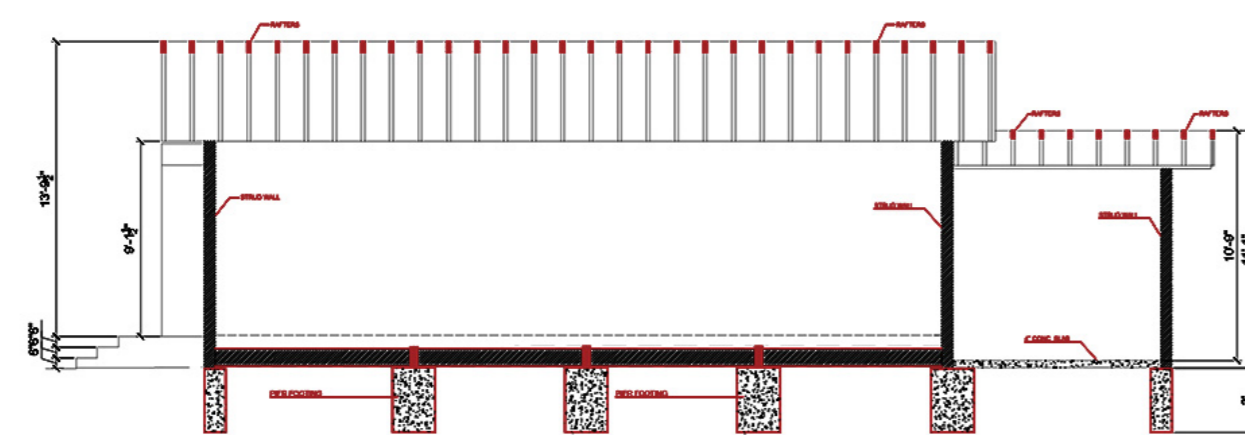
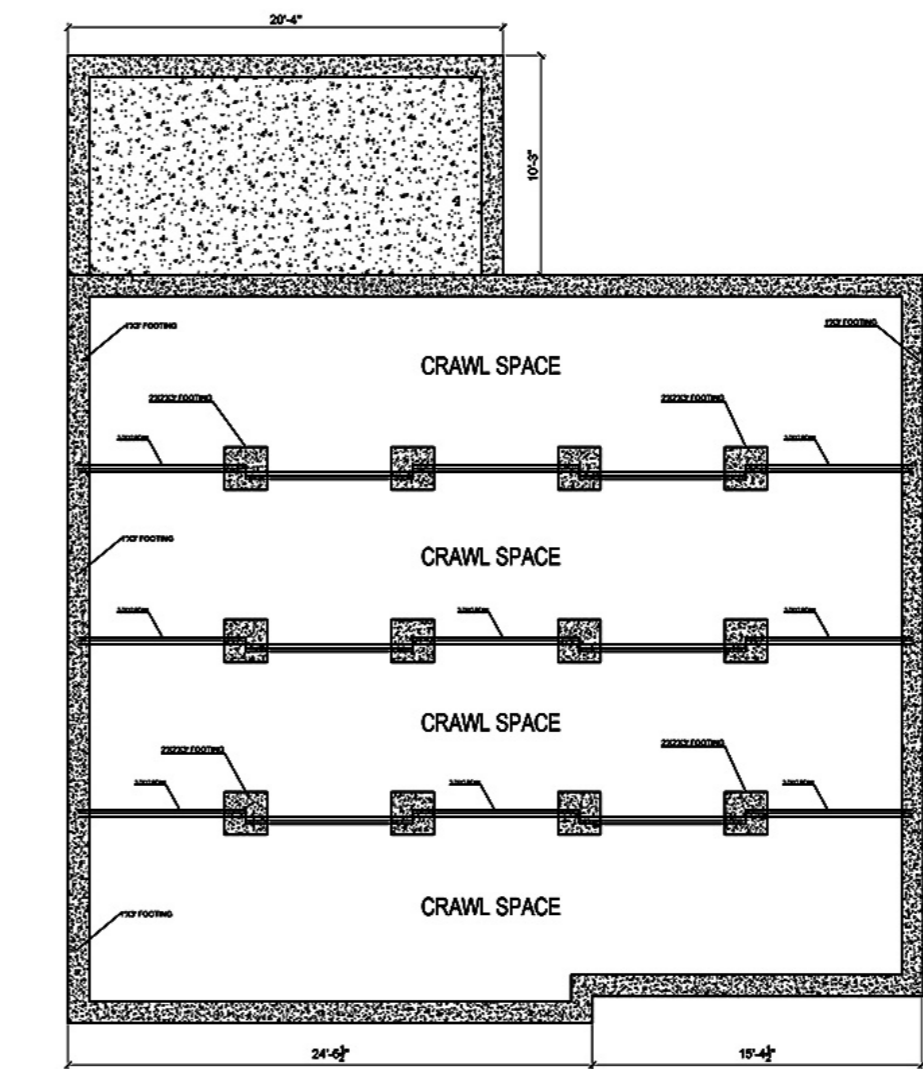
1 BACK SIDE ELEVATION
UNIT=INCH



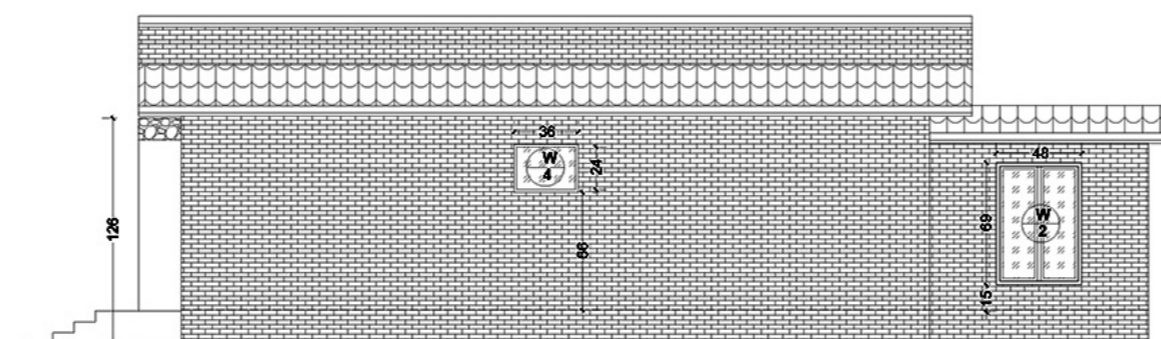
1 FRONT ELEVATION
UNIT=INCH



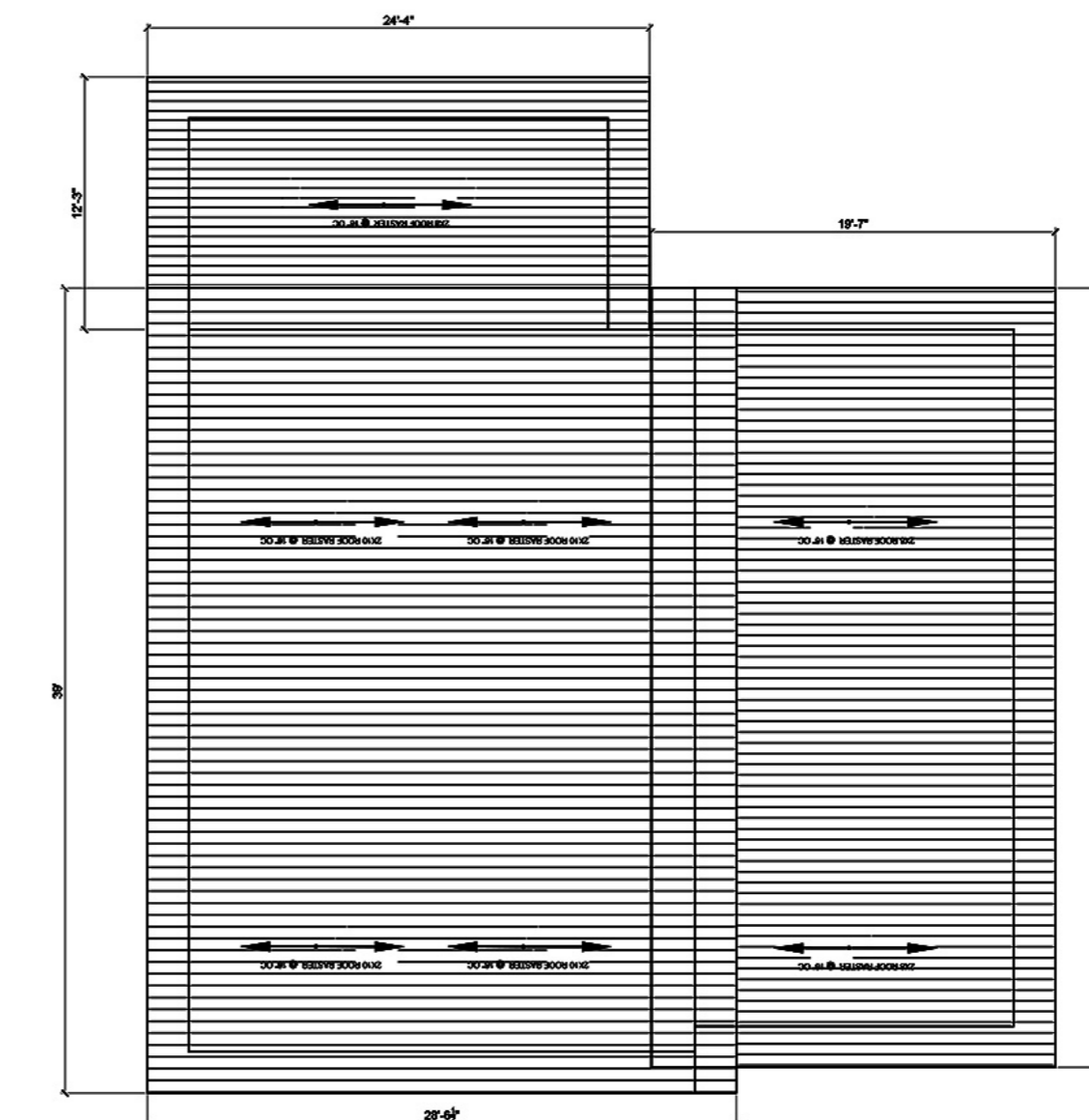
FLOOR FRAMING PLAN



3 LEFT SIDE ELEVATION
UNIT=INCH



4 RIGHT SIDE ELEVATION
UNIT=INCH



ROOF PLAN

CLIENT: _____

MR.XYZ

SCALE: N.T.S

COMPASS:

P.E STAMP:

P.E NAME: _____

P.E NO#: _____

PROJECT TITLE AND ADDRESS

PROJECT TITLE AND ADDRESS

PROJECT NO. 3401

DRAWING TITLE

PERMIT SET

ISSUE DATE 00-00-2000

REVISION #

REV -1	00-00-2000
REV -2	00-00-2000
REV -3	00-00-2000
REV -4	
REV -5	

DRAWING NUMBER

A1.00

DRAWN BY

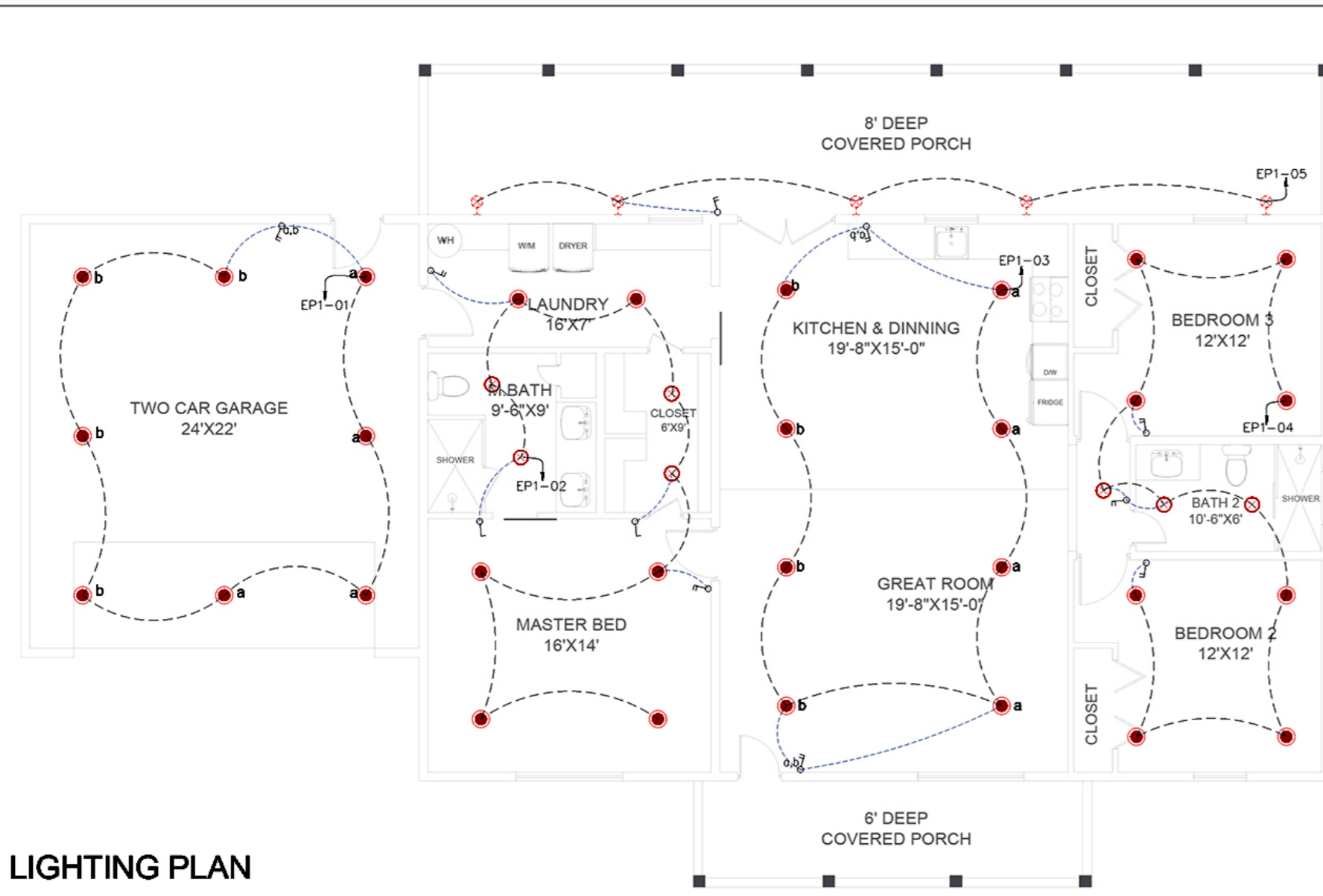
NOBLYN



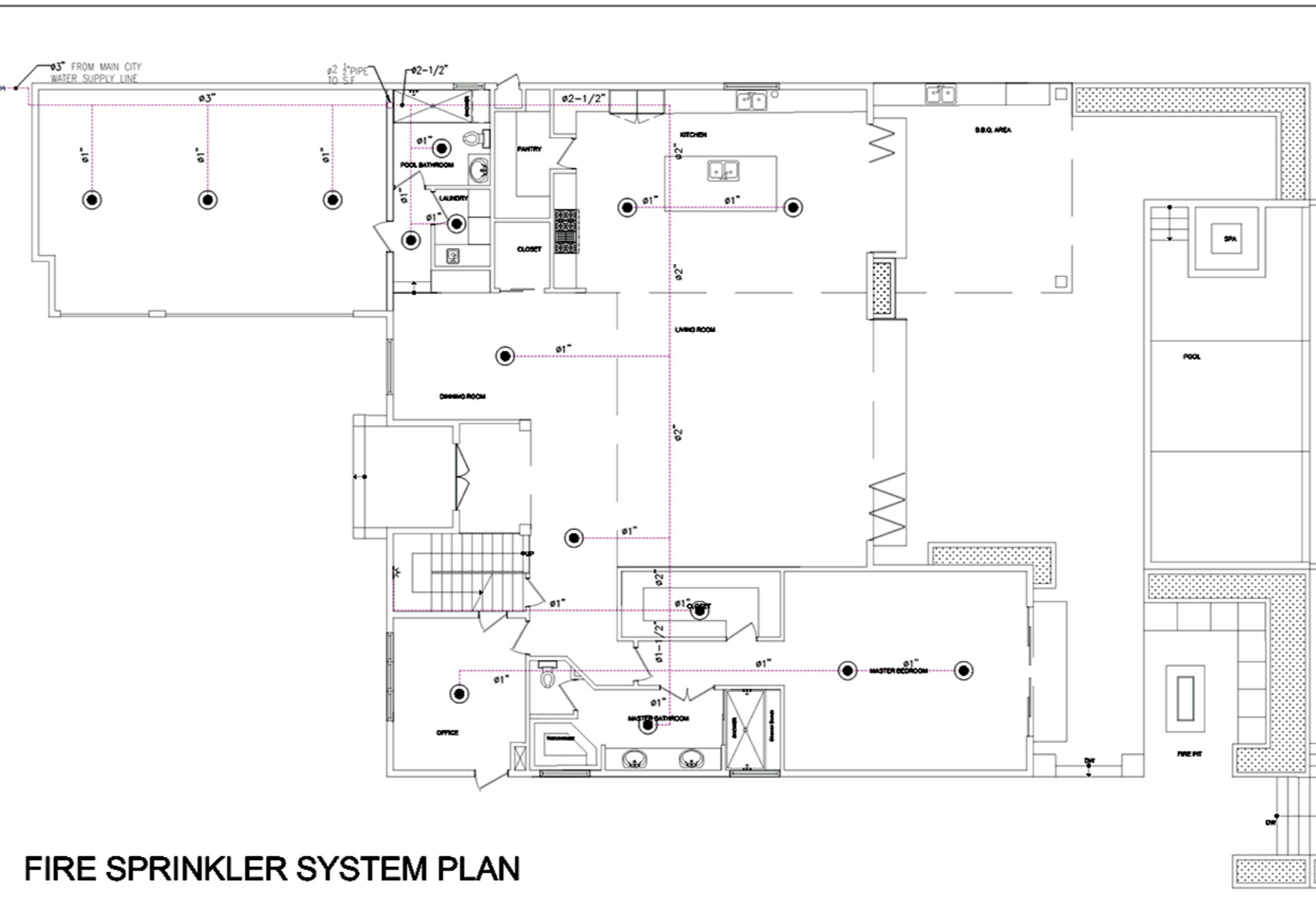
PORTFOLIO
MEP DRAWINGS
AND PERMIT SET.

MEP DESIGN PROJECT

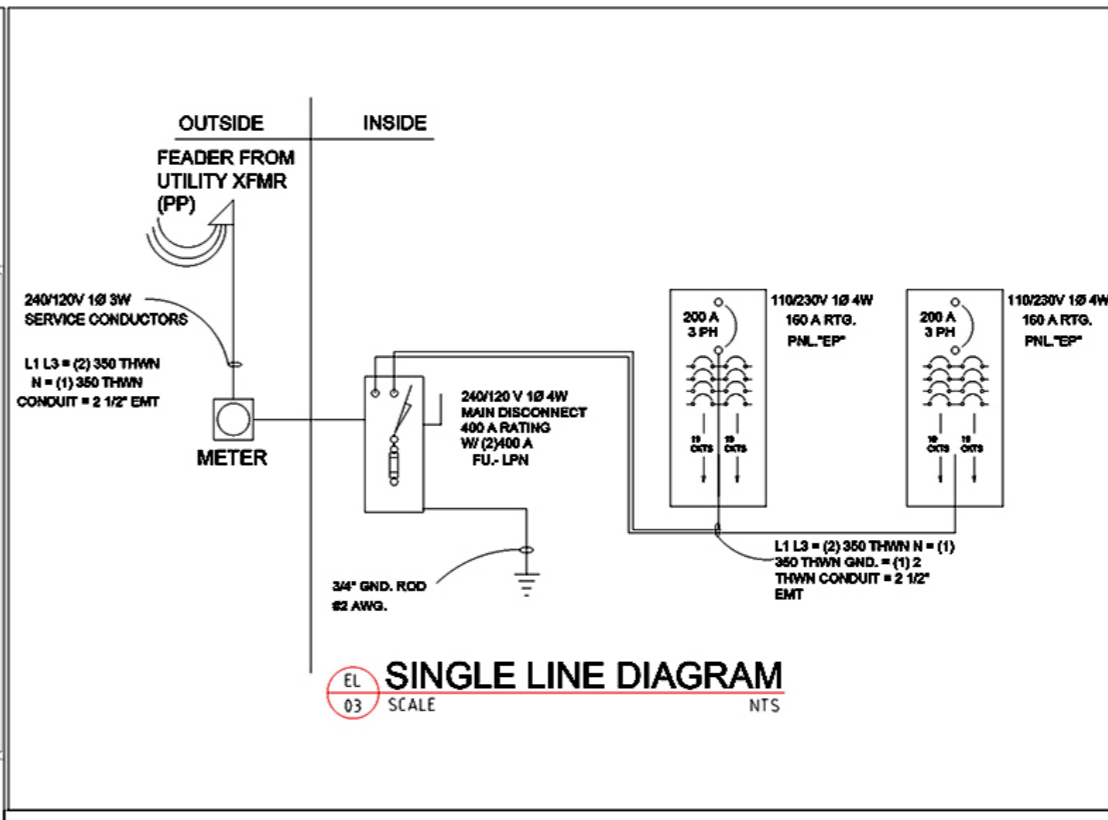
FULLY PERMIT READY DRAWINGS



LIGHTING PLAN



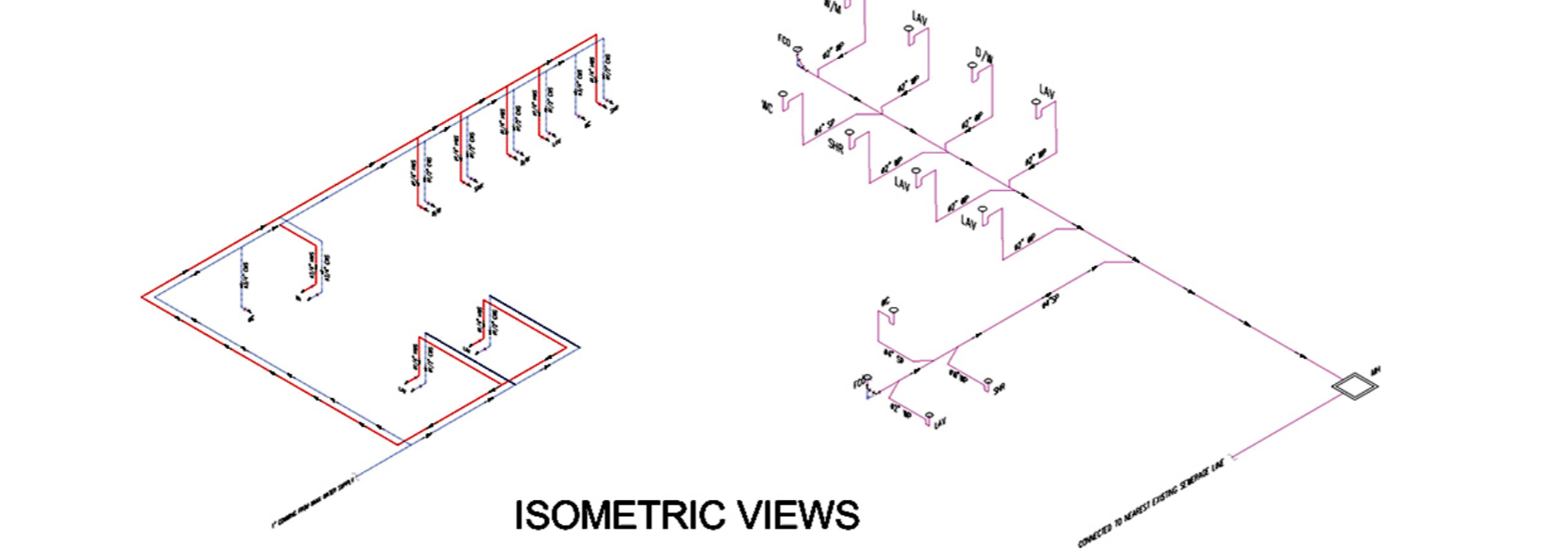
FIRE SPRINKLER SYSTEM PLAN



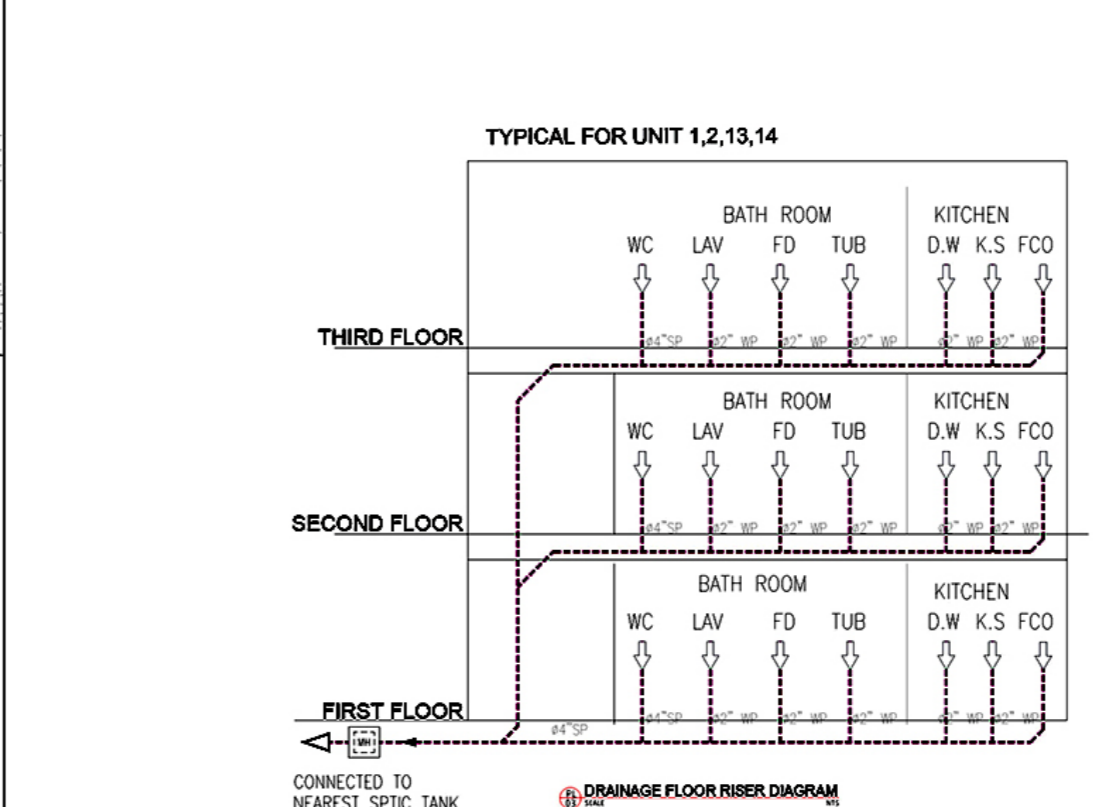
SINGLE LINE DIAGRAM

LOAD SERVED	WIRE & CONDUIT SIZE (INCH)	LOAD (VA)	# OF CIRCUITS	WIRE & CONDUIT SIZE (INCH)	LOAD SERVED
LIGHTING	0.15in / 0.90in	100.00	20	0.15in / 0.90in	LIGHTING
LIGHTING	0.15in / 0.90in	100.00	20	0.15in / 0.90in	LIGHTING
LIGHTING	0.15in / 0.90in	100.00	20	0.15in / 0.90in	LIGHTING
FOR EV CHARGER	0.15in / 0.90in	4000.00	20	0.15in / 0.90in	RECEPTACLE
FOR WASHER	0.15in / 0.90in	2500.00	10	0.15in / 0.90in	FOR DRYER
RECEPTACLE	0.15in / 0.90in	400.00	20	0.15in / 0.90in	FOR RECEPTACLE
RECEPTACLE	0.15in / 0.90in	1000.00	20	0.15in / 0.90in	FOR HVAC 1
FOR HVAC 2	0.15in / 0.90in	400.00	20	0.15in / 0.90in	RECEPTACLE
FOR FRIDGE	0.15in / 0.90in	1500.00	10	0.15in / 0.90in	FOR DRYER
FOR STOVE	0.15in / 0.90in	400.00	20	0.15in / 0.90in	FOR SINK
RECEPTACLE	0.15in / 0.90in	800.00	20	0.15in / 0.90in	FOR HVAC 3
SP3	0.15in / 0.90in	200.00	20	0.15in / 0.90in	RECEPTACLE
FOR HVAC 4	0.15in / 0.90in	2500.00	20	0.15in / 0.90in	RECEPTACLE
SPARE	0.15in / 0.90in	2500.00	20	0.15in / 0.90in	SPARE
OA = 12000.00		TOTAL CONNECTED LOAD = 28440.00		I(A)PF = 82.77	
OB = 8100.00		DEMAND FACTOR = 1			
OC = 5200.00		TOTAL CONNECTED LOAD +25% SPARE = 32050.00			

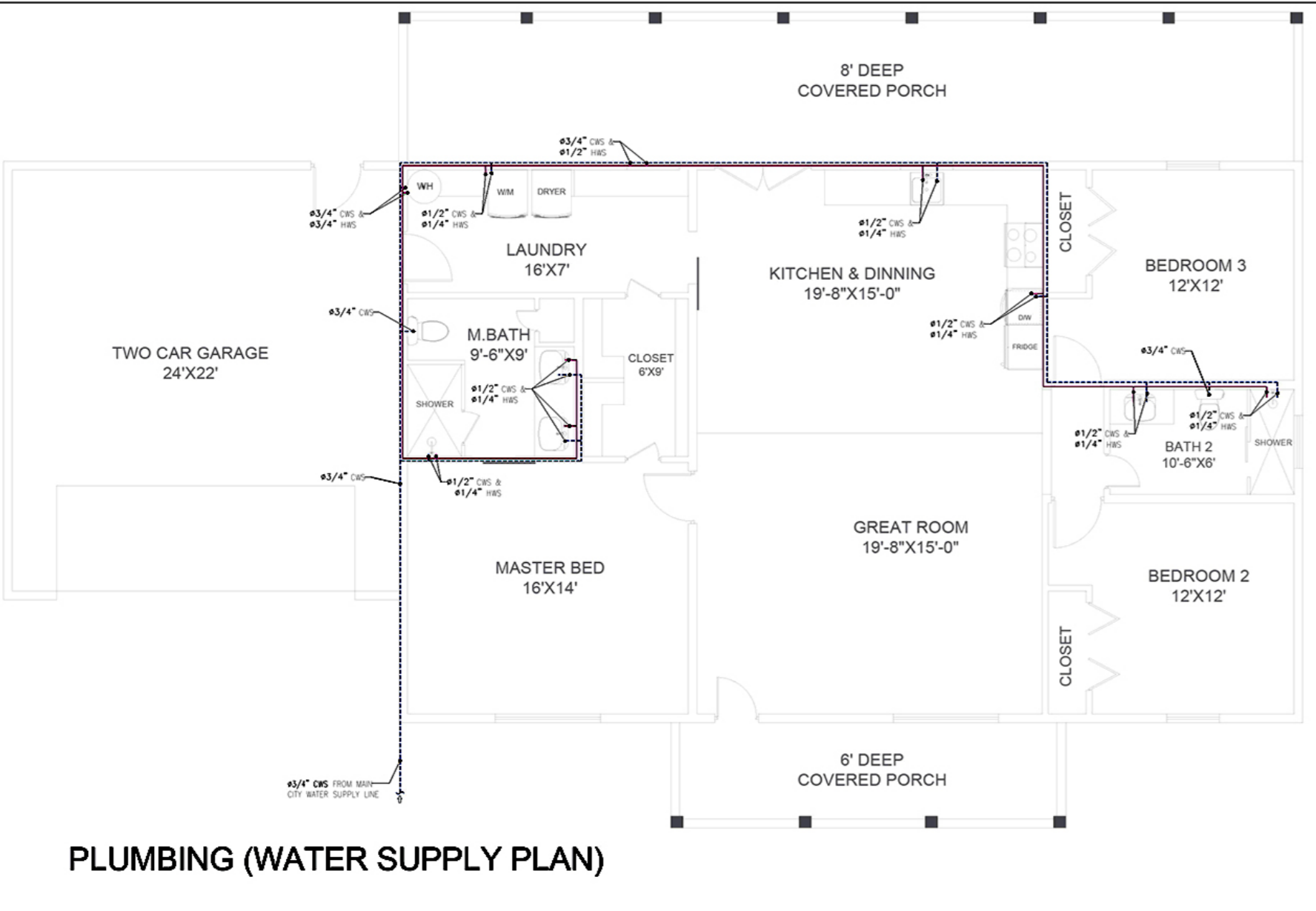
ELECTRICAL LOAD CALCULATION



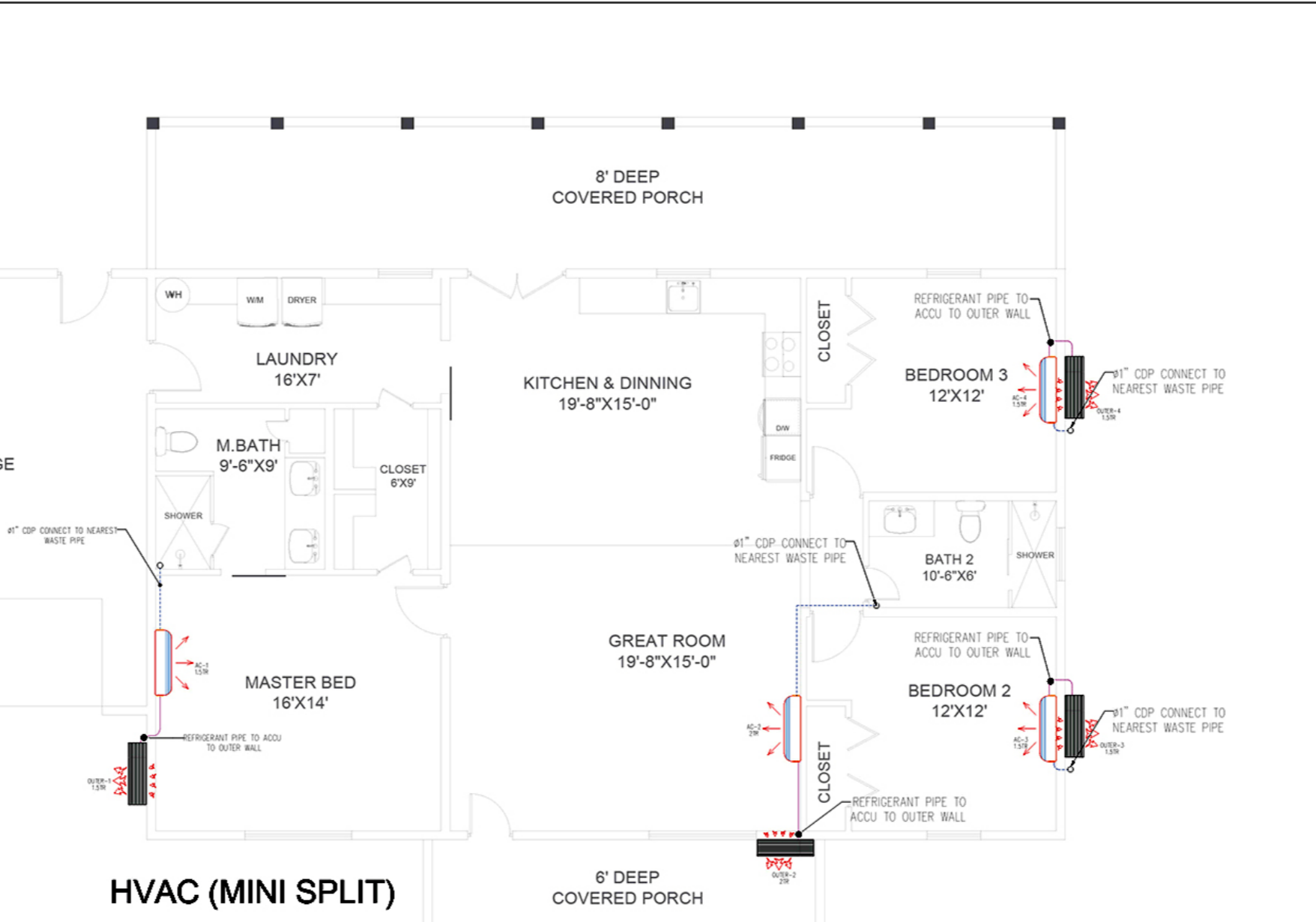
ISOMETRIC VIEWS



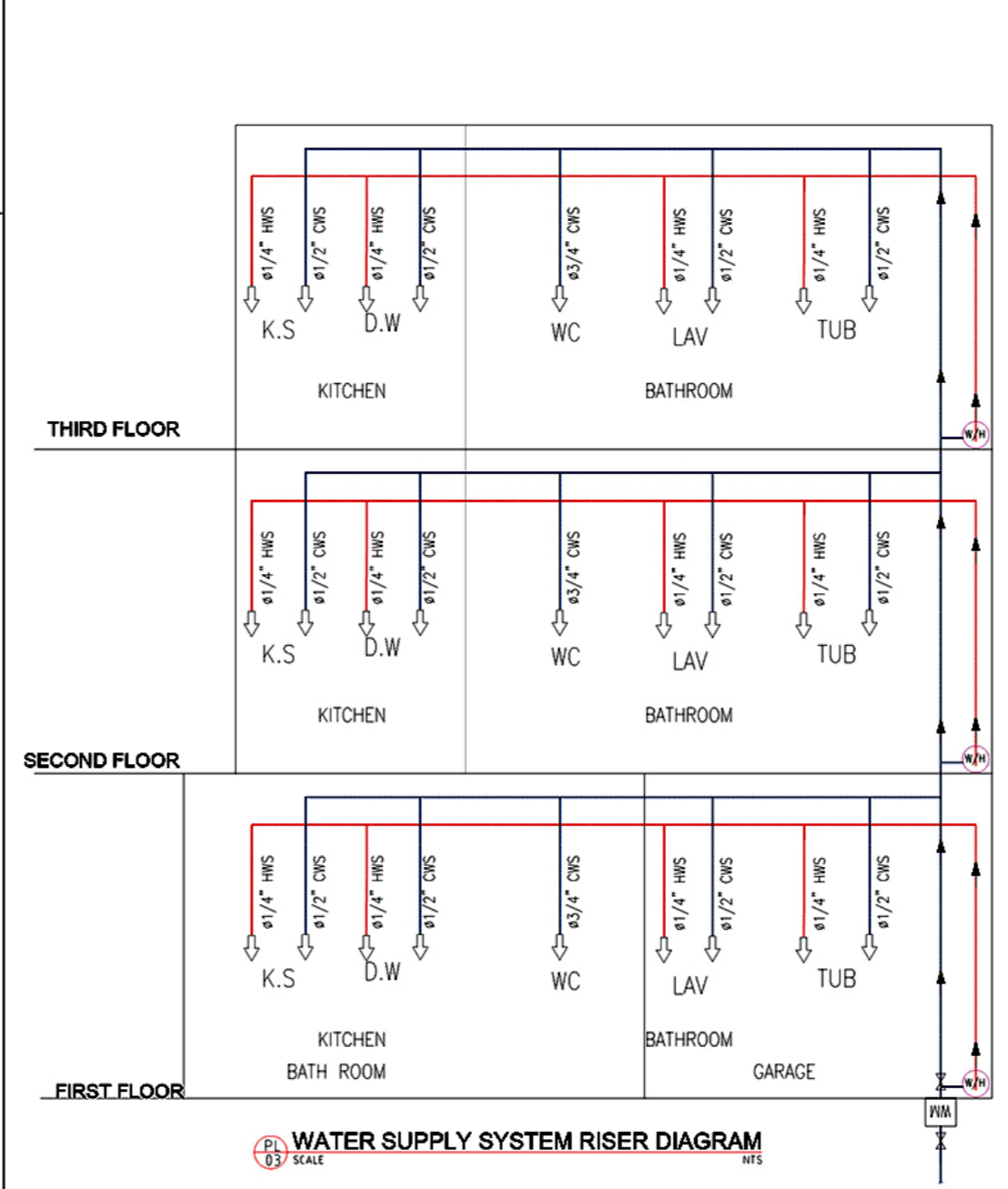
DRAINAGE FLOOR RISER DIAGRAM



PLUMBING (WATER SUPPLY PLAN)

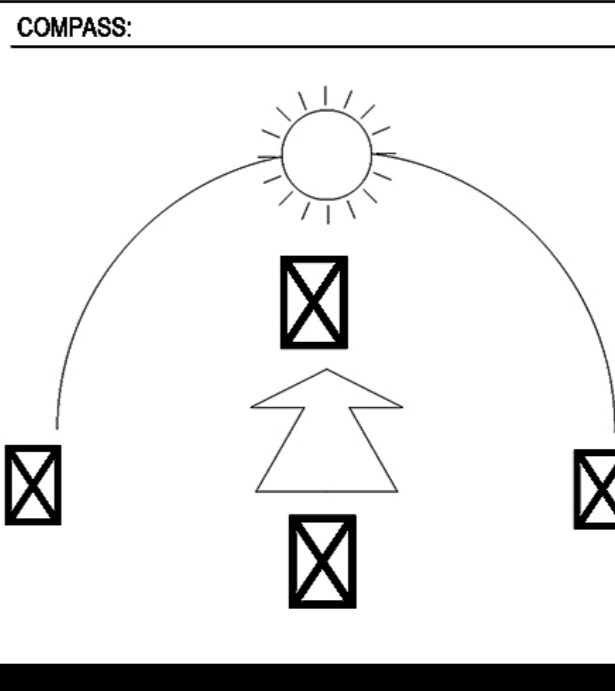


HVAC (MINI SPLIT)



PLUMBING RISER DIAGRAM

CLIENT:
DAVID F.



P.E. STAMP:

PROJECT TITLE AND ADDRESS
MEP DESIGN & PERMIT

PROJECT NO. **0001**

DRAWING TITLE
PERMIT SET

ISSUE DATE **MAR/10/2026**
REVISION #
REV -1 **MAR/10/2026**
REV -2
REV -3
REV -4
REV -5

DRAWING NUMBER
E1.00

DRAWN & DESIGNED BY:
NOBLYN LLC

PROJECT 01



PORTFOLIO
CIVIL DRAWINGS
AND PERMIT SET.

GARAGE ADDITION

21 DON CT, REDWOOD CITY, CA 94062, USA

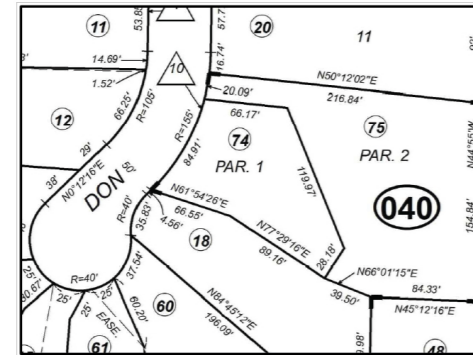


APPLICABLE CODES

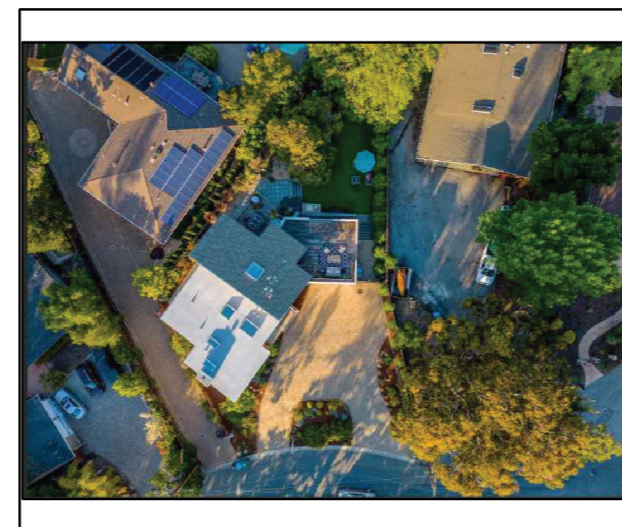
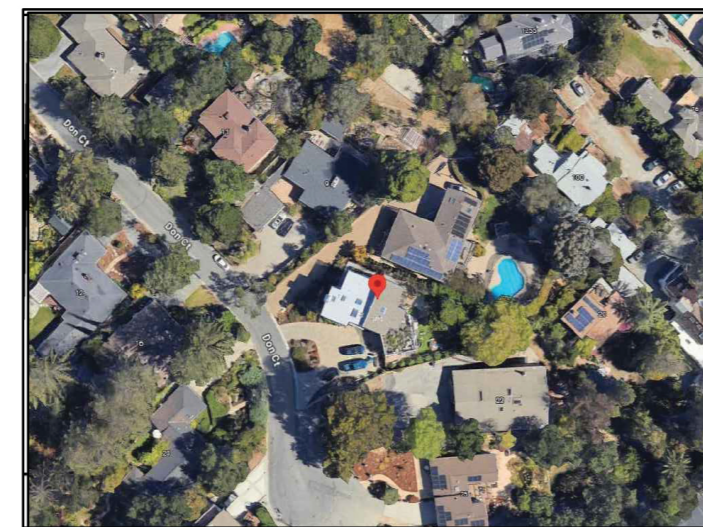
- California Building Code 2025 (Vol 1 & 2) Adopts with amendments International Building Code 2024 (IBC 2024)
- California Residential Code 2025 Adopts with amendments International Residential Code 2024 (IRC 2024)

SCOPE OF WORK

- PROPOSED GARAGE ADDITION DRAWINGS



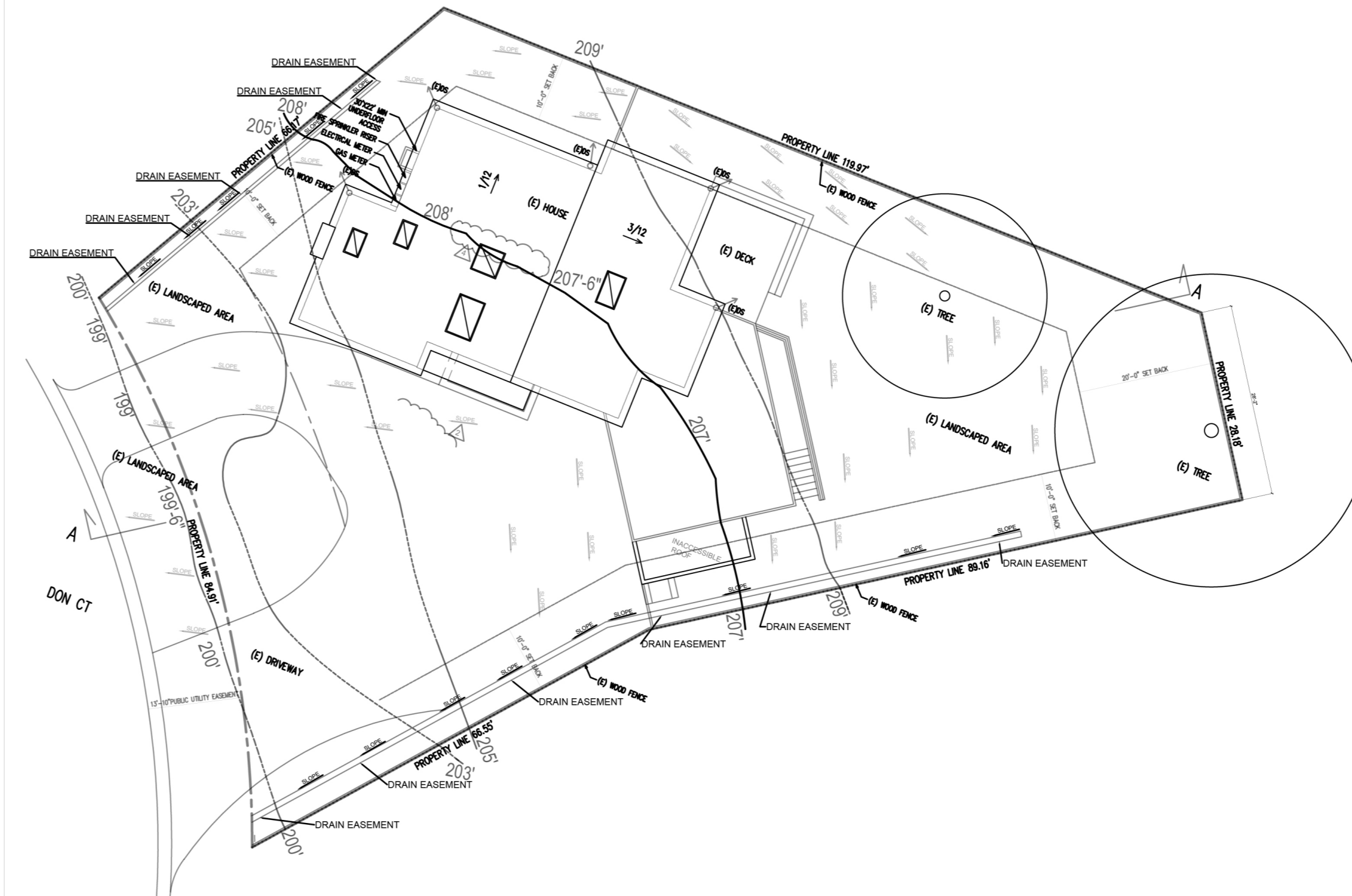
VICINITY MAP



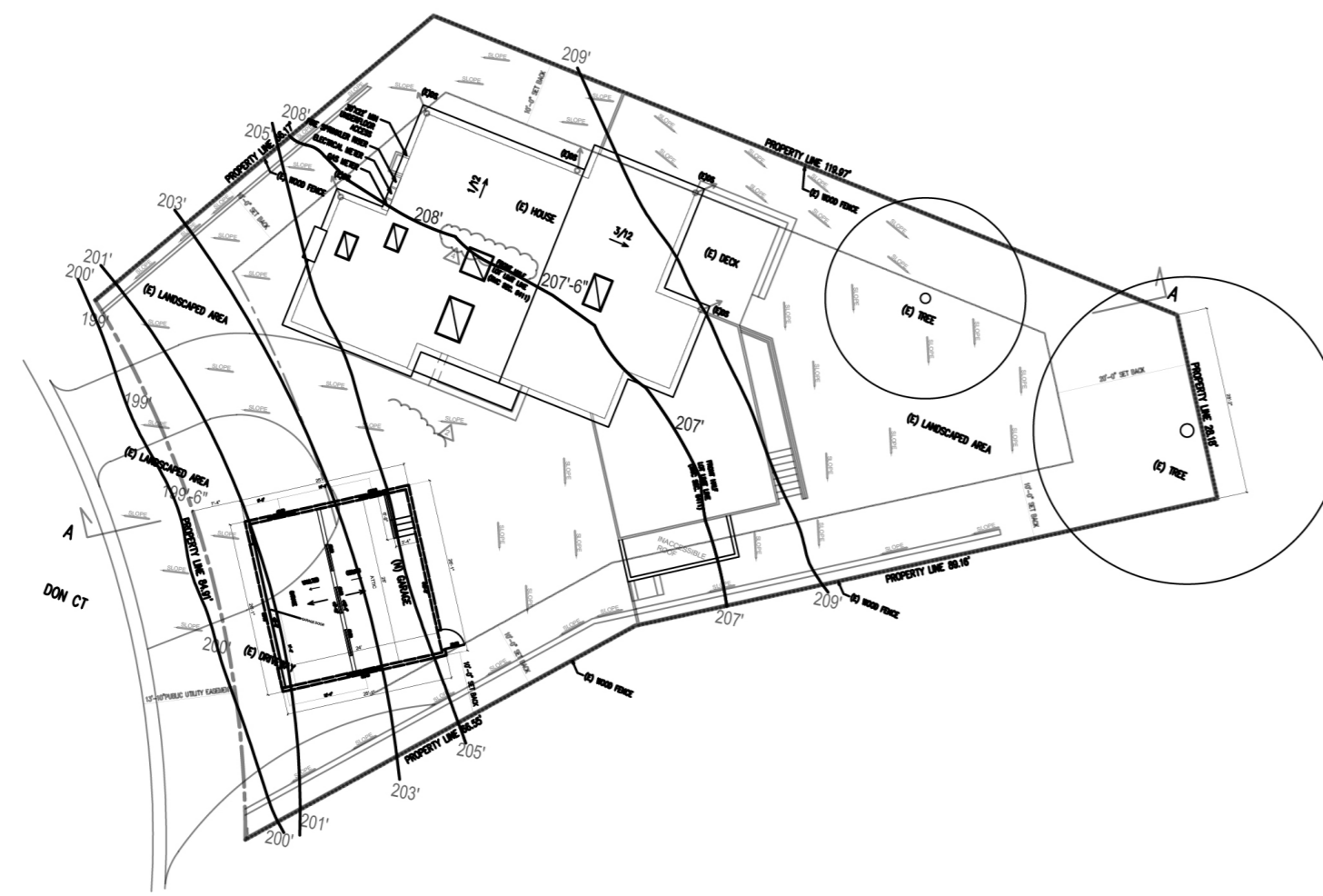
SHEET INDEX

S/NO	SHEET NO	DESCRIPTION
1	C0.00	PROJECT INFORMATION TITLE PAGE
2	C1.00	EXISTING SITE PLAN
3	C2.00	PROPOSED CONTOUR PLAN
4	C3.00	PROPOSED GRADING PLAN
5	C4.00	PROPOSED DRAIN & UTILITY PLAN

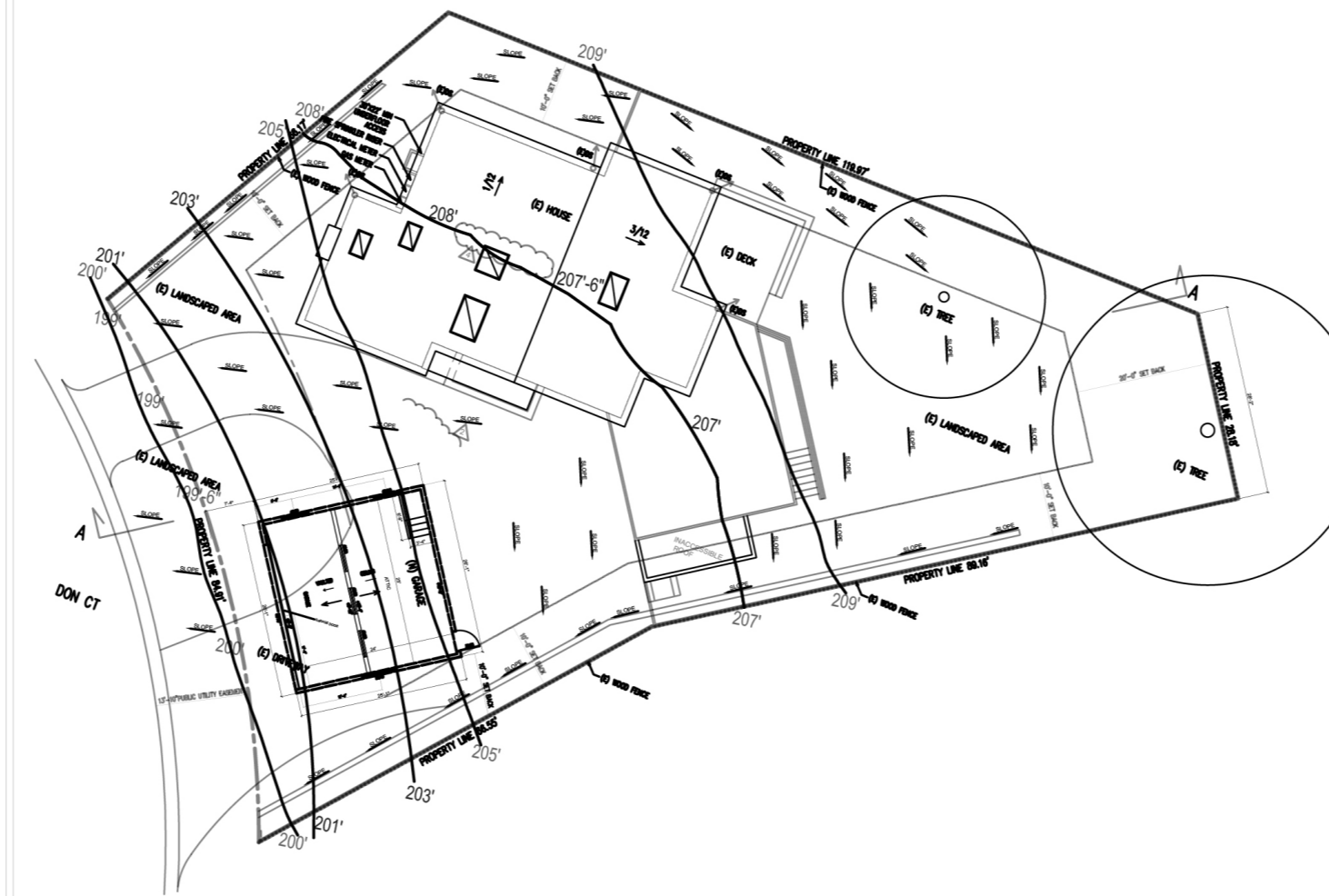
PROJECT NAME:
21 DON CT, REDWOOD CITY, CA 94062, USA NOT TO SCALE



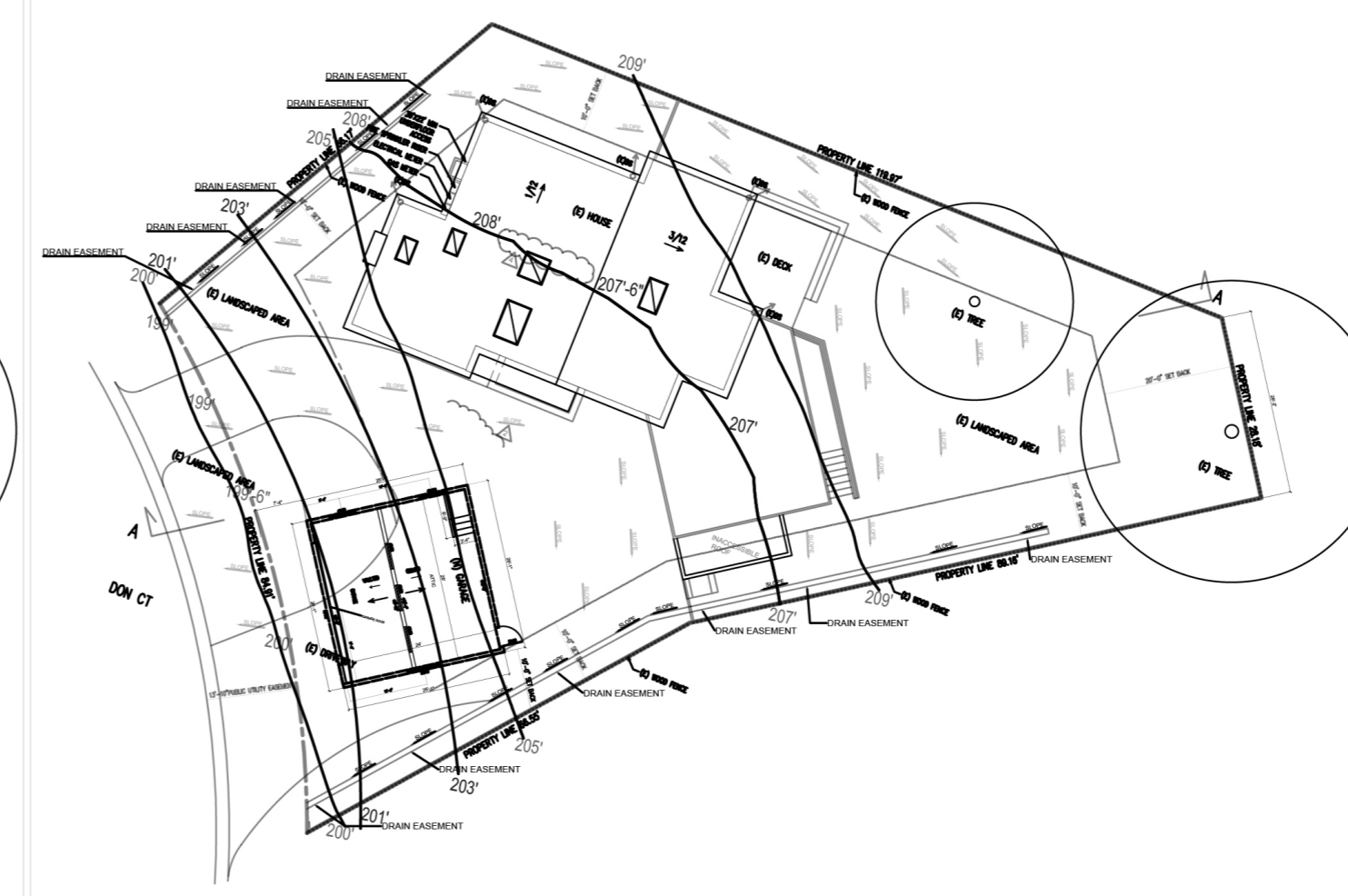
EXISTING CONTOUR PLAN



PROPOSED CONTOUR PLAN

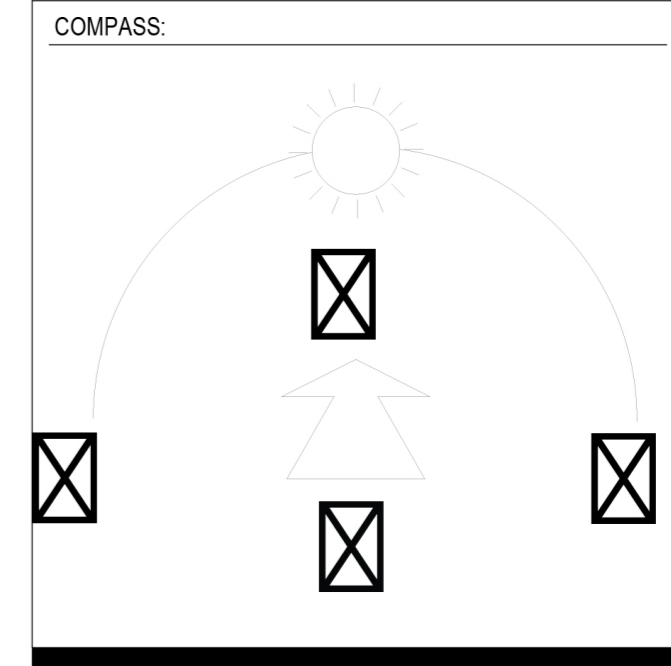


PROPOSED GRADING PLAN



PROPOSED DRAINAGE PLAN

CLIENT:



P.E. STAMP:

PROJECT TITLE AND ADDRESS

GARAGE ADDITION

PROJECT NO. 0001

DRAWING TITLE COVER SHEET & SITE VIEWS

ISSUE DATE JAN/10/2026

REVISION #

REV -1 JAN/10/2026

REV -2

REV -3

REV -4

REV -5

DRAWING NUMBER

C0.00

DRAWN & DESIGNED BY:

NOBLYN LLC

PROJECT 01

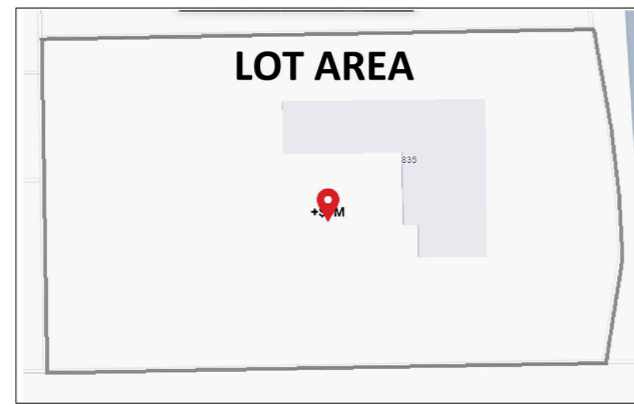
PROPOSED CIVIL DRAWINGS
835 MERRIDEL RD, HOUSTON, TX, USA

SHEET INDEX

S/NO	SHEET NO	DESCRIPTION
1	IDBC-001	Cover Sheet
2	C002	Proposed Contour Plan
3	C003	Proposed Grading Plan
4	C004	Proposed Site Utility Plan

GENERAL NOTES

- DO NOT SCALE DRAWINGS. DIMENSIONS TAKE PRECEDENCE. NO DRAWING OR SPECIFICATION SHALL TAKE PRECEDENCE OVER ANY OTHER PART OF THE CONTRACT DOCUMENTS. ANY INFORMATION FOUND TO BE IN CONTRADICTION WITH ANOTHER PART OF THE CONTRACT DOCUMENTS SHALL BE SUBMITTED TO THE ARCHITECT FOR CLARIFICATION. DAMAGES INCURRED BY FAILURE TO DO SO SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE INTENT OF THESE DRAWINGS IS TO INCLUDE ALL MATERIALS, LABOR, AND SERVICES NECESSARY FOR COMPLETION OF ALL WORK SHOWN, PRESCRIBED, OR REASONABLY IMPLIED BUT NOT LIMITED TO THAT EXPLICITLY INDICATED IN THE CONTRACT DOCUMENTS.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, RULES, AND REGULATIONS AS ADOPTED BY AUTHORITIES HAVING JURISDICTION.



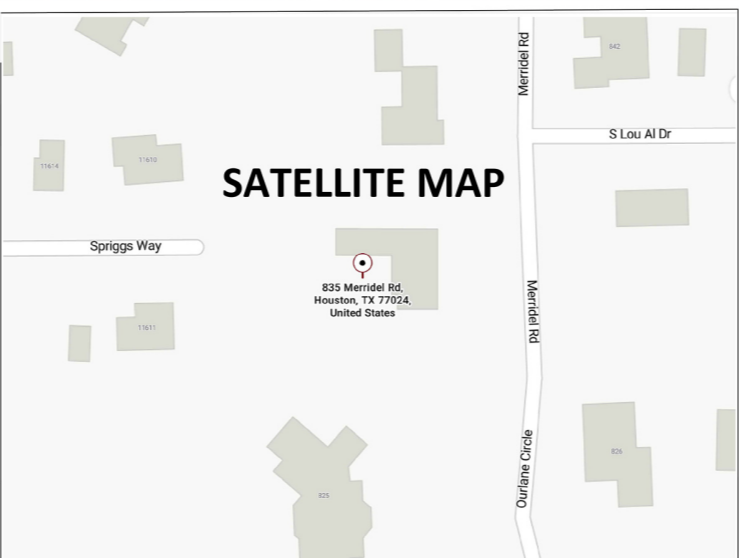
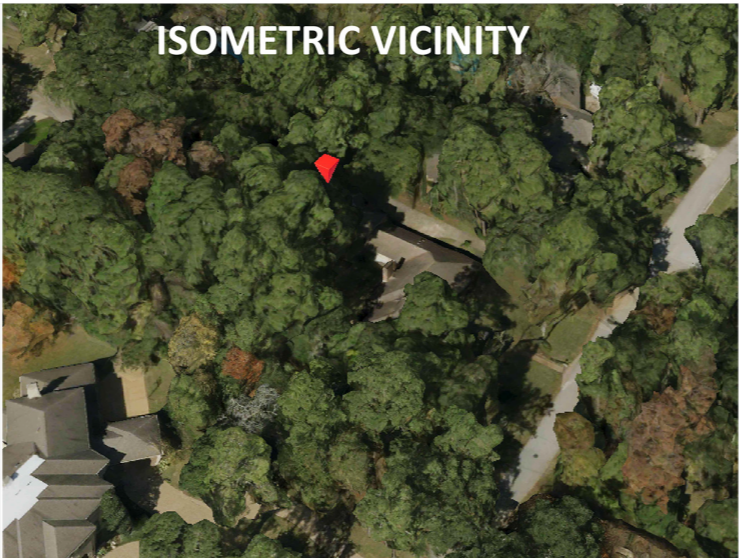
SCOPE OF WORK

- PROPOSED CIVIL DRAWINGS
- CONTOUR MAP, GRADING PLAN
- SITE UTILITY PLAN



APPLICABLE CODES

- Houston Building Code 2021 Adopts with amendments International Building Code 2021 (IBC 2021)
- Houston Residential Code 2021 Adopts with amendments International Residential Code 2021 (IRC 2021)



CLIENT: _____

COMPASS:

SHEET SCALE: _____

TITLE SHEET: _____

PROJECT REF # AND ADDRESS: _____

ADDRESS: _____

PROJECT NO.: _____

DRAWING TITLE: _____

ISSUE DATE: _____

REVISION #

REV -1
REV -2
REV -3
REV -4
REV -5

DRAWING NUMBER: _____

DRAWN BY: **NOBLYN**

PROPOSED GRADING PLAN

NOTES

The grading plan is prepared in accordance with the City of Houston IDM, Harris County Engineering, and HCFCD standards.

A minimum slope of 2% is provided across lawn areas unless otherwise noted.

A minimum slope of 1% is provided for paved surfaces such as driveways, walks, and patios unless site constraints dictate otherwise.

No grading modifications shall obstruct natural drainage or divert runoff toward adjacent properties.

Proposed elevations ensure proper conveyance of runoff toward the public right-of-way or designated drainage swales.

Swales and drainage paths are graded with a minimum slope of 1% to ensure continuous flow toward the discharge point.

The contractor shall maintain proper positive drainage throughout construction.

The contractor must not modify or alter critical drainage paths shown on this plan without engineer approval.

The finished floor elevation (FFE) shall be constructed at or above the minimum required elevation to ensure positive drainage away from the home.

All retaining edges, grade breaks, and slopes greater than 3:1 shall be clearly marked and protected during construction.

All disturbed areas must be stabilized immediately after grading with soil, seed, mulch, or approved erosion control methods.

All required erosion control devices must be installed in compliance with TCEQ stormwater and SWPPP requirements.

Grading shall prevent standing water and must ensure that no water ponds for more than 24 hours after a storm event.

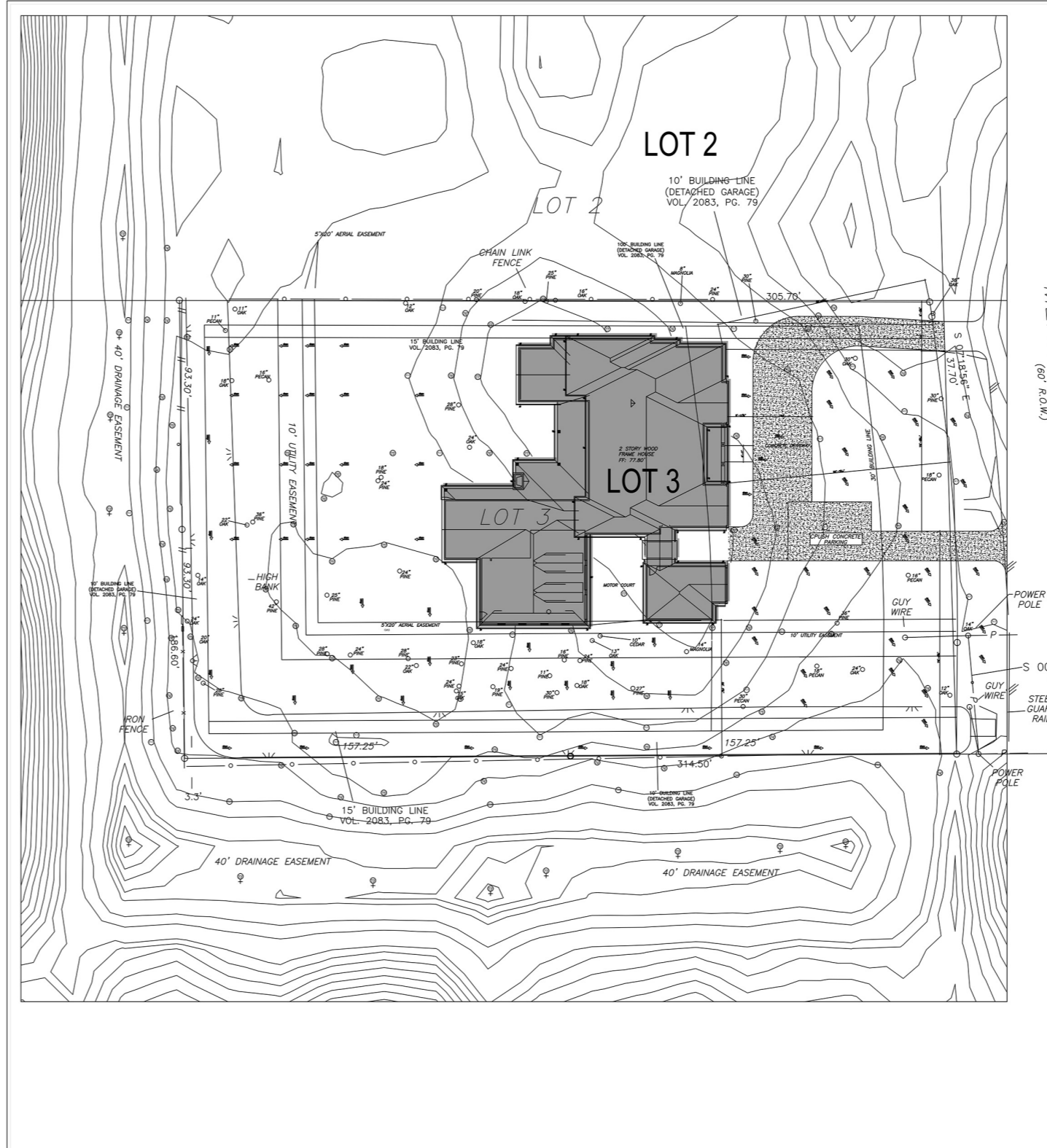
The contractor shall verify tie-in elevations at property lines, sidewalks, and public ROW before starting grading operations.

This project qualifies for detention exemption under IDM Table 9.3 because total proposed impervious area is less than 40% of lot area (lot = 57,935 SF, threshold = 23,174 SF).

No stormwater detention facility is required for this single-family lot per IDM Chapter 9.

All utility penetrations and site improvements must maintain proper grading clearances.

Any conflicts discovered in field conditions shall be reported to the engineer for resolution.



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PROPOSED CONTOUR PLAN

NOTES

Contours are based on proposed site grading and represent finish grade elevations for the lot at 835 Merridel Rd, Houston, Texas.

All contour intervals shown comply with City of Houston IDM and Harris County Engineering drafting standards.

Proposed grading maintains positive drainage away from the structure in accordance with City of Houston IDM Chapter 9 surface grading requirements.

A minimum slope of 5% is provided for the first 10 feet away from the building foundation where applicable, unless limited by property constraints.

Contours are designed to direct surface runoff toward approved discharge points without causing adverse impacts to adjoining properties.

No drainage is allowed to discharge onto neighboring lots; all runoff is conveyed toward the street, approved swales, or designated drainage routes.

Existing grade information has been incorporated to ensure smooth transitions between existing and proposed contours.

All elevations shown are based on project benchmark established on site (Contractor to verify in field).

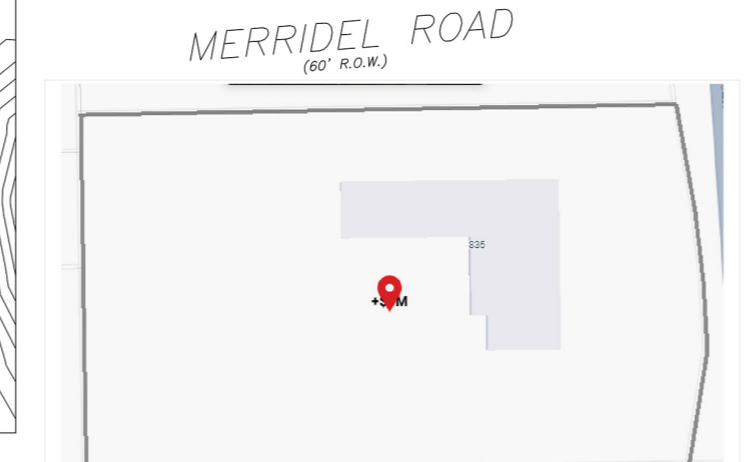
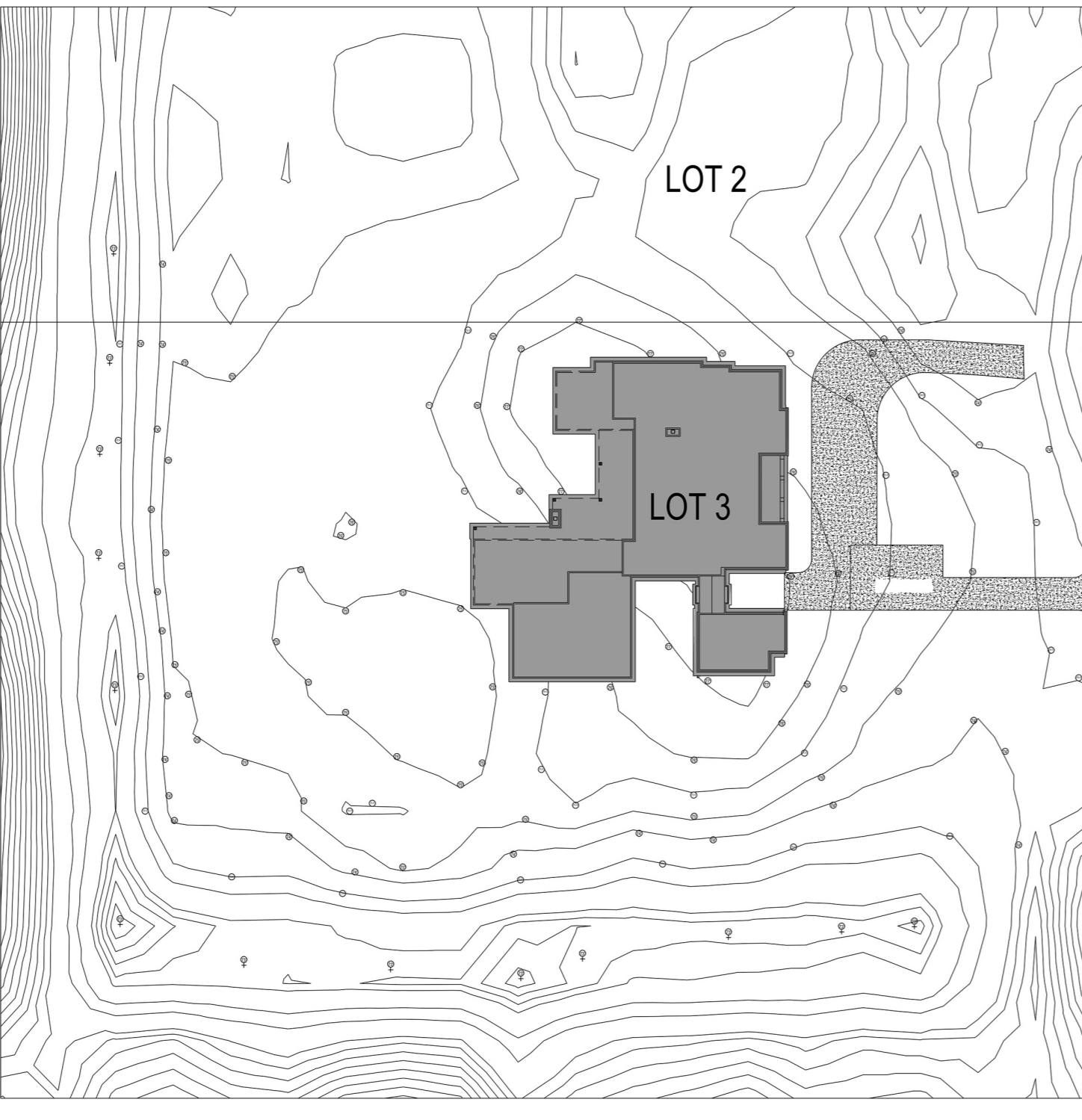
Contractor shall verify all grades and report discrepancies before construction.

Final grading shall ensure that no low areas, ponding zones, or trapped water remain after construction.

All work shall comply with the City of Houston Infrastructure Design Manual, latest edition.

All work shall comply with Harris County Regulations for the Approval and Acceptance of Infrastructure.

All work shall comply with HCFCD Floodplain and Drainage Criteria where applicable.



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PROPOSED SITE PLAN

NOTES

All utilities shown are schematic unless dimensions are noted and shall be field-verified by the contractor prior to installation.

All utility construction shall conform to the standards of the City of Houston Public Works Department.

Water service installation shall comply with City of Houston Water Standards and TCEQ Chapter 290 requirements.

Sanitary sewer connections shall comply with City of Houston Wastewater Standards and shall maintain minimum slopes listed in the IDM.

Cleanouts shall be installed at all required intervals and at all bends exceeding 45 degrees.

Backflow prevention devices shall be installed where required by local code.

Storm drainage lines shall be installed per City of Houston IDM Chapter 9 and Harris County Drainage Criteria.

Roof drains and surface drains shall be directed toward approved drainage points and shall not discharge onto adjacent properties.

No stormwater shall be directed into the sanitary sewer system.

Gas service installation shall follow CenterPoint Energy and City of Houston Fuel Gas Code requirements.

Gas lines shall maintain required cover depth and shall not conflict with other utilities.

Electric service routing shall follow CenterPoint Energy standards and NEC requirements.

All underground electric and telecom lines shall maintain required horizontal and vertical separations from water and gas lines.

Telecommunication conduits shall be installed per service-provider standards and NEC Chapter 8 requirements.

Utility trenches shall be compacted according to City of Houston and Harris County compaction standards.

Contractor shall coordinate with all utility providers before installation.

Contractor is responsible for locating all existing underground utilities prior to excavation (Call 811).

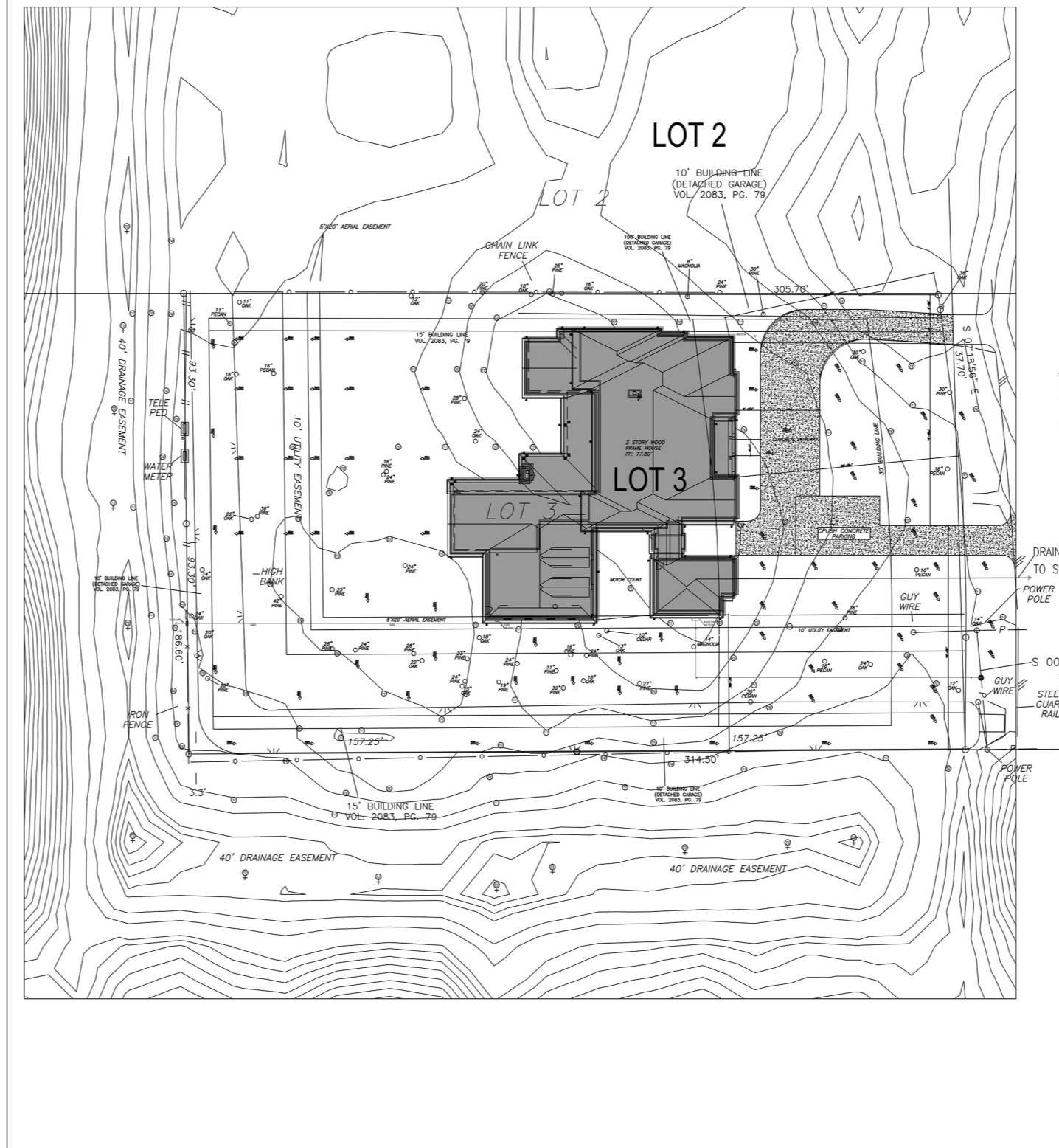
Any discrepancies between plan utilities and field utilities shall be reported immediately to the engineer.

All materials, fittings, valves, and appurtenances must be approved by the City of Houston and relevant utility agencies.

All site utilities must maintain required slope, cover, and minimum separation distances in accordance with local code.

All testing, flushing, and disinfection of water lines shall comply with TCEQ and City of Houston standards.

Final utility installation shall ensure no conflict with proposed grading, sidewalks, or drainage features.



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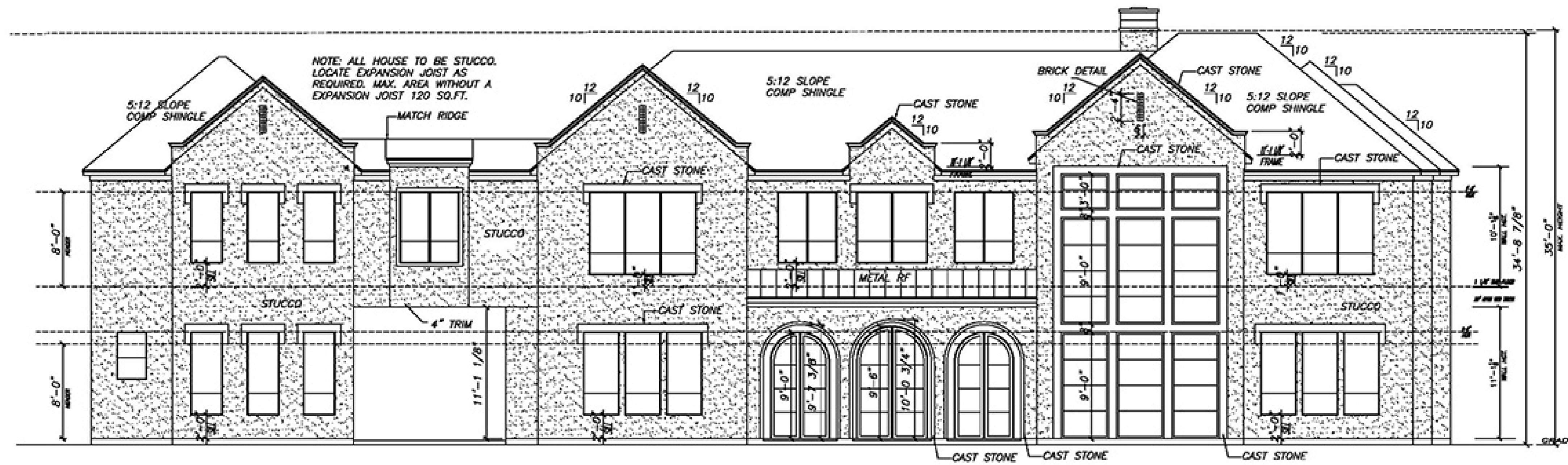
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PORTFOLIO
3D RENDERING
AND VISUALIZATION.



FRONT ELEVATION



PROJECT 02



LET'S DISCUSS YOUR PROJECT!

Tell us what you're building and we'll put together the right permit drawing package — **Architectural, Structural, MEP, Civil, or 3D** — tailored to your project and your local building codes. Fast turnaround. Code-compliant. Approval-ready.



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