

INDIVIDUAL DESIGN / ZE-12

# Charcoal Loft Office

2-storey portable office / 960 sq ft enclosed

A 12 x 40 ft portable office with Charcoal corrugated steel, grey and white trim, black frames, two full enclosed floors; flat container roof. Kitchen and washroom on both floors; right-end stairs connect to the upper front access balcony.

## 12' x 40'

960 SQ FT ENCLOSED / 2 STOREY

FLOOR PLANS + FOUR EXTERIOR VIEWS



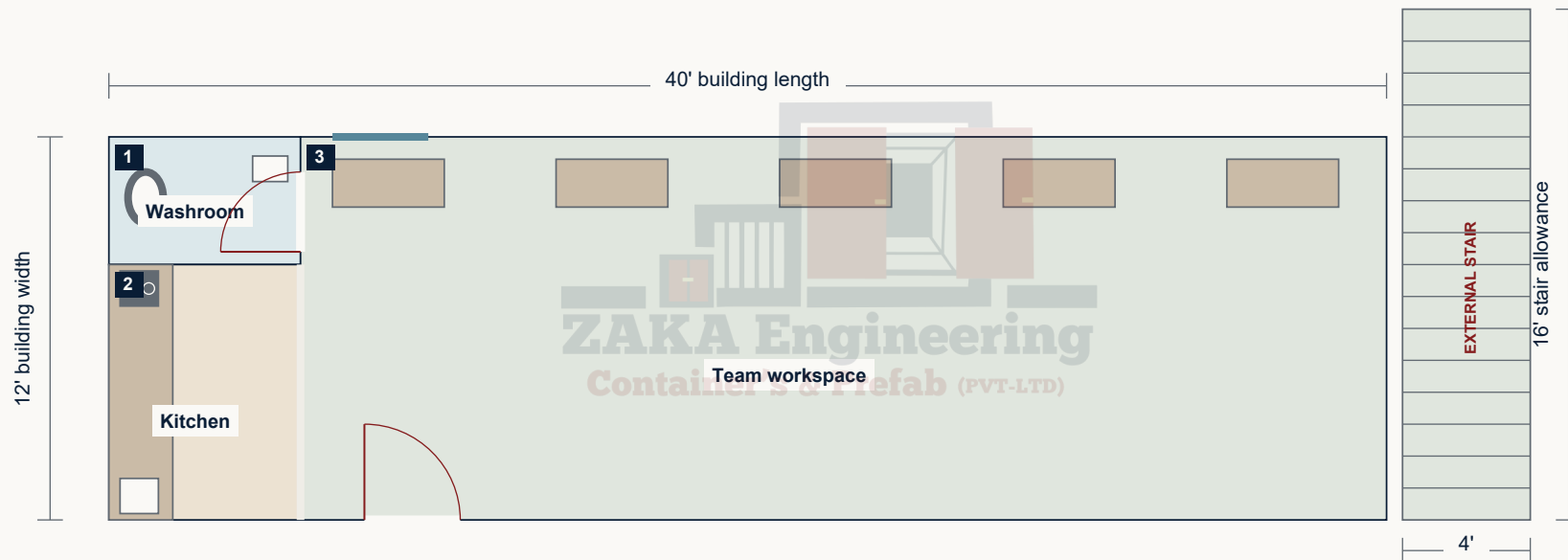
ORIGINAL EXTERIOR CONCEPT / CLIENT REFERENCE INSPIRED

ISLAMABAD / DESIGN COLLECTION 2026

01 / CLIENT LAYOUT REVISION

# Ground floor. Planned around your brief.

Nominal feet, before wall deductions. Numbered spaces correspond to the room schedule below.



RIGHT-END STAIR: 4' x 16' outside footprint. Upper front access balcony: 3' deep, additional outdoor area. Stair geometry to be engineered.

ROOM SCHEDULE / DIMENSIONS IN FEET

**01 Washroom**

6' x 4' / 24 sq ft

**02 Kitchen**

6' x 8' / 48 sq ft

**03 Team workspace**

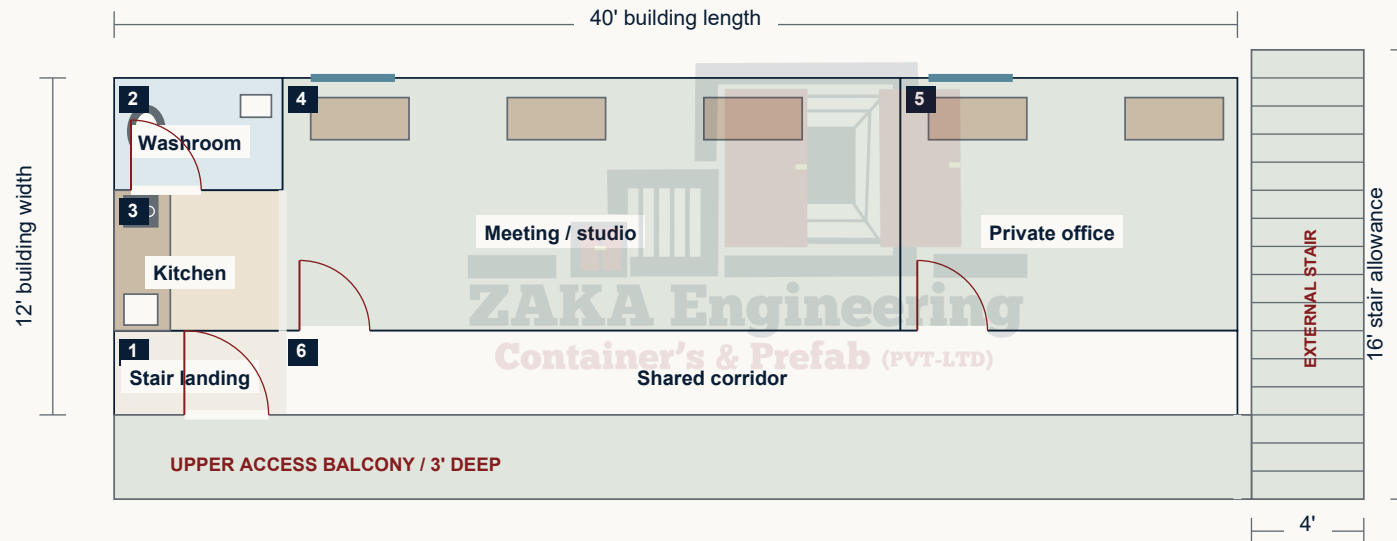
34' x 12' / 408 sq ft

Blue: glazing. Red arcs: indicative doors. All final openings and clearances are developed for the approved layout. Kitchen counters include a sink and hob. Open sides keep entrance, landing and corridor routes clear.

## 01 / CLIENT LAYOUT REVISION

# First floor. Planned around your brief.

Nominal feet, before wall deductions. Numbered spaces correspond to the room schedule below.



RIGHT-END STAIR: 4' x 16' outside footprint. Upper front access balcony: 3' deep, additional outdoor area. Stair geometry to be engineered.

**ROOM SCHEDULE / DIMENSIONS IN FEET**

## 01 Stair landing

6' x 3' / 18 sq ft

## 04 Meeting / studio

22' x 9' / 198 sq ft

## 02 Washroom

6' x 4' / 24 sq ft

## 05 Private office

12' x 9' / 108 sq ft

### 03 Kitchen

6' x 5' / 30 sq ft

## 06 Shared corridor

34' x 3' / 102 sq ft

Blue: glazing. Red arcs: indicative doors. All final openings and clearances are developed for the approved layout. Kitchen counters include a sink and hob. Open sides keep entrance, landing and corridor routes clear.

02 / EXTERIOR DESIGN

# The same design. Every side.

Four original visualizations illustrate this individual concept. Openings and construction details remain schematic.



**FRONT / ENTRY FACADE**

40' nominal span / 2 enclosed storey



**REAR / SERVICE FACADE**

40' nominal span / 2 enclosed storey

FINISH DIRECTION: Charcoal corrugated steel, grey and white trim, black frames, two full enclosed floors; flat container roof.

Images depict a concept finish. Exact window locations, heights, stairs and roof assemblies are coordinated with the measured layout before fabrication.

02 / EXTERIOR DESIGN

# The same design. Every side.

Four original visualizations illustrate this individual concept. Openings and construction details remain schematic.



**LEFT / END VIEW**

12' nominal span / 2 enclosed storey



**RIGHT / END VIEW**

12' nominal span / 2 enclosed storey

FINISH DIRECTION: Charcoal corrugated steel, grey and white trim, black frames, two full enclosed floors; flat container roof.

Images depict a concept finish. Exact window locations, heights, stairs and roof assemblies are coordinated with the measured layout before fabrication.

03 / MATERIALS & PROGRAMME

# Details for this design.

A defined visual direction and spatial brief for the project quotation.

|                         |                                                                                                                                        |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Building                | 12 x 40 ft footprint; 2 enclosed storey(s); 0 bedroom(s).                                                                              |
| Enclosed floor area     | 480 sq ft per floor / 960 sq ft total, before wall deductions.                                                                         |
| Exterior palette        | Charcoal corrugated steel, grey and white trim, black frames, two full enclosed floors; flat container roof.                           |
| Roof & outdoor space    | Flat container-style corrugated steel roof with level perimeter rails; concealed drainage falls coordinated during detailing.          |
| Structure               | Fabricated or joined steel modules; foundation, openings, connections and lifting points engineered for site conditions.               |
| Comfort & finish        | Insulated walls and roof; selected internal linings and floor finish; washable wet-area surfaces.                                      |
| Glazing & doors         | Opening schedule coordinated with rooms, privacy, escape and ventilation; safety glass and hardware specified individually.            |
| Electrical & services   | Power, lighting, sockets and data developed to suit use. Plumbing, water supply and drainage coordinated with available site services. |
| Circulation & access    | Right-end stair: 4 x 16 ft. Upper front access balcony: 3 ft deep, outside enclosed footprint. Final stair geometry to be engineered.  |
| Delivery & installation | Transport route, crane access, supports, anchoring and connections agreed before manufacture.                                          |

Concept proposal only. Final engineering, quantities, approvals and price are established for the selected design and site.

04 / CLIENT MATERIAL STANDARD

# Materials. As specified by Zaka.

Complete client-supplied specification / part 1 of 5. Selection and inclusion follow the approved quotation.

## 01. SHIPPING CONTAINER

Material: Original Shipping Container / Corten Steel Container  
Construction: Heavy-Duty Corrugated Steel Structure  
Body: Weather-resistant Corten Steel  
Floor: Original Container Flooring, where specified  
Doors: Original/Modified Container Steel Doors  
Corner Posts: Heavy-Duty Original Container Corner Castings & Posts  
Protection: Anti-Rust Primer & Protective Paint Coating  
Application: Offices, Rooms, Homes, Stores, Site Offices, Cafés, Restaurants, Guard Rooms, Control Rooms and Customized Structures.

## 02. PREFAB SANDWICH PANEL

Type: Insulated Prefabricated Sandwich Panel  
Standard Thickness: 2" (50 mm)  
Application: Walls & Roof  
Construction: Insulated Core with Protective Metal Sheets  
Properties: Thermal Insulation, Heat Resistance, Moisture Resistance and Weather Resistance  
Surface: Smooth & Ready for Finishing  
Installation: Interlocking / Properly Fixed Panel System  
Application: Offices, Classrooms, Homes, Kitchens, Stores, Cabins and Commercial Units.

## 03. GI U-SECTION

Material: Galvanized Iron (GI) Steel  
Standard Gauge: 18 / 20 SWG according to project requirement  
Type: U-Section Profile  
Finish: Galvanized / Corrosion Resistant  
Application: Sandwich panel framing, joining, partition framing and structural support  
Properties: Lightweight, Durable, Corrosion Resistant and Easy to Install.

## 04. FIBER CEMENT BOARD

Product: Fiber Cement Board / Cement Board  
Country of Origin: Sri Lanka  
Standard Sheet Size: 4' x 8'  
Available Thickness: 6 mm / 8 mm / 9 mm / 12 mm according to requirement  
Composition: Cement, Cellulose/Reinforcing Fibers and Mineral Components  
Surface: Smooth & Suitable for Paint / Tile Finishing  
Water Resistance: Water & Moisture Resistant  
Fire Performance: Fire Resistant / Non-Combustible, subject to manufacturer's certified rating  
Termite Resistance: Termite Resistant  
Fungus Resistance: Resistant to Fungus & Mould  
Rot Resistance: Rot Resistant  
Dimensional Stability: Resistant to Warping and Swelling  
Durability: High Strength & Long Service Life  
Applications: Interior Walls, Exterior Walls, Partitions, Ceilings, Bathrooms, Kitchens, Wet Areas and Prefabricated Structures.

04 / CLIENT MATERIAL STANDARD

# Materials. As specified by Zaka.

Complete client-supplied specification / part 2 of 5. Selection and inclusion follow the approved quotation.

## 05. GLASS WOOL INSULATION

Material: Glass Wool Thermal & Acoustic Insulation

Application: Walls & Roof

Purpose: Heat Insulation & Sound Reduction

Properties: Thermal Insulation, Acoustic Performance and Lightweight Construction

Installation: Installed within wall/roof cavity as per project design

Application: Offices, Homes, Classrooms, Control Rooms, Server Rooms and Commercial Structures.

## 06. MS STEEL PIPE / STRUCTURAL FRAME

Material: Mild Steel (MS)

Type: Square / Rectangular / Round Pipe

Gauge: According to structural and project requirements

Application: Main structure, roof framing, floor framing, supports and cross members

Properties: High Strength, Durable, Weldable and Suitable for Heavy-Duty Fabrication

Protection: Anti-Rust Primer & Paint Coating.

## 07. ALUMINIUM WINDOWS

Frame: Aluminium Profile

Type: Sliding / Fixed / Openable

Glass: Clear / Toughened / Other glass according to requirement

Hardware: Handles, Rollers, Locks & Necessary Accessories

Properties: Lightweight, Corrosion Resistant, Durable and Low Maintenance

Application: Offices, Homes, Classrooms, Cabins, Kitchens and Commercial Units.

## 08. ALUMINIUM DOORS

Frame: Aluminium Profile

Type: Sliding / Hinged / Full Glass Door

Glass: Clear / Toughened Glass according to requirement

Hardware: Heavy-Duty Hinges, Handles, Locks & Accessories

Properties: Durable, Corrosion Resistant, Low Maintenance and Modern Finish.

## 09. GLASS

Types Available: Clear Glass / Toughened Glass / Decorative Glass according to requirement

Application: Doors, Windows, Partitions, Front Elevations and Commercial Structures

Properties: Clear Visibility, Modern Appearance and Easy Maintenance

Thickness: According to design and safety requirements.

04 / CLIENT MATERIAL STANDARD

# Materials. As specified by Zaka.

Complete client-supplied specification / part 3 of 5. Selection and inclusion follow the approved quotation.

## 10. FLOORING - TILE

Material: Ceramic / Porcelain Floor Tiles  
Finish: Matt / Gloss according to requirement  
Application: Offices, Homes, Kitchens, Washrooms and Commercial Units  
Properties: Durable, Easy to Clean, Moisture Resistant and Suitable for Regular Use  
Installation: Properly leveled surface with suitable adhesive/grouting.

## 11. PVC / VINYL FLOORING

Material: PVC / Vinyl Flooring  
Application: Offices, Classrooms, Cabins, Homes and Commercial Spaces  
Properties: Water Resistant, Easy to Clean, Durable and Low Maintenance  
Finish: Available in different colors, patterns and textures according to client selection.

## 12. ORIGINAL CONTAINER FLOOR

Material: Original Shipping Container Floor Boards  
Type: Heavy-Duty Container Flooring  
Application: Container Offices, Rooms, Homes, Stores and Customized Containers  
Properties: Strong, Durable and Designed for Heavy Use  
Finishing: Can be covered with PVC, Vinyl, Rubber Mat or Tiles according to project requirement.

## 13. PVC CEILING

Material: PVC Ceiling Panels  
Application: Interior Ceilings  
Properties: Moisture Resistant, Easy to Clean, Lightweight and Low Maintenance  
Application: Offices, Kitchens, Washrooms, Homes, Cabins and Commercial Units.

## 14. ELECTRICAL SYSTEM

Wiring: Quality Electrical Cables  
Installation: Concealed / Duct Patti Wiring according to project design  
Lighting: Indoor LED Lights & Outdoor Lights where specified  
Accessories: Switches, Sockets, Power Points, Fan Points and Light Points  
Protection: Distribution Board & Circuit Breakers according to electrical load  
Application: Complete electrical installation according to project requirements.

## 15. PLUMBING SYSTEM

Water Supply: PPR / Suitable Plumbing Pipes  
Drainage: PVC Drainage Pipes  
Fittings: Quality Plumbing Fittings  
Sanitary Items: WC, Wash Basin, Shower, Taps, Floor Drain and Accessories where specified  
Application: Washrooms, Kitchens, Cafés, Homes and Commercial Units.

04 / CLIENT MATERIAL STANDARD

# Materials. As specified by Zaka.

Complete client-supplied specification / part 4 of 5. Selection and inclusion follow the approved quotation.

## 16. KITCHEN / PANTRY

Counter: MS / Steel Structure with Suitable Countertop

Sink: Stainless Steel Kitchen Sink

Storage: Shelves / Cabinets according to design

Plumbing: Water Supply & Drainage Points

Electrical: Required Power & Appliance Points

Finish: Durable and Easy-to-Clean Surface.

## 17. DOORS & HARDWARE

Hardware Includes:

- Door Locks
- Handles
- Hinges
- Bolts
- Screws
- Fasteners
- Brackets
- Sealants
- Silicone
- Required Installation Accessories

Quality: Heavy-Duty & Suitable for Long-Term Use.

## 18. PAINT & SURFACE PROTECTION

Surface Preparation: Cleaning, Grinding & Preparation

Primer: Anti-Rust Metal Primer for Steel Structures

Coating: Quality Protective Paint

Finish: Smooth & Uniform Finish

Properties: Weather Resistant, Corrosion Protection and Improved Service Life.

## 19. STEEL FABRICATION

Materials: MS Pipes, GI Sections, Angles, Flat Bars, Supports & Cross Members

Process: Cutting, Welding, Grinding, Assembly & Finishing

Application: Container Modification, Prefab Structures, Roofs, Floors, Stairs, Supports and Customized Fabrication.

04 / CLIENT MATERIAL STANDARD

# Materials. As specified by Zaka.

Complete client-supplied specification / part 5 of 5. Selection and inclusion follow the approved quotation.

## 20. GENERAL INSTALLATION & FINISHING

Our projects may include, according to the selected design and quotation:

- Material Transportation
- Loading & Unloading
- On-Site Installation
- Panel Installation
- Steel Fabrication
- Electrical Installation
- Plumbing Installation
- Door & Window Installation
- Flooring Installation
- Ceiling Installation
- Painting & Finishing
- Final Inspection & Touch-Up

## QUALITY & CUSTOMIZATION

At Zaka Engineering Containers & Prefab (Pvt) Ltd, material specifications are selected according to the project's application, design, dimensions and client requirements.

Available Customizations:

- Different panel thicknesses
- Different steel gauges
- Different insulation options
- Different flooring systems
- Aluminium / Steel / Glass doors
- Aluminium windows
- Electrical & plumbing packages
- Kitchens & washrooms
- Interior partitions
- Ceiling systems
- Custom dimensions and layouts
- Special-purpose container modifications

Note: Final material thickness, gauge, brand, finish and accessories shall be as per the approved quotation, design and project requirements.

05 / MAKE IT YOURS

# A clear plan for your next step.

Bring us your site and requirements. We will help develop the layout, scope, and quotation for your project.

BEFORE WE DESIGN

- 01 Intended use and number of occupants
- 02 City, site access and available footprint
- 03 Preferred room layout and finish palette
- 04 Available power, water and drainage
- 05 Budget range and desired delivery timeline

## LET'S BUILD YOUR SPACE.

Zaka Engineering Containers & Prefab (Pvt. Ltd.)

+92 340 5221225

zakaurrehman3020@gmail.com

zakaengineeringcontainers.com

Main Jinnah Avenue, near Bukhari Chowk (Attock Petrol), New Mal,  
Islamabad

REFERENCE & DESIGN NOTES

Architecture direction informed by client-assets references, then developed as an original concept. All measurements are nominal feet; wall thicknesses are not deducted. Wider modules require fabricated or joined frames. Right-end external stairs: 4 x 16 ft, plus a 3 ft deep upper front access balcony, both outside the enclosed footprint. Final stair geometry, structure and clearances require detailed design. Original drawings in this catalogue are newly authored schematic interpretations, not reproductions of approved engineering drawings.