

INDIVIDUAL DESIGN / ZE-02

Sage Terrace Studio

1-storey open studio / 252 sq ft enclosed

A 12 x 21 ft open studio with Sage corrugated steel, white frames, charcoal rails and cedar pergola; flat container roof. An additional 12 x 5 ft terrace extends from the right end.

12' x 21'

252 SQ FT ENCLOSED / 1 STOREY

FLOOR PLANS + FOUR EXTERIOR VIEWS



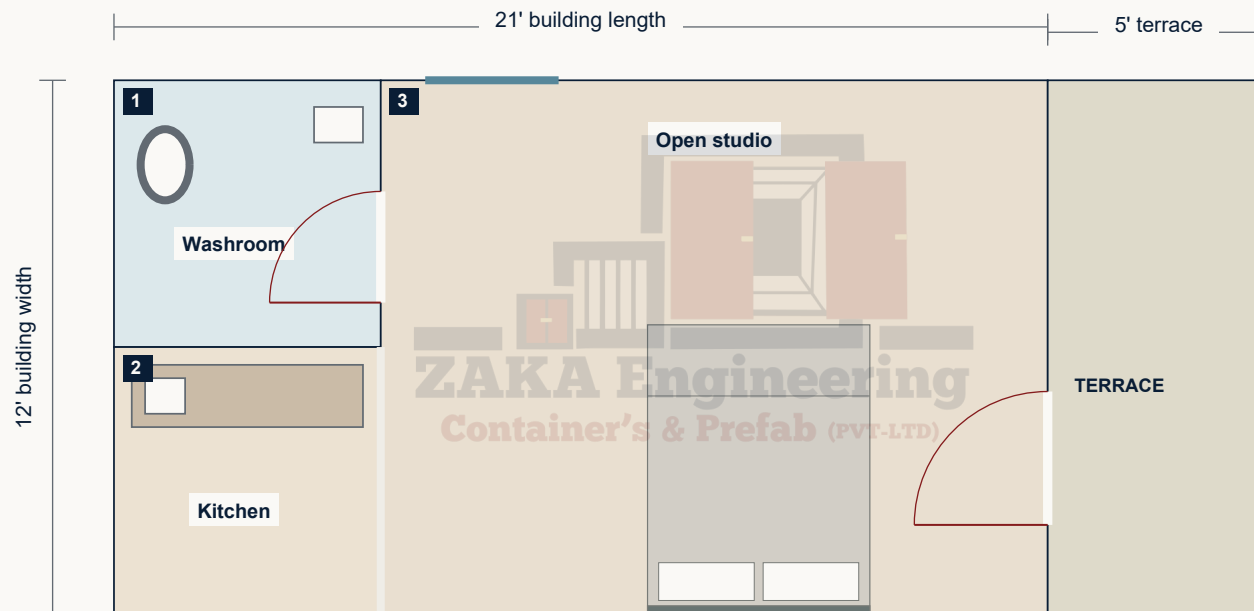
ORIGINAL EXTERIOR CONCEPT / CLIENT REFERENCE INSPIRED

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.



ROOM SCHEDULE / DIMENSIONS IN FEET

01 Washroom

6' x 6' / 36 sq ft

02 Kitchen

6' x 6' / 36 sq ft

03 Open studio

15' x 12' / 180 sq ft

The main entrance is through the 12 x 5 ft right-end terrace. The former long-facade entrance is removed. Additional terrace: 60 sq ft; total ground footprint 12 x 26 ft.

02 / EXTERIOR DESIGN

The same design. Every side.

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



FRONT / ENTRY FACADE

21' nominal span / 1 enclosed storey



REAR / SERVICE FACADE

21' nominal span / 1 enclosed storey

FINISH DIRECTION: Sage corrugated steel, white frames, charcoal rails and cedar pergola; 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 / 1 enclosed storey



RIGHT / END VIEW

12' nominal span / 1 enclosed storey

FINISH DIRECTION: Sage corrugated steel, white frames, charcoal rails and cedar pergola; 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 21 ft footprint; 1 enclosed storey(s); 0 bedroom(s).
Enclosed floor area	252 sq ft per floor / 252 sq ft total, before wall deductions.
Exterior palette	Sage corrugated steel, white frames, charcoal rails and cedar pergola; 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	Door swings and furniture are indicative; confirm finished clearances and accessible circulation.
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.

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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. Original drawings in this catalogue are newly authored schematic interpretations, not reproductions of approved engineering drawings.