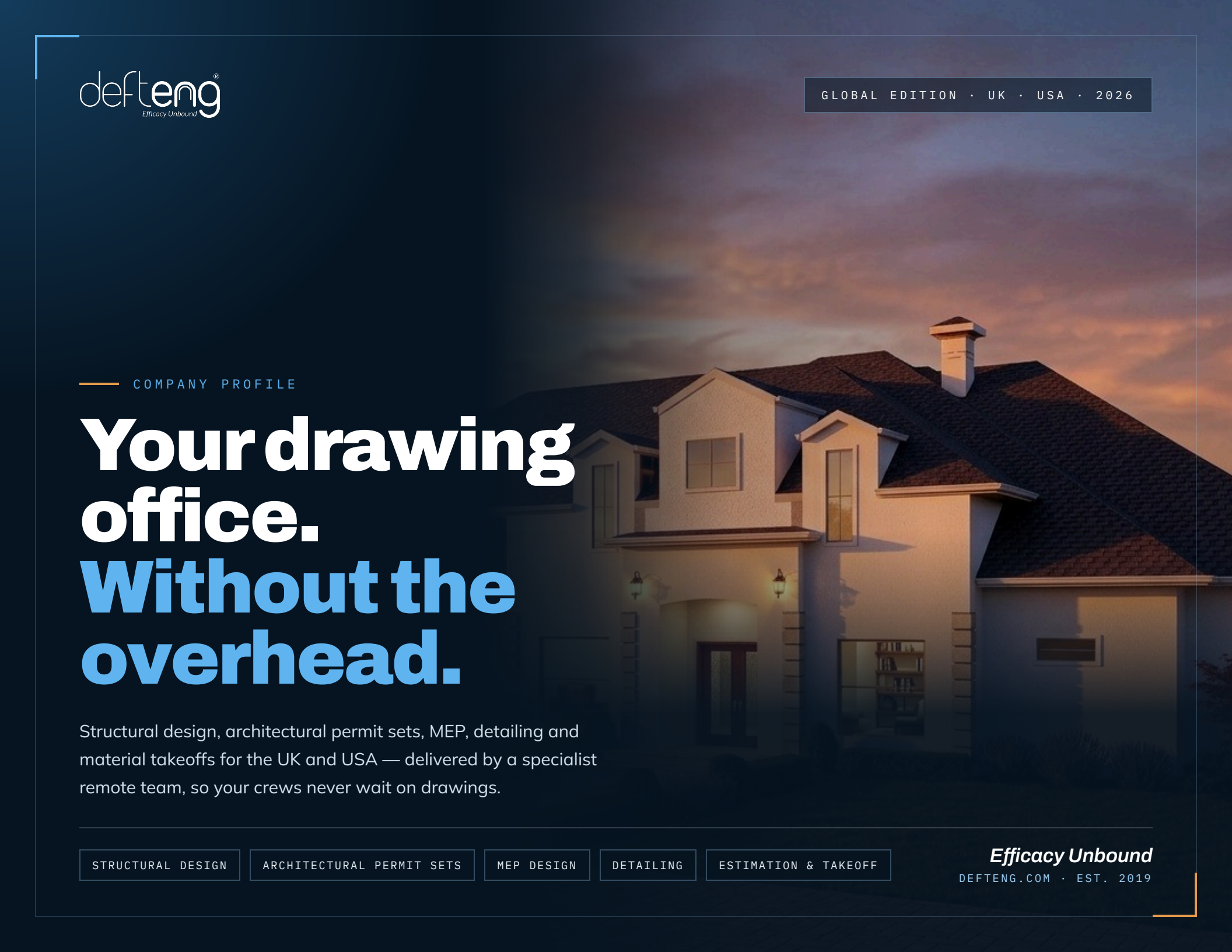
defteng
Efficacy Unbound

GLOBAL EDITION · UK · USA · 2026



COMPANY PROFILE

Your drawing office. Without the overhead.

Structural design, architectural permit sets, MEP, detailing and material takeoffs for the UK and USA — delivered by a specialist remote team, so your crews never wait on drawings.

STRUCTURAL DESIGN | ARCHITECTURAL PERMIT SETS | MEP DESIGN | DETAILING | ESTIMATION & TAKEOFF

Efficacy Unbound

DEFTENG.COM · EST. 2019

Engineers and draftsmen who think like builders.

Defteng is a structural engineering and drafting practice working for builders, building designers, developers and frame & truss fabricators across the United Kingdom, the United States and beyond.

Founded in 2019 by civil engineer Abdullah Nazir, we started on construction sites in Faisalabad. Today we're fully remote — and focused on documentation built to clear planning, permit and building-control review cleanly.

15+ engineers and draftsmen work from our Lahore and Faisalabad studios, with deep specialism in **structural design, architectural permit sets, MEP design, timber / concrete / steel detailing and material takeoffs** — across drafting, design, modelling and BIM.

2019	15+	400+	1000s
FOUNDED	SPECIALISTS	BIM MODELS	DRAWINGS DELIVERED



"We don't just draw it. We check it will stand, get approved and go together on site."

ABDULLAH NAZIR · FOUNDER

Your next job shouldn't be waiting on drawings.

The builders and fabricators we work with come to us for the same three reasons. Here's how we take each one off your plate.

THE PROBLEM · 01

The drafting backlog

Jobs stall while the in-house drafter catches up.

OUR FIX

Capacity on demand. Scale up for the busy season without adding payroll.

THE PROBLEM · 02

Plan-check comments

Every round of comments from building control or the permit office adds weeks.

OUR FIX

Sets prepared to Eurocodes and US codes, structured the way reviewers check them.

THE PROBLEM · 03

Rework on site

Framing errors show up on site or the workshop floor — the costliest place to find them.

OUR FIX

Coordinated timber and LGS models, checked before they reach fabrication.

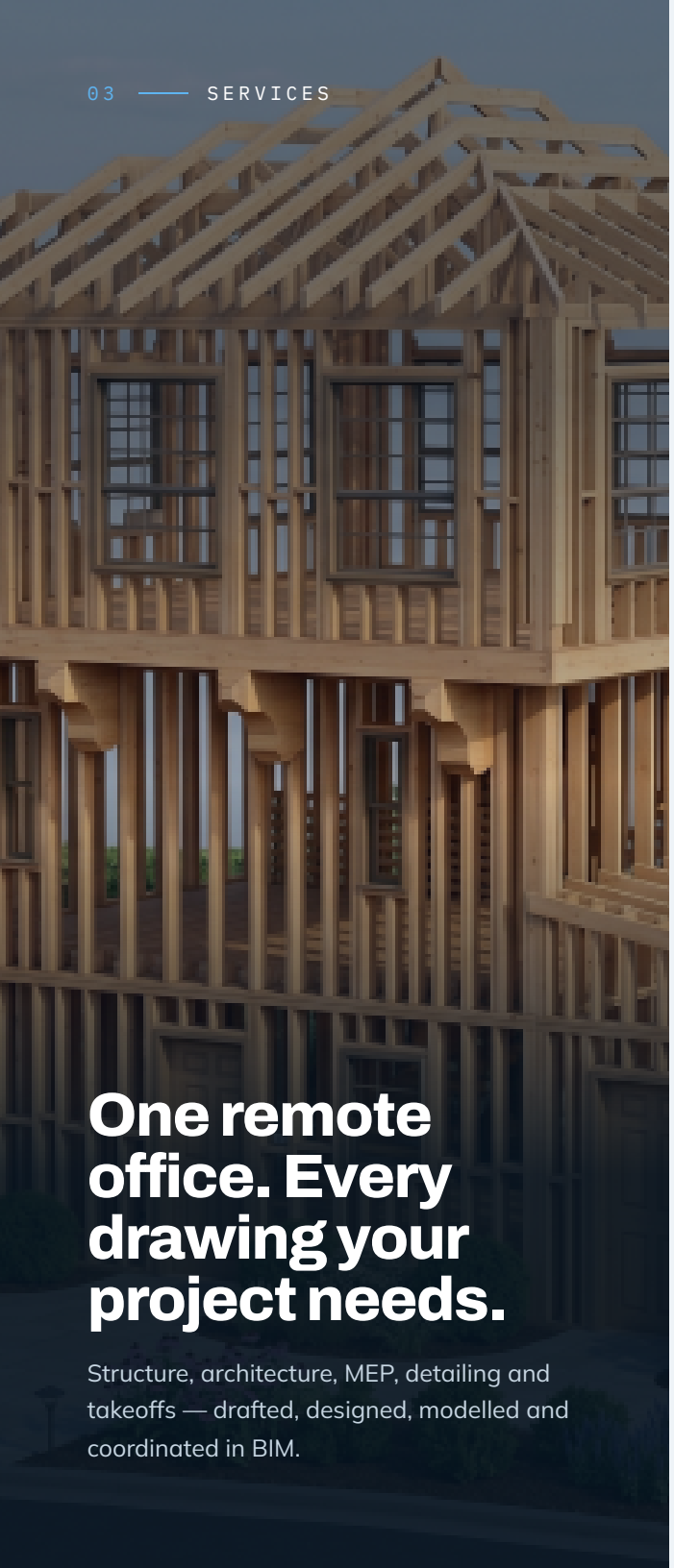


VISION

To be the trusted offshore design office for UK and US construction — an extension of your team, not just a supplier.

MISSION

Accurate, approval-ready engineering and documentation to Eurocodes and US codes — delivered quickly, remotely and without compromise.



One remote office. Every drawing your project needs.

Structure, architecture, MEP, detailing and takeoffs — drafted, designed, modelled and coordinated in BIM.

01 UK · USA

Structural Engineering Design

Steel, concrete and timber to Eurocodes, ASCE 7, AISC 360, ACI 318 and NDS — calcs ready for your engineer of record.

02 PLANNING · PERMIT

Architectural Permit Sets

Plans, elevations, sections and details for Building Regulations and IBC / IRC plan check.

03 HVAC · ELECTRICAL · PLUMBING

MEP Design & Modelling

Mechanical, electrical and plumbing layouts and calculations, modelled and clash-checked in Revit.

04 SHOP · FABRICATION

Timber, Concrete & Steel Detailing

Framing and LGS, rebar and bar-bending schedules, steel connections and shop drawings.

05 ON-SCREEN TAKEOFF · BLUEBEAM

Material Estimation & Takeoff

Quantity takeoffs, BOQs and material schedules measured digitally from your plans.

ACROSS EVERY SERVICE

- Drafting
- Design
- Modelling
- BIM

NOT SURE WHERE TO START?

Send us your plans. We'll scope it, price it and tell you what building control or the permit office will ask for.

enquire@defteng.com →

Homes, multi-storey and outdoor — in steel, concrete or timber.

Whatever the project and whatever the material, we prepare both the structural and the architectural drawings — so one team owns the whole set.

01



Residential homes

Single-family homes, extensions and ADUs — structure, permit sets, MEP and framing.

TIMBER | LGS | MASONRY

02



Multi-storey homes

Two- and three-storey homes, townhouses and homes over garages.

TIMBER | STEEL | CONCRETE

03



Outdoor & ancillary

Pergolas, outdoor kitchens, garages and garden buildings — engineered and detailed.

TIMBER | STEEL | CONCRETE

EVERY PROJECT BOTH DISCIPLINES	**Structural drawings & calculations** Foundations, framing, connections and design reports.	**Architectural drawings** Plans, elevations, sections and consent details.

MECHANICAL · ELECTRICAL · PLUMBING

Services designed, modelled and clash-free.

MEP layouts and calculations drawn into the same Revit model as the structure and architecture — so ducts, pipes and cable routes are resolved before anyone is on site.



M — Mechanical

HVAC

- Heating & cooling load calculations
- Ductwork & equipment layouts
- Ventilation design & schedules

E — Electrical

POWER · LIGHTING

- Lighting & small-power layouts
- Load calculations & panel schedules
- Single-line diagrams

P — Plumbing

WATER · DRAINAGE

- Hot & cold water supply
- Above-ground drainage & venting
- Riser diagrams & fixture schedules

DESIGNED TO	United Kingdom	United States
	CIBSE Guides · BS 7671 · BS EN 12056	ASHRAE · IMC · IPC · NEC (NFPA 70)

Details that go together first time.

Timber and LGS framing, reinforced concrete and structural steel — modelled member by member, so what arrives on site matches the model.

01 **Timber & LGS framing**
Eurocode 5 / IRC and NDS framing, plus FrameCAD cold-formed steel your roll-former can run.

02 **Concrete & rebar detailing**
Reinforcement drawings and bar-bending schedules to BS 8666 and ACI 315.

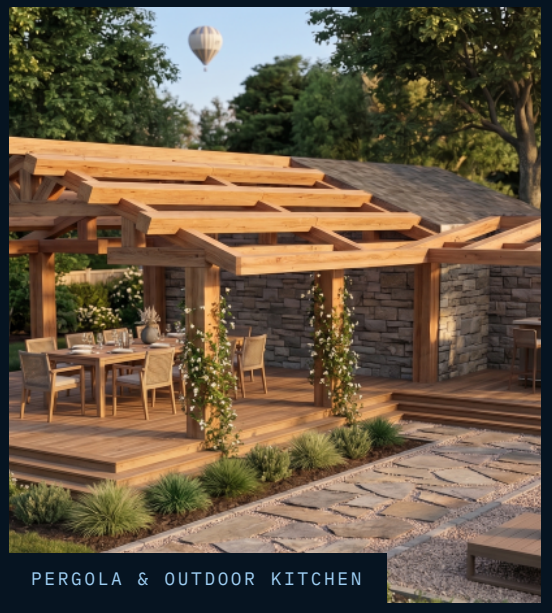
03 **Structural steel detailing**
Connection design, GA and shop drawings to AISC and BS EN 1993.



TWO-STOREY TIMBER FRAME · IRC / NDS



TIMBER CLADDING & DECK FRAMING



PERGOLA & OUTDOOR KITCHEN

Know the cost before you commit.

Material estimates and on-screen takeoffs from your plans — measured digitally, so tenders, budgets and material orders start from real numbers.

TAKE-OFF SOFTWARE

On-Screen Takeoff	Areas, lengths and counts measured on screen, straight from PDF plans.
Bluebeam Revu	Marked-up, audit-ready takeoffs you can check sheet by sheet.
PlanSwift	Fast digital takeoff with assemblies for repeat material lists.

01

Quantity take-offs

Concrete, steel, timber, cladding, linings and roofing — measured trade by trade.

02

Bills of quantities

Structured BOQs ready for tender and subcontractor pricing.

03

Cost estimates

Preliminary to detailed estimates for budgets and feasibility.

04

Material schedules

Timber, LGS, rebar and steel lists your supplier can order from — metric or imperial.

05

Tender support

Priced schedules and bid comparisons to win work and check quotes.

06

Marked-up plans

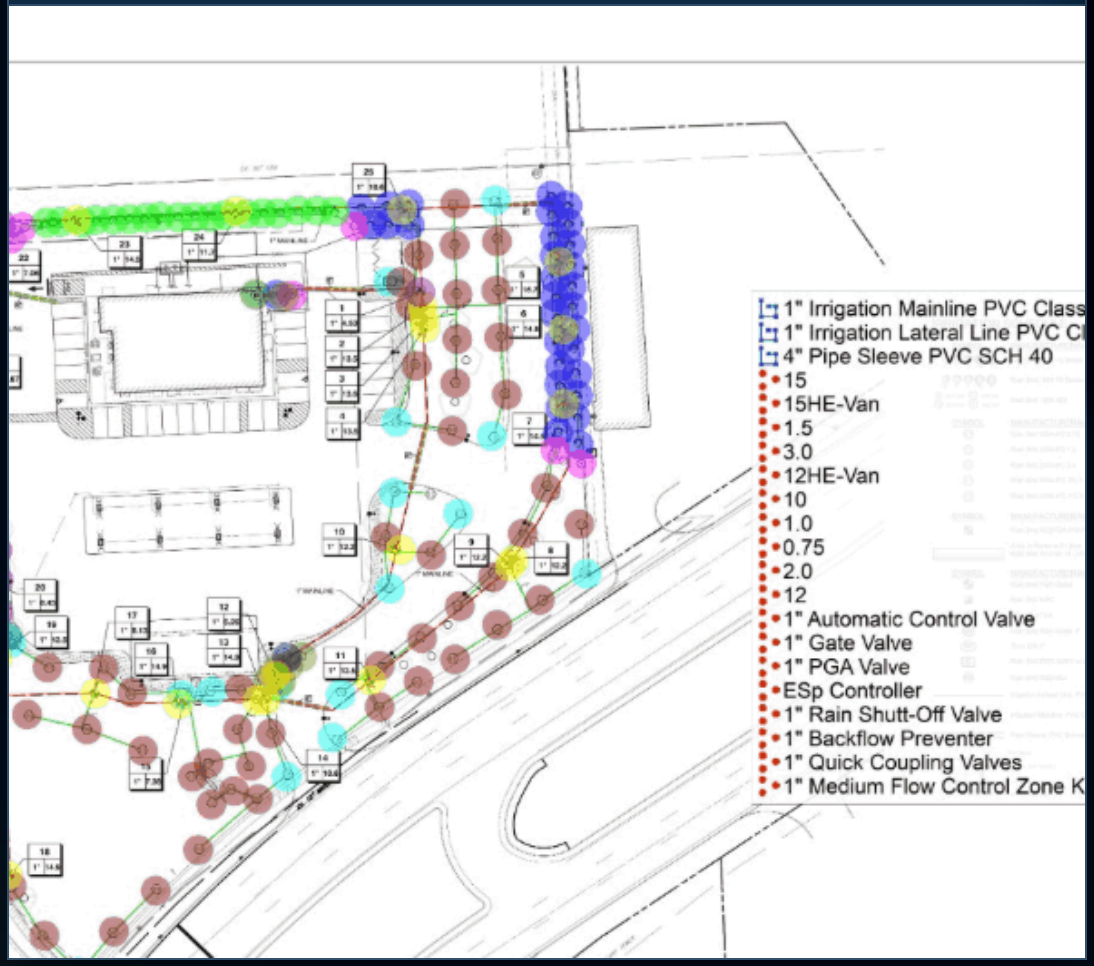
Colour-coded Bluebeam sets showing exactly what was measured.



Every quantity marked up and traceable.

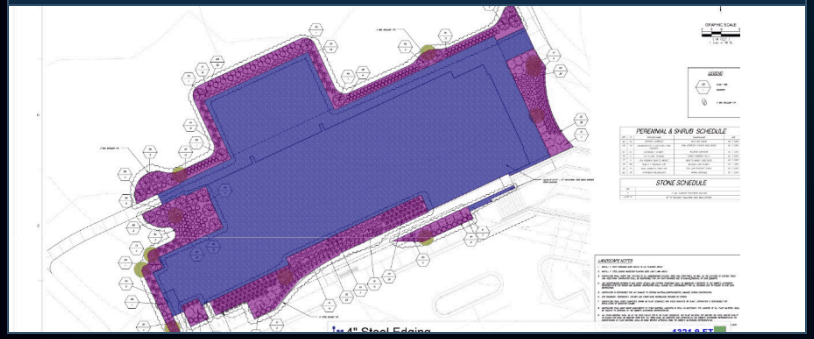
Real markups from recent US projects. Each item is measured on screen, colour-coded on the sheet and totalled — so you can check any number against the drawing.

Irrigation_Plan_Takeoff.pdf — LINEAR · COUNT



IRRIGATION PLAN · PIPE RUNS, HEADS & VALVES COUNTED BY TYPE

Landscape_Plan_Takeoff.pdf — AREA · LINEAR · COUNT



LANDSCAPE PLAN · HARDSCAPE, MULCH & EDGING

TAKEOFF SUMMARY	QTY
3" shredded bark mulch	5,466.3 SF
8"–12" fieldstone over weed barrier	14,680.4 SF
4" steel edging	1,321.9 LF
3' dia. fieldstone boulder	11 EA
1" irrigation mainline, PVC Cl. 200	1,850.9 LF
1" irrigation lateral line, PVC Cl. 200	2,828.0 LF
1" automatic control valve	22 EA

Measured on screen — areas, lengths and counts taken straight from the PDF set.

Colour-coded by item — every line item traceable on the marked-up sheet.

Exported to your BOQ — quantities in imperial or metric, ready to price.

Recent residential work.

Each one documented for approval and detailed so the builder could work straight from our set.

01 RESIDENTIAL · SINGLE LEVEL · HIP ROOF

Hip-Roof Stucco Home

Rendered-masonry home with dormers and a hipped shingle roof — structure, permit set and MEP from one coordinated model.

02 RESIDENTIAL · TWO STOREYS · TIMBER FRAME

Timber-Clad Home with Deck

Board-and-batten home with wraparound deck and standing-seam roof, framed and detailed.

03 RESIDENTIAL · TWO STOREYS · TIMBER FRAME

Timber-Clad Family Home

Mono-pitch home with integral garage, framed and documented for approval.



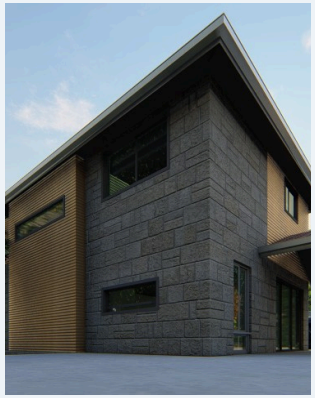




Rendered before they're built.

Homes, extensions and outdoor structures — engineered, documented and rendered so owners see the finished building before sign-off.


TIMBER-CLAD HOME · WRAPAROUND DECK




TWO-STOREY HOME AT DUSK



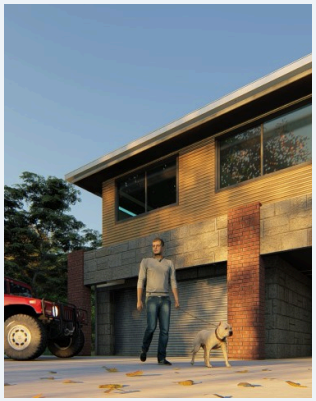

GABLE HOME · TIMBER PORCH


TWO-STOREY BRICK HOME




PERGOLA & OUTDOOR KITCHEN






TWO-STOREY TIMBER FRAME



TWO-STOREY BRICK HOME



TIMBER-CLAD HOME WITH DECK



TWO-STOREY HOME WITH GARAGE

Homes, from single-level to multi-storey.

Architectural design, structure and framing for residential builders — with photoreal renders that help your clients say yes sooner.

- Concept & architectural design →
- Structure & framing to Eurocode / IRC →
- Planning, Building Regs & permit sets →
- Photoreal renders for client sign-off →

From brief to permit-ready, in five clear steps.



01

Brief & feasibility

We confirm scope, site, wind and snow loads and the governing code — then agree deliverables and timeline.

02

Concept & design

Preliminary structural schemes and architectural concepts for your review and sign-off.

03

Engineering & modelling

Analysis and a coordinated timber / LGS / concrete model resolve everything together.

04

Approval documentation

Calculations and drawing sets structured for engineer-of-record and building-control review.

05

Delivery & support

Issued remotely, with fast revision turnaround through approval and fabrication.

deflo

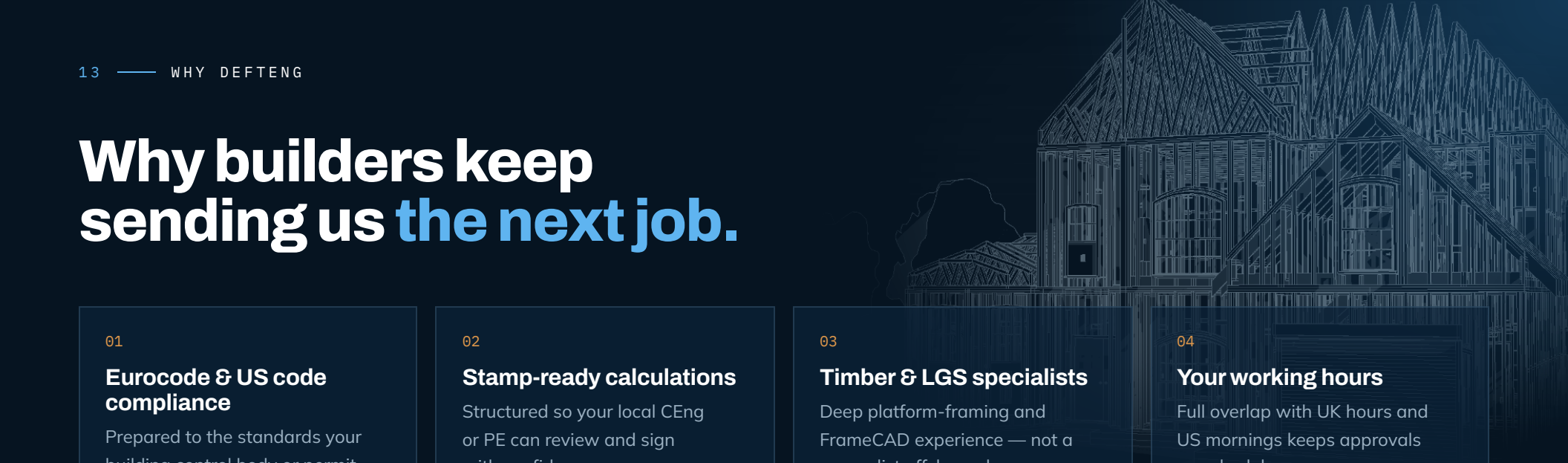
PROJECT & COMMUNICATION HUB

You always know where your job is — and who's on it.

Every project runs through Deflo. See the engineers and draftsmen assigned to your job, message them directly for follow-ups, and get automatic updates at every stage. No chasing, no middlemen.

LIVE PROJECT TRACKING | DIRECT MESSAGING | YOUR NAMED TEAM

Why builders keep sending us the next job.



01

Eurocode & US code compliance

Prepared to the standards your building control body or permit office expects.

02

Stamp-ready calculations

Structured so your local CEng or PE can review and sign with confidence.

03

Timber & LGS specialists

Deep platform-framing and FrameCAD experience — not a generalist offshore shop.

04

Your working hours

Full overlap with UK hours and US mornings keeps approvals on schedule.

05

Fabricator-friendly

Drawings built the way frame & truss and steel-framing suppliers actually use them.

06

One accountable partner

Structure, architecture, MEP and BIM from a single team across the whole set.

07

Trained to your specs

We follow your templates, conventions and standards — like an in-house team.

OUR PROMISE

Efficacy Unbound

Effective engineering, unconstrained by borders.

STANDARDS WE WORK TO

CIBSE · BS EN 1991 · BS EN 1992 · BS EN 1993 · BS EN 1995 · IBC · IRC · ASCE 7 · AISC 360 · ACI 318 · NDS · NEC · IPC

Across the United Kingdom and the United States.

Residential, multi-family and mixed-use projects — coordinated remotely with your architects, engineers of record, approval bodies and fabricators.

United Kingdom

BS EN · UKNA

Eurocode 5 timber, Eurocode 3 steel and Eurocode 2 concrete with UK National Annexes — documented for planning and Building Regulations approval.

ENGLAND · SCOTLAND · WALES · NI

United States

IBC · IRC

Wood framing to the IRC and NDS, steel to AISC 360, concrete to ACI 318 and loads to ASCE 7 — prepared for plan check and your local PE stamp.

ALL 50 STATES



REMOTE, IN YOUR HOURS

Full overlap with UK hours and US East Coast mornings — markups at close of play, back by the next morning.

METRIC OR IMPERIAL

Millimetres for the UK, feet-and-inches for the US — dual dimensions on request.

WHO WE WORK WITH

Builders, architects, developers, engineers of record and LGS / frame & truss fabricators.

From first calc to permit set — delivered by one team.

Hand us a whole project — or just the discipline you're short on. Every service below can be delivered independently.

01 DEFTENG

Structural design & calcs

Gravity, wind, snow and seismic design to Eurocodes or ASCE 7, laid out for stamping.

02 DEFTENG

Architectural permit set

Plans, elevations, sections and details for Building Regs or IBC / IRC.

03 DEFTENG

MEP design & model

Mechanical, electrical and plumbing layouts, calcs and schedules.

04 DEFTENG

BIM coordination

One federated Revit model, clash-checked across every discipline.

05 DEFTENG

Detailing

Timber / LGS framing, rebar and structural steel shop drawings.

06 DEFTENG

Estimation & takeoff

Material quantities and BOQs measured from the same set.

LOCAL SIGN-OFF · UK & US

Designed to your code. Signed off by your local engineer.

Our calculations and drawings are structured for review by a Chartered Engineer (CEng, IStructE) in the UK or a licensed PE / SE in the US. Your engineer of record checks and stamps the package — we prepare it so that review is quick and clean.

WHO DOES THE ENGINEERING

Degree-qualified civil & structural engineers.

Structural design is led by engineers holding B.Eng and M.Eng degrees in Civil Engineering, supported by specialist Revit and FrameCAD draftsmen. Engineer CVs available on request.

Checked twice. Delivered fast. Priced your way.

QA & CHECKING

01 **Self-check**
Designer checks every sheet against our QA checklist.

02 **Independent engineer check**
A second engineer reviews calcs and drawings before issue.

03 **Revision control**
Clouded changes and a revision register on every issue.

04 **Tracked in Deflo**
Markups, versions and approvals logged in one place.

TYPICAL TURNAROUND

12 hrs — **Concept drawings**
Architectural concept to confirm geometry and openings.

3 days — **Full permit package**
Structural drawings, calcs and permit set, in working days.

Editable CAD files supplied with every set. Our day covers UK business hours and US mornings, and we have capacity for new work now.

WAYS TO ENGAGE

Fixed fee per project
Scoped and priced upfront — no surprises.

Hourly, as needed
Overflow drafting and markups when you're stretched.

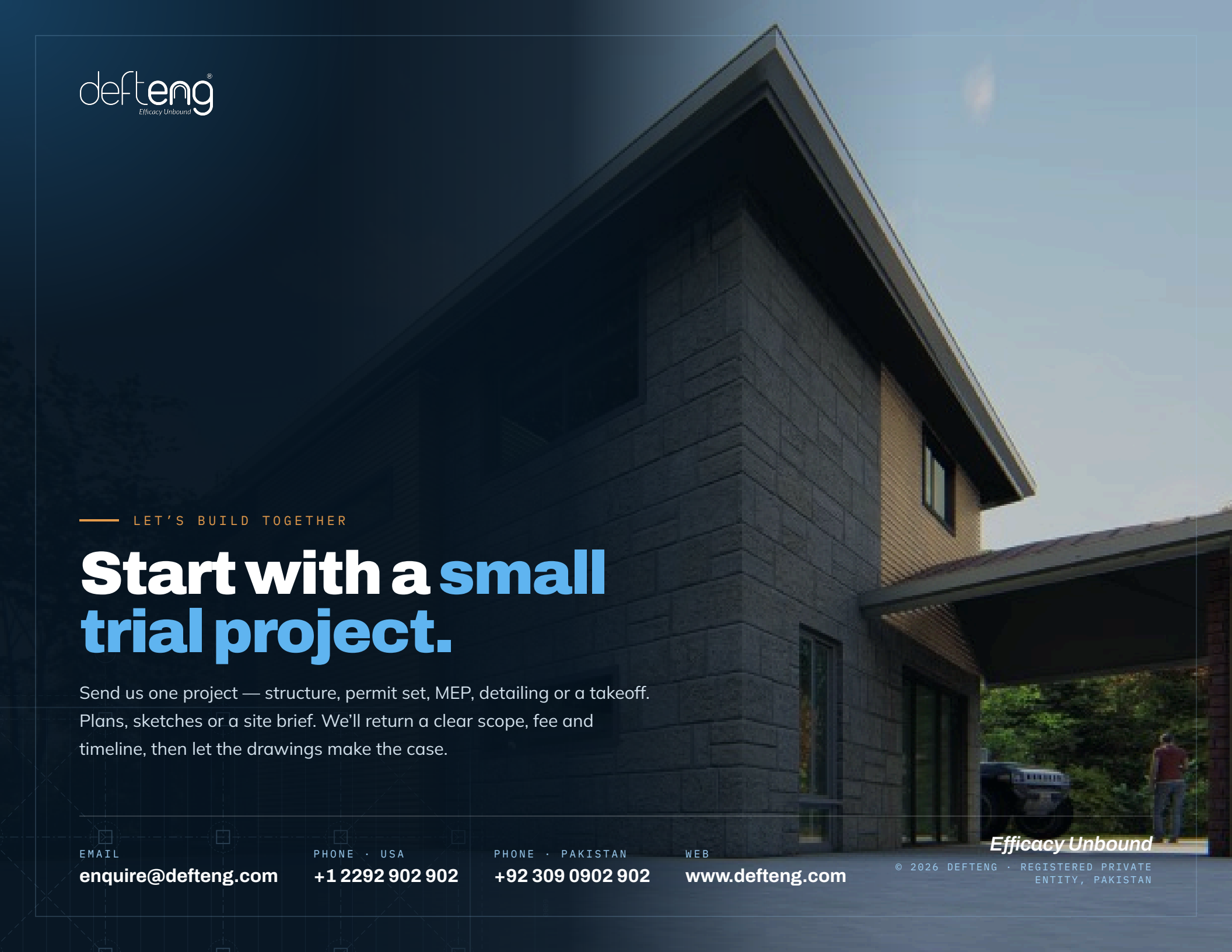
Dedicated team member
A monthly resource trained to your standards.

RATES CONFIRMED IN EACH PROPOSAL

DUE-DILIGENCE PACK ON REQUEST

- Sample structural, MEP & permit sets
- Engineer CVs & qualifications
- Client references
- Sample calculation report

defteng
Efficacy Unbound



LET'S BUILD TOGETHER

Start with a small trial project.

Send us one project — structure, permit set, MEP, detailing or a takeoff. Plans, sketches or a site brief. We'll return a clear scope, fee and timeline, then let the drawings make the case.

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Efficacy Unbound

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