



AXIOM ARC.





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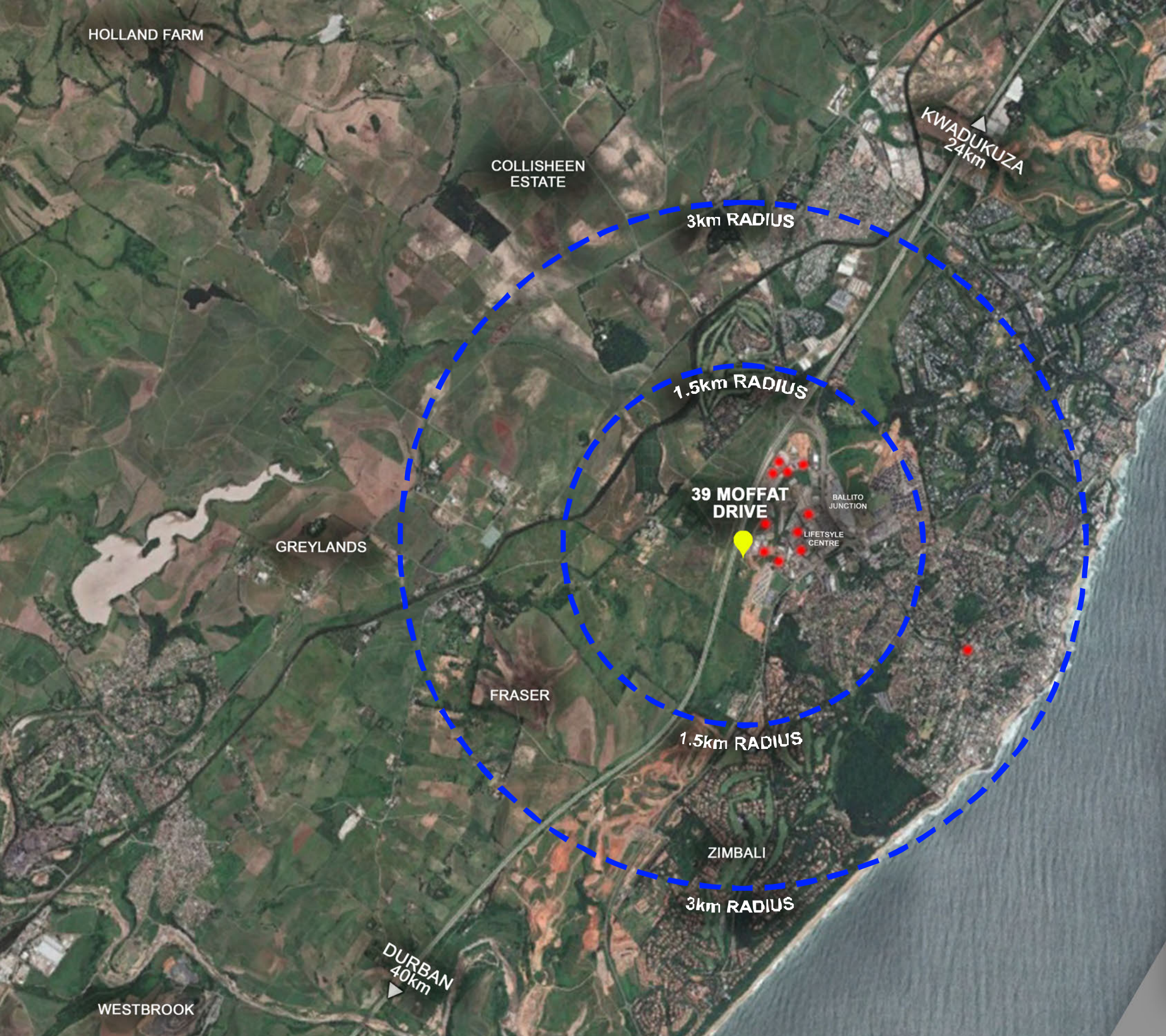
SITE LOCATION AERIAL VIEWS

Ballito Showroom is located at 39 Moffat Drive, being Portion ERF 3532, Ballitoville. The new development is situated in the major business area of Ballito, Ballito is an affluent beachside town located in KwaZulu-Natal, South Africa. Ballito is about 40km north of Durban and 24km south of KwaDukuza.

The site is 1km drive from the N2 off ramp into Ballito. The Ballito Lifestyle centre and the Ballito Junction mall are in close proximity to the site, these are both major hubs of activity in the area. There are multiple car dealerships located next to and around the site.

The site is directly adjacent to the N2 highway, This provides a great opportunity for visibility of the new development. This makes the site especially suitable for use as a showroom where the enhanced visibility will be beneficial, along with good access to main transport routes and an eye-catching frontage.





CAR SHOW ROOMS
The Center is surrounded by a number of car show rooms and various retail and commercial buildings. This creates a method of cohesion between the proposed showroom / offices and the surrounding facilities. Thus, allowing ease of referral and movement from one space to another, if need be.



DESIGN CONCEPT

The Kamdar Showroom is a mixed use development featuring retail and commercial elements. This aims to provide a warm and welcoming atmosphere which enriches the surrounding community.

THE AESTHETICS

The aim of the Ballito showroom is to create a contemporary design which makes use of sleek modern materials such as hualabond in combination with off-shutter concrete and masonry to promote a fresh aesthetic to inform the urban landscape of the area. Its sharp modern features are softened by the use of planting throughout multiple levels to provide a welcoming environment and also creates a striking appearance which will ignite business activity in the area.

MULTI-LEVEL

The multiple levels of the building allow it to be flexible and suitable to many types of retail and commercial activities. The open nature of the ground floor is suitable for a showroom. The first floor would be a great opportunity for offices or a showroom and the basement could be used for a workshop or storage and it is also suitable for a show room.



PARKING

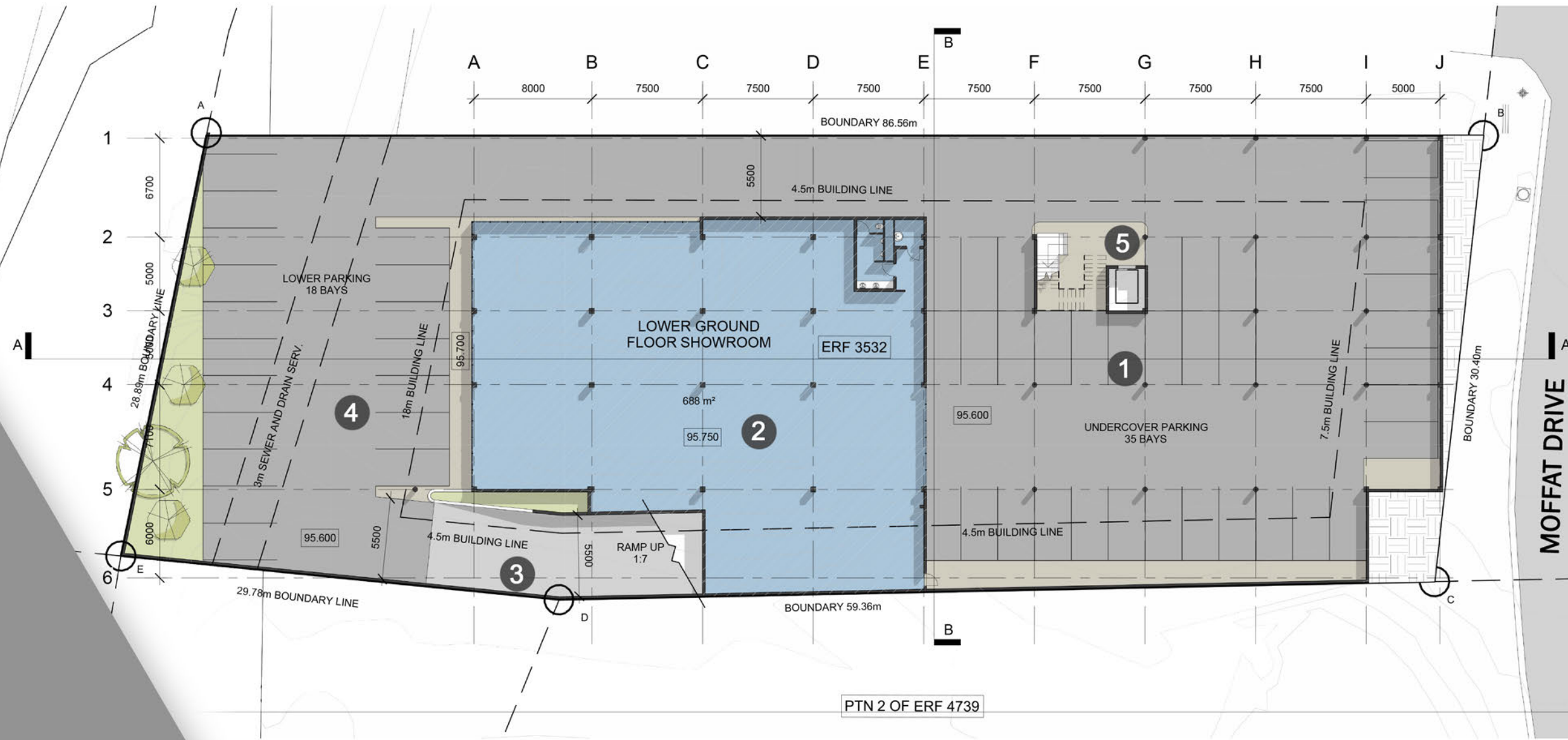
Parking is provided on two levels, on the ground floor where it can engage directly with the retail spaces and at the basement level which provides a more secure and private environment.



CAR SHOWROOM

The car showroom is located on the ground floor and lower ground floor which encourages public engagement within and around the space. The offices are positioned on the first floor, this provides a private environment whilst maintaining a connection to the surroundings.





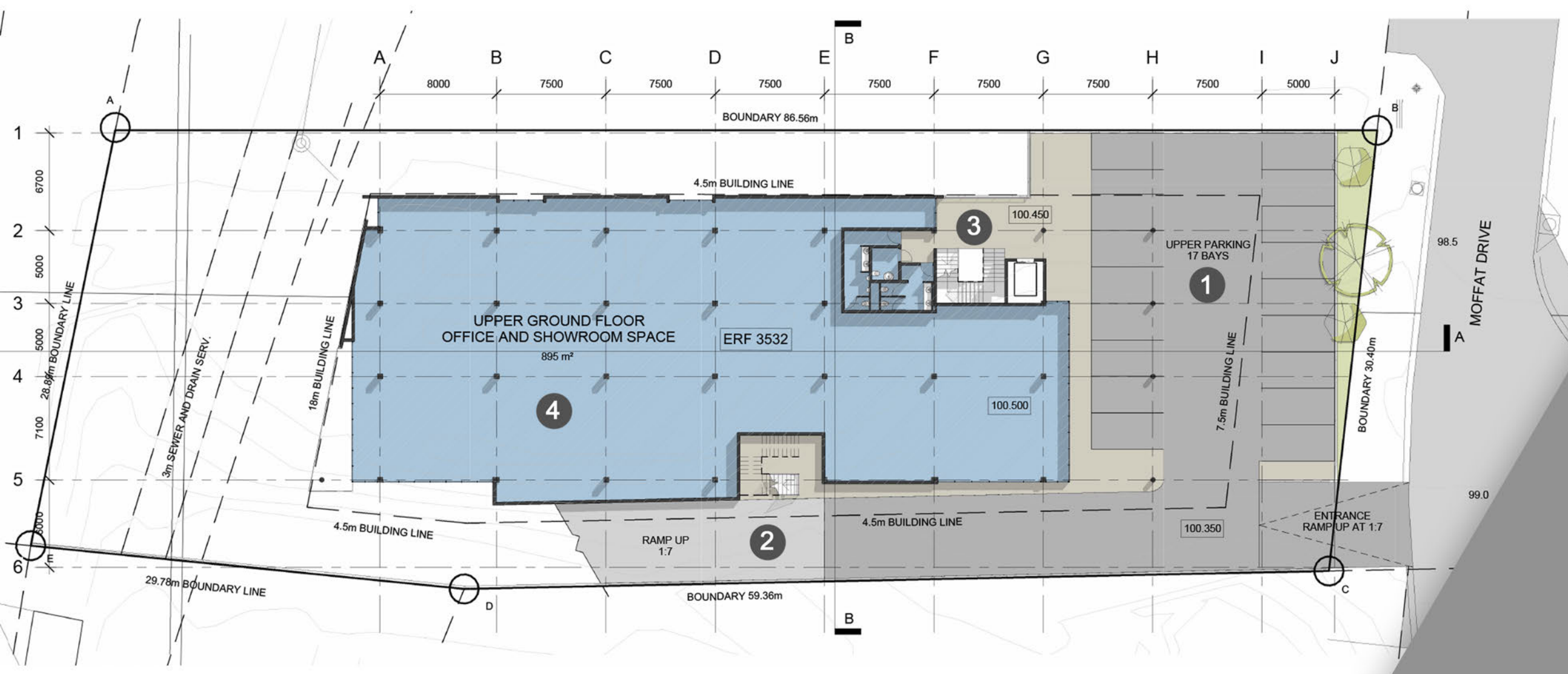
LEGEND

- 1. Undercover parking
- 2. Showroom
- 3. Ramp
- 4. Parking
- 5. Lift and stairs

LETTABLE AREAS

SHOWROOM & ABLUTIONS	673m ²
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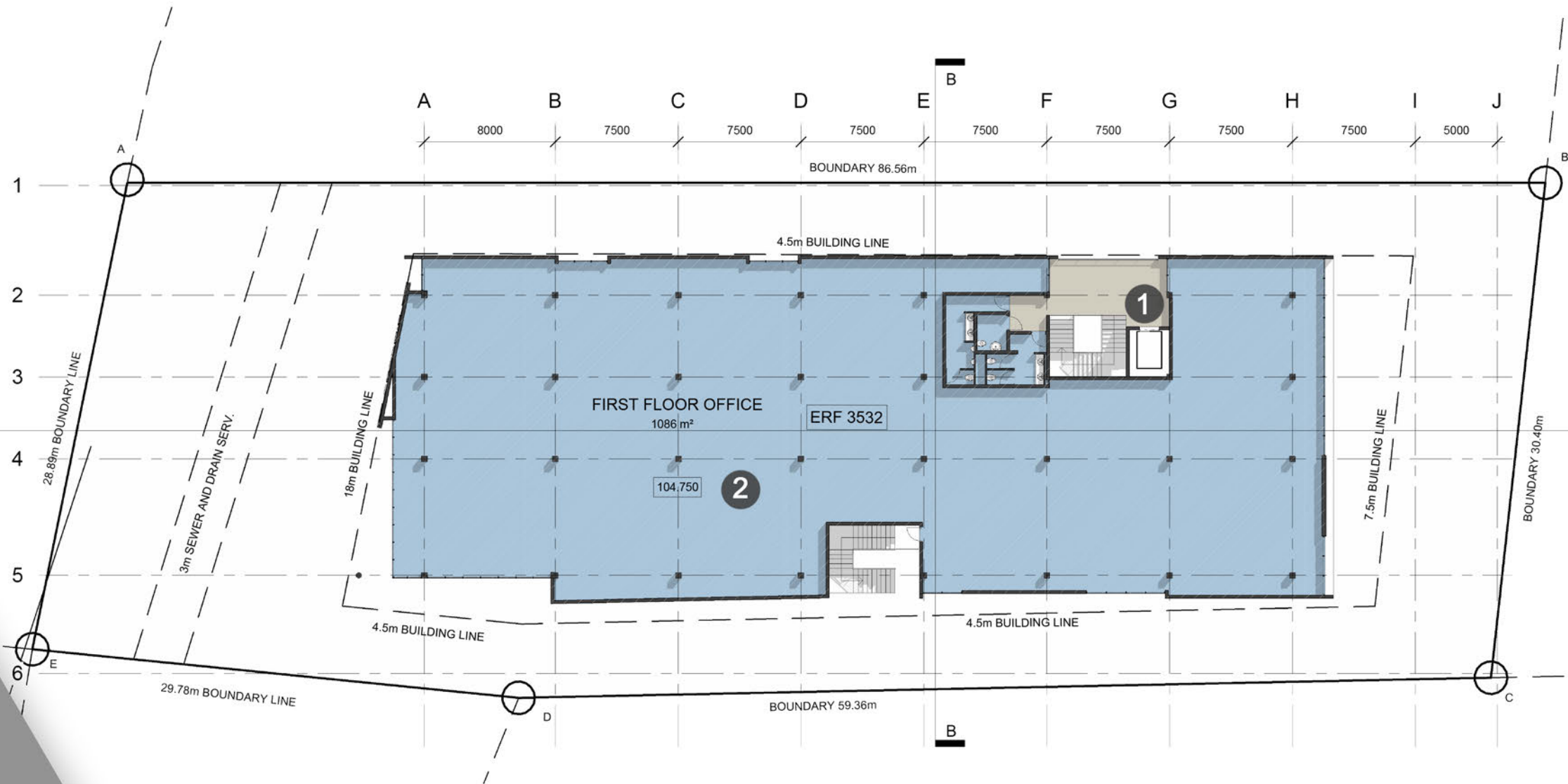
LEGEND

- 1. Parking
- 2. Ramp to lower floor
- 3. Lift and stairs
- 4. Ground floor office and showroom



LETTABLE AREAS

OFFICE / SHOWROOM & ABLUTIONS	876 m ²
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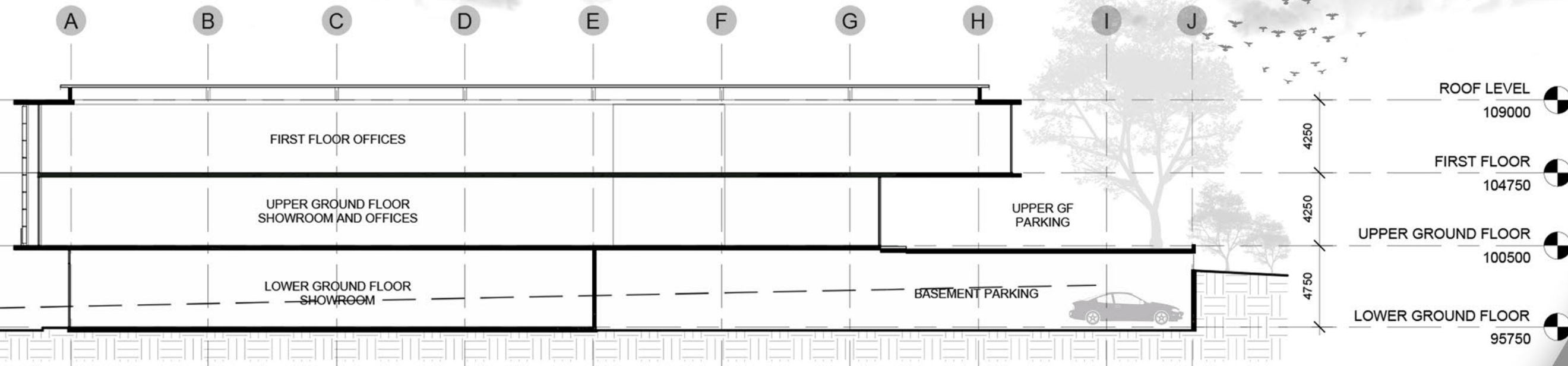
LEGEND

- 1. Lift and stairs
- 2. First floor offices

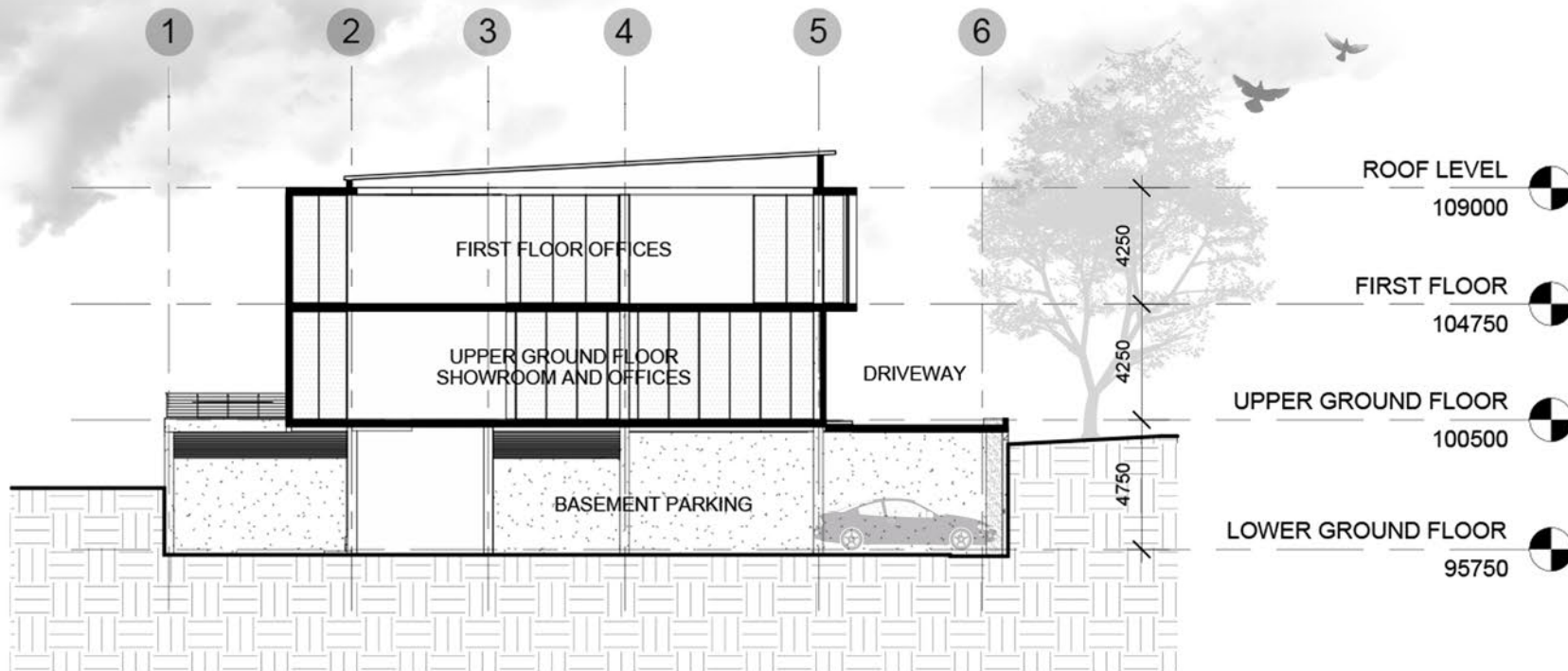
LETTABLE AREAS

OFFICE & ABLUTIONS	1 064m ²
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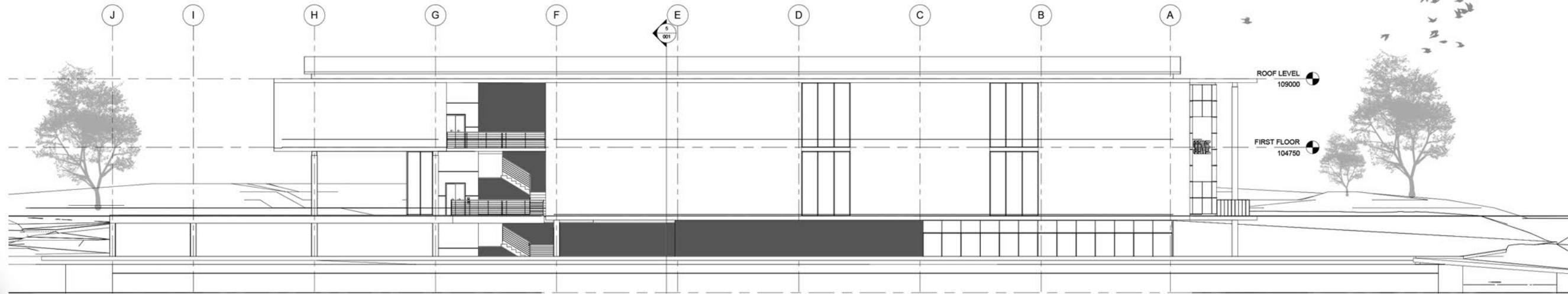
SECTION A-A



SECTION B-B

LEGEND

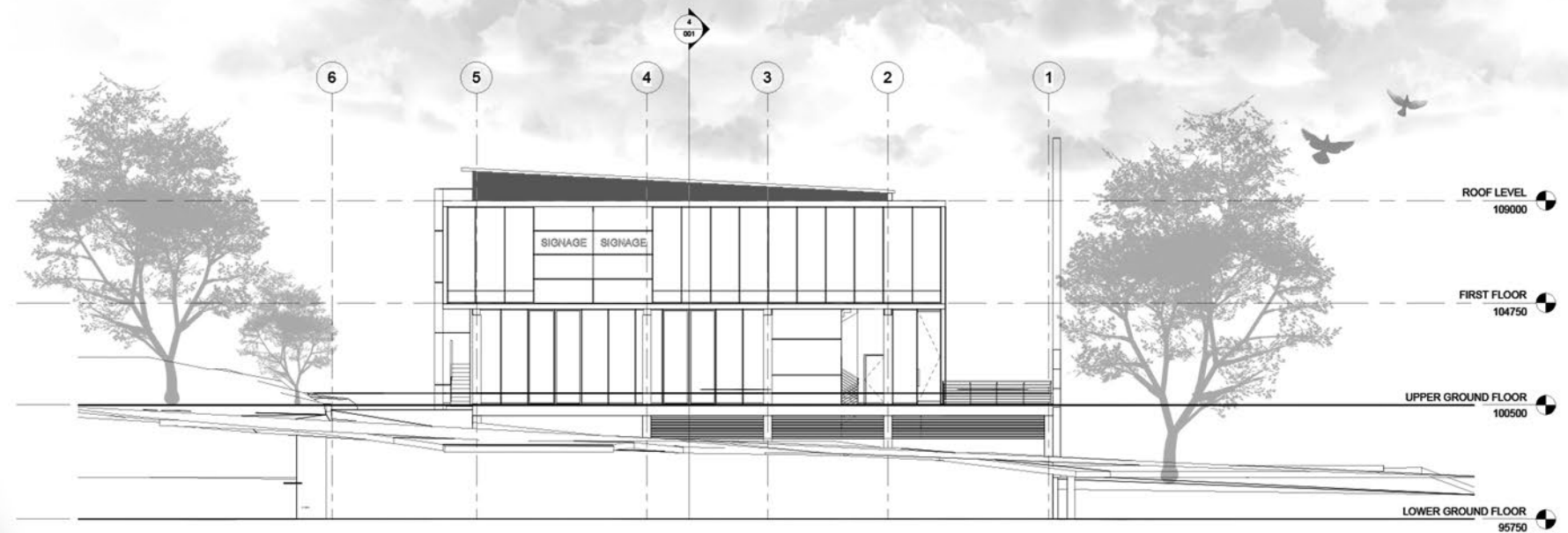
- 1. Basement parking
- 2. Lower Ground Showroom
- 2. Driveway
- 3. Upper ground showroom and offices
- 4. First floor offices

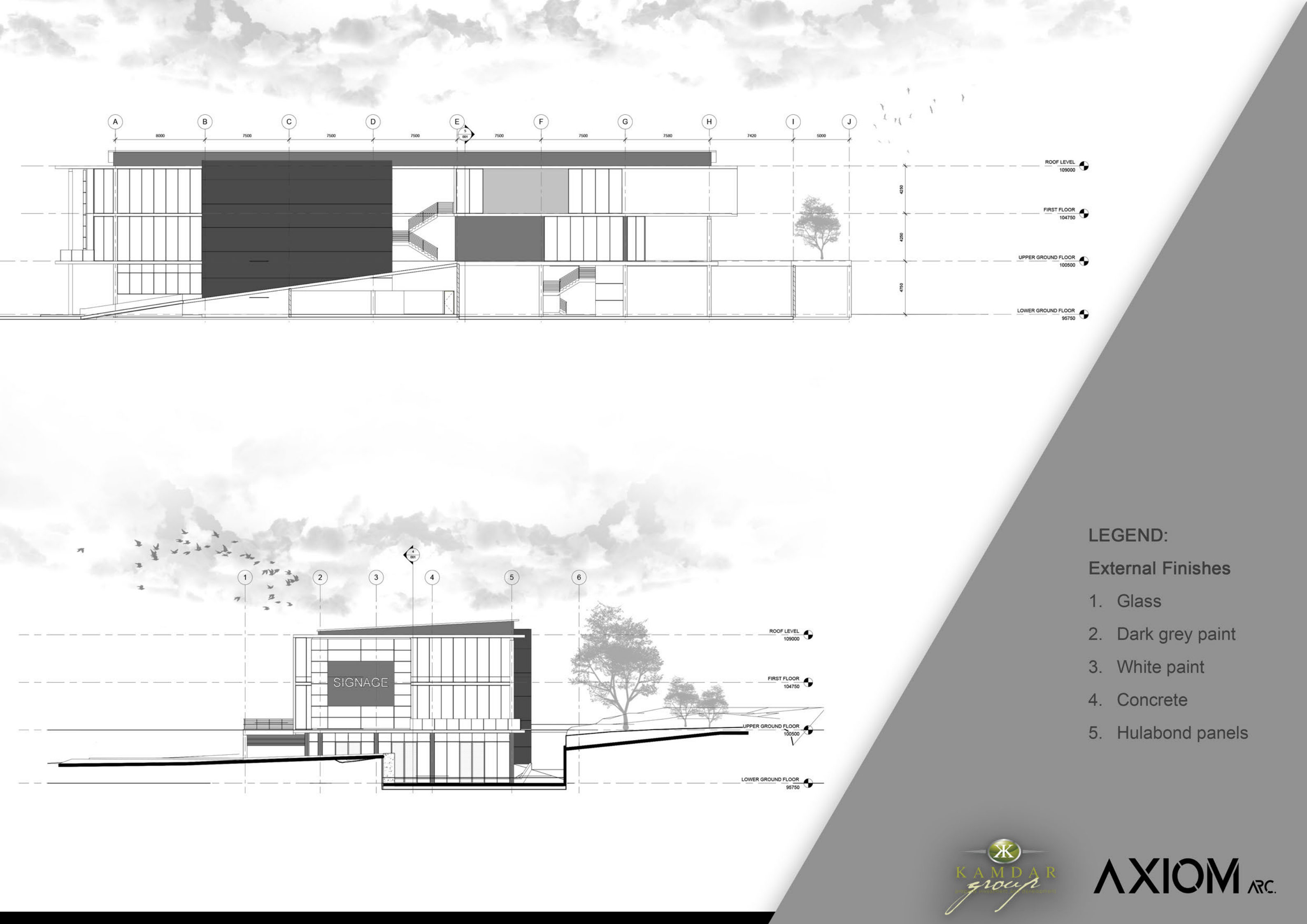


LEGEND:

External Finishes

1. Glass
2. Dark grey paint
3. White paint
4. Concrete
5. Hulabond panels





A B C D E F G H I J
8000 7500 7500 7500 7500 7500 7500 7500 7420 5000

ROOF LEVEL 109000
FIRST FLOOR 104750
UPPER GROUND FLOOR 100500
LOWER GROUND FLOOR 95750

4200
4200
4750

1 2 3 4 5 6

ROOF LEVEL 109000
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