



AXIOM ARC.





SIGNAGE

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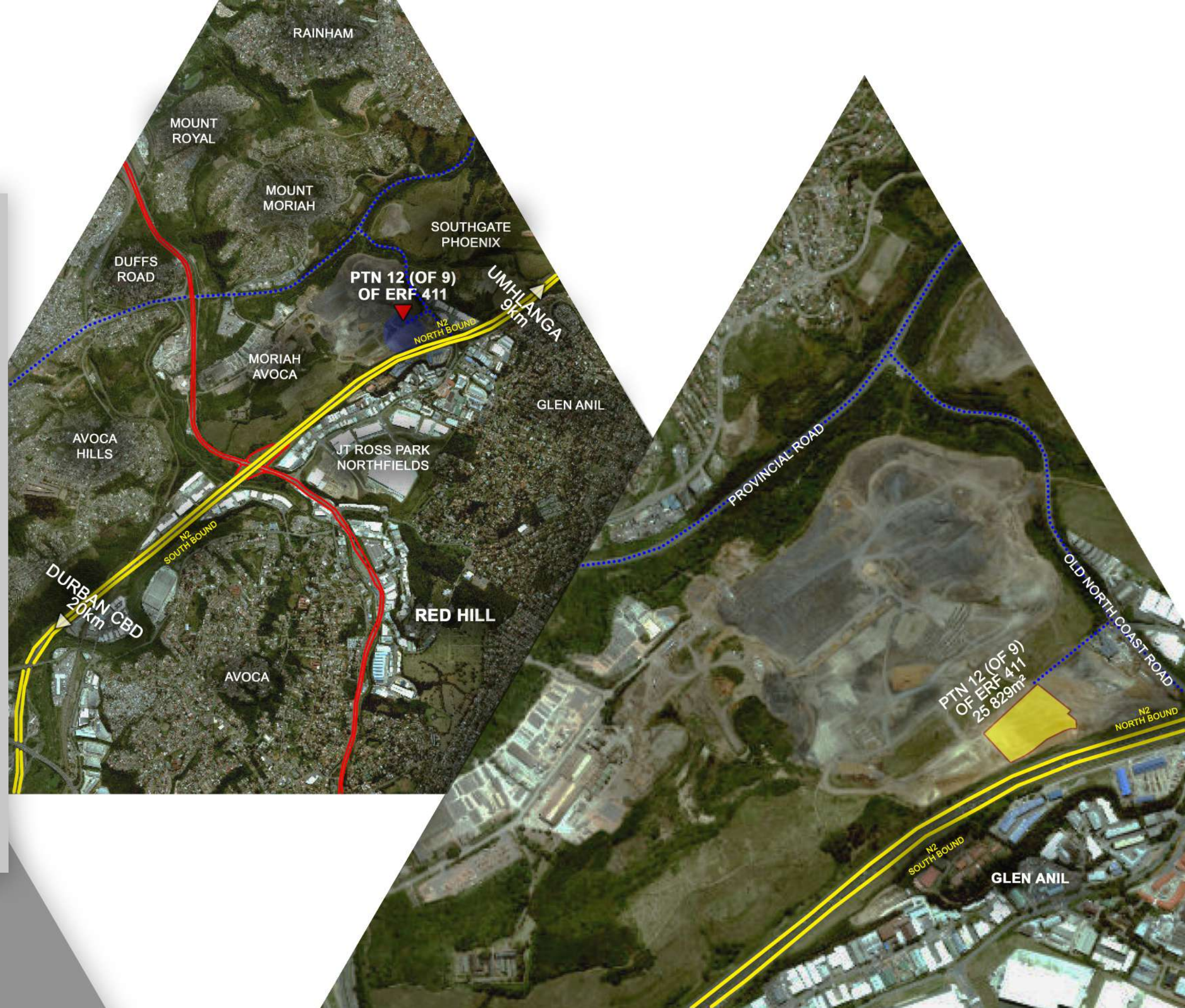


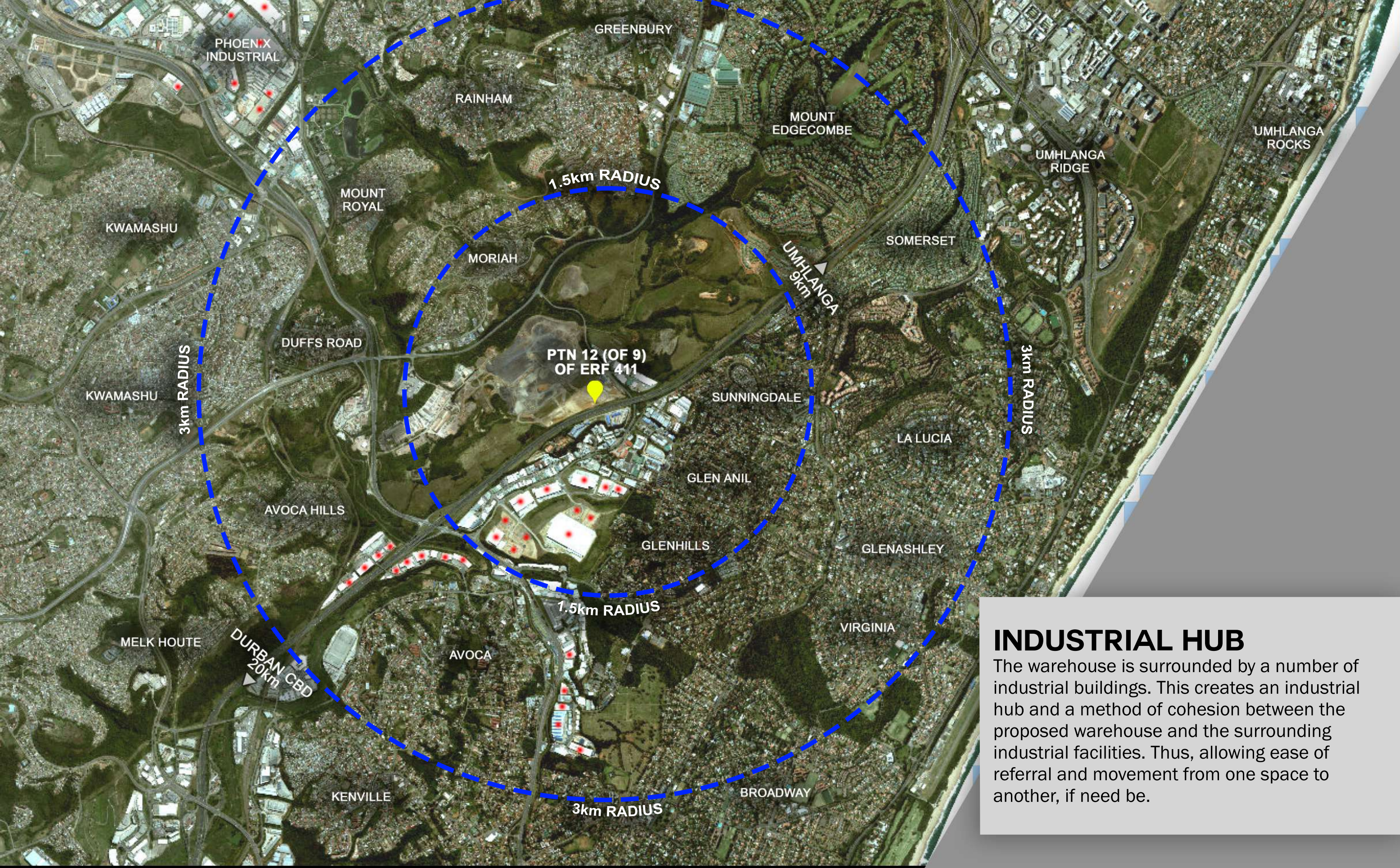
The Brickworks Warehouse is located on Portion 12 (of 9) of ERF 411. The new development is situated in the major industrial hub of Red Hill. Red Hill is an area located in KwaZulu-Natal, South Africa and is about 20km north of Durban CBD and 9km south of Umhlanga.

The site is a short drive from surrounding residential communities, allowing for convenient commuting for the locals who may be employed in these industrial buildings.

Large shopping centres and multiple industrial hubs are in close proximity to the site, these are both major points of activity in the area.

The site is directly adjacent to the N2 highway. This provides a great opportunity for visibility of the new development. The enhanced visibility will be beneficial, along with good access to main transport routes and an eye-catching frontage - creating a modern approach to a logistics hub.





INDUSTRIAL HUB
 The warehouse is surrounded by a number of industrial buildings. This creates an industrial hub and a method of cohesion between the proposed warehouse and the surrounding industrial facilities. Thus, allowing ease of referral and movement from one space to another, if need be.

DESIGN CONCEPT

The Brickworks PTN 9 warehouse is within an upcoming, modern, industrial development. This aims to create a logistics hub that has a welcoming atmosphere which enriches the surrounding industrial environment.

This architectural typology is generally seen as boring. However, with the clever use of materials and manipulation of the structural elements, we are able to achieve a sleek and modern building, which will remain modern through time and compliant its surroundings.

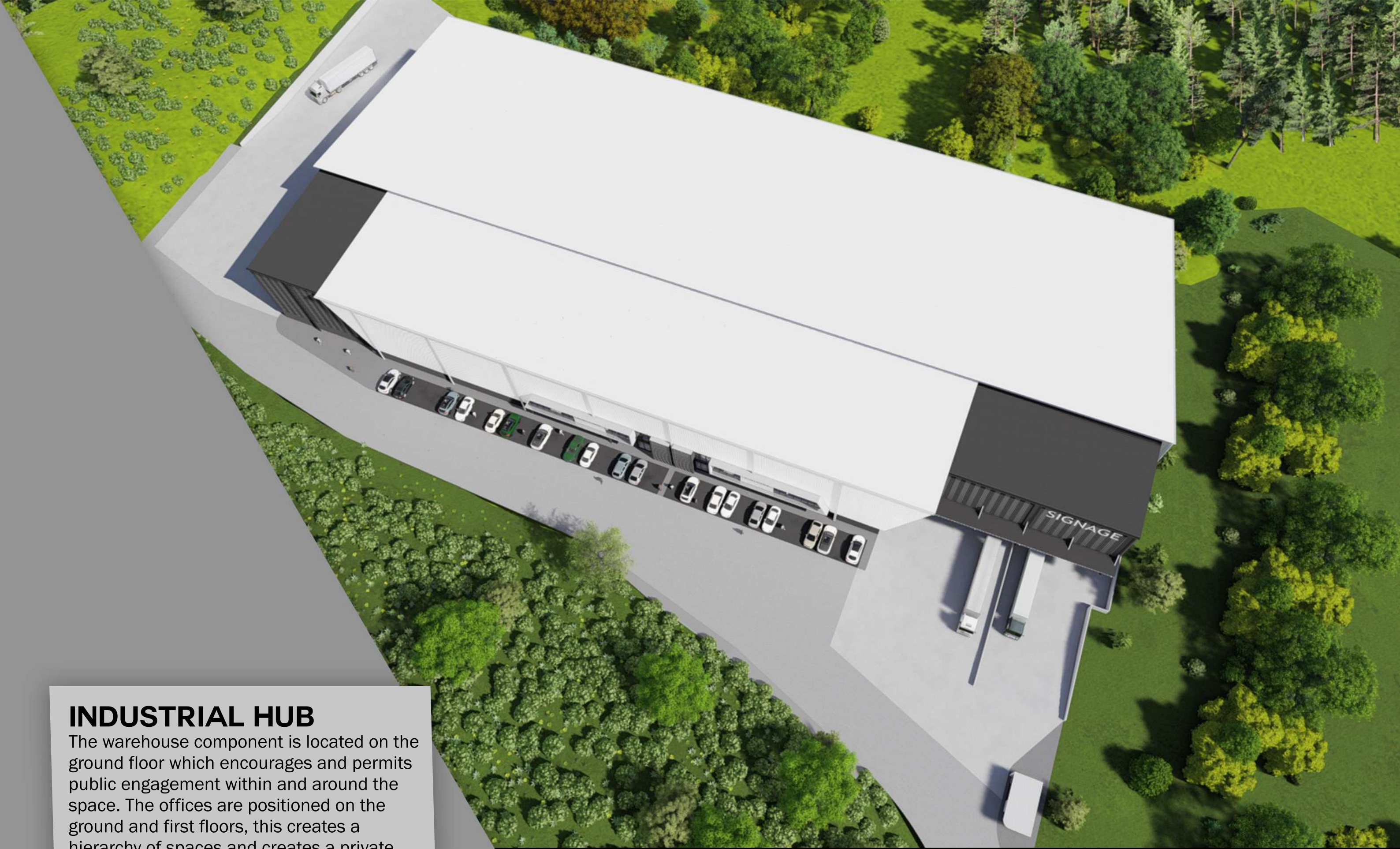
THE AESTHETICS

The aim of the Brickworks PTN 9 Warehouse is to create a contemporary design which makes use of sleek modern edges and materials such as textured side-cladding 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 to create a pause in the urban fabric. This automatically contributes to a more welcoming environment and creates a striking appearance which will ignite business activity in the area.



SITE

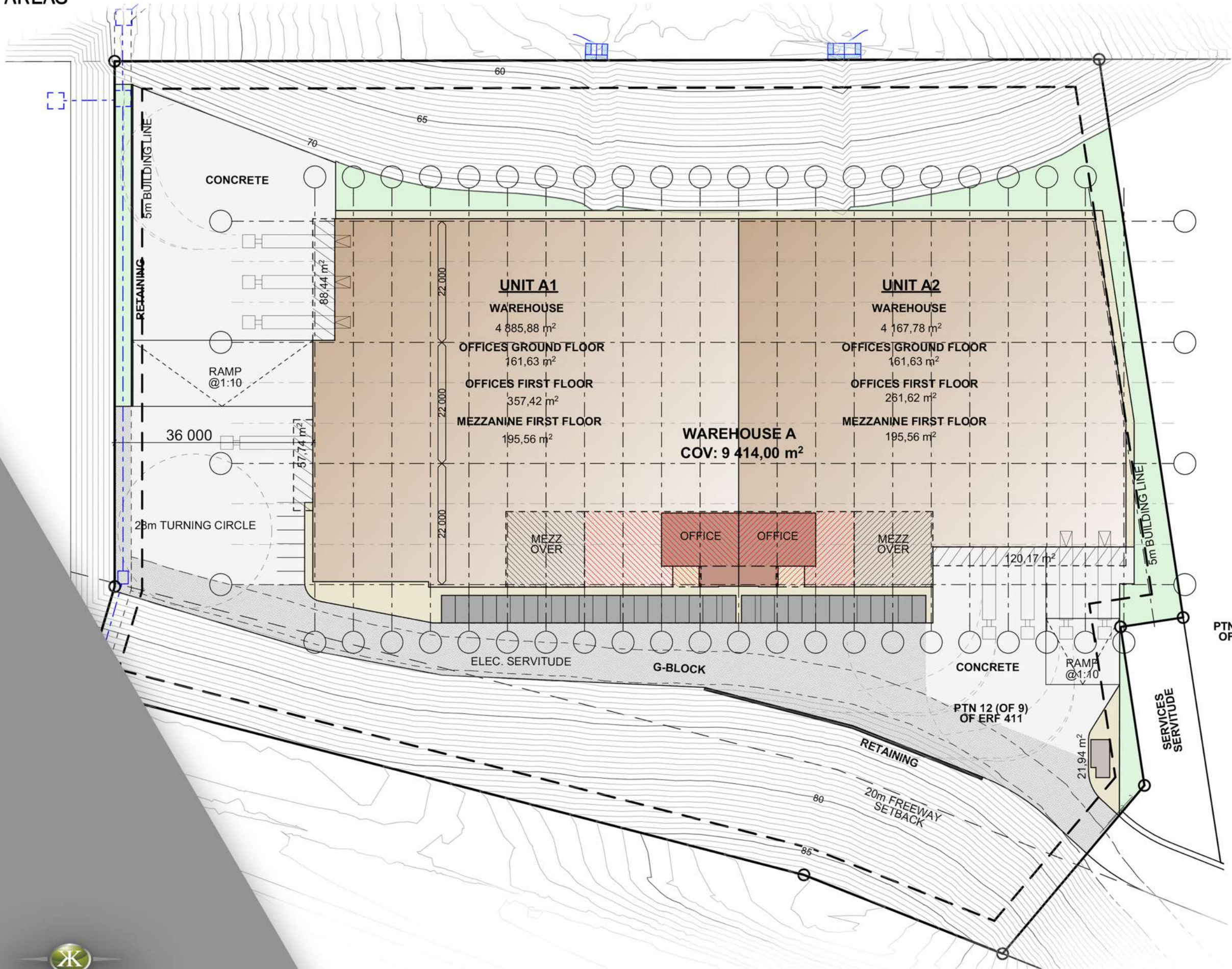
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INDUSTRIAL HUB

The warehouse component is located on the ground floor which encourages and permits public engagement within and around the space. The offices are positioned on the ground and first floors, this creates a hierarchy of spaces and creates a private environment whilst maintaining a connection to the surroundings.





AREA SCHEDULE:

SITE AREA	= 25 829 m ²
PLATFORM AREA	= 17 299 m ²
PROPOSED COVERAGE (55% OF PLATFORM)	= 9 414.00 m ²
PROPOSED FAR (0.60 OF PLATFORM)	= 10 409.02 m ²

AREAS:

WAREHOUSE A1	= 4 885.88 m ²
OFFICE A1 GROUND FLOOR	= 161.63 m ²
OFFICE A1 FIRST FLOOR	= 357.42 m ²
MEZZANINE A1 FIRST FLOOR	= 195.56 m ²
CANOPY AREA	= 146.18 m ²
WAREHOUSE A2	= 4 167.78 m ²
OFFICE A2 GROUND FLOOR	= 161.63 m ²
OFFICE A2 FIRST FLOOR	= 261.62 m ²
MEZZANINE A2 FIRST FLOOR	= 195.56 m ²
CANOPY AREA	= 120.05 m ²
GUARD AND BIN AREA	= 21.94 m ²
TOTAL BUILDING AREA	= 10 409.02 m²

LEGEND:

WAREHOUSE	
OFFICE GROUND FLOOR	
OFFICE FIRST FLOOR	
COVERED CANOPY	

PARKING PROVISIONS:

PARKING REQUIRED (J2 WAREHOUSE):	
OFFICES 942, 30m ² @2BAYS/100m ²	= 19
WAREHOUSE: 9 444.78m ² @1BAYS/100m ²	= 95
TOTAL	= 114 BAYS
PARKING PROVIDED:	
PROVIDED PERMANENT BAYS	= 40 BAYS
REQUIRED FICTITIOUS BAYS	= 74 BAYS



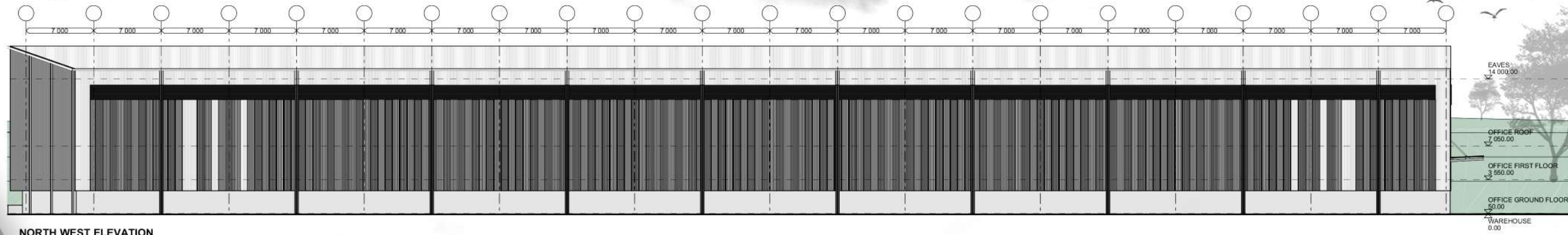
NORTH WEST ELEVATION
SCALE 1:200

EAVES
14 000.00
OFFICE ROOF
7 050.00
OFFICE FIRST FLOOR
3 950.00
OFFICE GROUND FLOOR
50.00
WAREHOUSE

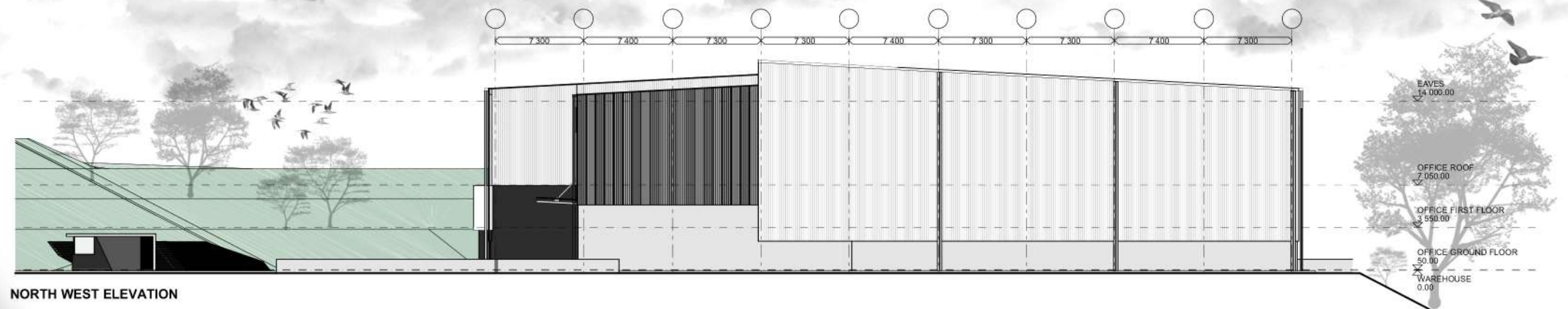


NORTH WEST ELEVATION
SCALE 1:200

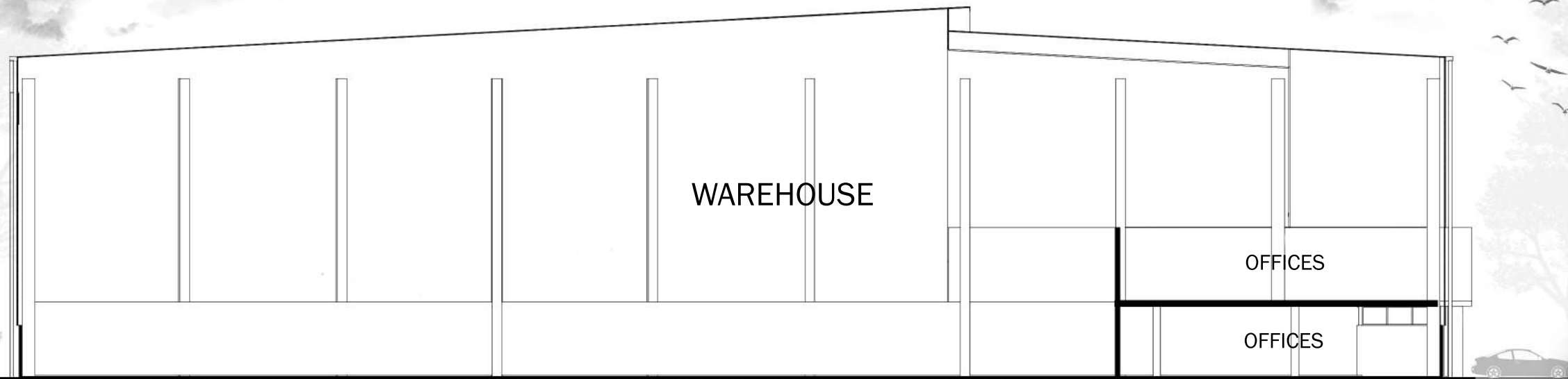
EAVES
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OFFICE FIRST FLOOR
3 950.00
OFFICE GROUND FLOOR
50.00
WAREHOUSE
0.00



NORTH WEST ELEVATION



NORTH WEST ELEVATION



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