

VICON DESIGN INTERNATIONAL LIMITED

OGBA, LAGOS / 2026

ARCHITECTURAL PRESENTATION

USAM PLAZA

A contemporary commercial development at
Sobaloju Lane / Ajayi Road, Ogba, Lagos State,
Nigeria

DESIGNED AND COORDINATED BY VICON DESIGN
INTERNATIONAL LIMITED —
WWW.VICONDESIGN.COM

THE DEVELOPMENT

Project *Identity*

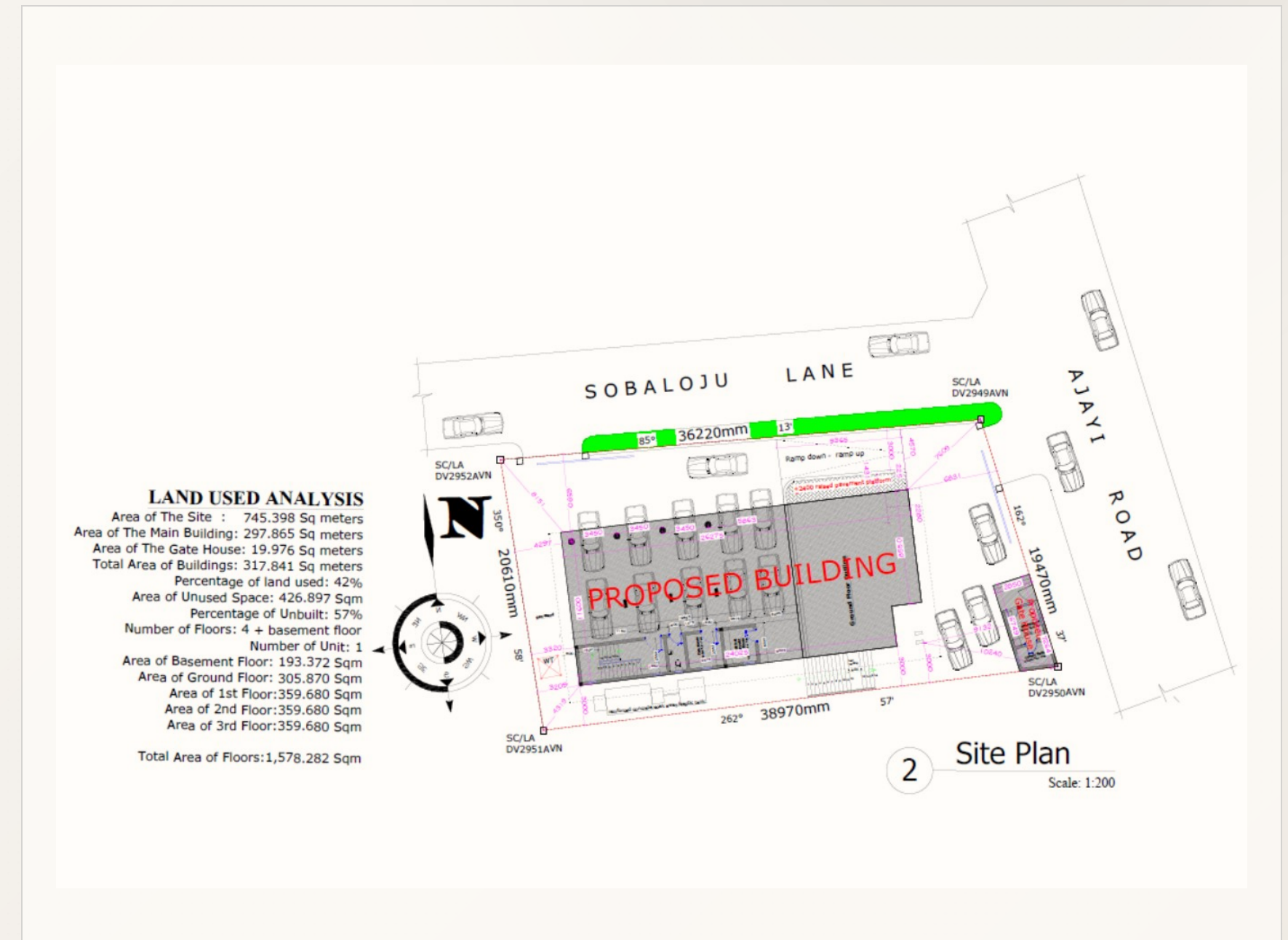
A purpose-built commercial address serving the business community of Ogba, one of Lagos's most active commercial districts.

- Client-sponsored commercial development, Ogba, Lagos State
- Site address: Sobaloju Lane / Ajayi Road, Ogba, Lagos
- Building name: USAM PLAZA
- Floors: 4 above ground + 1 basement level
- Open-plan lettable floor plates — 1 tenancy per level
- Architect and project coordinator: Vicon Design International Limited

01 / LOCATION

The Site *Context*

- Located at the intersection of Sobaloju Lane and Ajayi Road, Ogba
- Ogba is a prominent commercial and mixed-use district in Lagos State
- Site dimension: approx. 36,220 mm frontage × 38,970 mm depth
- Principal frontage faces Sobaloju Lane — northern orientation
- Vehicular access via ramp-down / ramp-up lanes from Sobaloju Lane
- Active commercial corridor with residential adjacencies to the south



SITE PLAN — SCALE 1:200

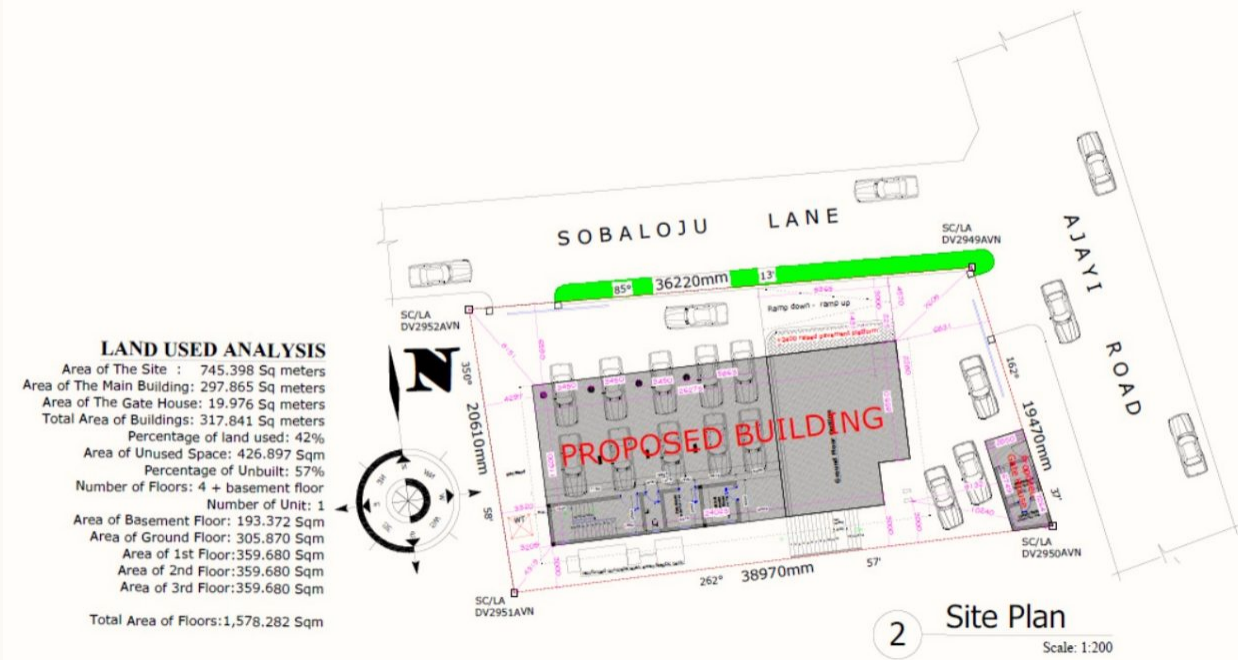
DRG. NO. 2

02 / LAND

Land Use *Analysis*

745.4	1,578	42%
SITE AREA / M ²	TOTAL GFA / M ²	LAND COVERAGE

- Main building footprint: 297.865 m² / Gate house: 19.976 m²
- Basement 193.37 m² · Ground 305.87 m² · 1st–3rd floors 359.68 m² each
- 57% unbuilt — accommodating access, parking, and landscaped open areas



SITE PLAN / LAND USE
ANALYSIS PANEL

03 / ARCHITECTURE

Design *Concept*



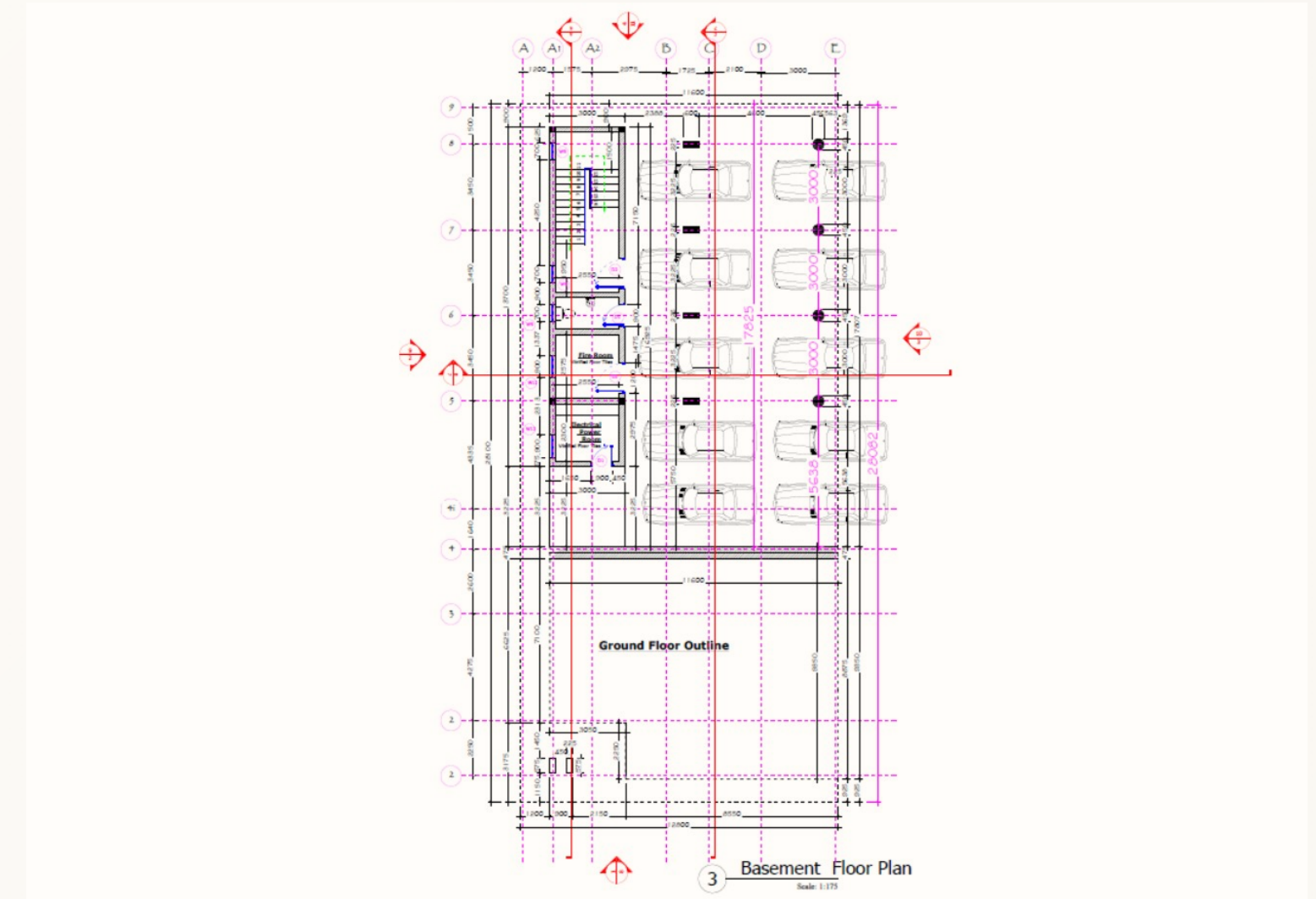
- Bold contemporary tower in white render and full-height curtain-wall glazing
- Ground floor reads as a colonnade — pilotis create sheltered parking below
- Projecting first-floor slab forms a strong horizontal datum
- Upper floors clad in continuous blue-tinted curtain wall — maximising daylight
- Intermediate evacuation terraces integrated on every upper floor
- Gatehouse at the entrance marks the

04 / BASEMENT

Basement *Floor Plan*

AREA: 193.372 M²

- Secure underground car park serving tenants and visitors
- Dedicated fire room — fire pumps, hose reels, and suppression infrastructure
- Fire-rated staircase cores and lift shaft penetrating all levels above
- Water storage tanks and utility rooms in the basement service zone
- Vehicular ramp from Sobaloju Lane — ramp-up and ramp-down lanes separated



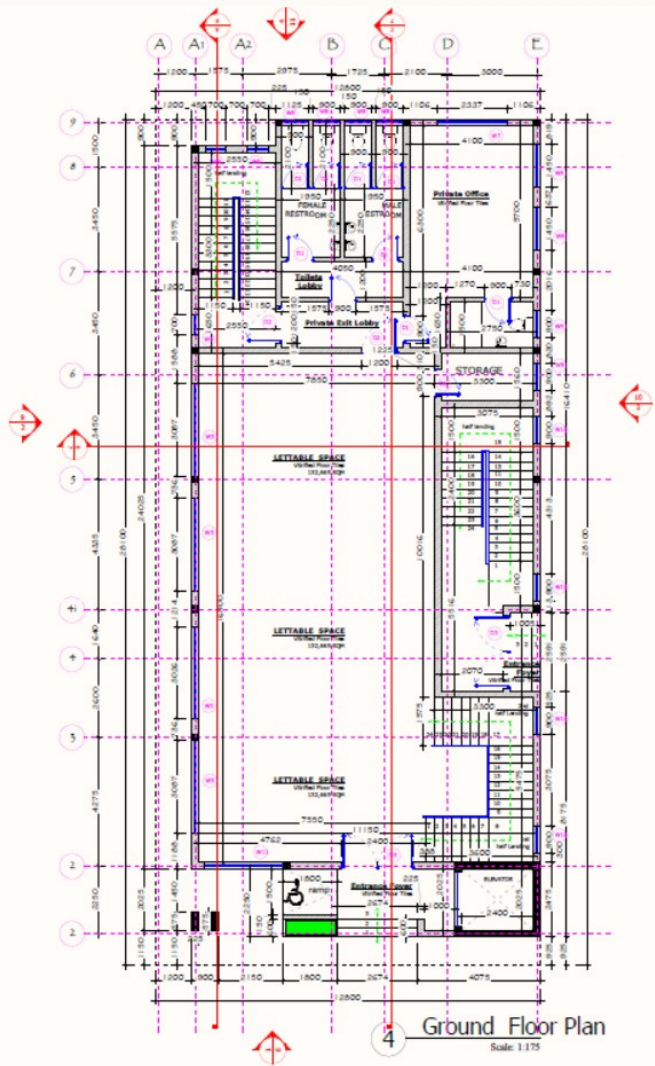
BASEMENT FLOOR PLAN —
SCALE 1:175

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NO. 3

05 / GROUND FLOOR

Ground *Floor Plan*

AREA: 305.870 M²



- Principal entrance lobby with lift access and disability-compliant circulation
- Three contiguous lettable commercial spaces with open, flexible floor plates
- Male and female restroom facilities with direct service access
- Private exit lobby connecting to the secured staircase core
- Dedicated storage zone adjacent to the service core
- Covered forecourt for pedestrian arrival and short-term vehicle drop-off

GROUND FLOOR PLAN —
SCALE 1:175

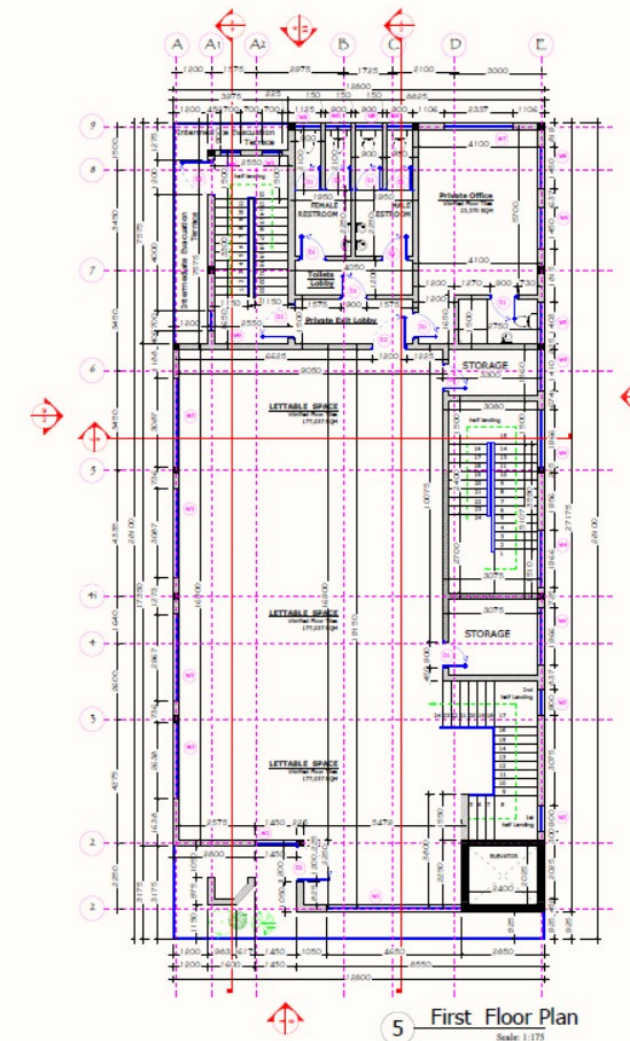
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06 / FIRST FLOOR

First *Floor Plan*

AREA: 359.680 M²

- Three large open-plan lettable spaces — retail, office, or professional use
- Dedicated storage rooms flanking the central service core
- Male and female restroom block with accessible WC provisions
- Intermediate evacuation area — landscaped terrace for refuge and break-out
- Fire-rated staircase continues in continuous enclosure; lift serves all floors
- Cold-water supply risers to restrooms — reticulation shown in blue on plan



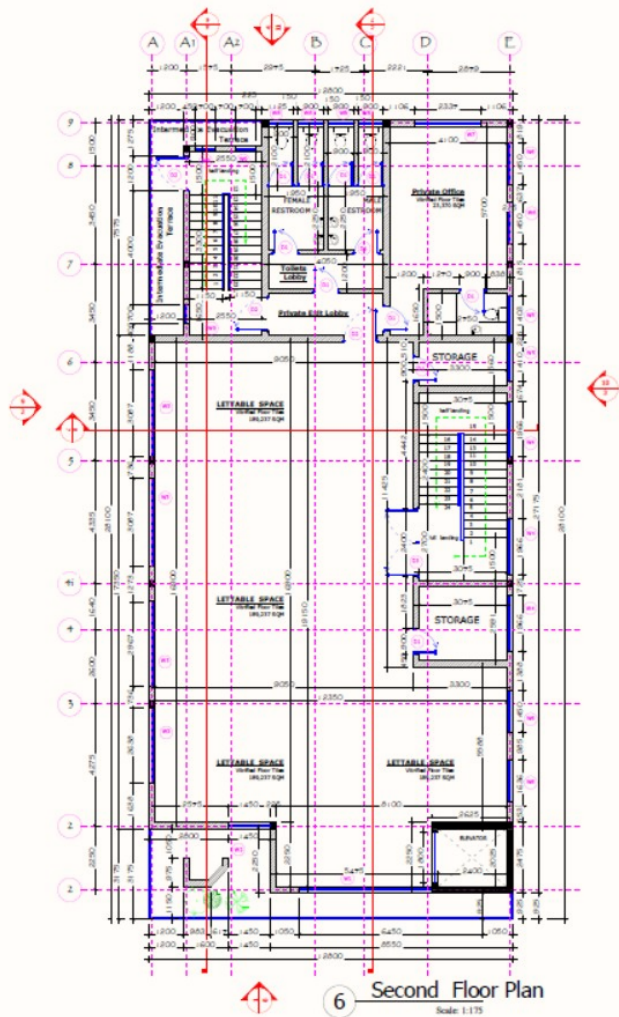
FIRST FLOOR PLAN — SCALE DRG. NO.
1:175 5

07 / SECOND FLOOR

Second *Floor Plan*

AREA: 359.680 M²

- Open-plan lettable floor plates — maximum flexibility for commercial tenants
- Two storage rooms, one per wing flanking the service core
- Male and female restrooms served by a common plumbing stack
- Intermediate evacuation terrace — planted outdoor area with balustrade
- Cold-water supply and hot-water return pipes shown in blue on plan
- Electrical distribution panel within the service core at this level



SECOND FLOOR PLAN —
SCALE 1:175

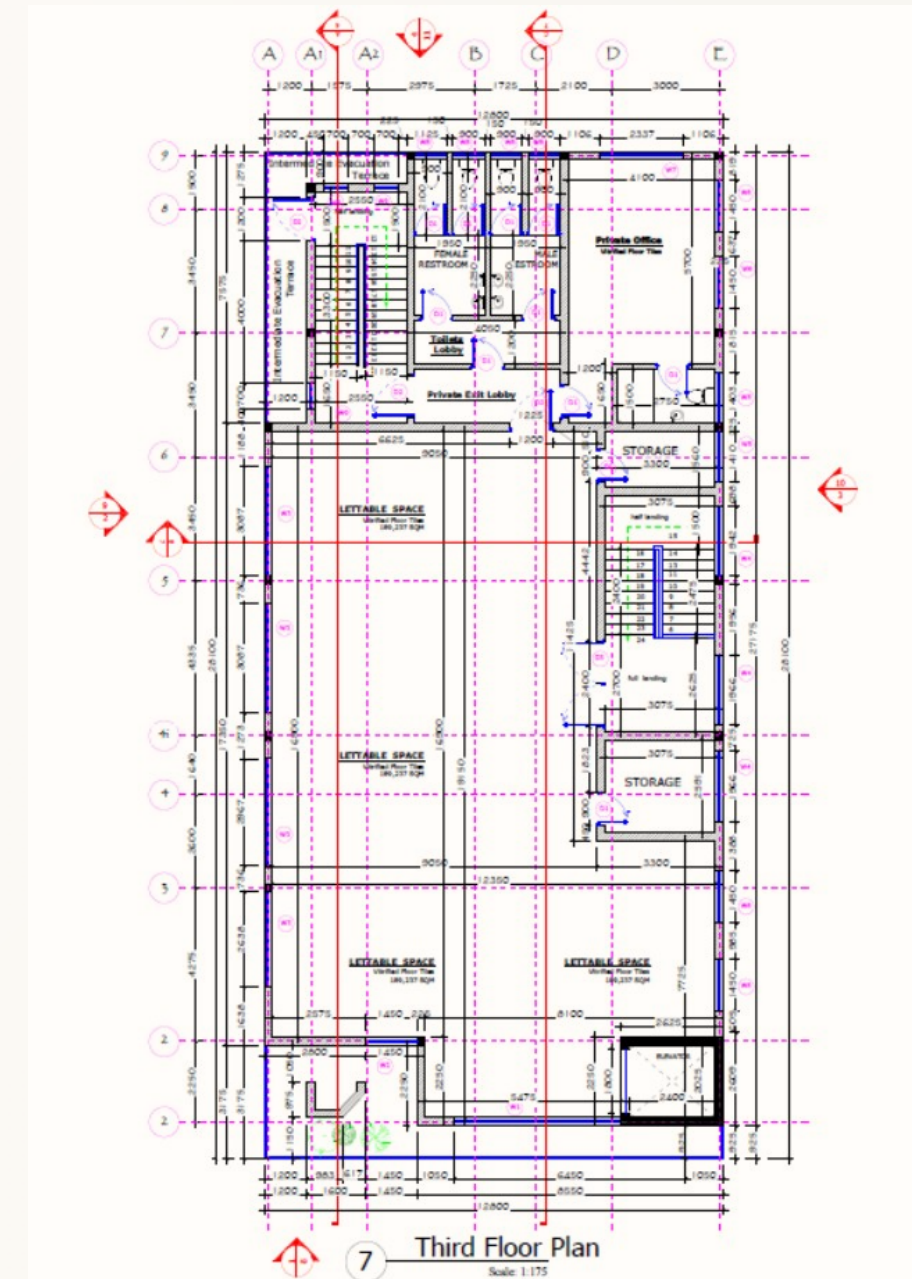
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08 / THIRD FLOOR

Third *Floor Plan*

AREA: 359.680 M²

- Widest lettable floor — multiple bays for large-format commercial tenants
- Private office suite with dedicated entrance from the private exit lobby
- Female and male restroom block at the head of the staircase core
- Intermediate evacuation terrace at the building's north-west corner
- Final staircase landing; passenger lift terminates at this level
- Roof access hatch positioned over the stair core for maintenance

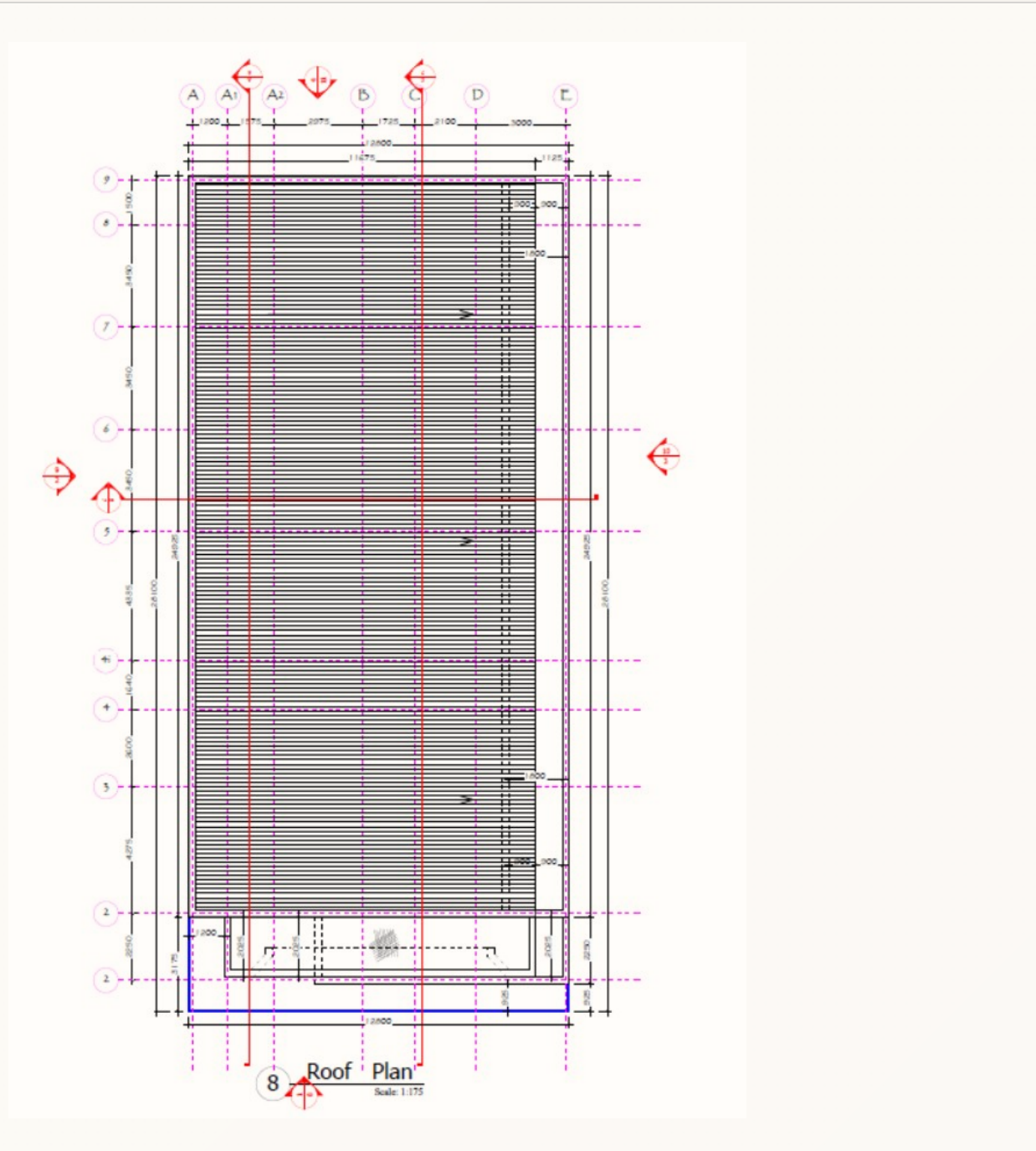


THIRD FLOOR PLAN — SCALED DRG. NO. 7
1:175

09 / ROOF

Roof Plan *& Solar*

- Entire roof plane dedicated to a photovoltaic solar panel array
- Striated panel layout running east–west across the full roof footprint
- Waterproof membrane below solar mounting frames protects the RC slab
- Roof drainage channels direct rainwater to facade-embedded downpipes
- Roof-mounted plant enclosure at the southern end for HVAC equipment
- Solar generation supplies common-area and essential services lighting

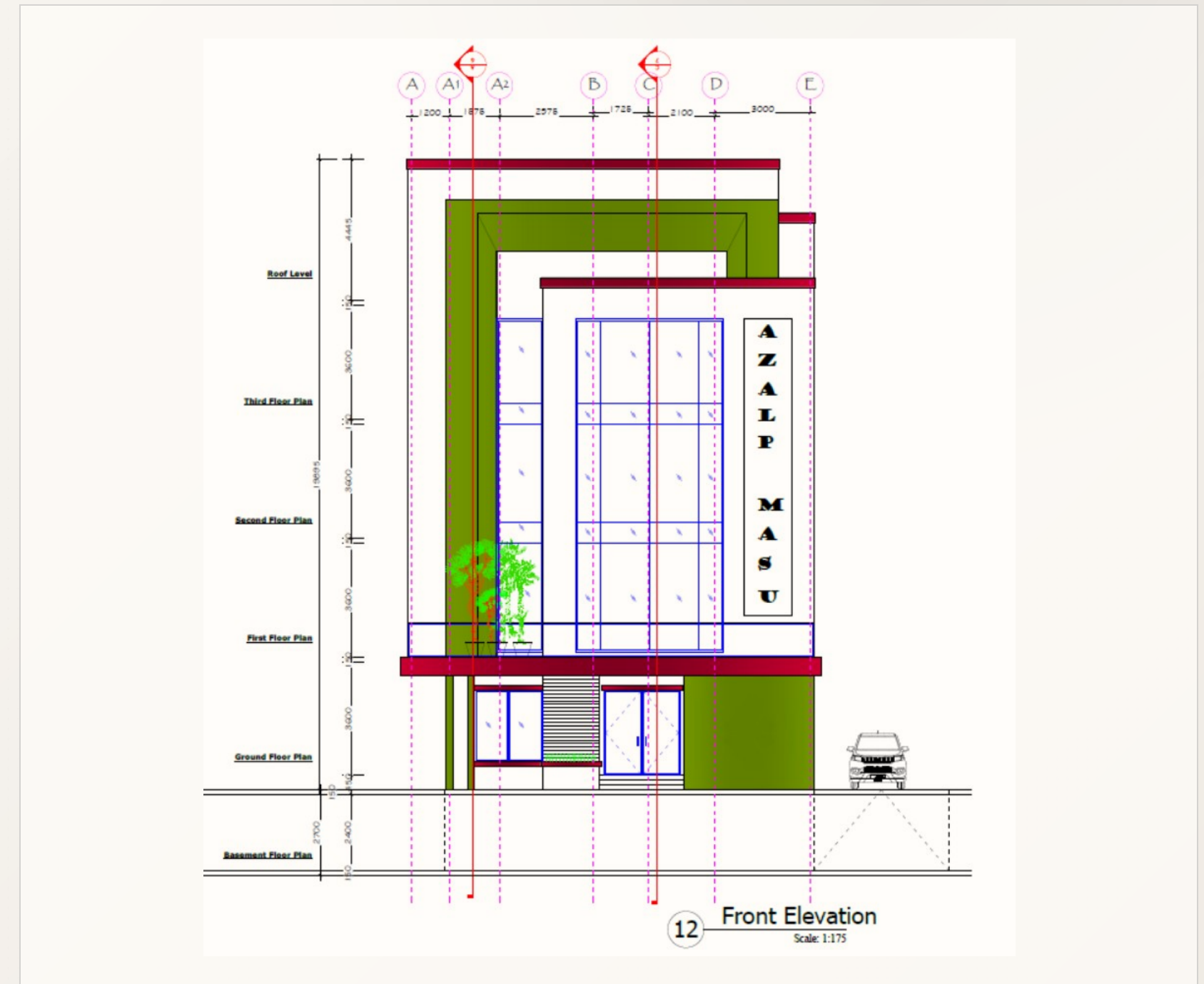


ROOF PLAN — SCALE 1:175 DRG. NO. 8

10 / FACADE

Facade & Elevations

- Front elevation: large-format curtain wall set within a bold rendered frame
- 'AZALP MASU' building name inscribed on the right facade panel
- Ground floor: recessed colonnade with glazed screens and roller shutters
- Upper floors: full-height blue-tinted glass — floor-to-floor height 3,000 mm
- Deep concrete crown at roof level — a strong, finished silhouette
- Side elevation: flush render with punched openings to stair core and services



FRONT ELEVATION — SCALE DRG. NO.
1:175 12

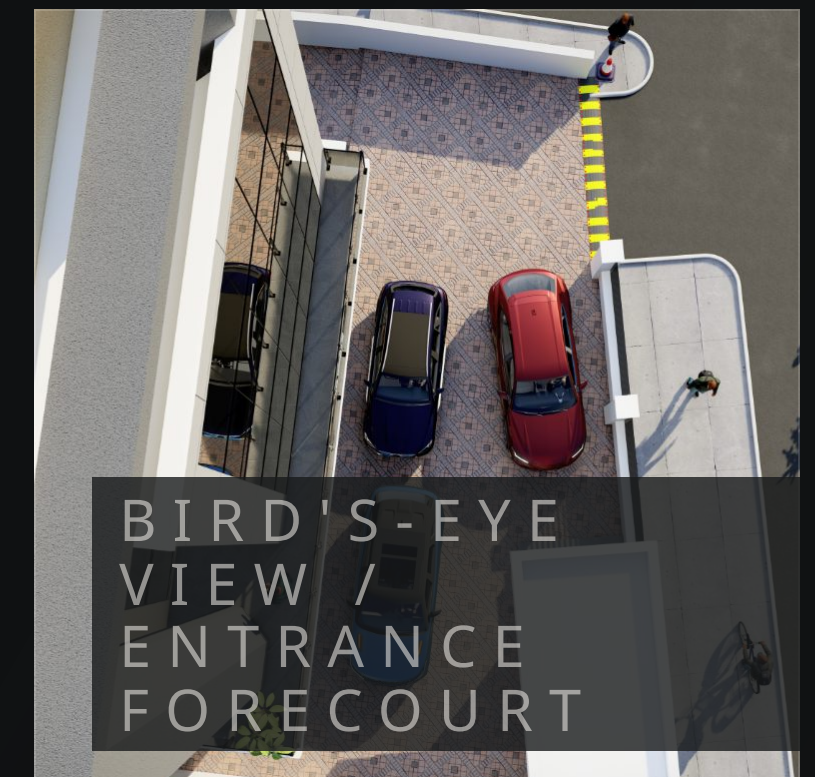
11 / MEP SYSTEMS

Building Services *& MEP*

- Water reticulation — overhead cold-water tank in basement; gravity-fed risers to all restroom blocks
- Fire protection — dedicated fire room in basement with pumps, hose reels, and wet-riser landing valves per floor
- Mechanical ventilation — toilet extract fans at each restroom; fresh-air supply via roof-mounted AHU
- Drainage — soil and waste stacks enclosed in service core; discharged to public sewer
- Electrical — main distribution board in basement; sub-boards per floor via armoured cables in service duct
- Passenger elevator — serves all floors including basement; machine room at roof level



AERIAL VISUALISATION —
SERVICES OVERVIEW



DESIGN AND COORDINATION

Vicon Design *International*

Architectural design, project
coordination and construction
supervision

All drawings produced at professional
architectural scales. This presentation
is prepared for client review and
statutory consultation.

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