



THE AXIS

Five terraces and three apartments, set out from one line · Kaura, Abuja

№ 10 · The Mirror · MMXXVI

Nothing can be corrected below a slab once the slab is on it.

An axis is not a line on its own. It is the line everything else is arranged about, struck across the ground before a single block is laid, and every wall on the site is measured from it. The Axis is named for its own setting-out. This book begins where the drawing did: with a line, and the house set out either side of it.



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EVERY PICTURE IN THIS BOOK IS A DESIGN VISUALISATION, DRAWN FROM THE ARCHITECT'S SET IN ONE REGISTER AND CAPTIONED AS ONE. THE PHOTOGRAPHS FOLLOW AS THE SITE RISES.



CHAPTER I · KAURA, ABUJA

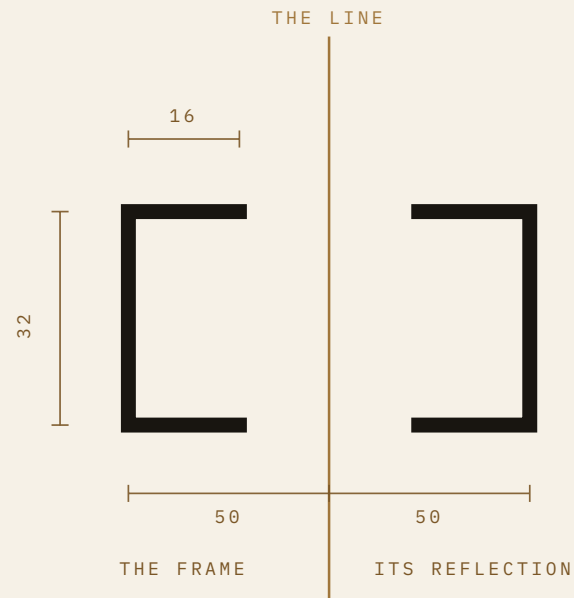
The Line

Five terraces and three apartments, set out from one line across a plot at Kaura, drawn as they will stand.



PLATE I · THE FRAME, LOOKING UP

DESIGN VISUALISATION



MONUMENT 100 MODULE · STROKE 5 THE MIRROR · SITE MARK № 10

I · THE LINE · THE NAME

What the name means.

Axis. Latin. The line about which things are arranged.

A building site begins with a line. The surveyor strikes it across the plot before anything else exists, and every wall, column and doorway is then measured from it, left and right, so that the two halves of the plan answer each other. The Axis is a terrace development named for its own setting-out, which no other developer in Abuja has thought to do.

The mark says the same thing in one drawing: a line that runs the full height of the module and past the frames, because the axis was struck before anything was set out from it, and two half-frames set either side, open toward the line so they read as facing. Two rows of terraces facing each other across a street is the same drawing.

This book is laid out the same way. The line runs down the middle of every page, and what stands either side of it is arranged about it.



№ 10 · KAURA, ABUJA

The Axis

A row is one promise, kept five times.

The Axis is five terraces and three apartments at Kaura, Abuja, set out from one line. Each terrace is a deep white frame standing over a recessed charcoal bay, three storeys high, with a balcony to each upper floor and the ground floor glazed to the court. The five stand shoulder to shoulder, and the apartments answer them across the street.

The frames in this book are the design record: drawn from the architect's set, in one register and at one hour, so that the house reads as one house and not as a catalogue. The site is on the ground at Kaura. The photographs follow as it rises, and are held against these drawings when they do.

COMMISSION Five terraces and three apartments

Design and build

ADDRESS Kaura District, Phase Two, Abuja, FCT

PROGRAMME On site · superstructure

Drawn September 2026

REGISTER Iron

Graphite, charcoal oak, black steel



PLATE II · THE APPROACH, ALONG THE LINE

DESIGN VISUALISATION

THE IRON REGISTER

- Honed graphite porcelain, floor and stair
- Warm grey lime plaster
- Charcoal oak slats, lit from behind
- Matte black steel, slim and square
- Concrete grey stone worktops
- Pale grey boucle, dark grey wool, one cognac chair

Five terraces. Three apartments. One line.

Everything on the site is measured from the one line the surveyor struck first. The terraces stand on one side of it in a row, the apartments answer them, and the street between is the axis made walkable.

Each terrace is four bedrooms over three floors: the living room across the whole width to the verandah, the dining and the kitchen behind the stair, the master bedroom with its closet, bathroom and balcony on the first floor, the family lounge between the bedrooms. Ceilings are three metres. Nothing in the house is decided twice.

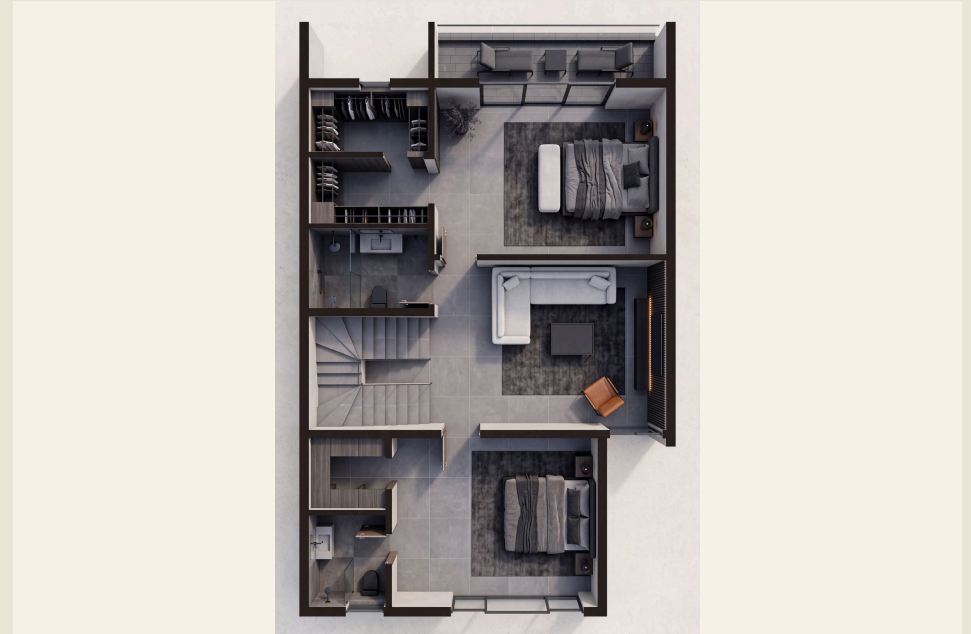


PLATE III • THE FIRST FLOOR, FURNISHED

DESIGN VISUALISATION

5

TERRACES
IN ONE ROW

3

APARTMENTS
ANSWERING THEM

3

STOREYS
A BALCONY TO EACH UPPER
FLOOR

1

LINE
STRUCK FIRST, MEASURED FROM

4

BEDROOMS
TO EACH TERRACE, EACH WITH
ITS BATHROOM

II

CHAPTER II • ROOM BY ROOM

The House

Three storeys behind one white frame. The living room across the width, the dining and kitchen behind the stair, four bedrooms above.



PLATE V • THE FAMILY LOUNGE

DESIGN VISUALISATION

DESIGN VISUALISATION



The row, at dusk

PLATE IV • THE FIVE FRONTS • EVERY BALCONY FRAME LIT, THE COURT WET AFTER RAIN



DESIGN VISUALISATION PLATE VI · THE DINING, TO THE KITCHEN

II · THE HOUSE · GROUND FLOOR

The public floor.

The front door opens to a foyer with the visitor's toilet beside it and the living room ahead, 37.6 square metres across the whole width of the house, its sliding glass giving onto the verandah. Behind the stair the dining seats six under one linear pendant and opens through a wide square cut into the kitchen, with the store and the maid's room beyond.

LIVING 37.6 m² · the full width, to the verandah

DINING · KITCHEN 17.3 · 13.5 m² · behind the stair

VERANDAH · MAID 8.0 · 6.9 m²



PLATE VII · THE GROUND FLOOR, FURNISHED

DESIGN VISUALISATION

II · THE HOUSE · FIRST FLOOR

The family's floor.

The master bedroom to the front, the lounge between the bedrooms.

The master bedroom takes the front of the first floor: 30.7 square metres with its own walk-in closet, its bathroom in graphite stone, and the balcony behind full-width sliding glass. The family lounge sits between it and the second bedroom, with two tall windows to the east and a slat wall for the television. The second floor repeats the first without the balcony: two more bedrooms, each with its own bathroom.



DESIGN VISUALISATION PLATE VIII · THE MASTER BEDROOM, TO THE BALCONY



MASTER BEDROOM	30.7 m ² · closet 5.6 · bathroom 4.9 · balcony 7.3
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FAMILY LOUNGE	24.5 m ² · between the bedrooms
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SECOND BEDROOM	23.2 m ² · closet and bathroom
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SECOND FLOOR	Two bedrooms, two bathrooms, the gallery
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DESIGN VISUALISATION



The living room, to the verandah

PLATE X · 37.6 M² · GRAPHITE, CHARCOAL OAK AND BLACK STEEL, AT THE HOUR THE ESTATE IS PHOTOGRAPHED

IV · THE DRAWINGS

III · THE KEYS · THE PROGRAMME

From the line to the keys.

The site was set out in the dry season and the blockwork stood by August 2026. The stages below are the order the house is built in, and the record kept at each of them is the record that goes home with the keys.

DRY SEASON	Set out. Rebar and column stubs standing in red earth Footings inspected before they were buried
DRY SEASON	The first slab cast on inspected steel Formwork, steel, services, then concrete
DRY SEASON	Columns shuttered plumb to the line Cages on the ground, checked before the pour
AUG 2026	Blockwork up, the first floor formed, the terraces read as a row Checked at course three, signed for
NEXT	Superstructure to roof, the envelope, then the fit-out in the Iron register · handover to be confirmed

DRAWINGS

ARCON set, approved · dated 09.01.2026

Terrace and apartment, ground, first and second floor · issued with the contract

ARCHITECT

David-Praise Adebayo

Sealed by Arc. Tijjani Yusuf

SUPERVISION

COREN registered engineer, all stages

RECORD

Site diary, stage sign-offs, photographs on the day

WHAT A TERRACE COMES WITH

- The certificate of completion
- The inspection record
- The as-built drawings
- The engineer's name
- The material schedule
- A number that is answered

Built to the Temple Standard.

The Axis is built under the five articles that govern every Smart Temple site. At this stage of the job the first three are the whole job; the fit-out in these pages is built under the same five. In brief:

I The blockwork is checked twice.

Once by the mason, once by an engineer who signs for it, at course three, not at the ring beam.

II The concrete cures its full twenty one days.

Concrete is the one material you cannot uninstall. The rain that delays a programme also cures it.

III Three inspections before any pour.

Formwork. Steel. Services. Then concrete, with the record in the project file.

IV An engineer signs every stage.

A named, COREN registered engineer with the authority to stop the job.

V The keys come with a certificate.

What cured, who checked, who signed. The project file goes home with the keys.



PLATE XI · THE FRAME, CLOSE

DESIGN VISUALISATION

THE DRAWINGS IN THIS BOOK ARE THE RECORD THE SITE IS MEASURED AGAINST.
ASK FOR THE PHOTOGRAPHS OF ANY STAGE; THEY ARE KEPT, DATED, AND SHOWN TO
ANYONE WHO ASKS.

To walk the site, ask for a terrace or an apartment, or receive the drawing set.

WRITE

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How to begin

- 01 Write on WhatsApp with the unit you have in mind and the day you would like to walk the site. Bring boots.
- 02 We walk the site with you, from the line the surveyor struck to the blockwork standing on it. Bring anyone you trust.
- 03 The paper: the unit, the price, the programme and the certificate that comes with the keys. Nothing is signed on the day.



We build what remains.

THE AXIS · № 10 · THE MIRROR · SMART TEMPLE NIGERIA LTD · RC 1734963