



SERENGETI

THE QUARTER

MIXED USE PRECINCT - RESPONSIBLE LIVING



DESIGN DEVELOPMENT

OFFICE BUILDING / ERF - 1389

GIANT SPEAR NO 1 ON UMBRELLA THORN CRESCENT

SITE ANALYSIS



PERSPECTIVE VIEW



PERSPECTIVE VIEW

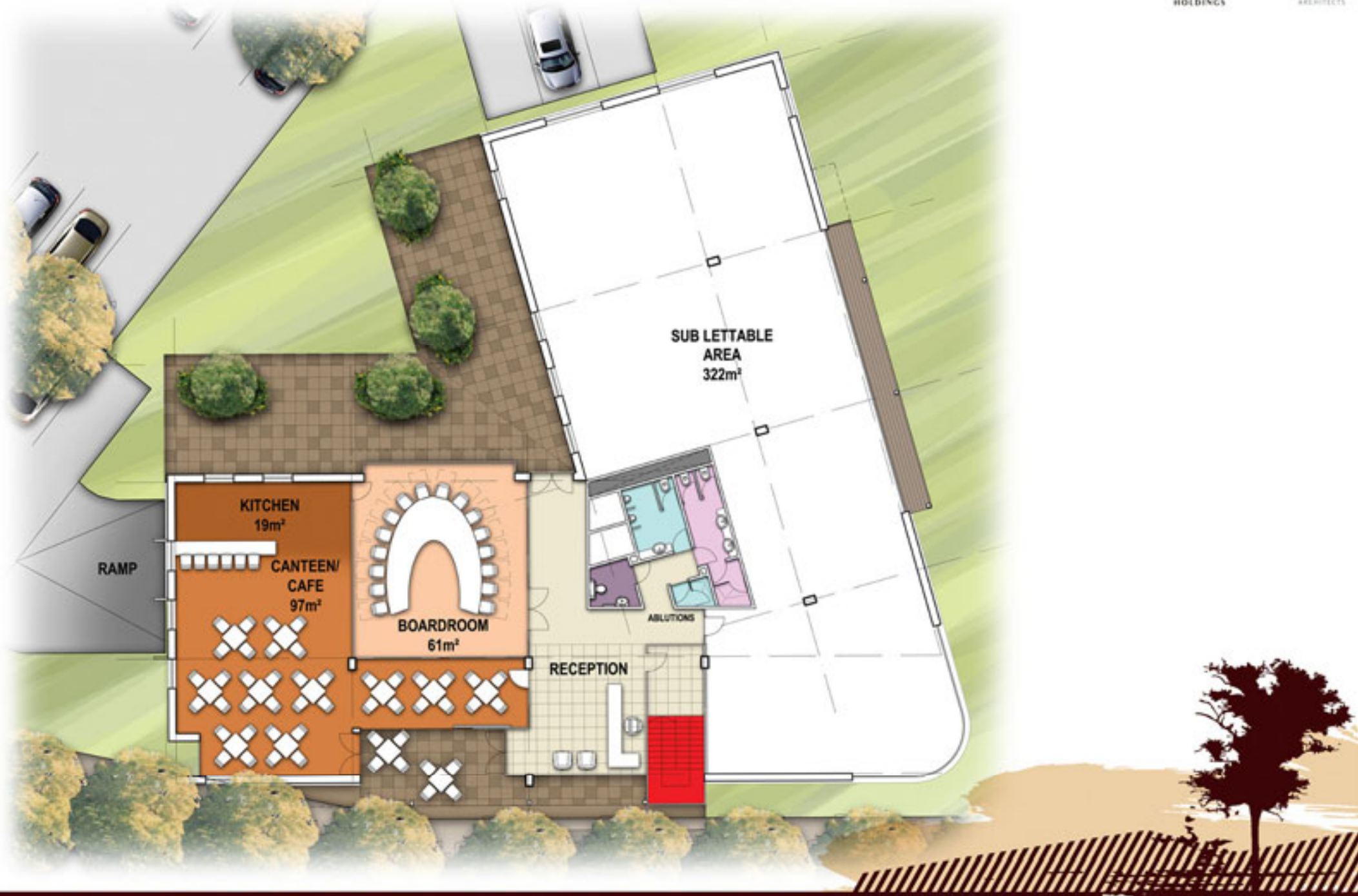




AREA CALCULATIONS FOR ERF 1389		
SITE AREA		4 042m ²
FSR ALLOWED	0.45	1 819m ²
TOTAL FSR		1 770m ²
PARKING PROVIDED	5 /100 m ²	89 BAYS
GLA:		
BASEMENT		57m ²
GROUND FLOOR		596m ²
FIRST FLOOR		605m ²
SECOND FLOOR		605m ²
TOTAL GLA		1 863m ²
GBA		2 814m ²



GROUND FLOOR PLAN



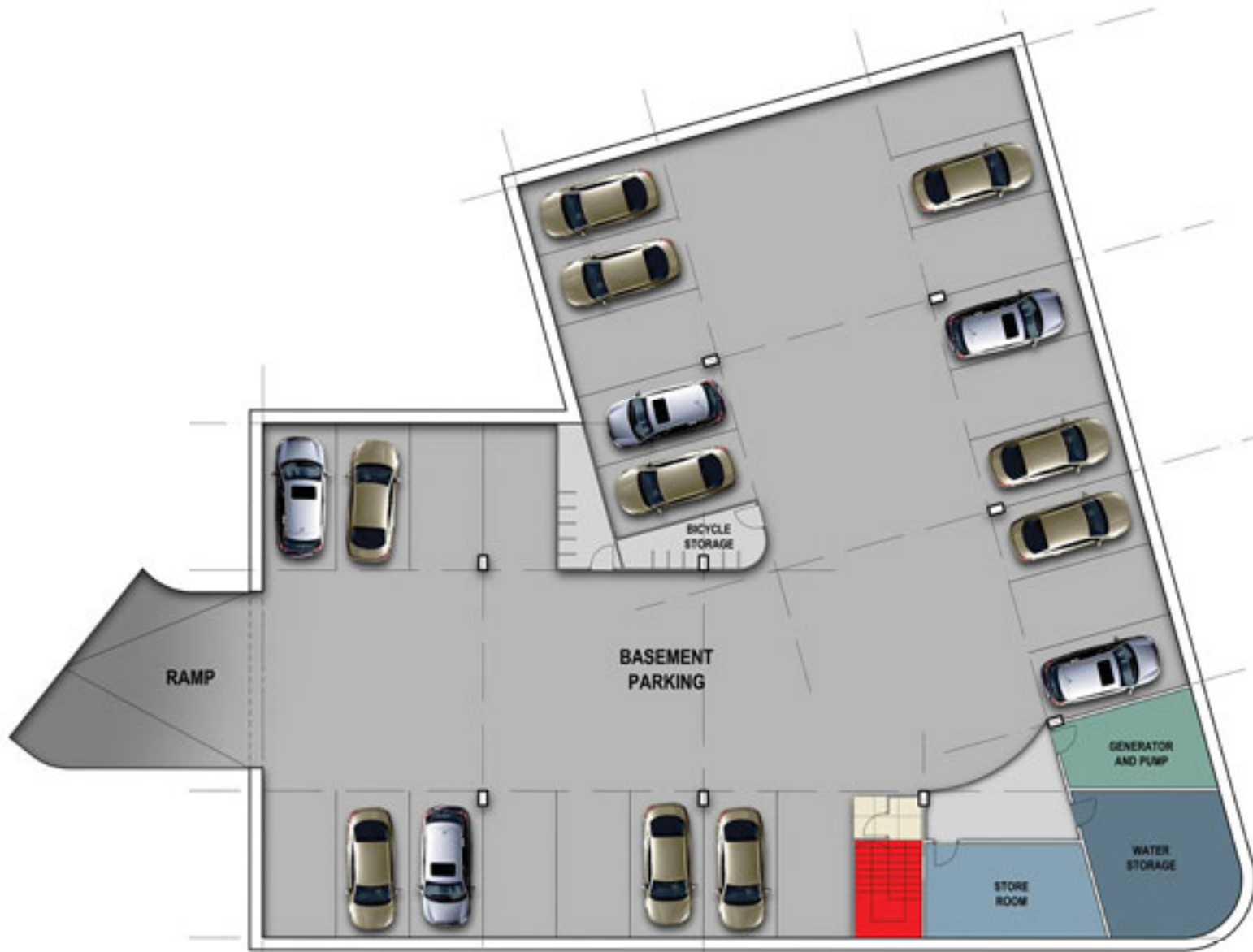
FIRST FLOOR PLAN



SECOND FLOOR PLAN



BASEMENT PLAN



PERSPECTIVE VIEW
TYPICAL ARCHITECTURAL FEEL



PERSPECTIVE VIEW



