



M Z U R I

EMBRACE OPPORTUNITY

FREE-STANDING HOMES

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PHASES

- 1B
- 2A
- 2B
- 3A
- 3B

FREE-STANDING HOMES

TOWNHOUSES

TERRACE HOMES

THE PAVILION

RUNNING & WALKING TRACK







## PHASE 1B

UNIT NO.	ERF NO.	UNIT TYPE	NO. BEDS	SITE AREA
39	21198	A2	3 BED	383m <sup>2</sup>
41	21196	A3	3 BED	323m <sup>2</sup>
42	21195	A2	3 BED	323m <sup>2</sup>
43	21194	A3 / A9 / B2	3 BED	323m <sup>2</sup>
45	21192	B2	3 BED	323m <sup>2</sup>
46	21191	A3 / A9	3 BED	306m <sup>2</sup>
47	21190	G1	2 BED	386m <sup>2</sup>
48	21189	B1	3 BED	315m <sup>2</sup>
49	21188	B1	3 BED	323m <sup>2</sup>
50	21187	B1	3 BED	323m <sup>2</sup>
51	21186	B1	3 BED	323m <sup>2</sup>
52	21185	A3 / A9 / B2	3 BED	323m <sup>2</sup>
53	21199	F2	2 BED	254m <sup>2</sup>
54	21200	B1	3 BED	329m <sup>2</sup>
55	21201	M	2 BED	244m <sup>2</sup>
56	21202	J	2 BED	245m <sup>2</sup>
57	21218	G2	2 BED	254m <sup>2</sup>
58	21219	G1	2 BED	276m <sup>2</sup>
59	21213	A3 / A9 / B2	3 BED	318m <sup>2</sup>
61	21215	A3 / A9 / B3	3 BED	323m <sup>2</sup>
63	21217	A3 / A9 / B4	3 BED	318m <sup>2</sup>
64	21208	B1	3 BED	318m <sup>2</sup>
65	21209	B1	3 BED	323m <sup>2</sup>
66	21210	B1	3 BED	323m <sup>2</sup>
69	21235	F1	2 BED	329m <sup>2</sup>
70	21234	F1	2 BED	234m <sup>2</sup>
71	21233	F1	2 BED	234m <sup>2</sup>
72	21232	F1	2 BED	234m <sup>2</sup>
73	21231	F1	2 BED	266m <sup>2</sup>
76	21220	C2 / C1	3 BED	200m <sup>2</sup>
77	21221	D2 / D1	3 BED	200m <sup>2</sup>
82	21222	D2 / D1	3 BED	229m <sup>2</sup>
83	21223	C2 / C1	3 BED	194m <sup>2</sup>
85	21203	C2 / C1	3 BED	192m <sup>2</sup>
86	21204	D2 / D1	3 BED	159m <sup>2</sup>
87	21205	C2 / C1	3 BED	155m <sup>2</sup>
90	21184	B1	3 BED	317m <sup>2</sup>
91	21183	B2	3 BED	317m <sup>2</sup>
92	21182	B2	3 BED	332m <sup>2</sup>
96	21175	C2 / C1	3 BED	152m <sup>2</sup>
97	21176	D2 / D1	3 BED	152m <sup>2</sup>
101	21180	N	2 BED	300m <sup>2</sup>
102	21181	L	3 BED	334m <sup>2</sup>

## PHASE 3A

UNIT NO.	ERF NO.	UNIT TYPE	NO. BEDS	SITE AREA
1	-	E1 / E3	2 BED	89m <sup>2</sup>
2	-	E2 / E4	2 BED	89m <sup>2</sup>
3	-	E1 / E3	2 BED	89m <sup>2</sup>
4	-	E2 / E4	2 BED	89m <sup>2</sup>
5	-	E1 / E3	2 BED	89m <sup>2</sup>
6	-	E2 / E4	2 BED	89m <sup>2</sup>
7	-	E1 / E3	2 BED	89m <sup>2</sup>
8	-	E2 / E4	2 BED	89m <sup>2</sup>
9	-	E1 / E3	2 BED	89m <sup>2</sup>
10	-	E2 / E4	2 BED	89m <sup>2</sup>
11	-	E1 / E3	2 BED	89m <sup>2</sup>
12	-	E2 / E4	2 BED	89m <sup>2</sup>
13	-	E1 / E3	2 BED	89m <sup>2</sup>
14	-	E2 / E4	2 BED	89m <sup>2</sup>
15	-	E1 / E3	2 BED	89m <sup>2</sup>
16	-	E2 / E4	2 BED	89m <sup>2</sup>
17	-	E2 / E4	2 BED	89m <sup>2</sup>
18	-	E1 / E3	2 BED	89m <sup>2</sup>
19	-	E2 / E4	2 BED	89m <sup>2</sup>
20	-	E1 / E3	2 BED	89m <sup>2</sup>
21	-	E2 / E4	2 BED	89m <sup>2</sup>
22	-	E1 / E3	2 BED	89m <sup>2</sup>
23	-	E2 / E4	2 BED	89m <sup>2</sup>
24	-	E1 / E3	2 BED	89m <sup>2</sup>
25	-	E2 / E4	2 BED	89m <sup>2</sup>
26	-	E1 / E3	2 BED	86m <sup>2</sup>
27	-	E2 / E4	2 BED	86m <sup>2</sup>
28	-	E1 / E3	2 BED	86m <sup>2</sup>
29	-	E2 / E4	2 BED	86m <sup>2</sup>
30	-	E1 / E3	2 BED	86m <sup>2</sup>
31	-	E1 / E3	2 BED	86m <sup>2</sup>
32	-	E2 / E4	2 BED	86m <sup>2</sup>
33	-	E1 / E3	2 BED	86m <sup>2</sup>
34	-	E2 / E4	2 BED	86m <sup>2</sup>
35	-	E2 / E4	2 BED	78m <sup>2</sup>
36	-	E1 / E3	2 BED	78m <sup>2</sup>
37	-	E2 / E4	2 BED	78m <sup>2</sup>
38	-	E1 / E3	2 BED	78m <sup>2</sup>
39	-	E2 / E4	2 BED	78m <sup>2</sup>
40	-	E1 / E3	2 BED	78m <sup>2</sup>
41	-	E2 / E4	2 BED	78m <sup>2</sup>

## PHASE 3B

UNIT NO.	ERF NO.	UNIT TYPE	NO. BEDS	SITE AREA
42	-	E1 / E3	2 BED	111m <sup>2</sup>
43	-	E2 / E4	2 BED	91m <sup>2</sup>
44	-	E2 / E4	2 BED	89m <sup>2</sup>
45	-	E1 / E3	2 BED	81m <sup>2</sup>
46	-	E2 / E4	2 BED	81m <sup>2</sup>
47	-	E1 / E3	2 BED	82m <sup>2</sup>
48	-	E2 / E4	2 BED	83m <sup>2</sup>
49	-	E1 / E3	2 BED	83m <sup>2</sup>
50	-	E2 / E4	2 BED	86m <sup>2</sup>
51	-	E1 / E3	2 BED	82m <sup>2</sup>
52	-	E2 / E4	2 BED	81m <sup>2</sup>
53	-	E1 / E3	2 BED	80m <sup>2</sup>
54	-	E2 / E4	2 BED	80m <sup>2</sup>
55	-	E1 / E3	2 BED	79m <sup>2</sup>
56	-	E2 / E4	2 BED	79m <sup>2</sup>
57	-	E2 / E4	2 BED	90m <sup>2</sup>
58	-	E1 / E3	2 BED	131m <sup>2</sup>
59	-	E2 / E4	2 BED	108m <sup>2</sup>
60	-	E1 / E3	2 BED	85m <sup>2</sup>
61	-	E2 / E4	2 BED	89m <sup>2</sup>
62	-	E1 / E3	2 BED	85m <sup>2</sup>
63	-	E1 / E3	2 BED	88m <sup>2</sup>
64	-	E2 / E4	2 BED	85m <sup>2</sup>
65	-	E1 / E3	2 BED	85m <sup>2</sup>
66	-	E2 / E4	2 BED	85m <sup>2</sup>
67	-	E1 / E3	2 BED	85m <sup>2</sup>
68	-	E2 / E4	2 BED	85m <sup>2</sup>
69	-	E1 / E3	2 BED	85m <sup>2</sup>
70	-	E2 / E4	2 BED	85m <sup>2</sup>
71	-	E1 / E3	2 BED	85m <sup>2</sup>
72	-	E2 / E4	2 BED	86m <sup>2</sup>
73	-	E1 / E3	2 BED	107m <sup>2</sup>
74	-	E2 / E4	2 BED	122m <sup>2</sup>
75	-	E1 / E3	2 BED	139m <sup>2</sup>
76	-	E2 / E4	2 BED	155m <sup>2</sup>
77	-	E1 / E3	2 BED	144m <sup>2</sup>
78	-	E2 / E4	2 BED	105m <sup>2</sup>





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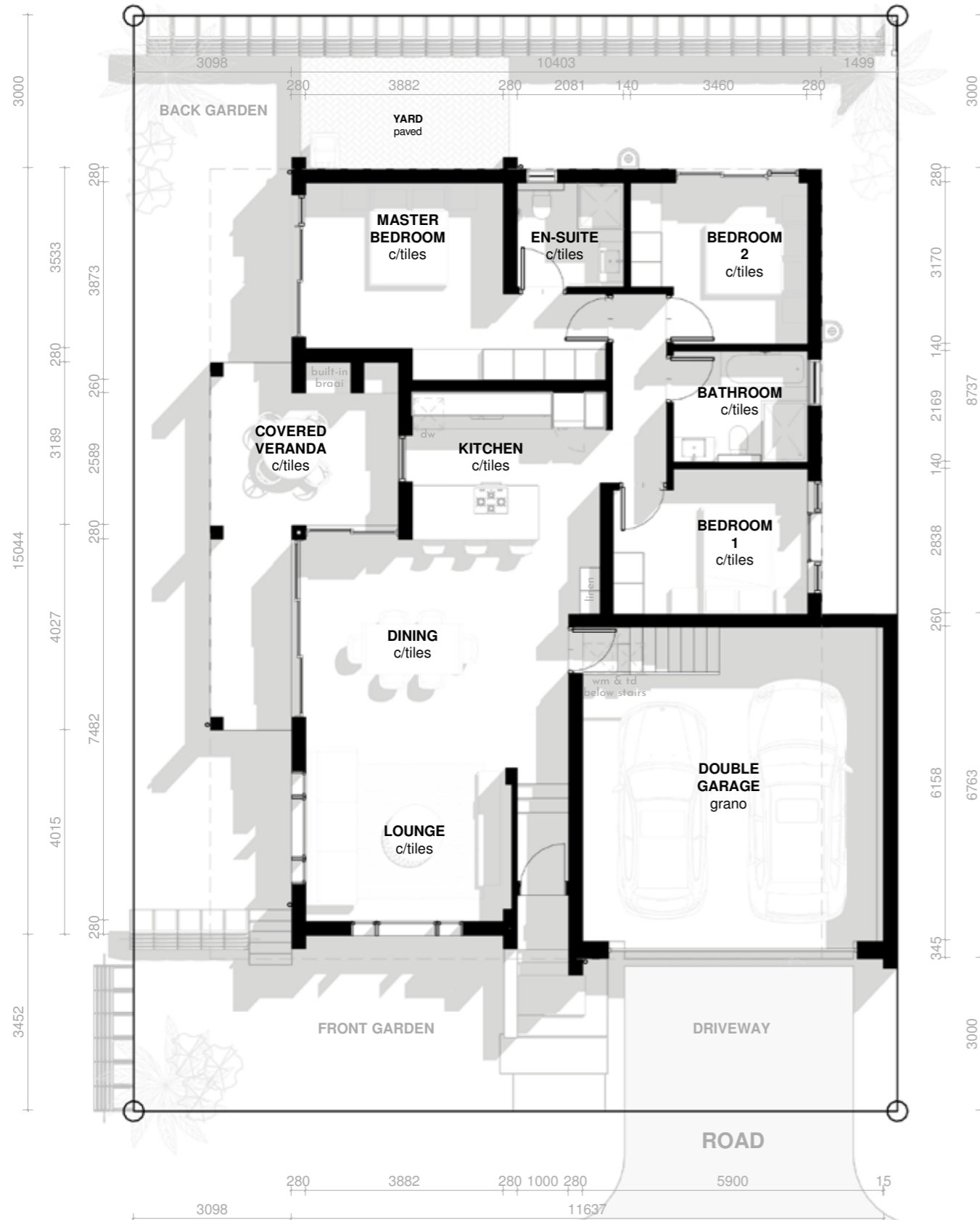
EMBRACE OPPORTUNITY



FREE-STANDING HOMES



### GROUND FLOOR



### ROOF PLAN



### AREA SCHEDULE

Unit Area	118.50m <sup>2</sup>
Covered Veranda	18.20m <sup>2</sup>
Double Garage	42.50m <sup>2</sup>
<b>TOTAL</b>	<b>179.20m<sup>2</sup></b>
Yard	7.90m <sup>2</sup>



HOME | 3 BED | TYPE A-3



**ROAD ELEVATION**



**SIDE ELEVATION**



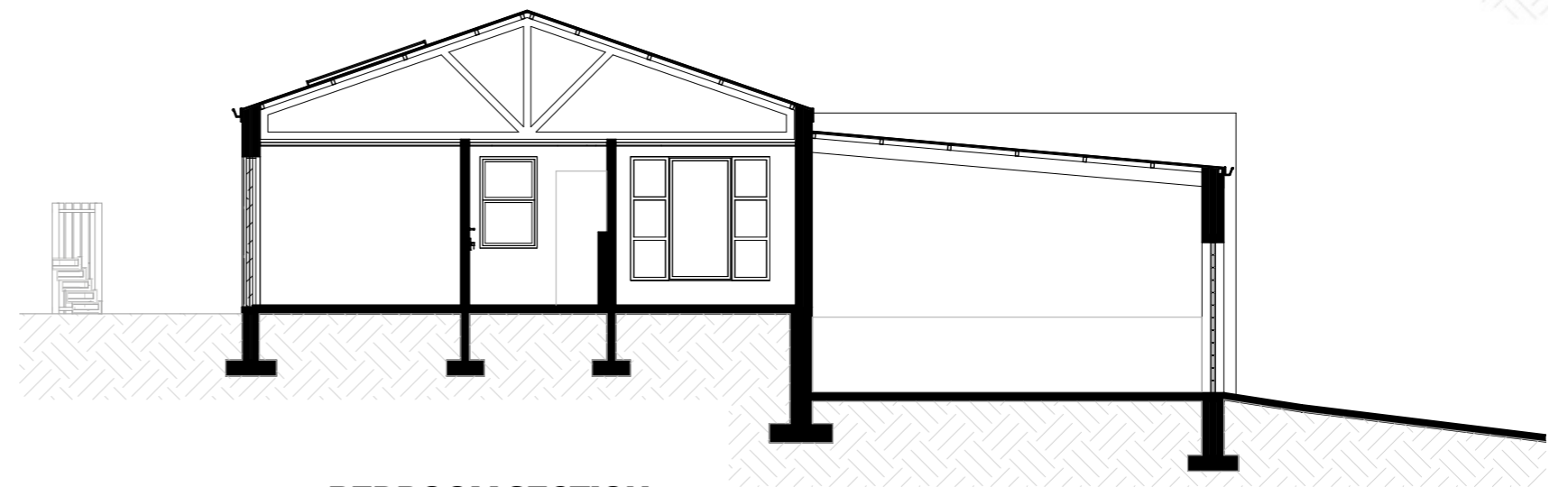
**GARDEN ELEVATION**



**SIDE ELEVATION**



**LOUNGE SECTION**



**BEDROOM SECTION**

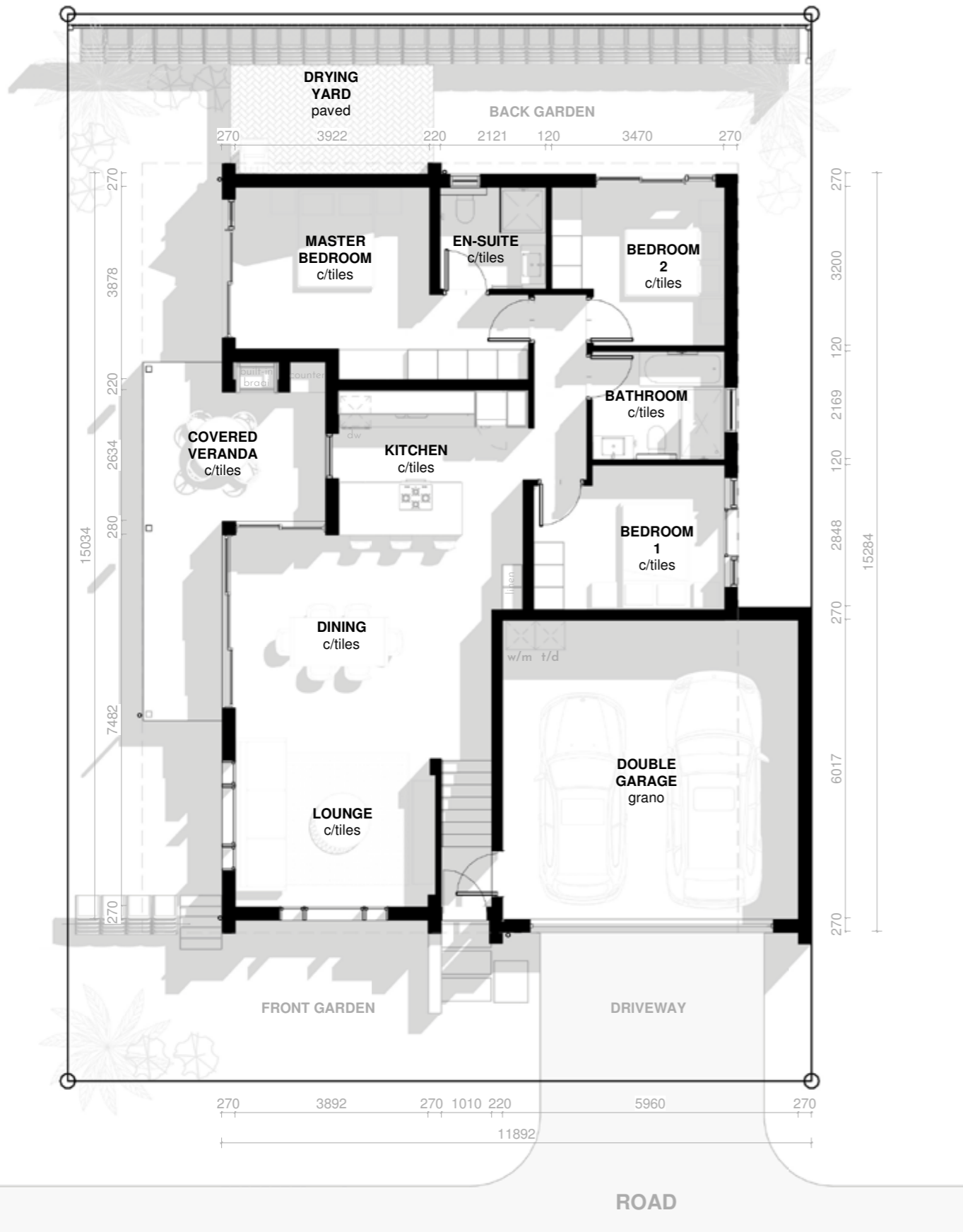


**HOME | 3 BED | TYPE A-3**

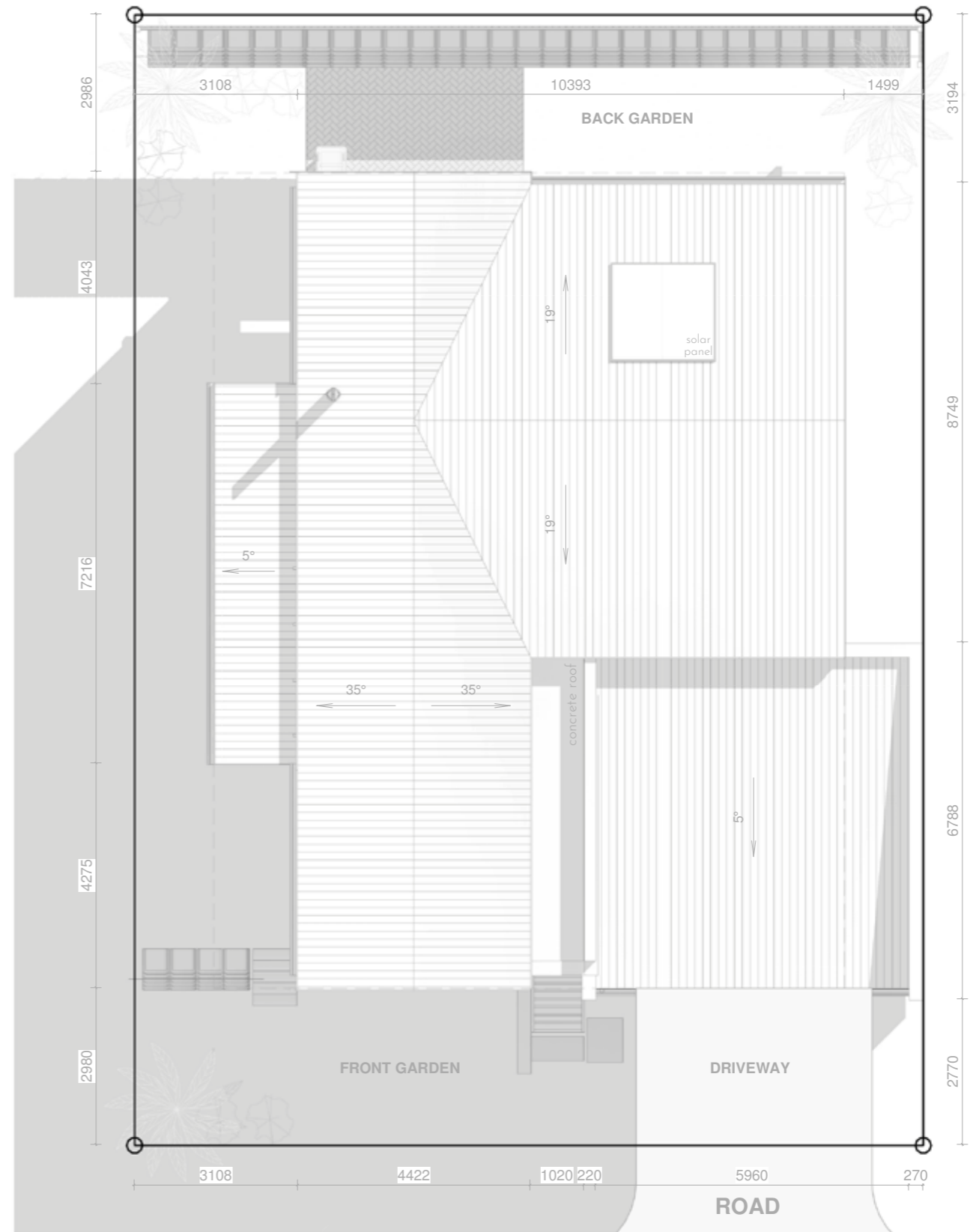
**AREA SCHEDULE**

Unit Area	118.50m <sup>2</sup>
Covered Veranda	18.20m <sup>2</sup>
Double Garage	42.50m <sup>2</sup>
<b>TOTAL</b>	<b>179.20m<sup>2</sup></b>
Yard	7.90m <sup>2</sup>

### GROUND FLOOR



### ROOF PLAN



### AREA SCHEDULE

Unit Area	119.68m <sup>2</sup>
Covered Veranda	18.12m <sup>2</sup>
Double Garage	42.20m <sup>2</sup>
<b>TOTAL</b>	<b>180.00m<sup>2</sup></b>
Yard	8.60m <sup>2</sup>



**ROAD ELEVATION**



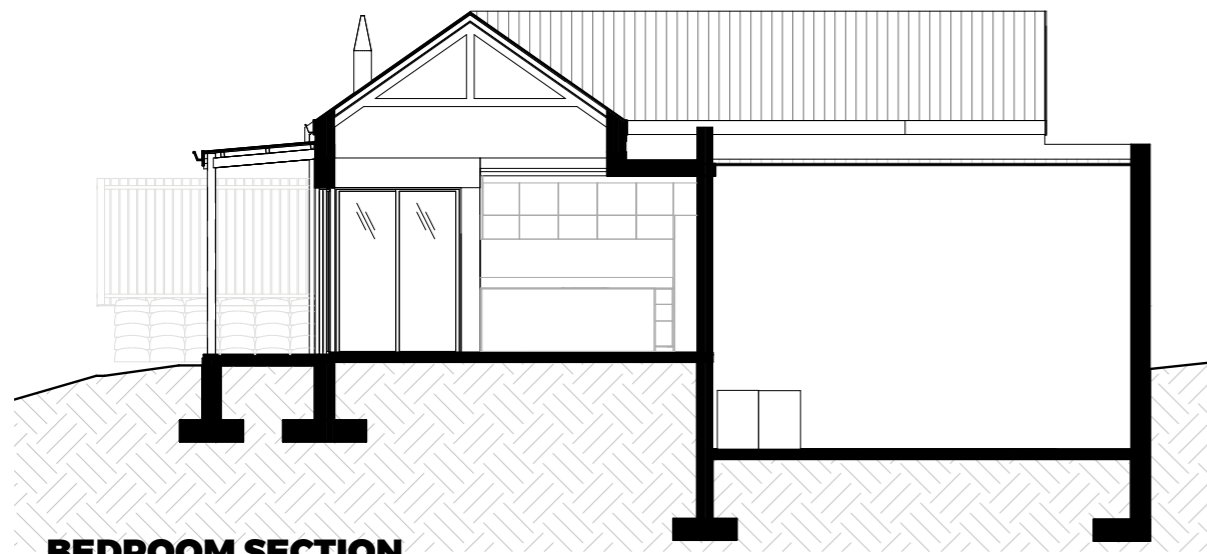
**SIDE ELEVATION**



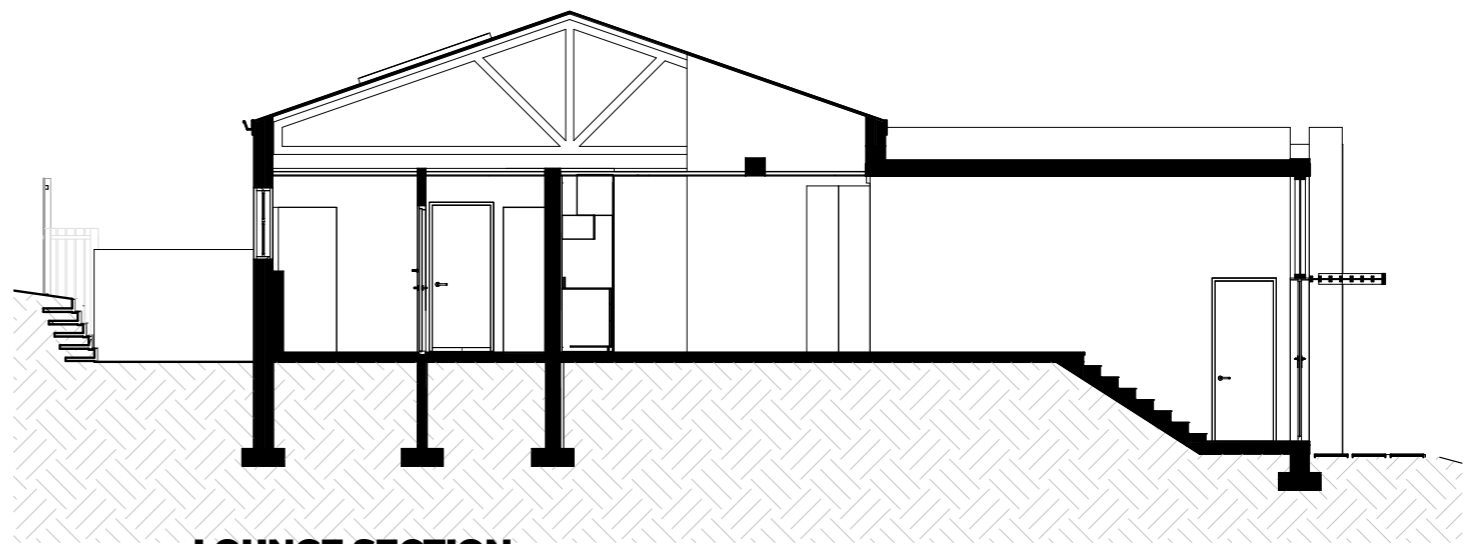
**GARDEN ELEVATION**



**SIDE ELEVATION**



**BEDROOM SECTION**



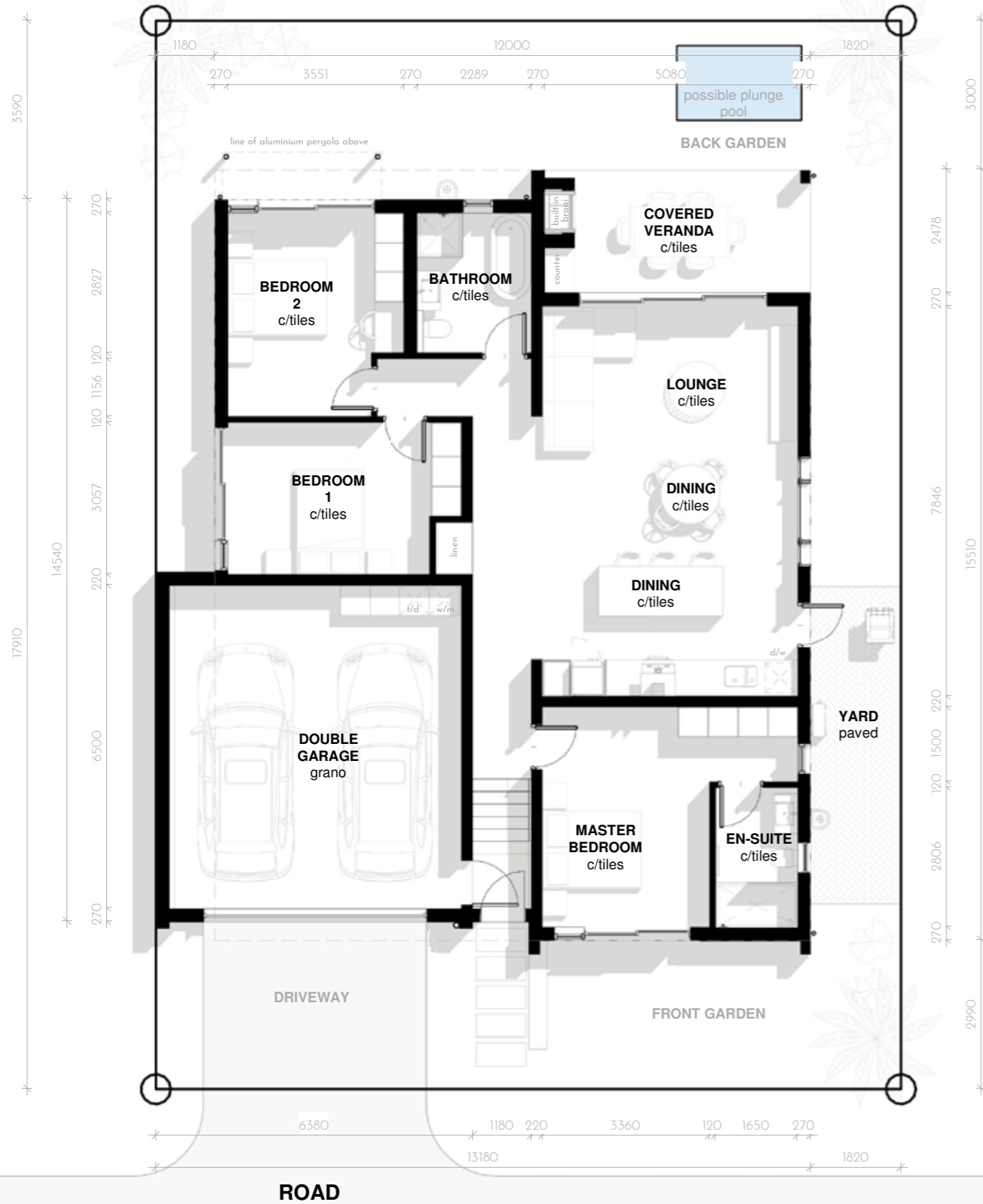
**LOUNGE SECTION**

**AREA SCHEDULE**

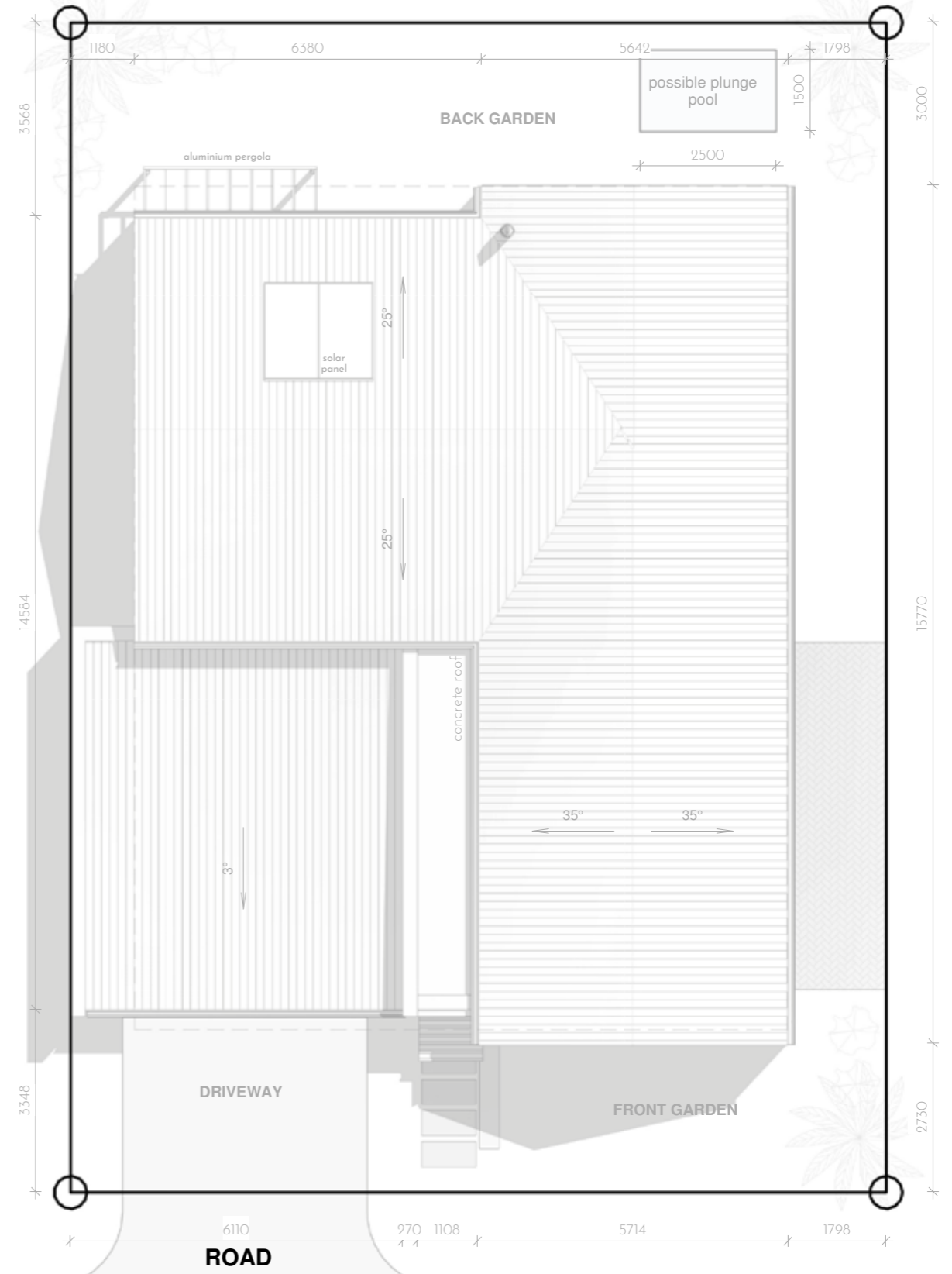
Unit Area	119.68m <sup>2</sup>
Covered Veranda	18.12m <sup>2</sup>
Double Garage	42.20m <sup>2</sup>
<b>TOTAL</b>	<b>180.00m<sup>2</sup></b>
Yard	8.60m <sup>2</sup>



### GROUND FLOOR



### ROOF PLAN



### AREA SCHEDULE

Unit Area	131.42m <sup>2</sup>
Covered Veranda	13.25m <sup>2</sup>
Double Garage	43.36m <sup>2</sup>
<b>TOTAL</b>	<b>188.03m<sup>2</sup></b>
Yard	11.48m <sup>2</sup>





**ROAD ELEVATION**



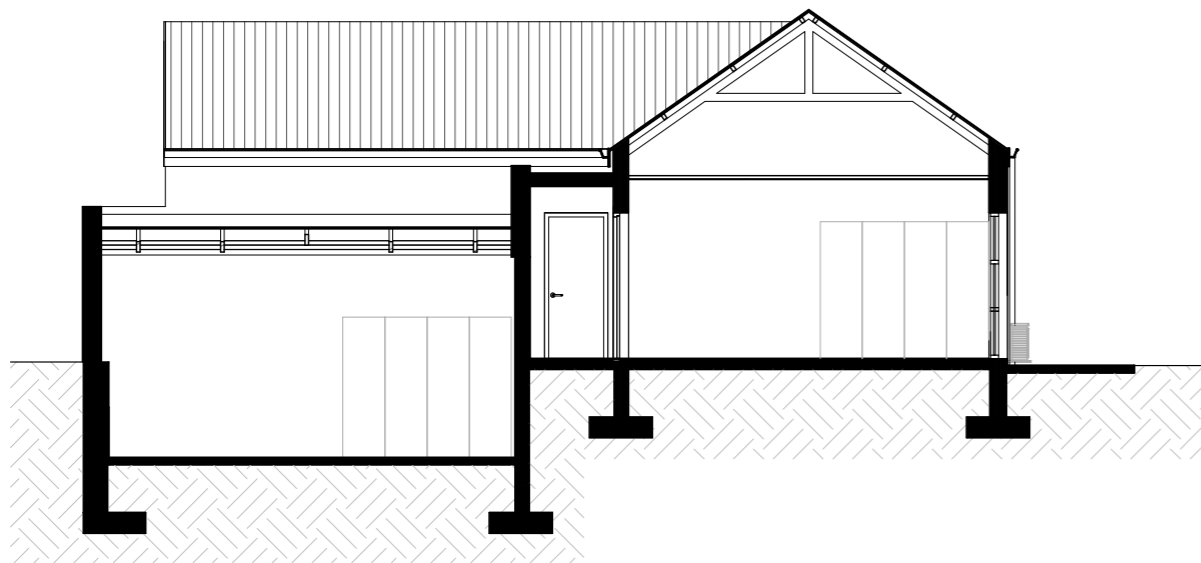
**SIDE ELEVATION**



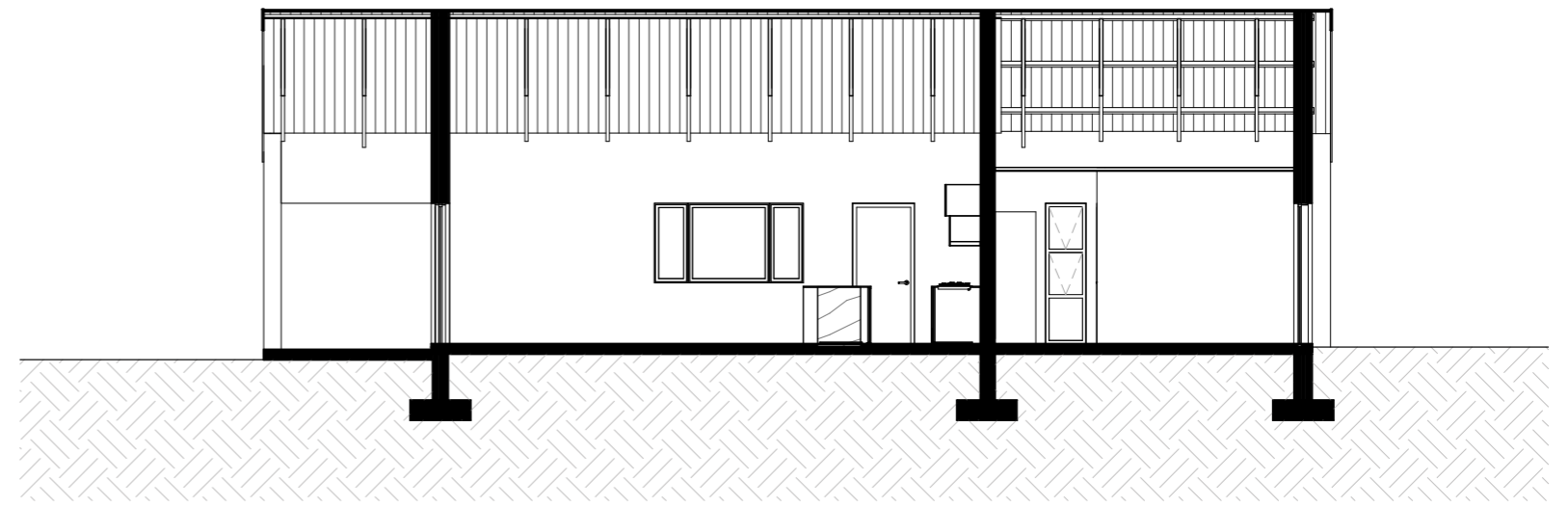
**GARDEN ELEVATION**



**SIDE ELEVATION**



**BEDROOM SECTION**



**LOUNGE SECTION**



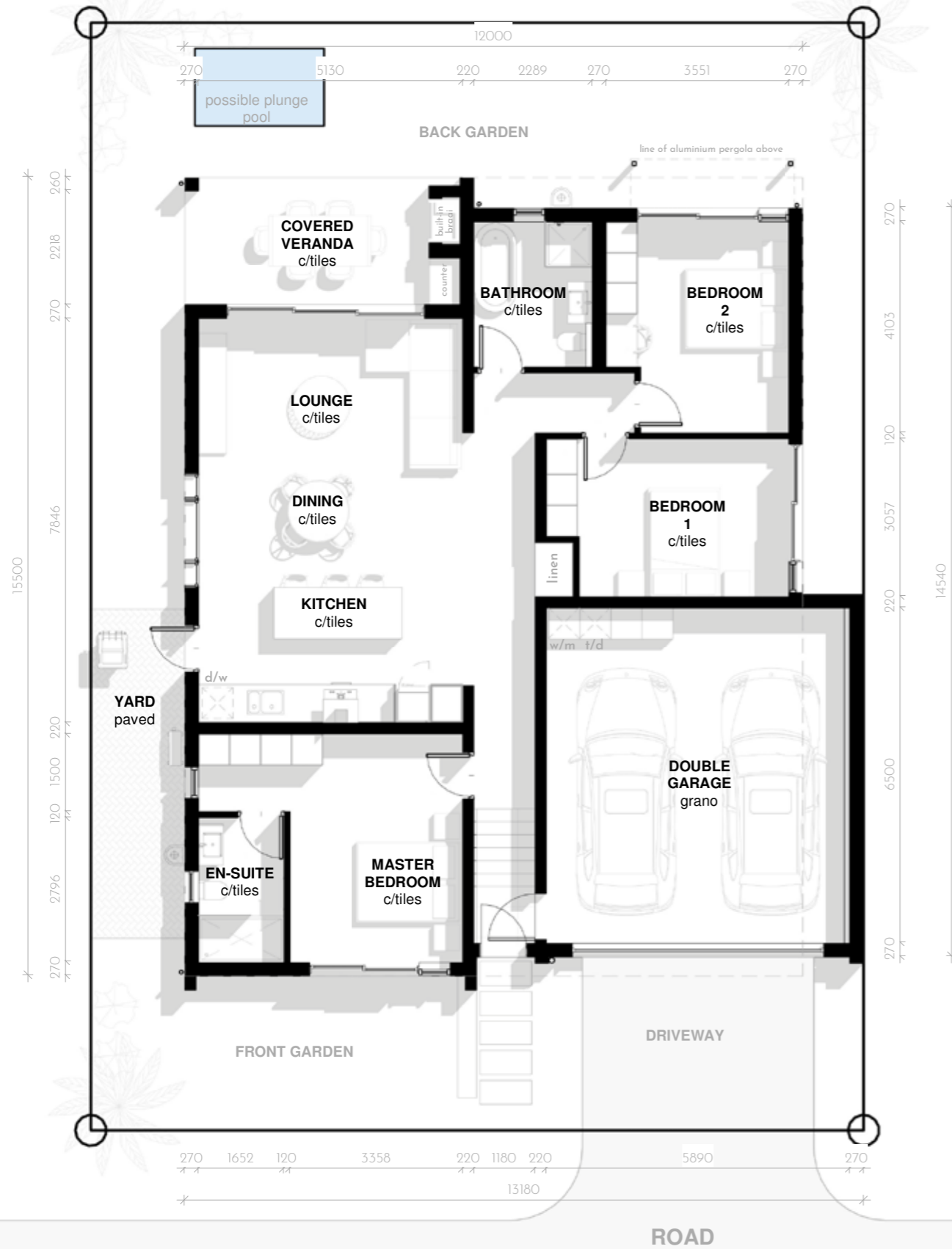
**HOME | 3 BED | TYPE B-1**

**AREA SCHEDULE**

Unit Area	131.42m <sup>2</sup>
Covered Veranda	13.25m <sup>2</sup>
Double Garage	43.36m <sup>2</sup>
<b>TOTAL</b>	<b>188.03m<sup>2</sup></b>
Yard	11.48m <sup>2</sup>



## GROUND FLOOR



## ROOF PLAN



### AREA SCHEDULE

Unit Area	131.42m <sup>2</sup>
Covered Veranda	13.25m <sup>2</sup>
Double Garage	43.36m <sup>2</sup>
<b>TOTAL</b>	<b>188.03m<sup>2</sup></b>
Yard	11.48m <sup>2</sup>





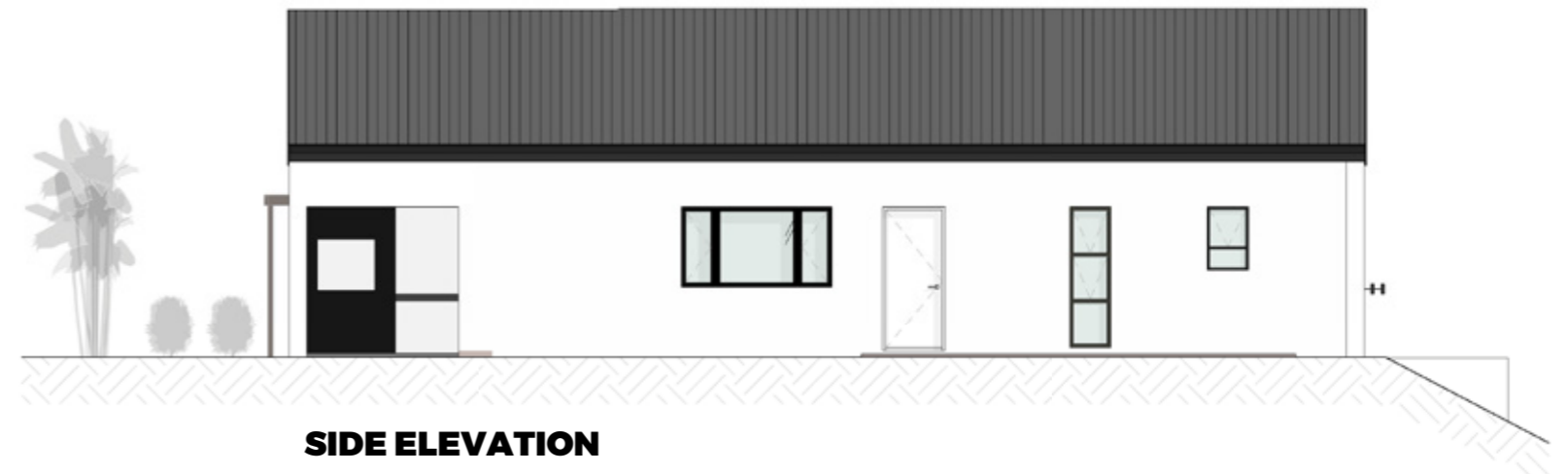
**ROAD ELEVATION**



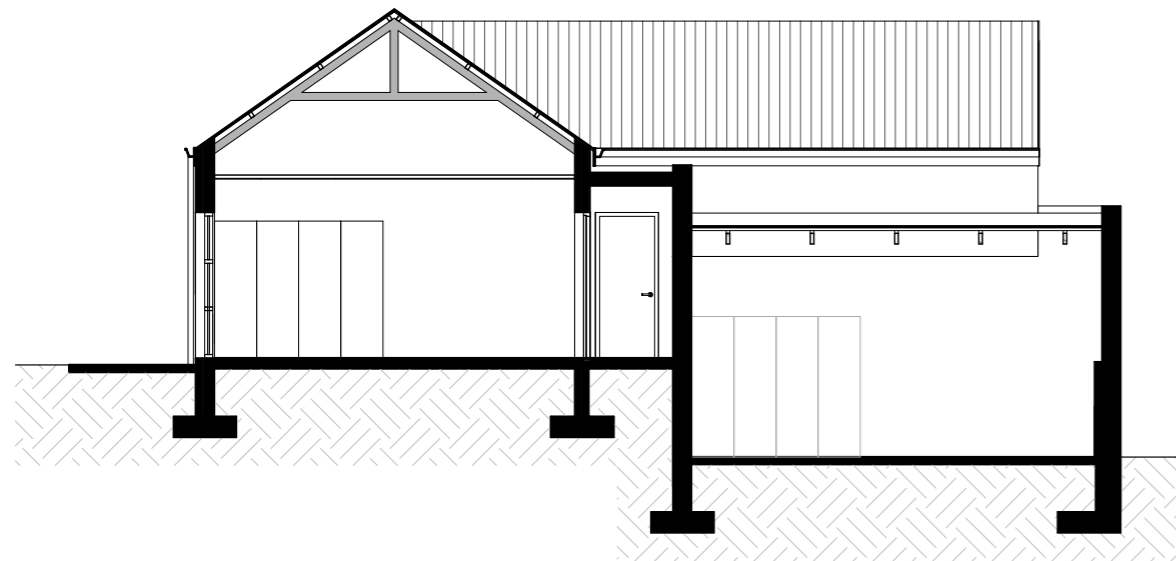
**SIDE ELEVATION**



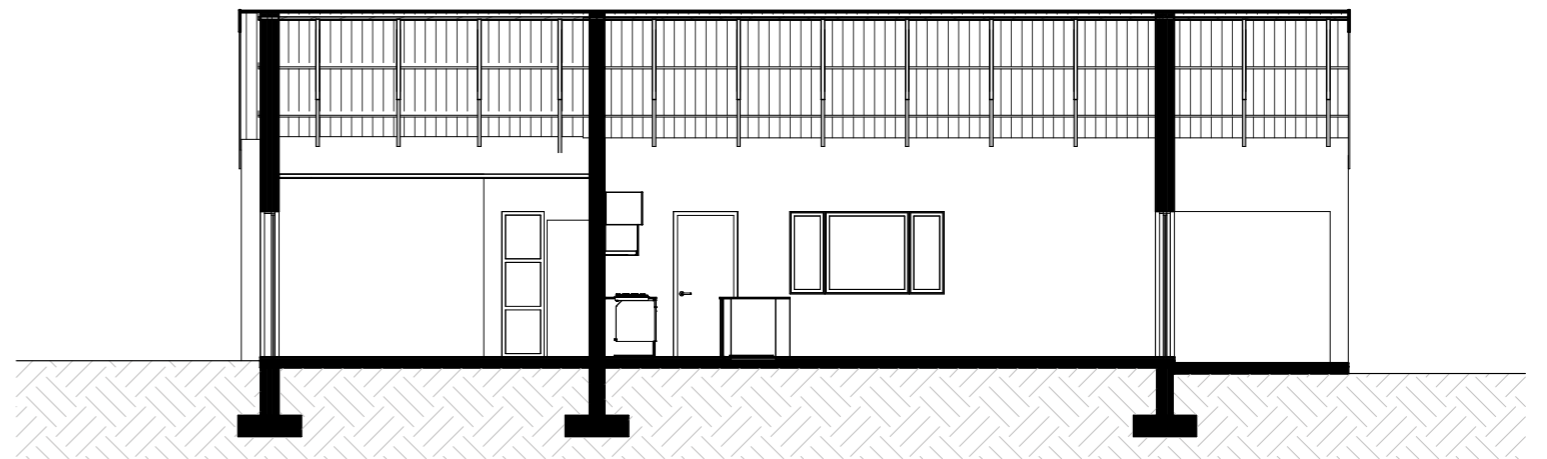
**GARDEN ELEVATION**



**SIDE ELEVATION**



**BEDROOM SECTION**



**LOUNGE SECTION**

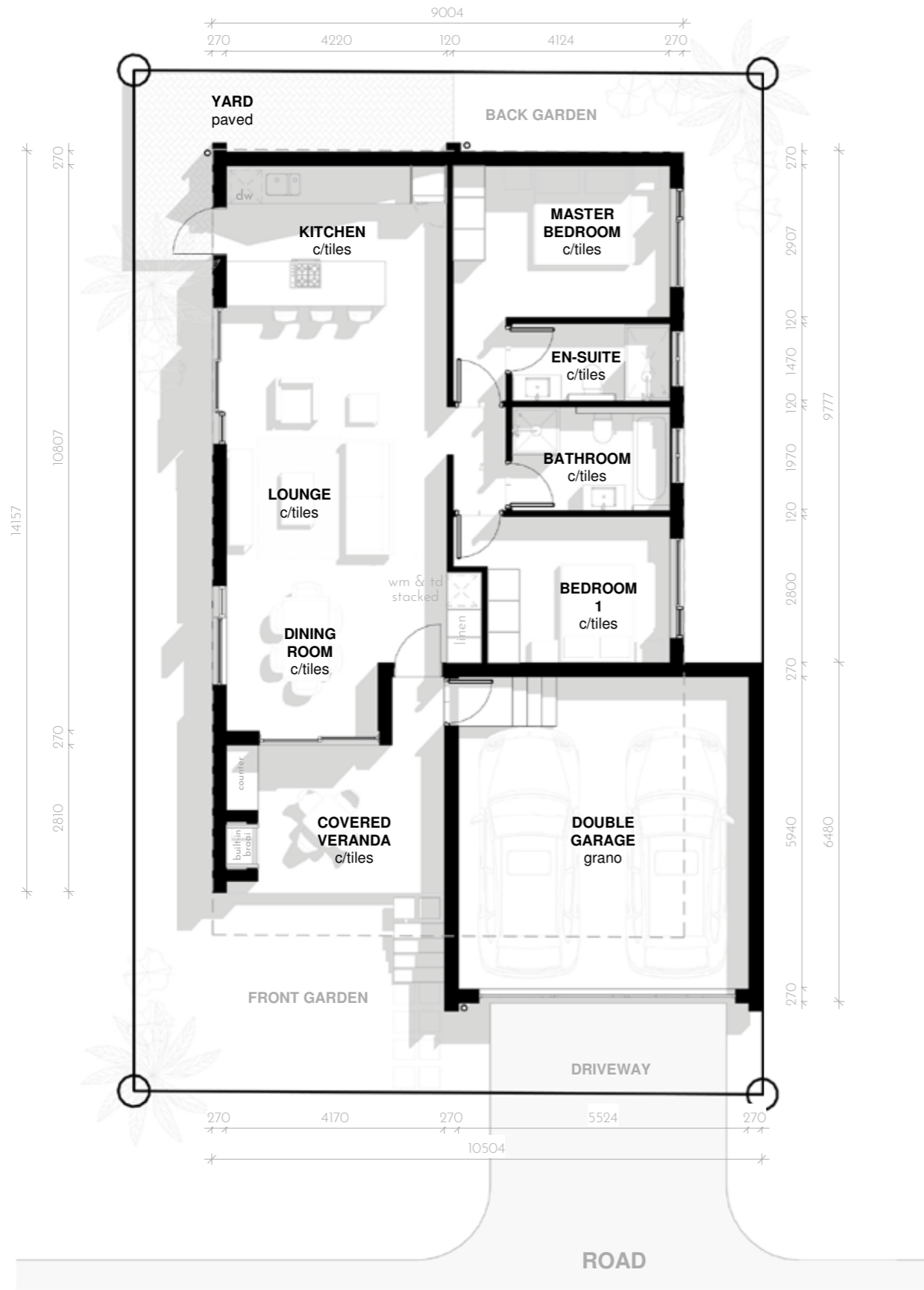


**HOME | 3 BED | TYPE B-2**

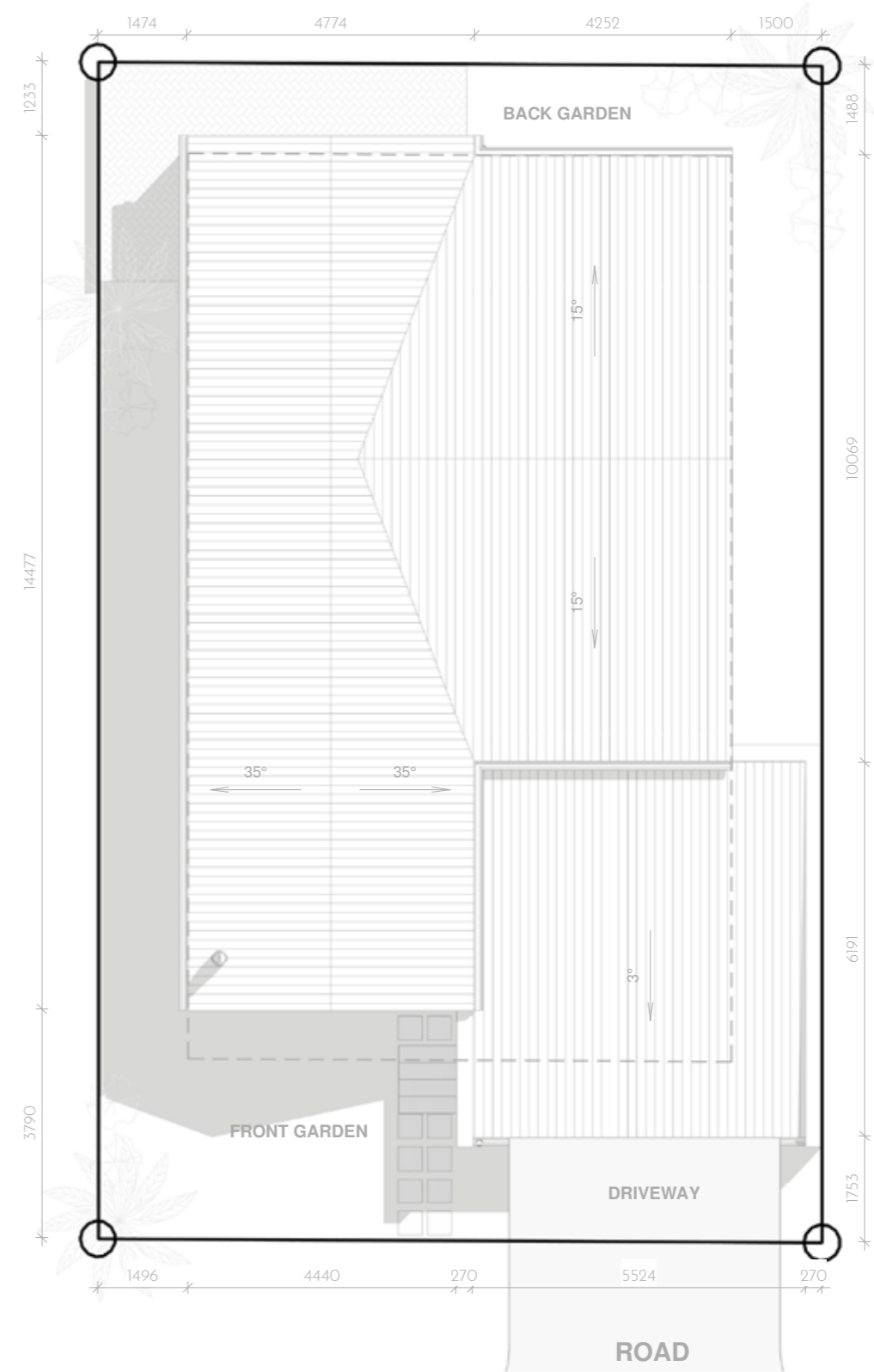
**AREA SCHEDULE**

Unit Area	131.42m <sup>2</sup>
Covered Veranda	13.25m <sup>2</sup>
Double Garage	43.36m <sup>2</sup>
<b>TOTAL</b>	<b>188.03m<sup>2</sup></b>
Yard	11.48m <sup>2</sup>

### GROUND FLOOR



### ROOF PLAN



### AREA SCHEDULE

Unit Area	93.16m <sup>2</sup>
Covered Veranda	15.21m <sup>2</sup>
Double Garage	37.91m <sup>2</sup>
<b>TOTAL</b>	<b>146.28m<sup>2</sup></b>
Yard	12.30m <sup>2</sup>



HOME | 2 BED | TYPE F - 1





**ROAD ELEVATION**



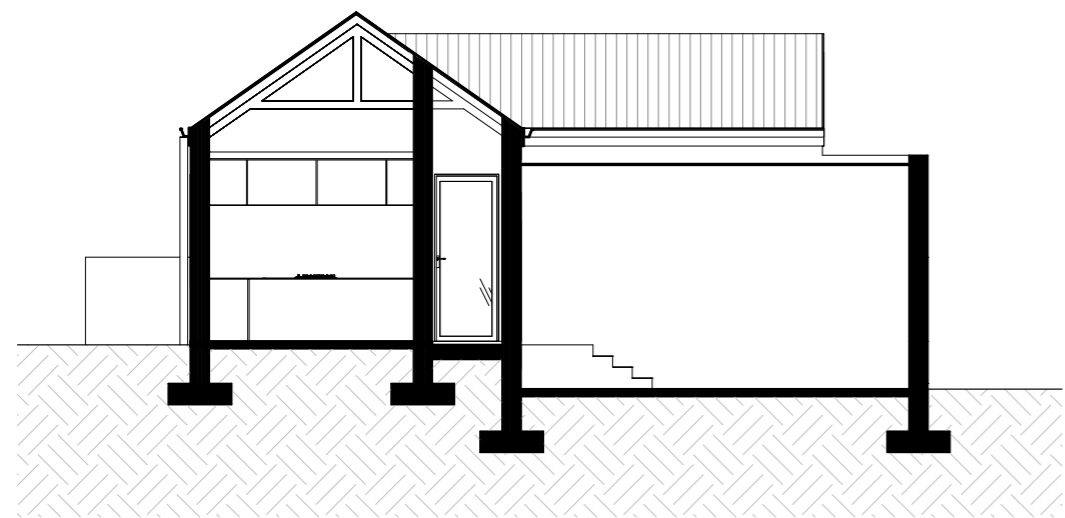
**SIDE ELEVATION**



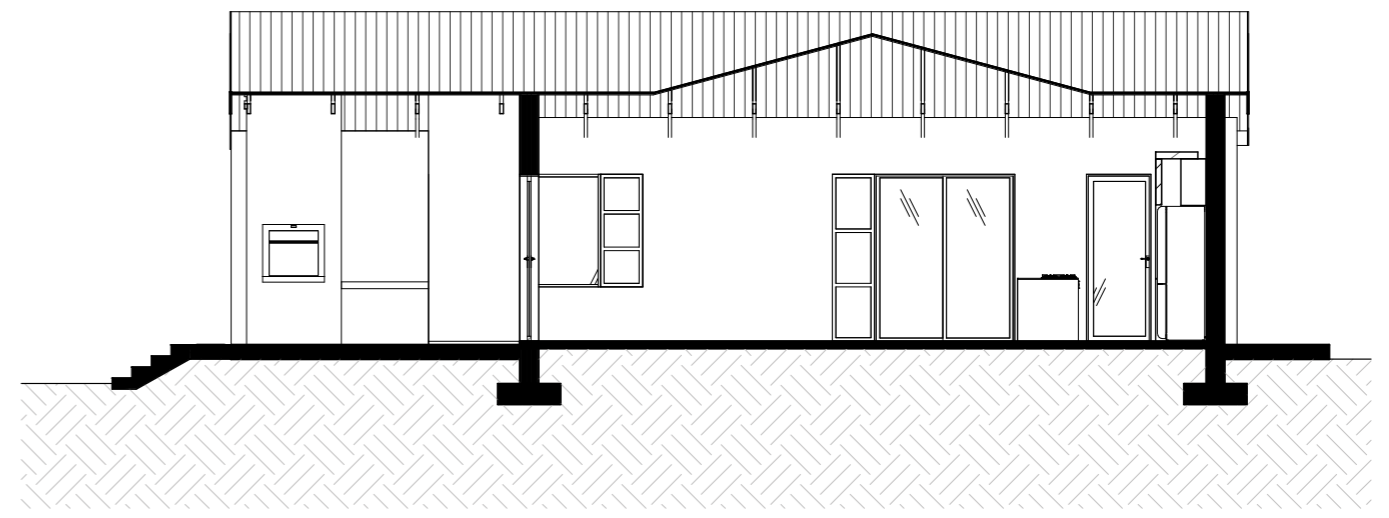
**GARDEN ELEVATION**



**SIDE ELEVATION**



**GARAGE SECTION**



**LOUNGE SECTION**

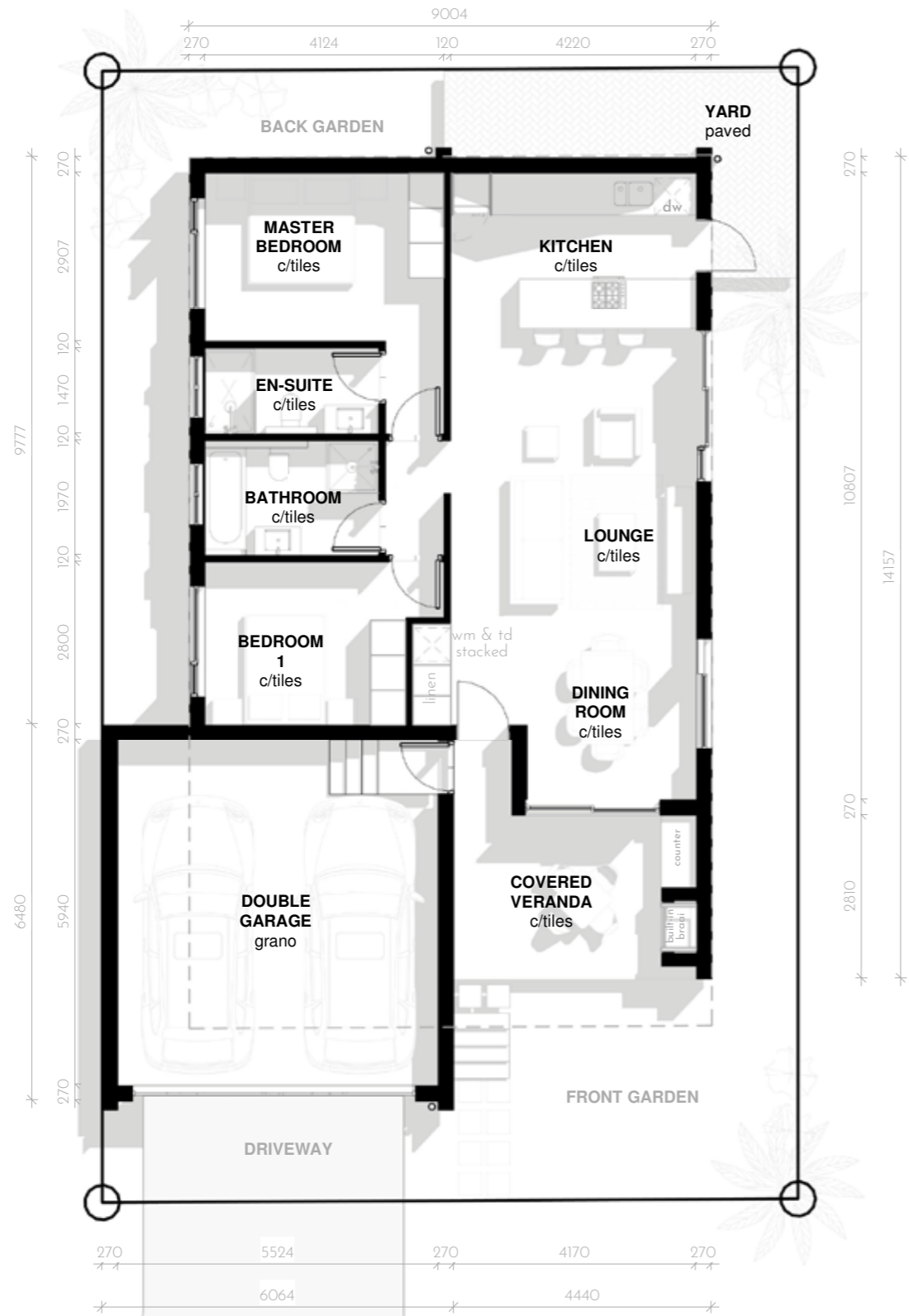


**HOME | 2 BED | TYPE F - 1**

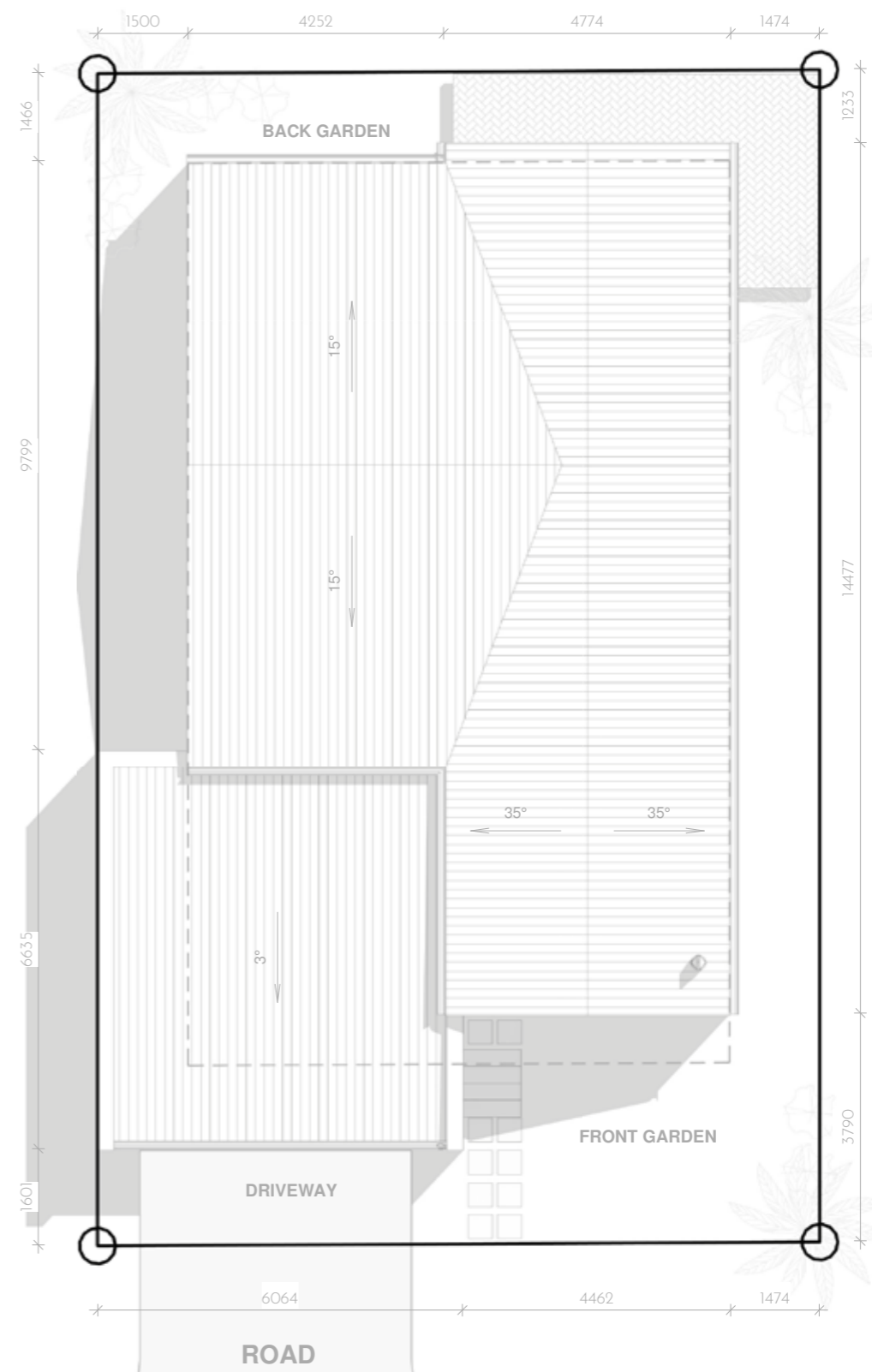
**AREA SCHEDULE**

Unit Area	93.16m <sup>2</sup>
Covered Veranda	15.21m <sup>2</sup>
Double Garage	37.91m <sup>2</sup>
<b>TOTAL</b>	<b>146.28m<sup>2</sup></b>
Yard	12.30m <sup>2</sup>

### GROUND FLOOR



### ROOF PLAN



### AREA SCHEDULE

Unit Area	93.16m <sup>2</sup>
Covered Veranda	15.21m <sup>2</sup>
Double Garage	37.91m <sup>2</sup>
<b>TOTAL</b>	<b>146.28m<sup>2</sup></b>
Yard	12.30m <sup>2</sup>



HOME | 2 BED | TYPE F - 2





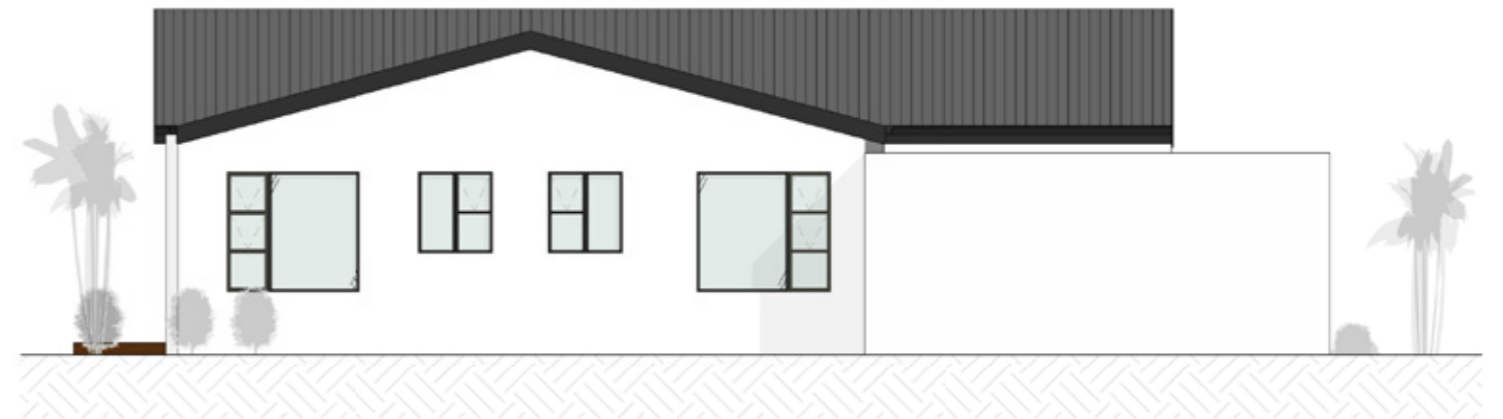
**ROAD ELEVATION**



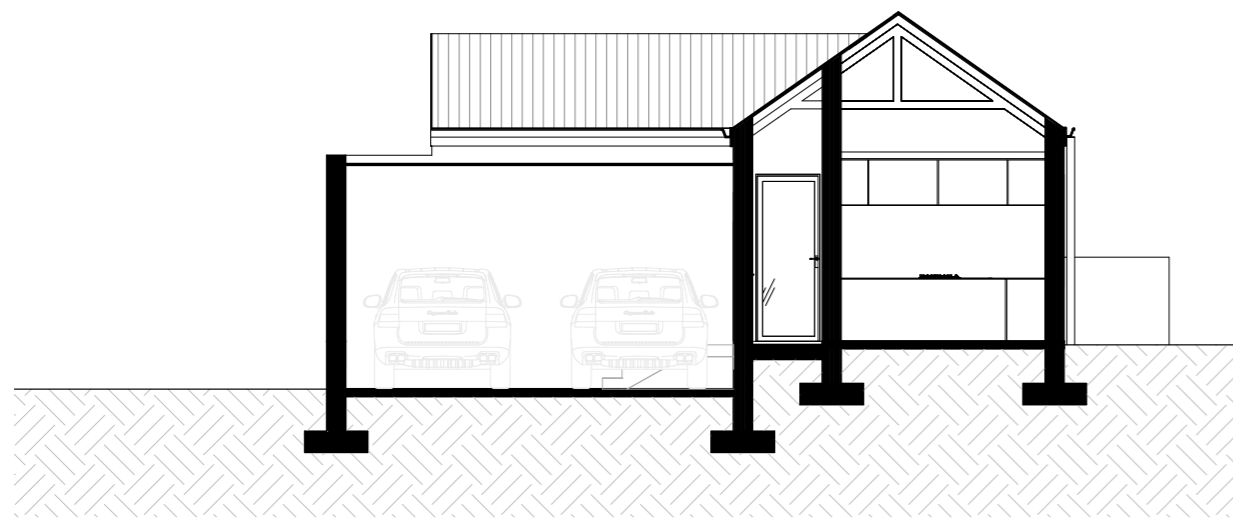
**SIDE ELEVATION**



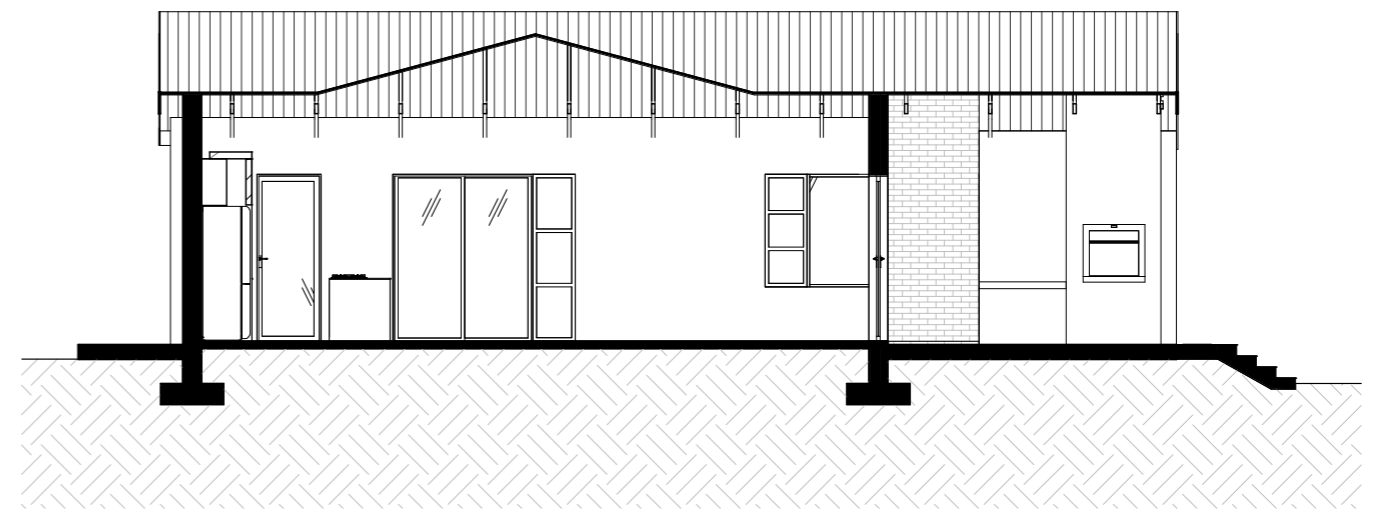
**GARDEN ELEVATION**



**SIDE ELEVATION**



**GARAGE SECTION**



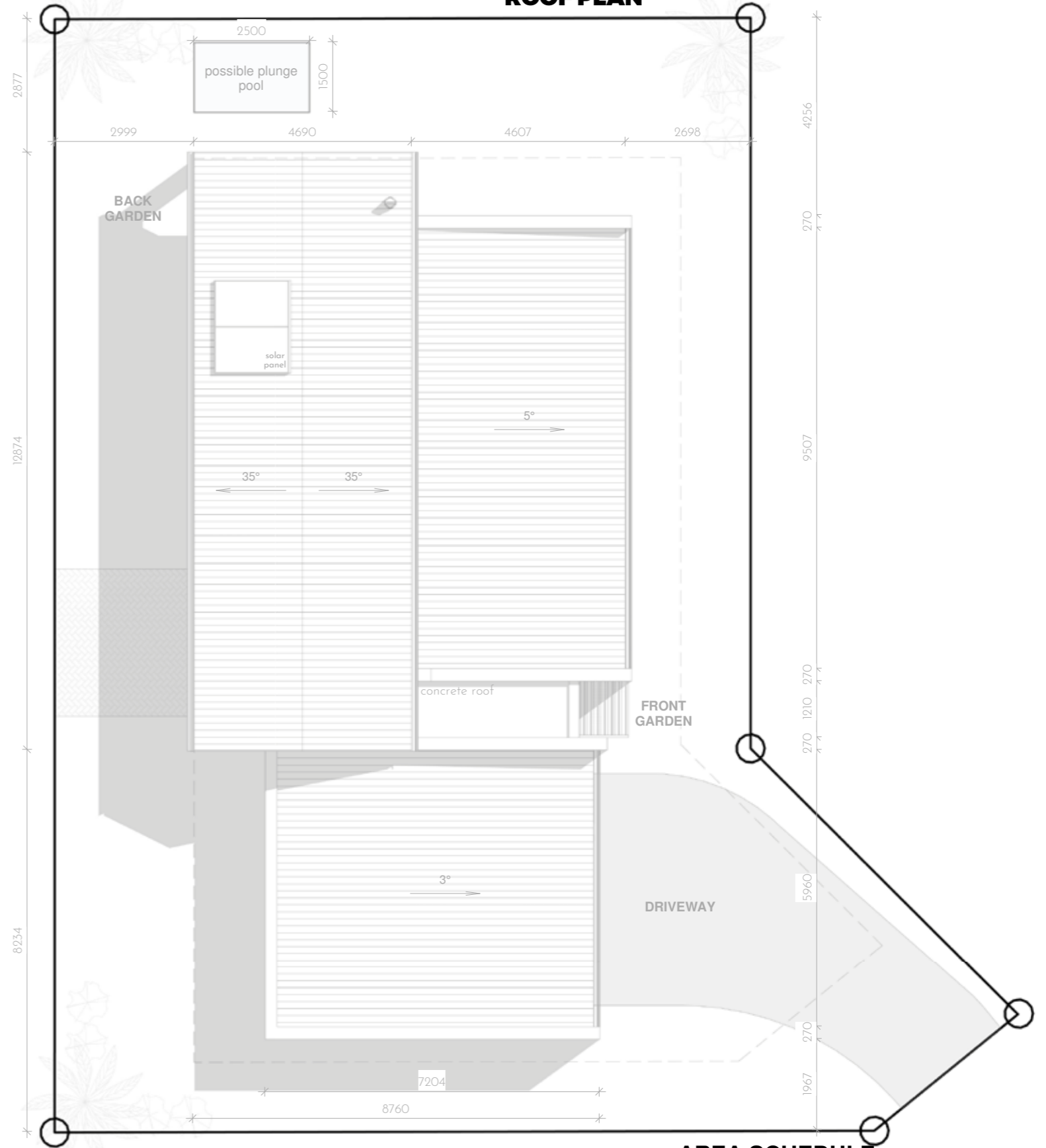
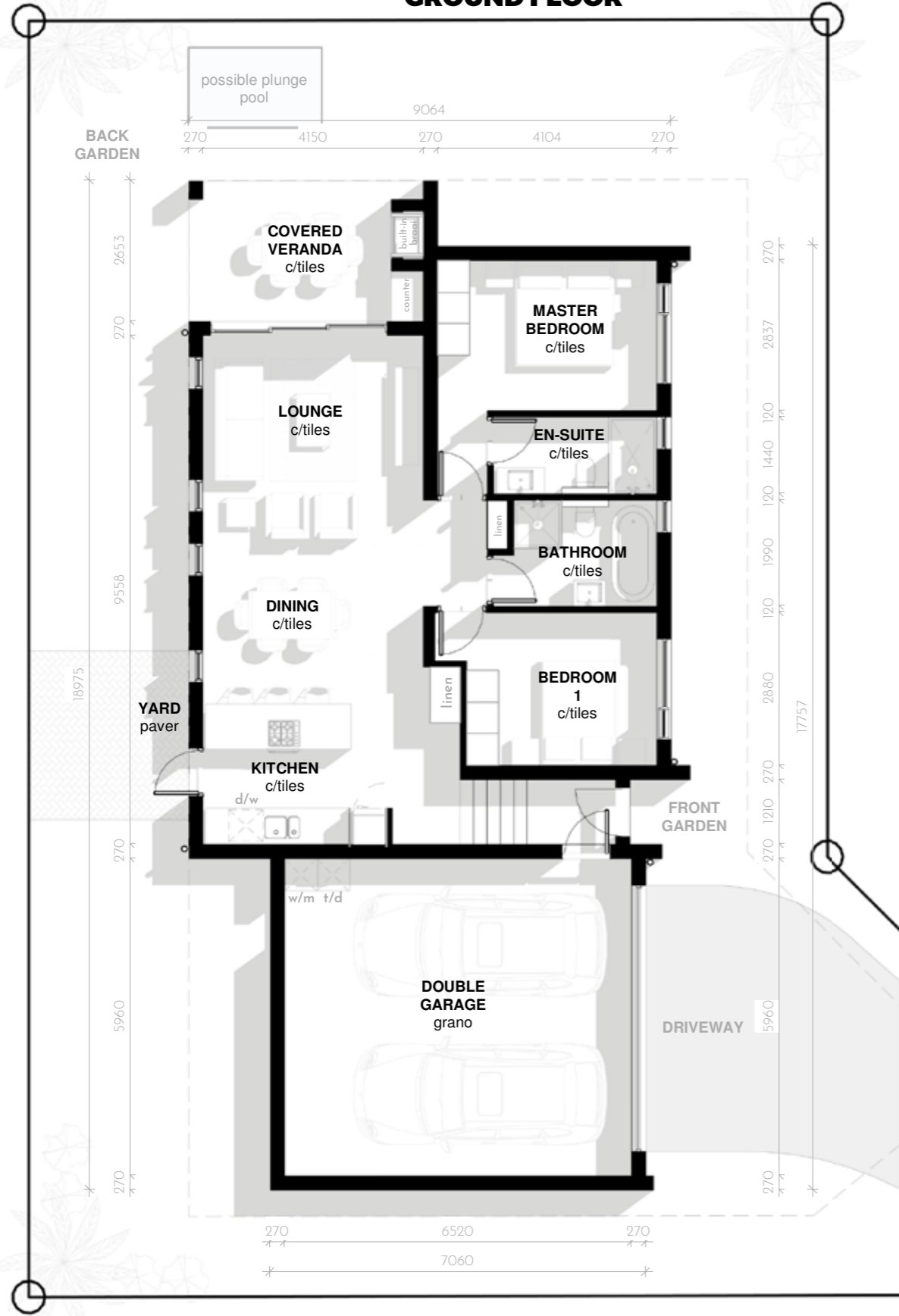
**LOUNGE SECTION**

**AREA SCHEDULE**

Unit Area	93.16m <sup>2</sup>
Covered Veranda	15.21m <sup>2</sup>
Double Garage	37.91m <sup>2</sup>
<b>TOTAL</b>	<b>146.28m<sup>2</sup></b>
Yard	12.30m <sup>2</sup>

### GROUND FLOOR

### ROOF PLAN



### AREA SCHEDULE

Unit Area	96.09m <sup>2</sup>
Covered Veranda	10.06m <sup>2</sup>
Double Garage	44.92m <sup>2</sup>
<b>TOTAL</b>	<b>153.07m<sup>2</sup></b>
Yard	9.27m <sup>2</sup>



HOME | 2 BED | TYPE G-1





**ROAD ELEVATION**



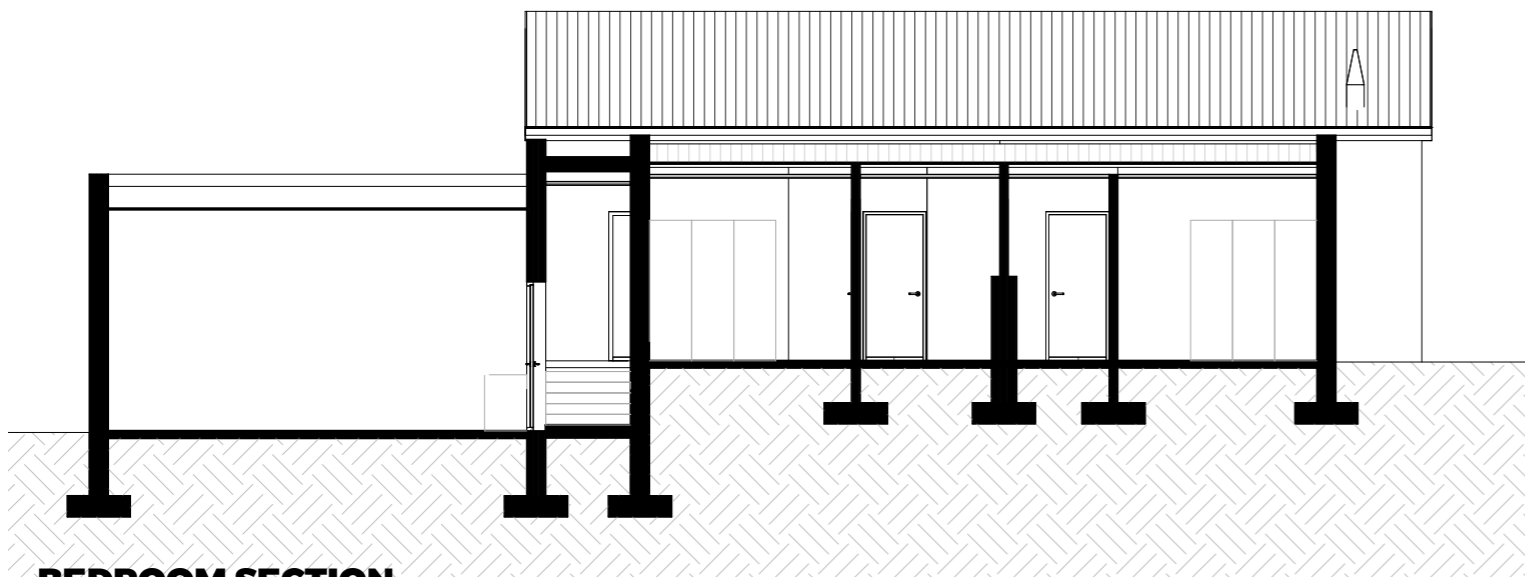
**SIDE ELEVATION**



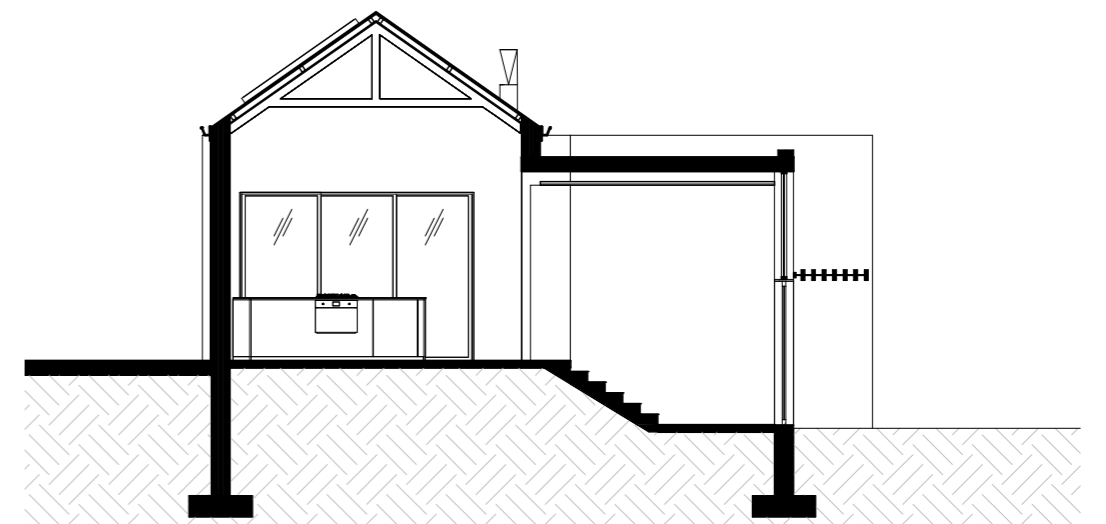
**GARDEN ELEVATION**



**SIDE ELEVATION**



**BEDROOM SECTION**

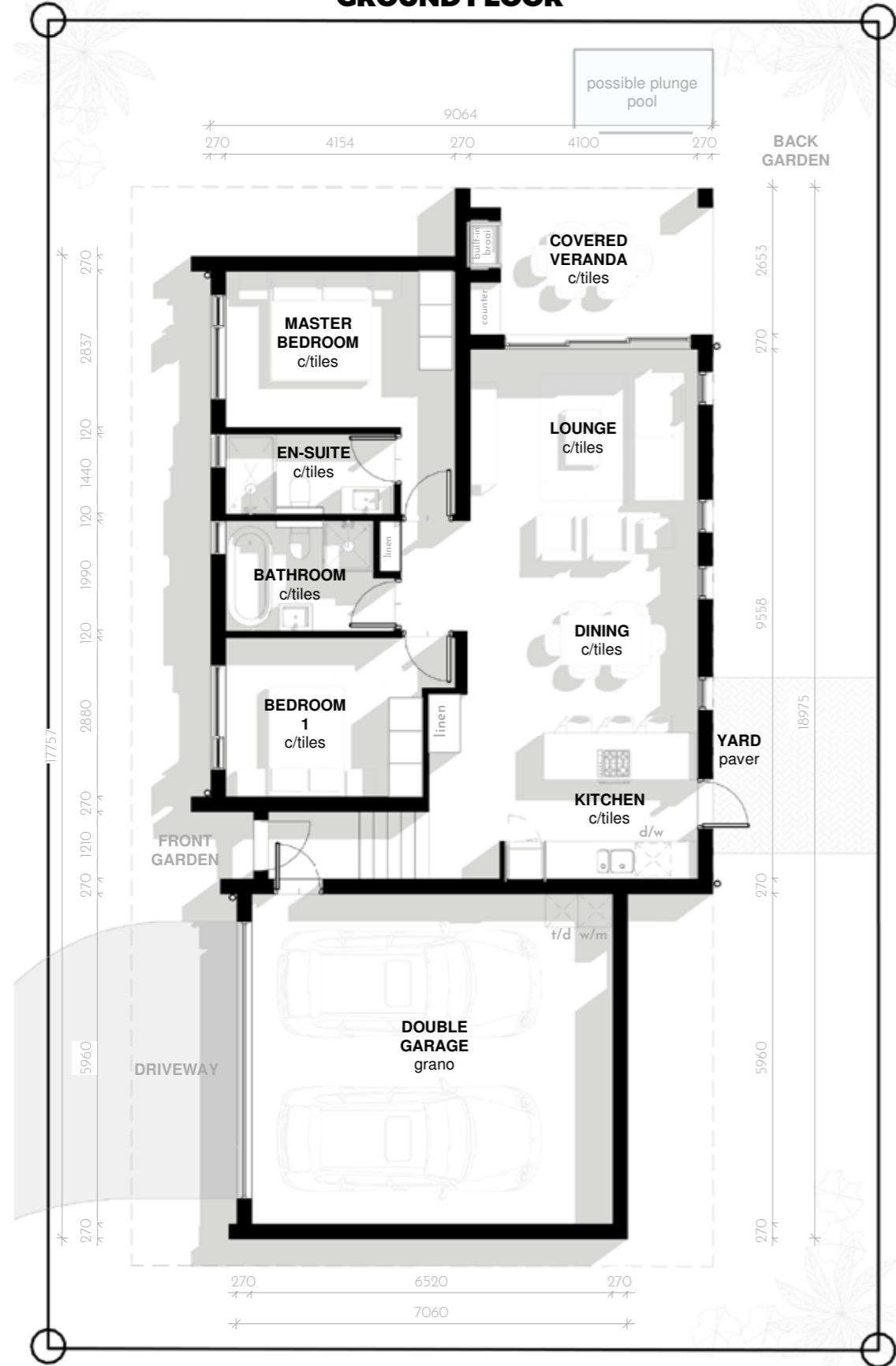


**LOUNGE SECTION**

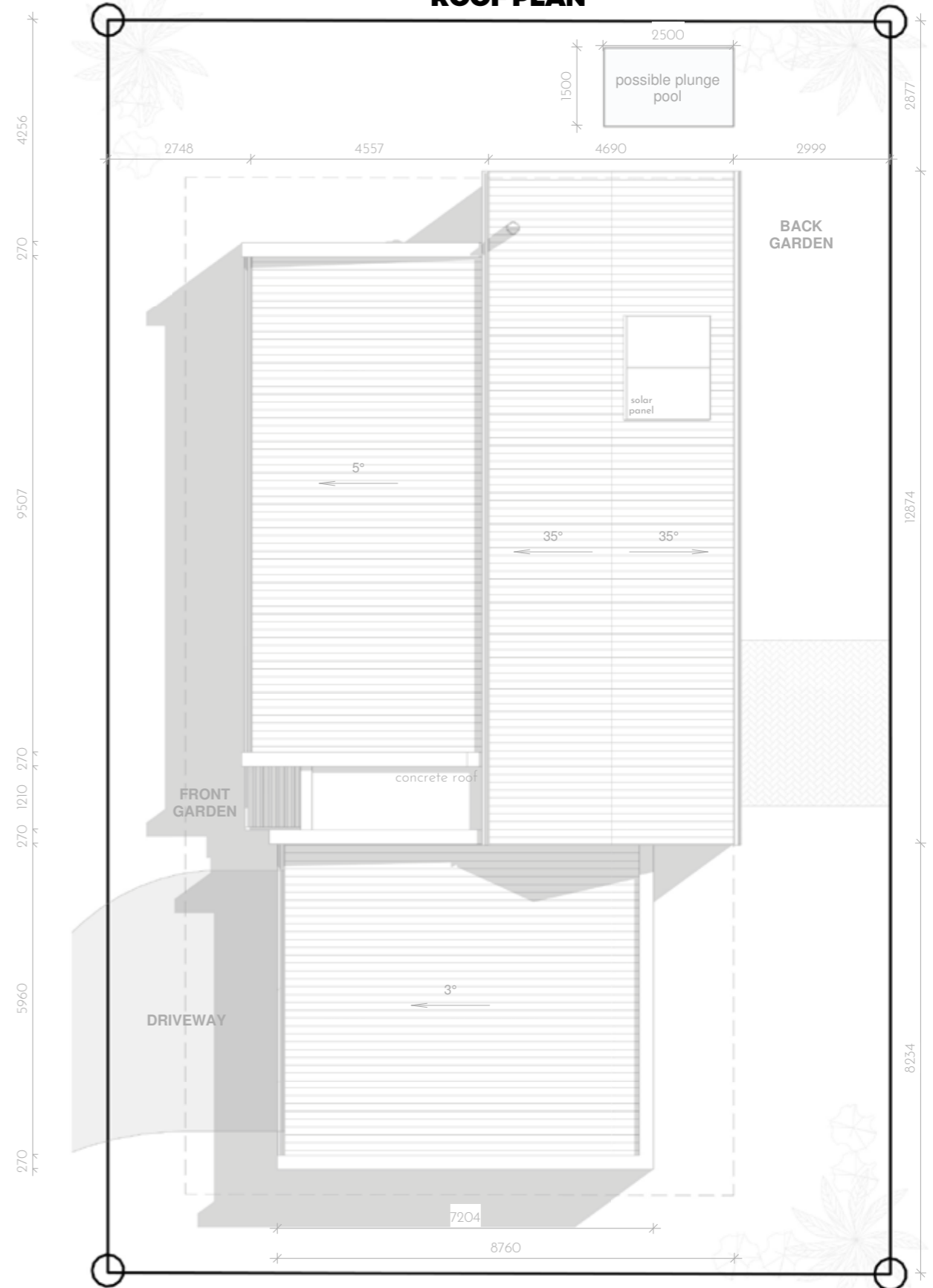
**AREA SCHEDULE**

Unit Area	96.09m <sup>2</sup>
Covered Veranda	10.06m <sup>2</sup>
Double Garage	44.92m <sup>2</sup>
<b>TOTAL</b>	<b>153.07m<sup>2</sup></b>
Yard	9.27m <sup>2</sup>

### GROUND FLOOR



### ROOF PLAN



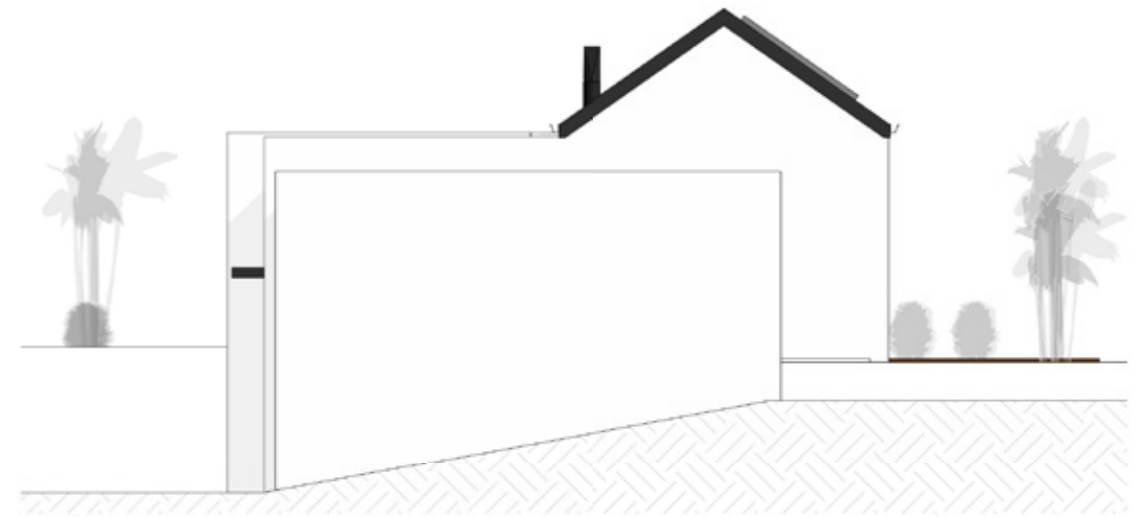
### AREA SCHEDULE

Unit Area	96.09m <sup>2</sup>
Covered Veranda	10.06m <sup>2</sup>
Double Garage	44.92m <sup>2</sup>
<b>TOTAL</b>	<b>153.07m<sup>2</sup></b>
Yard	9.27m <sup>2</sup>





**ROAD ELEVATION**



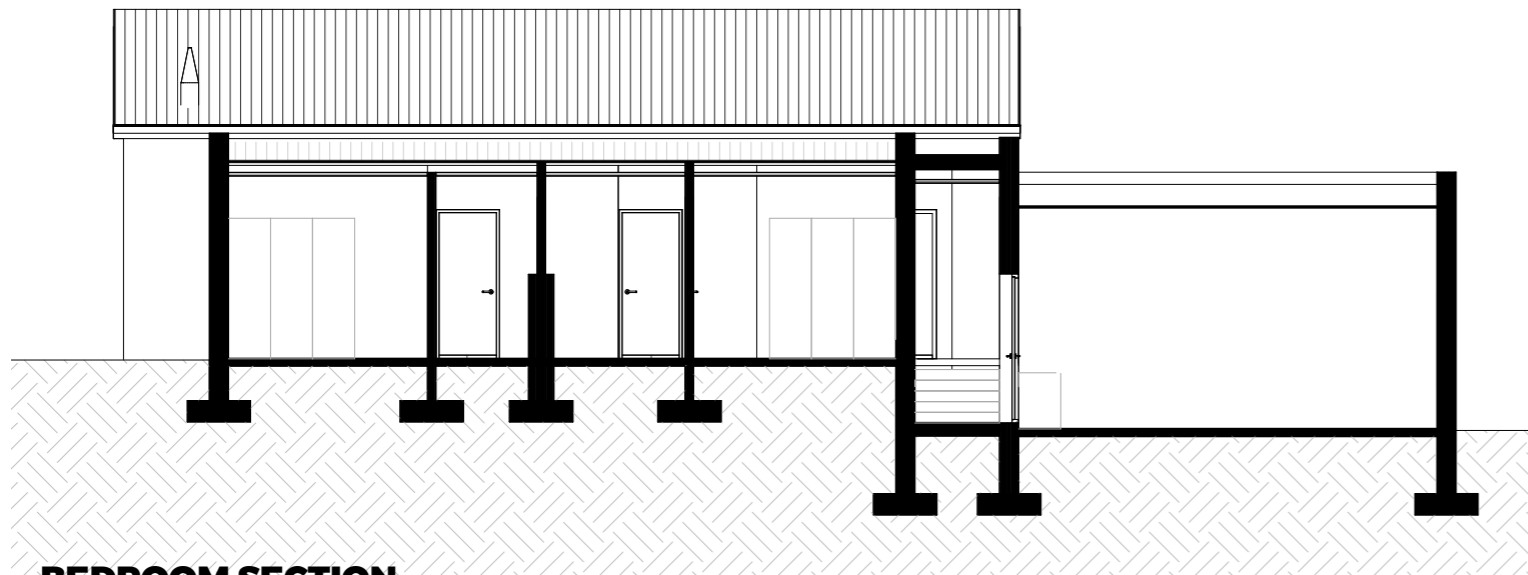
**SIDE ELEVATION**



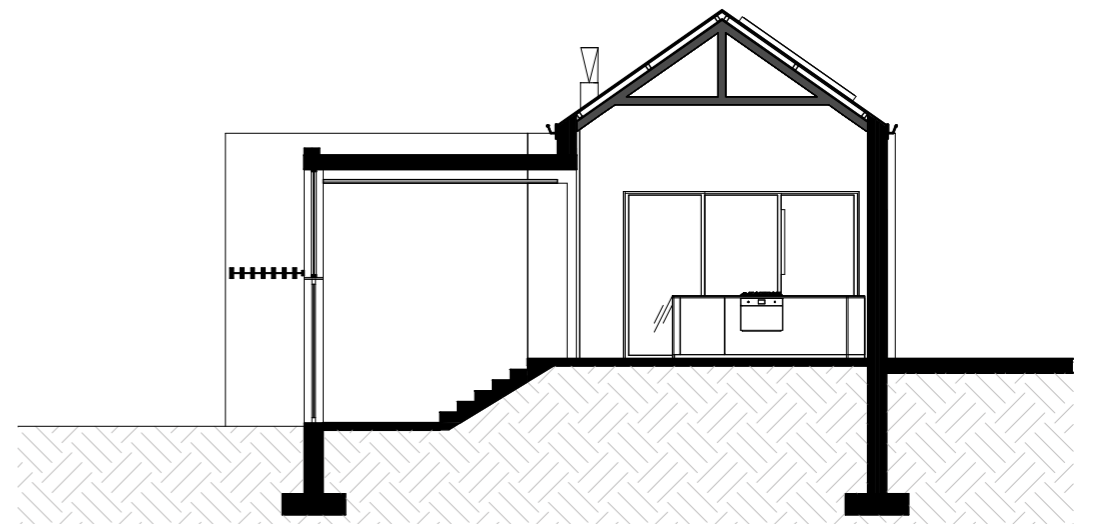
**GARDEN ELEVATION**



**SIDE ELEVATION**



**BEDROOM SECTION**

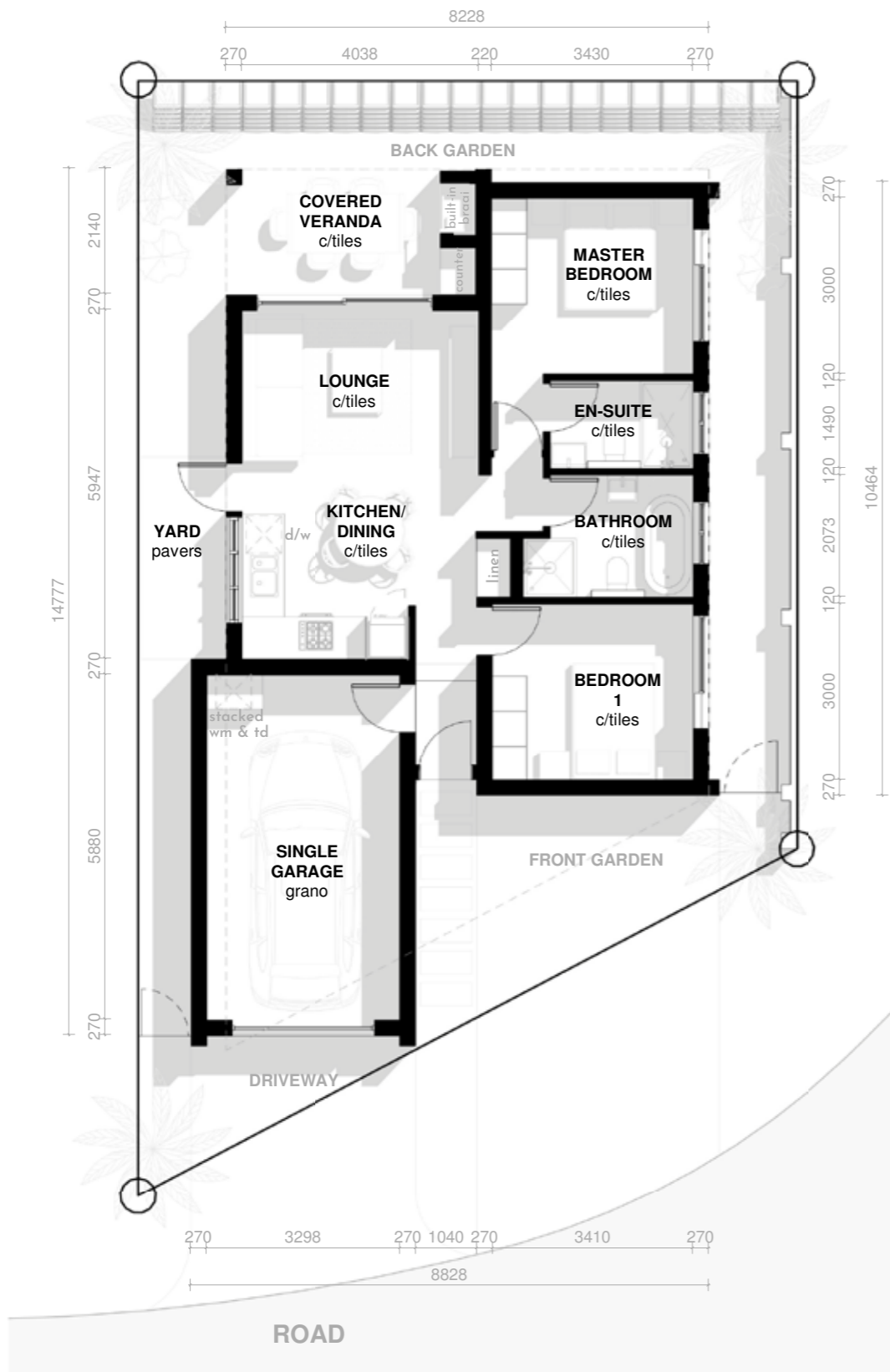


**LOUNGE SECTION**

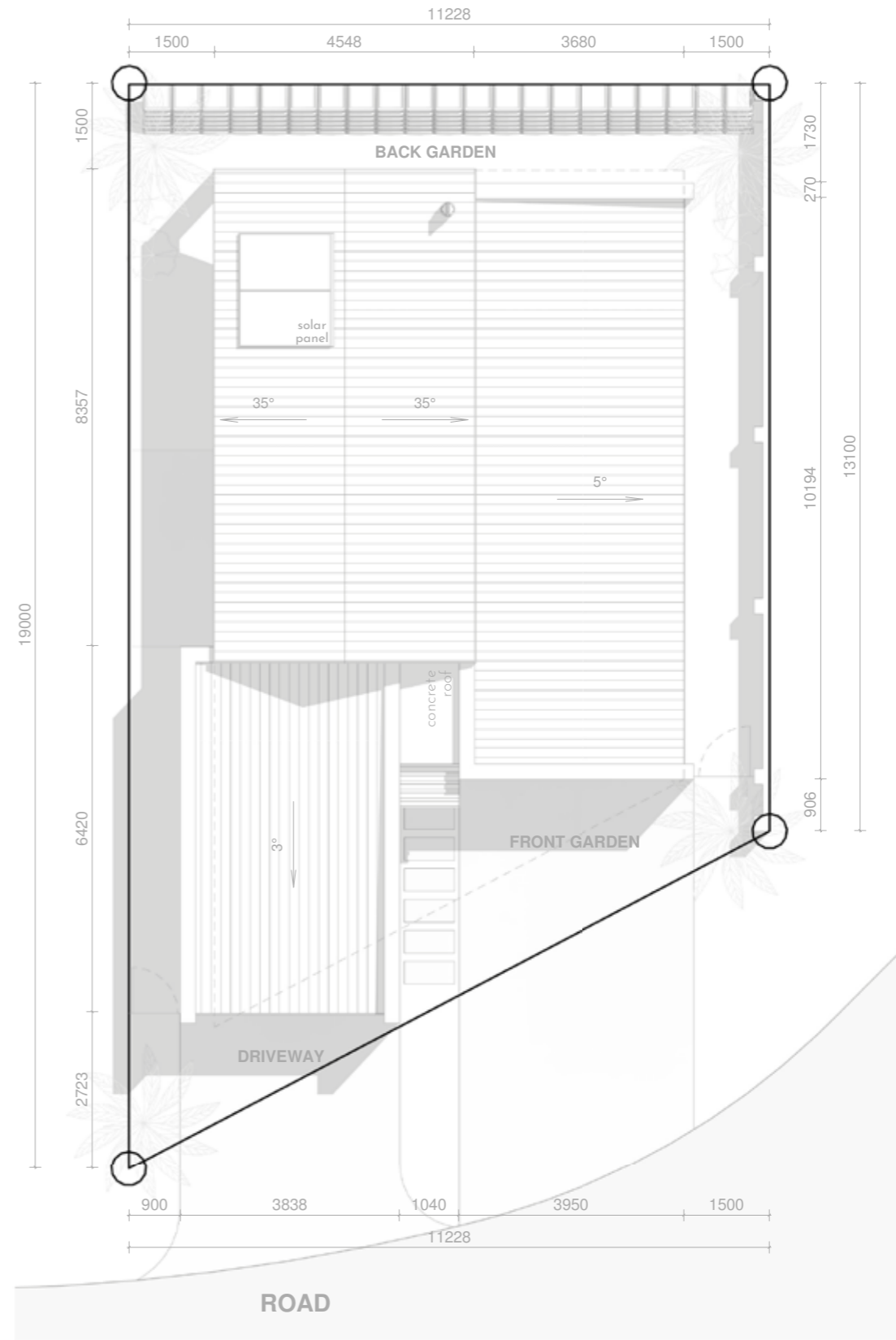
**AREA SCHEDULE**

Unit Area	96.09m <sup>2</sup>
Covered Veranda	10.06m <sup>2</sup>
Double Garage	44.92m <sup>2</sup>
<b>TOTAL</b>	<b>153.07m<sup>2</sup></b>
Yard	9.27m <sup>2</sup>

### GROUND FLOOR



### ROOF PLAN



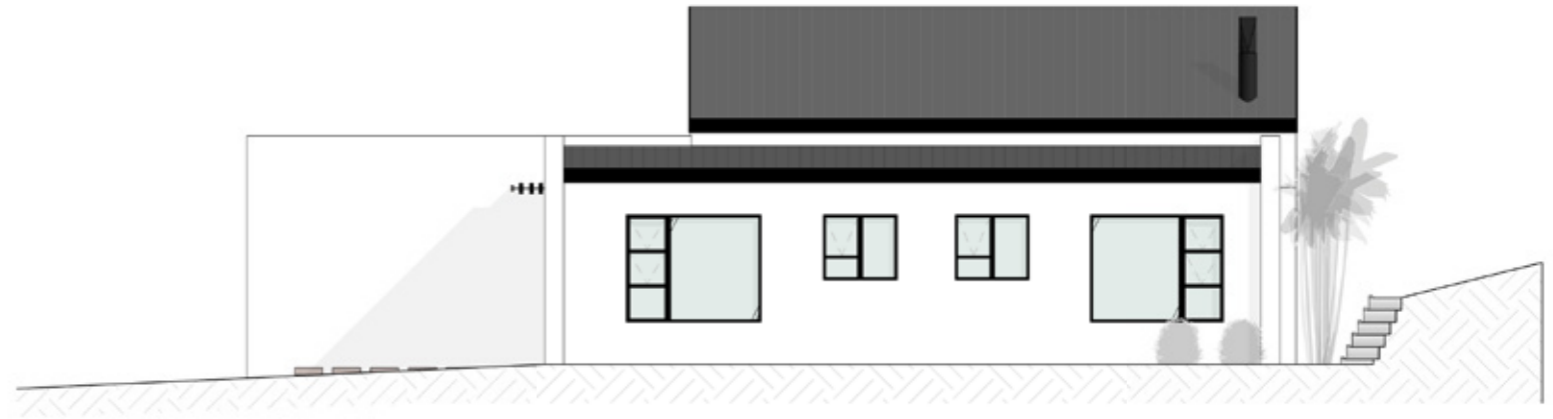
### AREA SCHEDULE

Unit Area	70.81m <sup>2</sup>
Covered Veranda	9.11m <sup>2</sup>
Single Garage	23.94m <sup>2</sup>
<b>TOTAL</b>	<b>103.86m<sup>2</sup></b>
Yard	4.93m <sup>2</sup>





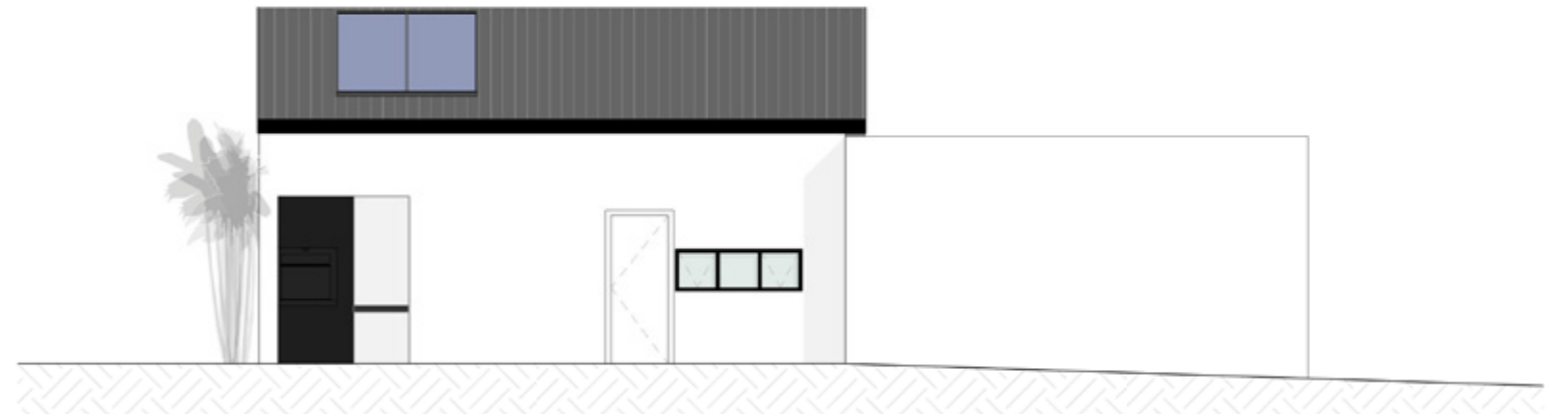
**ROAD ELEVATION**



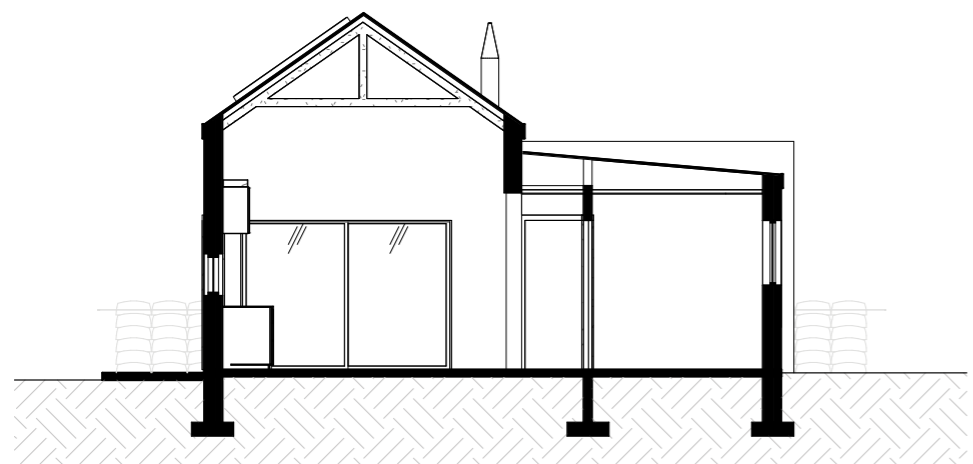
**SIDE ELEVATION**



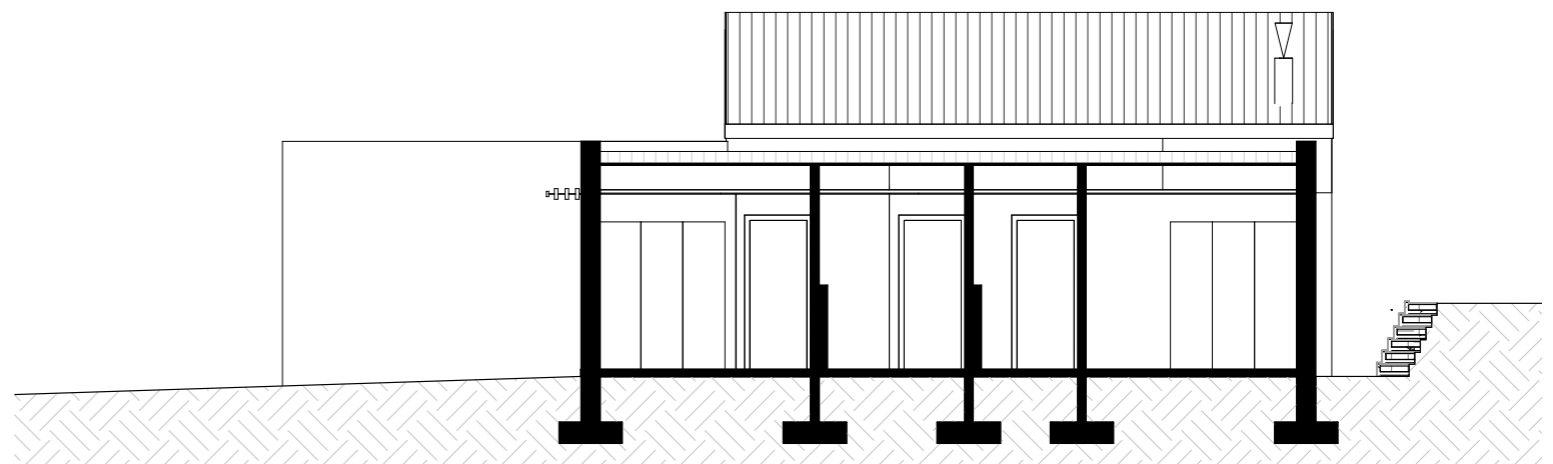
**GARDEN ELEVATION**



**SIDE ELEVATION**



**LOUNGE SECTION**



**BEDROOM SECTION**



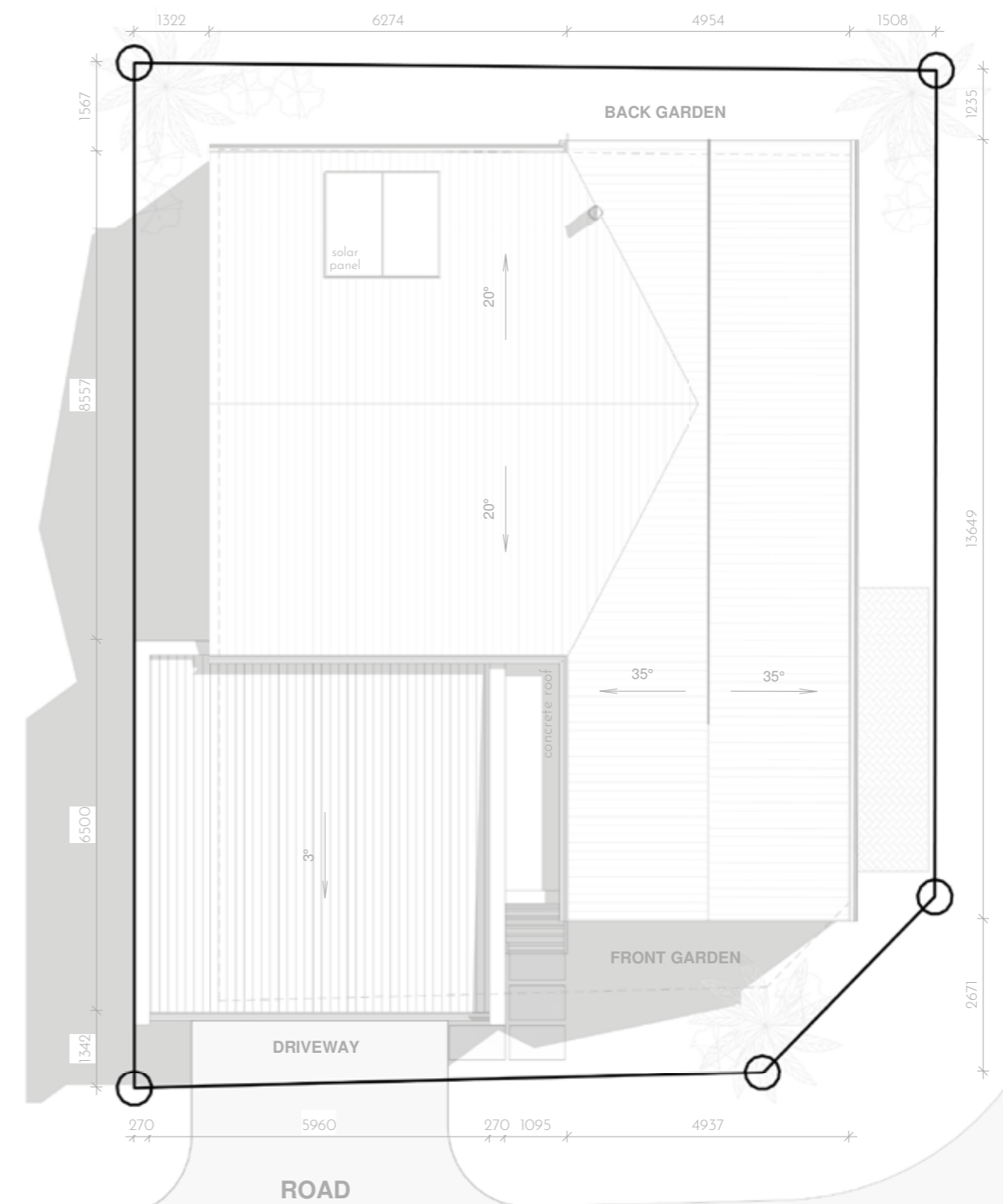
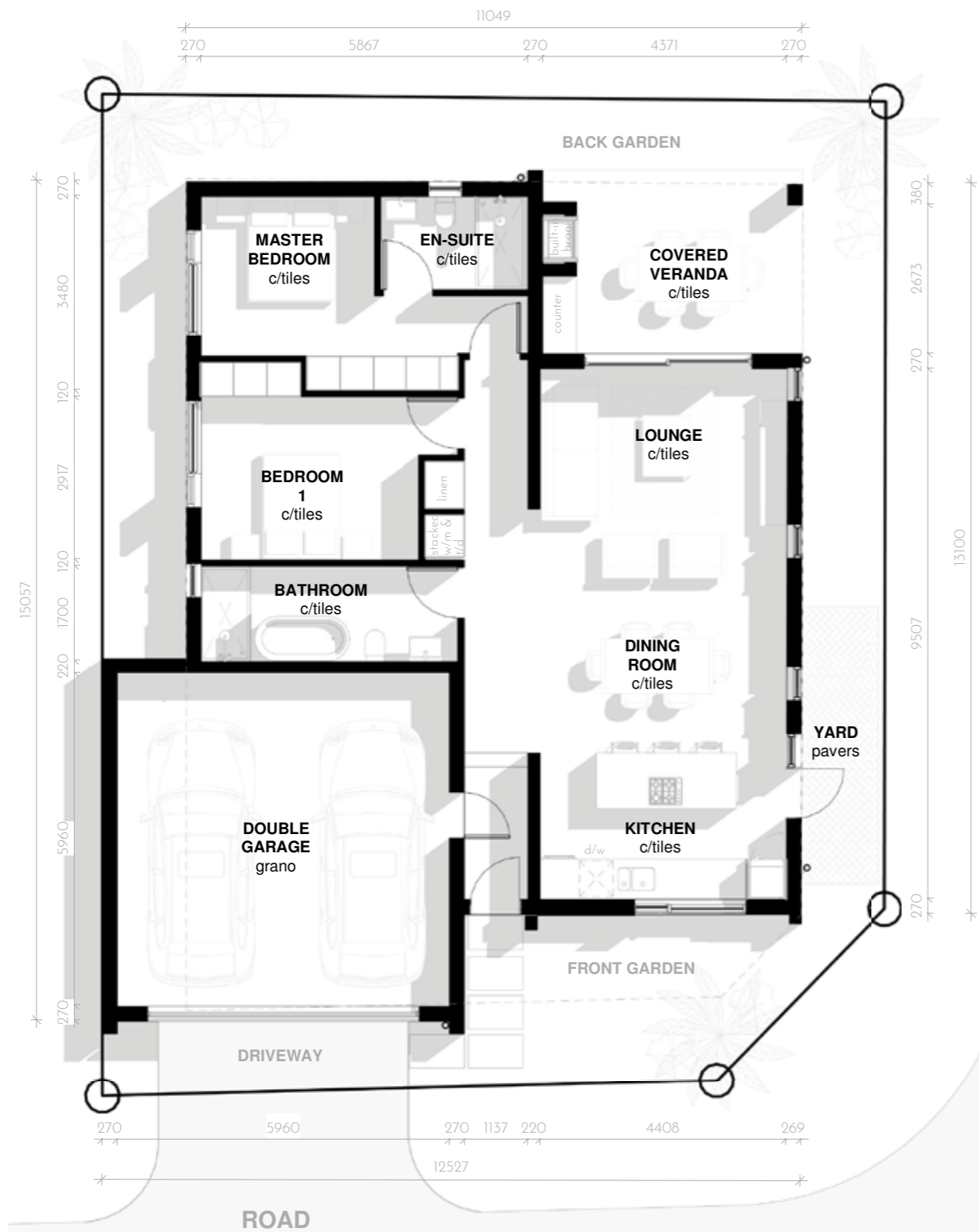
**HOME | 2 BED | TYPE J**

**AREA SCHEDULE**

Unit Area	70.81m <sup>2</sup>
Covered Veranda	9.11m <sup>2</sup>
Single Garage	23.94m <sup>2</sup>
<b>TOTAL</b>	<b>103.86m<sup>2</sup></b>
Yard	4.93m <sup>2</sup>

## GROUND FLOOR

## ROOF PLAN



### AREA SCHEDULE

Unit Area	109.32m <sup>2</sup>
Covered Veranda	15.32m <sup>2</sup>
Double Garage	40.85m <sup>2</sup>
<b>TOTAL</b>	<b>165.49m<sup>2</sup></b>
Yard	6.84m <sup>2</sup>





**ROAD ELEVATION**



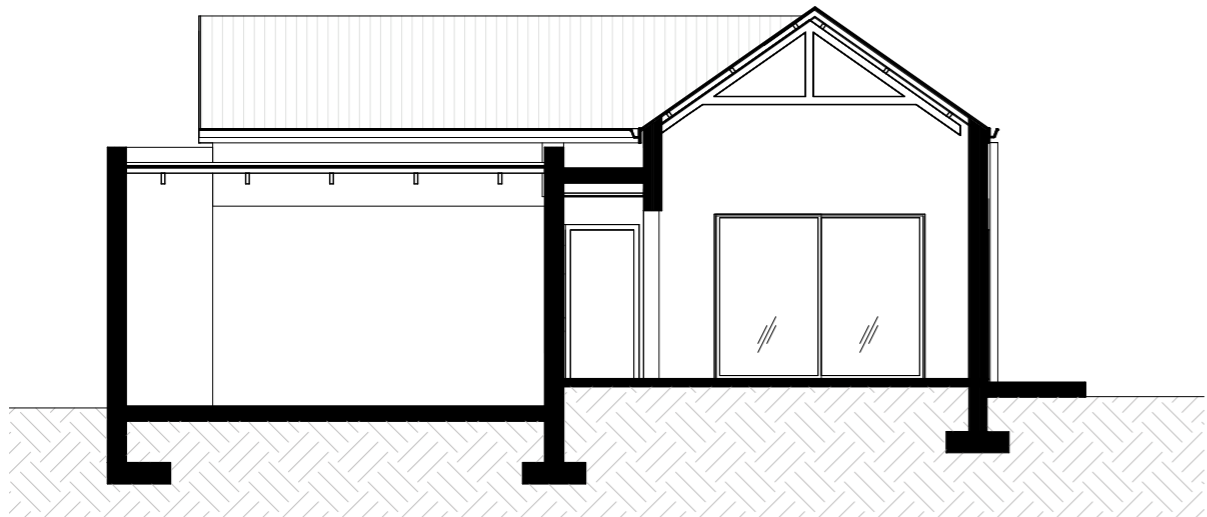
**SIDE ELEVATION**



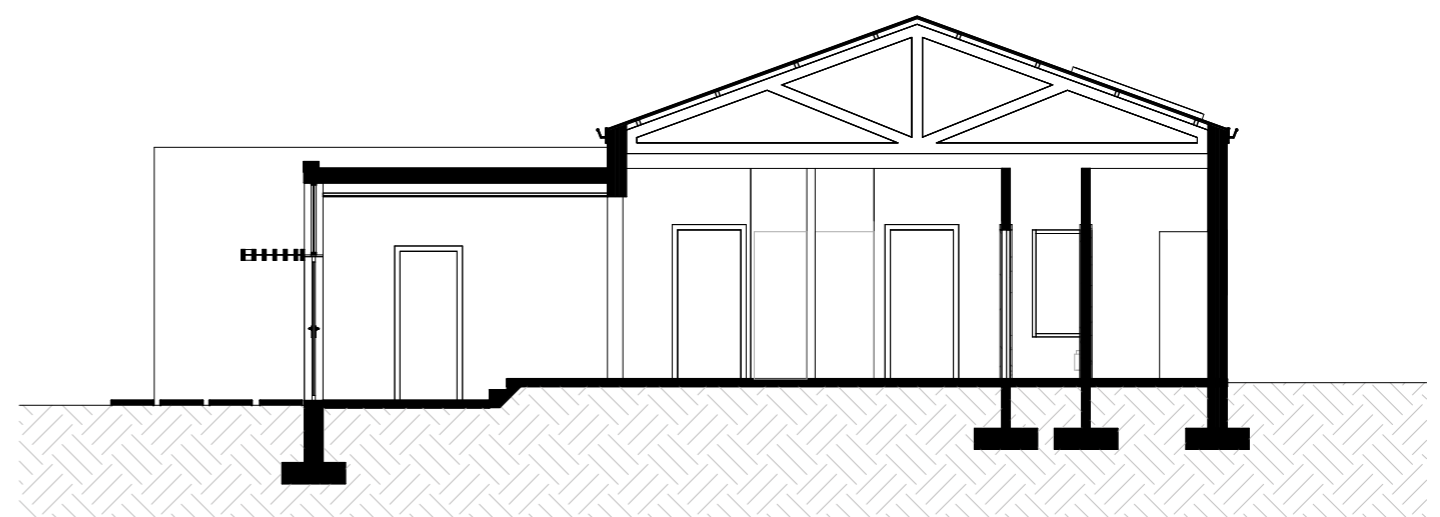
**GARDEN ELEVATION**



**SIDE ELEVATION**



**LOUNGE SECTION**



**BEDROOM SECTION**

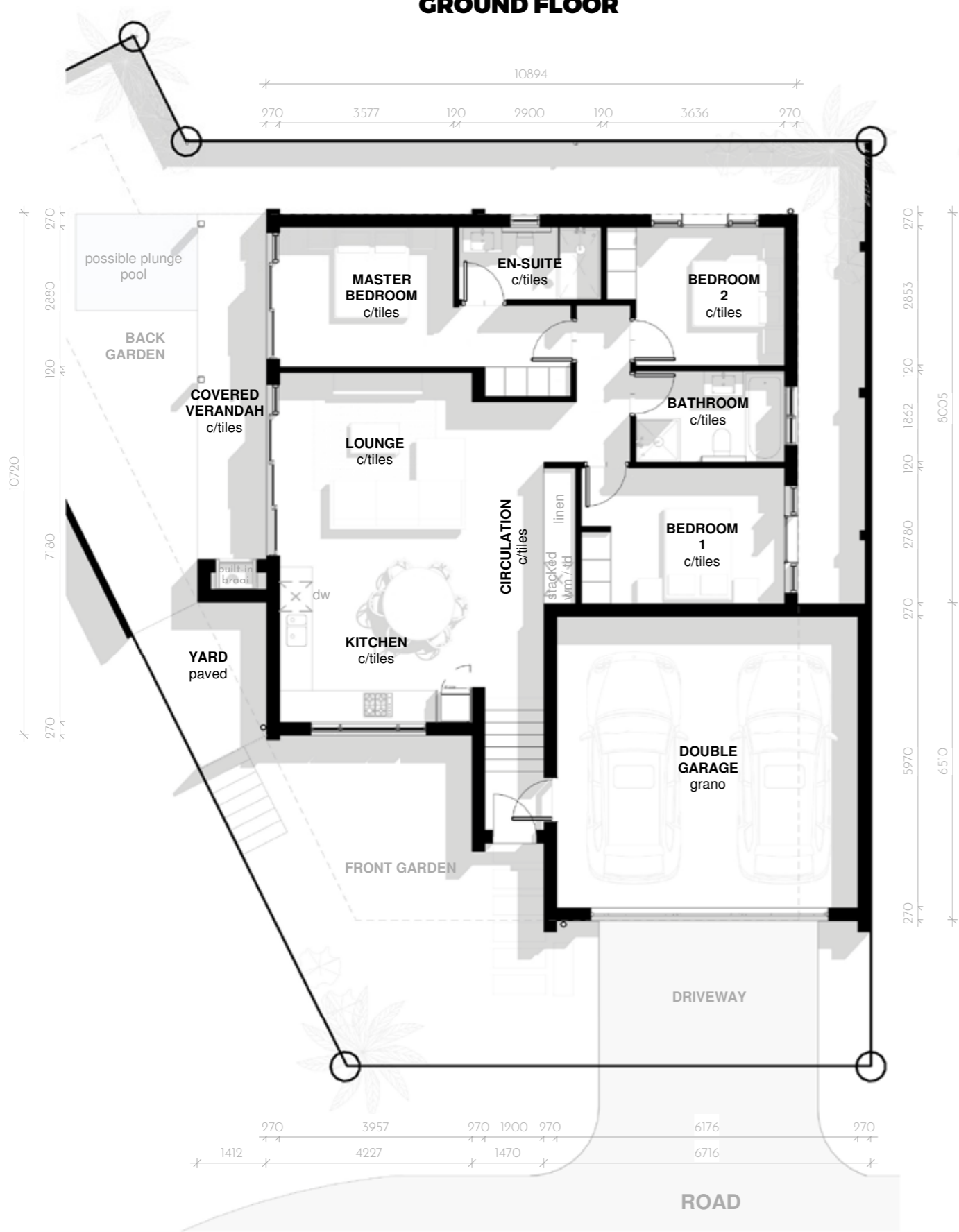


**HOME | 2 BED | TYPE M**

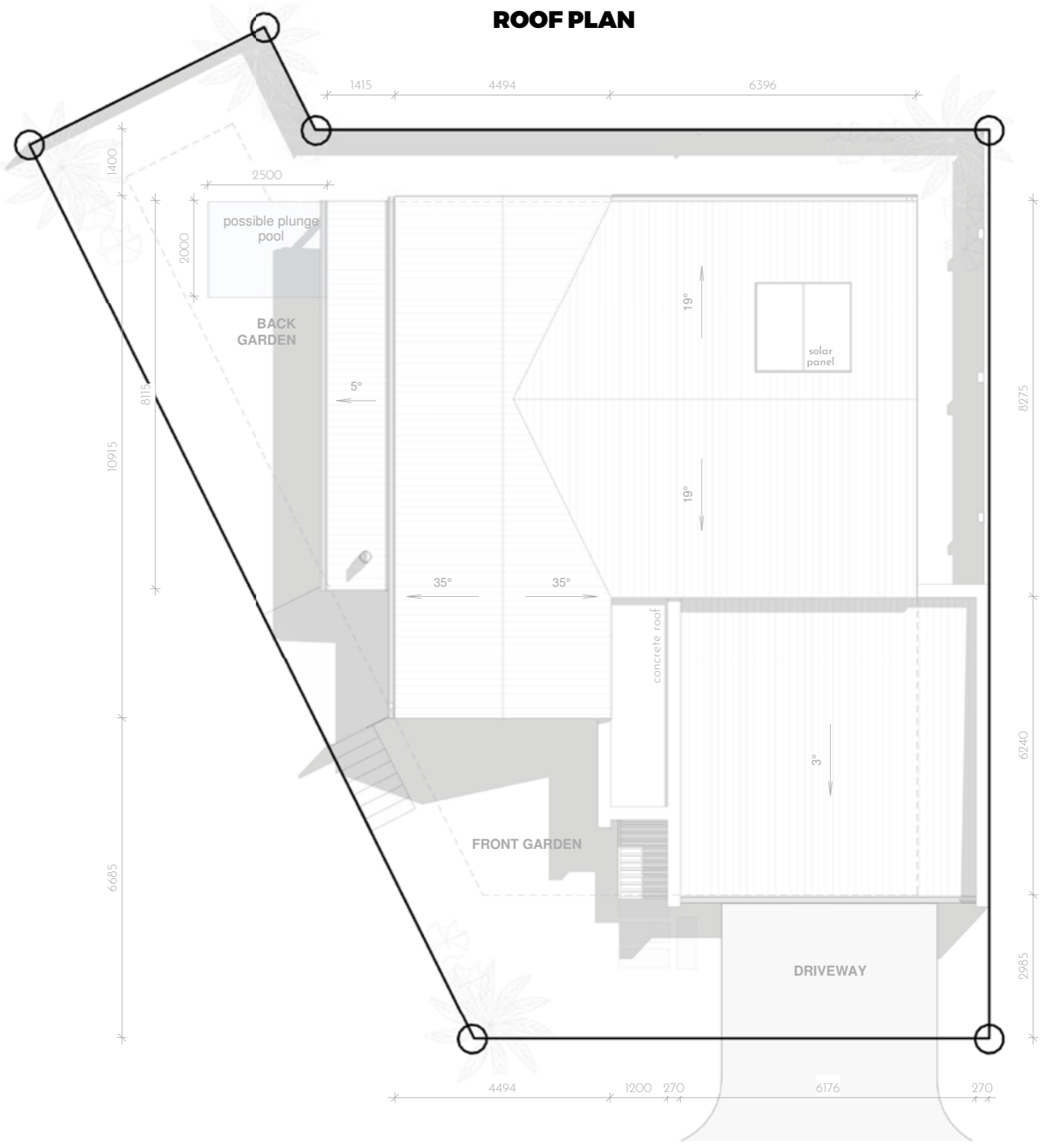
**AREA SCHEDULE**

Unit Area	109.32m <sup>2</sup>
Covered Veranda	15.32m <sup>2</sup>
Double Garage	40.85m <sup>2</sup>
<b>TOTAL</b>	<b>165.49m<sup>2</sup></b>
Yard	6.84m <sup>2</sup>

### GROUND FLOOR



### ROOF PLAN

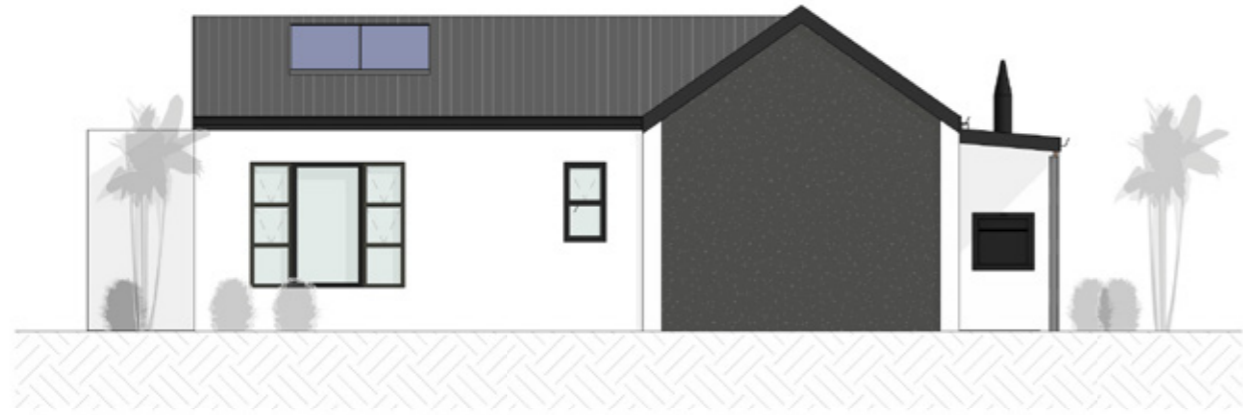


### AREA SCHEDULE

Unit Area	107.58m <sup>2</sup>
Covered Veranda	11.26m <sup>2</sup>
Double Garage	42.20m <sup>2</sup>
<b>TOTAL</b>	<b>161.04m<sup>2</sup></b>
Yard	5.98m <sup>2</sup>



HOME | 3 BED | TYPE N



**ROAD ELEVATION**



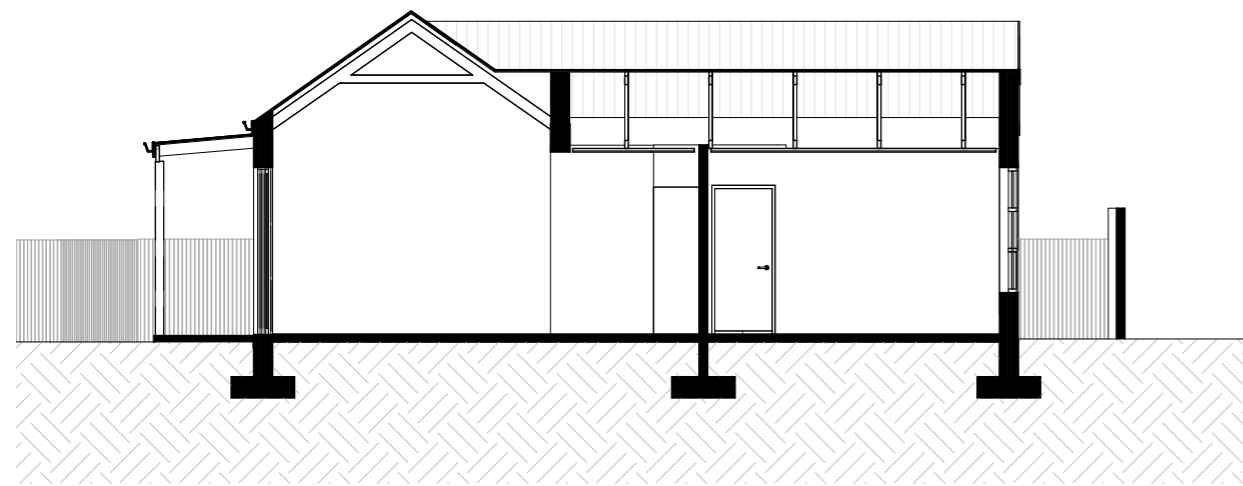
**SIDE ELEVATION**



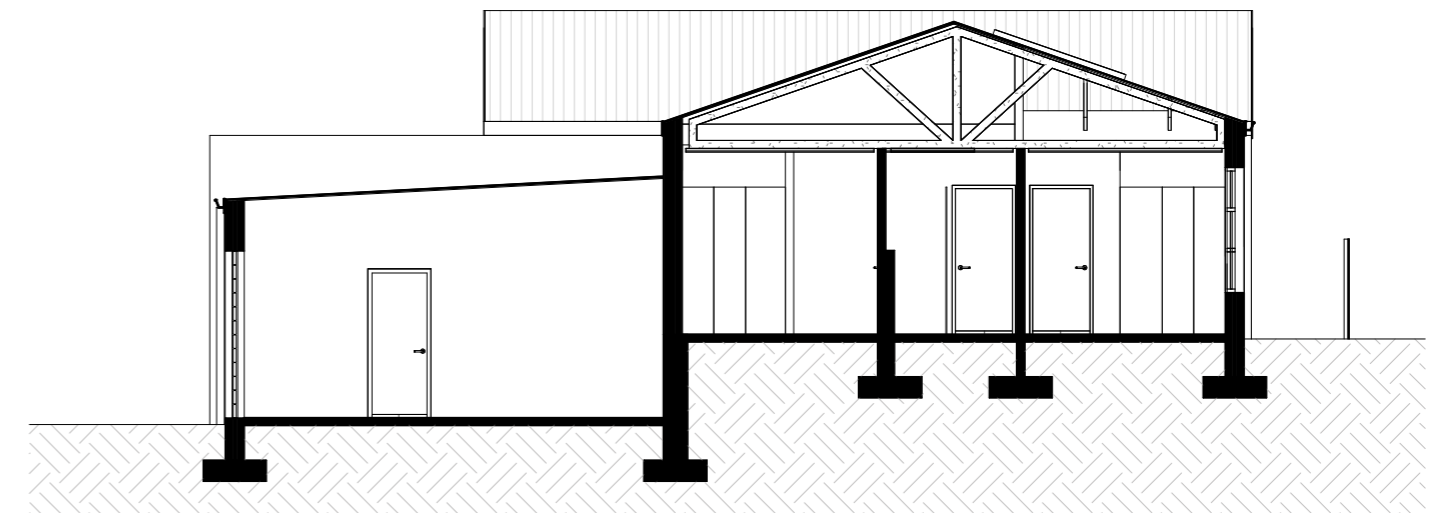
**GARDEN ELEVATION**



**SIDE ELEVATION**



**LOUNGE SECTION**



**BEDROOM SECTION**



**HOME | 3 BED | TYPE N**

**AREA SCHEDULE**

Unit Area	100.66m <sup>2</sup>
Covered Veranda	12.69m <sup>2</sup>
Double Garage	37.42m <sup>2</sup>
<b>TOTAL</b>	<b>150.77m<sup>2</sup></b>
Yard	4.13m <sup>2</sup>





- Plant list for common areas:**
- Low Groundcover @ 5m<sup>2</sup>**
    - Osteospermum jucundum
    - Lampranthus spp
    - Delosperma spp
    - Malephora crocea
    - Disphyma crassifolium
    - Carpobrotus edulis
    - Gazania spp & varieties
    - Senecio serpens
    - Plectranthus neochilus
  - Sun mix Low @ 5m<sup>2</sup>**
    - Senecio fiooides
    - Helichrysum argenteum
    - Crocsmia aurea
    - Tulbagia violacea
    - Aloe striata
    - Cotyledon orbiculata
    - Bulbine latifolia
  - Sun mix Medium @ 4m<sup>2</sup>**
    - Aloe 'erex
    - Aloe cooperii
    - Aloe striata
    - Coleonema alba / puthellum
    - Agapanthus varieties
    - Chasmanthe floribunda
    - Watsonia spp
    - Felicia spp & hybrids
    - Selago spp
    - Othonna capensis
    - Eurycys pectinatus
    - Chasmanthe floribunda
  - Sun mix Tall @ 2m<sup>2</sup>**
    - Aloe arborescens
    - Salvia chameleagnea / africana / dolomitic
    - Halleria lucida
    - Portulacaria afra
    - Barleria repens
    - Elegia tectorum
    - Protea repens
    - Leucospartum cordifolium
  - Shade mix Low @ 5m<sup>2</sup>**
    - Plectranthus neochilus
    - Barleria obtusa 'Dwarf Blue'
    - Scadoxus spp
    - Aptenia cordifolia
  - Shade mix Medium @ 4m<sup>2</sup>**
    - Carissa macrocarpa
    - Halleria elliptica
    - Clivia spp & hybrids
    - Zantedeschia aethiopica
  - Hedge @ 3m**
    - Plumbago auriculata
    - Searsia crenata
    - Tecoma capensis
  - Low hedge along jogging path: @ 5m<sup>2</sup>**
    - Carissa macrocarpa Green Carpet
  - Lawn**
    - Cynodon dactylon
- \*Refer to design guidelines for planting list for individual gardens

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- LEGEND:**
- Syzygium guineense
  - Ekebergia capensis
  - Vachellia xanthophloea
  - Celtis africana
  - Olea europaea subsp. africana
  - Apodytes dimidiata
  - Pittosporum viridiflorum
  - Dais cotinifolia
  - Nuxia floribunda
  - Low Groundcover
  - Sun mix Low
  - Sun mix Medium
  - Sun mix Tall
  - Shade mix Low
  - Shade mix Medium
  - Lawn
  - Artificial lawn
  - Hedge
  - Paving
  - 1.5km Jogging Track

**NOTES:**

**Irrigation:**  
All landscaped areas will be supplied with automatic irrigation. All components of the irrigation system will comply with SABS standards where applicable and will be installed to SABI (South Africa Irrigation Institute) specifications. The irrigation system will be operated automatically and will be controlled from a central control point. All irrigation water will be from a source of treated effluent or ground water. Non potable water will be used for irrigation purposes. A 100 000L underground storage tank to be constructed during Phase 1. Conventional spray irrigation will be used on all planting areas, inclusive of lawn and trees.

**Trees:**  
All 100L trees should have a canopy of at least 1,5m and a stem circumference of 80mm, measured 1m from ground level when planted. All 20L and 40L trees are to be well rooted in their containers prior to procurement.

**Maintenance:**  
Maintenance and irrigation of all landscaped areas to remain the responsibility of the developer for a minimum of 12 months and the Property Owners Association thereafter.

DATE	BY	CHKD
FOR APPROVAL	10/10/22	RB
DATE	BY	CHKD
FOR CONSTRUCTION	10/10/22	RB

**viridian**  
VIRIDIAN CONSULTING  
LANDSCAPE ARCHITECTS

The (021) 956-1562 P.O. Box 2816 www.viridian.co.za  
Fax: (086) 508-4032 Somerset West, 7129 www.viridian.co.za

CLIENT:  
Coltrade West (Pty) Ltd

PROJECT TITLE:  
Mzuri Residential Development

DRAWING DESCRIPTION:  
Landscape Master Plan

DRAWING NUMBER:  
PROJECT CODE: LMP DRAWING CODE: LAYOUT NO: REVISION:  
17387 001 0

DRAWN: AS CHECKED: RB DATE: 2022-10-05 SCALE: 1:750 @ A1  
1:1500 @ A3

SIGNATURE:  
R. Brett  
Rene Marek BRET SACAP 5032

STATUS:  
FOR APPROVAL

