1 / 206 LOWER GROUND FLOOR
1:100

PROJECT NO.	BB_9_FF

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NOTES

GENERAL

1. ALL WORK TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS
2. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE BEFORE ANY WORK COMMENCES
3. THIS DRAWING IS NOT TO BE SCALED AND ONLY FIGURED DIMENSIONS ARE TO BE USED
4. SHOULD ANY DISCREPANCIES BE NOTICD ON THIS DRAWING, PLEASE NOTIFY M3 COMMERCIAL PRIOR TO ANY WORK
5. VERTICAL BRICS, TO ALL CHANGES IN FLOOR LEVELS
6. ALL LEVELS, UNLESS OTHERWISE INDICATED, ARE FINISHED FLOOR LEVELS
7. FINISHED FLOOR LEVELS ARE TO BE A MINIMUM OF 150MM ABOVE NATURAL GROUND LEVEL
8. ALL WORK TO COMPLY WITH THE SABS 0400 AND THE NATIONAL BUILDING REGULATIONS
9. ALL DPM WILL TO COMPLY WITH SABS 952
10. ALL GEYSERS TO BE INSTALLED TO COMPLY WITH SABS 0254
11. ALL SINKS, WASH BASINS & URINALS TO BE VENTILATED WITH AN ANTI-VAC TRAP
12. MECHANICAL VENTILATION

LIGHTING & VENTILATION

1. AREAS WILL BE EITHER AIR-CONDITIONED OR MECHANICALLY VENTILATED TO A.C. ENGINEER'S DESIGN AND SUPERVISION IN ACCORDANCE WITH PART 'O' OF THE N.B.R. AND THE HEALTH ACT (ECP 187)
2. HABITABLE ROOMS WITH NO ARTIFICIAL VENTILATION TO BE PROVIDED WITH WINDOWS OF NO LESS THAN 10% IN THE AREA SERVED WITH A MIN. OPENING OF 5% OF THE FLOOR AREA

SPACE HEATING

1. SPACE HEATING IS TO BE INCORPORATED IN THE AIR-CONDITIONING SYSTEM TO A.C. ENGINEER'S DESIGN
2. ROOF INSULATION AS PER SPEC. TO BE LAID OVER RAFTERS AND BATTENS

GLAZING

1. THE NORMAL THICKNESS OF A PANEL OF GLASS WILL NOT BE LESS THAN THAT INDICATED IN THE FOLLOWING TABLE:

GLASS THICKNESS (MM)	MAX. AREA OF PANEL (M²)
3	0.75
4	1.5
5	2.0
6	3.2

2. GLAZING TO DOORS TO BE 6MM SAFETY GLASS OR SIMILAR
3. GLAZING NOT APPARENT APPROACHING PERSONS SHALL BEAR DISTINCTIVE MARKING TO RENDER GLAZING MORE APPARENT
4. ALL GLAZING TO BE INSTALLED IN ACCORDANCE WITH SABS 0137 AND SABS 1263

FIRE

1. FIRE DESIGN TO CONFORM TO SPECIALIST FIRE CONSULTANT PROPOSALS
2. FIRE DESIGN TO COMPLY WITH SABS 0400 PART T (1)(a)

REV	DATE	DESCRIPTION	DRAWN	CHECKED
01				

TENANT SIGNATURE:	
LANDLORD SIGNATURE:	

LOCATION FIGURE

CLIENT
SACAA

PROJECT
BYLS BRIDGE OFFICE PARK
JEAN & OLIVENHOUTBOSCH
HIGHVELD X73, ERF 3082

DRAWING
SPACE PLAN
TENANT INSTALLATION
LOWER GROUND FLOOR

CONSULTANT

M3 DEVELOPMENT
PO Box 39727
Faerie Glen
0043
Eco Court
1st floor
340 Witch-Hazel Street
Highveld ext. 73 Centurion
Tel: (012) 676 8500
Fax: (012) 676 8325
Web: www.m-i.co.za
Email: info@m3development.co.za

DRAWING NUMBER	206
COUNCIL REF. NO.	

SCALE	DATE	STATUS	DRAWN	REV
1:100	27.03.2024		PP	-

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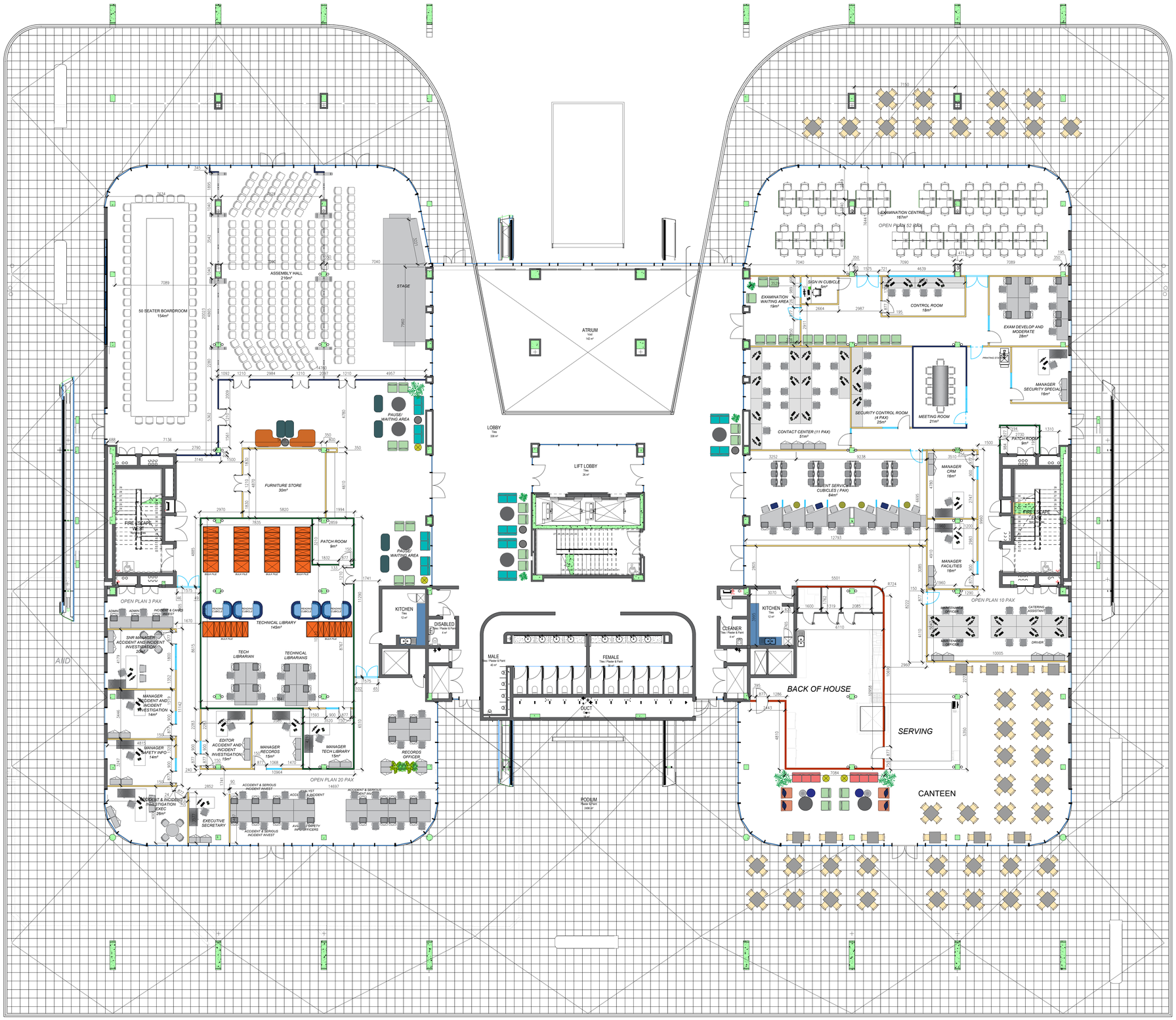

1 / 207 GROUND FLOOR
1:100

PROJECT NO.	BB_9_FF

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NOTES

GENERAL

1. ALL WORK TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS
2. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE BEFORE ANY WORK COMMENCES
3. THIS DRAWING IS NOT TO BE SCALED AND ONLY FIGURED DIMENSIONS ARE TO BE USED
4. SHOULD ANY DISCREPANCIES BE NOTICD ON THIS DRAWING, PLEASE NOTIFY M7 COMMERCIAL PRIOR TO BUILDING
5. VERTICAL SHTS. TO ALL CHANGES IN FLOOR LEVELS
6. ALL LEVELS, UNLESS OTHERWISE INDICATED, ARE FINISHED FLOOR LEVELS
7. FINISHED FLOOR LEVELS ARE TO BE A MINIMUM OF 150MM ABOVE NATURAL GROUND LEVEL
8. ALL STAIRS TO COMPLY WITH SABS 0400 AND THE NATIONAL BUILDING REGULATIONS
9. ALL OPENABLE TO COMPLY WITH SABS 0400
10. ALL GEYSERS TO BE INSTALLED TO COMPLY WITH SABS 0254
11. ALL SINKS, WASH BASINS & URINALS TO BE VENTILATED WITH AN ANTI-VAC TRAP
12. MECHANICAL VENTILATION

LIGHTING & VENTILATION

1. AREAS WILL BE EITHER AIR-CONDITIONED OR MECHANICALLY VENTILATED TO A.C. ENGINEER'S DESIGN AND SUPERVISION IN ACCORDANCE WITH PART 'O' OF THE N.B.R. AND THE HEALTH ACT (ACP 187)
2. HABITABLE ROOMS WITH NO ARTIFICIAL VENTILATION TO BE PROVIDED WITH WINDOWS OF NO LESS THAN 10% IN THE AREA SERVED WITH A MIN. OPENING OF 5% OF THE FLOOR AREA

SPACE HEATING

1. SPACE HEATING IS TO BE INCORPORATED IN THE AIR-CONDITIONING SYSTEM TO A.C. ENGINEER'S DESIGN
2. ROOF INSULATION AS PER SPEC. TO BE LAID OVER RAFTERS AND BATTENS

GLAZING

1. THE NORMAL THICKNESS OF A PANEL OF GLASS WILL NOT BE LESS THAN THAT INDICATED IN THE FOLLOWING TABLE:

GLASS THICKNESS (MM)	MAX. AREA OF PANEL (M²)
3	0.75
4	1.5
6	3.5
8	5.2

2. GLAZING TO DOORS TO BE 6MM SAFETY GLASS OR SIMILAR
3. GLAZING NOT APPARENT APPROACHING PERSONS SHALL BEAR DISTINCTIVE MARKING TO RENDER GLAZING MORE APPARENT
4. ALL GLAZING TO BE INSTALLED IN ACCORDANCE WITH SABS 0137 AND SABS 1263

FIRE

1. FIRE DESIGN TO CONFORM TO SPECIALIST FIRE CONSULTANT PROPOSALS
2. FIRE DESIGN TO COMPLY WITH SABS 0400 PART T (1)(a)

REV	DATE	DESCRIPTION	DRAWN	CHECKED
01				

TENANT SIGNATURE:

LANDLORD SIGNATURE:

LOCATION FIGURE

CLIENT
SACAA

PROJECT
BYLS BRIDGE OFFICE PARK
JEAN & OLIVENHOUTBOSCH
HIGHVELD X73, ERF 3082

DRAWING
SPACE PLAN
TENANT INSTALLATION
GROUND FLOOR

CONSULTANT

M7 DEVELOPMENT
PO Box 39727
Faerie Glen
0043
Eco Court
1st floor
340 Witch-Hazel Street
Highveld ext. 70 Centurion
Tel: (012) 676 8500
Fax: (012) 676 8525
Web: www.m-t.co.za
Email: info@mtdevelopment.co.za

DRAWING NUMBER	207
COUNCIL REF. NO.	

SCALE	DATE	STATUS	DRAWN	REV
1:100	27.03.2024		PP	-

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1 / 208 FIRST FLOOR
1:100

PROJECT NO.	BB_9_FF

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NOTES

GENERAL
1. ALL WORK TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS
2. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE BEFORE ANY WORK COMMENCES
3. THIS DRAWING IS NOT TO BE SCALED AND ONLY FIGURED DIMENSIONS ARE TO BE USED
4. SHOULD ANY DISCREPANCIES BE NOTED ON THIS DRAWING, PLEASE NOTIFY MET COMMERCIAL PRIOR TO ANY WORK
5. VERTICAL SHIFT TO ALL CHANGES IN FLOOR LEVELS
6. ALL LEVELS, UNLESS OTHERWISE INDICATED, ARE FINISHED FLOOR LEVELS
7. FINISHED FLOOR LEVELS ARE TO BE A MINIMUM OF 150MM ABOVE NATURAL GROUND LEVEL
8. ALL DOORS TO BE 1000MM WIDE UNLESS OTHERWISE NOTED
9. ALL DRAINAGE TO COMPLY WITH SABS 952
10. ALL GEYSERS TO BE INSTALLED TO COMPLY WITH SABS 0254
11. ALL BOWLS, WASH BASINS & URINALS TO BE VENTILATED WITH AN ANTI-VAC TRAP
12. MECHANICAL VENTILATION

LIGHTING & VENTILATION
1. AREAS WILL BE EITHER AIR-CONDITIONED OR MECHANICALLY VENTILATED TO A.C. ENGINEER'S DESIGN AND SUPERVISION IN ACCORDANCE WITH PART O OF THE N.B.R. AND THE HEALTH ACT (ACT 107)
2. HABITABLE ROOMS WITH NO ARTIFICIAL VENTILATION TO BE PROVIDED WITH WINDOWS OF NO LESS THAN 10% IN THE AREA SERVED WITH A MIN. OPENING OF 5% OF THE FLOOR AREA

SPACE HEATING
1. SPACE HEATING IS TO BE INCORPORATED IN THE AIR-CONDITIONING SYSTEM TO A.C. ENGINEER'S DESIGN
2. ROOF INSULATION AS PER SPEC TO BE LAID OVER RAFTERS AND BATTENS

GLAZING
1. THE NORMAL THICKNESS OF A PANEL OF GLASS WILL NOT BE LESS THAN THAT INDICATED IN THE FOLLOWING TABLE:

GLASS THICKNESS (MM)	MAX. AREA OF PANEL (M²)
3	0.75
4	1.5
5	2.5
6	3.2

2. GLAZING TO DOORS TO BE 6MM SAFETY GLASS OR SIMILAR
3. GLAZING NOT APPARENT APPROACHING PERSONS SHALL BEAR DISTINCTIVE MARKING TO RENDER GLAZING MORE APPARENT
4. ALL GLAZING TO BE INSTALLED IN ACCORDANCE WITH SABS 0137 AND SABS 1263

FIRE
1. FIRE DESIGN TO CONFORM TO SPECIALIST FIRE CONSULTANT PROPOSALS
2. FIRE DESIGN TO COMPLY WITH SABS 0400 PART T (1)(2a)

REV	DATE	DESCRIPTION	DRAWN	CHECKED
01				

TENANT SIGNATURE:	
LANDLORD SIGNATURE:	

LOCATION FIGURE

CLIENT
SACAA

PROJECT
BYLS BRIDGE OFFICE PARK
JEAN & OLIVENHOUTBOSCH
HIGHVELD X73, ERF 3082

DRAWING
SPACE PLAN
TENANT INSTALLATION
FIRST FLOOR

CONSULTANT

MT DEVELOPMENT
PO Box 39737
Faerie Glen
0043
Eco Court
1st floor
Cnr Dutch-Inlaid Street
Highveld ext. 70 Centurion
Tel: (012) 676 8500
Fax: (012) 676 8525
Web: www.mt-co.za
Email: info@mtdevelopment.co.za

DRAWING NUMBER	208
COUNCIL REF. NO.	

SCALE	DATE	STATUS	DRAWN	REV
1:100	27.03.2024		PP	-

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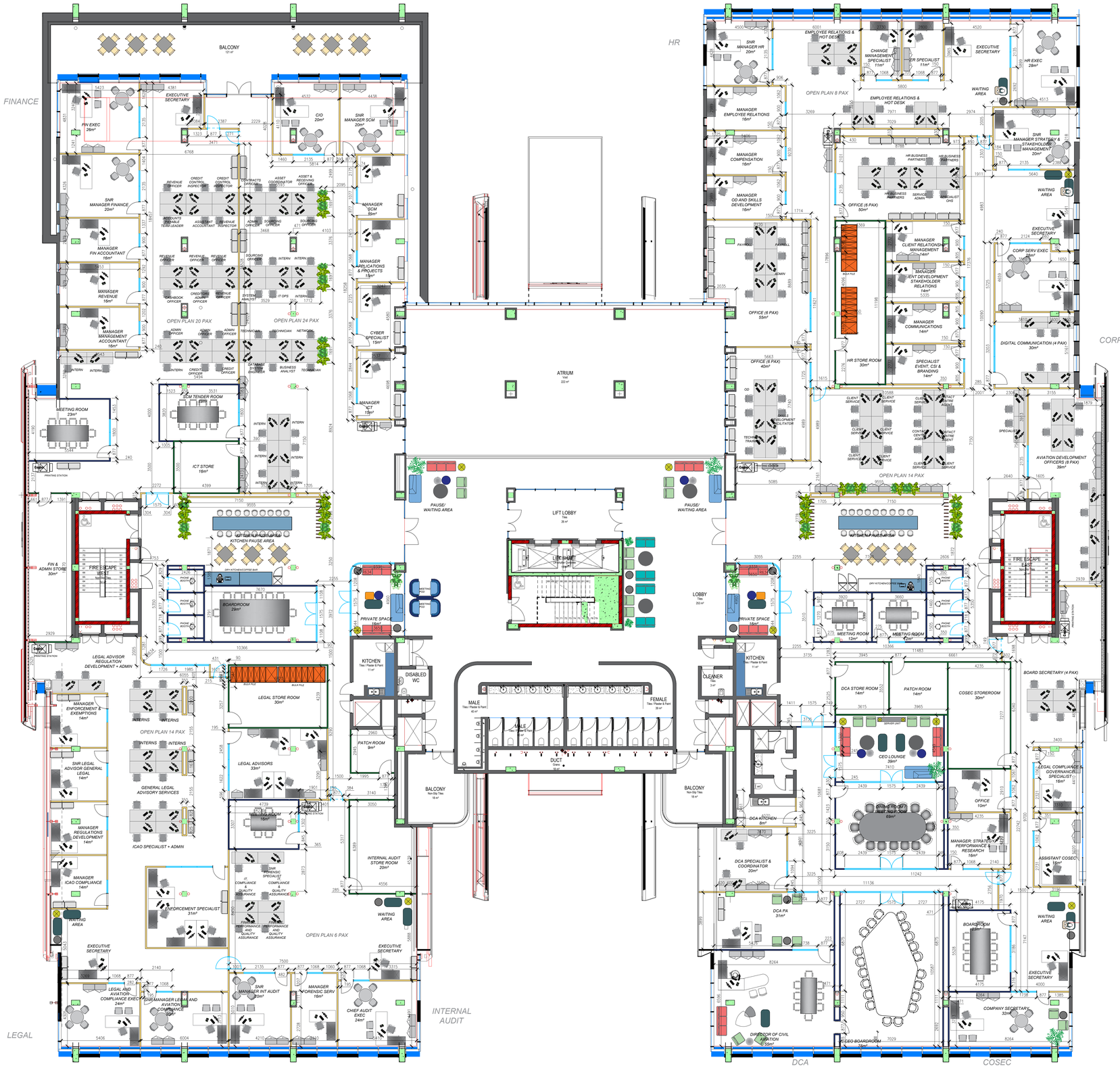

1 / 209 SECOND FLOOR
1:100

PROJECT NO.	BB_9_FF

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NOTES

GENERAL
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2. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE BEFORE ANY WORK COMMENCES
3. THIS DRAWING IS NOT TO BE SCALED AND ONLY FIGURED DIMENSIONS ARE TO BE USED
4. SHOULD ANY DISCREPANCIES BE NOTED ON THE DRAWING, PLEASE NOTIFY M2 COMMERCIAL PRIOR TO ANY WORK
5. VERTICAL SPC. TO ALL CHANGES IN FLOOR LEVELS
6. ALL LEVELS, UNLESS OTHERWISE INDICATED, ARE FINISHED FLOOR LEVELS
7. FINISHED FLOOR LEVELS ARE TO BE A MINIMUM OF 150MM ABOVE NATURAL GROUND LEVEL
8. ALL WORK TO COMPLY WITH SABS 0400 AND THE NATIONAL BUILDING REGULATIONS
9. ALL DRAINAGE TO COMPLY WITH SABS 0400
10. ALL GEYSERS TO BE INSTALLED TO COMPLY WITH SABS 0254
11. ALL BINKS, WASH BASINS & URINALS TO BE VENTILATED WITH AN ANTI-VAC TRAP
12. MECHANICAL VENTILATION

LIGHTING & VENTILATION
1. AREAS WILL BE EITHER AIR-CONDITIONED OR MECHANICALLY VENTILATED TO A.C. ENGINEER'S DESIGN AND SUPERVISION IN ACCORDANCE WITH PART O1 OF THE N.B.R. AND THE HEALTH ACT (ACP 107)
2. HABITABLE ROOMS WITH NO ARTIFICIAL VENTILATION TO BE PROVIDED WITH WINDOWS OF NO LESS THAN 10% IN THE AREA SERVED WITH A MIN. OPENING OF 5% OF THE FLOOR AREA

SPACE HEATING
1. SPACE HEATING IS TO BE INCORPORATED IN THE AIR-CONDITIONING SYSTEM TO A.C. ENGINEER'S DESIGN
2. ROOF INSULATION AS PER SPEC. TO BE LAID OVER RAFTERS AND BATTENS

GLAZING
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6	3.2

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3. GLAZING NOT APPARENT APPROACHING PERSONS SHALL BEAR DISTINCTIVE MARKING TO RENDER GLAZING MORE APPARENT
4. ALL GLAZING TO BE INSTALLED IN ACCORDANCE WITH SABS 0137 AND SABS 1263

FIRE
1. FIRE DESIGN TO CONFORM TO SPECIALIST FIRE CONSULTANT PROPOSALS
2. FIRE DESIGN TO COMPLY WITH SABS 0400 PART T1(2ba)

REV	DATE	DESCRIPTION	DRAWN	CHECKED
01				

TENANT SIGNATURE:	
LANDLORD SIGNATURE:	

LOCATION FIGURE

CLIENT
SACAA

PROJECT
BYLS BRIDGE OFFICE PARK
JEAN & OLIVENHOUTBOSCH
HIGHVELD X73, ERF 3082

DRAWING
SPACE PLAN
TENANT INSTALLATION
SECOND FLOOR

CONSULTANT

MT DEVELOPMENT
PO Box 39727
Bryanston Glen
2021
Econ Court
1st floor
340 British-Hazel Street
Highveld ext. 70, Centurion
Tel: (012) 676 8000
Fax: (012) 676 8325
Web: www.mt.co.za
Email: info@mtdevelopment.co.za

DRAWING NUMBER	209
COUNCIL REF. NO.	

SCALE	DATE	STATUS	DRAWN	REV
1:100	27.03.2024		PP	-

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