

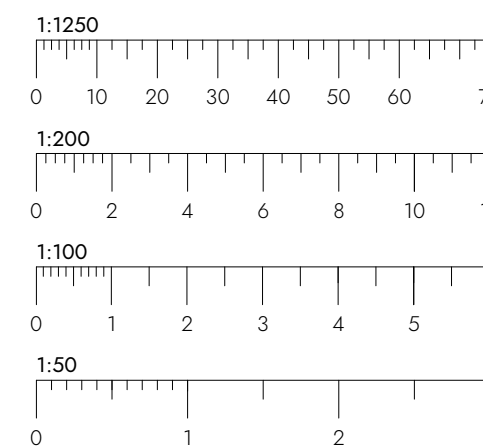
elementarchitecture.co.uk  
01626 817 417  
info@elementarchitecture.co.uk  
Copper Beeches, Exeter Road, Teignmouth,  
TQ14 9LQ

Do not scale off drawings unless specifically for planning purposes.

No work is to commence on site before appropriate approvals are granted. It is the contractor's responsibility to ensure possession of the approved drawings. All dimensions are to be checked and confirmed on site prior to the start of any works and before the ordering of any materials.

This drawing is the copyright of Element Architecture™ Limited and must not be used or reproduced without written permission.

Copyright © 2024 Element Architecture - Company No 15891754



Revision  
A - 15/11/24 - Design changes based on SE and TS feedback

Drawing to be read in conjunction with Structural Engineers markups, calculations and general notes. All noggins and strapping omitted for clarity (refer to specification for details of floor / roof build-ups)

Foundations calculations assume a min of 100kPa bearing capacity and a min of 600mm width of strips. Foundation depth to be agreed with building control on site and to take into account presence of trees in shrinkable soils.

Project  
New Public Toilets

Drawing No  
24009 - 01BR - TTC - Den Toilets

Client Name & Site Address  
Teignmouth Town Council  
Former Aquarium, Promenade,  
Teignmouth, TQ14 8BB

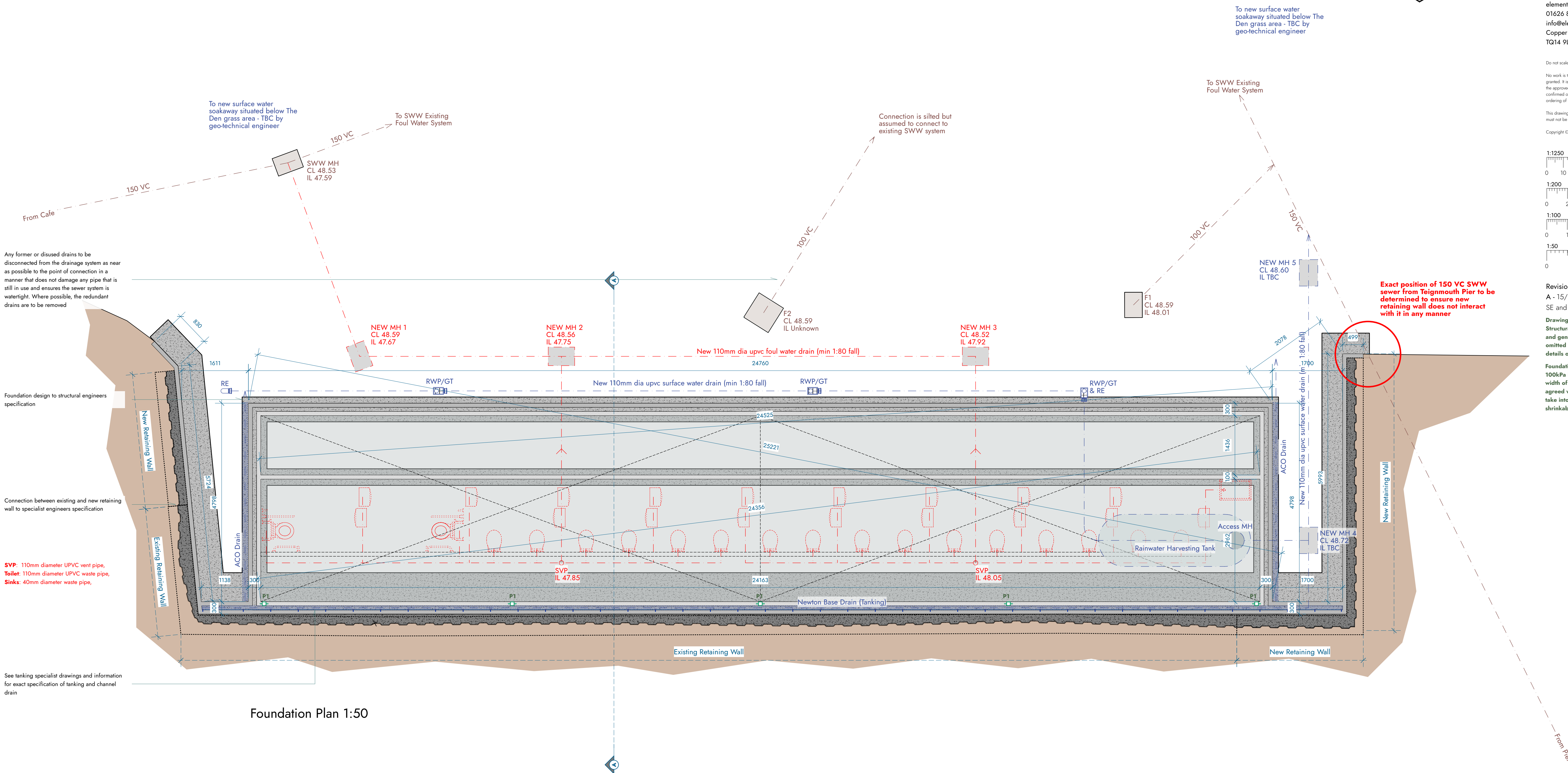
Drawing Contents  
Foundation Plan

Drawing Date  
November 2024

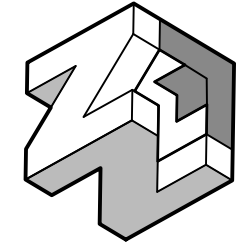
Designer  
Adam James

Paper Size  
A1

ELEMENT  
ARCHITECTURE



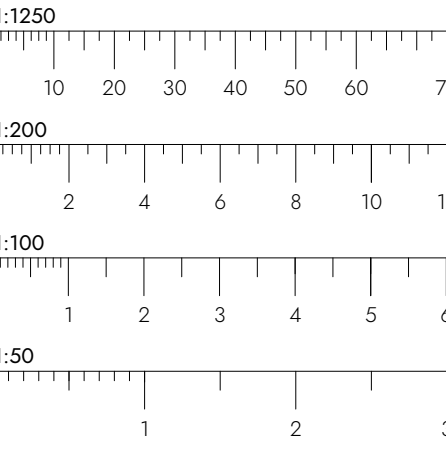




elementarchitecture.co.uk  
01626 817 417  
info@elementarchitecture.co.uk  
Copper Beeches, Exeter Road, Teignmouth,  
TQ14 9LQ

Do not scale off drawings unless specifically for planning purposes.  
No work is to commence on site before appropriate approvals are granted. It is the contractor's responsibility to ensure possession of the approved drawings. All dimensions are to be checked and confirmed on site prior to the start of any works and before the ordering of any materials.

This drawing is the copyright of Element Architecture™ Limited and must not be used or reproduced without written permission.  
Copyright © 2024 Element Architecture - Company No 15891754



Revision  
A - None

Drawing to be read in conjunction with  
Structural Engineers' markups, calculations  
and general notes. All noggin and strapping  
omitted for clarity (refer to specification for  
details of floor / roof build-ups)

## Structural Specification

### LINTELS

L1 - Engineer to confirm (Currently shown as  
Caticnic 150/100 standard duty cavity wall lintel)

### WINDPOSTS

P1 - Engineer to confirm size and spacing  
(currently shown as 100x100 SHS at 6m  
spacings within inner leaf of blockwork (to avoid  
tanking channel))

### LOAD BEARING PARTITIONS

LBP - 100x50mm C24 timber studs at max  
600mm centers with mid point noggins.

## Door Specification

**Fire Escape External Door** - Timber /  
composite door key lock externally, push bar (or  
pad) internally) for one action escape with alarm  
fitted (to prevent abuse)

**Maintenance External Door** - Timber /  
composite maintenance door key lock externally,  
thumb turn internally

**Internal Cubicle Doors** - W/C door internal  
lock but with the ability for the door to be  
opened or removed externally. (i.e. access to  
hinges).

Client to determine if false doors and windows  
are provided with a lintel internally and  
externally (i.e. so that it could easily be made  
into an actual window or door easily)

Thermo-loic Fire Rated insulated cavity closer (or  
equally approved) installed around all openings to  
minimise thermal bridging.

All external dimensions are to the external leaf  
of blockwork (unfinished).

12mm movement joints must be provided in the  
outer leaf of the external masonry walls at  
intervals not exceeding 6m (12m for brickwork)  
and continue 2 courses below DPC level. To  
comprise 6mm mastic sealed joint formed with  
render stop beads.

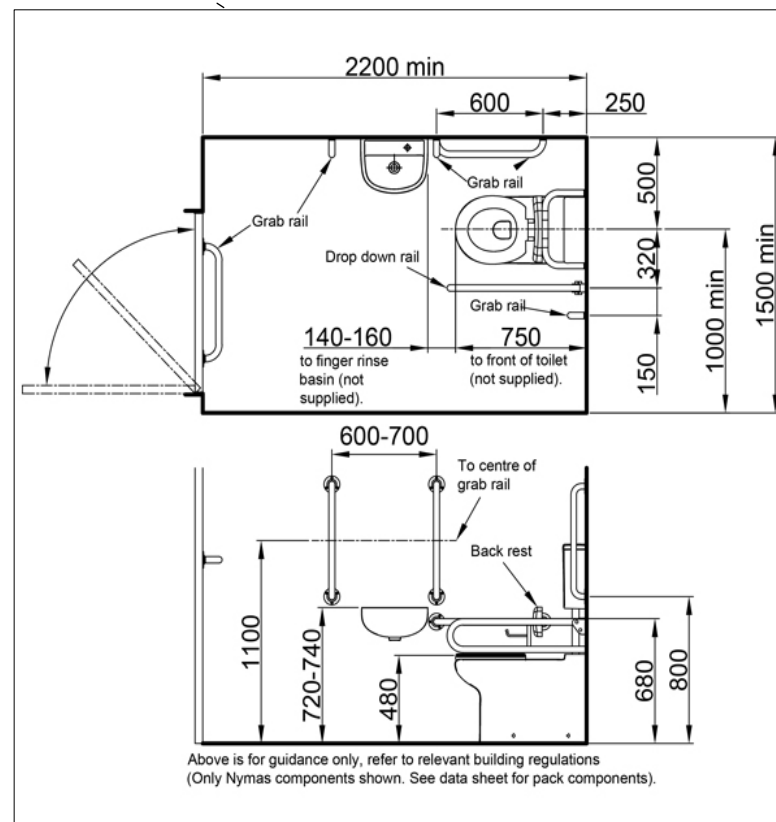
Trickle vent in top of door frame to provide  
equivalent 20,000mm trickle ventilation to  
internal bathroom

All internal dimensions are to internal finishes

50mm insulation provided to cavity wall, 100mm  
to sloped ceiling and 50mm to ground floor  
slab to provide frost protection to services within  
building. The building will not be heated.

New SVP boxed in with access hatch provided  
1m above FL for rodding and inspection. See  
Foundation Plan for full drainage details

Ground Floor Plan - Lower Den Level 1:50



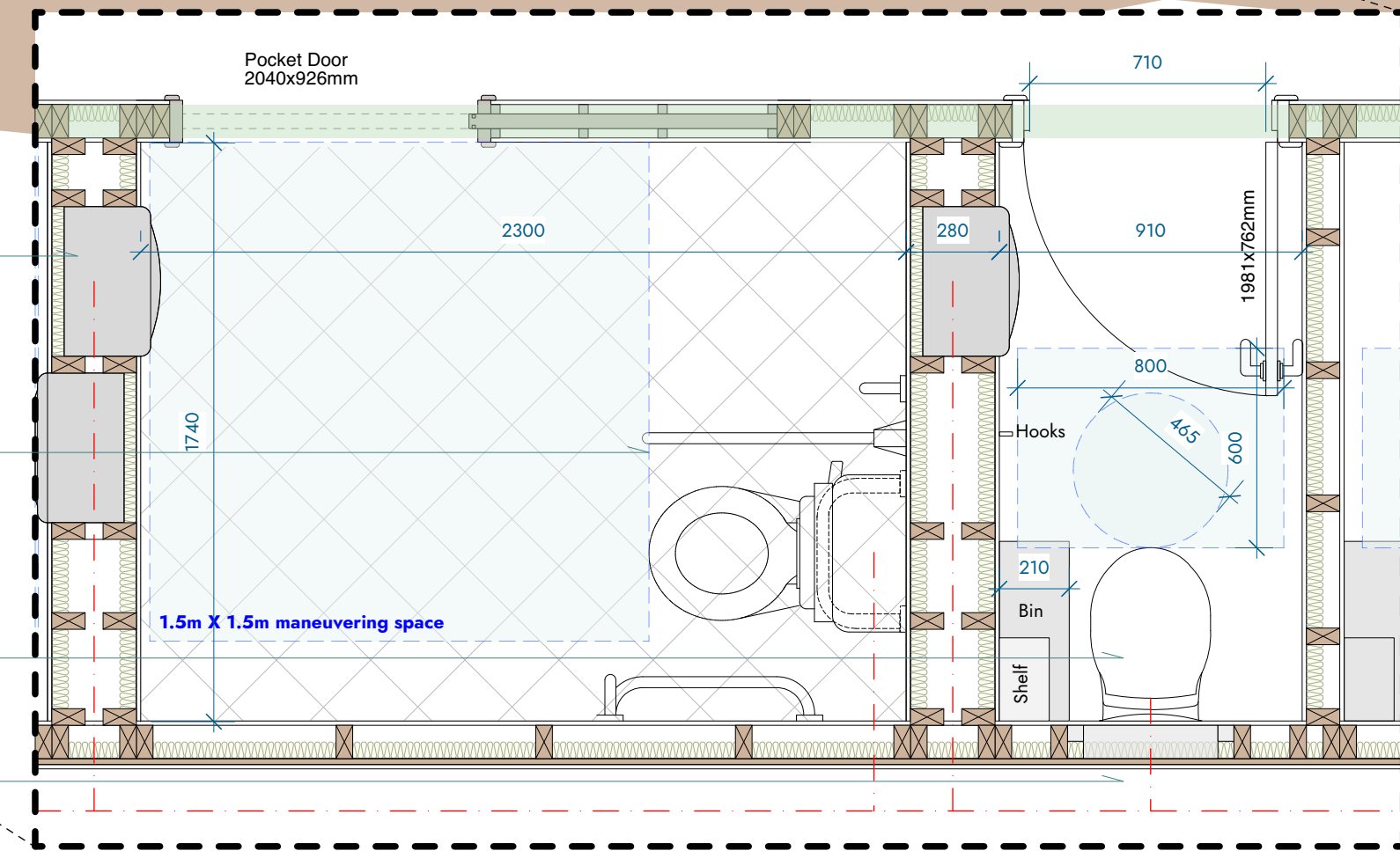
Accessible Toilet Provisions - NTS

Recessed mounted complete hand washing  
facility including liquid soap, temperature water  
& integral air dryer. Exact spec as per clients  
approval.

Grab rails and all other items as per the  
accessible toilet specification shown

Standard height dual flush duofix frame to  
support wall-hung toilet. Final toilet design to be  
determined by client.

Maintenance access panel to rear of WC's



Enlarged Ground Floor Plan - Toilet Provisions 1:20

Project  
New Public Toilets

Drawing No  
24009 - 02BR - TTC - Den Toilets

Client Name & Site Address  
Teignmouth Town Council  
Former Aquarium, Promenade,  
Teignmouth, TQ14 8BB

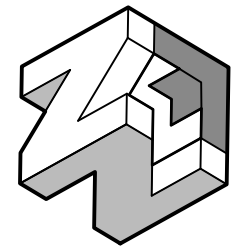
Drawing Contents  
Floor Plan

Drawing Date  
November 2024

Designer  
Adam James

Paper Size  
A1





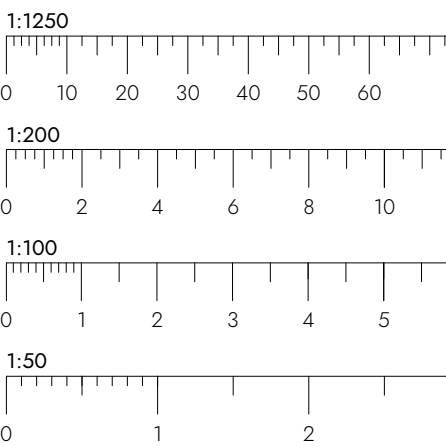
elementarchitecture.co.uk  
01626 817 417  
info@elementarchitecture.co.uk  
Copper Beeches, Exeter Road, Teignmouth,  
TQ14 9LQ

Do not scale off drawings unless specifically for planning purposes.

No work is to commence on site before appropriate approvals are granted. It is the contractor's responsibility to ensure possession of the approved drawings. All dimensions are to be checked and confirmed on site prior to the start of any works and before the ordering of any materials.

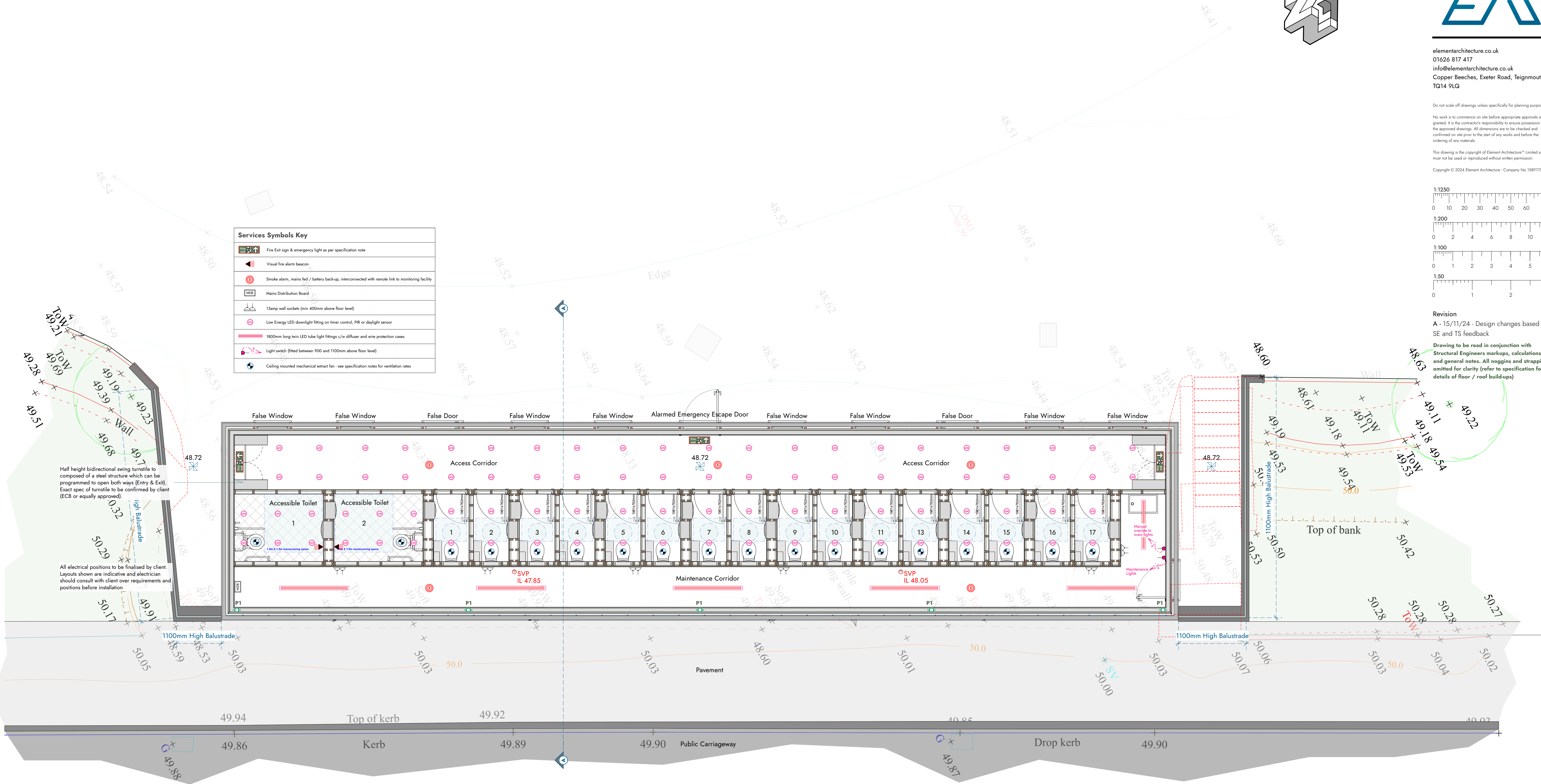
This drawing is the copyright of Element Architecture™ Limited and must not be used or reproduced without written permission.

Copyright © 2024 Element Architecture - Company No 15891754



Revision  
A - 15/11/24 - Design changes based on SE and TS feedback

Drawing to be read in conjunction with Structural Engineers markups, calculations and general notes. All noggin and strapping omitted for clarity (refer to specification for details of floor / roof buildups)



Ground Floor Plan - Higher Road Level - Services 1:50

Project  
New Public Toilets

Drawing No  
24009 - 03BR - TTC - Den Toilets

Client Name & Site Address  
Teignmouth Town Council  
Former Aquarium, Promenade,  
Teignmouth, TQ14 8B8

Drawing Contents  
Floor Plan

Drawing Date  
November 2024

Designer  
Adam James

Paper Size  
A1

ELEMENT  
ARCHITECTURE



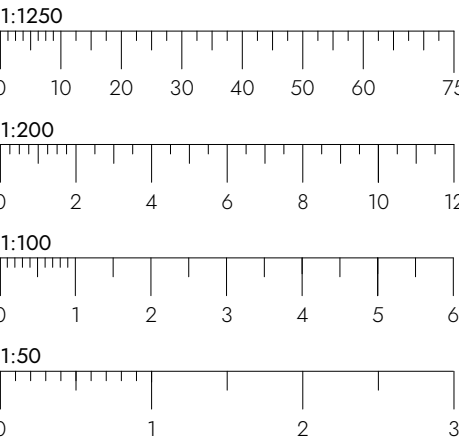


elementarchitecture.co.uk  
01626 817 417  
info@elementarchitecture.co.uk  
Copper Beeches, Exeter Road, Teignmouth,  
TQ14 9LQ

Do not scale off drawings unless specifically for planning purposes.  
No work is to commence on site before appropriate approvals are granted. It is the contractor's responsibility to ensure possession of the approved drawings. All dimensions are to be checked and confirmed on site prior to the start of any works and before the ordering of any materials.

This drawing is the copyright of Element Architecture™ Limited and must not be used or reproduced without written permission.

Copyright © 2024 Element Architecture - Company No 15891754



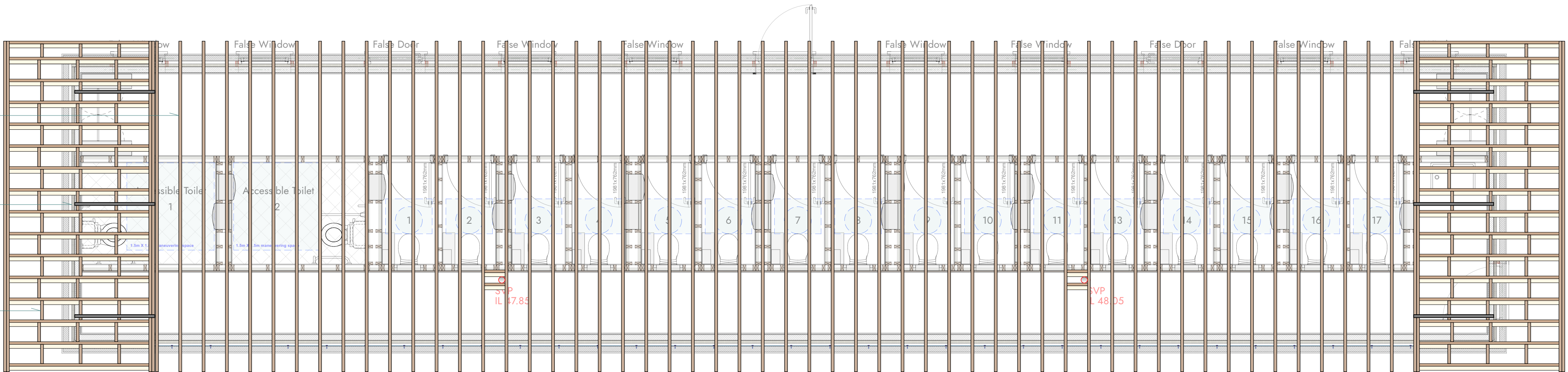
Revision  
A - 15/11/24 - Design changes based on SE and TS feedback

Drawing to be read in conjunction with Structural Engineers markups, calculations and general notes. All noggins and strapping omitted for clarity (refer to specification for details of floor / roof build-ups)

50x200mm C24 mono pitch roof rafters at 400mm centres with full depth noggins at mid point. (omitted for clarity).

Lateral restraint straps to be incorporated at high and low level spanning at least 3No. truss members and securely fixed into blockwork. Straps to comply with BS 5268 Part 3 1988 Appendix B. Fix straps to rafters with not less than 4 no. 50x8 gauge sherardised screws evenly spaced, locate at least one screw 150mm off bottom end of strap

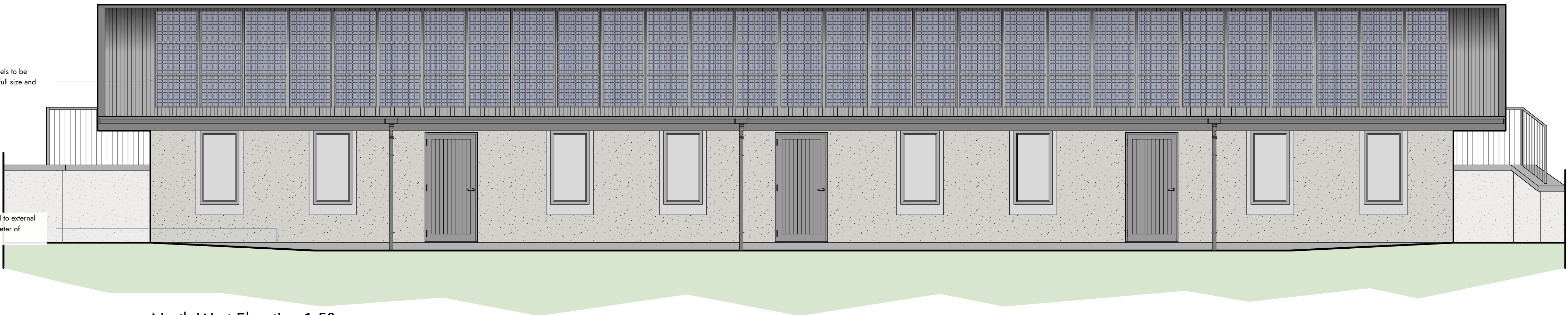
Full depth timbers at 400mm centres forming lean-to overhang ladder



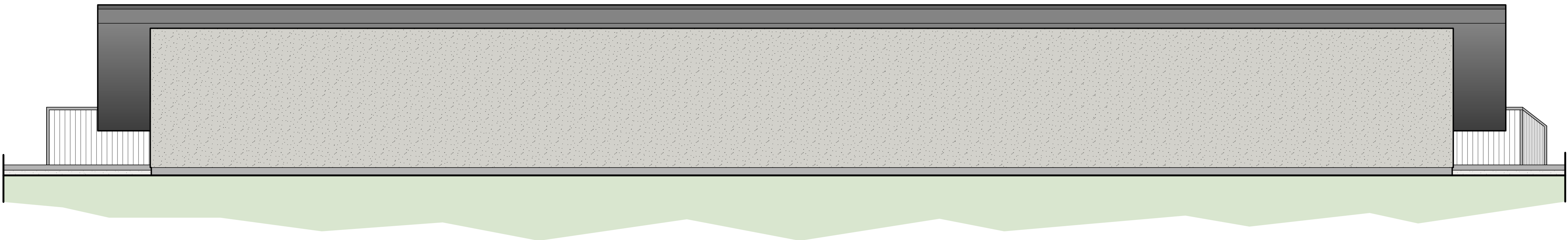
Roof Carcassing Plan 1:50

New 1000x1700mm solar PV panels to be installed by specialist third party (full size and spec to be agreed with supplier)

Bell cast drip bead to be provided to external render at DPC level around perimeter of building

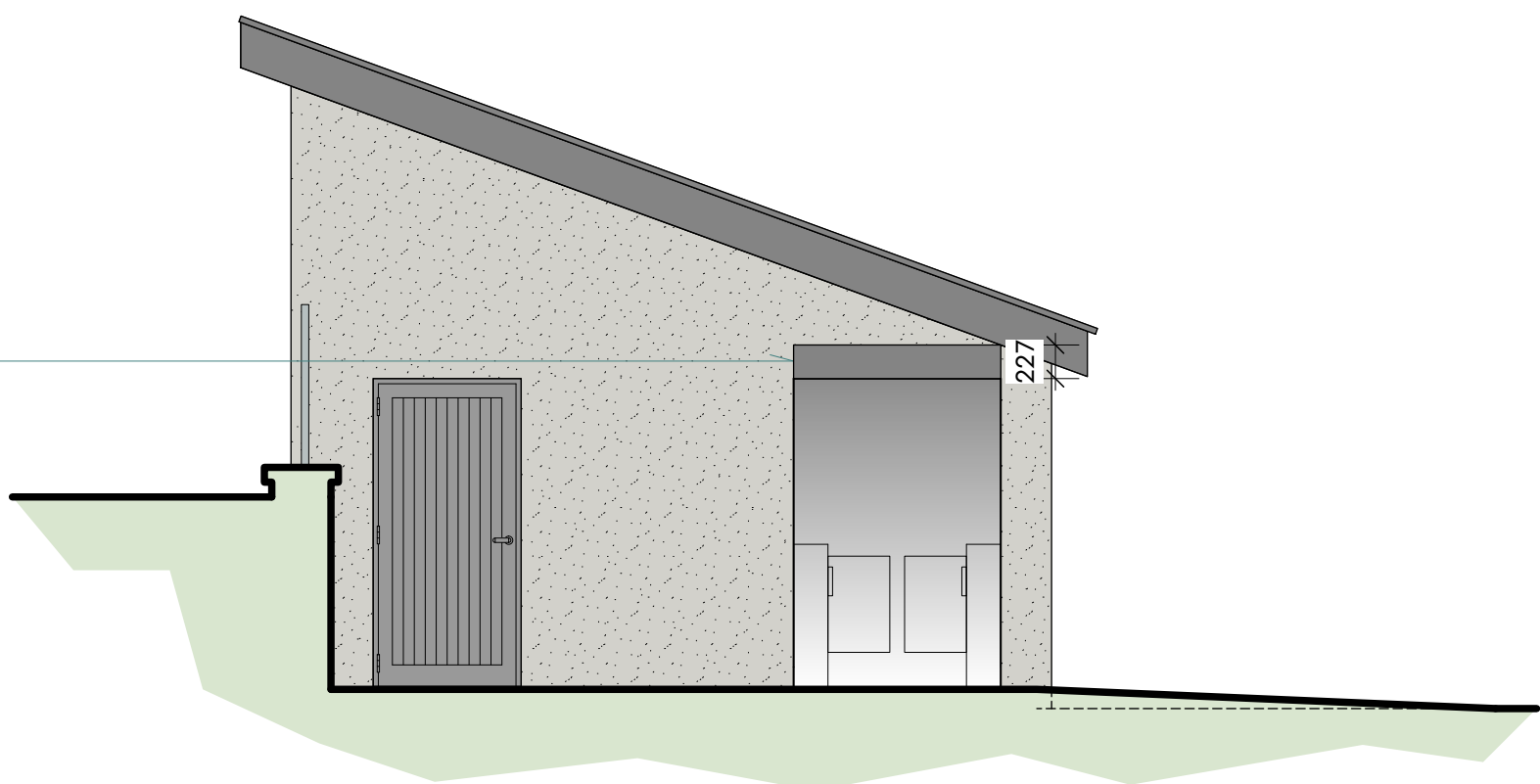


North West Elevation 1:50

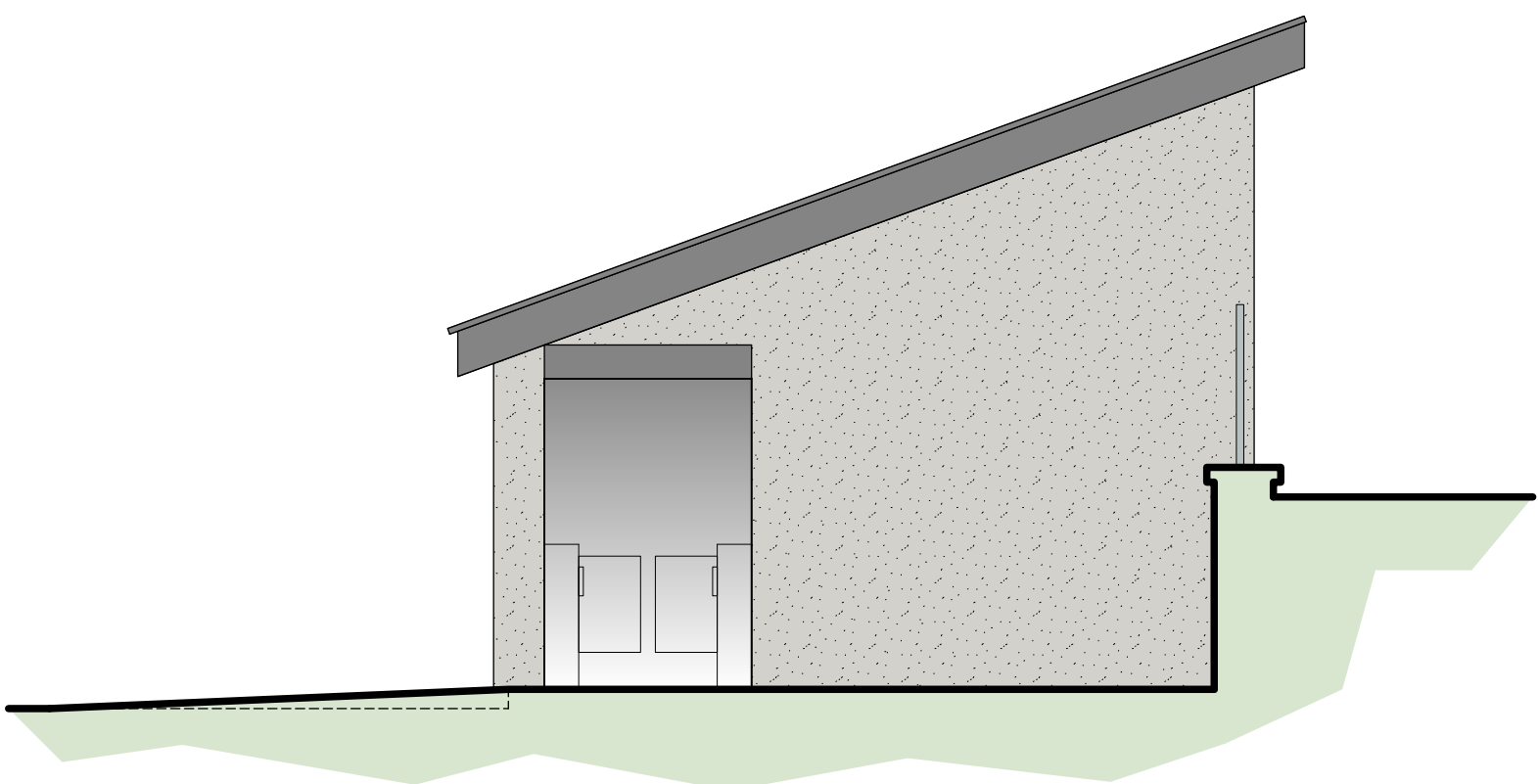


South East Elevation 1:50

Electronic roller shutter door above doorways into toilet block. To be able to be operated remotely or locally



South West Elevation 1:50



North East Elevation 1:50

Project  
New Public Toilets

Drawing No  
24009 - 04BR - TTC - Den Toilets

Client Name & Site Address  
Teignmouth Town Council  
Former Aquarium, Promenade,  
Teignmouth, TQ14 8B8

Drawing Contents  
Roof Carcassing Plan & Elevations

Drawing Date  
November 2024

Designer  
Adam James

Paper Size  
A1





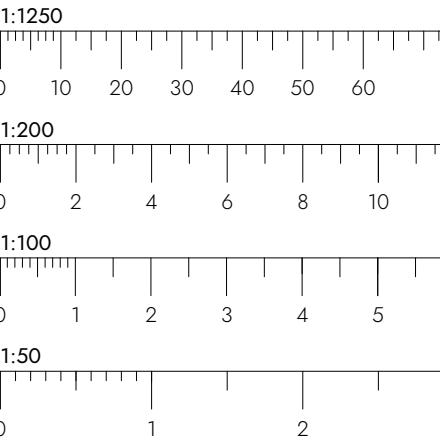
elementarchitecture.co.uk  
01626 817 417  
info@elementarchitecture.co.uk  
Copper Beeches, Exeter Road, Teignmouth,  
TQ14 9LQ

Do not scale off drawings unless specifically for planning purposes.

No work is to commence on site before appropriate approvals are granted. It is the contractor's responsibility to ensure possession of the approved drawings. All dimensions are to be checked and confirmed on site prior to the start of any works and before the ordering of any materials.

This drawing is the copyright of Element Architecture™ Limited and must not be used or reproduced without written permission.

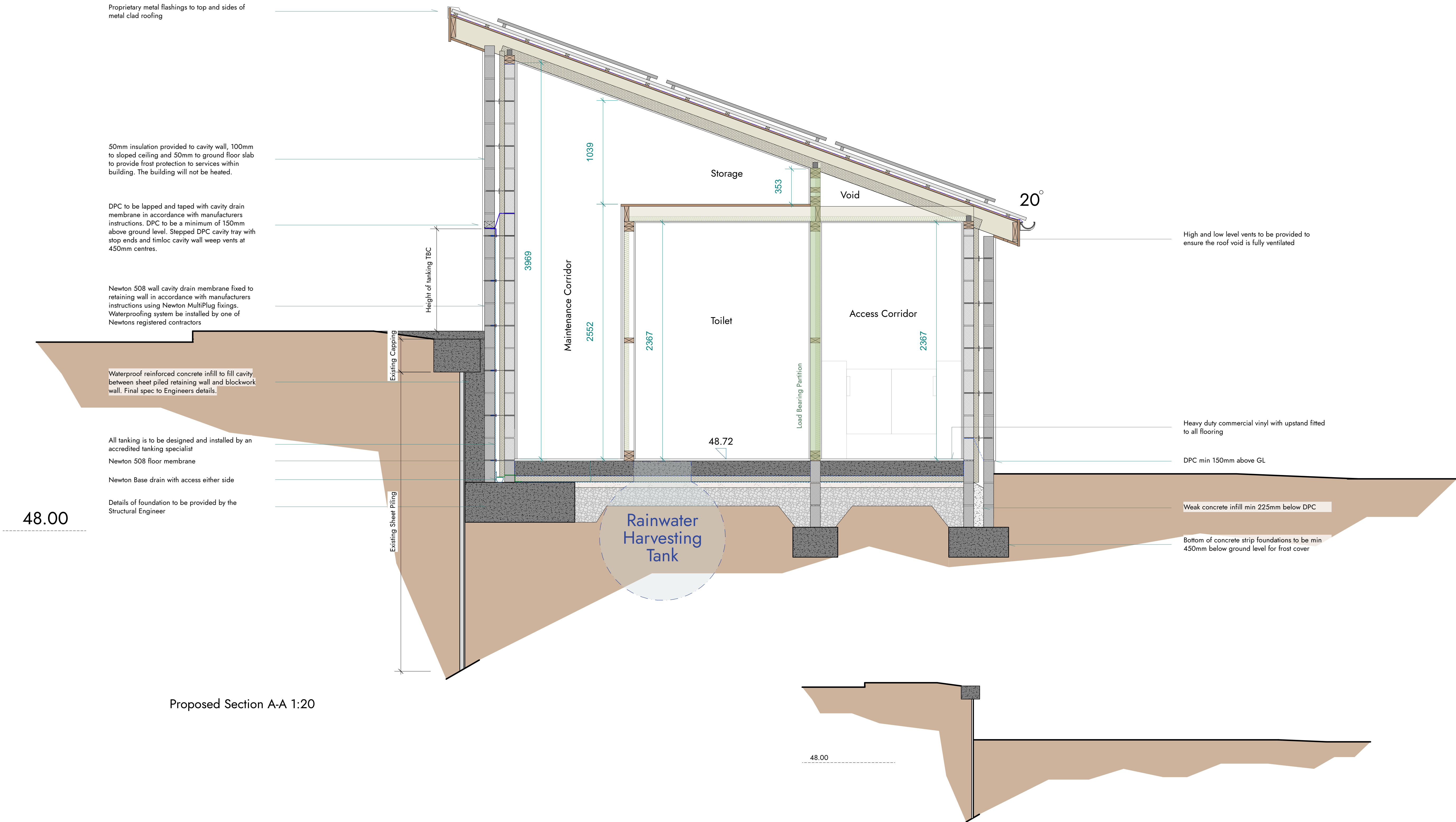
Copyright © 2024 Element Architecture - Company No 15891754



Revision  
A - 15/11/24 - Design changes based on SE and TS feedback

Drawing to be read in conjunction with Structural Engineers' markups, calculations and general notes. All noggins and strapping omitted for clarity (refer to specification for details of floor / roof build-ups)

Foundations calculations assume a min of 100kPa bearing capacity and a min of 600mm width of strips. Foundation depth to be agreed with building control on site and to take into account presence of trees in shrinkable soils.



Proposed Section A-A 1:20

Existing Section A-A 1:50

Project  
New Public Toilets

Drawing No  
24009 - 05BR - TTC - Den Toilets

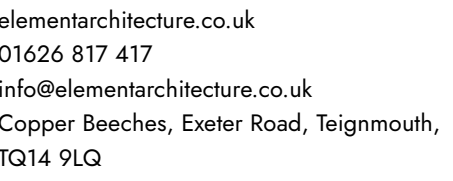
Client Name & Site Address  
Teignmouth Town Council  
Former Aquarium, Promenade,  
Teignmouth, TQ14 8B8

Drawing Contents  
Section

Drawing Date  
November 2024

Designer  
Adam James

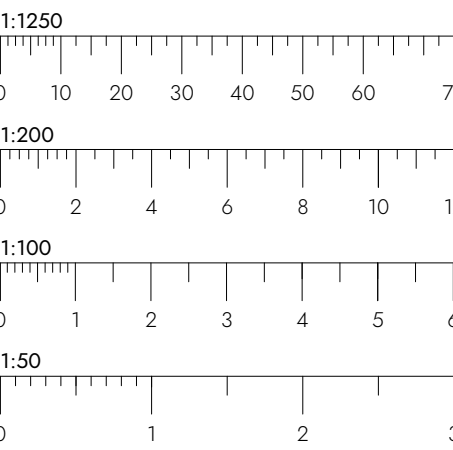
Paper Size  
A1



no work is to commence on site before appropriate approvals are granted. It is the contractor's responsibility to ensure possession of the approved drawings. All dimensions are to be checked and confirmed on site prior to the start of any works and before the ordering of any materials.

This drawing is the copyright of Element Architecture™ Limited and must not be used or reproduced without written permission.

Copyright © 2024 Element Architecture - Company No 15891754



Revision  
A - 15/11/24 - Design changes based on SE and TS feedback

Project  
New Public Toilets

Drawing No  
24009 - 06BR - TTC - Den Toilets

Client Name & Site Address  
Teignmouth Town Council  
Former Aquarium, Promenade,  
Teignmouth, TQ14 8BB

Drawing Contents  
Existing Topographical Survey

Drawing Date  
November 2024

Designer	Paper Size
Adam James	A1