REQUEST FOR PROPOSAL

Hannam Park Washroom Building

RFP 26-01

TENDER FORM

Project Name:
Hannam Park Washrooms

Project Number:

Project Location:
Hannam Park – Rainy River

Submitted To:

Closing Date:
2:30 pm, CDT Tuesday May 19, 2026

Bidder: _____

Legal Name: _____

Address: _____
_____
_____
_____

1. Bid Price

Having Examined the following Bid Documents:

_____
_____
_____
_____
_____
_____
_____
_____

as issued by The Town of Rainy River, I hereby offer to enter into a Contract to perform the Work as required by the Bid Documents for the stipulated price of:

_____ ($_____)

in Canadian funds, which price includes value added taxes.

As it is the responsibility of the bidder to determine levy and collection of HST, amounts bid shall show separately the HST amount and HST number, or alternatively cite the basis of exemption in lieu thereof.

Show separate tax amounts (included in price above):

Harmonized Sales Tax: $_____

HST Number: #_____

This price includes the total provision of all labour, materials, plant, equipment, services, and otherwise necessary for the proper execution and completion, in accordance with the Tender Document, of the supply and delivery to and for the benefit and satisfaction of The Town of Rainy River.

2. Addenda

Contractors are to acknowledge the receipt of all addenda, by listing below:

_____

_____

_____

_____

3. Insurance

The successful contractor shall provide proof of WSIB clearance and proof of the Contractor's Comprehensive General Liability Insurance (Errors and Omissions) in the amount of five million dollars ($5,000,000) coverage. Insurance is to be in effect for the duration of the project.

4. **Conflict of Interest**

The Contractor and their team members will be prohibited from either directly or indirectly submitting a bid for this project if they are subject to any conflicts of interest with respect to Rainy River staff, administration personnel or elected representatives.

5. Performance Security

Waived

6. Schedule

Work is to begin on or before June 15, 2026, with project completion prior to September 15, 2026.

7. Information

Questions and requests for further information, specifications and documents are to be directed to Henry Van Ael, CBO at The Town of Rainy River, Phone No. (807) 276-0473 or Shara Lavallee CAO/Clerk-Treasurer, Town of Rainy River, (807)-852-3978

8. Site Meeting

There will be an information/site meeting for contractors interested in attending.

The meeting is optional.

The meeting will be held in Rainy River, Hannam Park:

MONDAY, MAY 11, 2026 @ 2:00 pm

A representative from The Town of Rainy River will be at the meeting to review the drawings and scope of work and to collect and answer questions.

9. Submittals

Bids shall be submitted by "sealed envelope" and/or "fax" to:

The Town of Rainy River

RE: ☐ Tender 2026-01 (Washroom Building)

In Person: to The Rainy River Municipal Office Front Desk, or

By Mail to: The Town of Rainy River
201 Atwood Ave, Box 488
Rainy River ON P0W 1L0

Attention: Tender 26-01

By Fax to: (807) 852-3553

Bids may be submitted by fax transmittal through a third party, however the Town assumes no responsibility whatsoever for proper receipt of such fax transmittals. If requested, all original bid documents and enclosures must be received within the specified time frame.

There shall be a public bid opening at The Town of Rainy River Municipal Office on 19 May 2026 3:00 CDT.

The Property Committee shall hold a meeting at The Town of Rainy River Municipal Office on 19 May 2026 5:30 CDT to discuss the bids and award a contract if possible.

The bidder shall submit tender prices on all items listed in Section 13: Schedule of Values

10. Assignment

This agreement may not be assigned or subcontracted in whole or in part by the General Contractor to another General Contractor without the prior written consent of The Town

of Rainy River. An assignment or a subcontract does not release the bidder from its obligation under this agreement.

11. Acceptance

a) The Town of Rainy River reserves the right to reject any or all Tenders, for any reason whatsoever, and to accept only bids considered best for its interest and to waive formalities as the interests of the Township may require without stating reasons, therefore, the lowest or any Tender may not necessarily be accepted.

b) The Town of Rainy River shall not be liable for any costs, expense, loss or damage incurred, sustained or suffered by any Tenderer prior, or subsequent to, or by reason of the acceptance or the non-acceptance by the Township of any Tender provided.

c) Bids that contain prices which appear to be so unbalanced that they may adversely affect the interest of The Town of Rainy River may be rejected. Each item bid shall be a reasonable price for such work.

d) The Tender shall be irrevocable for a period of thirty (30) days following the date of Tender closing.

e) The tender acceptance is subject to funding availability.

12. Declarations

I certify that:

a) I am not a party to or privy to any deceit to mislead The Town of Rainy River into accepting this Bid as a truly competitive Bid whether to the prejudice, injury, or benefit of The Town of Rainy River;

b) the prices contained in this Bid are quoted in good faith without any collusive arrangement with any other person or entity;

c) I have no financial interest in any other entity which is submitting a Bid for this work;

d) at the time of submitting this bid _____ (name of company) is in compliance with all tax statutes administered by the Ministry of Finance for Ontario and that in particular, all returns required to be filed under all Provincial tax statues have been filed and all taxes due and payable under those statutes have been paid or satisfactory arrangements for their payments have been made and maintained.

13. Schedule of Values (including all materials, labour and project related costs)

ITEM	PRICE
1. Supply and install Sanitary Sewer and water main connections from nearby mains to building site.	$0.0 (to be provided by Town)
2. Supply and install items required to connect building to electricity grid. (if included in Item 3 – note this)	$
3. Complete Building with plumbing system, electric system, heating/ ventilation system.	$
4. Accessibility Features: Ramp and deck, universal washroom (all items including the room itself, fixtures, signs, power door, electrical, heat, ventilation, etc)	$
TOTAL	**$**

14. Signatures

SIGNED AND SUBMITTED:

_____
Name of Bidder

_____
Signature

_____ _____
Name and title of person signing **Witness**

_____ _____
Signature Signature

_____ _____
Name and title of person signing Name and title of person signing

Dated at _____ this _____ day of _____ , 2026

Addendum 1: Drawings, notes, specifications.

1. Washroom Building Drawings: 6 pages, drawings A-1.0, A-1.1, A-2.0, A-2.1, A-3.0, A-4.0.
2. Site Map – approximate location, exact location to be marked by Rainy River.
3. Ceiling fans are required in 3 washrooms (interconnect with room lighting).
4. Lighting suitable for wet locations and located to fully illuminate rooms are to be installed in washrooms and are activated by motion sensors to operate for a reasonable time.
5. Electric heaters suitable for damp areas are required in each room. (to be controlled by tamper proof thermostats).
6. 40 gallon or larger electric water heater to be installed in mechanical room to supply fixtures. Hot water heater is to be protected with anti-scald mixing valve as per code.
7. Water and sewer piping to be installed as per code requirements. (size, slope, cleanouts, etc). Water to be connected to water service provided to building site by Rainy River. Sewer to be connected to sewer line provided to building site by Rainy River.
8. Commercial grade floor finishes of all rooms to be suitable for wheelchair use. Tile, rubber, Tarkett or similar waterproof finishes are required.
9. Samples of all proposed finish types and colours to be provided to Rainy River for approval. (Siding and exterior trim, roofing, flooring, wall and interior trim, etc.)
10. The universal washroom door shall include a self-closing device and power door operator.
11. The contractor shall provide and install all items necessary to complete electrical service to the building from the nearest electrical utility source.
12. Any changes proposed to the above specifications or to the specifications listed in the drawings require written approval of the Town of Rainy River.

SCHEDULE OF DRAWINGS

DESIGN - PART 9

To the best of my knowledge these plans have been drawn to comply with the owner's and/or builder's specifications. The contractor shall verify all dimensions and enclosed drawings. While every effort has been made in the preparation of this plan to avoid mistakes, the maker cannot guarantee against human error, the contractor of the job must check all dimensions and details prior to construction.

The Designer shall not have control over or charge of and shall not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the construction, since these are solely the responsibility of the contractor. The Designer shall not be responsible for the Contractor's schedules or failure to carry out the construction in accordance with the construction documents.

The Designer shall not have control over or charge of acts or omissions of the Contractor, Subcontractors, or their agents or employees, or of any other persons performing portions of the construction.

The Owner assumes the responsibility of soil testing.
All strata verification by owner.
Any soils found to differ shall require the footings and col. piers to be redesigned at the owner's cost.

Climatic & Design Load Data (Fort Frances Ontario)

Roof Loading	**KPA (psf)**
Ground Snow Load Ss	2.3 (48.04 psf)
Rain Load Sr	0.3 (6.27 psf)
Snow Load Factor Cb	0.55
Roof Design Snow Load	1.56 (32.69 psf)
Roof & Ceiling Design Deadload	0.57 (12.00 psf)
Floor Loading	**KPA (psf)**
Ground & Second Floor	1.92 (40.00 psf)
Floor/Ceiling Design Dead Load	0.72 (15.00 psf)
Wind Loading	**KPA (psf)**
1/50 Wind Pressure	0.31(6.47 psf)
1/10 Wind Pressure	0.24 (5.01 psf)
Temperature	
Degree days below 18°C	5440
Soil	
Assumed allowable bearing pressure at footings	75 (1556 psf)
Rock	500 (10,443 psf)
Elevation	340

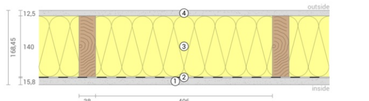
Energy Efficiency Design Summary (TABLE 5B 5.5-7–2017 - ZONE 7)

Ceiling with attic space	R71
Walls above grade (SI)	.261 Max. U-value
Basement Walls	.284 Max. U-value
Opague Doors	.45 Max. U-value
Fenestration (non -metal)	.29 Max. U-value

2x6 above grade - R24 - U-Value=.255, R=22.5891

Exterior wall created on 28.1.2026

Thermal protection: U = 0,255 W/(m²K); DIN 4108*: R>1,75 m²K/W + R_u + R_w; excellent
Moisture proofing: Dries 32 days; Drying reserve: 168 g/m²a; Condensate: 92 g/m²; insufficient excellent
Heat protection: Temperature amplitude damping: 4.4; phase shift: 6.0 h; Thermal capacity inside: 18.1 kJ/m²K; insufficient excellent



① Sheathing material, gypsum sheathing (15,8 mm)
② Polyethylene, high density
③ Insulation, blanket and batt, rock or glass mineral fibre, R24, 140mm (140 mm)
④ Sheathing material, oriented strandboard (12,5 mm)

U-Value calculation according to DIN EN ISO 6946

#	Material	Dicke [cm]	λ [W/mK]	R [m²K/W]
	Thermal contact resistance inside (Rsi)			0,130
1	Sheathing material, gypsum sheathing (drywall)	1,58	0,159	0,099
2	Polyethylene, high density	0,02	0,500	0,000
3	Insulation, blanket and batt, rock or glass mineral fibre (CAN/ULC-S702), R24, 140mm	14,00	0,033	4,242
	Wood, structural framing (spruce-pine-fir) (8.6%)	14,00	0,118	1,190
4	Sheathing material, oriented strandboard (OSB)	1,25	0,102	0,123
	Thermal contact resistance outside (Rse)			0,040

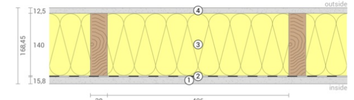
Thermal contact resistances have been taken from DIN 6946 Table 7.
Rsi: heat flow direction horizontally
Rse: heat flow direction horizontally, outside: Direct contact to outside air

Upper limit of thermal resistance $R_{tot,upper}$ = 3,978 m²K/W.
Lower limit of thermal resistance $R_{tot,lower}$ = 3,871 m²K/W.
Check applicability: $R_{tot,upper}$ / $R_{tot,lower}$ = 1,028 (maximum allowed: 1,5)

The procedure may be used.

Thermal resistance R_{tot} = ($R_{tot,upper}$ + $R_{tot,lower}$)/2 = 3,924 m²K/W
Estimated maximum relative uncertainty according to section 6.7.2.5: 1.4%

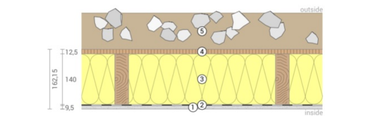
Heat transfer coefficient U = 1/R_{tot} = **0,25 W/(m²K)**



2x6 PWF - R24 - U-Value=.231, R=24.62

Exterior wall created on 27.2.2026

Thermal protection: U = 0,231 W/(m²K); DIN 4108*: R>1,76 m²K/W + R_u + R_w; excellent
Moisture proofing: Wood moisture: +0,4%; Dries 5 days; Condensate: 18 g/m²; insufficient excellent
Heat protection: Component is adjacent to earth: TAV and phase non relevant; Thermal capacity inside: 13.8 kJ/m²K; insufficient excellent



① Sheathing material, plywood - generic softwood (9,5 mm)
② Polyethylene, high density
③ Sprayed polyurethane foam (140 mm)
④ Plywood - generic softwood (12,5 mm)
⑤ Soil

U-value calculation

#	Material	Dicke [cm]	λ [W/mK]	R [m²K/W]
	Thermal contact resistance inside (Rsi)			0,130
1	Sheathing material, plywood - generic softwood	0,95	0,115	0,083
2	Polyethylene, high density	0,02	0,500	0,000
3	Sprayed polyurethane foam (medium density)	14,00	0,028	5,040
	Wood, structural framing (spruce-pine-fir) (8.6%)	14,00	0,118	1,190
4	Plywood - generic softwood	1,25	0,115	0,109
	Thermal contact resistance outside (Rse)			0,000

Thermal contact resistances have been taken from DIN 6946 Table 7.
Rsi: heat flow direction horizontally
Rse: heat flow direction horizontally, outside: Ground

Upper limit of thermal resistance $R_{tot,upper}$ = 4,403 m²K/W.
Lower limit of thermal resistance $R_{tot,lower}$ = 4,270 m²K/W.
Check applicability: $R_{tot,upper}$ / $R_{tot,lower}$ = 1,031 (maximum allowed: 1,5)

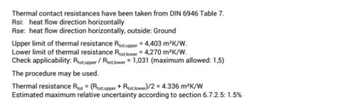
The procedure may be used.

Thermal resistance R_{tot} = ($R_{tot,upper}$ + $R_{tot,lower}$)/2 = 4.336 m²K/W
Estimated maximum relative uncertainty according to section 6.7.2.5: 1.5%

DIN 6946 may not be used for earth-contacting components. However, for the alternative method from DIN V 4108-6 Annex E, the required data on the size and position of this component are missing.

Heat transfer coefficient U = 1/R_{tot} = **0,23 W/(m²K)**

The constructive U-value was calculated. Heat losses across the ground or basement were not considered because the necessary data are missing.



General Notes

GENERAL

- ANY DEVIATIONS FROM THE APPROVED PLANS MUST BE BY PRIOR APPROVAL OF THE CHIEF BUILDING OFFICIAL.
- PROVIDE A COPY OF TRUSS DESIGN AND/OR I-BEAM FLOOR/RAFTER SYSTEM WITH FLOOR PLANS PRIOR TO SUBMISSION TO CHIEF BUILDING OFFICIAL, WHERE APPLICABLE.
- OVERALL EXTERIOR DIMENSIONS ARE FROM STUD FACE TO STUD FACE.
- GRADE IS ONLY SUGGESTED AND MUST BE ADJUSTED TO SUIT INDIVIDUAL SITE.
- ALL CONSTRUCTION TO MEET THE REQUIREMENTS OF THE LATEST ONTARIO BUILDING CODES.
- WINDOW AND DOOR DIMENSIONS TO BE VERIFIED BY INSTALLING CONTRACTOR.
- EXACT FURNACE, H.W.T. AND SUMP PIT LOCATION TO BE DETERMINED ON SITE BY INSTALLING CONTRACTOR.
- ALL DRAIN PLUMBING BELOW LEVEL OR ADJOINING STREET MUST BE PROTECTED BY AN APPROVED BACK WATER VALVE.

FOUNDATION

- ALL EXCAVATIONS FOR FOUNDATIONS SHALL EXTEND TO UNDISTURBED SOIL.
- EXCAVATION BOTTOM MUST BE KEPT FREE OF ALL ORGANIC MATERIAL AND STANDING WATER AND PROTECTED FROM FREEZING.
- CONCRETE MUST BE PLACED AND VIBRATED TO AVOID THE SEGREGATION OF AGGREGATES AND HONEYCOMBING.
- FOUNDATIONS MUST EXTEND A MINIMUM OF 5 7/8" ABOVE FINISHED GRADE.
- MINIMUM FINISHED GRADE SHOULD HAVE A FINISHED GRADE OF 2% MIN. AWAY FROM FOUNDATION.

LUMBER

- UNLESS OTHERWISE NOTED TO BE SPRUCE-PINE-FIR (SPF), GRADE NO.2, CONFORMING TO CSA STANDARD WITH 0141 WITH A MAXIMUM MOISTURE CONTENT OF 19% AT THE TIME OF INSTALLATION. LUMBER SHALL BEAR THE GRADING STAMP OF AN AGENCY APPROVED BY THE CANADIAN LUMBER STANDARDS ADMINISTRATION BOARD.
- NAILS, SPIKES, AND STAPLES: TO CSA STANDARD B111; GALVANIZED FOR EXTERIOR WORK, OR HIGHLY HUMID AREAS AND FOR TREATED LUMBER; PLAIN ELSEWHERE. NAILING OF FRAMING UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLES 9.23.3 A, B, AND 9.23.13 A IN THE ONTARIO BUILDING CODE & NBC.
- ROUGH HARDWARE: - BOLTS, NUTS, WASHERS, LAGS, PINS, SCREWS, ALL TO BE HOT DIP GALVANIZED
- WOOD PRESERVATIVES (PRESSURE TREATED): WHERE REQUIRED TO CONFORM TO CSA STANDARD 080-M.
- FRAMING ANCHORS: FRAMING ANCHORS, JOIST HANGERS, BEAM HANGERS, POST CAPS, POST ANCHORS, BACK-UP CLIPS AND ANGLES, UNLESS OTHERWISE SHOWN ON THE STRUCTURAL DRAWINGS, ARE ALL TO BE AS MANUFACTURED BY TIMBER ENGINEERING COMPANY (TECO) OR AN APPROVED EQUAL, SIZED TO THE JOB AT HAND. ALL ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS UTILIZING "SPECIAL" NAILS WHERE REQUIRED.

POINT LOAD

- BUILT-UP POSTS SUPPORTING P.L. (FROM ABOVE) MUST BE AS WIDE AS THE COLUMN ABOVE. THE BLOCKING IN THE JOIST SPACE ABOVE THE BUILT-UP POST TO BE THE SAME NUMBER OF PLIES AS IN THE POST

FLOOR SYSTEM

- JOISTS MUST HAVE A MINIMUM OF 1 1/2" BEARING.
- WOOD COLUMNS OR OTHER WOODEN ELEMENTS SUPPORTED ON CONCRETE IN CONTACT WITH THE GROUND MUST BE PROTECTED (POLYETHYLENE, TYPE S ROLL ROOFING, PRESSURE TREATED WOOD).
- FLOOR AND CEILING JOIST RESTRAINING CONSISTING OF CROSS BRIDGING, SOLID BLOCKING OR CONTINUOUS WOOD STRAPPING SHALL BE LOCATED NOT MORE THAN 6' 10" O.C. OR 6' 10" FROM SUPPORTING END.
- DOUBLE FLOOR JOISTS OR 2"X4" MIN. BLOCKING (MAX. SPACING 3' 11") UNDER ALL INTERIOR PARTITIONS UNLESS OTHERWISE INDICATED BY ATTACHED I-BEAM FLOOR JOIST LAYOUT.
- ALL SUBFLOOR MATERIALS TO BE GLUED AND SCREWED UNLESS OTHERWISE INDICATED.
- FLOOR OPENINGS MUST BE REINFORCED WITH DOUBLE HEADERS WHEN LENGTH OF THE HEADER AT THE OPENING EXCEEDS 3' 11'.
- DOUBLE TRIMMER JOISTS ARE REQUIRED WHEN THE LENGTH OF THE HEADER AT THE OPENING EXCEEDS 2' 7".

EGRESS

- ALL EXTERIOR DOORS TO BE PROVIDED AND INSTALLED WITH A DEAD BOLT LOCK MECHANISM.
- DOORS ARE TO BE SEALED TO BOTH AIR AND VAPOUR BARRIERS.
- EVERY FLOOR LEVEL CONTAINING A BEDROOM REQUIRES AN OPENABLE WINDOW WITH A MINIMUM AREA OF 3.8 SQ. FT. WITH NO DIMENSION LESS THAN 15".

STAIRS

- FOR STAIRS WITHIN A DWELLING UNIT THE CLEAR HEIGHT MUST NOT BE LESS THAN 6' 5".
- TREAD DEPTH LIMITS BETWEEN 10" - 14" AND RISE LIMITS BETWEEN 5" - 7 7/8".
- HANDRAILS MUST BE BETWEEN 2' 10" AND 3' 6" IN HEIGHT.
- HAND RAILS REQUIRED ON ONE SIDE OF STAIRS IF WIDTH IS LESS THAN 3' 7".
- HANDRAILS ARE NOT REQUIRED WHEN SERVING A DWELLING UNIT HAVING NOT MORE TWO RISERS.
- HANDRAILS SHOULD BE CONSTRUCTED WITH NO OBSTRUCTION ON OR ABOVE THEM TO BREAK A HANDHOLD, EXCEPT BY NEWELS OR CHANGES IN DIRECTION.

GUARDS

- EVERY EXTERIOR FLIGHT OF STEPS AND RAMPS, LANDING, PORCH, BALCONY, MEZZANINE, GALLERY AND RAISED WALKWAY TO WHICH ACCESS IS PROVIDED FOR OTHER THE MAINTENANCE PURPOSES SHALL BE PROTECTED BY GUARDS ON ALL OPEN SIDES.
- WHEN AN INTERIOR STAIR HAS MORE THAN 2 RISERS, THE SIDES OF THE STAIR AND THE LANDING OR FLOOR LEVEL AROUND THE STAIR WELL SHALL BE ENCLOSED BY WALLS OR PROTECTED BY GUARDS.
- REQUIRED GUARDS OPENINGS MUST PREVENT THE PASSAGE OF A 4" SPHERE, IF GUARDS ARE NOT REQUIRED, OPENINGS MUST BE LESS THAN 4" OR MORE THAN 7 7/8".

HANDRAILS - OBC, 9.8.7.

- HANDRAILS SERVING RAMPS ARE REQUIRED ON BOTH SIDES.
- SHALL BE CONTINUOUS THROUGHOUT THE LENGTH OF THE RAMP.
- SHALL EXTEND HORZ. NOT LESS THEN 300 MM BEYOND TOP AND BOTTOM OF THE RAMP ON ONE SIDE.
- SHALL BE INSTALLED BETWEEN 865 MM & 1070 MM.
- HANDLE A LOAD OF 0.9 kM AT ANY POINT AND DIRECTION.

SMOKE ALARMS

- A SMOKE ALARM IS TO BE INSTALLED ON EVERY FLOOR, INCLUDING BASEMENT (PREFERABLY NEAR STAIRS), INSTALLED IN EACH BEDROOM, BETWEEN ALL BEDROOMS AND REMAINING SECTIONS OF THE STOREY, WITH A PERMANENT CONNECTION TO AN ELECTRICAL CIRCUIT (ALSO PROVIDED WITH A BATTERY BACKUP) AND INTERCONNECTED BETWEEN FLOORS.
- WHERE A FUEL-BURNING APPLIANCE IS INSTALLED, A CARBON MONOXIDE DETECTOR IS TO BE INSTALLED ADJACENT TO EVERY SLEEPING AREA
- AND IN THE SERVICE ROOM, THEY ARE TO BE WIRED WITH PERMANENT CONNECTION TO AN ELECTRICAL CIRCUIT (WITH BATTERY BACKUP) AND INTERCONNECTED.

CARBON MONOXIDE ALARMS - OBC, 9.33.4.2 & 9.33.4.3.

- WHERE THERE IS A FUEL BURNING APPLIANCE INSTALLED IN A SERVICE ROOM, A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED IN THE SERVICE ROOM.
- CARBON MONOXIDE ALARMS SHALL BE MECHANICALLY FIXED AT MANU. RECOMMENDED HEIGHT OR ON OR NEAR THE CEILING.
- ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL ALARMS WILL BE ACTIVATED IF ANYONE OF THEM SOUNDS.
- CARBON MONOXIDE ALARMS TO CONFORM TO CAN/CSA-6.19 OR UL 2034.

WALL SYSTEMS

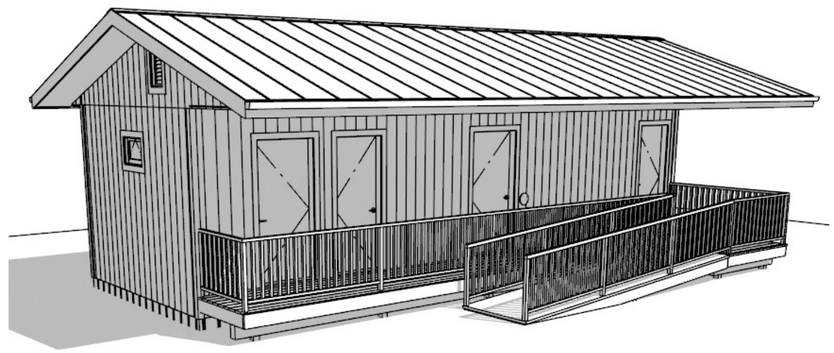
- LOAD BEARING STUDS MUST BE SUPPORTED LATERALLY BY CLADDING OR BLOCKING AND MUST NOT BE ORIENTATED ON THE FLAT UNLESS EXPLICITLY PERMITTED BY THE CODE.
- WALL STUDS AT GABLE ENDS MUST BE CONTINUOUS WHERE THERE IS NO CEILING AT THE TOP OF THE PLATFORM FRAMING.
- THE WIDTH OF THE STUD POST MUST BE NOT LESS THAN THE WIDTH OF THE GIRDER OR BEAM THAT IT SUPPORTS.
- DOUBLE WALL STUDS ARE REQUIRED AT EACH SIDE OF AN OPENING AND AT ALL EXTERIOR CORNERS.
- GRAB BAR REINFORCEMENT MUST BE INSTALLED ON A WALL ADJACENT TO A WATER CLOSET AND A SHOWER OR BATHTUB WHERE WALL STUDS ARE USED TO ENCLOSE THE MAIN BATHROOM TO PERMIT FUTURE INSTALLATION OF GRAB BARS. (9.5.2.3)
- MOISTURE RESISTANT CEMENT BOARD ON WALLS AROUND BATHTUBS AND SHOWER STALLS FOR MAXIMUM DURABILITY. (9.29.10.4)
- REFER TO 9.29.2.1 FOR HEIGHT OF WATERPROOF FINISHES AROUND BATHTUBS AND SHOWER STALLS.
- ALL EXTERIOR DOORS AND WINDOWS TO BE PROVIDED WITH FLASHING OVER OPENINGS WHERE THE TOP OF THE WINDOW OR DOOR IS MORE THAN 1/4 OF THE EAVE OVERHANG BELOW THE EAVE.

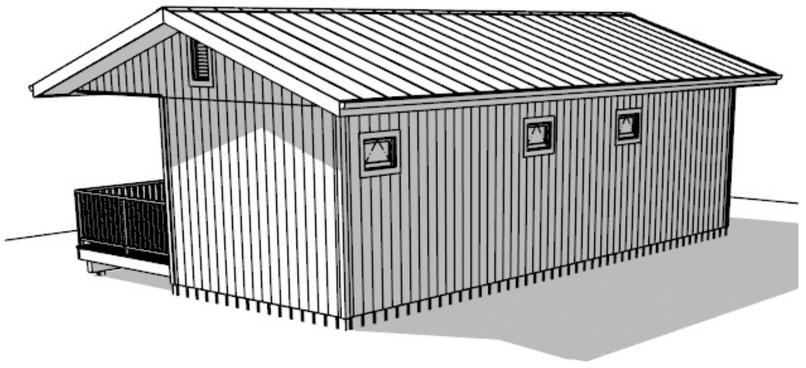
ROOF SYSTEMS

- ROOF OR ATTIC VENT AREA TO BE NOT LESS THAN 1/300 OF INSULATED CEILING AREA AND DISTRIBUTED TO PROVIDE CROSS VENTILATION.
- INSULATION STOPS ARE REQUIRED AND NEED TO MAINTAIN A 2 1/2" SPACE BETWEEN ROOF SHEATHING AND ATTIC INSULATION FOR VENTILATION PURPOSES, UNLESS OTHERWISE INDICATED.
- PREFORMED BAFFLES MUST PROVIDE A MINIMUM OF 1" CLEARANCE AND EXTEND 2" ABOVE THE INSULATION.
- ACCEPTABLE EAVE PROTECTION MATERIAL IS REQUIRED AT LEAST 2' 11" UP ROOF SLOPE AND MUST EXTEND 11 3/4" MIN. BEYOND THE INSIDE FACE OF EXTERIOR STUD LINE.
- ROOF VALLEYS MUST BE FLASHED WITH A MINIMUM OF ONE LAYER OF 23 5/8" WIDE 0.013 THICK GALVANIZED STEEL OR AN ACCEPTABLE ALTERNATIVE.
- USE CONNECTORS FOR ROOF RAFTERS, JOISTS AND/OR TRUSSES THAT ARE CAPABLE OF RESISTING A FACTORED UPLIFT OF 3KN.
- EVERY ATTIC MUST BE ACCESSIBLE BY A HATCHWAY WHERE THE ATTIC SPACE IS MORE THAN 108 SQ. FT. IN AREA AND IS NOT LESS THAN 23 5/8" IN HEIGHT, AND 3' 3" IN LENGTH AND WIDTH, OR IF THE ATTIC CONTAINS A FUEL FIRED APPLIANCE.
- ATTIC ACCESS TO BE 20" X 28" MIN. WITH WEATHER STRIPPING AND INSULATION.

MECHANICAL SYSTEMS

- LOCATION OF MECHANICAL COMPONENTS TBD BY INSTALLING CONTRACTOR ACCORDING TO MANU. SPECIFICATIONS.
- PROVIDE SUMP (WITH SEALED COVER) TO DISCHARGE WATER TO DRAINAGE DITCH OR DRY WELL.
- TUBS/SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING TYPE.
- THE WATER TEMPERATURE SHALL BE A MAXIMUM OF 49°C (120°F).
- INSTALL FURNACE, DWH, HRV AND DWHR AS REQ'D AND ACCORDING TO MANU. SPECIFICATIONS.





DGM Design
Box 646,Emo
Ontario, P0W 1E0
cell: 807-276-3815
BCIN: 102602
email: dan.dgmdesign@gmail.com
Drawings provided by: Dan Mack BCIN 102062

January 28, 2026
Feb. 27
March 10,
March 27

REVISIONS

RAINY RIVER WASHROOM FACILITIES
Rainy River, Ontario

NO-SCALE
SCALE

March 27, 2026
DATE

GENERAL NOTES
TITLE

A-1.0
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PAPER SIZE

3.8.3.8. WATER CLOSET STALLS AND ENCLOSURES

(1) EVERY BARRIER-FREE WATER CLOSET STALL OR ENCLOSURE IN A WASHROOM DESCRIBED IN SENTENCE 3.8.2.3.(3) OR (4)
(C) BE EQUIPPED WITH A DOOR THAT
(I) IS CAPABLE OF BEING LATCHED FROM THE INSIDE WITH A MECHANISM CONFORMING TO SUBCLAUSE 3.8.1.5.(1)(C)(II),
(II) IN AN OPEN POSITION, HAS A CLEAR OPENING OF AT LEAST 850 MM WIDE,
(III) SWINGS OUTWARD, UNLESS 820 MM BY 1 440 MM CLEAR FLOOR AREA IS PROVIDED WITHIN THE STALL TO PERMIT THE DOOR TO BE CLOSED WITHOUT INTERFERING WITH THE WHEELCHAIR, (SEE NOTE A-3.8.3.8.(1)(C)(III))
(IV) IS SELF-CLOSING SO THAT, WHEN AT REST, THE DOOR REMAINS OPEN NOT MORE THAN 50 MM BEYOND THE JAMB,
(V) IS PROVIDED WITH A HORIZONTAL, D-SHAPED, VISUALLY CONTRASTING DOOR PULL ON BOTH SIDES OF THE DOOR, MOUNTED ON THE VERTICAL CENTRE LINE OF THE DOOR, LOCATED AT A HEIGHT NOT LESS THAN 800 MM AND NOT MORE THAN 1 000 MM ABOVE THE FINISHED FLOOR, (SEE NOTE A-3.8.3.8.(1)(C)(V))
(VI) IS ALIGNED WITH A CLEAR TRANSFER SPACE REQUIRED BY SUBCLAUSE (2)(A)(II) OR CLAUSE (2)(B), AND
(VII) IS CAPABLE OF HAVING THE LATCH REQUIRED BY SUBCLAUSE (I) RELEASED FROM THE OUTSIDE IN CASE OF AN EMERGENCY,
(D) BE EQUIPPED WITH A WATER CLOSET CONFORMING TO ARTICLE 3.8.3.9. THAT IS LOCATED IN ACCORDANCE WITH CLAUSE (2)(A) OR (B),
(E) BE EQUIPPED WITH A COAT HOOK MOUNTED NOT MORE THAN 1 200 MM ABOVE THE FINISHED FLOOR ON A SIDE WALL AND PROJECTING NOT MORE THAN 50 MM FROM THE WALL,
(F) HAVE A CLEARANCE OF AT LEAST 1 700 MM BETWEEN THE OUTSIDE OF THE STALL FACE AND THE FACE OF AN IN-SWINGING WASHROOM DOOR AND 1 400 MM BETWEEN THE OUTSIDE OF THE STALL FACE AND ANY WALL-MOUNTED FIXTURE OR OTHER OBSTRUCTION, AND (SEE NOTE A-3.8.3.8.(1)(F))
(G) BE EQUIPPED WITH A TOILET PAPER DISPENSER MOUNTED ON THE SIDE WALL CLOSEST TO THE WATER CLOSET SO THAT
(I) THE DISPENSER IS LOCATED BELOW THE GRAB BAR,
(II) THE CLOSEST EDGE OF THE DISPENSER IS 300 MM FROM THE FRONT OF THE WATER CLOSET SEAT, AND
(III) THE BOTTOM OF THE DISPENSER IS 600 MM TO 800 MM ABOVE THE FINISHED FLOOR.
(2) A WATER CLOSET DESCRIBED IN CLAUSE (1)(D) SHALL BE
(A) LOCATED SO THAT
(I) THE CENTRE LINE OF THE WATER CLOSET IS NOT LESS THAN 460 MM AND NOT MORE THAN 480 MM FROM ONE SIDE WALL, AND
(II) A CLEAR TRANSFER SPACE AT LEAST 900 MM WIDE AND 1 500 MM DEEP IS PROVIDED ON THE OTHER SIDE OF THE WATER CLOSET, OR
(B) LOCATED SO THAT A CLEAR TRANSFER SPACE AT LEAST 900 MM WIDE AND 1 500 MM DEEP IS PROVIDED ON EACH SIDE OF THE WATER CLOSET. (SEE NOTE A-3.8.3.8.(2)(B))
(3) WHERE A WATER CLOSET IS LOCATED IN ACCORDANCE WITH CLAUSE (2)(A),
(A) A GRAB BAR CONFORMING TO SENTENCES (5) AND (7) SHALL BE PROVIDED ON THE SIDE WALL REFERRED TO IN SUBCLAUSE (2)(A)(I),
(B) A FOLD-DOWN GRAB BAR MAY BE PROVIDED AND, IF ONE IS PROVIDED, IT SHALL CONFORM TO SENTENCE (8) AND BE PROVIDED ON THE SIDE OF THE WATER CLOSET OPPOSITE THE GRAB BAR DESCRIBED IN CLAUSE (A), AND
(C) A GRAB BAR CONFORMING TO SENTENCES (6) AND (7) SHALL BE PROVIDED ON THE WALL BEHIND THE WATER CLOSET. (SEE NOTE A-3.8.3.8.(3))
(4) WHERE A WATER CLOSET IS LOCATED IN ACCORDANCE WITH CLAUSE (2)(B),
(A) A FOLD-DOWN GRAB BAR CONFORMING TO SENTENCE (8) SHALL BE PROVIDED ON EACH SIDE OF THE WATER CLOSET, AND
(B) A GRAB BAR CONFORMING TO SENTENCES (6) AND (7) SHALL BE PROVIDED ON THE WALL BEHIND THE WATER CLOSET. (SEE NOTE A-3.8.3.8.(3))
(5) A GRAB BAR DESCRIBED IN CLAUSE (3)(A) SHALL
(A) BE CONTINUOUS L-SHAPED WITH 750 MM LONG HORIZONTAL AND VERTICAL COMPONENTS, AND
(B) BE WALL MOUNTED WITH THE HORIZONTAL COMPONENT 750 MM ABOVE THE FINISHED FLOOR AND THE VERTICAL COMPONENT 150 MM IN FRONT OF THE WATER CLOSET. (SEE NOTE A-3.8.3.8.(3) AND NOTE A-3.8.3.8.(5))
(6) A GRAB BAR DESCRIBED IN CLAUSE (3)(C) OR (4)(B) SHALL
(A) BE AT LEAST 600 MM IN LENGTH, AND
(B) BE WALL MOUNTED HORIZONTALLY FROM 840 MM TO 920 MM ABOVE THE FINISHED FLOOR AND, WHERE THE WATER CLOSET HAS A WATER TANK, BE WALL MOUNTED 150 MM ABOVE THE TANK.
(7) A GRAB BAR DESCRIBED IN CLAUSE (3)(A) OR (C) OR (4)(B) SHALL
(A) BE INSTALLED TO RESIST A LOAD OF AT LEAST 1.3 KN APPLIED VERTICALLY OR HORIZONTALLY,
(B) BE NOT LESS THAN 30 MM AND NOT MORE THAN 40 MM IN DIAMETER,
(C) HAVE A CLEARANCE OF NOT LESS THAN 38 MM AND NOT MORE THAN 50 MM FROM THE WALL TO THE INSIDE SURFACE OF THE GRAB BAR, AND
(D) HAVE A SLIP-RESISTANT SURFACE. (SEE NOTE A-3.8.3.8.(3))
(8) A FOLD-DOWN GRAB BAR DESCRIBED IN CLAUSE (3)(B) OR (4)(A) SHALL
(A) BE MOUNTED ON THE WALL BEHIND THE WATER CLOSET
(I) WITH THE HORIZONTAL COMPONENT 750 MM ABOVE THE FINISHED FLOOR, AND
(II) NOT LESS THAN 390 MM AND NOT MORE THAN 410 MM FROM THE CENTRE LINE OF THE WATER CLOSET,
(B) NOT REQUIRE A FORCE OF MORE THAN 22.2 N TO PULL IT DOWN,
(C) BE AT LEAST 750 MM IN LENGTH,
(D) BE INSTALLED TO RESIST A LOAD OF AT LEAST 1.3 KN APPLIED VERTICALLY OR HORIZONTALLY,
(E) BE NOT LESS THAN 30 MM AND NOT MORE THAN 40 MM IN DIAMETER, AND
(F) HAVE A SLIP-RESISTANT SURFACE. (SEE NOTE A-3.8.3.8.(3) AND NOTE A-3.8.3.8.(8))
(9) A FOLD-DOWN GRAB BAR INSTALLED IN ACCORDANCE WITH SENTENCE (8) IS PERMITTED TO ENCROACH INTO
(A) THE CLEAR TURNING SPACE DESCRIBED IN CLAUSE (1)(A), OR
(B) A CLEAR TRANSFER SPACE DESCRIBED IN SUBCLAUSE (2)(A)(II) OR CLAUSE (2)(B). (SEE NOTE A-3.8.3.8.(3))
(10) WHERE AN AMBULATORY WATER CLOSET STALL OR ENCLOSURE IS REQUIRED BY SENTENCE 3.8.2.3.(6), IT SHALL
(A) BE AT LEAST 1 500 MM IN DEPTH AND BE NOT LESS THAN 890 MM AND NOT MORE THAN 940 MM IN WIDTH,
(B) BE EQUIPPED WITH A DOOR THAT SHALL
(I) BE CAPABLE OF BEING LATCHED FROM THE INSIDE WITH A MECHANISM THAT IS OPERABLE USING A CLOSED FIST,
(II) WHEN THE DOOR IS IN AN OPEN POSITION, HAVE A CLEAR OPENING OF AT LEAST 810 MM,
(III) SWING OUTWARD, UNLESS THE MINIMUM DIMENSIONS IN CLAUSE (A) ARE NOT LOCATED WITHIN THE DOOR SWING,
(IV) BE PROVIDED WITH SPRING-TYPE OR GRAVITY HINGES SO THAT THE DOOR CLOSES AUTOMATICALLY,
(V) BE PROVIDED WITH A DOOR PULL ON BOTH SIDES OF THE DOOR, NEAR THE LATCH SIDE OF THE DOOR, LOCATED AT A HEIGHT NOT LESS THAN 900 MM AND NOT MORE THAN 1 100 MM ABOVE THE FINISHED FLOOR, AND
(VI) BE CAPABLE OF HAVING THE LATCH REQUIRED BY SUBCLAUSE (I) RELEASED FROM THE OUTSIDE IN THE CASE OF AN EMERGENCY,
(C) BE EQUIPPED WITH A WATER CLOSET CONFORMING TO ARTICLE 3.8.3.9. AND LOCATED SO THAT ITS CENTRE LINE IS CENTRED BETWEEN THE PARTITION WALLS,
(D) BE EQUIPPED ON EACH SIDE OF THE WATER CLOSET WITH GRAB BARS CONFORMING TO CLAUSE (3)(A), AND
(E) BE EQUIPPED WITH A COAT HOOK CONFORMING TO CLAUSE (1)(E).

3.8.3.12. UNIVERSAL WASHROOMS

(1) A UNIVERSAL WASHROOM ROOM SHALL
(A) BE SERVED BY A BARRIER-FREE PATH OF TRAVEL,
(B) HAVE A DOOR THAT
(I) COMPLIES WITH ARTICLE 3.8.3.3.,
(II) HAS A GRASPABLE LATCH-OPERATING MECHANISM THAT IS
(A) OPERABLE USING A CLOSED FIST AND WITH A FORCE OF NOT MORE THAN 22.2 N, AND
(B) LOCATED BETWEEN 900 MM AND 1 000 MM ABOVE THE FINISHED FLOOR, AND
(III) IS CAPABLE OF BEING LOCKED FROM THE INSIDE AND RELEASED FROM THE OUTSIDE IN CASE OF EMERGENCY,
(C) HAVE ONE LAVATORY CONFORMING TO SENTENCES 3.8.3.11.(1), (3) AND (4),
(D) HAVE ONE WATER CLOSET CONFORMING TO ARTICLE 3.8.3.9. THAT IS LOCATED IN ACCORDANCE WITH CLAUSE 3.8.3.8.(2)(A) OR (B),
(SEE NOTE A-3.8.3.12.(1)(D))
(E) HAVE GRAB BARS CONFORMING TO
(I) SENTENCE 3.8.3.8.(3), IF THE WATER CLOSET IS LOCATED IN ACCORDANCE WITH CLAUSE 3.8.3.8.(2)(A), OR
(II) SENTENCE 3.8.3.8.(4), IF THE WATER CLOSET IS LOCATED IN ACCORDANCE WITH CLAUSE 3.8.3.8.(2)(B),
(F) HAVE NO INTERNAL DIMENSION BETWEEN WALLS THAT IS LESS THAN 1 700 MM,
(G) HAVE A COAT HOOK THAT CONFORMS TO CLAUSE 3.8.3.8.(1)(E) AND A SHELF THAT IS LOCATED NOT MORE THAN 1 100 MM ABOVE THE FINISHED FLOOR AND PROJECTS NOT MORE THAN 100 MM FROM THE WALL,
(H) BE DESIGNED TO PERMIT A WHEELCHAIR TO TURN IN AN OPEN SPACE NOT LESS THAN 1 700 MM IN DIAMETER,
(I) BE PROVIDED WITH A DOOR EQUIPPED WITH A POWER DOOR OPERATOR,
(J) BE PROVIDED WITH A MIRROR
(I) INSTALLED ABOVE A LAVATORY DESCRIBED IN CLAUSE (1)(C), AND
(II) MOUNTED WITH ITS BOTTOM EDGE NOT MORE THAN 1 000 MM ABOVE THE FINISHED FLOOR OR INCLINED TO THE VERTICAL TO BE USABLE BY A PERSON IN A WHEELCHAIR, AND
(K) HAVE LIGHTING CONTROLLED BY A MOTION SENSOR CONFORMING TO SENTENCE 12.2.4.1.(2).
(SEE NOTE A-3.8.3.12.(1))
(2) A UNIVERSAL WASHROOM SHALL HAVE
(A) AN EMERGENCY CALL SYSTEM THAT CONSISTS OF AUDIBLE AND VISUAL SIGNAL DEVICES INSIDE AND OUTSIDE OF THE WASHROOM THAT ARE ACTIVATED BY A CONTROL DEVICE INSIDE THE WASHROOM, AND
(B) AN EMERGENCY SIGN THAT CONTAINS THE WORDS IN THE EVENT OF AN EMERGENCY PUSH EMERGENCY BUTTON AND AUDIBLE AND VISUAL SIGNAL WILL ACTIVATE IN LETTERS AT LEAST 25 MM HIGH WITH A 5 MM STROKE AND THAT IS POSTED ABOVE THE EMERGENCY BUTTON.
(3) A CLEAR SPACE NOT LESS THAN 810 MM WIDE AND 1 830 MM LONG SHALL BE PROVIDED IN EACH UNIVERSAL WASHROOM FOR AN ADULT-SIZE CHANGE TABLE. (SEE NOTE A-3.8.3.12.(3))
(4) WHERE THE CLEAR SPACE PROVIDED FOR AN ADULT-SIZE CHANGE TABLE IS ADJACENT TO A WALL, REINFORCEMENT SHALL BE INSTALLED IN THE WALL TO PERMIT THE FUTURE INSTALLATION OF THE CHANGE TABLE.
(5) WHERE AN ADULT-SIZE CHANGE TABLE IS INSTALLED, IT SHALL
(A) WHEN FULLY LOADED, HAVE A SURFACE HEIGHT ABOVE THE FINISHED FLOOR THAT CAN BE ADJUSTED FROM BETWEEN 450 MM AND 500 MM AT THE LOW RANGE TO BETWEEN 850 MM AND 900 MM AT THE HIGH RANGE,
(B) BE DESIGNED TO CARRY A MINIMUM LOAD OF 1.33 KN,
(C) HAVE A CLEAR FLOOR SPACE PARALLEL TO THE LONG SIDE OF THE TABLE NOT LESS THAN 760 MM WIDE AND 1 500 MM LONG, AND
(D) IN THE CASE OF A FOLD-DOWN TABLE,
(I) BE INSTALLED SO THAT IT DOES NOT ENCROACH INTO A CLEAR TRANSFER SPACE DESCRIBED IN CLAUSE 3.8.3.8.(2)(A) OR (B), AND
(II) HAVE NO OPERATING MECHANISMS HIGHER THAN 1 200 MM.
(6) A UNIVERSAL WASHROOM NEED NOT CONFORM TO SENTENCES (3) AND (4) IF
(A) IT IS LOCATED IN AN INDIVIDUAL SUITE THAT
(I) IS USED FOR AN ASSEMBLY OCCUPANCY, A BUSINESS AND PERSONAL SERVICES OCCUPANCY, A MERCANTILE OCCUPANCY OR AN INDUSTRIAL OCCUPANCY, AND
(II) MEETS ONE OF THE FOLLOWING REQUIREMENTS,
(A) IT IS LOCATED IN A BUILDING THAT IS LESS THAN 300 M2 IN BUILDING AREA, OR
(B) IT IS LESS THAN 300 M2 IN AREA, IF LOCATED IN A BUILDING THAT IS AT LEAST 300 M2 IN BUILDING AREA, OR
(B) ANOTHER UNIVERSAL WASHROOM CONFORMING TO THIS ARTICLE IS PROVIDED ON THE SAME FLOOR LEVEL WITHIN 45 M

3.8.3.4. RAMPS

(1) A RAMP LOCATED IN A BARRIER-FREE PATH OF TRAVEL SHALL
(A) HAVE A MINIMUM WIDTH NOT LESS THAN 1 000 MM BETWEEN HANDRAILS, (SEE NOTE A-3.4.3.4.)
(B) HAVE A MAXIMUM GRADIENT OF 1 IN 12, (SEE NOTE A-3.8.3.3.(1)(B))
(C) HAVE A LEVEL AREA OF AT LEAST 1 700 MM BY 1 700 MM AT THE TOP AND BOTTOM OF A RAMP AND WHERE A DOOR IS LOCATED IN A RAMP, SO THAT THE LEVEL AREA EXTENDS AT LEAST 600 MM BEYOND THE LATCH SIDE OF THE DOOR OPENING, EXCEPT THAT WHERE THE DOOR OPENS AWAY FROM THE RAMP, THE AREA EXTENDING BEYOND THE LATCH SIDE OF THE DOOR OPENING MAY BE REDUCED TO 300 MM, (SEE NOTE A-3.8.3.4.(1)(C))
(D) HAVE A LEVEL AREA AT LEAST 1 700 MM LONG AND AT LEAST THE SAME WIDTH AS THE RAMP
(I) AT INTERVALS OF NOT MORE THAN 9 M ALONG ITS LENGTH, AND
(II) WHERE THERE IS A CHANGE OF 90° OR MORE IN THE DIRECTION OF THE RAMP,
(E) EXCEPT AS PROVIDED IN SENTENCE (2), BE EQUIPPED WITH HANDRAILS ON BOTH SIDES THAT SHALL
(I) BE CONTINUOUSLY GRASPABLE ALONG THEIR ENTIRE LENGTH AND HAVE CIRCULAR CROSS-SECTION WITH AN OUTSIDE DIAMETER NOT LESS THAN 30 MM AND NOT MORE THAN 40 MM, OR ANY NON-CIRCULAR SHAPE WITH A GRASPABLE PORTION THAT HAS A PERIMETER NOT LESS THAN 100 MM AND NOT MORE THAN 155 MM AND WHOSE LARGEST CROSS-SECTIONAL DIMENSION IS NOT MORE THAN 57 MM,
(II) BE NOT LESS THAN 865 MM AND NOT MORE THAN 965 MM HIGH, MEASURED VERTICALLY FROM THE SURFACE OF THE RAMP, EXCEPT THAT HANDRAILS NOT MEETING THESE REQUIREMENTS ARE PERMITTED PROVIDED THEY ARE INSTALLED IN ADDITION TO THE REQUIRED HANDRAIL,
(III) BE TERMINATED IN A MANNER THAT WILL NOT OBSTRUCT PEDESTRIAN TRAVEL OR CREATE A HAZARD,
(IV) EXTEND HORIZONTALLY NOT LESS THAN 300 MM BEYOND THE TOP AND BOTTOM OF THE RAMP,
(V) BE PROVIDED WITH A CLEARANCE THAT CONFORMS TO SENTENCE 3.4.6.5.(13), AND
(VI) BE DESIGNED AND CONSTRUCTED SUCH THAT HANDRAILS AND THEIR SUPPORTS WILL WITHSTAND THE LOADING VALUES OBTAINED FROM THE NONCONCURRENT APPLICATION OF A CONCENTRATED LOAD NOT LESS THAN 0.9 KN APPLIED AT ANY POINT AND IN ANY DIRECTION FOR ALL HANDRAILS AND A UNIFORM LOAD NOT LESS THAN 0.7 KN/M APPLIED IN ANY DIRECTION TO THE HANDRAIL,
(F) EXCEPT AS PROVIDED IN SENTENCE (2), HAVE A WALL OR A GUARD ON BOTH SIDES AND WHERE A GUARD IS PROVIDED THE GUARD SHALL
(I) BE NOT LESS THAN 1 070 MM MEASURED VERTICALLY TO THE TOP OF THE GUARD FROM THE RAMP SURFACE, AND
(II) BE DESIGNED SO THAT NO MEMBER, ATTACHMENT OR OPENING LOCATED BETWEEN 140 MM AND 900 MM ABOVE THE RAMP SURFACE BEING PROTECTED BY THE GUARD WILL FACILITATE CLIMBING,
(G) BE PROVIDED
(I) WITH A CURB AT LEAST 50 MM HIGH ON ANY SIDE OF THE RAMP WHERE NO SOLID ENCLOSURE OR SOLID GUARD IS PROVIDED, OR
(II) WITH HORIZONTAL RAILINGS WHICH ARE LOCATED OR OTHER BARRIERS THAT EXTEND TO WITHIN 50 MM OF THE FINISHED RAMP, AND
(H) EXCEPT AS PROVIDED IN SENTENCE (2), WHERE THE RAMP IS WIDER THAN 2 200 MM, HAVE AN INTERMEDIATE HANDRAIL WITH A CLEAR WIDTH OF 900 MM BETWEEN THE INTERMEDIATE HANDRAIL AND ONE OF THE HANDRAILS DESCRIBED IN CLAUSE (E).
(2) WHERE A RAMP SERVES AS AN AISLEWAY FOR FIXED SEATING, THE REQUIREMENTS FOR HANDRAILS IN CLAUSES (1)(E) AND (H) AND FOR WALLS OR GUARDS IN CLAUSE (1)(F) NEED NOT APPLY. (SEE NOTE A-3.8.3.4.(2))
(3) FLOORS OR WALKS IN A BARRIER-FREE PATH OF TRAVEL HAVING A SLOPE STEEPER THAN 1 IN 20 SHALL BE DESIGNED AS RAMPS. (SEE NOTE A-3.8.3.4.(3))

3.2.7.3. EMERGENCY LIGHTING

(1) EMERGENCY LIGHTING SHALL BE PROVIDED TO AN AVERAGE LEVEL OF ILLUMINATION NOT LESS THAN 10 LX AT FLOOR OR TREAD LEVEL IN
(L) WASHROOMS WITH FIXTURES FOR PUBLIC USE
(N) UNIVERSAL WASHROOMS REQUIRED BY ARTICLE 3.8.3.12. AND UNIVERSAL SHOWER ROOMS REQUIRED BY ARTICLE 3.8.3.13.,

3.2.7.4. EMERGENCY POWER FOR LIGHTING

(1) AN EMERGENCY POWER SUPPLY SHALL BE
(A) PROVIDED TO MAINTAIN THE EMERGENCY LIGHTING REQUIRED BY THIS SUBSECTION FROM A POWER SOURCE SUCH AS BATTERIES OR GENERATORS THAT WILL CONTINUE TO SUPPLY POWER IN THE EVENT THAT THE REGULAR POWER SUPPLY TO THE BUILDING IS INTERRUPTED, AND
(B) SO DESIGNED AND INSTALLED THAT UPON FAILURE OF THE REGULAR POWER IT WILL ASSUME THE ELECTRICAL LOAD AUTOMATICALLY FOR A PERIOD OF IV) 30 MIN FOR A BUILDING OF ANY OTHER OCCUPANCY.

DGM Design
Box 646, Emo
Ontario, P0W 1E0
cell: 807-276-3815
BCIN: 102602
email: dan.dgmdesign@gmail.com
Drawings provided by: Dan Mack BCIN 102062

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RAINY RIVER WASHROOM FACILITIES
Rainy River, Ontario

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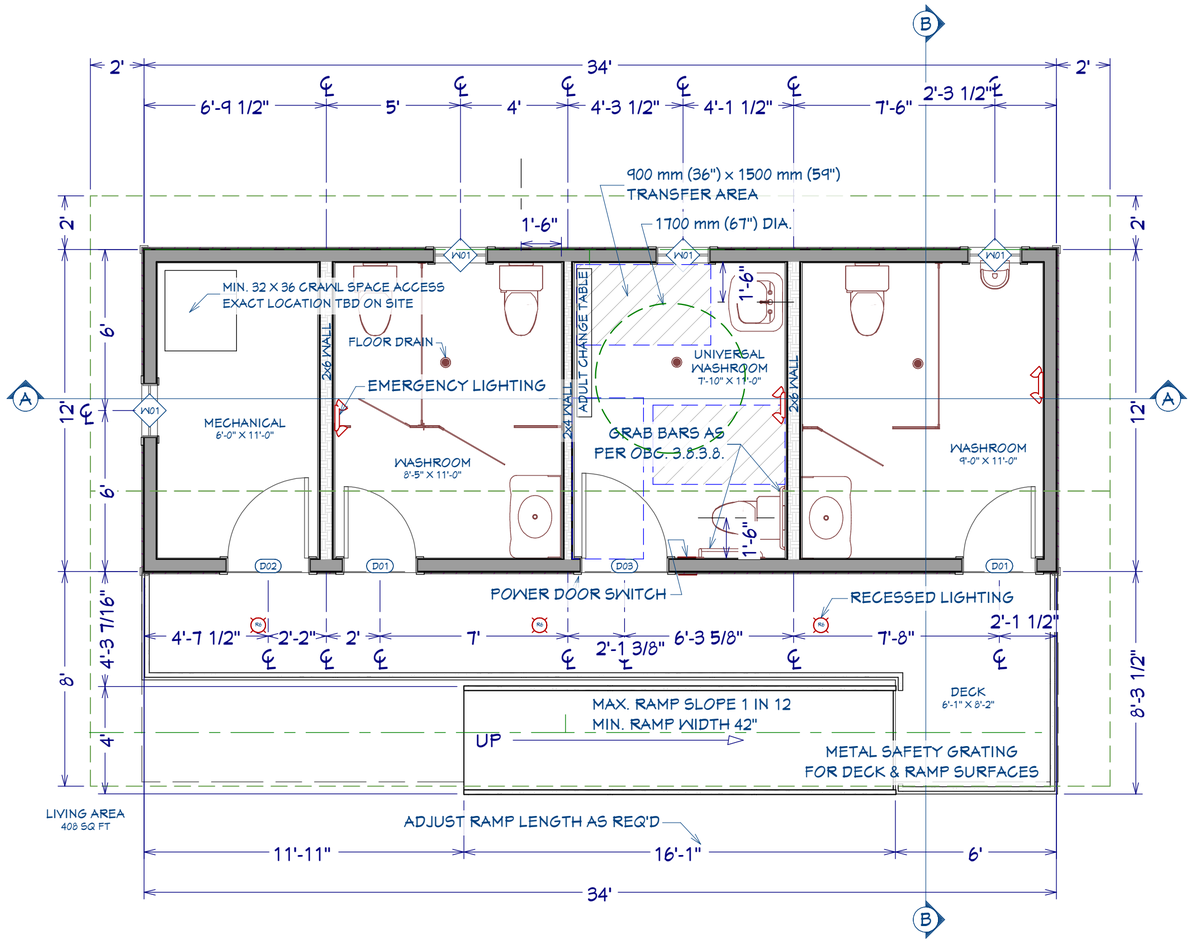


3D	NUMBER	QTY	WIDTH	HEIGHT	R/O	DESCRIPTION
	D01	2	32"	80"	34"X83"	EXT. HINGED-SLAB
	D02	1	36"	80"	38"X83"	EXT. HINGED-SLAB
	D03	1	38"	80"	40"X83"	EXT. HINGED-SLAB

WINDOW SCHEDULE

3D	NUMBER	QTY	WIDTH	HEIGHT	R/O	DESCRIPTION
	W01	4	24"	16"	25"X17"	SINGLE AWNING
	W02	2	14"	24"	15"X25"	LOUVERED

DOOR AND WINDOW NOTES:

- SIZES SHOWN ARE APPROXIMATE. ADJUSTMENTS TO SUIT STOCK SIZES TO BE CONFIRMED BY OWNER/BUILDER PRIOR TO CONSTRUCTION.
- INSTALL IN ACCORDANCE WITH MANU. SPECIFICATIONS.
- ALL EXTERIOR WINDOW AND DOOR LINTELS TO BE 2-2X10 c/w 2X6 CRIPPLE STUDS BOTH ENDS, UNLESS OTHERWISE NOTED.
- VERIFY WINDOW AND DOOR TYPE, COLOUR, STYLE, LOCATION AND DIMENSIONS WITH HOME OWNER PRIOR TO CONSTRUCTION.
- UNLESS THE FLOOR HAS A DOOR LEADING DIRECTLY TO THE EXTERIOR (9.9.10.1). EVERY FLOOR CONTAINING A BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 3' 3" ABOVE THE FINISH FLOOR HEIGHT (EXCEPT BASEMENTS) AND SHALL HAVE A MINIMUM OPENABLE AREA OF 3.8 SQ. FT., EGRESS WINDOWS SHALL NOT HAVE A DIMENSION LESS THAN 15" IN EITHER DIRECTION.
- WINDOWS LOCATED WITHIN 6' 7" OF ADJACENT GROUND LEVEL MUST BE RESISTANT TO FORCED ENTRY.
- EXTERIOR EXIT DOORS SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

MECHANICAL AND ELECTRICAL LAYOUT TO BE PROVIDED BY ANOTHER

- TOILETS AND SINKS TO OPERATE HANDS FREE
- HAND DRYERS TO HANDS FREE
- PROVIDE MOTION SENSOR CONTROLLED LIGHTS
- PROVIDE ELECTRIC HEAT AND HRV AS REQ'D

MECHANICAL NOTES:

- LOCATION OF MECHANICAL COMPONENTS TBD BY INSTALLING CONTRACTOR ACCORDING TO MANU. SPECIFICATIONS.
- PROVIDE SUMP (WITH COVER) TO DISCHARGE WATER TO DRAINAGE DITCH OR DRY WELL.
- TUBS/SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING TYPE. THE WATER TEMPERATURE SHALL BE AT A MAXIMUM OF 49°C (120°F)
- INSTALL FURNACE, DWH, HRV AND DWHR AS REQ'D AND ACCORDING TO MANU. SPECIFICATIONS.

CABINET NOTES:

- CONFIRM COLOR OF CABINETS WITH HOME OWNER PRIOR TO ORDERING.
- CONFIRM DOOR & DRAWER STYLES WITH HOME OWNER PRIOR TO ORDERING.
- INSTALL HARDWARE ON SITE.
- INSTALL CROWN MOLDING ON SITE; MATCH CABINET COLOR; CONFIRM PROFILE AND DIMENSION WITH HOME OWNER.
- CUT SINK OPENING ON SITE, SEE ASSOCIATED SPECIFICATIONS.
- INSTALL HOOD AND ALL APPLIANCES PER MANUFACTURER SPECIFICATIONS.
- ALL APPLIANCES TO BE ON DEDICATED CIRCUITS AS REQUIRED.
- CONFIRM FINAL MATERIALS FOR BACKSPLASH AND COUNTERTOP WITH HOME OWNER PRIOR TO ORDERING

SB-10, Div. 3, 5.5.1 Exterior Building Envelope

(1) Where electric space heating is used, the building envelope shall comply with the requirements of Table SB 5.5-7 of this Supplementary Standard, regardless of its climatic location

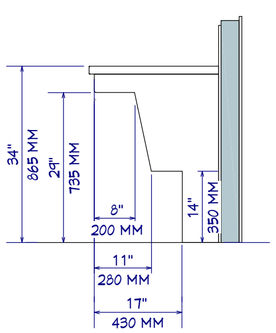
SB, Div. B, Part 4, Table 4.1.5.3.

Toilet Areas = 2.4 kPa
Storage areas = 4.8 kPa
Service rooms = 3.6 kPa

LUMBER

- UNLESS OTHERWISE NOTED TO BE SPRUCE-PINE-FIR (SPF), GRADE NO.2, CONFORMING TO CSA STANDARD WITH 0141 WITH A MAXIMUM MOISTURE CONTENT OF 19% AT THE TIME OF INSTALLATION. LUMBER SHALL BEAR THE GRADING STAMP OF AN AGENCY APPROVED BY THE CANADIAN LUMBER STANDARDS ADMINISTRATION BOARD.
- NAILS, SPIKES, AND STAPLES: - TO CSA STANDARD B111; GALVANIZED FOR EXTERIOR WORK, OR HIGHLY HUMID AREAS AND FOR TREATED LUMBER; PLAIN ELSEWHERE. NAILING OF FRAMING UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLES 9.23.3 A, B, AND 9.23.13 A IN THE ONTARIO BUILDING CODE & NBC. -ROUGH HARDWARE: - BOLTS, NUTS, WASHERS, LAGS, PINS, SCREWS, ALL TO BE HOT DIP GALVANIZED. -WOOD PRESERVATIVES (PRESSURE TREATED): - WHERE REQUIRED TO CONFORM TO CSA STANDARD 080-M.
- FRAMING ANCHORS: - FRAMING ANCHORS, JOIST HANGERS, BEAM HANGERS, POST CAPS, POST ANCHORS, BACK-UP CLIPS AND ANGLES, UNLESS OTHERWISE SHOWN ON THE STRUCTURAL DRAWINGS, ARE ALL TO BE AS MANUFACTURED BY TIMBER ENGINEERING COMPANY (TECO) OR AN APPROVED EQUAL, SIZED TO THE JOB AT HAND. ALL ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS UTILIZING "SPECIAL" NAILS WHERE REQUIRED.

A-3.8.3.11.(1)(c) Clearances Beneath a Lavatory



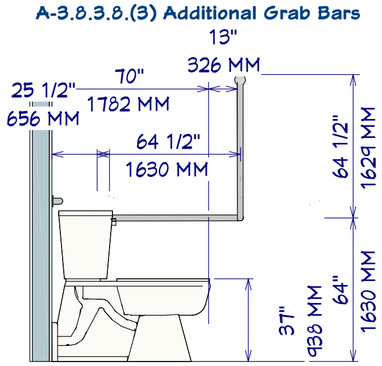
KNEE CLEARANCE

KNEE CLEARANCE MUST BE A MINIMUM 30" WIDE (36" TO USE AS PART OF THE T-TURN) AND MAINTAIN A 29" CLEAR SPACE UNDER THE CABINET, COUNTER OR SINK FOR A DEPTH OF 8". THE NEXT 3" OF DEPTH MAY SLOPE DOWN TO A HEIGHT OF 13.5", WITH A CLEAR SPACE OF AT LEAST 17" EXTENDING BENEATH THE ELEMENT. (ANSI 306.3)

TOE CLEARANCE

TOE CLEARANCE SPACE UNDER A CABINET OR APPLIANCE IS BETWEEN THE FLOOR AND 13.5" ABOVE THE FLOOR. WHERE TOE CLEARANCE IS REQUIRED AS PART OF A CLEAR FLOOR SPACE, THE TOE CLEARANCE SHOULD EXTEND 17" MINIMUM BENEATH THE ELEMENT. (ANSI A117.1 306.2)

A-3.8.3.8.(3) Additional Grab Bars



TOILET GRAB BARS

TOILET: GRAB BARS SHOULD BE PROVIDED ON THE REAR WALL AND ON THE SIDEWALL CLOSEST TO THE TOILET. THE SIDEWALL GRAB BAR SHOULD BE CONTINUOUS L-SHAPED AT LEAST 750 MM LONG HORZ. AND VERT. COMPONENTS, MOUNTED 750 MM ABOVE THE FLOOR AND EXTEND 150 MM IN FRONT OF THE WATER CLOSET..
THE REAR GRAB BAR SHOULD BE AT LEAST 600 MM LONG, CENTERED ON THE TOILET. MOUNTED HORZ. FROM 840 MM TO 940 MM ABOVE THE FINISHED FLOOR OR 150 MM ABOVE THE TANK.

DGM Design
Box 646, Emo
Ontario, P0W 1E0
cell: 807-276-3815
BCIN: 102602
email: dan.dgmdesign@gmail.com
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January 28, 2026
Feb. 27
March 10,
March 27

REVISIONS

RAINY RIVER WASHROOM FACILITIES
Rainy River, Ontario

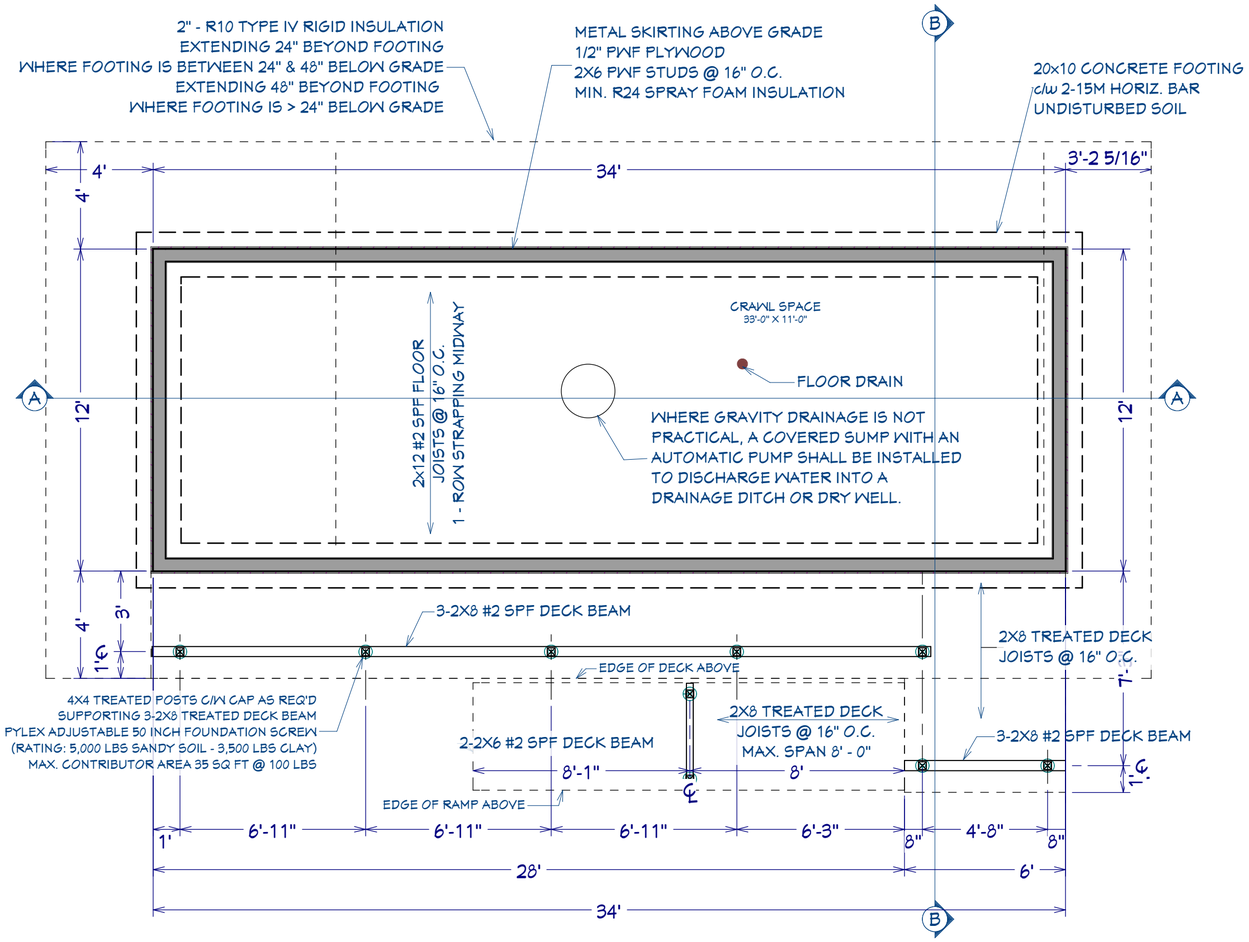
1/4": 1'-0"
SCALE

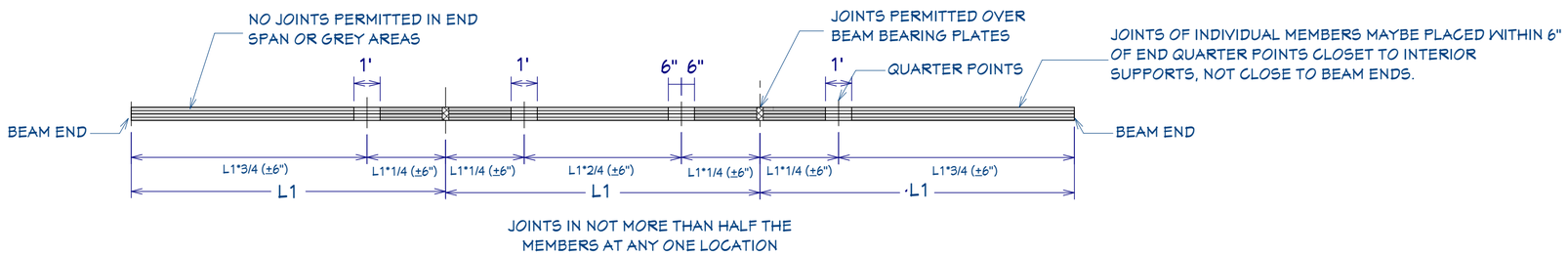
March 27, 2026
DATE

MAIN FLOOR
TITLE

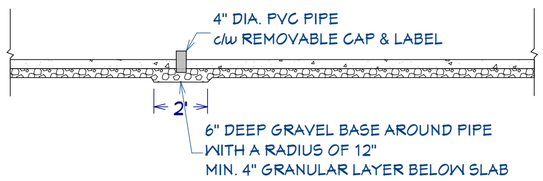
A-2.0
SHEET NUMBER

Scaled for: Arch C: 18x24
PAPER SIZE





ALLOWABLE JOINT LOCATIONS IN BUILT-UP WOODEN BEAMS



SOIL GAS CONTROL (9.13.4.2 - SUPPLEMENTARY STANDARD SB-9)

- 6 MIL CGSB VAPOUR BARRIER BELOW SLAB
- SEAL ALL EDGES/JOINTS/PENETRATIONS THROUGH VAPOUR BARRIER
- PROVIDE 4" DIA. PVC PIPE STUB (c/w REMOVABLE CAP & LABEL)
- LOCATE PIPE NEAR FLOOR CENTER
- 6" DEEP GRAVEL BASE AROUND PIPE WITH A RADIUS OF 12"
- MIN. 4" GRANULAR LAYER BELOW SLAB
- PROVIDE SUMP PITS w/ AIRTIGHT COVERS

PWF FOUNDATION DETAILS

- SHEATHING EDGES EMBEDDED IN SEALANT
- PLYWOOD (IN FACE GRAIN PERPENDICULAR TO STUDS) MIN. 2X4 BLOCKING AT PLYWOOD JOINTS.
- 2 - 3MM GAP BETWEEN ADJACENT PLYWOOD EDGES (GAPS SHALL BE SEALED)
- INSIDE CORNERS GALVANIZED STRAPS @ 12" O.C. BELOW GRADE (USE BLOCKING AS REQ'D)
- 1/2" X 12" INTERIOR & EXTERIOR CORNER PROTECTION REQ'D FOR 6 MIL POLYETHYLENE SHEET - BELOW GRADE
- TREATED 1/2" X 12" COVER PLATE OVER TOP EDGE OF 6 MIL POLYETHYLENE SHEET, CAULKED @ TOP EDGE, EXTENDING A MIN. 3" ABOVE GRADE
- ALL EDGES, JOINTS AND NAIL HEADS TO BE CAULKED
- ALL CUT ENDS MUST BE TREATED ON SITE WITH 2 APPLICATIONS OF OF CCA PRESERVATIVE
- STUDS CUT TO LENGTH ARE INSTALLED CUT ENDS UP
- 20 GUAGE GALVANIZED FRAMING STRAPS REQ'D @ TOP OF EVERY STUD WHERE BACKFILL HEIGHTS EXCEEDS 5'.
- ALL METAL CONNECTORS USED IN PWF CONSTRUCTION MUST BE CORROSION RESISTANT
- PLYWOOD SHEATHING THAT IS ENTIRELY MORE THAN 8" ABOVE GRADE NEED NOT BE TREATED.

IF HOLES ARE TO BE DRILLED THROUGH THE BOTTOM PLATE TO ACCEPT ANCHOR BOLTS OR HOLD DOWNS TO CONNECT EXTERIOR OR INTERIOR LOAD BEARING WALLS TO CONCRETE FOOTINGS THEN;

A) THE HOLES SHALL BE SLIGHTLY LARGE THAN THE ANCHOR BOLT;

B) TWO APPLICATIONS OF PRESERVATIVE TREATMENT SHALL BE POURED INTO THE HOLE PRIOR TO THE PLACEMENT OF THE WASHER AND NUT;

C) FOR ANCHOR BOLTS, A SQUASH BLOCK OF THE SAME DIMENSIONS AS THE BOTTOM PLATE SHALL BE NAILED ON TOP OF THE BOTTOM PLATE WITH THE ANCHOR BOLT PASSING THROUGH BOTH LAYERS, A 50 MM WASHER SHALL BE USED BELOW THE NUT;

D) LATERAL RESISTANCE TO INWARD SOIL PRESSURE AT THE BOTTOM OF THE EXTERIOR WALL SHALL BE PROVIDED.

GRANULAR DRAINAGE LAYER FOR PWF:

CLEAN CRUSHED STONE or
CLEAN GRAVEL WHICH WILL PASS THROUGH 1 1/2" SIEVE AND CONTAIN NOT MORE THAN 10% OF FINE MATERIAL THAT WILL PASS THROUGH A .15" SIEVE.

BELOW GRADE INSULATION:

- MIN. COMPRESSIVE STRENGTH OF 20 PSI, UNLESS OTHERWISE NOTED.
- APPROVED FOR BELOW GRADE USE.
- PERIMETER INSULATION TO BE SLOPED AWAY FROM THE SLAB/FOUNDATION IT PROTECTS.

MECHANICAL NOTES:

- LOCATION OF MECHANICAL COMPONENTS TBD BY INSTALLING CONTRACTOR ACCORDING TO MANU. SPECIFICATIONS.
- PROVIDE SUMP (WITH COVER) TO DISCHARGE WATER TO DRAINAGE DITCH OR DRY WELL.
- THE WATER TEMPERATURE SHALL BE AT A MAXIMUM OF 49°C (120°F)
- INSTALL FURNACE, DWH AND HRV AS REQ'D AND ACCORDING TO MANU. SPECIFICATIONS.

CONCRETE (to conform to CSA A23.1 standard)

MINIMUM COMPRESSIVE STRENGTH:

- EXTERIOR FLAT WORK: 32 MPa - 5-8% AIR ENTRAINMENT
- CONCRETE COLUMNS: 15 MPa
- BASEMENT FLOOR: 20 MPa
- FOUNDATION WALLS: 20 MPa
- GARAGE FLOOR: 32 MPa - 5-8% AIR ENTRAINMENT
- TAKE PRECAUTIONS TO AVOID CONCRETE FREEZING

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REVISIONS

RAINY RIVER WASHROOM FACILITIES
Rainy River, Ontario

1/4": 1'-0"
SCALE

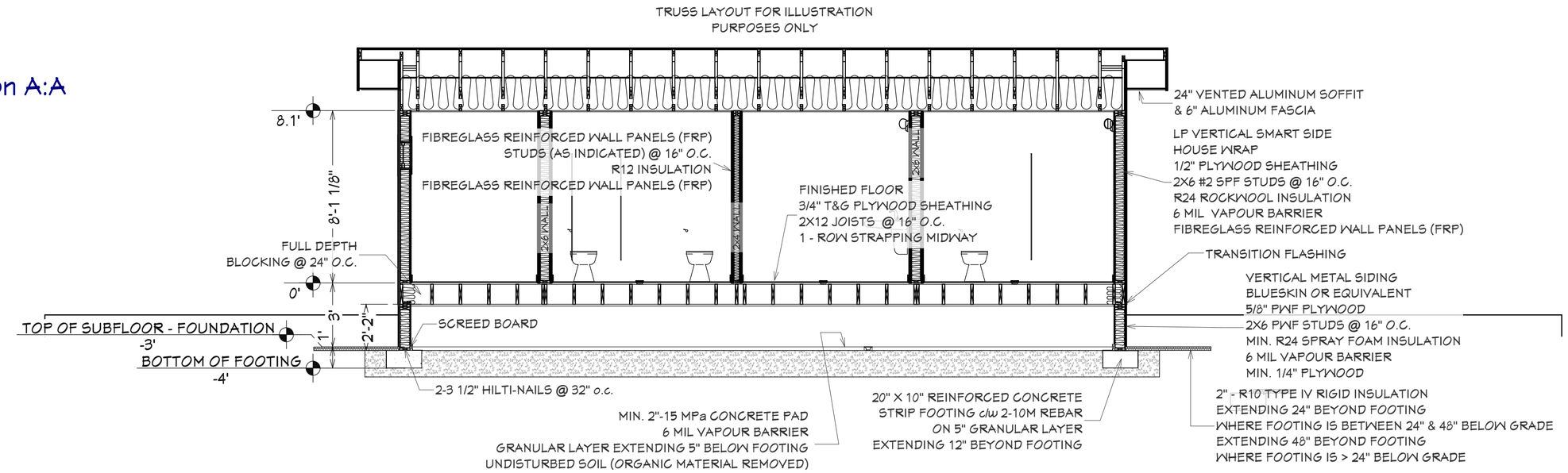
March 27, 2026
DATE

FOUNDATION
TITLE

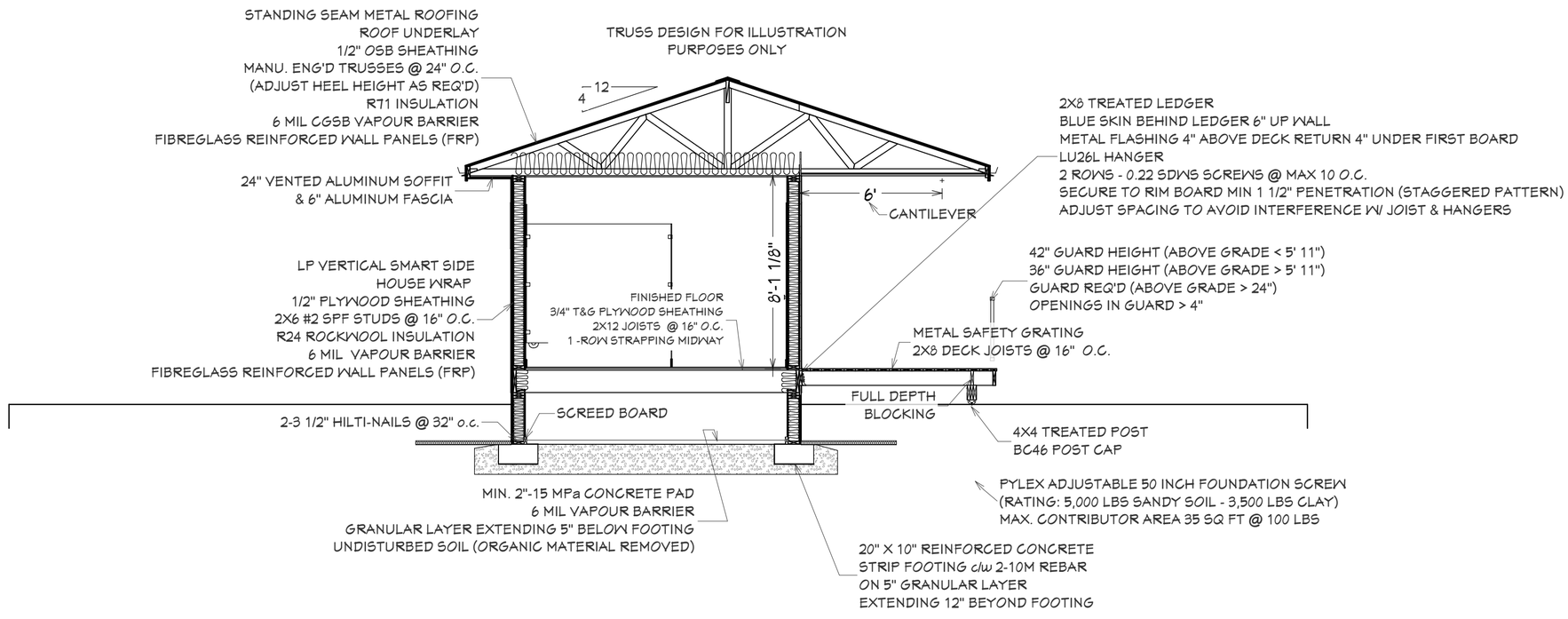
A-2.1
SHEET NUMBER

Scaled for:
Arch C: 18x24
PAPER SIZE

Section A:A



Section B:B



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1/4": 1'-0"
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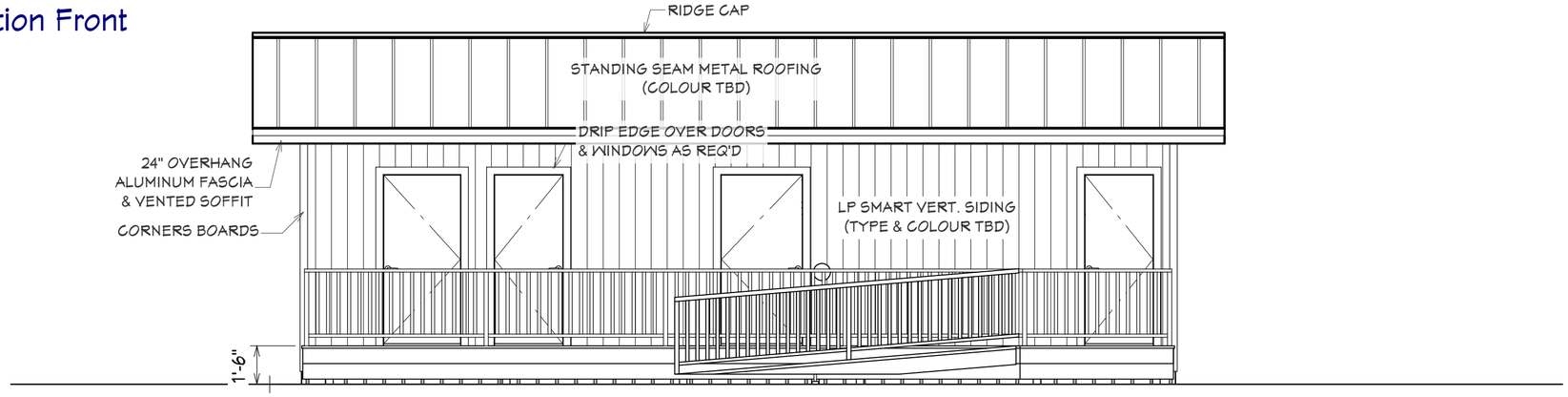
DATE

SECTIONS A:A & B:B
TITLE

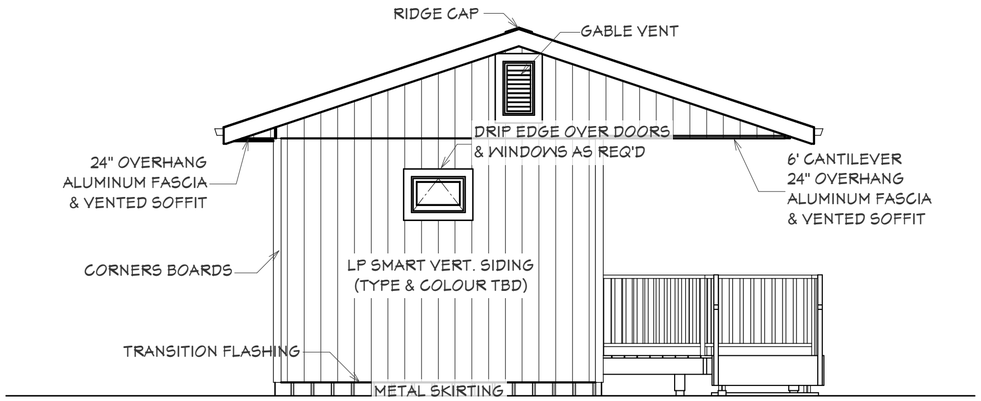
A-3.0
SHEET NUMBER

Scaled for: Arch C: 18x24
PAPER SIZE

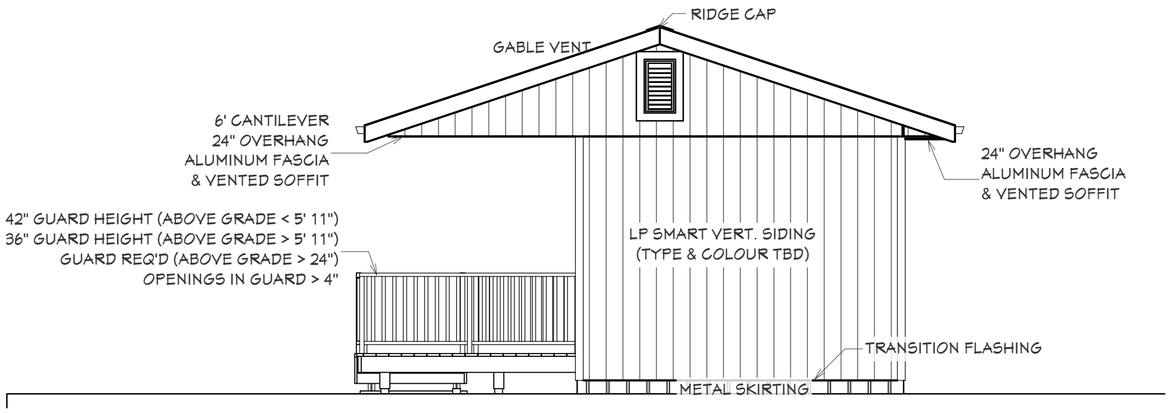
Exterior Elevation Front



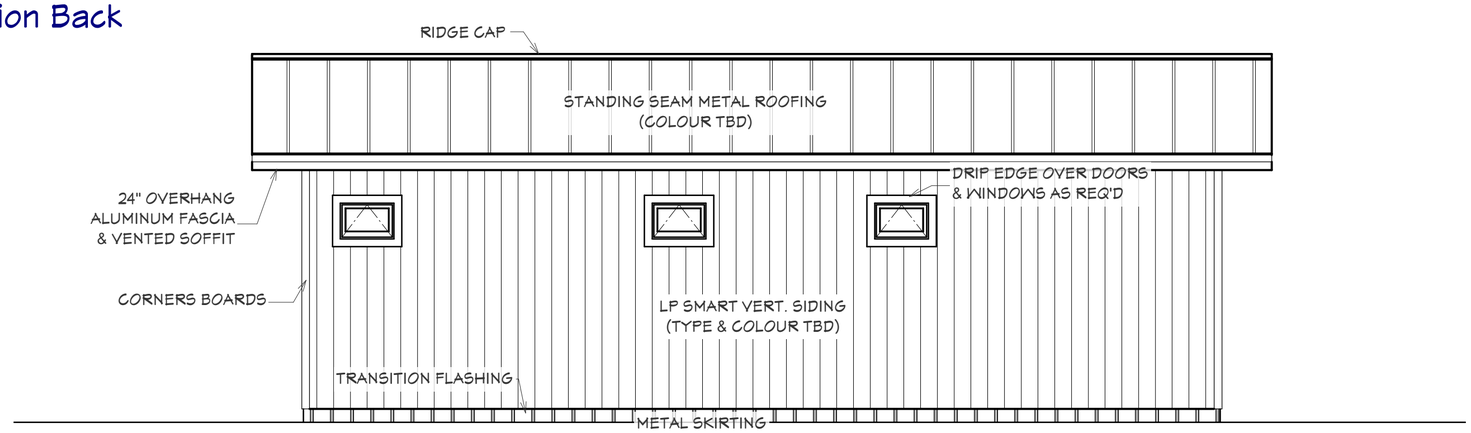
Exterior Elevation Left



Exterior Elevation Right



Exterior Elevation Back



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PAPER SIZE

Approximate Site Location: