

AERIAL PHOTO COURTESY OF
https://legacy.winnipeg.ca/ppd/Mapping/PropertyMap/default.stm

1 / A-00 SITE PLAN
1" = 100'-0"

723 London Street,
Winnipeg

BATHROOM FACILITY LOCATION PLAN

REV.	DESCRIPTION	DATE
A	ISSUED FOR PRELIMINARY REVIEW	24.02.2026

THIS DRAWING ARE THE PROPRIETARY WORK PRODUCT OF WPG DRAFTING & DESIGN. THE USE OF THIS DRAWING AND / CONCEPTS FOUND THERE-IN WITHOUT THE WIRTTEN PERMISSION OF WPG DRAFTING & DESIGN IS PROHIBITED. THIS DRAWING IS INTENDED ONLY FOR THE BUILDING PERMIT & CONSTRUCTION OF **A NEW BATHROOM FACILITY FOR EASTSIDE EAGLES FC**, AND IT IS NOT AUTHORIZED TO OBTAIN ADDITIONAL BUILDING PERMIT ON ANY OTHER SITE

Sheet Size : 11 x 17

Date February 24, 2026

Drawn By RK

Checked By RK

A-00

Scale 1" = 100'-0"

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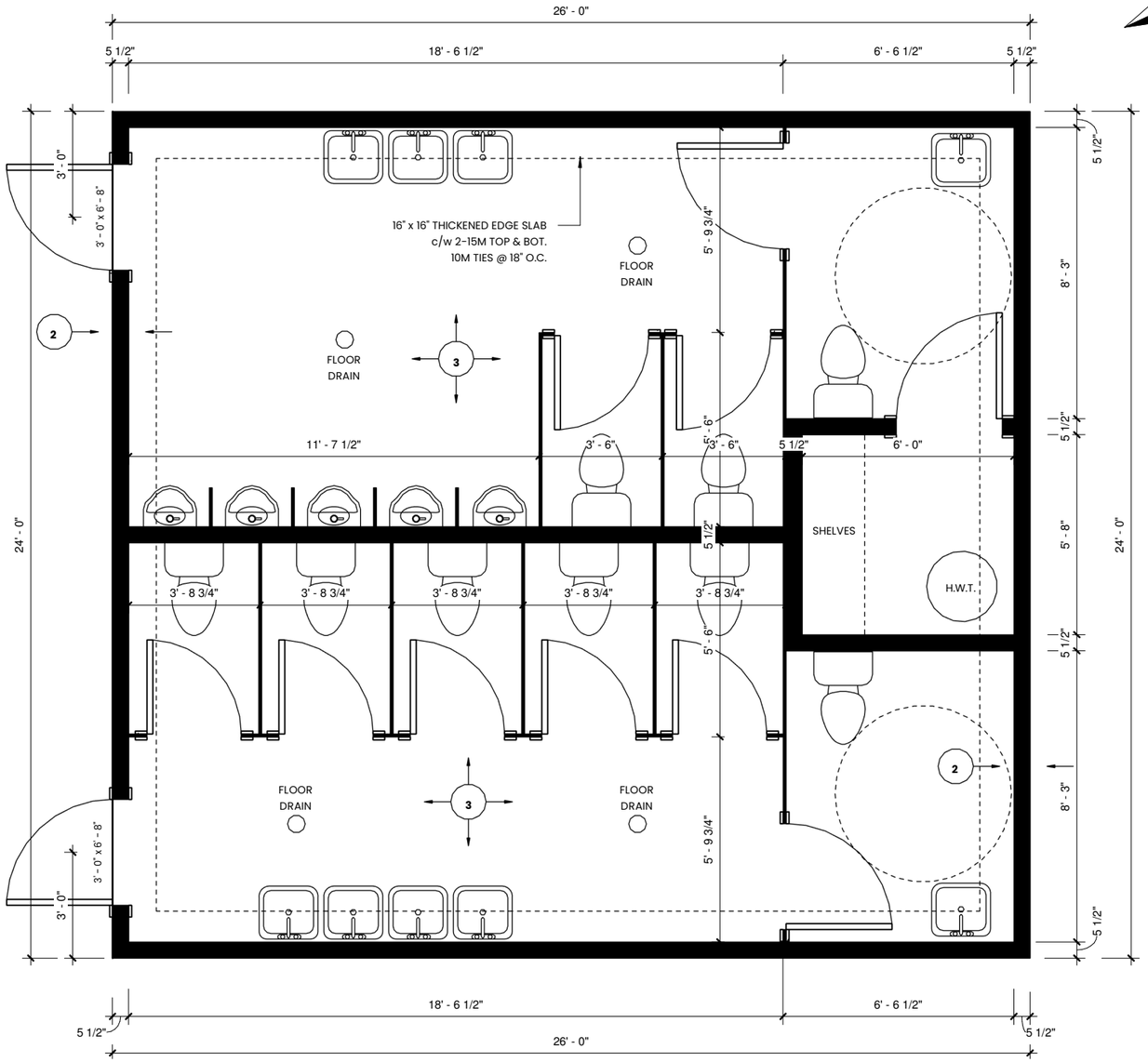
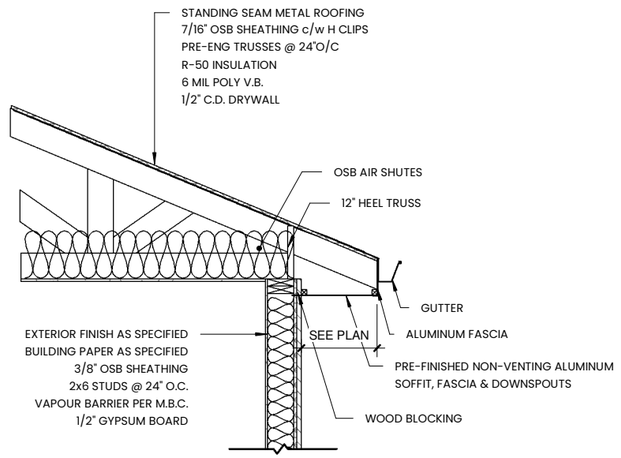
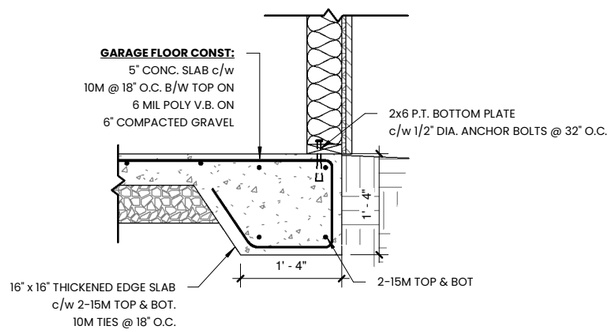


1 / A-01 BATHROOM FACILITY - FLOOR PLAN
1/4" = 1'-0"



2 / A-01 TYP. ROOF SECTION
3/8" = 1'-0"



3 / A-01 TYP. THICKENED EDGE SLAB
1/2" = 1'-0"

723 London Street,
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BATHROOM FACILITY FLOOR PLAN

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Scale As indicated

1. ROOF ASSEMBLY
STANDING SEAM METAL ROOFING
7/16" OSB SHEATHING c/w H CLIPS
PRE-ENG TRUSSES @ 24"O/C
R-50 INSULATION
6 MIL POLY V.B.
1/2" C.D. DRYWALL

2. EXTERIOR WALL ASSEMBLY
EXTERIOR FINISH AS SPECIFIED
BUILDING PAPER AS SPECIFIED
3/8" OSB SHEATHING
2x6 STUDS @ 24" O.C.
VAPOUR BARRIER PER M.B.C.
1/2" GYPSUM BOARD

3. GARAGE FLOOR ASSEMBLY
5" CONC. SLAB c/w
10M @ 18" O.C. B/W TOP ON
6 MIL POLY V.B. ON
ON 6" COMPACTED GRAVEL

NOTES:

1. POSTS TO BE THE SAME NUMBER OF PLIES AS THE BEAM / LINTEL / GIRDER THEY SUPPORT
2. LINTELS LESS THAN 4'-0" TO BE 2-2x10 UNLESS OTHERWISE SPECIFIED
3. LINTELS GREATER THAN 4'-0" TO BE 3-2x10 w/ DOUBLE JACKS EACH END

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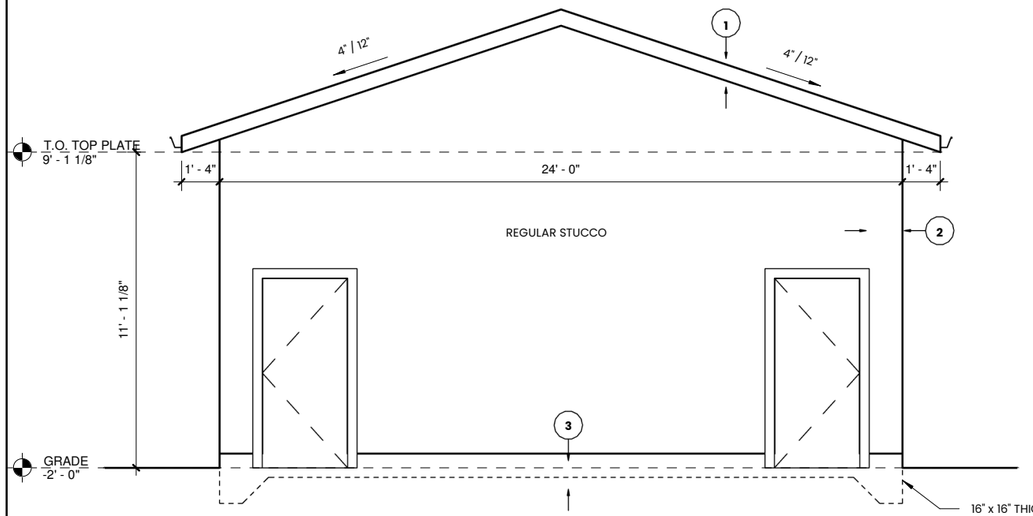
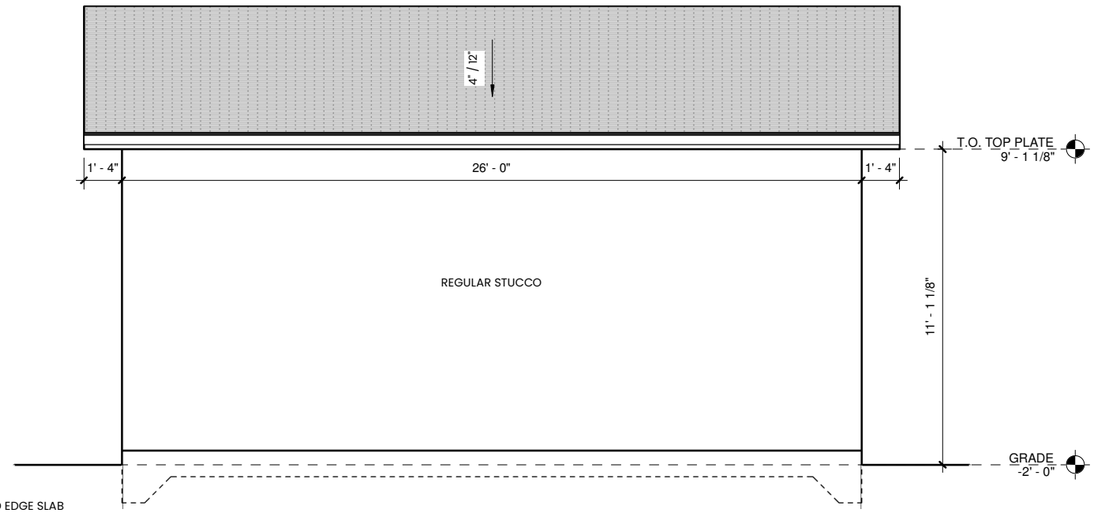


3 A-02 FFRONT ELEVATION
3/16" = 1'-0"



4 A-02 LEFT ELEVATION
3/16" = 1'-0"

NOTES:

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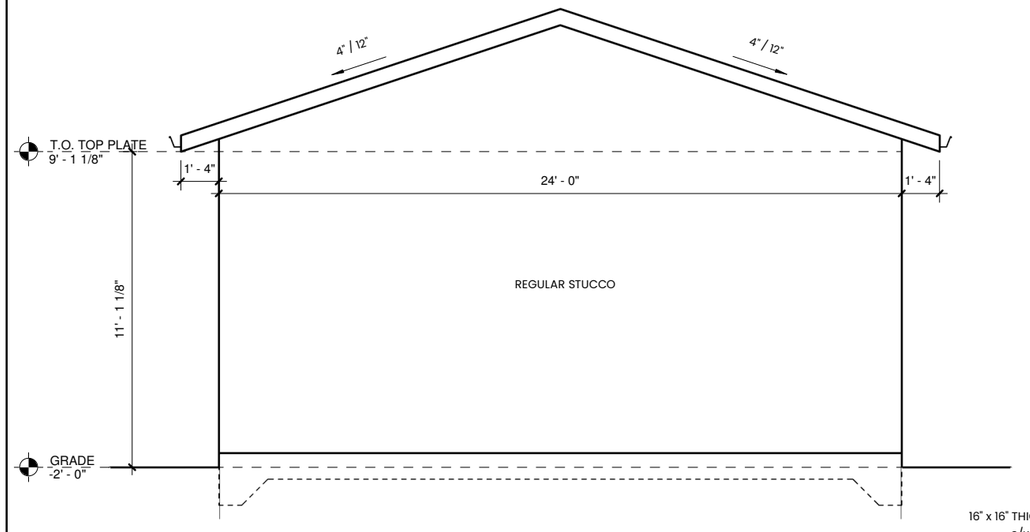
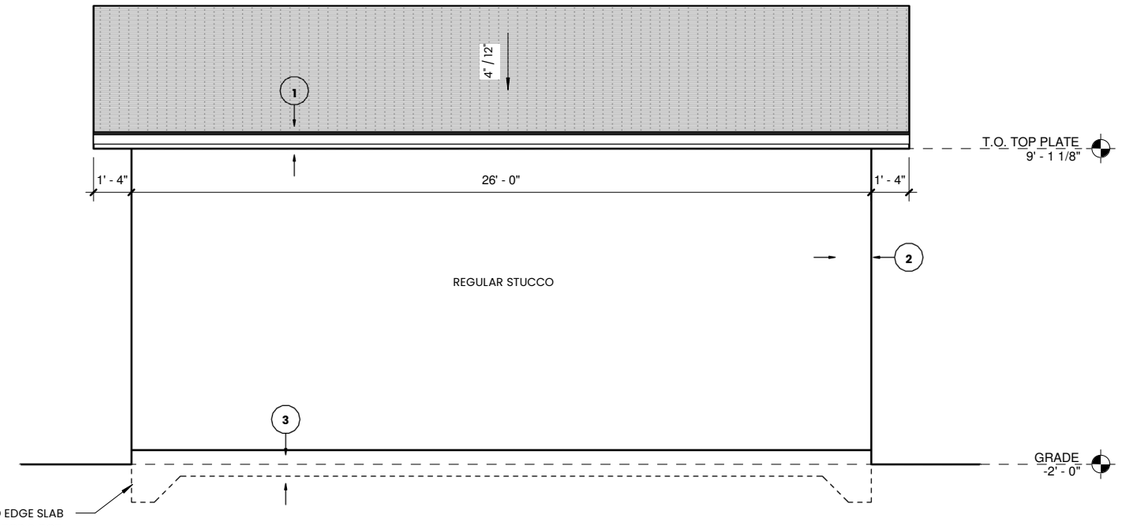


1 A-02 REAR ELEVATION
3/16" = 1'-0"



2 A-02 RIGHT ELEVATION
3/16" = 1'-0"

1. ROOF ASSEMBLY
STANDING SEAM METAL ROOFING
7/16" OSB SHEATHING c/w H CLIPS
PRE-ENG TRUSSES @ 24"O/C
R-50 INSULATION
6 MIL POLY V.B.
1/2" C.D. DRYWALL

2. EXTERIOR WALL ASSEMBLY
EXTERIOR FINISH AS SPECIFIED
BUILDING PAPER AS SPECIFIED
3/8" OSB SHEATHING
2x6 STUDS @ 24" O.C.
VAPOUR BARRIER PER M.B.C.
1/2" GYPSUM BOARD

3. GARAGE FLOOR ASSEMBLY
5" CONC. SLAB c/w
10M @ 18" O.C. B/W TOP ON
6 MIL POLY V.B. ON
ON 6" COMPACTED GRAVEL

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BATHROOM FACILITY ELEVATIONS

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Checked By RK

A-02

Scale As indicated

2026-02-24 10:56:24 AM

March 3, 2026

TO Whom it may concern:

Re: Eastside Eagles Football Club

This letter will confirm River East Transcona School Division's support of the Eastside Eagles Football Club's request to construct a 24'x26' public washroom facility on property located at 723 London Street, Winnipeg, MB.

Should you require anything further, please contact us.

Yours truly,

Elise Downey, CPA, CGA

Secretary-Treasurer/CFO

/kj

Cc: Karen Boyd, Assistant Superintendent, Educational Programming

Craig McFeetors, Director of Maintenance

STARKELL HOMES

Starkell Homes Ltd.
5006 Raleigh Rd, Narol, MB R1C 0C8
www.starkellhomes.com

Work breakdown	Price	Total	
Dig&gravel fill	$5000	$5000	
Rebar	$2500	$2500	
Concrete	$5000	$5000	
Plumbing	$25000	$25000	
Framing material	$10,000	$10,000	
Sewer&water	$40,000		
Electrical	$30,000	$30,000	
Roofing material	$4000	$4000	
Soffit&fascia	$1000	$1000	
Siding material	$5000	$5000	
Interior finish	$20,000	$20,000	
Drywall&paint	$5000	$5000	
Windows and doors	$4000	$4000	
Labour	$40,000	$40,000	
Total building cost		$196,500	
Total building cost with contracting fee			$225,500

BUILDERS YOU CAN TRUST
QUALITY YOU CAN COUNT ON

Diamond View Developments Ltd.
407 Desautels
Winnipeg MB R2H 0J6
Kyle@diamondviewdevelopments.ca
GST/HST Registration No.:
788211803RT0001

ADDRESS
Ryan Loewen
East Side Eagles FC
723 London Street

Estimate 1729

DATE 08/04/2026

DATE	ACTIVITY	DESCRIPTION	TAX	AMOUNT

DATE	ACTIVITY	DESCRIPTION	TAX	AMOUNT
	723 London Washroom Facility	This quote contains all labour and materials to complete the following scope of work. All work quoted is based on the drawings provided dated Feb. 24/26. If plans change then pricing may be subject to change. 1. Concrete, Excavation; & Rough Carpentry; - Excavate area necessary to prep to form thickened edge pad - Form up and lay thickened edged concrete pad as per the plans provided, all substrate included - Frame up new structure in accordance to the plans provided, includes all labour and materials Total- $44,875.00 2. Exterior Finishes; - Supply & install metal snap lock roof system - Supply & install soffit, fascia, eaves and down pipes - Supply & Install tyvek builders wrap throughout - Supply & install stucco exterior finish (Includes for colour) - Supply & install (3x) Commercial grade doors (includes kick plates, closers, doors stops, panic bars) (Handicap operators not included but can be added upon request) Total- $34,800.00 3. Interior Finishes; - Supply & install insulation in accordance to the plans provided - Supply & install drywall & tape as per the plan provided - Prime & Paint all walls 2x coats with high traffic paint - Supply & install washroom stall & urinal partitions in accordance to the plan provided - Includes all bath accessories (TP dispensers, paper towel dispensers, baby change stations (2x), grab bars in the handicap stalls, soap dispensers, Basic mirrors) Total- $52,404.00 , 1 @ $206,056.00	GST	206,056.00
	723 London Washroom Facility Part 2	4. Electrical, Mechanical, & Plumbing; - Complete all electrical in accordance to the plans provided - Complete all mechanical in accordance to the plans provided - Complete all plumbing in accordance to the plans provided Total-$71,977.00 5. Garbage Removal Total-$2000.00	GST	0.00

SUBTOTAL	206,056.00
GST @ 5%	10,302.80

TOTAL	$216,358.80

Accepted By

Accepted Date