

DMD Brampton Inc.

Marycroft Homes – Mayfield Village – Phase 1 - Brampton
Schedule "A"

Framing

Comply with local and provincial laws and regulations, the provisions of The National Housing Act, the latest version of the Ontario Building Code (with January 1, 2014 amendments), the Occupational Health and Safety Act and all other applicable legislation in carrying out the work described below. **Should any conflict exist between any aspect of this scope, applicable working drawings, or OBC, THEN, the most onerous of the conflicting standards shall automatically form a part of this agreement at no extra cost.**

To supply all labour, material, equipment and supervision necessary to carry out framing work as follows:

1. This trade is responsible to supply the following materials: A) Nails; B) Roof Ply Clips; C) Joist Hangars – See Note 1; D) All other applicable fasteners; E) Tyvar air barrier/vapour barrier; F) Gasket. *Note 1: Builder will provide initial set of joist hangars as required in conjunction with engineer design HOWEVER, this trade shall be responsible to manage and account for actual hangars used and to replace any hangars that it loses.*
2. Form footings and column bases according to details provided on approved working drawings. **Ensure footings are formed and braced level.** Report uneven excavations or anomalous soil conditions to Builder's Superintendent **prior to** forming. Stripping of footing forms by others.
3. **Erect and level steel columns and beams as per applicable plan and in accordance with the following:**
 - A) Ensure that **minimum** height from top of footing to top of steel beam at foundation wall is 7'6". If not the case, consult Superintendent.
4. **Complete floor construction inclusive of:**
 - A) Install sill gasket beneath foundation plate & vapour barrier around foundation plate & joists;
 - B) Ensure a minimum of 4-1/2" of foundation is left clear and unobstructed for brick work around complete perimeter of unit;
 - C) Fasten sill plates to foundation walls with washers and nuts supplied by others (*Note: Lost nuts and washers shall be the responsibility of this trade to replace*);
 - D) Install joists (*with rim board*) as per plan. Ensure compliance with manufacturer's specifications for engineered flooring system;
 - E) Apply a 1/4" bead of "Miracle Lumber Lock" adhesive by Pratt & Lambert (*or equivalent subject to approval by Builder*) along the top chord of floor joists and beam material just prior to laying sub-floor sheathing;
 - F) Apply adhesive inside the seat of hangars to allow for better bonding and to eliminate hangar squeaks;
 - G) Nailing of 3/4" OSB aspenite sub-floor sheathing included. Sanding and screwing by others;
 - H) All flooring to be laid level. This trade shall be responsible under all scenarios and joist configurations to deliver sub-floors that are level in accordance with ONHWP's published Performance Guidelines;
 - H) Cover small openings in floor with safe, protective covers. Construct safety railings and ramps. **See Schedule "S" for details.**
5. **Complete on-site assembly of all framing components inclusive (but not necessarily limited to):**
 - A1) Prior to framing, confirm with Builder's Superintendent any special customer requests and incorporate into plan at no extra charge;
 - A2) Prior to framing, acquire from Superintendent on a lot by lot basis municipal site plan to specifically verify if grade permits garage to house or house to side yard door **AND** to verify if such site plans require sunken landings, and if so, the number of risers required so that such sunken landings can be framed at the correct heights **AND** to verify if side set-back to property line is less than 1.2 m in which case such complete side-yard structure to be framed/sheathed/lined to satisfy municipal fire-rating requirements;
 - B) Lintels, studding, LVL beams, strapping, LAM beams per plan;
 - C) Wall heights (*All model types – Main floor 9'; Second Floor 8'. 15ft 3 Storey Towns only – Ground Floor 8'. Live/works – see drawings*);
 - D) Install pre-fabricated roof trusses (*including bracing*) according to engineer stamped, municipally approved truss drawings (*supplied by others*). Complete additional conventional framing as required to finish unit per approved drawings. **NOTE** : roof sheathing to be 7/16" OSB roof sheathing **except for live/work units which will use 5/8" OSB tongue and groove sheathing on low pitch trusses**;
 - E) Install all exterior wall, gable and roof sheathing per plan. **NOTE**: Under vinyl siding, 7/16" aspenite (*or better as determined by Builder's Superintendent*), to be used for sheathing (*i.e. no gyplap or 1/4" aspenite permitted*);
 - F) Frame all rough openings for windows and doors as per related take-offs;
 - G1) Windows and doors, patio frame & door, garage frame(s) & door(s), to be installed by others – **UNLESS** framing errors result in components not fitting in which case this trade shall be responsible to correct openings, keep safe and install related components;
 - G2) Bay windows, where applicable to be installed by this trade;
 - H) Party wall construction for townhomes will use concrete blocks (*by others*) from foundation to uppermost finished ceiling followed by knee wall construction and the application of the requisite fire-resistant sheathing from the top of the block wall to the underside of roof ply by this trade (*gas proofing by others*). **FOR BREEZEWAYS ONLY (where applicable)**, framing will feature double stud party wall per details provided by Architect. Installation of all Type "X" drywall as part of fire rated assemblies shall be by this trade when the finished surface of such material will be concealed or not NOT otherwise be exposed as a final finished surface within the unit.
6. **Complete miscellaneous framing work inclusive of:**
 - A) Install single 1"x 4" base for patio door such that inside edge of 1"x 4" is flush with outside edge of patio door frame (*IF so directed by Superintendent*);
 - B) Backframe for garage door frames by OTHERS;
 - C) Install vapour barrier beneath partitions on concrete floors;
 - D) Mark for concrete blocks in basement where required for bearing walls 1 week prior to framing (*concrete blocks by others*);
 - E) Stairs left tacked in place by others. This trade to ensure proper, secure, square, level, stair installation complete with all required bracing and supports to maintain structural soundness. Stairwell walls to be framed to allow a 1/2" gap on both sides of staircase for drywall and with adequate head room as required per code;
 - F) Where a basement window is to be located within a basement landing, frame around same to allow for 1/2" drywall and full casing around perimeter of window (*consult Builder's Superintendent*);
 - G) Install all wood furring as required for piping, ducts, falsework, or other as directed by Builder's Superintendent;
 - H) No boxing is required above kitchen cabinets (*unless otherwise required due to site conditions. Typical boxing sizes as follows : 8' ceilings with 30" std uppers = 9 1/2" deep x 14" from wall; 9' ceilings with 39" std uppers = 12 1/2" deep x 14" from wall*);
 - I) No boxing is required above washer/dryer (*unless directed otherwise*);
 - J) Install drop ceilings in bath tub enclosures and shower stalls such that height from sub-floor to underside of FINISHED ceiling is 86". Do not drop ceilings for tubs that do not include showers;
 - L) Strapping of all block party walls in accordance with party wall details provided by Builder;
 - M) Provide surround framing for pre-assembled cantina door frame / metal insulated door kit. Cantina door kit supplied and installed by others.
 - N) Rough Openings for interior doors to be per plan. Rough openings for any potential interior double door application or slider application to be framed to a maximum width of 62" RSO;
 - O) Install adequate strapping of porch ceilings to accommodate aluminum soffit;
 - P) Ensure that solid backing exists at locations where final stair railings are to be attached to walls.
 - Q) Ensure mandatory solid backing for future grab bars in washrooms in accordance with working drawings.
 - R) Included is framing of flat roof/wood frame patios complete with sleepers or other details on working drawings or as directed by super.
7. Complete **all** framing functions required to pass the framing inspection by the designated municipal Inspector and at time of such inspection, complete final quality control check verifying good carpentry work - square, plumb and true. Repair / replace all bowed or crooked joists and wall members (*once just prior to installation of insulation*).
8. **A unit will not be eligible for billing (partial or otherwise) unless:**
 - A) All framing (*excluding misc. boxing and final rough-ins*) is complete to satisfaction of Superintendent (*Completion required*);
 - B) All stair landings are in place so as not to interfere with the work of others. See Super under extenuating circumstances;
 - C) Dropped ceilings are installed in rooms where **entire ceilings** are to be dropped to accommodate timely and proper rough-ins;
 - D) Shower stall and tub enclosure **side walls (at minimum)** are installed so as to accommodate complete & proper rough-ins;
 - E) Preliminary quality check is completed ensuring customer special instructions have been incorporated into work prior to rough-ins;
 - F) Joist locations are confirmed not to conflict with toilet, shower or bathtub drain locations.
9. **Install all exterior wood trim per plan inclusive of:**
 - A) Wood backing around perimeter of unit for aluminum clad frieze board BY OTHERS;
 - B) Locate and install all exterior porch posts/columns per engineer requirements (*note: Builder uses fibreglass or other composite type porch columns*);
 - C) Install dormers / raised louvres etc BY OTHERS (except for base / raised framing per applicable plan which is by this trade);
 - D) Install glazed ornamental product BY OTHERS;
 - E) Installation of porch railings BY OTHERS.
10. Provide warranty in conjunction with all applicable TARION Production Guidelines and warranty standards from respective unit closing/occupancy dates. Any defective material shall **NOT** be used in framing. Notify Builder's Superintendent of rejected material.
11. Job site safety and site cleanliness is paramount for a quality work environment. Please refer to Schedule "S" for other contractual obligations.
12. Maintain production as directed by Builder's Superintendent.
13. **For live/work units, be mindful per drawings and details that every exterior wall, floor and ceiling assembly is rated. All assemblies to conform. Also note that to achieve main floor to receive double ply floor sheathing (Install in perpendicular, brick patterned layers).**
14. Contract prices in effect from March 1, 2014 to completion of phase. HST is the only extra.