

# DMD Brampton Inc.

Marycroft Homes – Mayfield Village – Phase 1 - Brampton

## Schedule "A"

### Windows and Frames

Comply with local and provincial laws and regulations, the provisions of The National Housing Act, the latest version (January 1m, 2014) of the Ontario Building Code, 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.**

NOTE : OBC SB-12 Compliance Packages shall apply as follows:

1. Singles, Semi's, 25' Towns – Package J;
2. 15' 3 Storey Towns and 20' Live/Work Units – Package M.

**To supply all labour, material, equipment and supervision** necessary to complete window and frames manufacturing, delivery and installation as follows:

- 1A) Supply and install all windows in wide VINYL frames with fixed, thermal insul-glass (*all as per applicable plan*). Actual window sizes and decor features to approximate plan as closely as possible. Number of opening windows to be as per plan. *ALL windows on ALL elevations (front, side and rear) to be CASEMENT STYLE.*
- 1B) Marycroft Homes - White aluminum grilles are to be included as standard only in conjunction with working drawings (*this applies to locations and design layout*). (*SEE BLOCK PLANS AND APPROVED STREETSCAPE PLANS FOR MAXIMUM CLARITY AS TO ANY ADDITIONAL SPECIFICATIONS OR INCLUSIONS THAT MAY BE REQUIRED BY CONTROL ARCHITECT ON CERTAIN EXPOSURES*).
- 1C) Vinyl windows to be coloured on exterior surfaces as per Builder specifications (See Schedule "E" for palette of colours). Interior vinyl surfaces of windows shall be white.
- 1D) All windows complete with LOW-E glazing and argon gas. All windows to be Energy Star qualified for installation in Brampton climate zone.
2. All particulars herein before and after described with regard to each item to be supplied shall be detailed in formal take-offs on a unit by unit basis and marked on construction set field drawings together with Builder. Take-offs are to be approved by Builder in writing prior to manufacturing.
3. Windows to be fully sashed.
4. Windows to be complete with sills, extension jambs (*note 2"x 6" exterior frame construction*), screens and multi-point operating hardware.
5. All window operating hardware, locks and screen frames to be white.
6. Supply and install **wood frames** per applicable plan for:
  - A) Sectional garage door(s) (*included, where applicable, are semi-circular cambers above & adjacent to garage door frames*). Also install 2"x 4" backing for garage door frames. (*Sectional garage doors by others*);
  - B) Patio door frames and sliding patio doors – **N/A – Vinyl frameless patio door systems by OTHERS.**
7. Frame and insulated door system for basement cold rooms and for entry between office retail space and residential unit – **BY OTHERS.**
8. Supply and install metal insulated, energy star qualified door systems complete with frames, weather-stripping, recessed panel design door, sidelights and picture windows with aluminum grilles inside glass - *ALL as applicable per plan*. Included is requisite drilling for deadbolt / door hardware (*deadbolt / door hardware to be supplied and installed by others*). These specifications apply to:
  - A) Front entry door;
  - B) Door from garage to house (*self closing device – BY OTHERS*)
  - C) Door from garage to outside (*where applicable*).
  - D) For Live/Work units – provide:
    - i) Barrier free main entrance door access door for future retail/office space;
    - ii) French door systems to exterior, complete with sliding insect screens, at all locations per plan.
9. Supply all glazed decorative dummy windows above roof line complete with grilles as per applicable plan. (*Note : Window supplier responsible for design and materials to withstand the passage of time and general issues associated with direct sunlight and related heat.*)
10. Supply all urethane decorative products as per plan.
11. Builder shall give approximately 3 weeks notice for production, delivery and installation of applicable components. Delivery of all windows, door systems and frames to site is to be on day of installation. Builder shall assume responsibility for windows **ONLY** after installation is complete and approved by Builder's Superintendent.
12. Deliver and install all screens as scheduled by Builder's Superintendent near completion stage of home.
13. All wood members of frames exposed to exterior to be primed by Builder.
14. Warranty included in conjunction with TARION performance guidelines from closing dates of respective units. Where maintenance or replacements are necessary on components under warranty, window manufacturer is responsible for parts and labour for complete repair and restoration of opening to a finished state.
15. Basement windows are **NOT** included in contract.
16. **\*\*\* New** - Minimum clearance from base of all windows to any staircase tread or staircase landing to be 39". Production of any window under suspect conditions shall be deferred until RSO's can be confirmed to satisfy this requirement.
17. EGRESS WINDOWS in satisfaction of code requirements are included in contract where specified as required on working drawings.
18. Contract prices in effect from March 1, 2014 to completion of Phase 1. HST is the only extra.

### Installation Standards:

1. Installation of **all** windows and door systems to include:
  - A) Installation of all wood shims on all sides. NEW per OBC – all shims to be pressure treated;
  - B) Use of galvanized wood screws (*not nails or spikes*);
  - C) Install 2"x 4" back frames on garage door frames to satisfaction of Builder;
  - D) Quality check after installation to ensure windows and door systems are square, plumb and operate properly;
  - E) Price for installation is expressed as a total lump sum amount on a model by model basis;
  - F) Builder Superintendent to verify quality check of windows after installation and to acknowledge same through the issuance of completion certificates;
  - G) Unless otherwise required by Builder Superintendent, applicable with regard to points A) to F) inclusive are all installations below roof level only.

### NOTES:

- A) With regard to items 9 & 10, such items to be delivered in bulk, clearly labelled on a lot by lot basis directly to Builder, on release of production notes.