# VALECRAFT HOMES (2019) LIMITED
# SCHEDULE 'B'

**A-2 POURED CONCRETE: FOOTINGS, FOUNDATION WALLS, BASEMENT FLOORS, GARAGE FLOORS & PORCHES** **Revised: April 1, 2021**

**Contractor is to supply all labour and material to do all "Concrete" work, to include but not necessarily be limited to the following items. All work to be carried out in accordance with the General Conditions (Schedule "A") of the contract, the site specifications (Schedule B of Agreement of Purchase and Sale), drawings, and product schedule, to the satisfaction of the Builder and/or his representative, and to all codes and authorities having jurisdiction.**

## FOOTINGS & WALLS:

1. This Contractor shall form and pour 20 MPA test concrete footings. Minimum footing size is to be 24" x 8" or as per plan, unless Soils Engineer specifies a larger footing size during on-site soils testing. All footings to be keyed a minimum depth of 2". This Contractor shall be required to remove all loose fill from within formed footings prior to Superintendent's authorization to pour. When this occurs, this Contractor shall hand dig to the specified thickness and ensure the forms are sized and installed accordingly.

2. This Contractor shall form and pour 20 MPA test concrete foundation walls. Foundation walls are to be formed and poured at 200mm (8") wide x 2388mm (7'-10") minimum height according to the drawings and or specified on the drawings.

3. This Contractor shall supply and install one row of 2x10M reinforcement steel bars at the top of foundation wall and one row of 2x10M reinforcement steel bars at the bottom of forms. Bars are to be supplied by contractor and are to be **lapped minimum 16" and tied** to ensure continuity supplied by the Contractor. This Contractor shall overlap and securely tie bars to form ties and ensure the rebars are not touching the concrete form.

   **Note:** a) This Contractor shall install one row of 2x15M reinforcement steel bar 33" below top of foundation at all basement window check downs are per Plans and 2x15M vertical each side as per Valecraft Specifications SP-15

   b) Laterally unsupported concrete foundation walls (not restrained by floor joists) adjacent to stairwells shall be reinforced with 15M vertical reinforcing bars at 12" on center as per plan

   c) This Contractor shall install 2 rebar at nib wall between 2 garage doors (where applicable)

   d) The contractor shall cover or protect the top of all or any up-right anchors or rebar to prevent workers and others from impalement

   e) The contractor shall ensure all rebar at porches do not create a trip hazard for workers and/or others

4. This Contractor shall ensure walls are connected to the footings with 15M L-dowels 10" horizontal x 24" vertical. The vertical bars in the foundation walls shall be tied to the L-dowels in the footing as per plan.

5. This Contractor shall supply and install 100mm diameter weeping tiles c/w sock adjacent to the footing around the perimeter of the foundation wall with a minimum of 150mm of clear stone overtop. Weeping tiles are to be installed only after waterproofing is completed.

6. This Contractor shall CEMENT PATCH all tie rod holes.

7. This Contractor shall apply a damp-proof and drainage layer to the outside of external walls below grade as per Ontario Building Code. Grade markings to be set by Site Superintendent.

7. This Contractor shall supply and install a 100mm (4") weeping tile on the vertical underneath each basement window as standard. The top of this pipe must be secured to the foundation wall at finished grade and shall extend down into the footing stone and be "T" connected to footing weeper tile. This pipe is to be filled with 3/8" or 3/4" clear stone by this Contractor prior to backfill.

8. This Contractor must guarantee walls against leakage for **a period of two years** from the date of pouring, as per the Tarion warranty, unless the leakage was caused by others such as damage to the drainage layer, improper backfill or an adjacent excavation.

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9. This Contractor will ensure that the top of the wall is level and will assume full responsibility to remediate the top of any foundation wall off level by more than 3/8".

10. This Contractor will take every precaution to ensure that the walls are straight and true and that any variation from corner to corner does not exceed ½" (12.7mm) and will assume full responsibility for the cost of rectifying any variations exceeding this figure.

11. All work done will conform to the Ontario Building Code, Municipal requirements and any other authority having jurisdiction.

12. All concrete footings & walls shall be poured in continuous operation.

**13. All honeycombing inside and outside foundation must be rectified immediately.**

14. This Contractor shall supply and install 13mm diameter anchor bolts at 2440mm o/c along top of foundation wall as per Plans and supply only nuts and washers in accordance with the Ontario Building Code. The bolt treads are to be set high enough to ensure the floor plate can be anchored.

15. This Contractor shall provide with each invoice for each lot, a copy of the concrete delivery slip to Valecraft Homes Head Office showing the "MPA" description and the "SLUMP".

16. This Contractor is responsible for all engineering costs and material costs to correct the foundation wall if brick ledge is insufficient to carry brick.

17. This Contractor must meet the scheduled time set out by the site super, unless delayed due to bad weather.

18. This Contractor must take every precaution to prevent damage to plumbing underground rough-ins and Depressurization pipe.

Please provide separate pricing for any typical details to reflect different KPA ratings (40-80KPA). Price to include:

- Footing height and width
- Size and quantity of rebars

**GARAGE FLOOR AND PORCH: (where applicable)**

1. **This Contractor is to supply all labour and material for the** Garage floors and front porches to be poured **to** the following Specifications. This Contractor shall provide with each invoice for each lot a copy of the concrete delivery slip to Valecraft Homes Head office showing the "MPA" description and the "SLUMP".

- Class A Exposure WCR 0.45:
- 32 MPA – concrete
-100mm (4") thick slab (garage) and 200mm (8") porch on a 150mm base clear stone. Stone to be supplied by this Contractor)
- Maximum 89 mm slump
- 6% Air entrainment
- no calcium mixture
- water reducer to obtain a water cement ratio of 0.45
- **Slope of 100mm where the garage slab slopes from front to back**
- **Slope of 2% or 25mm in 1200mm on porch slab**
- Contractor shall install a vapour barrier between the porch slab and the wood framing
- Standard broom finished
- Garage Floor to be reinforced with fibre mesh supplied by Contractor
- Porches to be reinforced with 10M reinforcement steel bars @ 304.8 o/c criss-crossing supplied by the Builder or as per plan
- Concrete surfaces to have a broom finish
- Control joints in porch slabs as required
- Porches are to be stripped of their formwork within 72 hours of pouring
- This Contractor shall take all means necessary to cordon off and protect floors and porches from being travelled upon by others by means of yellow caution tape

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**BASEMENT FLOOR:**

1. This Contractor **is to supply all labour and material for the** poured concrete basement floor slab to a minimum specification of 20 MPA test concrete to a minimum depth of 76mm (3") overtop of 6mil polyethylene barrier placed on top of 200mm crushed stone. Joints in barrier shall be lapped not less than 12" and sealed with flexible sealant including at top of footing, at all plumbing pipes and as per Depressurization pipe rough-in detail. Slab is to be sloped to basement floor drain and is to have a smooth finish. The Site Super is to be contacted to Coordinate with plumber and ensure a positive slope toward the drain.

**GENERAL PLACING AND CONSOLIDATION**:

1. This Contractor is responsible for all materials including the concrete pump for all work.
2. This Contractor is responsible to supply all his own wood for formwork and remove all materials after curing.
3. Expedient unloading is important. Maximum time for unloads after leaving plant is two (2) hours.
4. Ensuring retention of the entrained air in the concrete, to achieve this scheduling is important, otherwise check on air entrainment should be made.
5. **A tendency to add water will be discouraged.**
6. Consolidate well.
7. Bull float after strike-off.
8. Power float only after the water sheen has disappeared from the concrete surface.
9. This Contractor shall be responsible for using proper curing techniques during adverse weather conditions to ensure concrete strength and appearance is maintained.
10. This Contractor shall not place or discharge any concrete on site without the written permission from the Site Superintendent.

**WINTER HANDLING:**

1. This Contractor shall charge as an extra charge per cubic metre, concrete which is poured between October 15th – April 15th as winter handling. (Refer to Schedule 'C')

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