

CUSTOM BUILD HOME **PLAN, DESIGN & PERMIT TO** **BUILD A CUSTOM HOME IN** **MARKHAM**

We design the true site-specific design to build our client's dream custom build home in the City of Markham. We creatively and cost effectively try our best to incorporate everything possible on our client's dream custom build home wish list. We pride ourselves on work diligently to create real value for each client. Our Custom Build Home Package to obtain Site Plan Approval for a Custom Build Home and Building Permit from the City of Markham includes the following:

Floor Plans

- Fully dimensioned, for each level showing existing & proposed uses of all spaces, including location of smoke alarms & carbon monoxide detectors and all plumbing fixtures.

Elevations

- Exterior finishes with roof slopes, window/door type, locations & sizes including height of sills above floor level.
- Exterior Cladding Materials Colour Palette Schedule
- Area of exposed building face, percentage/area of unprotected openings and required limiting distance(s).
- Exterior decks/landings, stairs, guards/handrails.
- Floor to floor, floor to ceiling and overall building heights.

Sections

- Cross section(s) to show existing/proposed building construction and specifications of all floor, wall, & roof assemblies.

Construction Details and Notes

- Detail stairs, landings, guards & handrails.
- Building materials & specifications of all wall, floor, and roof assemblies with typical wall section and typical roof detail.
- Guard details including connection detail.

Site Plan:

- Summary of permitted and proposed zoning provisions for lot area, building area (GFA), coverage, and grade elevations to confirm height.
- Property lines, lot area, right-of-way or easements (referenced to a current survey)
- Overall dimensions of all buildings (width/length)
- Proposed finished first floor & basement elevations
- Location of existing/proposed buildings with overall dimensions and setback dimensions to property lines and adjacent buildings.
- Dimensioned parking areas, driveways, hard & soft landscape treatments, accessory structures (sheds, decks, detached garages, etc).

Site Grading Plan including drainage plan, site servicing plan and erosion & sediment control plan as per the City of Markham's Requirements / Guidelines

Structural:

- Footing/Foundation Design
- Floor Framing Plan (including posts, beams, joists, lintels)
- Roof Framing Plan
- Joist Layout
- Truss Layout

Mechanical (HVAC):

- Mechanical System Layout
- Layout of mechanical system at each floor level
- Mechanical Details
- Type, location & size of equipment.
- Heat Loss/Heat Gain Calculations,
- Duct Design
- Ventilation Design/Calculations and
- Energy Efficiency Design Summary

Our Custom Build Home Package to obtain Site Plan Approval for a Custom Build Home and Building Permit from the City of Markham to construct a typical Custom Build Home up to 3,500 sq.ft. is \$8,975^{+HST}.

Stamped engineering shop drawings are required by the City of Markham for Pre-engineered floor systems and prefabricated roof trusses. If deemed necessary by the City of Markham, the City of Markham may require the following reports in support of the site plan approval and building permit application for a custom build home:

- Topographical Survey
- Geotechnical Report

- Arborist Report
- Slope Stability Report
- On-site Sewage System (Septic) Design
- Hydrologic and/or Hydraulic Analyses

Depending on the scope of work, the fee for preparing the any of the above-mentioned reports/analyses may vary.

It is important to note that many assumptions, methodologies require varying degrees of engineering judgement that may, or may not, be easily adopted by the City of Markham, through their critical review of our reports, plans and drawings. No additional charges for required revisions & changes to our drawings and plans due to the comments from the City of Markham and Toronto Region Conservation Authority upon reviewing the drawings prepared by us.

A Minor Variance provides approval for the proposed custom build home that does not fully comply with the City of Markham's Zoning By-law. A Minor Variance will not change the City of Markham's Zoning By-law, it merely grants a relief from certain existing provisions/standards of the City of Markham's By-law, where appropriate for the proposed custom build home. Minor Variances are heard by the City of Markham's Committee of Adjustment.

The Committee of Adjustment is made up of individuals from the community who are appointed by the Markham City Council. The Committee of Adjustment meets monthly to consider Minor Variance applications.

The Planning Act directs that the Committee of Adjustment must be satisfied that an application for a minor variance on four points — that the variance requested maintains the intent and purpose of the Provincial, Regional and Municipal Official Plan and City of Markham’s Zoning By-law; that it is considered desirable for the appropriate and orderly development or use of the land; and that the variance(s), in the view of the City of Markham’s Committee of adjustment is truly minor in nature. The City of Markham’s Committee of Adjustment operates as a quasi-judicial tribunal in accordance with the authorization granted to it under the Planning Act of Ontario. The Planning Act directs the Committee with respect to the scope of its authority; the considerations that it must have when making any decision on an application presented to it; and the administrative provisions it must comply with regarding notice of Minor Variance applications and hearing procedure. Our fee for applying for minor variance on behalf of the property owner and attending a committee of adjustment meeting is \$795^{+HST}

Most Common Minor Variances for Custom Build Homes in the City of Markham as follows:

- Front Yard / Side Yard / Rear Yard Setback, Projections
- Landscape Strip / Landscape Open Space
- Parking/Driveway Setback / Parking Space Size
- Floor Space Index/Floor Area Ratio
- Net Floor Area (NFA)/Gross Floor Area (GFA)
- Lot Area / Lot Coverage / Lot Frontage
- Lot Depth / Porch Depth / Building Depth
- Garage Width / Driveway Width
- Height/Storeys

The intent of City of Markham's Residential Infill Zoning By-law 99-90 is to ensure the built form of new residential construction will maintain the character of existing neighbourhoods. City of Markham's Residential Infill Zoning By-law 99-90 specifies development standards for building depth, garage projection, garage width, net floor area ratio, height, yard setbacks and number of storeys.

Floor Area Ratio (FAR) is a measure of the interior square footage of the house as a percentage of the net lot area. It is not a definitive measure of the mass of the dwelling, since it does not include "open to below" areas that may exist within the house (e.g. two-storey foyers, atriums and/or stairs).

Building depth is measured based on the shortest distance between two lines, both parallel to the front lot line, one passing through the point on the dwelling which is the nearest and the other through the point on the house which is the farthest from the front lot line. Building depth is a useful control for limiting overlook and shadowing into adjacent back yards.

The City of Markham's By-law calculates building height using the vertical distance of building or structure measured between the level of the crown of the street and highest point of the roof surface. The redevelopment within established residential neighbourhoods, is a trend that the City of Markham has been increasingly experiencing. Typically, older, established neighbourhoods are characterized by generous lot sizes with an original and predominant building form that is much more modest than today's lowrise residential buildings.

Several houses in these established neighbourhoods have been demolished and rebuilt, or altered, and in many cases, have resulted in an increase in the total gross floor area. This has raised concerns with local residents with respect to the compatibility of these larger custom build homes with existing neighbourhoods and the impact of these custom build homes on the character of the area.

BUILDING EXPERTS CANADA

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