

**SOUTH HILL TOWNES  
108 POPLAR PLAINS ROAD**

**PRELIMINARY PROJECT SPECIFICATIONS**

**AUGUST 25, 2008**

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**A Luxury Offering Designed to Enhance your Lifestyle**

South Hill Townes is Barbini Development's latest offering - a pair of three bedroom, luxury homes that sit prominently on the South Hill escarpment with outstanding views. South of St. Clair, just a fifteen minute walk from Yorkville, the South Hill is one of Toronto's most desirable residential areas.

Classically-designed, each home offers approximately 4,000 square feet of elegantly finished living space on three floors. Both are equipped with an elevator, a three-car garage and feature a spacious walk-out terrace off the main floor. From the street, they create a stunning facade of light brick with natural cut limestone and wrought iron appointments.

South Hill Townes provides a complete array of elegant design details and finishes together with the advantages of superior air quality and energy efficient green building systems and protocols. See for yourself how these homes offer a completely luxurious lifestyle designed to anticipate their purchasers' desire for an outstanding environment in an incomparable location.

The following presentation details all the materials, systems and building methodology that make these homes truly exceptional.

## **Exterior Materials and Details**

This home has been designed with a carefully chosen portfolio of natural materials to provide an aesthetically pleasing exterior that is in perfect harmony with the neighbourhood and virtually maintenance-free for the owner.

- Entrance stairs and landings all in a combination of natural cut limestone and black granite
- Custom-made front door system in stained oak with a 2 1/4 inch door
- Exteriors fashioned of natural cut limestone and Belden clay brick
- Custom-crafted wrought-iron appliqués to all windows and railings
- Copper metalwork and downspouts
- Provision for gas barbecue at terrace
- Multipoint locking hardware at main floor French doors onto the terrace
- Large 6 x 12 foot skylight at center of roof
- Roof also features 3 x 4 foot skylight for the master bathroom.
- In-ground water sprinkling system
- Three hose bibs – at the back, the side, and in the garage
- Three-car garage with custom garage doors
- Tele-doorbell at the front entrance
- Three security cameras at the front and rear entrances as well as the garage

## **Landscaping**

- All retaining walls and exterior steps at the front entrance are in natural stone
- The front piers are built of cut limestone and brick and feature stair lighting
- The driveway is natural stone bordering asphalt with a walkway leading to a landscaped back terrace and private second entrance
- Terraces and walkways are treated in a combination of natural cut limestone and natural granite with lighted stairs leading to the rear terrace
- In-ground water sprinkling system servicing the entire property
- Extensive landscaping of the entire property [Details to come]

## **Interior Aspects**

108 Poplar Plains Road has been designed as a sophisticated modern downtown home. With generous principal rooms and dramatic entrances and halls, this home offers an elegant flow of space for entertaining while providing all the comforts for family living. Thoughtful design, detailed custom millwork and finely crafted cabinetry appoint all the interior spaces creating a truly unique environment.

### **The First Floor**

- The elegant front entry includes a white oak door system with a 2 1/4" thick custom solid door 42" wide and 9'6" high and a custom designed built-in cabinet with a marble top
- The 13 foot plus ceilings in the entry display a plaster molding detail and pot lighting in addition to a center hanging fixture [provided by the owner]
- Honed granite floors in the vestibule with a front hall coat closet
- Spacious 11-foot ceiling heights throughout the first floor
- Quarter cut white oak hardwood floors throughout the first floor
- Interior millwork is all custom-designed and milled. It includes 1 3/4" by 9 foot high solid core doors with architectural molding appliqué, 12 in. plus baseboards with plinths, architectural molding features throughout, and satin nickel door hardware and hinges
- Each room and the central hallway include a plaster crown molding at the ceiling while the family room ceiling is beamed as well as crown molded.
- An oversized skylight complete with a custom-designed glass feature insert with imported crystal cut glass bathes the centre hall in natural light
- The grand staircase has custom wood railings against a backdrop of a three-storey high, paneled feature wall
- Lighting throughout the first floor includes pot lights and controls in each room, wall sconces at each side of the living room fireplace and in the main stair hallway. The kitchen includes supplementary under-counter lighting.
- The sound system on the first floor includes speakers in the living room that are on one control with those in the family room and kitchen on a separate control
- The main floor powder room has a custom furniture-style vanity

### **The Principal Rooms**

- A spacious separate dining room for entertaining with freestanding columns gracing the archway to the living room
- The archways between the vestibule and living room and the dining room to the main stair hallway are treated in wood paneling
- The living room is warmed by a gas fireplace with an elegant marble mantel surrounding it
- The inner hallway vestibule to the family room features custom Palladian-style archways as an architectural detail

### **The Kitchen and Family Room**

- The kitchen together with the family gathering room and breakfast area spans the full width of the first floor
- An oversized gas fireplace is flanked by custom-crafted, built-in cabinets
- Wiring and cable provided for a HD flat screen television over the fireplace
- The family room floors are quarter cut white oak hardwood stained antique brown
- Walk out to the terrace back of the house through two glass French door systems
- The bright, light-filled, generously-sized Barbini gourmet kitchen has all high-end appliances and a large island with a heated countertop seating area
- The custom crafted cabinets are framed construction with birch veneer interiors and finished in a combination of light and dark, painted and stained treatments
- Both the perimeter and island countertops are fashioned of antique brown granite
- Sub Zero Refrigerator 36" with freezer drawer
- Thermador 30" Self Clean Conventional Wall Oven / Convection Microwave / Conventional Warming Drawer
- Fisher & Paykel 36" Gas Cook Top
- Miele Dishwasher with panel insert and an Inspira cutlery tray
- Faber Special Inca Smart Exhaust Hood with 3-speed insert
- Sub Zero Under-counter Wine Cooler, Glass Door

### **The Elevator**

- The elevator is conveniently located to unload groceries to the kitchen or parcels to the Master Suite
- This is a very quiet Custom Cable Hydraulic Elevator in the Hampton Series
- The elevator cab is 8 feet high with the interior finished in paneled stained oak with floors in Italian marble
- It is lighted with pot lights and includes a phone
- The elevator comes with a service contract from Canadian Custom Elevators which covers the balance of one year from the date of installation

### **The Second Floor Hallway**

- This area offers a large open space featuring a grand skylight overhead with custom Egyptian frieze molding framing the opening with custom glass inserts
- A rope lighting detail in the skylight well serves as night lighting and sets off the skylight
- The hall includes a pair of built-in cabinetry crafted linen storage closets with adjustable shelving and pull out drawers
- Hardwood floors throughout the hallway
- All ceiling heights are 9 feet 6 inches and all ceilings are molded
- Pot lighting is provided throughout
- An ante-room features stand-alone architectural columns that create an entranceway to the elevator and master suite

### **The Second Floor**

- Includes three bedrooms and three full ensuite bathrooms.
- All ceiling heights are 9 feet 6 inches
- Hardwood floors throughout except for all bathrooms with electronically heated and controlled stone floors
- Interior millwork includes 1 ¾ inch by 7 foot 6 inch high solid core doors with architectural molding appliqué, 10 inch plus custom milled baseboards, casings and backbends, architectural molding features throughout, satin nickel door hardware and hinges
- Lighting throughout the second floor includes pot lights and wall lighting above vanities in the master ensuite bathroom and the front bathroom
- The sound system on the second floor includes speakers in master bedroom and ensuite bathroom with one control, speakers in front bedroom with another control, and speakers in middle bedroom with a third control

### **The Master Suite**

- Luxurious master bedroom with a raised fireplace, built-in bookshelves, storage closet, feature headboard, architectural detailing and moldings
- Master suite enjoys lovely views over the mature tree canopy of the South Hill
- A separate Master dressing room is fitted with furniture-type armoire closets and drawers, dressing mirrors and a large view window providing natural light
- The Master ensuite bath includes a double pocket glass door entrance and an overhead skylight bathing the space in natural light. The ceilings are all custom molded. All surfaces – floors, shower walls, tub area and counters are finished in beautiful Crema Marfil Italian marble with a carpet detail in stone.
- The stone floors are electrically heated.
- The water closet has its own enclosed space.
- The fixtures are all polished nickel.
- Two sinks in a custom millwork vanity sit next to the under-mount air bathtub
- The luxury shower features a custom glass panel and door and includes a Rainhead, shower head and a separate handheld shower unit.

### **The Second Floor Rooms**

- A “second master suite” located at the front of the house is generously proportioned at 18 by 13 feet with a bright eastern exposure.
- The front bedroom ensuite includes a furniture style vanity with Botticino Fiorito marble countertop, polished nickel fixturing, a soaker tub, electrically heated marble floors and a marble tub enclosure with a molded canopy treatment.
- The third bedroom suite in the middle of the second floor can also be a guest suite or library/home office. It includes generously sized closets and a wonderful south facing window.
- The middle suite also has its own ensuite bathroom featuring an oval window, a furniture-style vanity with a honed Carrara marble countertop plus marble floors with a stone carpet detail, all heated and electrically controlled. The walls are finished in a traditional small-scale subway tile while the shower incorporates a traditional English-style shower fixture

### **The Lower Level**

- Ceiling heights at main hallway and activity room are 9 foot plus.
- All floors in lower-level are radiant hot water heated. The flooring in the main vestibule and hallway floor including the powder room, laundry room, and sound room is large-scale Jerusalem gray limestone installed in a brick pattern. The large activity room has a carpeted floor
- Interior millwork features include 1 ¾ inches by 8 foot solid core doors with architectural molding appliqué, 10 inch plus baseboards, architectural molding features throughout and satin nickel door hardware and hinges
- Lighting throughout the lower-level consists of pot lights
- The sound system on the lower-level includes speakers with one control in the large activity room.
- The lower level vestibule enters off the garage and contains a clothes closet and the stairs to the main floor
- The lower level hallway gives access to the laundry room, the elevator, the mechanical room, the sound equipment room, the powder room, and the large activity room. This hallway features conveniently “always-on” LED lighting
- The laundry room is equipped with a large stainless steel sink, Caesarstone countertops, overhead cabinets and Energy Star appliances - an LG Electronics 27 inch Front Load Console Washer and an LG Electronics 27 inch Gas Dryer
- The powder room includes a furniture type vanity with marble top, and bead board wall treatment.
- The “mechanical sound room” includes the elevator equipment, the sound equipment, the camera equipment as well as the data, phone, and cable wiring for the entire house housed neatly in a “smart” box.
- The mechanical room includes all mechanical equipment.
- The large activity room includes walk out to the backyard with two sets of garden doors which provides an optional private entrance. This area has been designed to accommodate a home theatre and entertainment centre, a large exercise room or a home office. Provisions for separate three-piece bathroom and walk-in closet also allow this lower level to function a staff suite with its own private entrance

### **Three-car Garage**

- Three-car garage includes a “tandem” space for a summer car
- Heated storage area off the garage for golf clubs, bicycles, suitcases etc.
- Separate unheated storage area
- Central VAC outlet and provision for in-garage garbage and recycling centre
- The garage is fully insulated and equipped with a natural gas heater and separately controlled thermostat
- Custom garage doors with remote openers and garage door infrared security camera monitor
- The garage has a large floor drain that allows for year-round car washing



## **Superior Construction Materials and Building Methods combine with State-of-the-Art Systems to deliver High Energy Efficiency and Low Maintenance**

Conceived as a luxury offering, this home was also designed to incorporate the most practical and desirable elements of “green building” today. The construction of the house features the highest quality materials and superior applications that contribute to not only meeting the Energy Star requirements but also frequently exceeding these levels.

### **Selected Construction Features**

- All kiln dried material used
- All floor joists constructed of engineered wood.
- Sound attenuation insulation batts installed at selected interior walls including all washrooms, the elevator shaft, and the furnace room
- All duct systems are completely sealed including all plenum, trunk, PTO and joist seams and connections in the air supply and returns. [Energy Star]
- Sound attenuation insulation bats applied around all plumbing drain pipes
- Insulation value of second-floor ceiling is approximately R 82 [Above Energy Star requirements]
- Insulation value of all exterior walls is R22. [Energy Star]
- All exterior corners of house and rim boards treated with spray foam insulation [Above Energy Star requirements]
- Insulation value of lower-level exterior walls is R12. [Energy Star]
- Garage completely insulated using blue styrofoam rigid insulation at exterior walls to the values of minimum R12.[ above Energy Star requirements]
- Insulation at garage ceiling using 11 inches of spray foam insulation [approximately R20] - [Above Energy Star requirements]
- Installation under heated lower level concrete floor to values of R10 [Energy Star]
- Solid bridging at all interior and exterior walls.
- Quiet Rock #525 soundproof drywall over and above existing drywall at Master bedroom walls, #110 at south wall and #108 at north wall.
- All sub floors are three quarter-inch plywood over TJ I quiet floor joists
- Energy Star labeled Anderson Windows rated for Zone C - Arctic climate. [Above Energy Star requirements]
- Header wrap used on all headers and rim boards [Energy Star]
- Whole house wrapped in Tyvek providing a continuous air barrier. [Energy Star]
- Foam insulation sprayed into all spaces between window and rough openings - [Energy Star]
- Foam insulation sprayed around all plumbing stacks and other penetrations through the ceilings and roof [Energy Star]
- All penetrations to foundation wall are sleeved and foam sprayed to insulate [Energy Star]
- Exterior exhaust louvers are added and caulked [Energy Star]
- All interior outlets on exterior perimeter walls feature airtight electrical boxes or box covers. [Energy Star]

- Fireplaces are all sealed combustion models with spark ignition system. [Energy Star]
- All the ceilings, walls and trim throughout the interior have been painted and are completely prepared for an owner to move in as is

### **State-of-the-Art Systems**

Working together with the superlative construction materials and building methods, the home's mechanical systems provide the ultimate in comfort for the homeowner and contribute to the home's substantially surpassing the Energy Star standards.

The mechanical elements were selected to provide an Advanced Fully-integrated Comfort System that delivers high energy efficiency and long-term cost savings. One of the ways the mechanical systems achieve this is by using dual purpose appliances such as a boiler to provide space heating as well as domestic hot water. This heating system delivers the same efficiency as a high-efficiency furnace but higher efficiency on the hot water heating side. This improved efficiency is further enhanced by the addition of a solar domestic hot water heater providing extra water heating capacity at a nominal cost.

Warm and cold air is distributed throughout the home by an integrated air handler and heat recovery ventilator (HRV). HRVs recycle the energy normally exhausted from the home and use it to help heat the fresh air being brought into the home. Every 12 to 16 hours, the system delivers a full exchange of air for the entire house. In a similar fashion, the drain water recovery system captures and recovers the heat from hot water showers that would normally be flushed down the drain and redeploys it to pre-heat water for the house.

Cooling is achieved by an air-to-air heat pump that uses environmentally friendly Puron as a refrigerant. Another dual purpose appliance, the heat pump can also reverse the air conditioning cycle and instead of transferring the heat inside to the outside, it can capture the heat from the outside air and transfer it inside the house during the Spring and Fall months. The presence of the heat pump provides higher efficiency for shoulder season months when requirements are low.

The air cleaner installed is a deep pleated media filter that captures substantially more airborne particles and pollutants than standard 1 inch furnace filters. This deep pleated filter consists of several square feet of filtration material folded over and over to provide several times the surface area of filtration material. This system produces highly effective cleaning efficiency against even the smallest particles.

The steam humidifier system ensures that the home and its occupants are getting the right amount of moisture all the time. The TrueSTEAM system uses 70% less water while delivering more moisture than traditional whole-house humidifiers. It also fills itself automatically, cleans itself and delivers moisture on demand independent of equipment operation so you don't have to monitor the system yourself.

Knowing what your energy usage and costs are helps to manage them. The home is equipped with an energy display system located in the (kitchen) that records in real time the electricity consumption in KW hours as well as costs and greenhouse gas emissions.

Additional efficiency and ultimate comfort is gained by the use of in-floor radiant heating in the electrically heated second floor bathrooms and the water heated garage floor. Radiant heat is more efficient because it gets released slowly and is not exhausted out of the house as is the case with convected heat.

The home comes with a full 10-year warranty on all parts and labour in respect of the mechanical systems equipment. This warranty was paid for by the builder and is provided by Reliance Home Comfort. The warranty period commences upon closing of the purchase and the homeowner pays a nominal monthly fee to keep the warranty in effect.

### **Selected Mechanical Systems**

- Energy Star labeled 92% High-Efficiency Dual Purpose Water Heater with 40 gallon pre heat storage complete with re-circulating pump [Quietside.com]
- Energy Star labeled Two-Panel Solar Domestic Hot Water Pre Heater complete with a 60 gallon water heater [EnerWorks.com]
- Energy Star labeled Integrated Hydronic Air handler / HRV with ECM Motor and point exhaust kit [Lifebreath.com]
- Energy Star labeled 14 SEER Three-ton Air Source Heat Pump with Puron as refrigerant [Carrier.com model 38HDR]
- Honeywell TrueSTEAM humidifier [Honeywell.com]
- Premium Honeywell Media Air Cleaner [Honeywell.com]
- Programmable thermostats
- A completely passive heat recovery unit recovering the heat from hot drain water from showers. [Power-Pipe TM. renewability.com]
- A real-time wireless electricity displaying costs, KW usage or greenhouse gas emissions
- All mechanical fans in bathrooms and laundry room are connected to HRV units. The upstairs washrooms vents to one HRV and the others to a separate HRV
- In floor radiant electric heating in the bathrooms
- In-floor hot water radiant heating in lower-level concrete floor.
- Gas lines for dryer, kitchen cook top, garage heater, exterior barbecue.

### **Selected Electrical Features**

- 200 amp electrical service
- Approximately 120 pot lights provided throughout
- Selected surface fixtures included

### **Selected Plumbing Features**

- 1 inch water supply line to house. ¾ inch lines to master bathroom and second floor

## **A Highly Secure Home Environment**

Every aspect of security and safety has been considered in this home. The security system is already installed including key pads in front hall, mudroom, and master bedroom, complete with full battery backup. The house has been divided into eight separate zones enabling quick and accurate identification of which window has been left open or where an entry is insecure. The alpha numeric keypads are self explanatory, user-friendly and chosen for their appeal to complement the home's interior aesthetic. The house is protected from fire and smoke with smoke and carbon monoxide detectors tied into the monitoring system. Additional security is provided by the contacts installed in all lower level and main floor doors and windows.

### **Security System Elements**

- Evo Control Panel, Alpha Numeric Keypads and 8 Zone Expanders
- Power Supply and Battery Back-up
- Main Floor and Lower Level Window Contacts
- Entry-Exit Door Contacts and Over-Head Garage Door Contact
- Motion & Glass Break Detectors installed at strategic positions
- Siren, Transformer and Wireless Receiver & Fob
- Smoke and CO2 detectors
- [36-month security monitoring package included]

### **Camera System Elements**

- The home is equipped with a three-camera system that allows monitoring of all entrances through any television. Using the television remote, you can flip to the full screen image of any camera or a four-screen display of all cameras at once.
- Front Door Camera
- Infrared Garage Camera
- Rear Patio Camera
- Four Channel Multiplexor
- RG 59 Video Wire, 18-2 Power Wire and Cat5e Interface Wire

## **Future Ready, Modern Technology for Data, Voice, Cable & Satellite TV**

The home has been meticulously designed to provide all the convenience and utility options that modern families need for comfort, entertainment and enjoyment of the home.

- The door entry system features an audio only Tele-Door Bell – a two-way speaker intercom that rings on and can be answered from any of the home phones
- The Tele-Door Bell includes its own Interface Power Supply and Transformer
- Wiring and cable for all services run to a single smart cabinet in the lower level allowing easy access and a well organized systems room
- The Master Bedroom and the Family Room have full HD television capability installed and ready to be plugged in
- The house is pre-wired and future ready for either Bell Expressvue or Rogers Cable television service in every other bedroom and the lower level activity room

### **Audio System**

The home comes equipped with a distributed audio system that allows music to be controlled in six separate zones. All locations can access an IPOD or an AM-FM tuner.

- Russound Six Source / Six Zones System
- Alpha Keypads / Double Gang
- Locations:
  - Master Bedroom and Ensuite
  - Second Master Suite
  - Middle Bedroom
  - Kitchen / Family Room
  - Lower Level Activity Room
- Multimedia connections including networking, cable, phone are provided under one Decora-style cover in most rooms

### **Central VAC System**

- Central VAC system complete with kitchen baseboard outlet and including an outlet in the garage for vacuuming vehicles
- Eureka vacuum with Electronic Power Head
- Electric Triple Switch Hose & Tool Kit
- Vac Soc to protect baseboards and a Vac Pan in the kitchen for sweeping the floor

### **About the Builder**

For over 30 years, Amedeo Barbini and Barbini Developments have been delivering fine craftsmanship, design excellence and outstanding execution on construction and interior detailing of new custom home projects, extensive renovation programs and the development of new luxury homes for specific markets. The hallmarks of the business are product excellence, construction performance and service.

In their new urban design projects in prestigious neighbourhoods, the company is developing a few select homes that meet the needs of highly discriminating purchasers. These homes are classically designed with French or Georgian influences and marry the latest in systems excellence with advanced green building practices to create outstanding environments for the lifestyles of today.

Barbini Developments is registered with the “Ontario new Home Warranty Program” which is now called TARION. In addition to the homes being covered under TARION, some Barbini Homes come with a post sale service package offering complimentary consultation time with a designer, a complete home manual with product warranties organized, advice on the care of the home and its finishes as well as a service directory with referrals to various professionals.

References are available upon request.

Visit our web site to view our portfolio of projects and client testimonials:

**[www.amedeobarbini.com](http://www.amedeobarbini.com)**

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