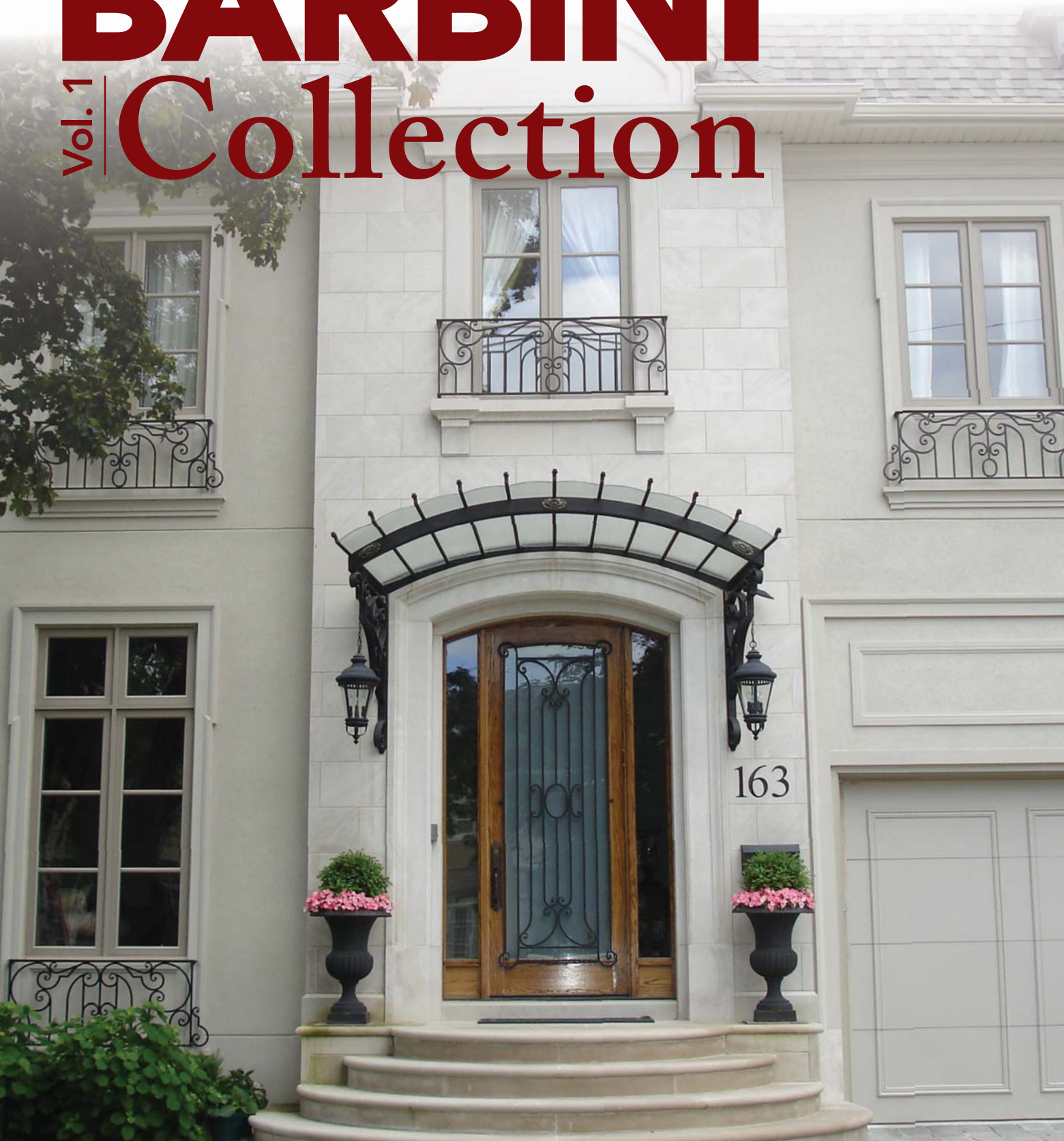


BARBINI

Vol. 1 | Collection



BARBINI
DESIGN BUILD

OUR TEAM

We are a group of professionals committed to making your project a success. We pride ourselves on having a well-rounded team that is experienced in every phase of your project.



AMEDEO BARBINI
Founder, CEO



VANJA STEPANEK
Interior Designer



RAUL ALBERTO
Construction Manager



SUJEEVA DEKUMPITIYA
Construction Coordinator



CHRISTOPHER BARBINI
Supervisor



VANESSA BARBINI
Business Development

A NOTE FROM AMEDEO

Welcome to the first issue of Barbini Collection. Each issue will include in-depth stories of our projects, lots of photos so you can see our work up close, and the personal stories of how each came to be.

I've always been fascinated by the interplay of function, form and beauty. That's why each project we design and build represents a unique combination of the three elements, based on our clients' priorities and sensibilities.

Our approach to design and building is to create an environment that is simple and direct in its function while sacrificing nothing in the realm of beauty. Whether it is the materials used, the spatial proportions, the hierarchy of millwork or the design of the flow through the living spaces, ultimately function must prevail to satisfy and enhance the unique way each client wants to live in their home.

That's a challenge we enjoy – understanding a client's needs and making it all work perfectly for them. To that end, our clients are usually quite involved throughout the process. Respect and integrity are how we ensure we get it right for them.

One thing I love is when clients have lived in their home for awhile and then call to tell us that they've noticed a detail or an aspect of function that they love. We call it our layered approach – design that may not be readily apparent at first but that continues to reveal itself over time.

I'd like to thank everyone who contributed to the projects featured here and to the homeowners who have shared their stories. The success of each project is due to the partnership between our great clients and our wonderful team.

AMEDEO BARBINI
Founder, CEO



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WHAT WE DO

HOME INTERIOR AND RENOVATIONS

The Barbini team works with clients through each step of the transformation to ensure that their needs and expectations are not only met, but exceeded. Beautiful functional spaces do not just happen; they are created. With an emphasis on quality workmanship and architectural style, Barbini ensures that the project is completed on time and on budget. We employ in-house designers and outsource architectural services to turn each client's vision into reality.

The Barbini team is passionate about the collaborative process and works together closely with clients. Our approach to design is methodical and meticulous. We always put our clients' needs and wants first, while making sure that the environments that we create are functional, safe and esthetically pleasing. At Barbini, we believe that design plays a role in enhancing one's quality of life, so our approach always considers the well-being, health and safety of our clients. We plan, research, co-ordinate and manage all aspects of our projects, ensuring that a dedicated group of finishing tradesmen and artisans turn each room into a unique piece of art.

CUSTOM HOMES

With more than 30 years of experience, we understand your needs and desires, and can capably translate them into a living space that uniquely suits

your family and lifestyle.

We can do everything from finding a suitable property to providing architectural services to dealing with permits. We also provide construction supervision and interior design services. Our expertly supervised package takes care of not only large elements such as demolition and construction, but also the finer details that tailor a home to each client's wishes. We plan, research, co-ordinate and manage all aspects of our projects ensuring that everything is done properly, on time and on budget. Our approach is meticulous and methodical ensuring that once we are finished your home is move-in ready. A Barbini home is a symbol of value, quality, distinct architectural design and character.

URBAN INFILL DEVELOPMENT

Barbini is dedicated to offering new homes in desirable, established neighbourhoods, providing excellent value to the homeowner. Our expertise, acquired over more than 40 years in construction and interior detailing, is instrumental in transforming existing properties into new luxury homes.

To maximize the potential of each project, the architect with the optimal experience for that particular type of job is selected. This allows us to offer homes that are well-conceived, well-constructed, finely crafted and ready to meet the needs of today's homeowner and their lifestyle.



OUR SERVICES

Since 1975, Barbini has provided services in renovation and general contracting, with in-house millwork and cabinet-making facilities. We complete projects from small renovations to substantial full-scope buildings, both residential

and commercial, working with our team of interior designers and architects. We have since added development work to our list of offerings. For a detailed list of our projects past and present, please visit our website www.barbini.ca



MAKING IT EASY TO BE GREEN

It's fun to renovate or build your dream home, creating the design, choosing finishes and making the space a reflection of your taste and lifestyle. But in order for your project to be truly successful, Amedeo Barbini says your home must be comfortable too.

What he's talking about is a concept he calls "stealth comfort" – using elements that are not seen but experienced, such as energy-efficient features, air quality systems, heated floors and controlled humidity – that adds to the everyday enjoyment of a home.

If you walk into a house, no matter how nice it looks, if the floors are cold or the room is drafty, you won't be comfortable, he says. Years ago, Amedeo also noticed a lot of his clients were sensitive to air quality or had breathing issues, so he started to explore how to improve the air quality, which led him to explore and use the green building approach.

In order to ensure the best energy-efficient products and systems are chosen for each home, Amedeo calls in John Godden, sustainability and energy consultant, residential, from Clearsphere Consulting, to offer Barbini independent advice for both new home and renovation projects.

John was a builder of energy-efficient homes, and now works as a consultant and rates the energy-efficiency of homes. He is a LEED and Energy Star accreditor and has a wealth of knowledge about green manufacturers and their products.

Amedeo says John is an invaluable resource. Together they create the modelling for buildings and homes using the latest technology (with sensitivity to costs versus value of each initiative) and that exceed

building code standards.

John helps Barbini clients sort through the plethora of products and services, and a confusing array of information. He educates them about comfort, energy efficiency, durability, water conservation, quality of the indoor environment and more so they can make an informed decision. John works with government and leading-edge manufacturers, and knows their products. He brings all the components together, Amedeo says.



John Godden

For example, by choosing the right systems to regulate humidity and temperature, homes feel more comfortable. Amedeo says the use of HEPA filters and air quality systems produces indoor air quality that's better than the outside air.

"People tend to focus on esthetics and forget all about function. Amedeo's philosophy is to bring form and function together, and he's one of the few builders who does that," says John. "Also, Amedeo includes his customers in the decision-making process, which is amazing. He gives his clients as much input as possible. It's all about putting the decision making back in the hands of the homeowner."



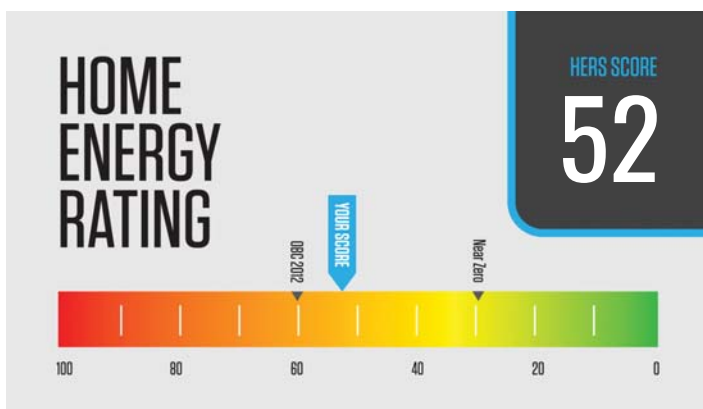
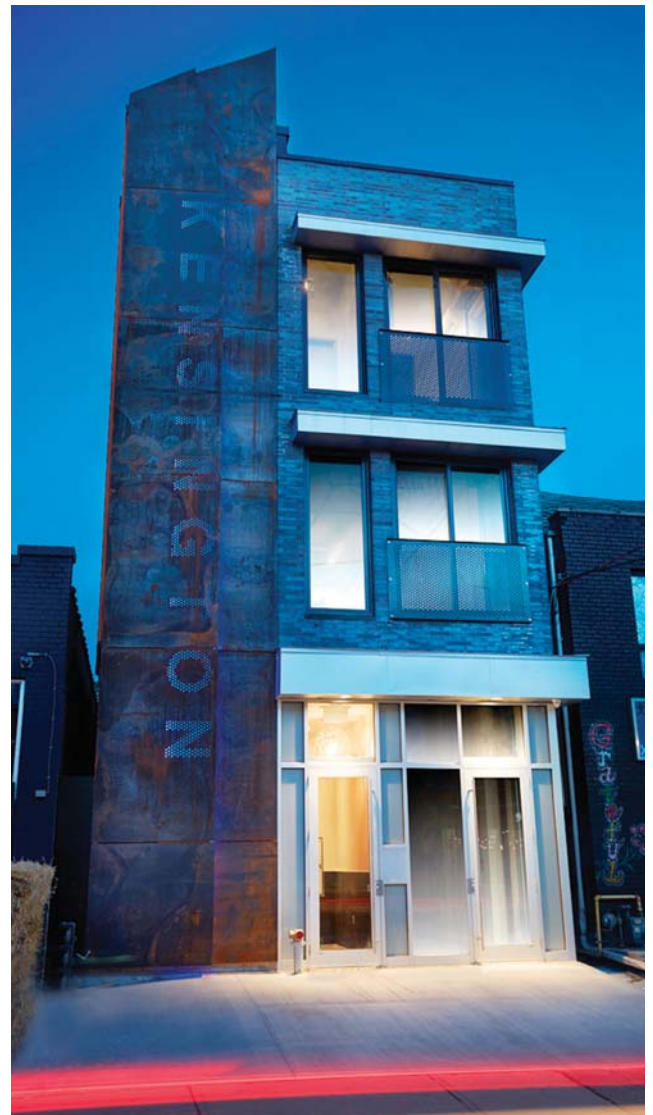
building on sustainable opportunities



LEADERS IN GREEN BUILDING

At Barbini going green is a given. We bring the same high standard to interior air quality and the consideration of lowering the environmental footprint of our projects as we do with our architectural and design approach. To us, developing a project without considering the actual environment falls short of the ultimate goal: a great project and client satisfaction.

Comfort to us starts with the air we breathe. We incorporate many high-end systems that collectively result in our projects being rated well above the current Ontario Building Code standard.



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RESTORING TO BLEND OLD AND NEW

Mandy Moore and her husband had no intention of buying a house that needed a renovation because they had never even tackled a small project before. But they were adamant about living in a west Toronto neighbourhood and homes there were out of their budget. “We saw this home. It had tons of bedrooms and was a 100-year-old house on a corner lot,” Mandy says. Their Realtor offered some renovation tips and they bought the Arts and Crafts-style home in July 2016.

Mandy’s cousin, architect Jessica Beil Hindman, called the house awesome. “Jessica works in Charlotte, North Carolina, where there are a lot of Craftsman-style houses with lots of wood trim,” Mandy says.

While Beil Hindman worked on plans, Mandy and her husband began searching for a general contractor. A friend recommended Barbini Design Build.

“Amedeo put together a quote. We met a couple of times and talked. He seemed like he had the right experience with similar-size jobs. He had credibility and he is a nice person,” Mandy says, adding when you spend a year working with someone, nice is important.

Work began in January 2017. The first task was to lower the basement. The \$100,000 job took two months. “It went incredibly smooth. It was on budget and on time,” Mandy says. “Neighbours told us how the contractors were nice and never seemed to take breaks. We got off on the right foot.”

It was important to Mandy that the home be restored, with plaster, trim, wood floors, radiators and other original features retained. New electrical, plumbing and state-of-the-art air and heating systems had to be fished inside plaster





walls, which made the work more difficult and time consuming.

“We worked hard to retain the character that she loves,” says Amedeo. “New millwork and doors were made to look like the originals. Some doors are 100 years old, some are one.”

Most of the original windows, with their wood frames and century glass, were retained but some had to be replaced.

The new windows are aluminium on the outside but the mullions and frames on the inside are wood, Mandy says. At between \$60,000 and \$70,000, windows and doors were a big line in the budget. They opted for the expensive windows and she says they’re happy they did. “They look so much better. They were a bit of money but it was worth it.”

The living and dining rooms were in good shape, and just needed painting. The fine grained quarter-sawn white oak floors throughout the home were refinished.

A closet at the end of a hallway opposite the front door was removed and converted into a built-in cabinet because “Jessica said no one wants to look at a door when they enter the house,” Mandy said.





The cabinet is the perfect place to display their (Mandy's and Beil Hindman's) grandmother's collection of glass paperweights. She had collected them for 30 years.

The rest of the closet space behind was outfitted with white cabinets and marble counter tops, and turned into a butler's pantry.

A one-storey addition was built to enlarge the L-shaped kitchen. "The addition bumped out the crook of the L to make the kitchen rectangular," Mandy says.

The original kitchen was gutted and a servants' staircase was removed to reclaim more usable space.

Mandy didn't want a sleek and modern kitchen.

"I'm a big fan of the show Downton Abby. They had a huge wood work table. Our table has four legs and is 10-feet long. It's like an island but 10 chairs tuck underneath."

Mandy opted for honed marble countertops so the space wouldn't be too heavy with wood. Brass hardware matches the pendant lights above the table. She says she likes the way the brass looks with the blue lower cabinetry. A mudroom was added behind the pantry.

Her favourite room, "the kitchen came the longest way from what it had been," Mandy says. "People ooh and aw. It's functional and adds a lot to the house."

The staircase to the lower level was rebuilt under



the main staircase, in a space previously occupied by a powder room. Thanks to the near-perfect matching of wood and stain, it's hard to believe the staircase isn't original.

The carpenters would come with different wood samples and stains and hold up each trying to match it with the original wood, she says. Now that it's done, the staircase "looks like it's always been there. I was a little worried but it was worth it."

On the second floor, two closets were turned into a bathroom. Another bedroom and bathroom were converted into a master bathroom.

The window was originally off to one side but was moved to the centre of the wall, where it is flanked by vanities, and is above the refinished tub. "I asked my cousin if it was worth the money to do it. Jessica said, 'with the scale of the reno, this is nothing'. I was happy to have an architect I could trust."

They also hired local architect Angus Skene to do permit drawings and help with any questions or problems that arose. "We needed him on site a couple of times," she says.

A kitchen on the third floor was removed and the space was used for a closet and a bathroom. Each level has about 1,200 square feet, Mandy says. Even though the ceilings on the third floor are angled, the bedrooms are a good size.

The lower level includes an open family/play room, a guest room, a full bathroom and a laundry room. At the end of the hall is a built-in bookcase, which swings out to reveal a hidden mechanical room. "Amedeo figured out how to make it work," Mandy says.

Despite the amount of woodwork throughout the house, it's light and bright. "There's no wainscoting and the walls are white. I'm a white wall person because paint colour never ages well," she says. She prefers to add colour with furniture, pillows and art.

"I recommend Amedeo. He's on the ball. I can't imagine any project of his would go off the rails," she says. "He finds a way to make a project work and when I email, he calls back right away."

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HAPPY OWNER IN RENO MODE

After living in her townhouse for 10 years, Kathryn decided it was time to do a room-by-room renovation. She spoke to her sister about the project, and was referred to Amedeo by her sister's friend.

"Amedeo came out and looked around the townhouse and offered a couple of different ideas," she says.

"At our first meeting, Kathryn wanted to replace the cabinets in the kitchen," says Amedeo Barbini of Barbini Design Build. "I explained that if we did that, her kitchen would look the same, except it would have new cabinets. She would spend money but the kitchen still wouldn't work for today's lifestyle."

Amedeo provided two options: one with new kitchen cabinetry as she requested, and a second one that included removing the wall separating the living/dining room and kitchen to create an open main floor.

"I showed the designs to my family and decided open concept was the way to go. I wanted a big island," Kathryn says.

She gave Amedeo the go-ahead, then moved out to stay with a friend so she wouldn't have to deal with construction noise and dust. At first she visited the home about once a week, then more often as the job progressed. "The tradespeople were great. We'd chit chat. All the guys were great."

Demolition took a couple of days, with a big dumpster occupying the driveway for only a day or two. Because hers is an end unit, removing demolition materials was easier because everything could be lifted over the fence and carried around to the dumpster.

Once the wall was removed, Kathryn said she











noticed “there was so much light. It was a huge difference because the main floor wasn’t so dark.”

The old flooring was removed and new hardwood was installed throughout the main floor. Since the living space is open to the stairs, she decided to redo them as well.

The beautiful, bright white kitchen has the big island just like Kathryn wanted. Two walls feature cabinetry with stainless steel pulls and a glass backsplash that creates drama. Kathryn had seen glass backsplashes on websites she searched for kitchen ideas and liked what she saw. “Everybody loves it. It’s not all glass. There are some matte-finish tiles that create a design. The same tiles are used for the backsplash for the wine bar.”

The plumbing was kept in the same location and a new sink and dishwasher were installed. A gas cooktop is on the same side of the room.

The other side of the room includes white cabinetry, an integrated refrigerator (Kathryn wanted everything that could be hidden to be hidden), a wall oven and at one end, a wine bar. It has white lower cabinetry that includes a wine fridge, open space for additional wine bottles and a liquor cabinet. The upper cabinet is dark grey, with a glass front and lighting to add sparkle to the wine glasses displayed there.

The room’s third wall is almost all glass, with windows flanking double glass doors leading to the deck, another job added to the project.

Kathryn wanted to continue the work into the backyard because the kitchen opens up to it and it hadn’t been done in 10 years. She wanted to extend the deck to hide a new air conditioning unit. The deck extension adds interest to the design because, instead of going straight across, a middle portion extends into the backyard.

The deck was reinforced and new wood was installed on top. It has enough space for additional seating and a barbecue.

She says she wanted something simple for the backyard. “I’m not a gardener and don’t spend a lot of time in the backyard. I asked Amedeo to suggest easy-care plants and wanted greenery even in the winter. There are cedars down one side. In a few years when the cedars grow, they’ll provide privacy.”

The back of the yard is planted with hydrangeas. The old interlocking brick patio, which was a nuisance with weeds growing in







between, was removed and replaced with larger patio stones.

The renovation project began in April 2016 and was finished in July. “Amedeo did a fantastic job,” she says.

The project was pretty well on time and there were no problems during the renovation. “It’s not an old townhouse. It’s about 20-years-old, so there were no electrical problems, although a couple of things were put up to code.”

Kathryn says she’s happy she decided to go with Barbini Design, because she wanted a company that would oversee the whole project. She learned from past experiences of some friends, whose renovation projects

had turned into nightmares. “I wanted to go with a reputable company. I plan to use Barbini for the whole house.”

Kathryn’s project continues: Barbini is renovating a bedroom and walk-in closet (the separate rooms make it easier to do a room-by-room renovation on the second floor) and the next job will be to renovate the loft.

“She’s in renovation mode,” Amedeo says. “By creating a beautiful environment, Kathryn plans to enjoy her home for years to come.”



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MAIN FLOOR RENO MAGIC

“Our friends asked if we are in the witness protection program because we move so much,” laughs homeowner Mary Lee Keefe.

She says she and her husband, Guy Manuel, roll with life's stages, buying and selling homes to meet their family's needs. They most recently sold their cottage because their grown children no longer had the time to spend there. So it was important to them that this house have a cottage-in-the-city backyard with a pool.

The couple bought this 3,500-square-foot house in 2014, choosing a location close to their old west Toronto neighbourhood. “We didn't want to move to the suburbs but wanted a bigger lot,” Mary Lee says.

They concentrated their efforts on renovating the approximately 1,600-square-foot main floor. Rather than gut the space, which had been renovated over the years, she says they chose to refine it. Glass half walls were removed to open up the space and create an easy-for-entertaining flow.

Ceramic tile inserts in the hardwood floors in the 18x15-foot foyer and kitchen were removed, matching wood was installed in the two areas and the floors throughout were sanded and stained a darker brown.

Eighteen-inch crown mouldings were added around coffered ceilings in the living and dining rooms for drama. Pot lights were added in the living room.

Mouldings were attached to existing basic flat doors in the foyer (powder room, closet and door leading to the garage) because they were “not the least bit interesting,” Mary Lee says. Instead of putting mouldings the usual five or six inches in from the edges of the doors, they were placed two



inches in. This trick gives the doors a feeling of grandness, says Amedeo Barbini of Barbini Design Build.

Walls around the stairs to the lower level were removed and replaced with glass railings.

The dysfunctional kitchen needed the most work. Half the kitchen has a two-storey ceiling and half is regular height. An extra row of upper cabinets (with lights inside and frosted glass doors) were added on one wall where the ceiling is two storeys high. That wall of cabinetry includes an integrated fridge and double ovens.

A row of lower cabinetry with windows above runs along another wall. The lack of upper cabinetry on this side creates an open, airy feeling.

A “beverage centre” is tucked into found space under the landing for the stairs leading to the second floor.

Six-inch-deep upper cabinetry with frosted glass doors offers a place to store glasses, while a counter below provides just enough space to pour drinks. A bar fridge and wine cooler are tucked under the counter.

Identical looking cupboard doors flank the beverage centre. Although it looks like its two-door



counterpart, the door on the right is actually one piece and opens to reveal an eight-foot-deep walk-in pantry. The wasted space under the stairway landing was put to good, and surprising, use. Barbini makes creative use of every inch of space.

(The design of these spaces caters to the needs of the client and offers solutions, Amedeo says. They are spaces that would otherwise go unused, for example, under a staircase. In an upcoming project, he says plans are to build a wine cellar/storage space tucked under the stairs. In another house, under-stairs storage provides a place for a gym bag and a central vacuum hose.)

Rather than stack a second row of upper cabinets above the cabinets on the beverage centre wall, the space was left open so anyone descending the staircase behind it can see into the kitchen.

Marble was carried from countertop to backsplash around the room to create a feeling of intimacy.

A must-have for the owners is the large island/breakfast bar. Instead of the usual rectangle, the island is a trapezoid, wider on the side closest to the fridge. Barbini added a canopy with lights that mimics the shape of the island and suspended it from the ceiling with piano wire.

As a finishing touch to tie the space together, narrow bands of wood are carried horizontally around the room.

When it comes time to sell, the kitchen will provide the 'wow factor', says Mary Lee, a real estate agent. "I know what people want."

However she says they bought the house for their own enjoyment, not as a resale project.

One of the many features she liked about the home is how bright it is. "It's difficult to find an older home that's bright. It has skylights and is south facing," Mary Lee says. "When I'm sitting at the island, sometimes I almost need sunglasses."

Built-in cupboards in the adjacent eating area were removed and the owners opted for a smaller table even though there's space for a larger one. The dining room has enough room to add two big leaves to the table to accommodate their big family or guests at frequent dinner parties.

The couple lived on the second floor for the approximately six-month interior renovation. The exterior was phase 2.

Three double door walkouts at the back of the house lead to the deck. The living room and kitchen







share a deck and the family room has its own staircase down to the patio.

The private deck provides enough space for a large sectional and a built-in barbecue that was finished with the same wood as the deck. The work areas to either side of the barbecue are finished with honed stone.

The deck, which Mary Lee says looks like hardwood floors and is soft underfoot, is made of thermo-treated ash. It is fastened from underneath, a time-consuming project with an incredible result. Rather than staining, it just has to be oiled. Glass railings were added around the deck for safety without detracting from the view from the seating area to the pool.

The interior finish of the pool was originally white, which made the water look turquoise. The refinished pool has darker blue cement that makes the water look

royal blue, a more natural look, she says.

New stone work was installed and a horizontal slate cedar fence was built for privacy. "The fence is low key and disappears into the background," Mary Lee says.

Inside and out, the project was a success, because, she says, they picked the right contractor.

"Amedeo constantly reviewed the project. He provided paperwork that said what they did, the cost, the variance and why." Even better, this project came in on budget.

Barbini credits the relationship he has with his clients as key to the success of any project. "They were wonderful to work with."



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NEW DIGS FOR FILM EDITING COMPANY

When you're renovating your house and the job drags on, it's frustrating. When you're renovating a business space, delays are not only frustrating, they're costly and can result in lost clients. That's why finding a contractor who is good at what he does and completes his work on time was "massively important," says Sarah Brooks, executive producer and partner of School Editing, a downtown Toronto-based post production company that specializes in advertising.

School Editing was purchased in 2010 by Sarah and partners Chris Van Dyke, Jon Devries and Mark Morton. They moved from their warehouse-style space to a semi-detached home in Toronto in 2015. Their building had been sold and rental costs increased dramatically. "Plus we lost our familiar relationship with the previous landlord. It was a motivator to look at real estate," Sarah says. Owning also made good business sense.

They looked for a new building to accommodate 20 people in the funky, stylish surroundings expected by their advertising clientele. They found a house that already had an addition and had been converted into commercial space. However, it was dated and drab. Sarah says the bad 1980s renovation wouldn't cut it. "In this industry, clients have an expectation of a certain décor."

To create the perfect ambiance, the Design Agency, owned by friends of the partners, was called in to create a plan that would make the most and best use of the space.

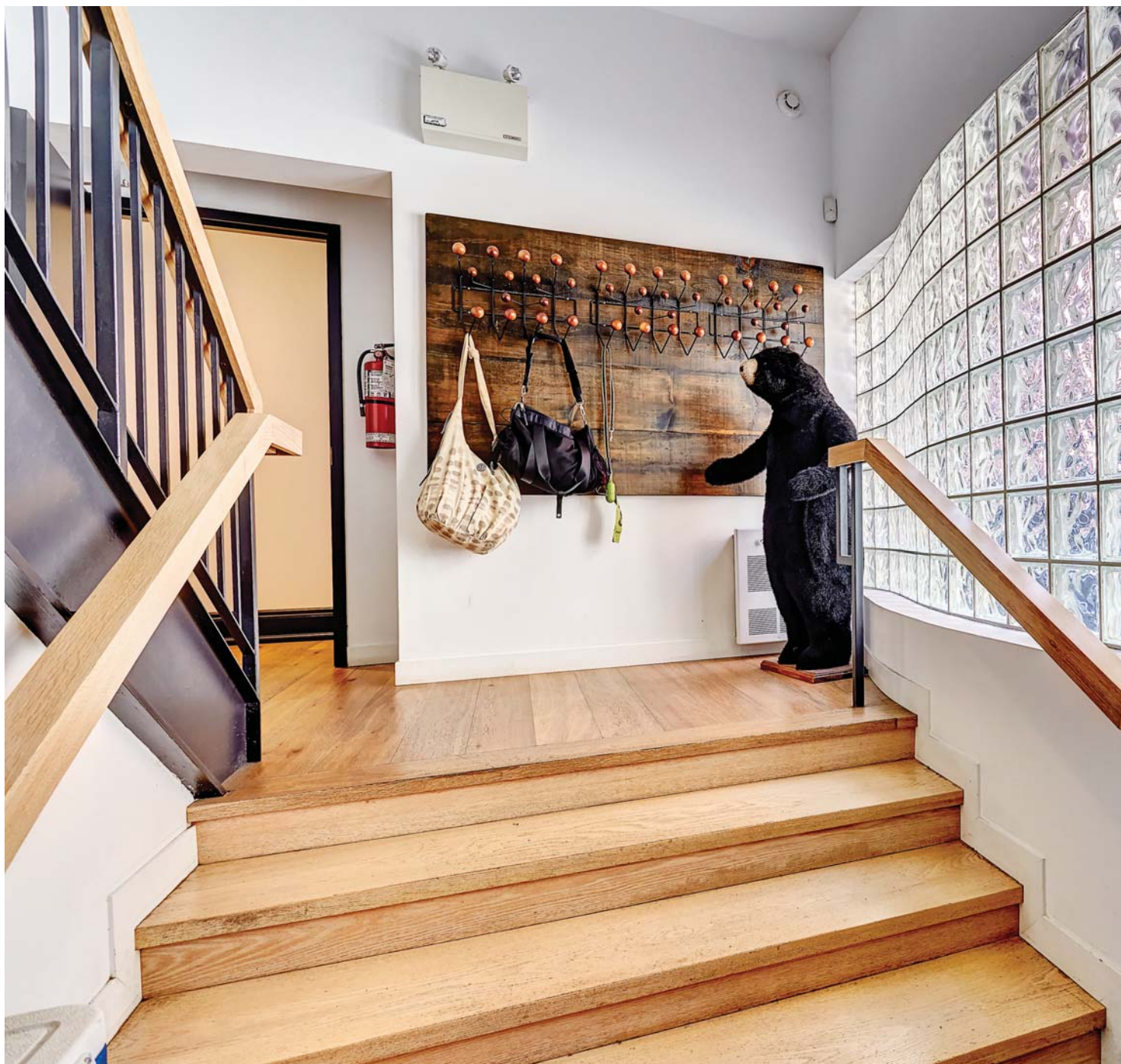
The 4,000-square-foot house "had the right amount of space but had to be gutted to accommodate several editing suites, offices and common space," Sarah says.

Chris Van Dyke recommended Amedeo, who









had done work for Chris and other family members. “Chris knew Amedeo was good at what he does and completed jobs on time.”

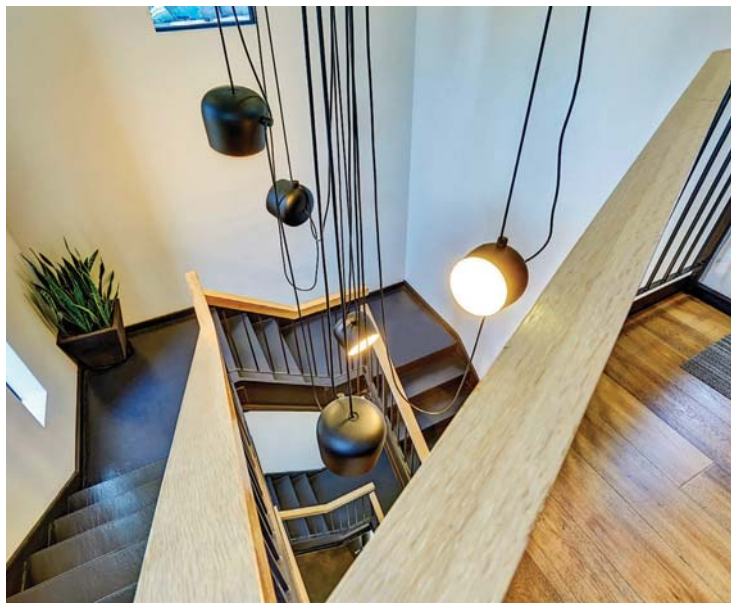
As soon as the permits were in place, work began. DesignAgency created the design, but Barbini Design Build took the project from plans to reality. “We executed the plan, organically working with the design but providing alternatives to the designers’ suggestions that would provide the same look at a more affordable cost,” Amedeo says.

For example, Amedeo found a less expensive version of the flooring suggested by the designers, as well as more

affordable windows and doors, Sarah says. “They reflect DesignAgency’s design, but are more cost effective.”

Amedeo also put his creativity to work, making suggestions to take ordinary to fab. The existing commercial stairs railings were painted and Amedeo added wooden hand railings and covered the treads in wood. A funky chandelier tops the space. “Such simple modern adornments made the staircase hip and cool,” she says.

The building was gutted and new plumbing and electrical were provided. Three HVAC systems were required to provide climate control for each level.



A key requirement for the company was having reliable cable and internet throughout the editing suites. “The amount of wiring required by the company was substantial and required extra attention to accommodate it,” Amedeo says. “Each room has a TV, sound and other equipment.”

In addition to wiring, the editing suites also had to be comfortable, accommodating and expandable, providing suitable space for one to 10 people.

School Editing’s job begins when they receive footage that a production company has shot. The



company then creates ads ranging from six seconds to three to five minutes.

During various stages of the job, different professionals, from ad agency writers and art directors to creative directors to clients, are on site. With so many people involved in the process, having a polished, professional, flexible space is of utmost importance, she says.

Amedeo also brought in a sound attenuation consultant and constructed special walls designed to reduce the spread of sound waves from one room to the next.

The roof was redone and the exterior brick was painted grey. New windows with black frames were installed to create a polished curb appeal.

The front door opens on to open space that has a two-sided fireplace. She says there is no reception area, just an open space that has the “vibe of walking into someone’s living room.”

To keep the area feeling bright and open, instead of solid walls, the producers’ pit features walls of glass framed with steel. Sarah says it feels as if it’s part of the open space, yet is separate.

Drop down blinds separate the front hall from the main room to provide privacy for clients using the screening space.

The kitchen had to be large enough to accommodate staff and be a big enough space to prepare meals for clients. “Clients come for a working session and eat in the editing suites,” she says.

Outdoor space includes a patio and a third-floor deck, which offer places for staff and clients to work outside or take a break.

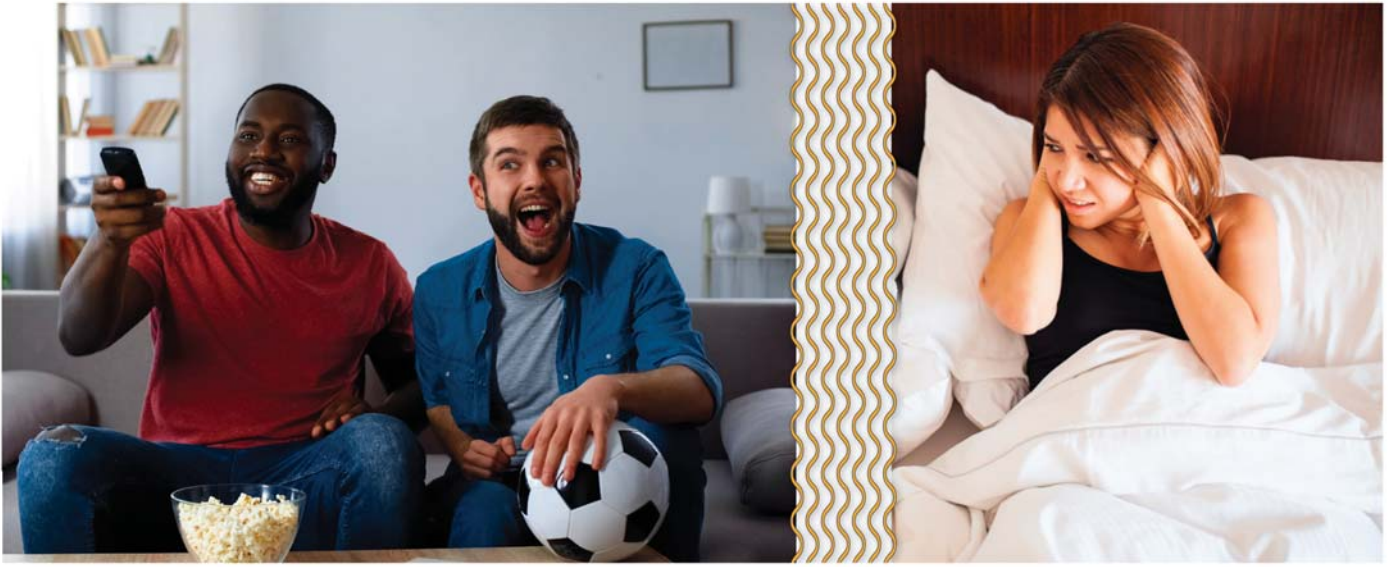
Sarah says she appreciates that Amedeo oversaw the project, was the main contact and that everyone on his team is a pro. The job was completed on time and School Editing moved into its new building just over 20 weeks later.

The calibre of work Amedeo’s team did is impressive, Sarah says. “My husband jokes that contractors put the ‘con’ in contractors. But Amedeo takes the con out. I recommend him to everyone. He’s responsive and one of the best at what he does. He has an amazing team. No one else could have pulled this project off.”



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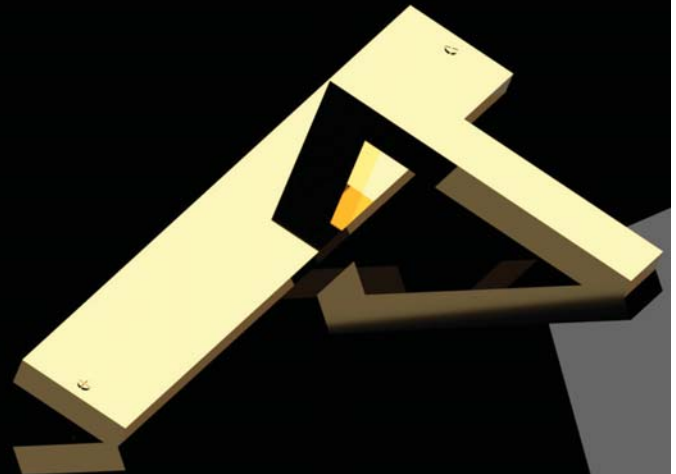
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THE HARMONY OF SPACE

On moving day, the owners didn't have to worry that their couch wouldn't fit through the door or how it would look in their generously sized living room. Their house was carefully planned down to how the furnishings would be accommodated in the space, taking the idea of custom home to the next level.

The owners are international people with a sense of European design. They wanted a home with clean architecture to create a backdrop for their more classic ornate antique pieces, says Amedeo Barbini of Barbini Design Build. He worked mostly with the wife, an artistic person and an artist, from floor plans to final details.

The main floor has 11-foot-high ceilings, windows that stretch almost from floor to ceiling and a symmetrical sensibility. Nine-foot-high doors were chosen to give a sense of proper scale to the main floor. "Eight-foot doors with 11-foot ceilings would look scrawny. It's important that everything be properly proportioned, so along with the higher doors, higher baseboards were used," he says.

The wood front door includes glass and wrought iron. It opens on to a bright hallway with classical Italian marble flooring that gives way to hardwood laid in a chevron design with detailing around the edges. "It's very Versailles," Amedeo says. "In old European palaces, this type of flooring was popular." Walls, mouldings and baseboards are painted the same light neutral colour to create a calming Zen ambiance.

The owners wanted large living spaces on the main floor, so they moved the library to the second floor and incorporated the square footage into the kitchen, family, living and dining rooms.

The inspiration for the salon (living room) was an antique fireplace, which was imported from Europe. Unfortunately it arrived broken and with pieces missing, so Amedeo says he and his team



THE COVER STORY





“put it back together again like Humpty Dumpty.” They also redesigned the hearth and created a black honed granite surround.

The owners wanted to hang a gilded mirror from their collection above the fireplace, but it was too small for the space. Amedeo’s solution? Layer the smaller mirror on top of a larger mirror with matching trim. “It looks like an original piece.”

The gracious dining room is open to the salon and hallway, which adds an airy feeling. The dining room has a sense of formality and is intimate yet spacious, he says.

The kitchen is massive, Amedeo says. It has ample cupboard, prep and pantry space. The owners requested that the island have a hand-finished look. A substantial furniture-finish workspace with wrought iron handles was custom made.

The south-facing morning room has a wall of windows. A view of the pool and backyard can be enjoyed with breakfast. Walkouts lead to a terrace made for entertaining.

The kitchen also includes a desk with a nine-foot mirrored french door to either side. The doors lead to the family room, which faces the backyard.

“The family room has large doors opening on to the terrace,” Amedeo says. “The family room is nicely scaled and has a woodburning fireplace.” Between the mirrored french doors is a custom-designed built-in cabinet that was created by a craftsman by hand on site. It was inspired by a stand-alone cabinet that the owners asked Amedeo to recreate.

A calming retreat, the master suite has an ante room with a circular vaulted ceiling and a sleeping area with a Juliette balcony. The ensuite bathroom has twin sinks and a fireplace to add a relaxing ambiance for anyone enjoying the soaker tub. Amedeo’s team painted the room, then the owner hand-stencilled the walls for a rich custom feel.

The library/office has built-in shelves that were made on site. Lower closed cabinets conceal filing systems. The fresh, bright workspace has a barrel ceiling with dentil moulding and up lighting.

The owners wanted to create special bedrooms for their children. Although the children were younger when they built the house, the couple planned ahead. Their daughter’s bedroom, the second biggest bedroom, has a walk-in closet and an ensuite bathroom, features she’d appreciate more as she got older. It’s almost like a master suite and









provides the privacy teenagers crave.

Their son wanted to be on the lower level in a space set apart from the rest of the family. His more contemporary bedroom has lots of shelf space, a walk-in closet and an ensuite bathroom.

The lower level also has a theatre/games room, a wine cellar and mechanical rooms to house energy-efficient systems. The spa-like pool change area has a shower with a pebble floor.

The owner originally wanted wireless internet but Amedeo suggested hardwiring the home. "Any features that are put into the infrastructure are always good. It gives the home longevity."

When the owners had the house built, they wanted

to retain the original pool. "The pool was positioned in a good place and didn't conflict with the building of the home. We resurfaced the pool and redid the pool deck," Amedeo says.

From the curb, the house is impressive, its front façade made of cut limestone. The sides and back are stucco. Limestone stairs lead to the front door. The curved stairs, two round windows on the roof and an arched pediment serve to visually soften the angular exterior.

The wrought iron and glass canopy above the front door was inspired by the Old Marriott Hotel in Paris, he says. "The owner sent pictures and asked if we could make a canopy something like it. We modified it in a

scale suitable for the house.”

The canopy, which has earring lighting on each side, not only looks good but has a clever practical feature. The curved canopy was designed to slope down slightly toward the house, where water collects in a small trough and runs down spouts on each side. The spouts direct water into the plant pots below.

The exterior railings and grillwork were designed to match the canopy, as was the wood, glass and wrought iron front door. The wrought iron design continues inside, where it graces the staircases to the upper and lower levels. Amedeo says that to create a holistic feeling, “the outside should match the inside. It gives the home a cohesive look.”

This home is an example of how collaboration and participation of a client makes for a successful project, Amedeo says. “The best projects are those where the clients participate and where there’s mutual respect and collaboration.”

Photos by Gilbert Benamou | www.gphotography.ca

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AVANT GARDE DESIGNER DIGS

When you're an aspiring fashion designer, it stands to reason that you would want your home to reflect your own creative sensibility. So the owner of this Toronto residence called on Barbini interior designer Vanja Stepanek to create the avant-garde home of her dreams. She had seen and loved one of Barbini's recent projects, Vanja says.

"It was a fun and different project to work with someone who is inspired by history and has an appreciation for architecture and design. A lot of people haven't worked with a designer before and don't know what it entails. They look to the designer but are afraid to step away from the norm, preferring to use design elements they have seen in friends' homes or in magazines.

"But being a designer herself, the owner understands the principles of visual organization and the use of different design elements; textures, colours etc. and how they form and convey a visual messages," Vanja says. "She was not afraid of colour, patterns, textures or about combining different design styles and periods in subtle ways." And she was open to new ideas, for example using wallpaper on the dining room ceiling to create a unique focal point that looked remarkable against the subtle glow from the elegant antique chandelier.

"The owner wanted to create a unique and fun space without doing a lot of structural work on the home. She has a passion for colour and respect and appreciation of history and that was our fundamental concept and design language for the whole home," Vanja says.

The foyer's large-scale Italian porcelain tiles were painstakingly laid out and are best appreciated from the second floor. The tiles are laid in diamond







formation, with the tips of the diamonds at the front doors, living room and hallway precisely centred. If they were not centred it would not look correct, she says. “In the foyer we wanted to create a wow factor as you entered the home, and being that we were not changing the layout of the foyer, emphasis was given to the floor pattern; the scale/proportion of the tiles that were used thus attracting attention to the tile as a focal point to the otherwise asymmetrical featureless foyer,” Vanja says. The sweeping staircase was painted black and white to work with the new feature floor and antique gold mirrors were added as accents for visual interest. The foyer is a striking picture.

The house, built around the early 2000s, was gutted. “Not a single part of the approximately 3,500-square-foot house was left untouched,” she says, “but we tried to make areas work with minimal structural changes.”

Access from the hallway to the living room was opened up, which gives a more balanced feeling to the living room and it makes the egress of the kitchen make more sense, she says. To get to the living room from the kitchen, the original plan involved either going through the dining room, or to the hallway through the foyer and then into living room. “We opened up one wall to create easy access from the kitchen to the living room for the family as well for guests when the family entertains.”

The kitchen has a unique and dynamic feel. The owner was open to new ideas, and the new kitchen demonstrates a good balance between unity and variety. “As in other areas of the home, colour was used to create emphasis on desired elements and to create visual hierarchy,” she says.

The kitchen cupboards were all custom designed by Barbini, based on the owner’s requirements and needs. “It has a good working triangle. Sink, fridge and cook top were placed on the plan first then the other components were added.

The kitchen is a combination of black and white. All-black counters, cupboards, backsplash and hardware form the L shape of the kitchen. The black side is counterbalanced by a white island with a white countertop, and the long white display cabinet and shelves along the long wall that separates the kitchen from the family room, Vanja says.

Black and white act as a backdrop for colourful







antique light fixtures and handmade, hand-painted floor tiles imported from Spain that the client wanted to use. The texture and colour of the tiles give complex detail and visual interest to the otherwise neutral kitchen.

“Emphasis was given to the floor tile that the client loved, thus the same pattern was subtly used, and mimicked in the mesh pattern on the doors of the coffee centre and a long white narrow cabinet built to store small appliances,” she says. Open shelves above the coffee station provide extra display space for the client’s collectables.

Throughout the home, it is this neutral black and white scheme that creates an elegant, classic background for the client’s colourful pieces of art, furniture or accessories, much in the way that accessories such as jewellery complete a clothing outfit.

Many people who update their home shy away from bold colours on expensive-to-change features such as flooring, but not this owner. She was open to using bold colours, such as the red, yellow and blue patterned tiles in the kitchen, and the large scale black-and-white tiles in the foyer. Black hardwood floors are used throughout the main level, which also has black baseboards, doors and door trim.

To differentiate guest and family spaces, the second and lower levels have light wood floors. All of the bathrooms have new electrical and plumbing. On the lower level, the floors were redone and the ceilings and walls were painted.

Upstairs, as might be expected, the fashion designer wanted a large closet. One of the home’s original five bedrooms was turned into a walk-in closet and space

from part of its ensuite bathroom (every bedroom has an ensuite bathroom) was converted into a laundry room for easy access for the family. “The changes make the space more suitable to her needs,” Vanja says.

The master ensuite bathroom features tiles imported from Europe in a variety of sizes and tones to create elusive visual interest. In the bathroom, variety is achieved with the use of visual weight and emphasis on the dark grey feature wall, she says. The feature wall tile imported from Portugal creates a focal point within the bathroom and compliments the grey tones of the marble floors, she says. “The owner didn’t want the toilet room to be closed off.” It’s a separate entity with glass walls, as is the shower.

The same mini tiles were used on the steam shower’s floor and ceiling. Vanja says the repetition of the tile creates a unified feeling that the client wanted to achieve. Light fixtures made from different metals add sparkle and a handmade antique wardrobe adds interest and reflects the client’s own taste. Open shelving behind the toilet provides display space for the owner’s special collections.

The project took approximately six months to complete. Vanja says she enjoyed working with the homeowner. Fashion designer and interior designer understood each other from the get-go and created an elegant and inspirational space the owner will enjoy for years.



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GOING THE EXTRA MILE

Madeleine Lamothe owns and manages a Canadian consulting firm. When it comes to service, she's more sensitive to someone who goes the extra mile, not only in business but in her personal life. "To use an organization three times means we're overwhelmingly pleased with the work," she says. "Two times beyond the first time speaks volumes."

Madeleine has hired Barbini Design Build three times over the last 25 years to renovate her two-storey condo in downtown Toronto. She bought the suite in 1986, and decided to do a major renovation nine years later. "It was built in 1974, so it was dated," she says.

Seven companies were interviewed, but after meeting with Amedeo, Barbini moved to the top of the list. "He was the only person who had creative ideas and an understanding of construction."

The work included renovating the kitchen and bathrooms and a general renovation of the suite. Work also included custom window treatments.

A long discussion about the new kitchen's colour scheme ended with a timeless palette of white and beige. She says they wanted a kitchen with a lifespan "greater than a couple of days", rather than something trendy that would be quickly dated.

When the work began, "my husband was on top of the project. He was there every day, watching and supervising as you do with contractors," she says. However it wasn't long before Amedeo earned their trust. "What he said he would do, he did....He knew how to get the job done."

Madeleine got approval for elevator access for renovation materials and introduced Amedeo and his team to security staff and the head of maintenance, who later visited the suite because they are always concerned when renovation work affects services such as plumbing and electrical, she says. "But Amedeo gained their confidence







too. There were no problems with security and maintenance.”

The job was done on budget and on time. In 2004, she decided a suite spruce-up was in order. She bought new living room furniture. She wanted to redo the kitchen cabinetry, but Amedeo didn’t think the work was necessary. Instead, new lighting and crown moulding were added to update the look. “We saved money and got a good result. I don’t have a lot of experience with different contractors, but from what I’ve heard, it’s unique” for a contractor to talk a homeowner out of doing a job.

The three-month project was completed on budget and on time.

The most recent project was to renovate two bathrooms and the staircase. “The bathrooms were quite dated. They had been done more than 20 years before,” Madeleine says. “I wanted to move from ceramic to something more modern in terms of stone.”

One bathroom features acid-washed marble with a matte finish that’s paired with glossy marble to create visual interest. Natural stone was used because it’s a more top-shelf material, Amedeo says.

The first bathroom renovation in the mid-1990s was part of an offer Amedeo made to condo owners in the building. – a contemporary or traditional redesign for \$4,800. He sold about 30 in three weeks and gutted and created bathrooms with new but not high-end materials. However, he says Madeleine does a lot of travelling and had become used to 4 and 5-Star hotel bathrooms and realized her home bathrooms weren’t up to par. The new renovation took care of that.

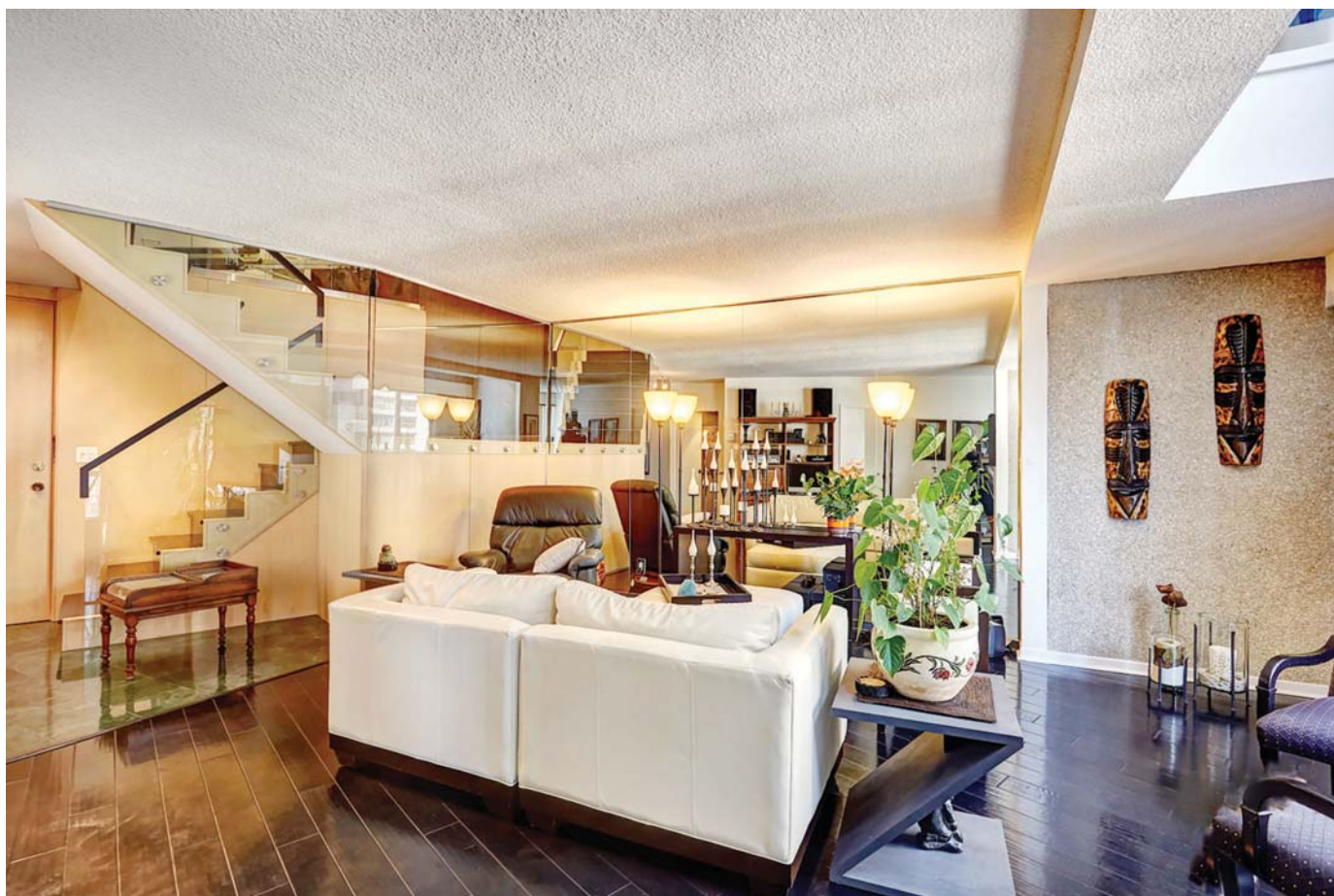
The concrete staircase had carpet glued to it and picket railings that looked very institutional, Amedeo says.

The carpeting was removed and replaced with prefinished hardwood and custom-made nosings. The challenge was to fasten the nosings so the screws and nails wouldn’t be visible. The engineered nosings were screwed down first, then covered with hardwood. Both were screwed and glued into place.

Tempered glass railings were Madeleine’s choice. “I was intrigued with glass. Getting rid of the old railings opened up the whole condo.”

Amedeo suggested accent vinyl grass cloth wallcovering for a feature wall beside the staircase. Although Madeleine says she “thought wallpaper was passé, Amedeo insisted it’s current.” She’s









happy with the result. The limited use of wallpaper adds to the design and adds texture.

Madeleine wanted to move from green as the primary colour scheme to a more current grey tone. So the suite was repainted.

In the end, the third project was not on time, or on budget, but Madeleine says it was her doing because she kept adding to the job. “Until then it was on budget and on time.”

With all of the projects, Amedeo was great at figuring out the sequence and scheduling for all of the projects so there was no delay waiting for tradespeople. “There’s always a concern whether someone will show up and do their piece,” she says.

Happy with the results of the renovation, Madeleine says she was also pleased with the process. She travels a lot and likes knowing the work will be done even if she’s not around.

Also she says lots of contractors don’t think about

making it easy for clients to live in their homes while work is being done. Not Amedeo. “At the end of the day, there was a clean up period. I wasn’t stepping over tools. They would vacuum and move their equipment out of the way. They were respectful that it was my living space.”

After the job was done, there was a problem with the nozzle in the master shower. “One email to Amedeo” was all it took to get it repaired. “He’s responsive. He fixed the problem. That he can return and update and fix things is a benefit. Most contractors are here today and gone tomorrow.”

Madeleine says she has recommended Amedeo to other homeowners in the building. “He comes in at a higher price, but the value added to his work is far beyond what others offer.”



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NEW BATHROOMS FOR RENO LOVER

Mary Lee Keefe is a self-described renovation junkie. She has done many renovations in the past and just completed project number three at her current residence.

She started with a main-floor renovation that quickly evolved into project two – the backyard – because the indoor and outdoor spaces are connected. Her most recent project was the second floor. Three bathrooms, which hadn't been touched since the family moved in four years ago, were gutted and redesigned. "It was time to get them done," she says. Also, there was carpet upstairs, and that had to go. "The bathrooms were fine but not functional. We decided to do it all at once."

Plans were to "step up" the ensuite bathroom. "The previous owners had prettied it up" she says, "but the soaker tub was so big it would empty the hot water tank to fill it and in a few minutes the water would be cold."

That tub had also been installed incorrectly. Mary Lee says the shower was at one end and the faucets were at the other, and there was no place to hang a shower curtain. However the tub had a sunny location under a skylight, the perfect spot for a new washing area that includes a smaller tub behind a half wall to separate it from the vanity and an enclosure-free shower with a bench. "Because the bathroom was so large, we could do the shower without a glass enclosure," says Amedeo Barbini of Barbini Design Build. "An enclosure keeps water inside a small space. For an open shower, you need an area at least six by eight feet."

"More people are doing wash areas," Mary Lee says. "I had seen a lot of pictures. We decided to try it out. The floors slope to a long drain in front of the bench."







Mary Lee says her husband, Guy Manuel, “couldn’t get his head around” a shower without an enclosure but “he has since come around.”

There’s a long vanity with vertical storage separating twin sinks along one wall. The toilet was moved to a new location just inside the bathroom door. A medicine cabinet above the toilet provides handy storage for essentials.

A closet was redesigned as a walk-through closet that connects the bedroom and bathroom. “It was custom designed and tailored to the way the couple uses the closet – the amount of hanging space versus shelving and the amount of shoe storage,” says Barbini interior designer Vanja Stepanek. “Cabinetry was designed to complement the bathroom vanity to ensure a flow of finishes and tonalities.”

“It has one glass pocket door and one that’s mirrored in case someone wants to use the closet as a dressing room,” Amedeo says.

The prime motivation for their son’s bathroom was to create a comfortable and functional space for 6’5” Lucas. (“Amedeo had to dig down to accommodate the steam shower in the basement of our last house to fit Lucas and the rain shower head,” Mary Lee says.)

His bathroom was large, but Mary Lee says “it had a tiny little sink and a tiny shower.” Post renovation, it includes a big shower with a glass enclosure. The like-new vanity from the master bathroom was used in this bathroom and topped with a new mirror.

In their last house, the family had a steam shower. It was on the top of father and son’s list for the new main bathroom.

A steam shower must be fully enclosed but have breathing room for when the steam is not in use. There must be easy access to equipment. A bench is an added touch in case the user wants to spend a longer time relaxing there, Amedeo says.

Mary Lee says Guy and Lucas love the new steam shower. “They each use it three or four times a week.”

One interesting decision, says Mary Lee, was the type of tiles. “We had done marble before but the upkeep of marble can be a bit much. You have to be careful with cleaning materials. We thought we’d try porcelain. Porcelain products are amazing. We’re happy. It looks spotless and can be cleaned with anything. Our son’s bathroom has a Carrara look to it.”

“Mary Lee wanted the look of stone without the maintenance. High-end porcelain is maintenance free





and looks great,” Amedeo says.

The bathrooms all have heated floors, a must as far as Mary Lee, a real estate agent, is concerned. “Whenever I show people houses, it never fails. When we go into a bathroom with heated floors, they all go ‘ahhhh’.”

The old carpet was removed and replaced with hardwood floors in a colour that would provide consistent flow between the main and second levels. Mary Lee said she appreciates the new floors because the squeaks have been eliminated.

A fresh coat of grey-based paint and new brushed chrome hardware create flow between main and second floors.

This renovation also included an upgrade to the front door. The new solid double doors are mahogany, stained a rich espresso colour. The windows have matching espresso mahogany frames.

The only post-project regret Mary Lee says she had is that they didn’t redo the cabana. “It’s not a big deal but might be the next project.” That project (after they finish renovating their Florida home) may also include new windows.

As a real estate agent, Mary Lee is often inspired by the houses she sees. “I see great ideas, but it’s dangerous,” she says, because she wants to do more renovations on her own home.

“Amedeo and I work well together. I make decisions fast but am open to suggestions. We have a good working relationship,” she says, adding that Amedeo is good at coming up with creative solutions to problem spaces. “He loves those problems. He sees them as challenges.”

“Mary Lee is a fabulous client. She has the ability to make quick decisions,” Amedeo says.

To help make the choice easier, Vanja presents full custom-designed packages to clients based on their needs and wants. Packages include everything from floor and wall tiles to paint colours to cabinetry and other finishes so the client can see how the components come together. “All Mary Lee did was point to what she wanted,” Vanja says.

“The big thing with Amedeo is that I know it’s going to get done. He’s great at communicating costs and staying on budget. If we buy something more expensive we can stay on budget by saving money elsewhere. He’s also got a good reporting system. It’s very detailed. I have a four-inch-thick folder with details.”

She also says her husband doesn’t like to be put out. “Amedeo gets it done. The job is clean and not very intrusive.”



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BRAMPTON GOLF COURSE

When you're on the board of directors and have 450 members to answer to, overseeing a major renovation paid for with members' dollars can be a challenge. Giving a contractor a "drop-dead deadline" on a project just ups the stress.

But Brampton Golf Club board member Joanne Tawse says she was pleasantly surprised with the process because they hired the right person for the job.

Joanne, a member since 1999, was on the

revitalization committee that oversaw this, the club's first major renovation. The club was established in 1921 as a nine-hole course but in 1963 evolved into an 18-hole championship course.

When they were interviewing contractors, Joanne thought of Amedeo, who had renovated a friend's house, and that of a friend of a friend.

"I knew he did good work and was reasonably priced," she says.



GETS CLUBHOUSE RENO

At that time, she didn't know Barbini Design Build has many divisions, including commercial and hospitality. "Once we inquired, Amedeo sent a portfolio. He was very keen on the job. It wasn't a huge dollar figure. We worked with a shoestring budget. But he said he could do what we wanted and we'd get a great product for the budget," she says. "And everybody liked him."

Next it was interior designer Vanja Stepanek's

turn. She worked with Joanne and the revitalization committee to come up with sketches. From that point on, Joanne worked with Amedeo and Vanja. "I liked working with both of them from the very beginning. They made my life easier."

The project included gutting the "old school" clubhouse, which had lots of dark wood, dark floor tiles and green leather furniture. "The space was tired and in need of a renovation," she says.



So it was out with the dark colours and wood, and in with fresh, bright, airy spaces and a palette of grey, black and white, with a splash of vibrant blue for a pop of colour.

An existing wall was modified and widened and dark grey columns were added to either side.

A special textured porcelain from Spain covers the rest of the wall, creating a dramatic background for the updated Brampton Golf Course logo. The wall is a focal point that offers an opportunity for more branding, Joanne says.

Prior to the renovation, the lobby was a confusing space. “When you walked into the club, you didn’t know where to go for information,” says Amedeo.

A reception nook was created. The flexible space acts as a greeting place for meetings and corporate and private events. The lobby offers break out space for meetings, with seating areas with couches and chairs and areas for quiet conversation, all with walls of glass overlooking the golf course.

A hallway leads to the “crush” area, where the bar is located. The old bar was a big wooden structure reminiscent of the one on the television show Cheers. Once it was removed, the space was opened up. The new bar was designed to function like a kitchen island – a hub that people can gather around, she says.

Amedeo and Vanja created the flexible design, which allows the bar to be used as a buffet table during large member functions. They also figured out a way to accommodate all of the appliances and the other workings of a high-end bar that the clubhouse food and beverage manager requested.

A trophy display case was moved from its original location near the front door to the bar. Glass cases flank a counter, pendant lights and vibrant blue bar stools.

The dining room was also gutted and includes new carpet. The same bright, contemporary-yet-comfortable furniture is used throughout the main floor. When it was time to talk furniture, Joanne says, “I said to Vanja, here’s our furniture budget. She didn’t laugh at me. She made it work. It was fantastic working with her.”

Off the dining room, the Fireside Room provides private dining/meeting space. Floor-to-ceiling double wood sliding doors were added so the space can be closed for privacy or left open to accommodate overflow from the dining room.









At first, the committee opted to leave two posts in the room, but later decided that they should be removed. Joanne says Barbini's team was quick to respond and the additional work didn't cause a delay.

"I often said to Amedeo, 'where do you find your people?' We all got along famously. There were no complaints and the construction site was spotless," she says. Their professionalism gave the members a lot of confidence that the job would be done right.

A major consideration with the club's redesign was how it could attract more revenue by creating more desirable and rentable spaces, as well as be a more current space for club members to enjoy today's environment, Amedeo says. "I've heard from members that more people are coming to the dining room and the club in general. You have to keep the space fresh because people don't want to go there if it doesn't make them feel good.

"It's important to keep revenue up. It's a time of transformation for golf courses, as owners decide to keep their properties or sell to a developer for land. The right renovations can keep facilities vibrant and inviting, so members consider the club a destination for events, relaxing and spending time with friends and colleagues, whether they're on or off the golf course," he says.

The renovation of the Brampton Golf Club, a private, non-equity club, began in December 2017 and was completed in time for the May 1, 2018 start of the golf season. "We had no give on the deadline. May 1 was the drop-dead deadline and we stressed that it's non negotiable," Joanne says.

Amedeo delivered on time, and would have been on budget had the committee not made changes/additions (such as removing the posts in the banquet room and adding a sound system) as the job went along.

"The whole process was fantastically easy. There was no stress and no drama," Joanne says.

She says any project has many layers, and having a company that offered one-stop shopping was a bonus. Rather than having to deal with different trades, the Barbini team took care of everything.

"I loved working with all of the people. The trades made it an amazingly pleasant experience. It was even better was when the board members saw it. You can't please everyone, but we almost did. Everyone loves it. We never dreamed it would turn out like this."



For more information please visit:
barbini.ca

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PROJECT ASSOCIATES

Thank you to our associates for helping to make Barbini projects a success. You play an integral part in creating a positive experience for our clients and we appreciate your efforts and professionalism.

~ Amedeo and the Barbini team.

1. AA Floors & More Ltd.
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36. Vanity Island

KIND WORDS FROM OUR CLIENTS



A few years ago we fell in love with a 90-year-old English country cottage-style home for sale in midtown Toronto. It was charming, unique and we felt lucky to buy it. But it had been 50 years since its last renovation and it showed. We needed help.

Several highly qualified designers/construction managers toured the house but only Amedeo Barbini instantly grasped the potential. He had more ideas on possible approaches than the others combined. His optimism, imagination and confidence were infectious and very reassuring.

He set to work completely changing some areas and leaving others with only a fresh coat of paint. He restored original oak flooring, found perfect replicas to replace the leaky old windows, gutted the kitchen and doubled its size. It is magnificent, a chef's dream. Bedrooms were reorganized and cupboards added, a master walk-in closet materialized and a 1920s era kitchen pantry turned into a powder room.

He managed the purchase of all materials, finishes,

plumbing fixtures and appliances. We accompanied him to suppliers, participating in all decisions. He obtained numerous contractor discounts for us.

In every aspect of the work our wants and needs were sought and respected. Complete cost estimates were provided and reviewed for each phase. Amedeo had full control of the many sub trades. If there were issues, we never knew of them. Amedeo was our buffer. Of equal importance, the work was completed on schedule and on budget. The quality is outstanding.

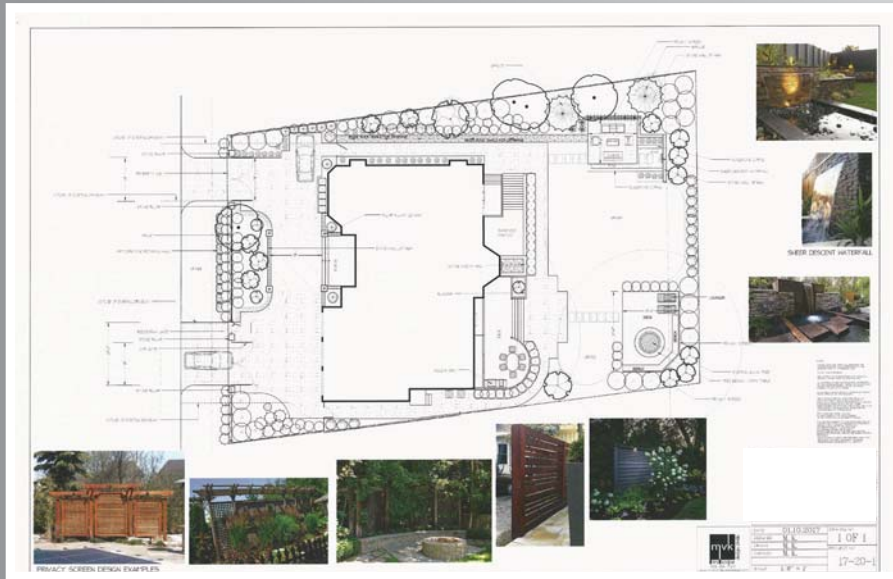
We are proud of our newly refreshed home. It is respectful of its architectural heritage but smart, modern, warm and welcoming.

Since our original project, Amedeo has worked on a 3,000-square-foot expansion of our Muskoka cottage and provided a nanny apartment in the lower level of our home. Again we learned that when Amedeo is in charge, the project will be done well.

Amedeo is creative, innovative and the consummate professional. We were lucky twice.

-Angela and Peter Boyd

ON THE BARBINI



2019 is shaping up to be another busy year, with a variety of interesting projects already On The Drawing Board. Just two of the many projects are shown here.

The dated house below is being given a total makeover, inside and out. The project, which will include the addition of an automated gate and a portico to give prominence to the front door, will give the home a grand presence and curb appeal.



EXISTING



PROPOSED



EXISTING



PROPOSED

DRAWING BOARD

Construction of a modern new home (right) will begin this spring. The residence, which offers just over 5,000-square feet of open and airy luxury living space, is approximately a hundred feet from the lake.

To take advantage of the waterfront location, the plan has an abundance of massive windows to take in the view and flood the home with natural light.



A NOTE FROM CHRISTOPHER



Christopher Barbini

Sometimes something just clicks and everything falls into place. That's the way it was with Barbini Reno. Clients said they didn't want to bother Barbini for smaller jobs, even though we are happy to help with projects no matter the size. Or people would mistakenly think we're too expensive because of the big beautiful homes on our website. But we work within anyone's budget and we need to spread the word. Time to tap into a new market niche.

Like Armani has Armani Exchange, I felt people would be more comfortable connecting to a part of the company they feel deals with smaller projects with smaller budgets.

My dad and I brainstormed, and Barbini's new division was born. Barbini Reno handles renovations from \$5,000 to \$50,000, with larger projects turned over to our parent company.

We invite our past and current clients to reach out, and potential clients to check out our services. We provide the same quality work that Barbini is known for, no matter the size of the job.

It's all hands on deck, family and a strong team working together and gearing up to make Barbini Reno a success.

I know it means a lot to Dad that I'm pursuing a career with his company. He never pushed, but I like the business. My sister, Vanessa, and I both do. She is

also joining the company and will provide invaluable marketing assistance.

But being the boss's son doesn't mean getting off easy. I worked in the office for a year, then told him I wanted to work with the company. He said, "You can't just come to work, you need site experience." He gave me the number of a construction framer. I worked for two summers with him, then a full year after high school.

Working with a framer allowed me to gain skills in building a home. Framing is the bones of a house. You start from the dirt, form the concrete and when it's poured, you build the house to the roof. You know all the structural components and how everything works. I learned how to communicate and deal with trades.

Then I worked with Victor, a Barbini carpenter. I worked finished carpentry for over a year. It's a whole new ideology. It's all about the details. You have to be fast but precise or it's not going to look good.

Most recently I have teamed up with my Dad and Raul, gaining site supervisor experience.

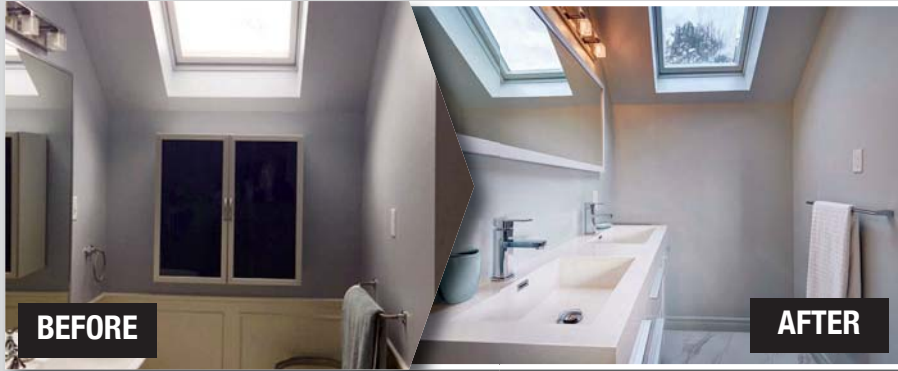
I have the experience and the team to help make your renovation dreams come true. Barbini Reno is here for you, and we're happy to help regardless of the size of your job.



For more information please visit:
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BARBINI RENO



WHAT BARBINI RENO CAN DO FOR YOU

Homeowners with smaller renovation projects no longer have to settle for second best. Barbini Reno, a division of Barbini Design Build, focuses on smaller renovations.

Projects range from freshening up a space by repainting, retiling and installing new cabinetry to full kitchen and bathroom renovations to moving walls and creating updated living spaces.

Barbini Reno is the perfect solution for any homeowner who wants the quality, expertise and talented tradespeople Barbini is known for, but on a smaller scale.



For more information please visit:
barbinireno.ca



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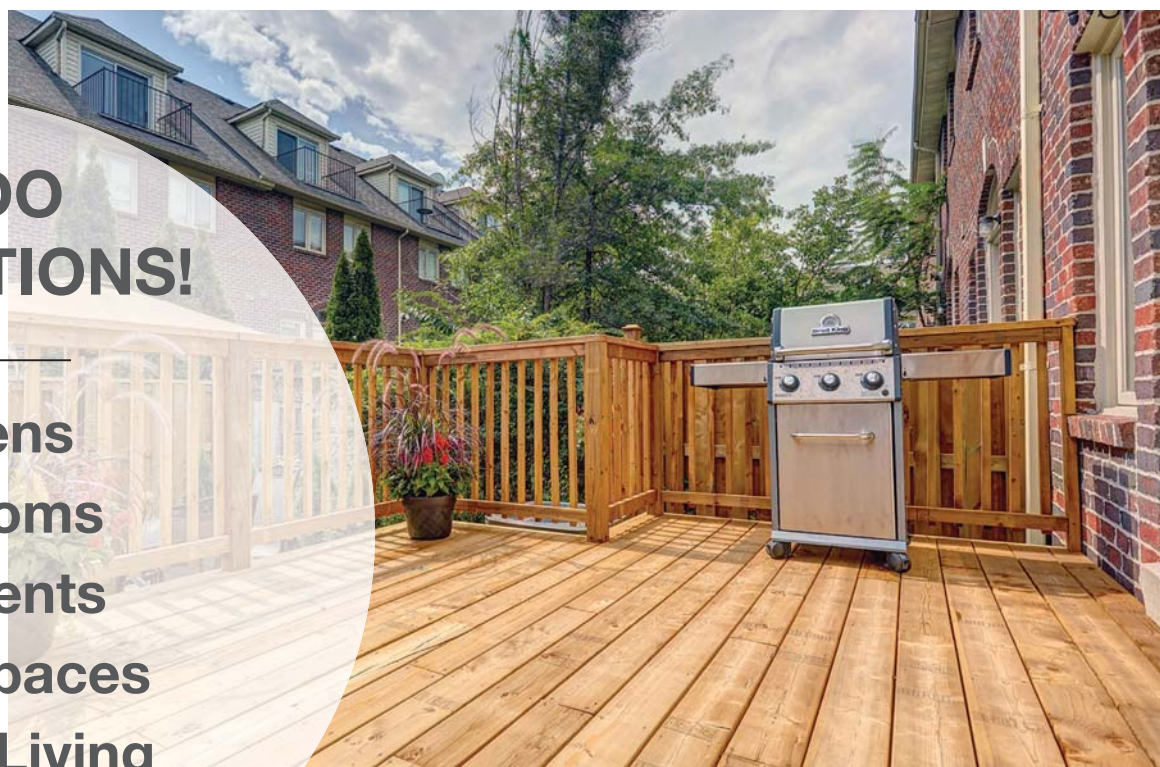
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