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PACIFIC NORTHWEST HOMES



amazing residences by leading home design & building professionals



Marino General Contracting Ltd

VANCOUVER, BC



The difference between good home building and great is in the details, and no one knows the details quite like Joe Marino, founder of Marino General Contracting Ltd. Since 1989, Joe and his team have built some of the most recognizable and captivating residences in Vancouver, receiving countless awards for homes that push the boundaries of what most people believe possible. Whether it's a new build, a complicated renovation that involves elevating the home on the site, or a heritage renovation that requires adherence to historical context, no job is too daunting for the team. With a tradition of honesty and a solid reputation that homeowners can trust, Marino General Contracting builds homes that stand the test of time—and the Pacific Northwest weather. Joe will be the first to tell you that building or renovating a home starts by going back to the basics—the underlying structure, electrical and plumbing systems, roof, and foundation—must be of the utmost quality to a home that will endure for generations. This meticulous attention to detail and quality craftsmanship can be seen in every finish, seam, and even the placement of outlets in a way that adds immeasurable value to the home and the owners' experiences with it.

In the end, it all comes down to building a home that satisfies the client's dreams, and the team at Marino General Contracting believes that people are the most important element of home building. If a design makes people feel comfortable, safe, and at ease, then it truly becomes a home. From concept to reality, Marino General Contracting guides clients on a journey quite unlike any other. The team becomes so personally acquainted with homeowners, that friendships naturally evolve and clients invite Marino into their lives as their home needs change. Today, the firm works with the second generation of homeowners whose families have maintained friendships with Joe and his team for years.

LEFT: Part heritage Tudor-style home built in 1928, part modern masterpiece, The Gables is a unique residence that integrates present-day luxury with local Vancouver historical architecture. A central gabled loft draws the eye in the heritage part of the home and offers spectacular views of Vancouver Island and the adjacent golf course.

Photograph by Ed White





ABOVE: Porcelain tile imported from Italy extends along the length of the “runway”—a cantilevered extension of the patio that rises above the ravine 30 feet below. Mature rhododendrons were planted along the side of the overlook and 3-sided infinity-edge pool to meld with the home’s over 100-year-old landscape.

FACING PAGE TOP: A rectilinear fountain draws the eye toward the home’s front façade, where the original Tudor-style half-timbering takes center stage. Inside, everything from the lights and security system to the audio/visual devices can be controlled through fully integrated smart home technology.

FACING PAGE BOTTOM: A beautiful lagoon, private golf course, and a rose garden are among the home’s incredible natural features on the 4.5-acre site. When a 100-year-old beehive was discovered onsite, a professional apiculturist was hired to transport the hive to a new location over two days. A self-sufficient irrigation system that filters water throughout the property was installed to allow for irrigation during water restrictive months.

Photographs by Ed White

“The goal to any renovation is to create a seamless feel, to make the new elements feel as if they’ve always been there.”

—Joe Marino





ABOVE: The grand foyer of The Gables provides a transition between the heritage and modern sides of the home. The team restored the original woodwork and hardwood floors to their original splendor. Current décor elements help to reinforce the blended feel between the two styles.

RIGHT: Views from the gabled loft are the best in the house, extending to the local Fraser River, Vancouver Airport, and Vancouver Island. Joe's intimate knowledge of home building allowed him to see the opportunity to add a gabled loft to a previously unusable attic space. Accessible via its own stairway, the loft is more than 1,000 square feet and includes a kitchen, bathroom, and living area.

FACING PAGE TOP: The heritage living room was completely restored to bring life back to the cornice, crown, and plaster moulding. Radiant heat warms the original hardwood floors; the team installed the heating elements from the basement below to preserve the original floor. As part of the renovation, the heritage section of the home gained a reinforced structure, updated insulation, electrical and plumbing systems, as well as all of the modern technologies and amenities.

FACING PAGE BOTTOM: The new kitchen features radiant heated floors, energy-efficient appliances, and ample room for family meals. A glass stairway seems to float through the space.

Photographs by Ed White



BELOW: Retractable glass doors in the modern living room open the indoors to the outdoor living spaces. Built level with one another, the living space flows to the patio seamlessly through perfectly symmetric material transition and creates a sense that the living room is merely an extension of the outdoor living space. Many of the heritage windows, as well as some of the doors, from the original home were repurposed for the gardening shed nearby, which feels like an extension of the home through a beautiful blended design.

FACING PAGE TOP: The living room flows to the intimate dining area and the adjacent kitchen, creating an open feel that is at once contemporary and extremely comfortable. Gentle sunlight kisses the Italian porcelain tile outside and the radiant heated flooring inside.

FACING PAGE BOTTOM: A nine-foot custom firepit is just one of the many outstanding outdoor features of The Gables. Lights along the runway and in the pool provide romantic ambient light. Each outdoor space received the same amount of attention to detail and meticulous craftsmanship as the interior. Marino General Contracting has received the CHBA National Award for Whole House Renovation Over \$1 Million, provincial Georgie Award for Best Outdoor Living Space, and multiple local Vancouver awards for Best Heritage Home Renovation, Best Kitchen and Greatroom Renovation, and Best Whole Home Renovation over \$3 Million.

Photographs by Ed White

“I like to say that we do our work ‘behind the piano.’ Every part of the room should receive the same attention to detail as the focal points.”

—Joe Marino





RIGHT: The Kitsilano Dreaming residence was in shambles when Joe Marino and the homeowner originally viewed it, but with an unparalleled ability to see the potential in forgotten homes, Joe convinced the client that the house was a diamond in the rough. The new dining room features beautiful hardwood floors and a subtle tray ceiling detail.

BELOW: The renovated kitchen boasts a perfectly functional, ergonomic kitchen with impeccable millwork and backsplash tile placement. Retractable glass doors provide ample sunlight and mirror the retractable glass doors at the opposite end of the open concept main floor. As part of the renovation, the home—built on stilts—was lifted to increase square footage and capitalize on the expansive mountain and ocean views.

Photographs by Suzanne Ward





ABOVE: Dark baseboards and door trim frame the transitions between spaces as one moves from the living room, through the dining room, and beyond. The main floor of the home is perfect for entertaining, while the second floor features the kids' bedrooms, laundry room, and casual family room.

LEFT: On the top floor, the owners' retreat exhibits handmade vaulted ceilings that enabled the previously small space to become an oasis for the couple, with a master ensuite spa, and walk in closets. The home earned Marino General Contracting multiple awards, including the provincial Georgie Award for Best Renovation \$800,000 and over.

Photographs by Suzanne Ward



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