



The Mariner at 87th Condominium: Project Description

General Building Construction Description: The Mariner at 87th was completely gutted and transformed into a 3 unit condominium building. This renovation included all mechanical and electrical systems, all finishes, substantial reframing, and all decks and associated new foundation systems.

Existing Systems to Remain: Only the existing piling foundation, girders, exterior walls w/ plywood wall sheathing, and roof framing with plywood roof sheathing were kept in this renovation. All other building systems were demolished and have been provided as new systems in the project.

Below you will find a description of all systems, materials, and finishes utilized in the project.

Exterior Building Materials:

Roofing:

New Timberline HDZ Shingle Roofing with Silver Pledge Warranty
50 year warranty

Windows/Doors:

New Windsor Next Dimension Windows and Patio Doors, Limited Lifetime Warranty

Front Doors / Entry Doors:

Jeldwen Smooth-Pro Fiberglass Doors, Limited Lifetime Warranty

Siding:

Beach House Shake by Tando Composites
50 Year Performance Plus Warranty

Decks/Rails:

All decks are newly framed and finished with PVC trim. All Railings shall be marine grade stainless steel cable infill with PVC Posts. All decking shall be new 5/4x6 decking installed with hidden fasteners.



Interior Building Materials:

Building Insulation:

All new insulation throughout, including R-49 spray foam in all ceilings/rooflines, new sound insulation of all interior partitions, new spray foam floor insulation in the crawl space, and new exterior R-21 wall insulation.

New Interior Framing:

All interior partitions were reframed. New beams and structural headers were installed per the drawings.

New Interior Drywall:

All drywall was installed for the entire building per the drawings, including fire rated drywall between each unit and moisture resistant drywall in the bathrooms/kitchens.

HVAC Systems:

Per unit: 3 ton Mitsubishi Hyper A2L Heat Pump with 2 indoor Air Handlers and fresh air supply kits for each unit. Each unit is independently configured with their own system.

Bathroom Exhaust Ventilation: Broan Nutone Ventilation w/ humidity control in each bathroom

Electrical Systems:

The building was provided with a new electrical meter, disconnects, and independent 200 amp services to each condominium unit. All wiring, switches, fans, outlets, and any electrical equipment is new throughout the building.

Cable/Ethernet Wiring:

Pre wire ethernet cabling to IT cabinet for each unit. Ethernet to each bedroom, living, and designated wireless access point on each floor of the unit. Prewire set up for each owner to install their own equipment for internet.

Prewire Cable TV to each bedroom and living space.

Electrical Switches/Outlets:

All decora type switches and outlets throughout the building.



Lighting:

LED recessed lighting throughout the building

Designer selected decorative lighting for all sconces, pendants, fans, and exterior fixtures

Plumbing Systems:

The building plumbing system was also completely replaced. All piping, fixtures, and vents are completely new. There was a new 2" water meter installed.

Water Heaters: Renai Gas Tankless water heater provided for each unit.

Hose bibs: New Hose Bibs have been provided for each unit and for the house (hoa) around the building.

Plumbing Fixtures:

Kohler fixtures installed throughout.

Kohler Purist Series Faucets, Shower/Bath fixtures and trim, and

Kohler Santa Rosa Toilets

Kohler Underscore Bathtubs

Sprinkler System:

A new NFPA 13-R antifreeze system per NFPA was installed for the entire building, including the fire alarm that ties to the sprinkler system.

Interior Finishes:

Wood Ceilings: Main Living Room and select bedroom ceilings have been provided with 1x6 nickel gap wood boards, painted white.

Typical Gypsum Ceilings: Typical ceilings are gypsum ceilings painted white.

Interior Doors: Solid Core Wood Stile/Rail Doors have been installed throughout.

Interior Door Hardware: Satin Brass Door Hardware

Interior Trim: All interior trim is new paint grade wood trim installed in the size/configuration shown in the drawings.



Tile: All bathrooms have been provided with Tile Flooring throughout, Flush Tile Shower Floors (no curbs), and tile shower/bath surrounds to the ceiling. All tile installed on Schlutter Membrane and Waterproofing throughout. Schlutter Trim provided for all edges, transitions, and terminations.

LVP Flooring:

Mohawk PureTech Premier Kentmore Lodge Jute Oak LVP Flooring throughout

Cabinets:

Kitchen Cabinets: Bishop Cabinets Semi-Custom Cabinetry

Bathroom Cabinets:

Custom built vanity cabinets for 2 of 3 full bathrooms, Built and finished by LucasCraft Lacie Bathroom Vanity by Birch and Lane for the other full bathroom

Built-ins:

Custom Built Benches, Cubbies, and white oak Tops for all benches and tops.

Appliances:

Kitchen Appliances:

GE Café Series, Stainless steel appliances with Brushed Brass Handles

30" Dual Fuel Range (Gas Range w/ electric oven)

30" Cafe 18.6 cu ft counter depth refrigerator with internal water dispenser

30" Built-In Microwave/Convection Oven

24" Fully Integrated Energy Star Dishwasher

GE 30" WiFi Enabled Designer Custom Hood Insert Vent w/ Dimmable LED Lighting

Laundry Appliances:

GE 24 Inch Energy Star Electric Dryer with 4.3 Cu. Ft. Capacity

GE 24 Inch Energy Star 2.4 Cu. Ft. Front Load Washer with Steam