



# The Mariner

*PROJECT LOCATION*  
Westchester Co., NY

*PROJECT TYPE*  
Residential

*ARCHITECT*  
Ray Sullivan Architects

*OWNER/DEVELOPER*  
Phoenix Capital  
Partners, LLC



## PROJECT DESCRIPTION

The Mariner is an apartment complex located in Port Chester, NY located on the Byram River near Interstate 95. The project includes 100 units, in a podium style structure over top of one level of parking at grade. There will be a total of approximately 150 parking spaces either underneath the podium above or on the surface of the remaining site. The roof of the structure will contain a gathering deck overlooking the Byram River.

Construction for the residential units above is wood roof and floor trusses supported upon 2x wall studs. Stairwells and elevator shafts will be of masonry construction. The structured transfer level between the garage and units above is created from conventionally reinforced concrete supported upon concrete columns. The foundation system consists of deep piles with concrete caps and grade beams due to the poor soil conditions. A structural slab on grade is provided in several areas.