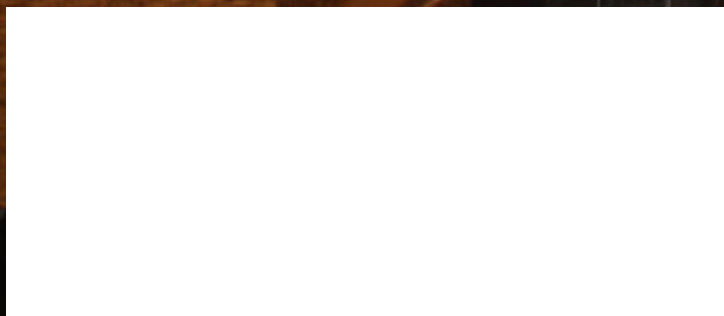


# DESIGNSOLUTIONS

Journal of the Architectural Woodwork Institute

Condominiums  
Corporate Hotel  
Resort  
Offices  
Hospital



**AWI**

ARCHITECTURAL  
WOODWORK  
INSTITUTE

# MODERN APARTMENTS BLEND BEAUTIFULLY IN HISTORIC CITY.

**W**

ithin the heart of historic Annapolis Town Centre stand the regal Mariner Bay condominiums. This luxury high-rise apartment community in Maryland's capital city is surrounded by a neighborhood of upscale shopping and dining.

Every convenience imaginable is close at hand.





Mariner Bay is an eleven-story building of mixed use retail and residential. There are two stories of retail, eight stories of residential and a penthouse story of amenity spaces including a club room, fitness center and business center. At the club level there are two rooftop decks with a pool. Total value of construction was \$45 million and took approximately two years to build.

The apartments feature Maple cabinetry, spacious kitchens and stainless steel appliances. The lofts feature hardwood flooring, elegant floor-to-ceiling windows, grand staircases, granite countertops, Maple cabinetry and a view of Chesapeake Bay.

The team assembled to construct Mariner Bay by owners Bozzuto

Development Company, included Niles/Bolton Architects of Alexandria, Virginia, and Ilex Woodworking, an AWI manufacturing member firm headquartered in Baltimore.

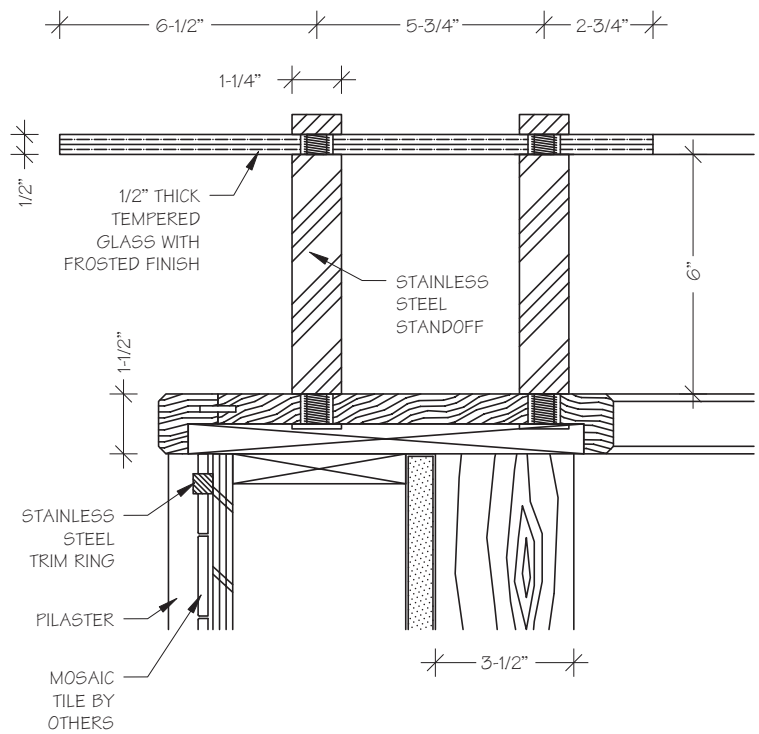
“Primary design objectives were to provide luxury rental apartments in the midst of an extensive mixed use redevelopment project which included a significant amount of retail development,” explains Blinn Van Mater of Niles/Bolton Architects. “The project as a whole is intended to be a ‘lifestyle’ center providing all the necessary support for the inhabitants.”

Mariner Bay is located in a very historic old city where the primary building material is brick and building type is colonial. The design of the center is therefore reminiscent and sympathetic to these design cues.

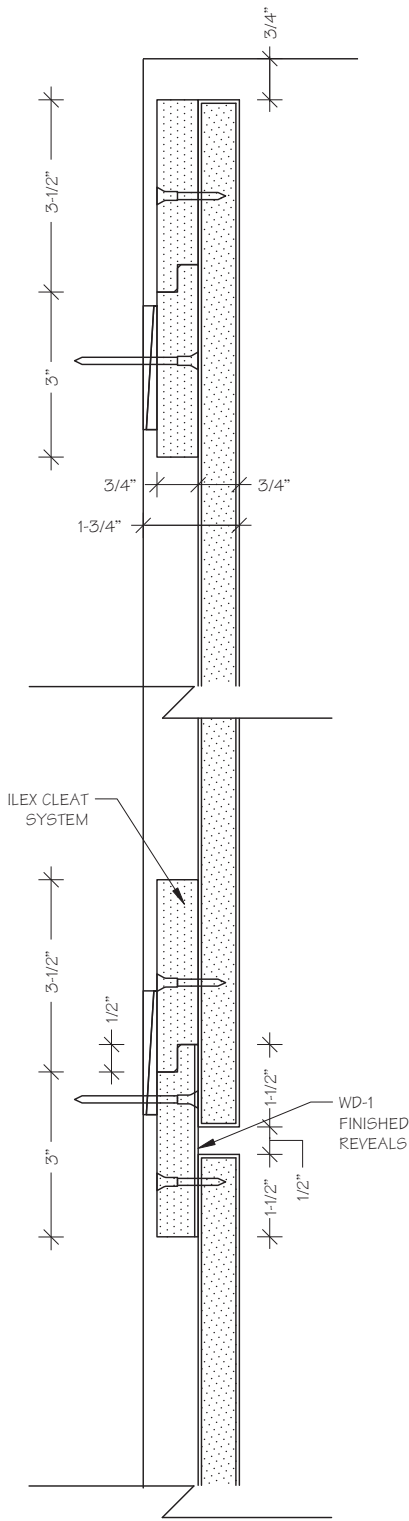
◀ **THE CIRCULAR CONCIERGE DESK** in the lobby, highlighted by the circular light cove, illustrates the circular metal inlays featured throughout the project.

**WOODWORK ELEMENTS**

According to Mike Alt, Jr. of Ilex Woodworking, the firm fabricated



○ SECTION (DETAIL)  
at Reception Desk

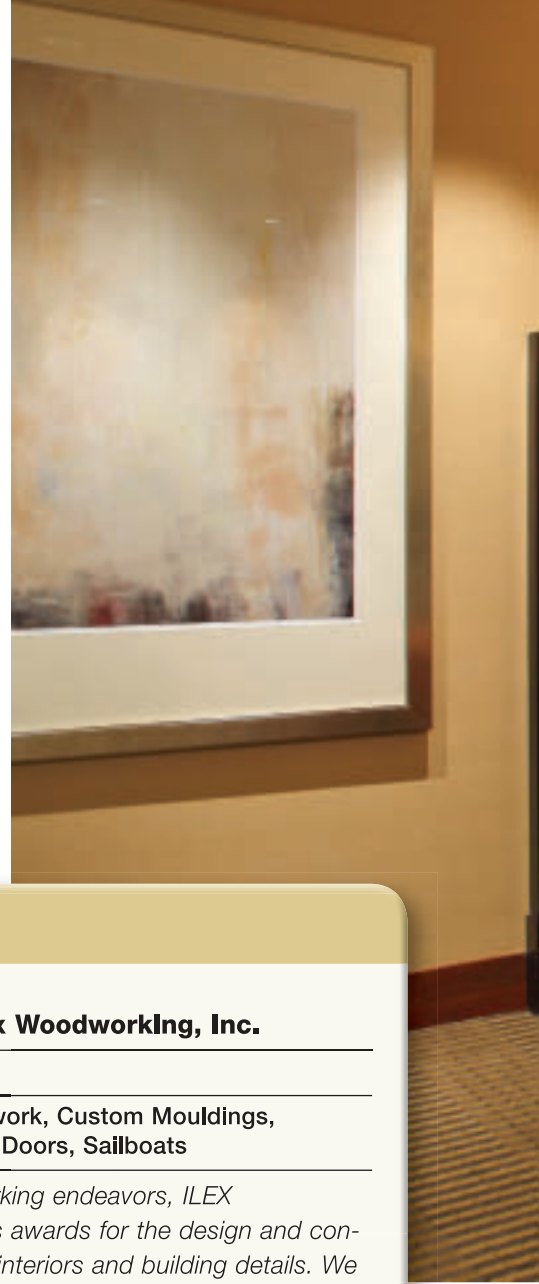


**VERTICAL SECTION**  
Ilex Wall Cleat System

► **WOOD AND GLASS DIVIDER WALLS**, plus wood paneling and casework highlight the meeting room in the business center.

paneling for the lobby and corridors of the building, wainscot in the reception area, running trim throughout, columns, bar, guard desk and work stations. Figured Maple veneer and quartered Maple solids, along with Anigre, were used on all these elements.

“We introduced natural elements such as wood, textured wovens, leather, polished metals and circular designs,” points out designer Rebecca Jones. “These materials and the use of portals strengthened the sensation of being on a yacht with expansive views of Annapolis at the bow and stern of the building.”



## AT A GLANCE:

AWI MANUFACTURING MEMBER: **Ilex Woodworking, Inc.**

LOCATION: **Baltimore, Maryland**

SERVICES: **Architectural Woodwork, Custom Mouldings, Elevator Surrounds, Doors, Sailboats**

*“Along with these traditional woodworking endeavors, ILEX Woodworking has garnered numerous awards for the design and construction of elaborately sleek modern interiors and building details. We are proud of our long history and flawless reputation for working wonders in wood.”*

– **Mike Alt**, Project Manager

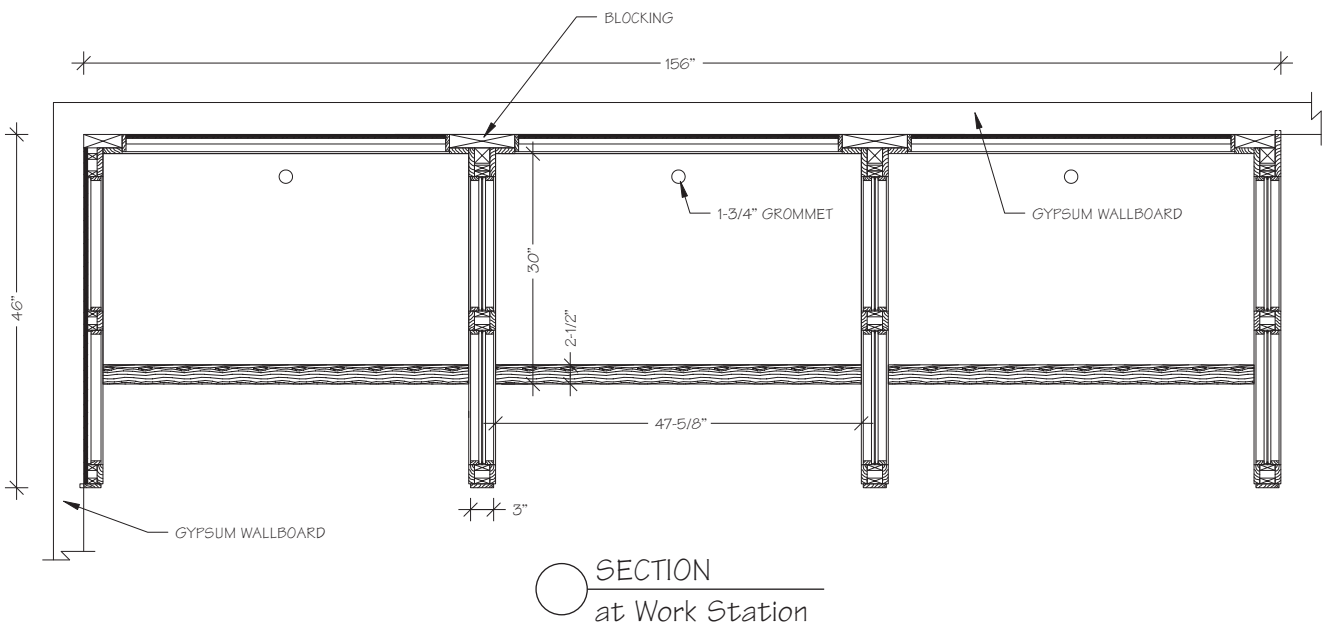
“The design scheme called for an intricate repetition of inlays of fine metal circles into the wood panels,” explains Van Mater. “Having these turn out perfectly round and with continuous, clean lines posed a real challenge for the woodworking firm.”

These metal circles and their concealed attachment system were one of the most challenging aspects of the job, he continues. “The size of the prefabricated pieces made them difficult to install. The final job, its appearance to the average observer, looks simple

and elegant. A more high end luxury finish would be hard to achieve.”

The circular reception desk features multiple finishes, including white, chiseled mosaic stone, dark-stained wood, polished stainless steel and frosted glass. The desk is the focal point of the lobby area.

“Ilex truly did a beautiful job on the various complex furniture pieces, such as the lobby concierge desk and the community room bar,” says John Heagy, project manager with Bozzuto Construction. “These pieces included





PANELS OF RICH WOOD with circular stainless steel inlays and panels of fabric add elegance and comfort to the lobby.



▲ WOOD AND TILE ACCENTS add richness to the public restrooms.

a variety of materials and the finished products were great.”

#### A TRUE TEAM


“Ilex Woodworking was a responsive subcontractor and an effective member of the project teams,” continues Heagy. “They provided high quality work in both the shop and field, and timely responses to all contractor and owner needs. We developed a

solid working relationship and met an aggressive schedule.”

Van Mater agrees. “When faced with a challenge, Ilex was more than ready to find a solution rather than say it can’t be done.”

“Ilex created incredible solutions for a complex design and executed them flawlessly to meet our high expectations of quality fabrication,” adds Jones. “They were supportive

through meticulous shop drawings, a high level of communication and on-site supervision of their talented installation team.”

And so, overall, the expectations of the design team, construction team and building owners were exceeded. A fact that is highlighted by the overwhelming positive feedback received from the tenants of Mariner Bay. 

Project:	<b>Mariner Bay Apartment Building</b>	Annapolis, MD
Project Owner:	<b>Prudential &amp; Bozzuto Development Co.</b>	Annapolis, MD
Woodworker:	<b>Ilex Woodworking, Inc.</b>	Baltimore, MD
Architect:	<b>Niles/Bolton Architects</b>	Alexandria, VA
General Contractor:	<b>Bozzuto Development Company</b>	Greenbelt, MD
Photographer:	<b>T. Whitney Cox</b>	New York, NY