

Precast Concrete Solutions for *Residential Buildings*

Sepia Condos

South Boston, Massachusetts



Ink Block phase I is best known as the former home of the Boston Herald newspaper, where it operated for 53 years, before locating in 2011. The project includes 471 residential units and 411 parking spaces for residents and customers; a 50,000 sf Whole Foods grocery store and a 32,000 sf of ground level retail and restaurant space.

Typically on a steel and concrete slab construction, the balconies would be cast as part of the monolithic concrete slab at each floor. This however makes sealing and waterproofing extremely difficult. The owner's team proposed to use precast balcony slabs in lieu of monolithic slabs, to create separation between the exterior balcony, exposed to the elements, and the interior slabs, which became the finished living spaces. The design of the precast slabs beared directly onto structural steel outrigger supports. Embeds/connections were cast into the slabs to support the glass enclosures and handrails.

Strescon Limited was contracted to supply and deliver the 51 Architectural Precast balcony slabs (2,800 sf). The slabs were produced using an off-white color with a light broom top finish (walking area) and a light sandblast finish on the bottom and sides.

Architects: **Elkus/Manfredi Architects Ltd.**, Boston, MA
 Engineer: **McNamara/Salvia Inc.**, Boston, MA
 Construction Manager: **Cranshaw Construction**, Boston, MA



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