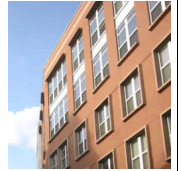


## Do new condominium projects have leakage problems? Not this one.



The developers of this luxury building on a historic site in the Boston's South End are experienced owners and operators of residential properties. They were aware that new residential buildings with balconies, terraces, and complex shapes need attention to detail. They also knew that condominium associations look to the developer to fix whatever details do not receive adequate attention. And they were committed to spending a little extra effort on the exterior envelope details to avoid problems in the future.

Savoy Associates LLC retained Leavitt Associates as the Architect of Record, in addition to David Hacin Associates, an established designer of residential buildings in the South End. The exterior envelope detailing – walls, windows, roofing, terraces, and penthouses – was done by Leavitt Associates; and the interior design and materials were selected by Hacin Associates.

The site for the Savoy included a derelict masonry building that had to be preserved. We incorporated the existing walls into the new structure, cleaned and restored the masonry, and added new through-walls flashings to prevent new leakage problems from developing.

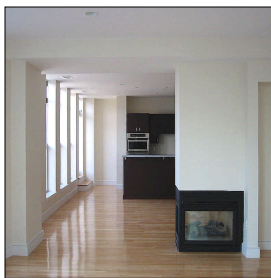


14 feet floor-to-floor made it possible to install parking lifts to increase the number of spaces available to the owners without losing a floor of occupied space.

The end result is a high-quality project free from nagging, unresolved complaints related to the exterior walls.



The completed building is an outstanding addition to the neighborhood and one of the best new addresses in the South End.



The interiors, shown here shortly after completion, have ceiling heights ranging from 9'-1" to 10'-4". We were able to do this without exceeding the height limitations because we carefully coordinated the beam locations with the

HVAC distribution. The W10 floor beams run parallel to the HVAC, and the deeper floor beams are concealed in walls. The ground floor height of

### Project Facts

Owner	Savoy Associates LLC
Contractor	Sea-Dar Construction Inc.
Address	1280 Washington Street, Corner of Savoy and Washington
Date Completed	September 2002
Square Footage	Approx. 32,000 sf
Number of Units	13, including three penthouses; one retail space at grade
Parking	9 spaces in protected garage, with buyers' option to install parking lifts
Construction Cost	Approx. \$200 per sf