

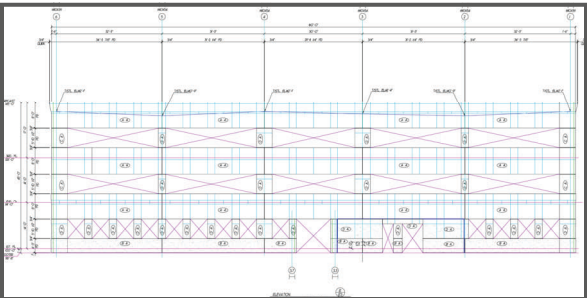


Developers Diversified Realty

The first of two identical office buildings in Beachwood, OH was originally built for the headquarters for Medusa Corporation back in 1997. Since then the building has been sold to Developers Diversified Realty the nation's leading owner, developer and manager of market-dominate community centers. Developers Diversified had a need for more office space and rather than moving, opted to build the identical twin to the building they were currently occupying. So more than eight (8) years after the first building was completed the second was under construction. Imitation is said to be the sincerest form of flattery.

The second building was erected during the harsh winter months of northeastern Ohio. Since precast is manufactured offsite under controlled factory conditions, the construction schedule is not affected by the weather conditions like many other construction methods.

The architectural precast cladding is a mixture of white cement and limestone aggregate with a



architectural sandblasted finish. The precast concrete spandrels and filler panels were cast with reveals during production to break up the mass of the building and add architectural detail and interest. Reveals are the most economical architectural technique that designers can use to create more appealing exteriors, they are relatively thin and small (typically 1/2" to 3/4") and don't add significant thickness to the panel. Each building shown was erected with over 200 pieces of precast concrete totaling over 16,000 square feet of concrete.

Architect
KA, Inc., Cleveland, OH

Contractor
The Krill Company, Inc.,
Valley View, OH

Owner
Developers Diversified
Realty, Beachwood OH