

# Planning Framework & Design Principles for 1975 and 1981 Ford Road existing buildings

- Preserve existing Historic Fabric along Ford Road.
- Maintain wood finish @ 1975 Ford.
- Select exterior color pallet befitting of structure in historic district @ 1975 Ford.
- Maintain brick material @ 1981 Ford with appropriate tuck-pointing & maintenance of masonry.
- Accentuate natural light opportunities where appropriate.
- Enhance Connection to Ford Road via inviting front porches.
- Install landscape and plantings appropriate for four-season Cleveland climate.

# Planning Framework & Design Guidelines for Hessler Street property

- Infill vacant property on Hessler Road.
- Align building setback to neighboring Hessler properties.
- Maintain verticality within two floors of any neighboring property.
- Incorporate design cues of neighboring properties, such as balconies.
- Design to achieve “eyes on the street” effect through outdoor porches and larger front windows.
- Maximize pedestrian access to building w/ADA accommodations.
- Minimize curb cuts on street.
- Minimize visible on-site vehicular parking and garage doors.

# Statement of Support for 1975 & 1981 Ford

UCI selected and supports the Berusch Development Partners team to create a future development that:

- Preserves, restores, and respects the existing fabric in the Hessler Historic District.
- Provides infill on Hessler Road with quality new construction that adds a unique housing product to the market.
- Adds additional residential density to the district that:
  - Enhances neighborhood vitality,
  - Supports existing retail,
  - Promotes walkability and public transit ridership,
  - Increases safety with more eyes on the street,
  - Has committed to maintain high level operational and management standards.



1981 Ford | Existing Apartment Building



1975 Ford | Existing Apartment Building



11300 Hessler | Existing Lot



Existing Lot

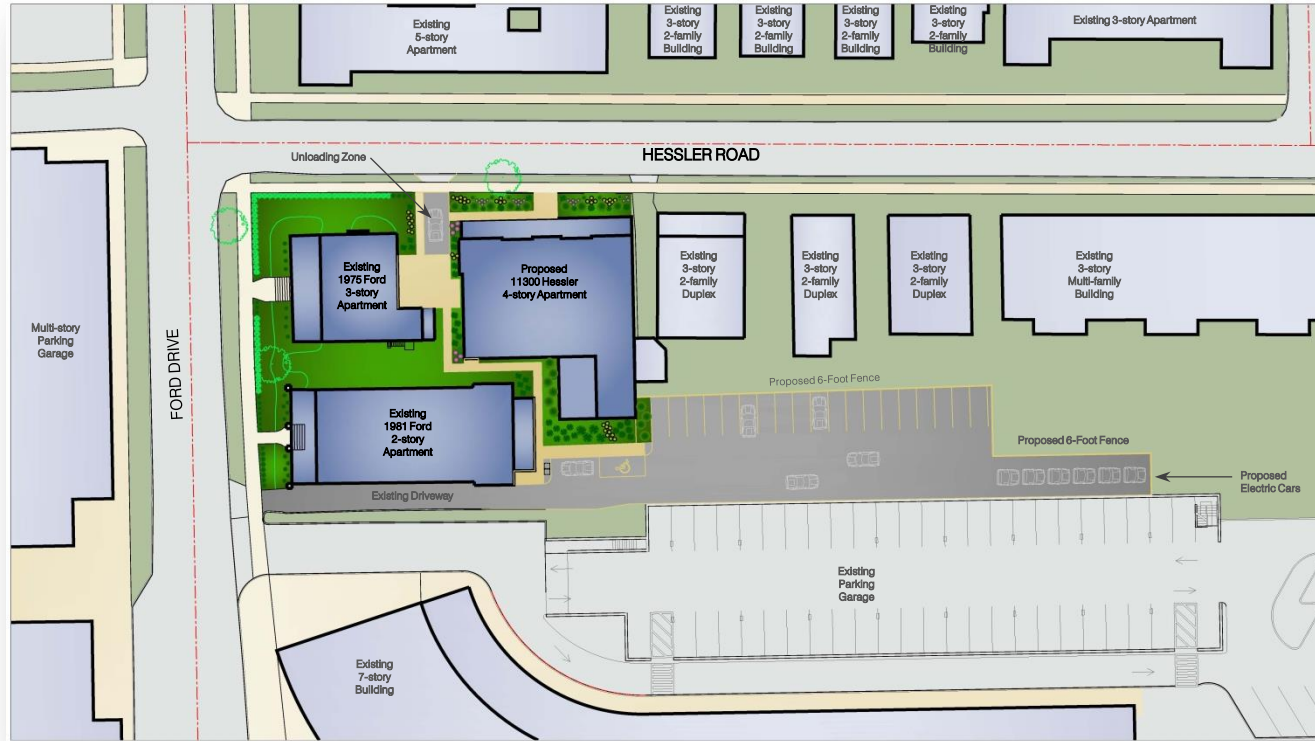
### Site Plan Summary

#### Parking

Electric Cars: (6)  
Compact Cars: (20)  
ADA Parking: (1)  
Cars Total: (27)

#### Apartment Units

1975 Ford: (5) Units  
1981 Ford: (4) Units  
11300 Hessler: (23) Units  
Units Total: (32) Units

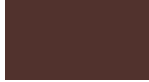




1975 Ford | Existing Exterior



**Paint PT-1**  
(Siding)  
Sherwin Williams  
Color: SW 2819 Downing Slate



**Paint PT-2**  
(Accent, Door)  
Sherwin Williams  
Color: SW 2838 Polished Mahogany



**Paint PT-3**  
(Siding)  
Sherwin Williams  
Color: SW 2832 Revival Gray





Working - Desk



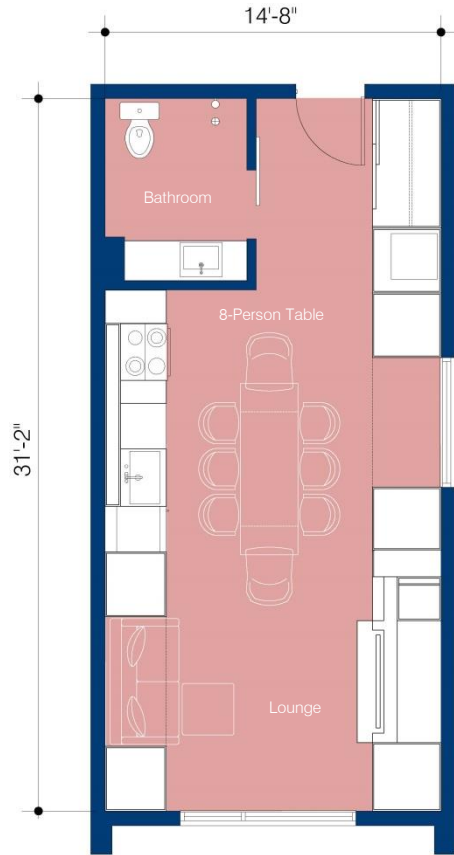
Working - Overall



Cooking - Lounge



Cooking - Overall



Dining - Overall



Dining - Overall



Sleeping - Bedroom



Sleeping - Lounge



Working – Home Office



Working – Home Office





11300 Hessler | Proposed Exterior Rendering



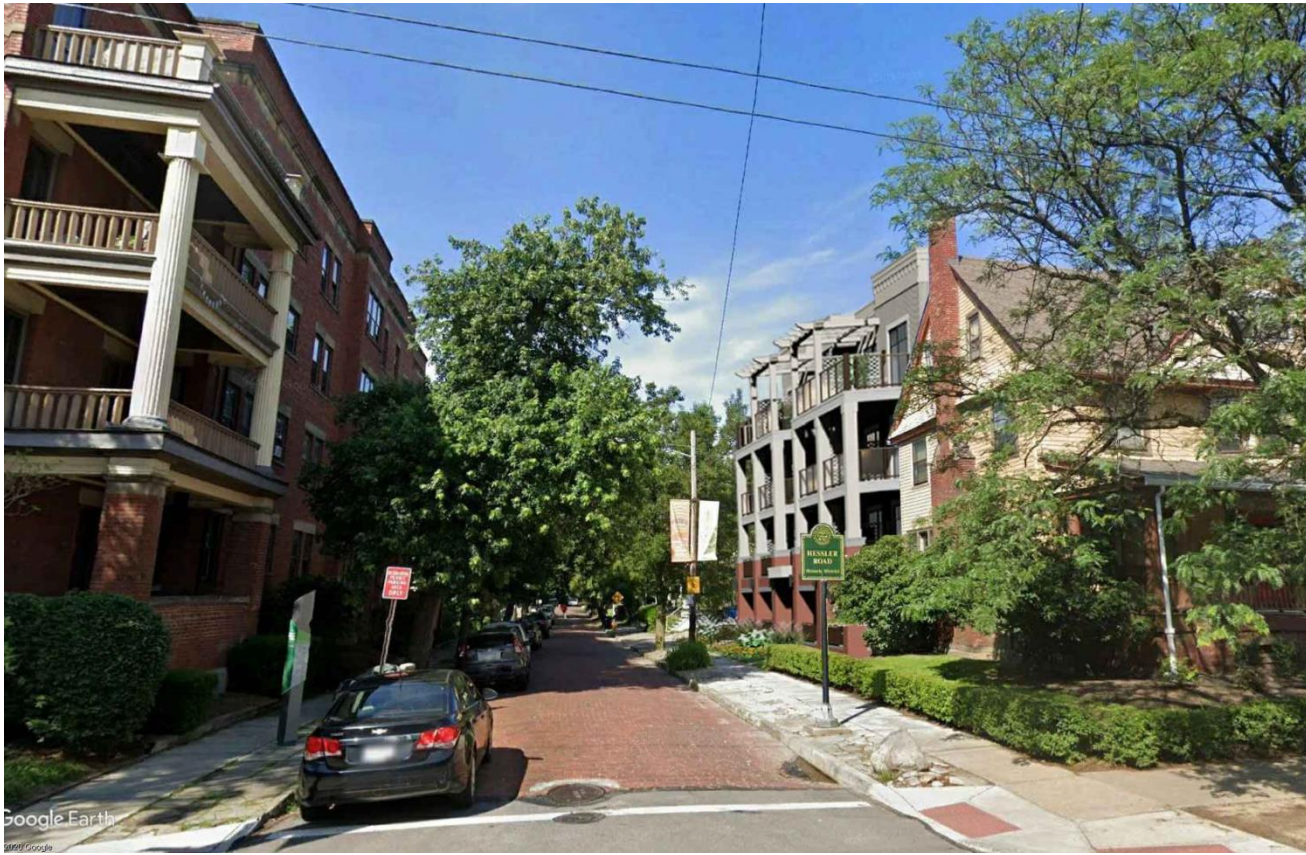
11300 Hessler | Proposed Exterior Rendering



11300 Hessler | Proposed Exterior Rendering



11300 Hessler | Proposed Exterior Rendering



11300 Hessler | Proposed Contextual Street View



11300 Hessler | Proposed Contextual Street View

T.O. PARAPET  
+44'-6"

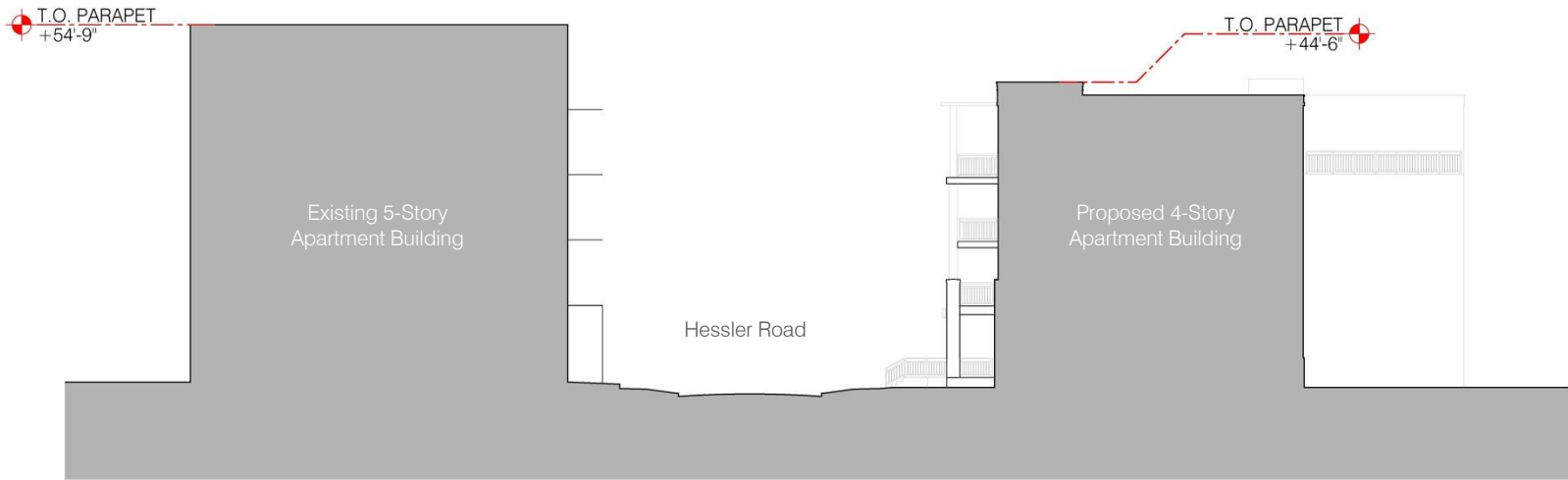
T.O. ROOF  
+/- 37'-0"



T.O. ROOF  
+/- 39'-8"

T.O. PARAPET  
+54'-9"







**Paint PT-1**  
 (Hardie Plank Lap Siding)  
 Sherwin Williams  
 SW 2841 Weathered Shingle



**Paint PT-2**  
 (Hardie Plank Vertical Siding)  
 Sherwin Williams  
 SW 7643 Pussywillow



**Paint PT-3**  
 (Columns, Cornice, Trims)  
 Sherwin Williams  
 SW 7567 Natural Tan



**Brick**  
 Beiden Full Size Brick  
 Colony Red Range  
 C1088



**Hardie Plank Lap Siding**  
 6" Fiber Cement Siding  
 Primed for pain



**Hardie Plank Vertical Siding**  
 Fiber Cement Siding  
 Primed for pain



**Stone Band**  
 Cordova Stone  
 1" Masonry Product;  
 Textured Face;  
 Color to match PT-3

