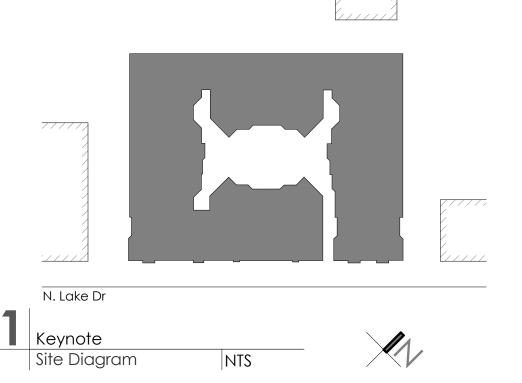
n. lake dr e. belleview pl SITE n. downer ave

## Project Narrative:

The lake drive townhomes is an existing 20+ unit condo on the east side. It was originally constructed in the early 1980's. A "synthetic stucco" or EIFS system was a major façade finish on the building. This EIFS finish has since deteriorated and is in need of replacement.

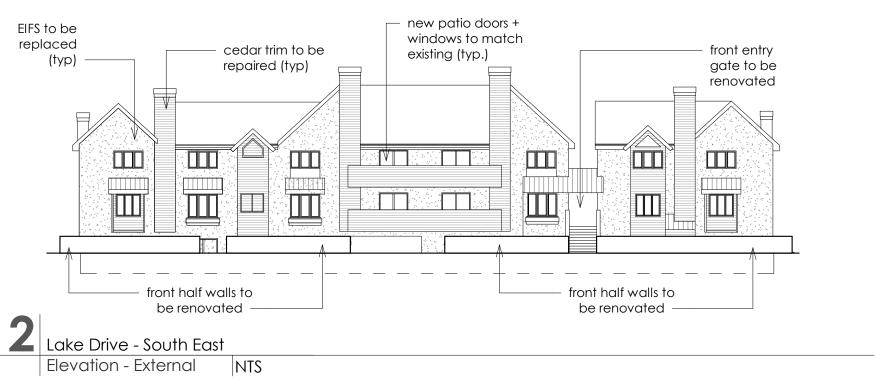
The proposed renovation will strip and replace the existing EIFS system with a new one. The intention is that the new EIFS façade will match the existing EIFS façade.

In addition to the EIFS replacement there will be repairs to the existing cedar trim. There may be some new colors chosen for the façade. The pedestrian entry gateway area will be renovated. A half wall at the street face of Lake Drive will be renovated and updated.





Rear - North West Elevation - External NTS



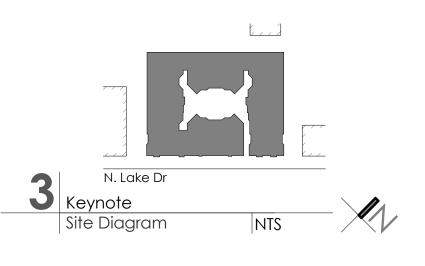
Historic Preservation Solid State architecture

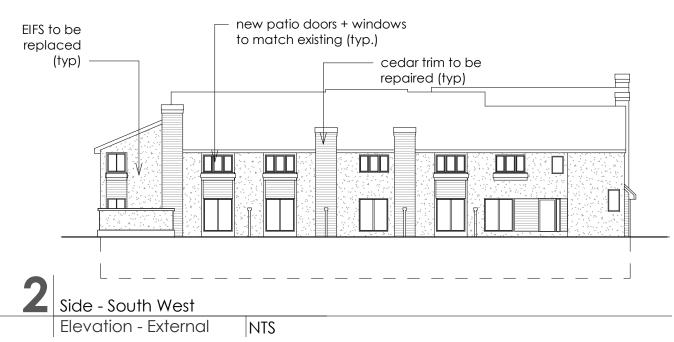
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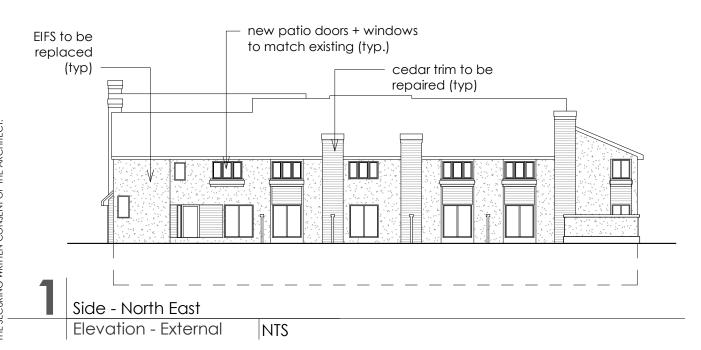
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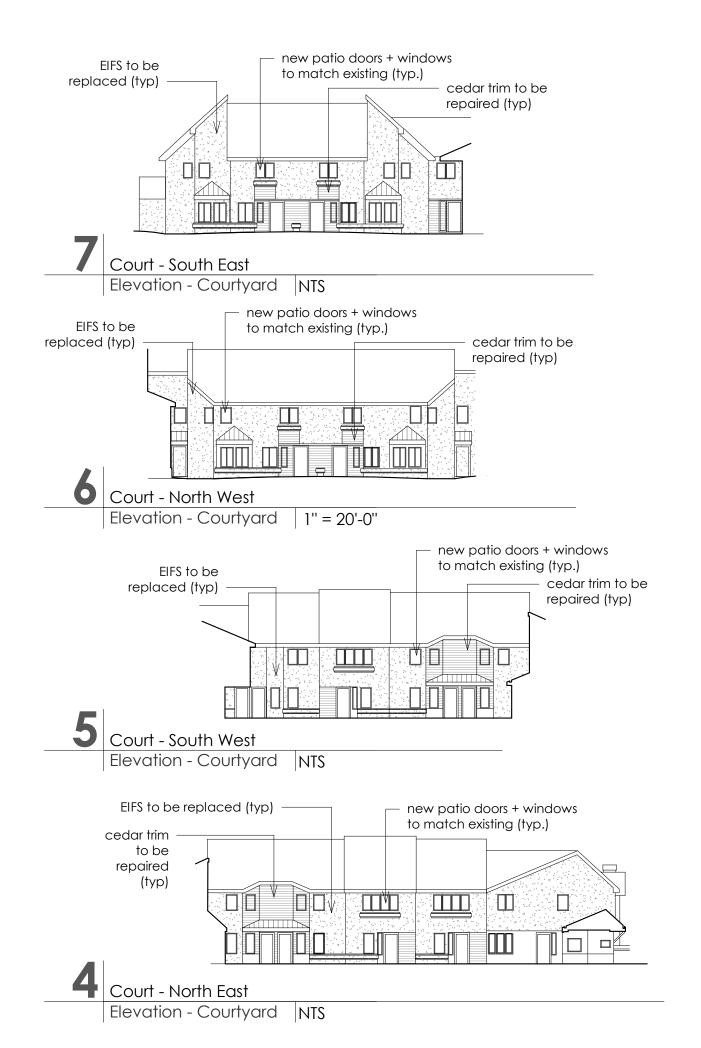


Historic Preservation Solid StOte architecture

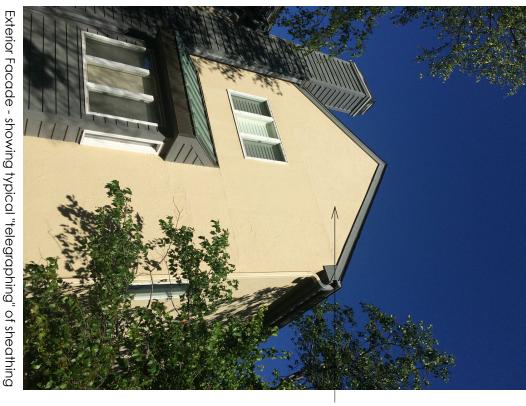






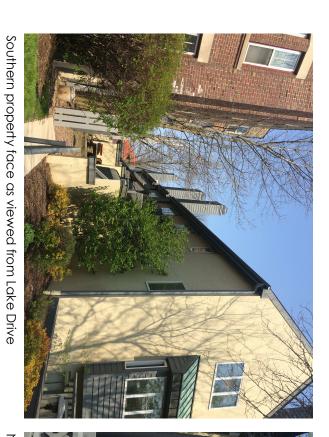






substrate and new drained EIFS system moisture. Repair will require barrier and exposure of substrate sheathing to Typical seam "telegraphing"

@ facade. Telegraphing is symptom of failed moisture replacement of damaged



Existing entry gate area to be renovated

Western

property face looking north from southern edge



Lake Drive Facade - Looking Northward



renovated





photos

hp1.2