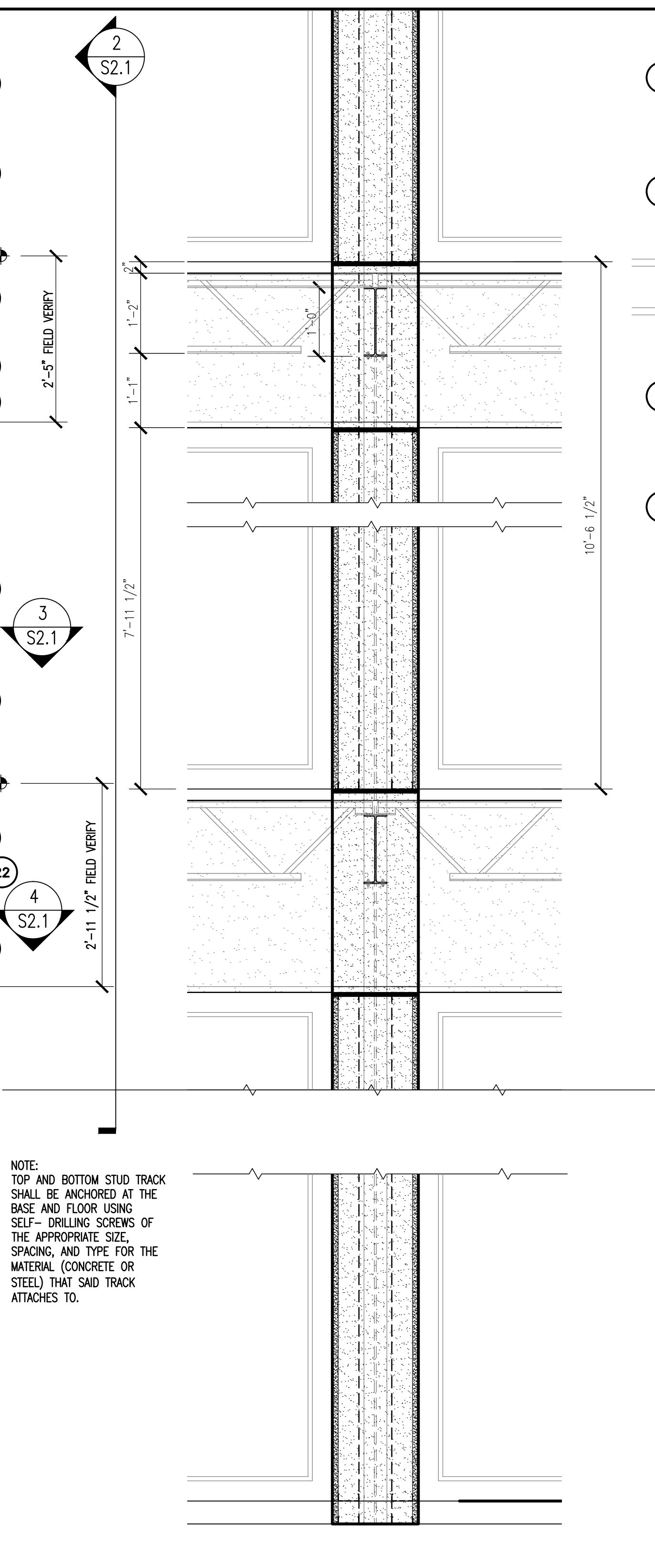
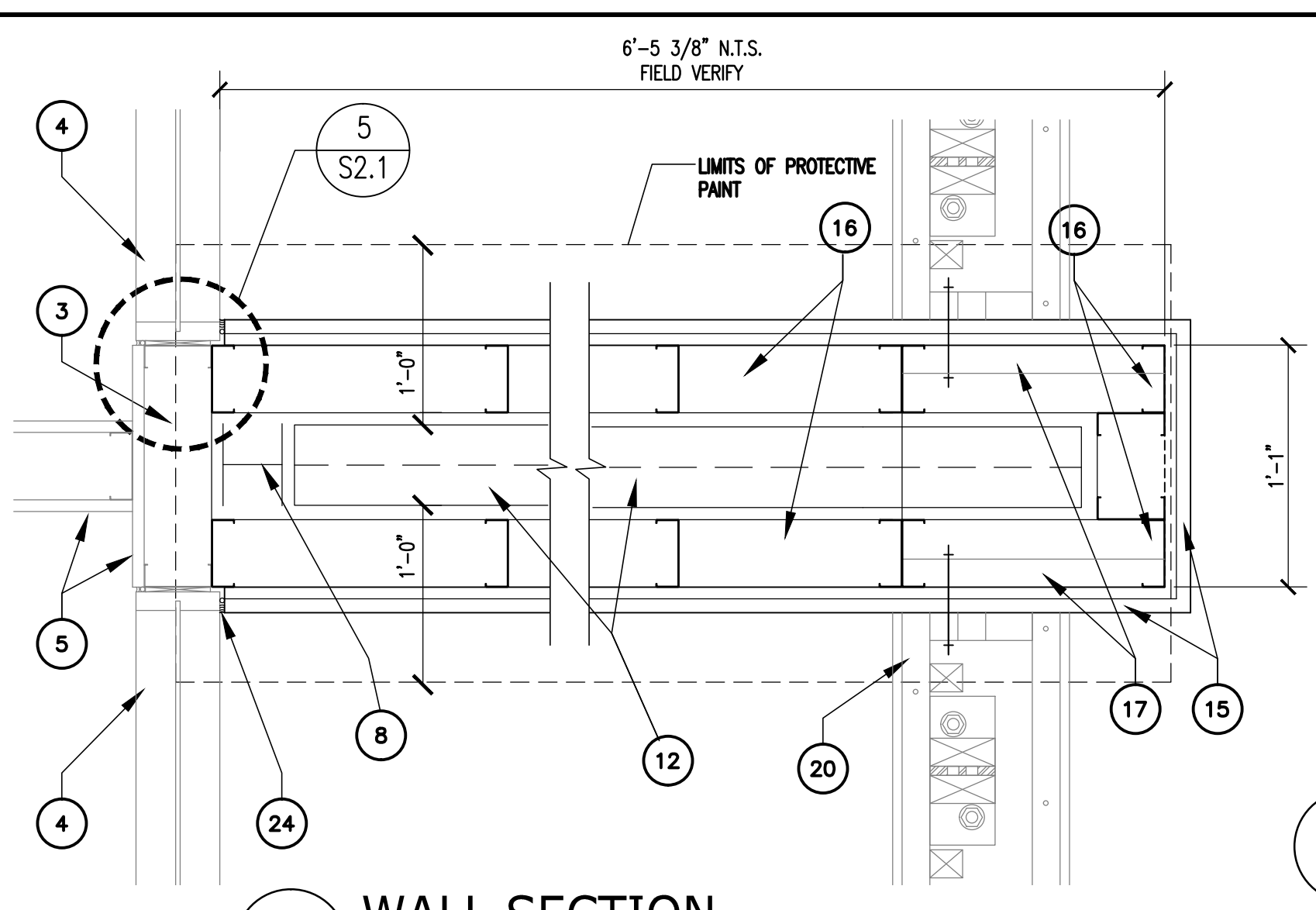


1 ELEVATION - TYPICAL NEW SIDE WALL (1ST TO 8TH FLOOR)
SCALE: 3/4" = 10'-0"

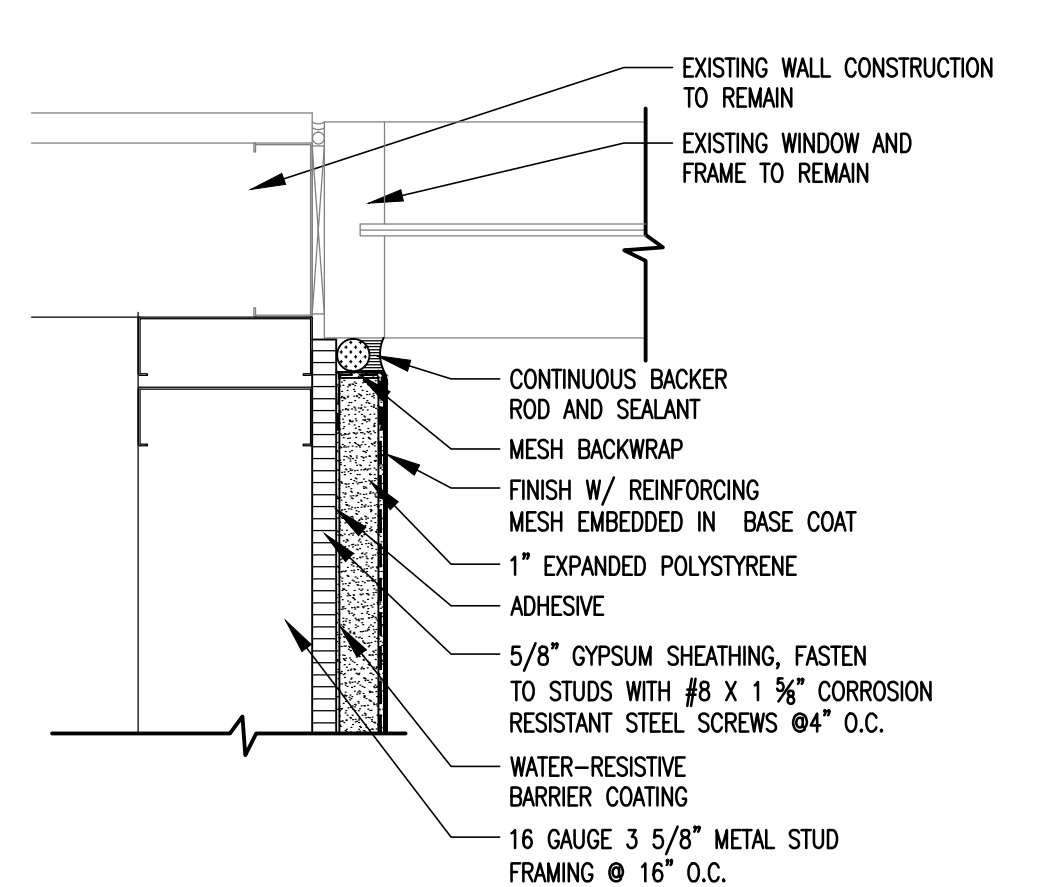


2 ELEVATION - FRONT FACE OF NEW SIDE WALL, TYP. (1ST TO 8TH FLOOR)
SCALE: 3/4" = 10'-0"

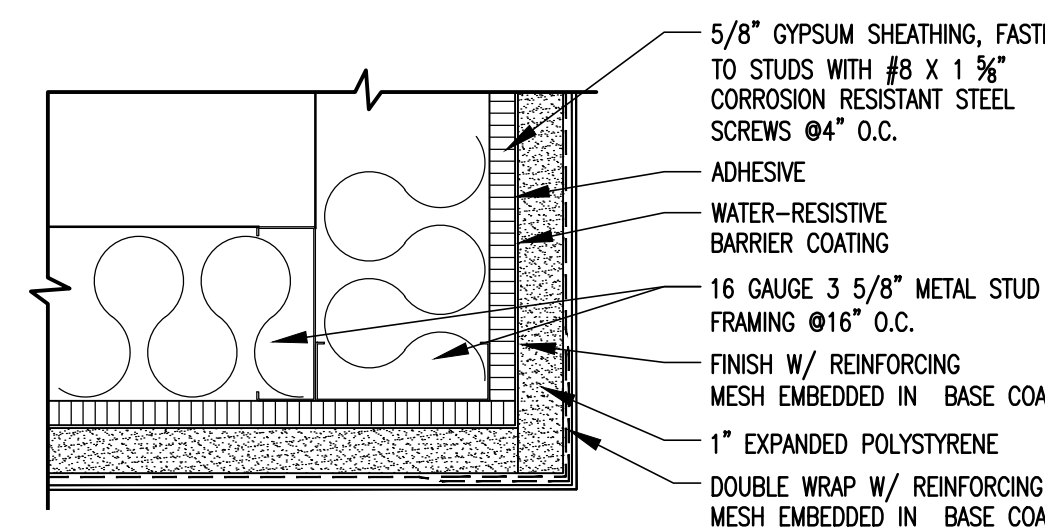
NOTE: TOP AND BOTTOM STUD TRACK SHALL BE ANCHORED AT THE BASE AND FLOOR USING SELF-DRILLING SCREWS OF THE APPROPRIATE SIZE, SPACING, AND TYPE FOR THE MATERIAL (CONCRETE OR STEEL) THAT SAID TRACK ATTACHES TO.



3 WALL SECTION
SCALE: 1 1/2" = 1'-0"

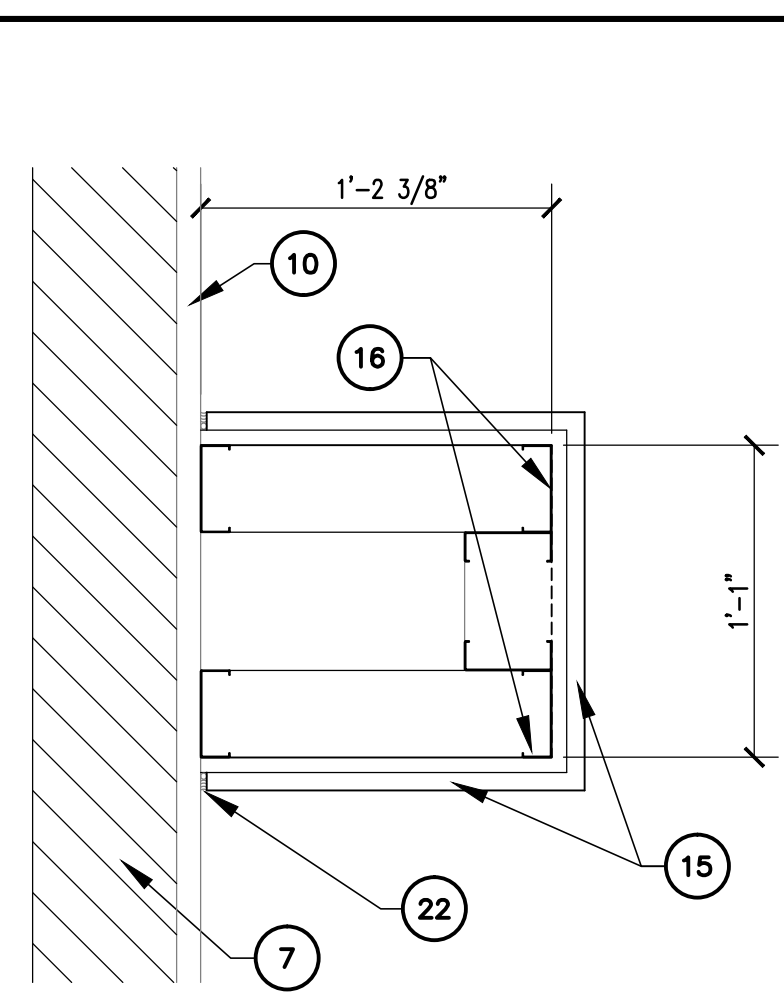


5 TYP. VERTICAL CONTROL JOINT @ GLAZED PARTITION
SCALE: 3" = 1'-0"

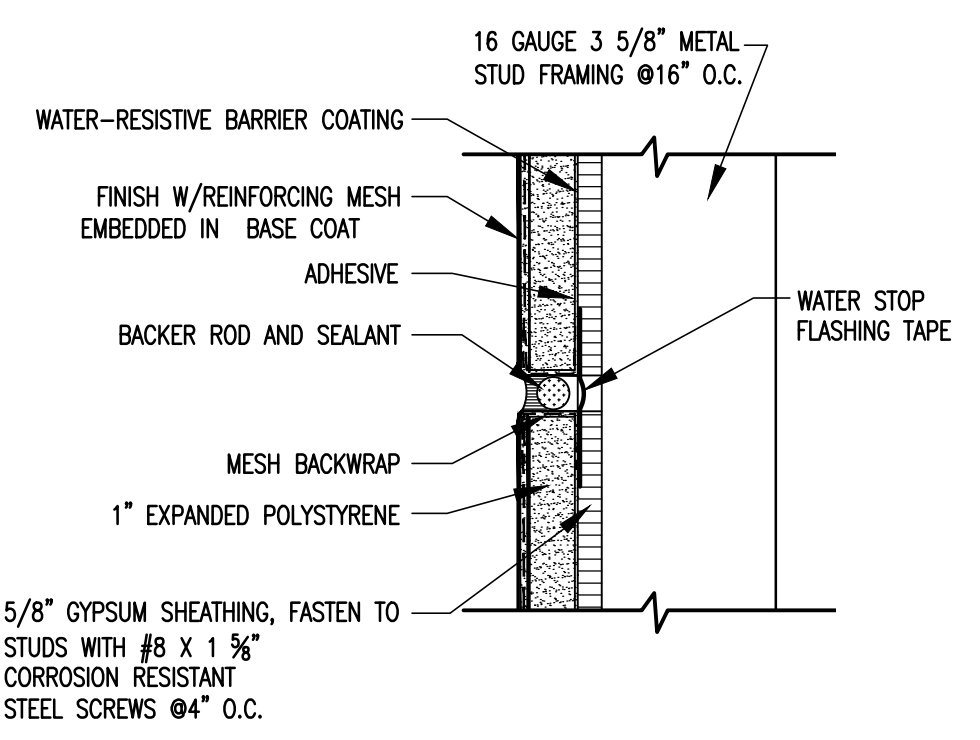


7 CORNER WALL DETAIL
SCALE: 3" = 1'-0"

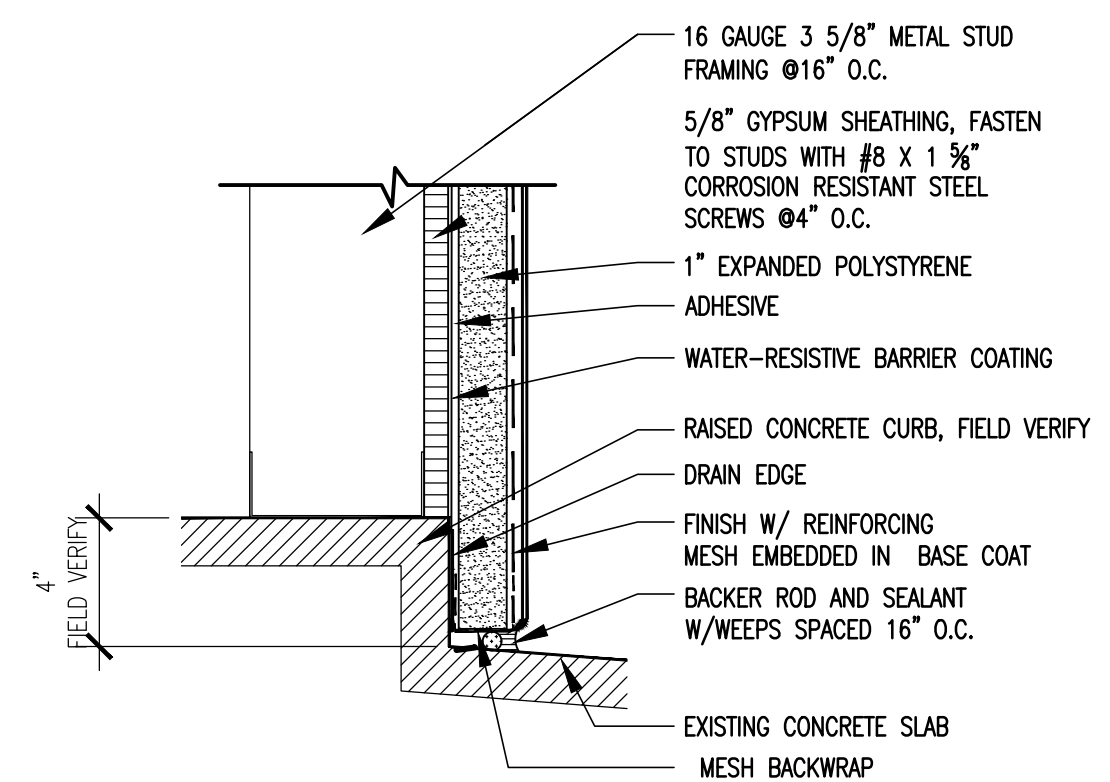
NOTE: INSTALLATION OF EIFS & FLASHING TO MANUFACTURERS REQUIREMENTS & DETAILS



4 WALL SECTION
SCALE: 1 1/2" = 1'-0"



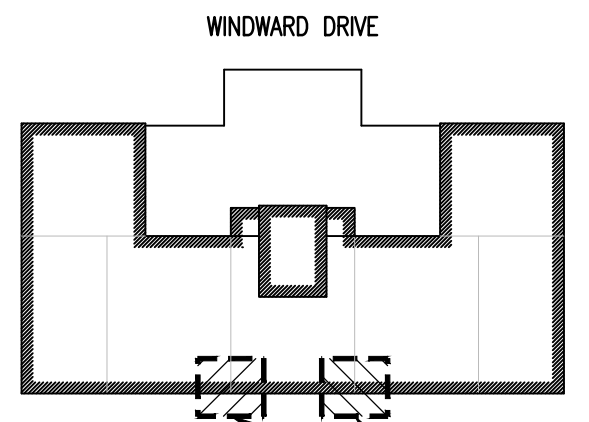
6 TYP. HORIZONTAL CONTROL JOINT
SCALE: 3" = 1'-0"



8 SILL DETAIL
SCALE: 3" = 1'-0"

KEYNOTES

- 1 REMOVE EXISTING STUCCO FINISH AND LATH
- 2 REMOVE EXISTING METAL STUDS AND TRACK
- 3 EXISTING METAL STUD WALL TO REMAIN
- 4 EXISTING WINDOW AND FRAME TO REMAIN
- 5 EXISTING INTERIOR FINISH TO REMAIN
- 6 REMOVE PARTIAL EXISTING RAILING AS NECESSARY AND SALVAGE
- 7 EXISTING WALL FRAMING TO REMAIN
- 8 EXISTING STEEL COLUMN W10X
- 9 EXISTING BALCONY FLOOR TO REMAIN
- 10 EXISTING STUCCO FINISH TO REMAIN
- 11 EXISTING COLUMN BEYOND, REMOVE STUCCO, LATH AND METAL STUD FRAMING
- 12 EXISTING WIDE FLANGE CLANTIEVER BEAM TO REMAIN
- 13 EXISTING METAL CHANNEL BRACE TO REMAIN
- 14 EXISTING BALCONY STRUCTURE TO REMAIN
- 15 STANDARD WATER MASTER EIFS SYSTEM ON 5/8" GYPSUM FASTENED TO METAL STUD HANGERS
- 16 16 GAUGE 3 5/8" METAL STUD FRAMING @16" O.C. MAX.
- 17 PROVIDE 2x TREATED WOOD BLOCKING AS NEEDED FOR RE-ATTACHMENT OF SALVAGED RAILING
- 18 EIFS SYSTEM EXPANSION JOINT, REFER TO DETAIL 12/S4
- 19 EIFS FINISH SYSTEM, FINISH PAINT SYSTEM AS PER SPECIFICATIONS
- 20 REINSTALL WOOD RAIL AS NEEDED FOR INSTALLATION OF NEW EIFS SYSTEM
- 21 NOT USED
- 22 PROVIDE CONTINUOUS CONTROL JOINT AT SIDE WALL RETURN INTERSECTION WITH PERPENDICULAR WALL FACES AT BALCONY, TYPICAL
- 23 NOT USED
- 24 CONTINUOUS BACKER ROD AND SEALANT



COLUMN FURROUT REPAIRS ALTERNATE BID No.1, REFER TO DETAILS 1&2/S2.1
GULF OF MEXICO

KEY PLAN
NOT TO SCALE

ALTERNATIVE BID No.1

BID SET NOT FOR CONSTRUCTION

Reference File Name:	Reference File Description:
FILE NAME:	

No.	Revisions	Date:

Scale:	NOTED
Date:	AUGUST 2016
Surveyed By:	M.G.M.
Drawn By:	C.L./C.R.
Checked By:	R.M.
Job Number:	5590105

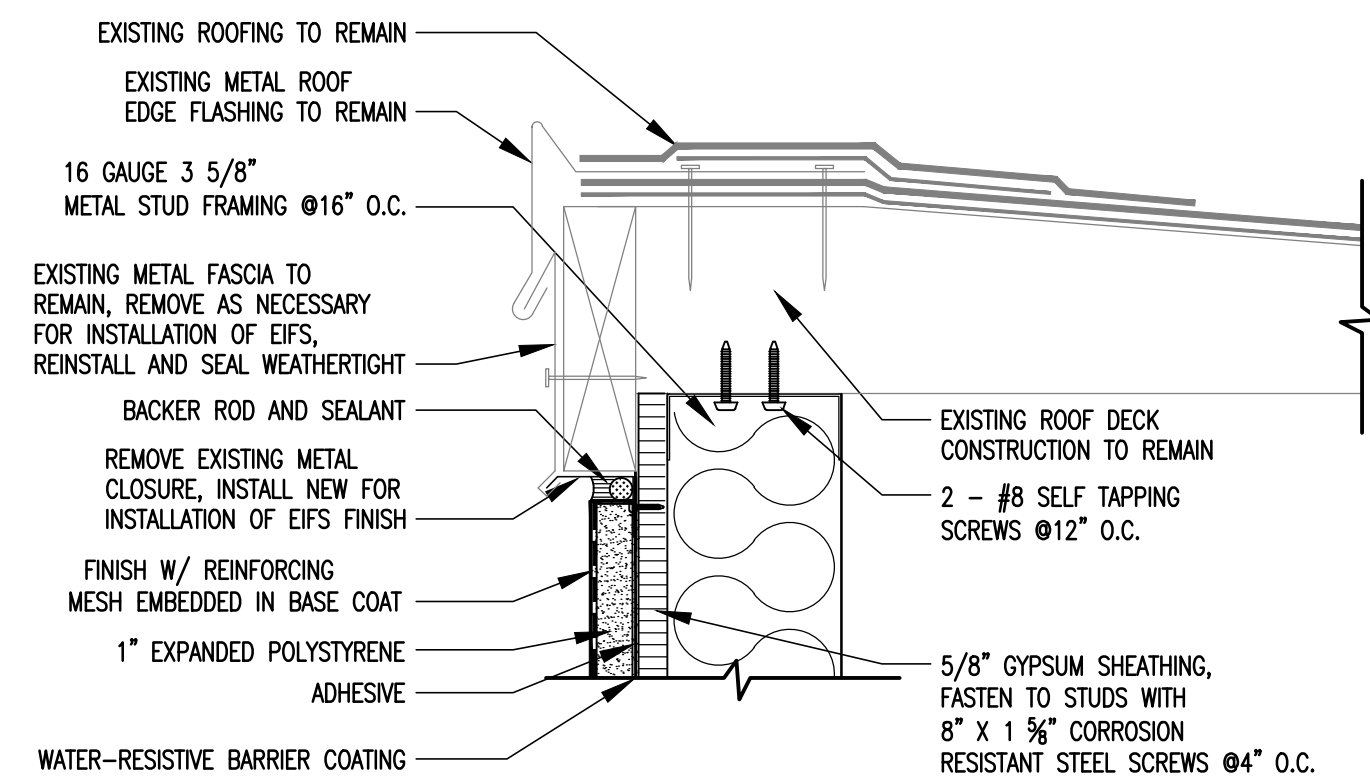


Martinez, Guy & Maybik, Inc.
Civil / Structural Engineering & Surveying Services
TX, Bd. P.E. Firm Reg. No. F-1415
martinez@mgm-inc.com
6000 S. Staples, Suite. 207,
Corpus Christi, Tx. 78413
P: 361-814-3070, Fax: 888-653-5510

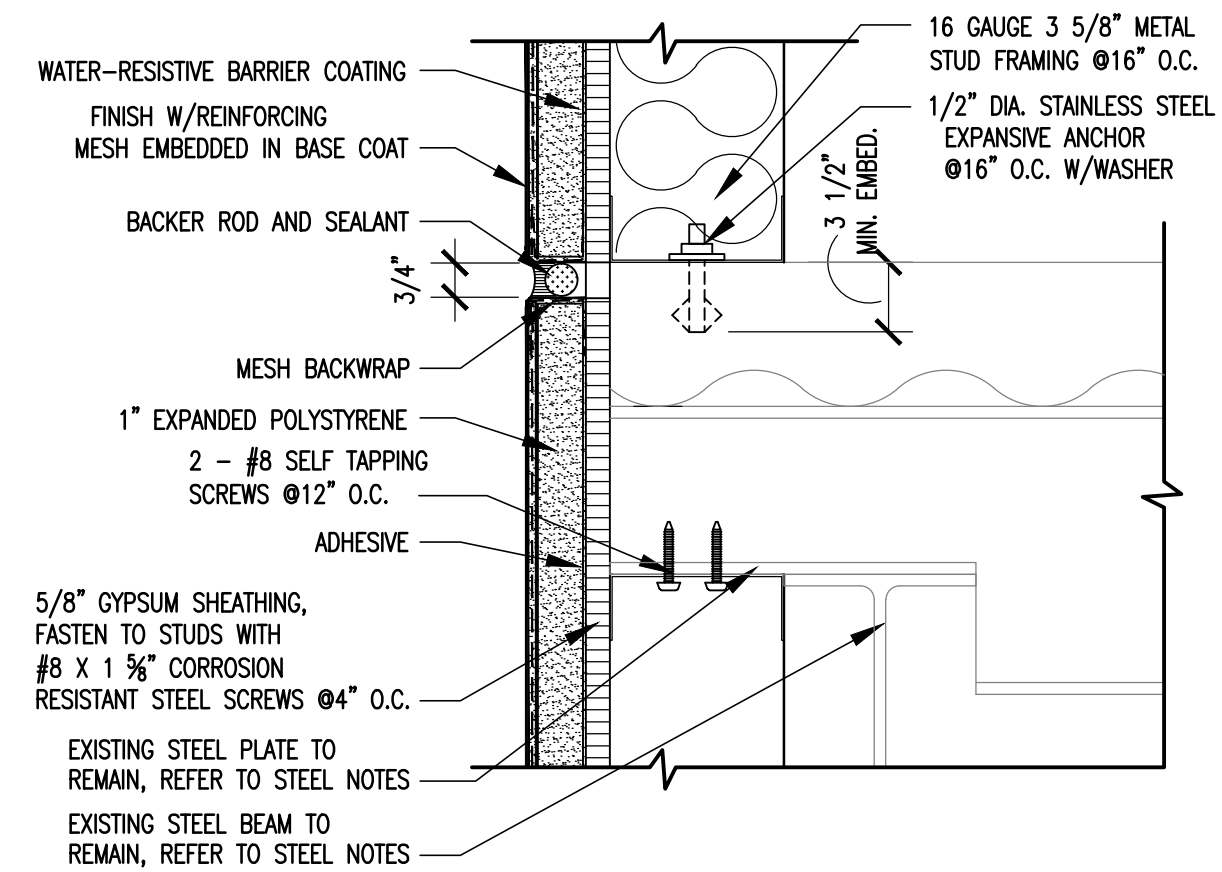


**PORTOFINO CONDOMINIUM
BALCONY & RAILING RECONSTRUCTION AND
EAST EXTERIOR WALL REPAIRS - Phase 3
CORPUS CHRISTI, TEXAS**
**PROP. EAST WALL RECONSTRUCTION
WALL SECTIONS & DETAILS**

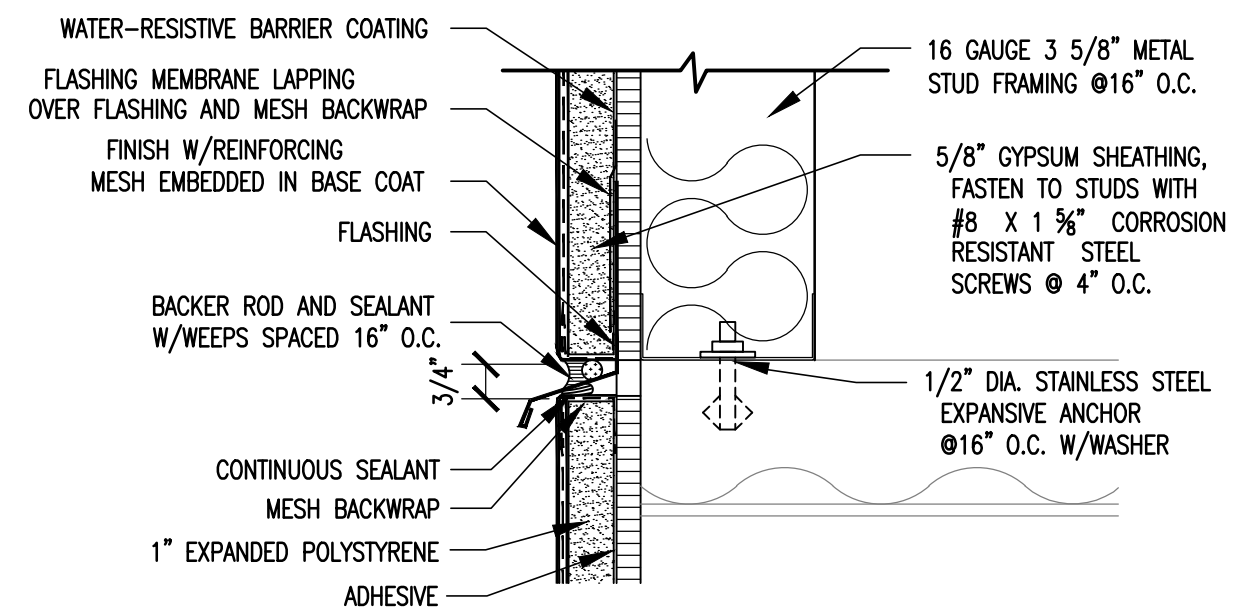
Sheet No.
S2.1



1 EDGE METAL FLASHING
SCALE: 3" = 1'-0"



4 TYPICAL HORIZONTAL EXPANSION JOINT
SCALE: 3" = 1'-0"



3 THRU-SYSTEM FLASHING
SCALE: 3" = 1'-0"

NOTE: INSTALLATION OF EIFS & FLASHING TO MANUFACTURERS REQUIREMENTS & DETAILS

ALTERNATIVE BID No.1

BID SET
NOT FOR CONSTRUCTION

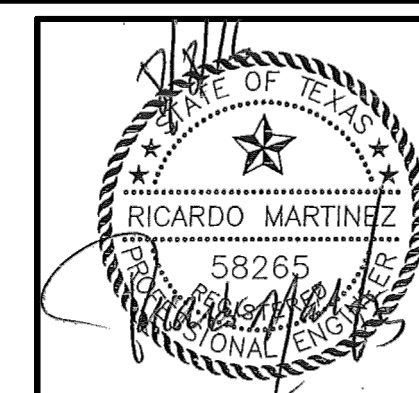
Reference File Name:	Reference File Description:
FILE NAME:	

No.	Revisions	Date:

Scale: _____ NOTED
Date: _____ AUGUST 2016
Surveyed By: _____ M.G.M.
Drawn By: _____ C.L./C.R.
Checked By: _____ R.M.
Job Number: _____ 5590105



Martinez, Guy & Maybik, Inc.
Civil / Structural Engineering & Surveying Services
TX, Bd. P.E. Firm Reg. No. F-1415
martinez@mgm-inc.com
6000 S. Staples, Suite. 207,
Corpus Christi, Tx. 78413
P: 361-814-3070, Fax: 888-653-5510



PORTOFINO CONDOMINIUM
BALCONY & RAILING RECONSTRUCTION AND
EAST EXTERIOR WALL REPAIRS - Phase 3
CORPUS CHRISTI, TEXAS
**PROP. EAST WALL RECONSTRUCTION
WALL DETAILS**

Sheet No.
S2.2