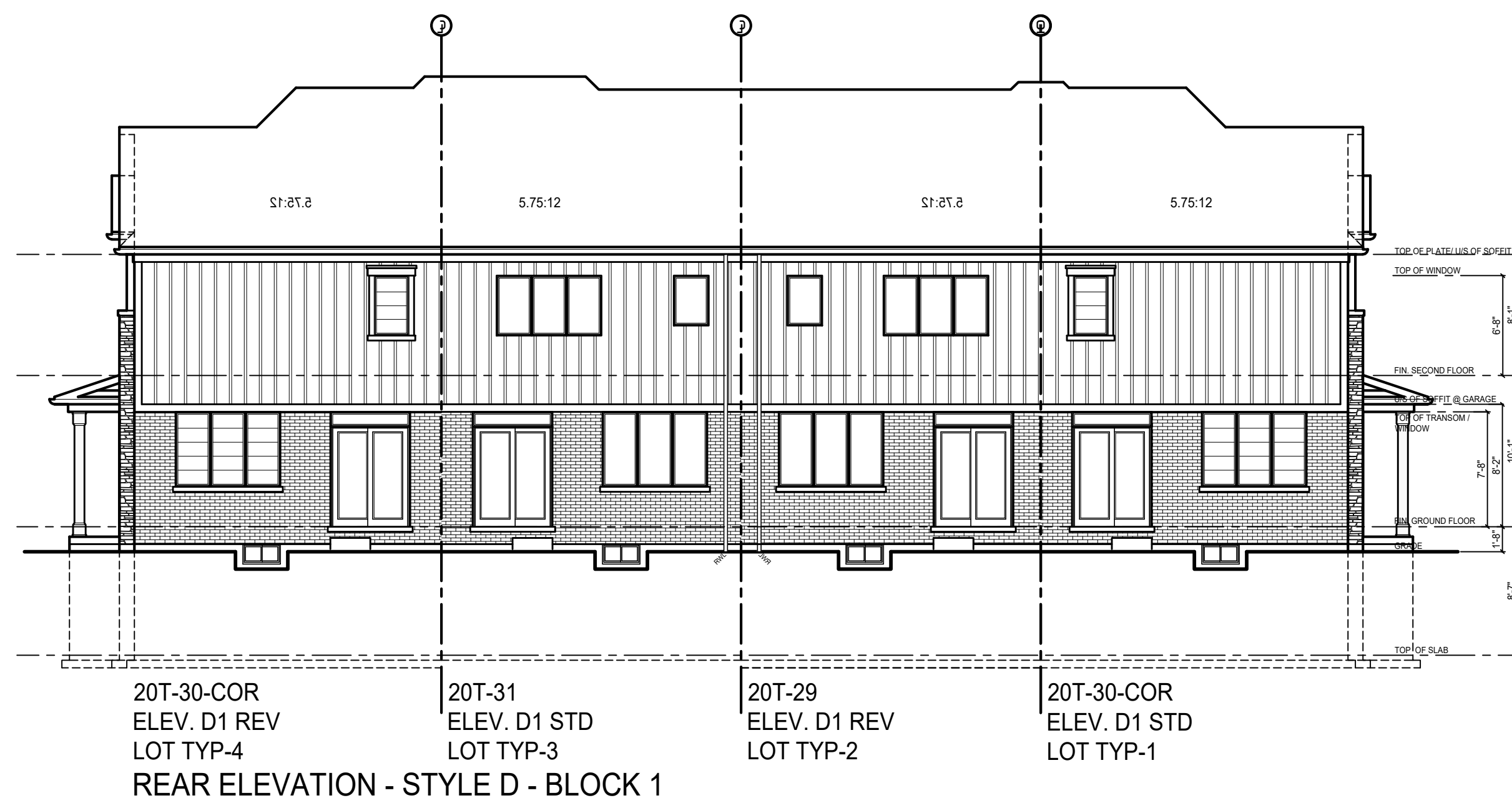
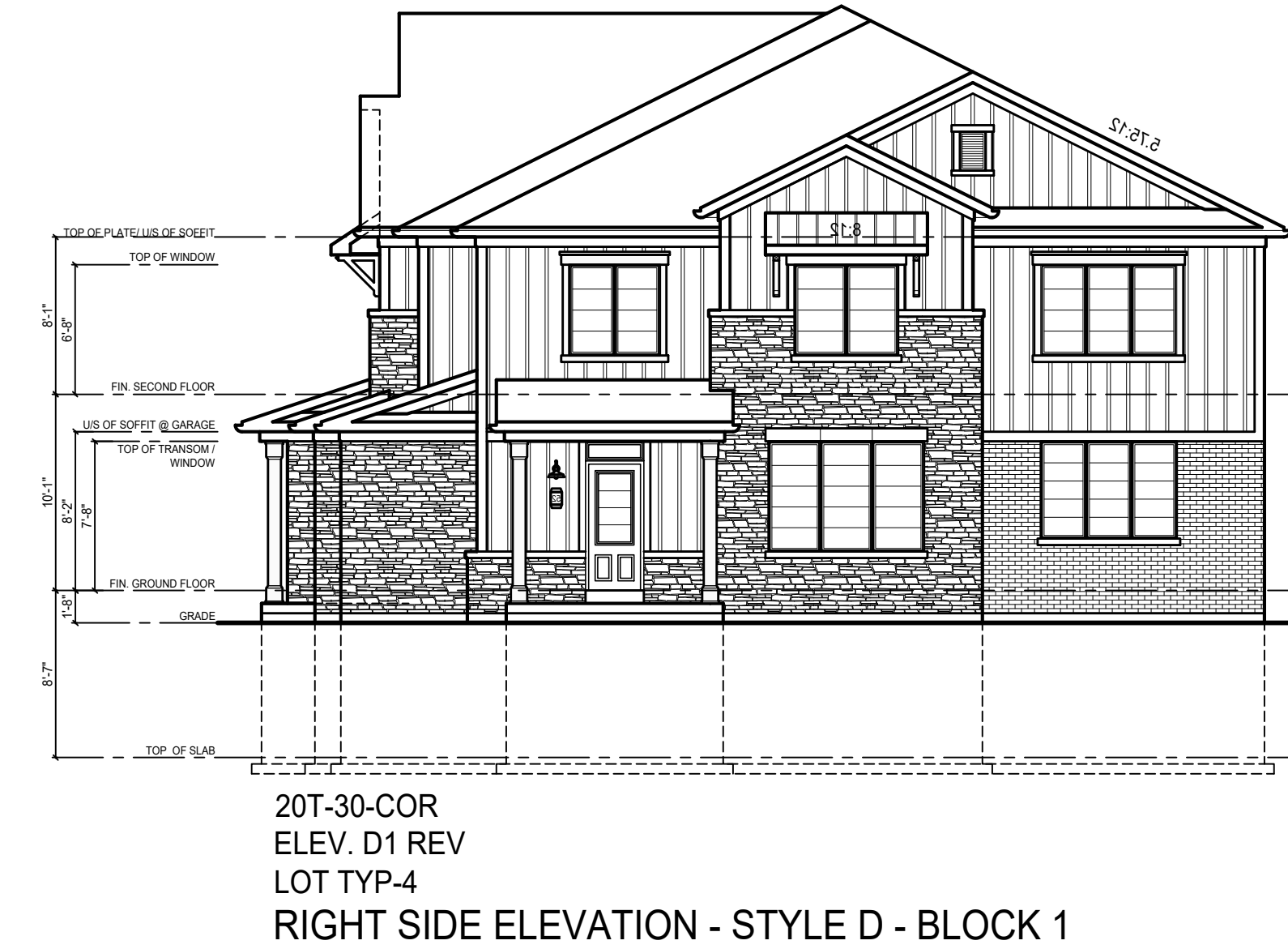


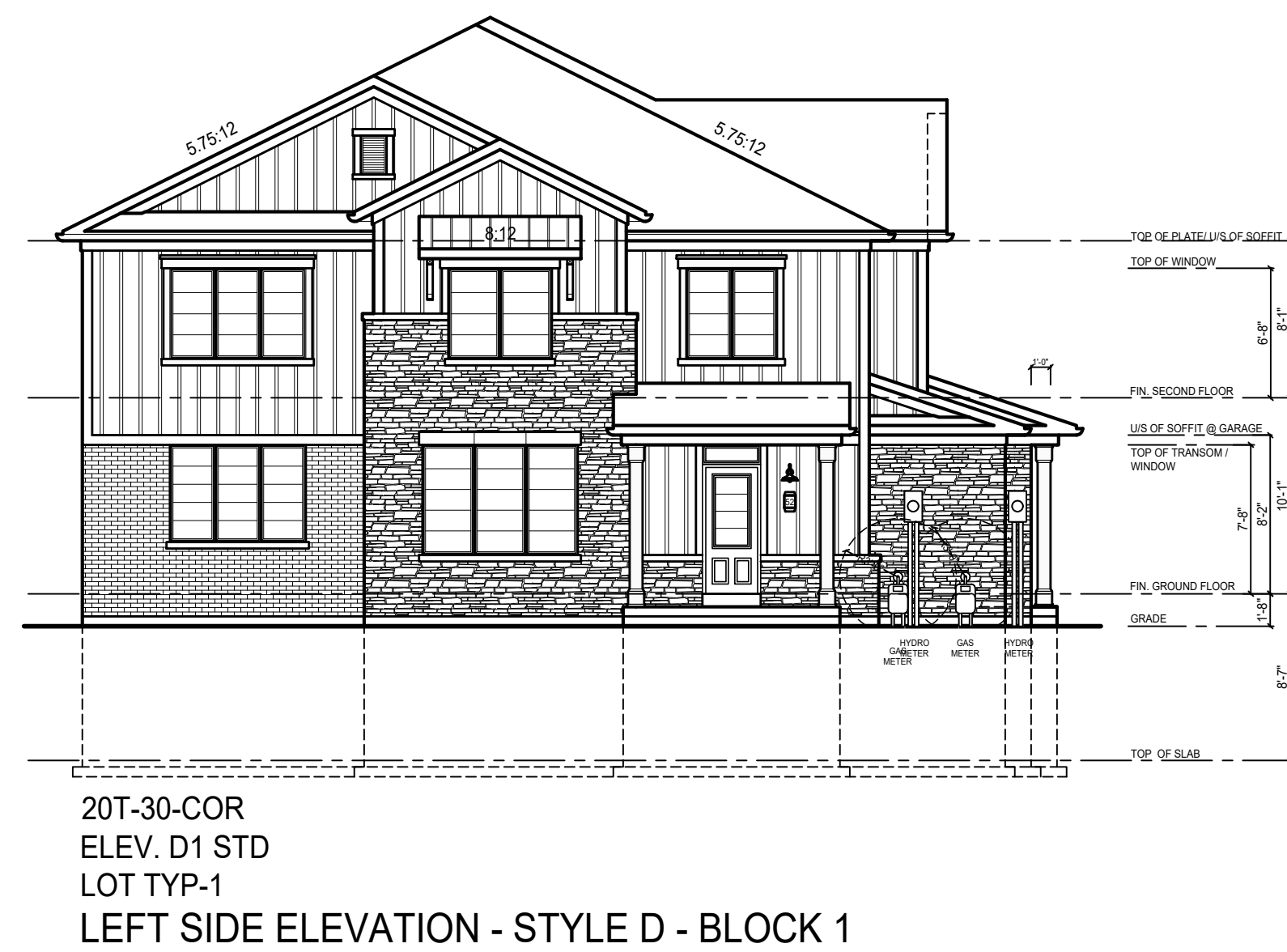
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ELEV. D1 STD  
LOT TYP-1  
FRONT ELEVATION - STYLE D - BLOCK 1



20T-30-COR  
ELEV. D1 REV  
LOT TYP-4  
REAR ELEVATION - STYLE D - BLOCK 1



20T-30-COR  
ELEV. D1 REV  
LOT TYP-4  
RIGHT SIDE ELEVATION - STYLE D - BLOCK 1



20T-30-COR  
ELEV. D1 STD  
LOT TYP-1  
LEFT SIDE ELEVATION - STYLE D - BLOCK 1

**PARTY WALL CONSTRUCTION NOTES**

- ALL CONSTRUCTION TO COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC), ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION.
- ALL DIMENSIONS UNLESS OTHERWISE NOTED.
- TYPICAL PARTY WALL CONSTRUCTION**
- 1. PARTY WALL
- 2. JOIST FRAMING MUST BE ADJACENT TO PARTY WALL AND BE INDEPENDENT OF ADJACENT FRAMING.
- 3. ALL GYPSUM BOARD JOINTS TO BE TAPED & SEALED.
- 4. ALL ELECTRICAL BOXES MUST BE SELF-SEALING.
- 5. **DOUBLE STUD PARTY WALL WITH O.C.S.B.**
- 6. **THOUSOM RESISTANCE RATING ETC.**
- 7. 1/2" (12mm) TYPE 'X' GYPSUM BOARD ON BOTH SIDES W/ JOINTS TAPED & SEALED (BOTH SIDES).
- 8. 2" x 4" SPK STUD WALLS STAGGERED @ 16" (405mm) O.C. W/ DOUBLE TOP PLATE & SINGLE BOTTOM PLATE.
- 9. 1/2" (12mm) TYPE 'X' GYPSUM BOARD ON BOTH SIDES TO BE STAGGERED @ 12" (305mm) O.C.
- 10. 1/2" (12mm) TYPE 'X' GYPSUM BOARD ON BOTH SIDES W/ JOINTS TAPED & SEALED.
- 11. 4" (102mm) POLY ARMAFIBER BARRIER ON BOTH SIDES ADHERED TO HEADER WRAP W/ ACQUASEAL SEALANT.
- 12. TAPE FILL AND SAND ALL GYPSUM JOINTS TO PREVENT SOUND LEAKAGE.
- 13. **EXTERIOR SOUND PARTY WALL**
- 14. 1/2" (12mm) TYPE 'X' GYPSUM BOARD (TAPED AND SEALED).
- 15. 4" (102mm) POLY ARMAFIBER BARRIER ON BOTH SIDES ADHERED TO HEADER WRAP W/ ACQUASEAL SEALANT.
- 16. TAPE FILL AND SAND ALL GYPSUM JOINTS TO PREVENT SOUND LEAKAGE.
- 17. 1/2" (12mm) TYPE 'X' GYPSUM BOARD (TAPED AND SEALED).
- 18. 4" (102mm) POLY ARMAFIBER BARRIER ON BOTH SIDES ADHERED TO HEADER WRAP W/ ACQUASEAL SEALANT.
- 19. TAPE FILL AND SAND ALL GYPSUM JOINTS TO PREVENT SOUND LEAKAGE.
- 20. **EXTERIOR SOUND PARTY WALL & GARAGE**
- 21. 1/2" (12mm) TYPE 'X' GYPSUM BOARD (TAPED AND SEALED).
- 22. 4" (102mm) POLY ARMAFIBER BARRIER ON BOTH SIDES ADHERED TO HEADER WRAP W/ ACQUASEAL SEALANT.
- 23. TAPE FILL AND SAND ALL GYPSUM JOINTS TO PREVENT SOUND LEAKAGE.
- 24. **EXT. BRICK STONE VENEER PARTY WALL**
- 25. 1/2" (12mm) TYPE 'X' GYPSUM BOARD (TAPED AND SEALED).
- 26. 4" (102mm) POLY ARMAFIBER BARRIER ON BOTH SIDES ADHERED TO HEADER WRAP W/ ACQUASEAL SEALANT.
- 27. TAPE FILL AND SAND ALL GYPSUM JOINTS TO PREVENT SOUND LEAKAGE.
- 28. **EXT. BRICK STONE VENEER PARTY WALL & GARAGE**
- 29. 1/2" (12mm) TYPE 'X' GYPSUM BOARD (TAPED AND SEALED).
- 30. 4" (102mm) POLY ARMAFIBER BARRIER ON BOTH SIDES ADHERED TO HEADER WRAP W/ ACQUASEAL SEALANT.
- 31. TAPE FILL AND SAND ALL GYPSUM JOINTS TO PREVENT SOUND LEAKAGE.
- 32. **DOUBLE STUD PARTY WALL GARAGE TO GARAGE**
- 33. 1/2" (12mm) TYPE 'X' GYPSUM BOARD ON BOTH SIDES W/ JOINTS TAPED & SEALED AS PER NOTE.
- 34. 2" x 4" SPK STUD WALLS @ 16" (405mm) O.C. STAGGERED W/ DOUBLE TOP PLATE & SINGLE BOTTOM PLATE. STUDS SUPPORTING TWO FLOORS TO BE SPACED @ 12" (305mm) O.C.
- 35. 1/2" (12mm) TYPE 'X' GYPSUM BOARD ON BOTH SIDES TO BE STAGGERED @ 12" (305mm) O.C.
- 36. 1/2" (12mm) TYPE 'X' GYPSUM BOARD ON BOTH SIDES W/ JOINTS TAPED & SEALED.
- 37. 4" (102mm) POLY ARMAFIBER BARRIER ON BOTH SIDES ADHERED TO HEADER WRAP W/ ACQUASEAL SEALANT.
- 38. TAPE FILL AND SAND ALL GYPSUM JOINTS TO PREVENT SOUND LEAKAGE.
- 39. **DOUBLE STUD PARTY WALL GARAGE TO HOUSE**
- 40. 1/2" (12mm) TYPE 'X' GYPSUM BOARD ON BOTH SIDES W/ JOINTS TAPED & SEALED AS PER NOTE.
- 41. 2" x 4" SPK STUD WALLS @ 16" (405mm) O.C. STAGGERED W/ DOUBLE TOP PLATE & SINGLE BOTTOM PLATE. STUDS SUPPORTING TWO FLOORS TO BE SPACED @ 12" (305mm) O.C.
- 42. 1/2" (12mm) TYPE 'X' GYPSUM BOARD ON BOTH SIDES TO BE STAGGERED @ 12" (305mm) O.C.
- 43. 1/2" (12mm) TYPE 'X' GYPSUM BOARD ON BOTH SIDES W/ JOINTS TAPED & SEALED.
- 44. 4" (102mm) POLY ARMAFIBER BARRIER ON BOTH SIDES ADHERED TO HEADER WRAP W/ ACQUASEAL SEALANT.
- 45. TAPE FILL AND SAND ALL GYPSUM JOINTS TO PREVENT SOUND LEAKAGE.

**BLOCK 1**

**IANROBERTSONDESIGN**  
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VAUGHAN, ONTARIO, L4K 3N3  
PHONE: (416) 882-5111  
IANROBERTSONDESIGN.CA  
INFO@IANROBERTSONDESIGN.CA

**PRELIMINARY FOR PRICING ONLY**

Client: **EMPIRE HOMES**  
Project: **20' TOWNHOUSE TAWNY RIDGE**

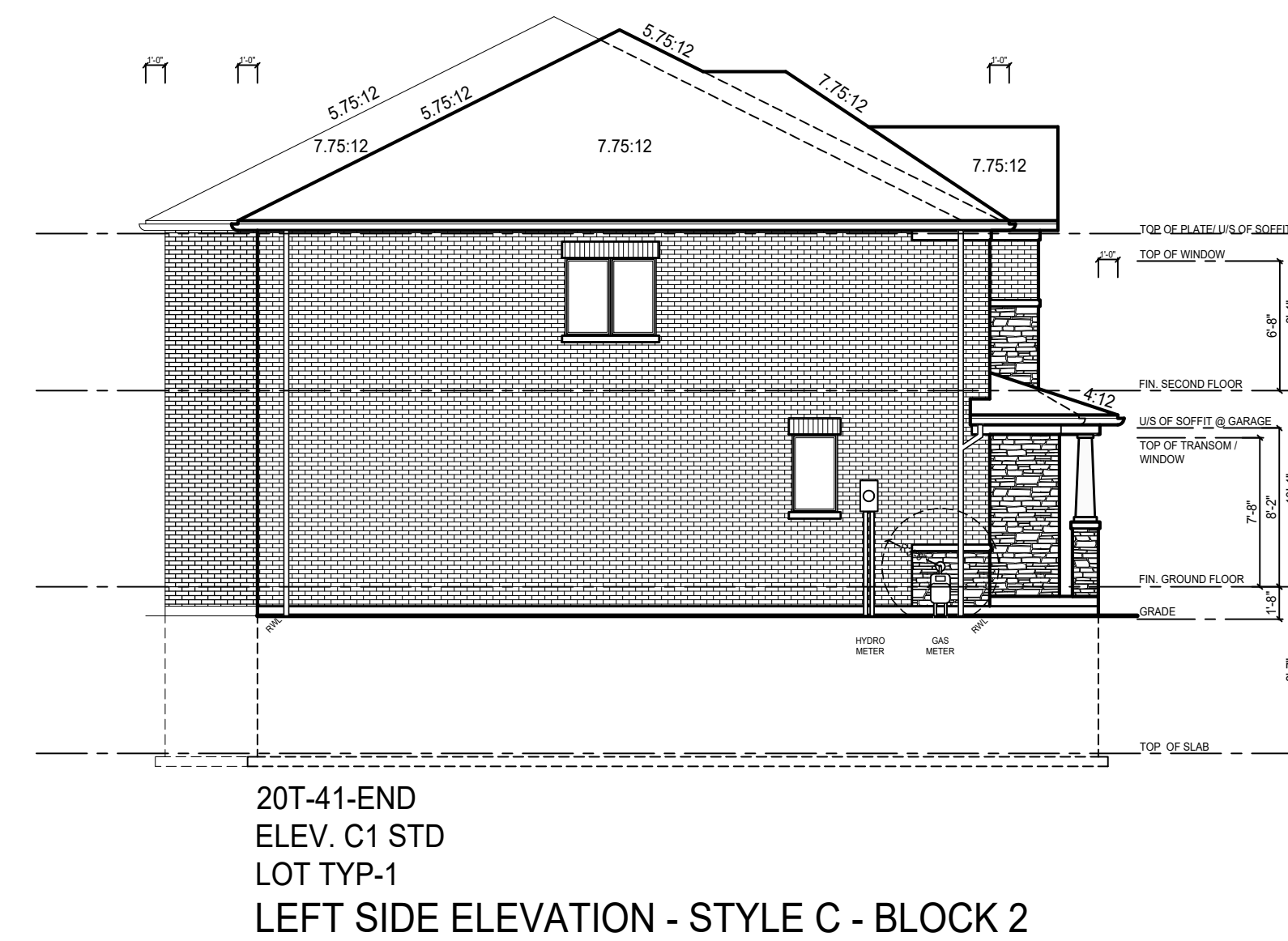
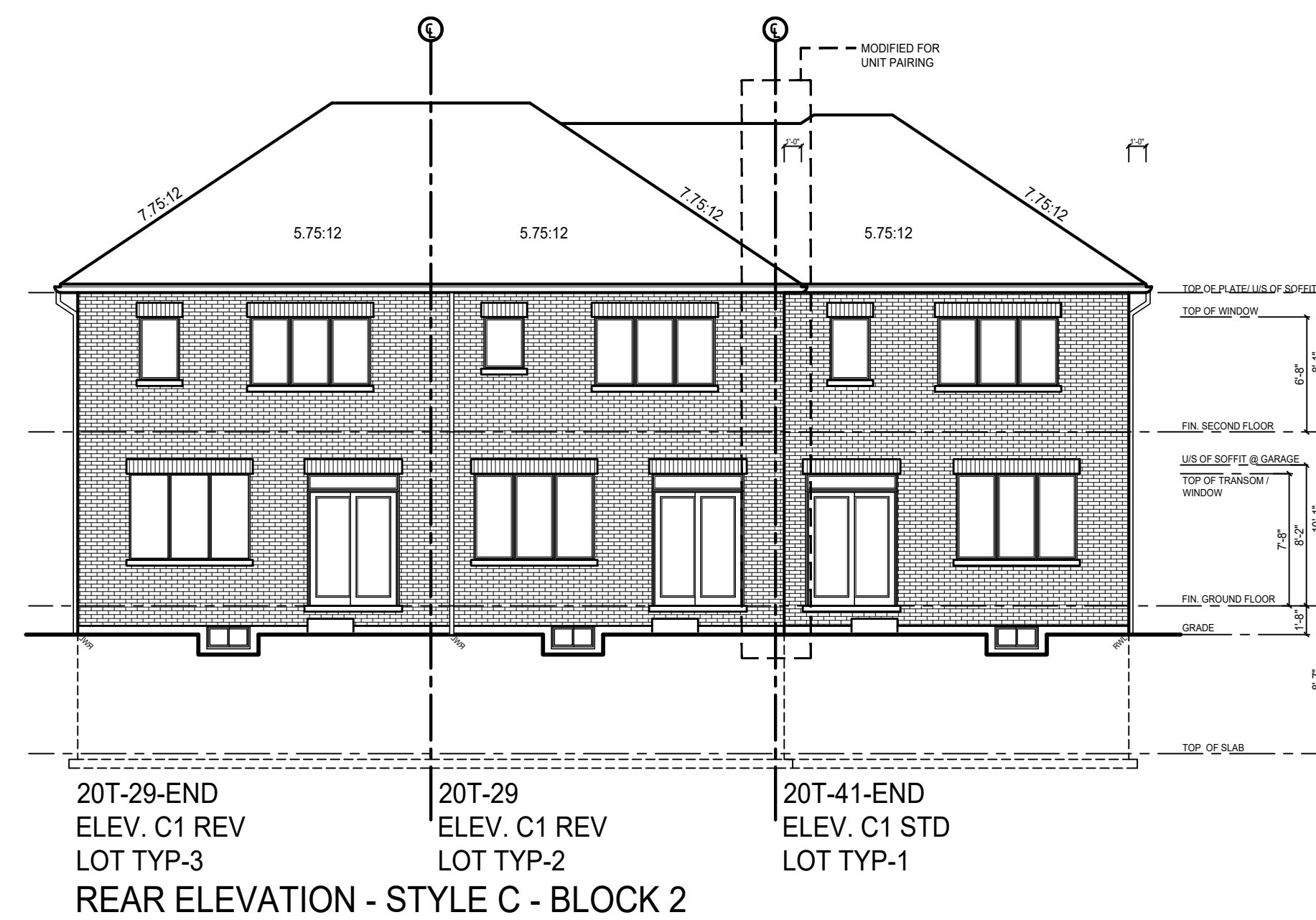
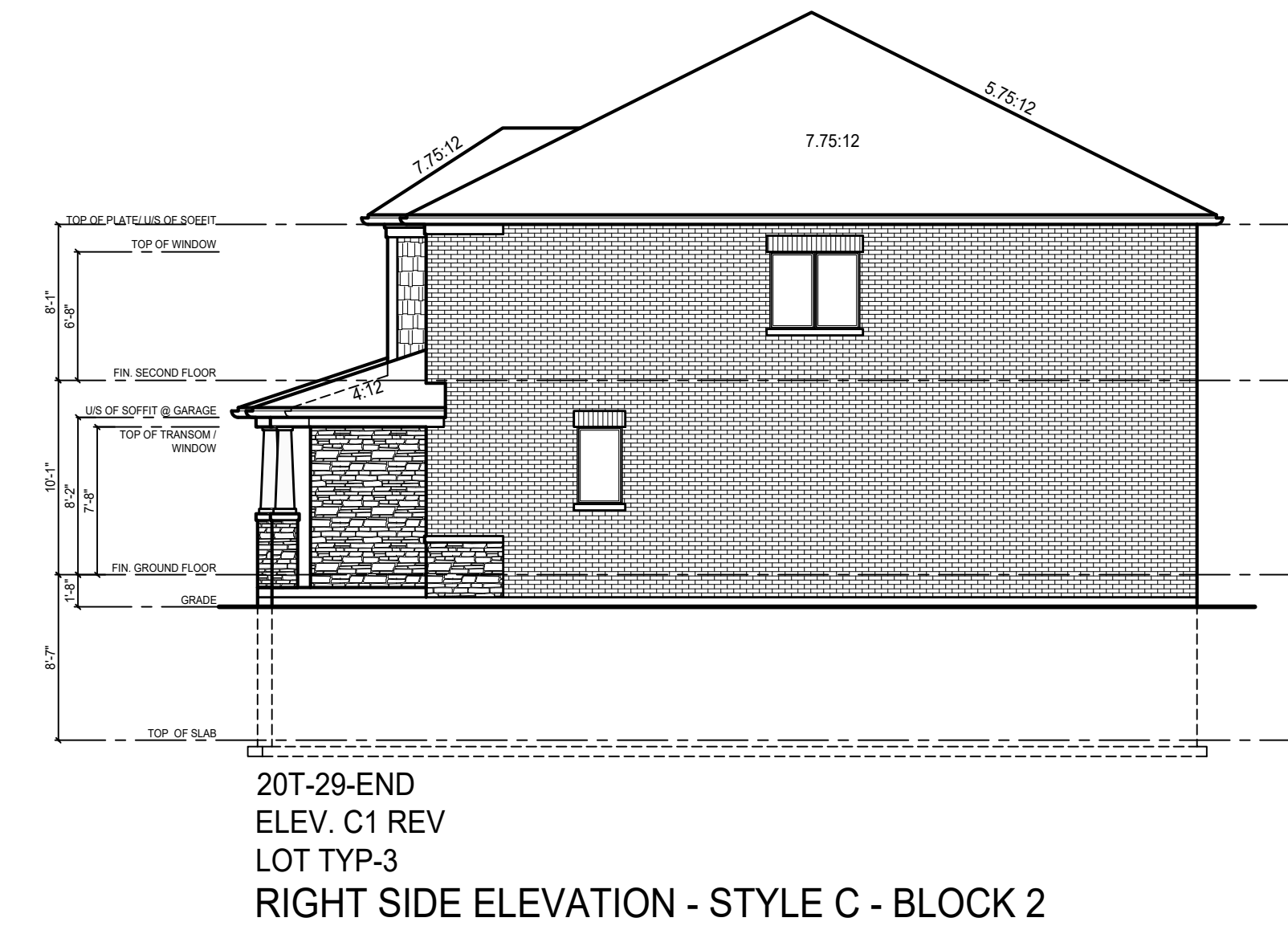
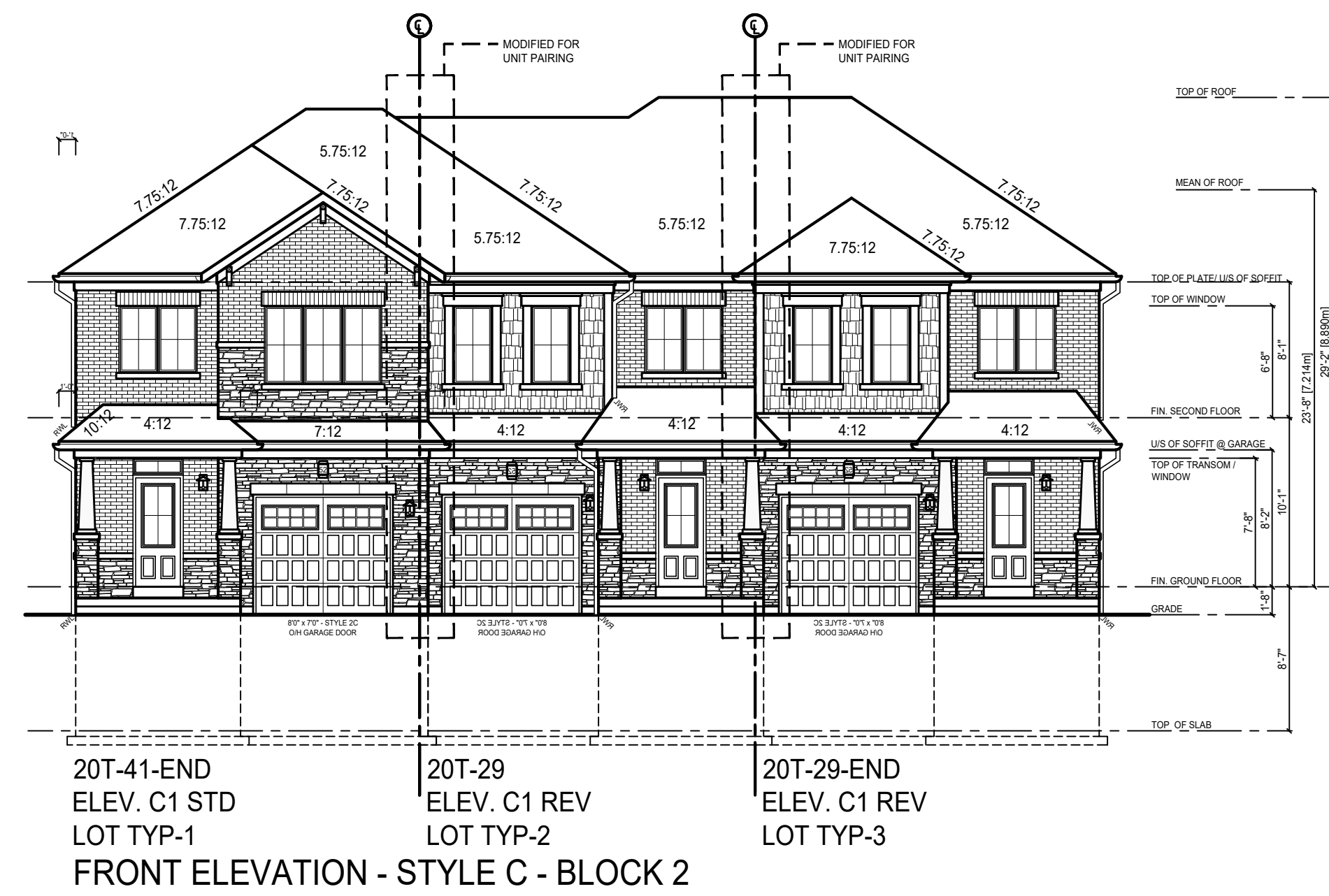
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Page: **2 OF 2**

REFER TO HYDRO/GAS METER DETAILS FOR METER LOCATIONS

REFER TO INDIVIDUAL WORKING DRAWING UNITS FOR ALL INFORMATION NOT SHOWN

REV	DESCRIPTION	DATE	BY
1	ISSUED FOR CLIENT REVIEW	NOV. 24. 25	KV
2			
3			
4			
5			
6			

Drawn by: **SL/KV** Checked by: **XX**  
Project: **22-22** Scale: **1/8" = 1'0"**  
Date: **2025-11-24** Page: **2 OF 2**



**PARTY WALL CONSTRUCTION NOTES**

- ALL CONSTRUCTION TO COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC), ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION.
- ALL DIMENSIONS SHOWN FIRST IN METERS, FOLLOWED BY THE EQUIVALENT IN INCHES.
- TYPICAL PARTY WALL CONSTRUCTION**
- 1. PARTY WALLS MUST BE BUILT UPON FOUNDATION.
- 2. PARTY WALLS MUST BE BUILT UPON PARTY WALL AND BE INDEPENDENT OF ADJACENT FRAMING.
- 3. ALL DIMENSIONS, JOINTS TO BE TAPED & SEALED.
- 4. ALL DIMENSIONS, JOINTS & TRUSSES TO BE STAGGERED & SET OUT AT PARTY WALL 4" (100mm).
- 5. ALL ELECTRICAL BOXES MUST BE SELF-SEALING.
- DOUBLE STUD PARTY WALL WITH O.C.S.B.**
- FLOOR RESISTANCE RATING (FRR)**
- 1. 15mm TYPE 'X' GYPSUM BOARD ON BOTH SIDES IN JOINTS TAPED & SEALED (BOTH SIDES).
- 2. 2" x 4" SPK STUD WALLS @ 24" (600mm) O.C. STAGGERED IN DOUBLE TOP PLATE & SINGLE BOTTOM PLATE.
- 3. 1/2" (12mm) TYPE 'X' GYPSUM BOARD ON BOTH SIDES TO BE STAGGERED @ 12" (300mm) O.C.
- 4. 1/2" AIR SPACE BETWEEN STUD WALLS.
- 5. 4" POLY ARMAFIBER BARRIER WITH SOUND BATT INSULATION.
- 6. 4" POLY ARMAFIBER BARRIER ON BOTH SIDES ADHERED TO HEADER WRAP W/ ACQUASEAL SEALANT.
- 7. TAPE FILL AND SAND ALL GYPSUM JOINTS TO PREVENT SOUND LEAKAGE.
- EXTERIOR SONG PARTY WALL**
- FLOOR RESISTANCE RATING**
- 1. 15mm TYPE 'X' GYPSUM BOARD (TAPED AND SEALED).
- 2. 1/2" (12mm) TYPE 'X' GYPSUM BOARD (TAPED AND SEALED).
- 3. 1/2" (12mm) TYPE 'X' GYPSUM BOARD (TAPED AND SEALED).
- 4. 1/2" (12mm) TYPE 'X' GYPSUM BOARD (TAPED AND SEALED).
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- 100. 1/2" (12mm) TYPE 'X' GYPSUM BOARD (TAPED AND SEALED).

REFER TO HYDRO/GAS METER DETAILS FOR METER LOCATIONS

REFER TO INDIVIDUAL WORKING DRAWING UNITS FOR ALL INFORMATION NOT SHOWN

REVISIONS	NO.	DESCRIPTION	DATE	BY
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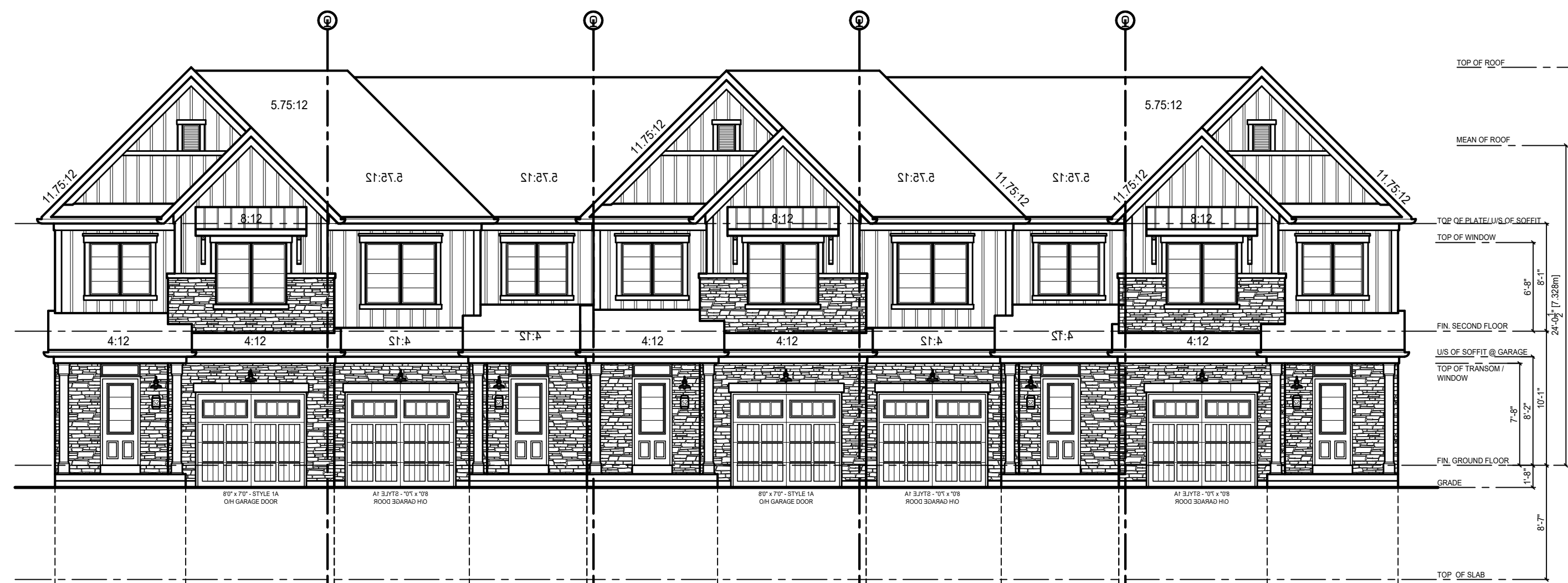
20 RIVERMEDE ROAD, UNIT 101  
VAUGHAN, ONTARIO, L4K 3N3  
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**PRELIMINARY**  
FOR PRICING ONLY

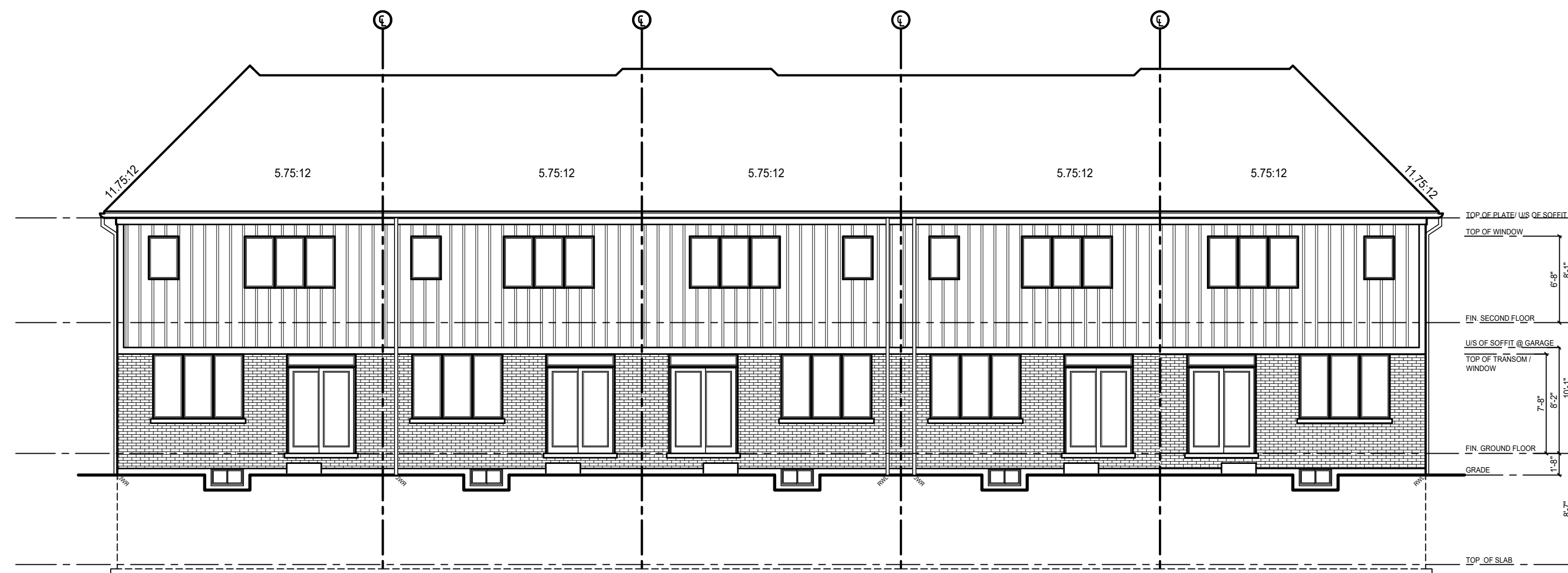
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Project: 20' TOWNHOUSE TAWNY RIDGE

Scale: 1/8" = 1'0"  
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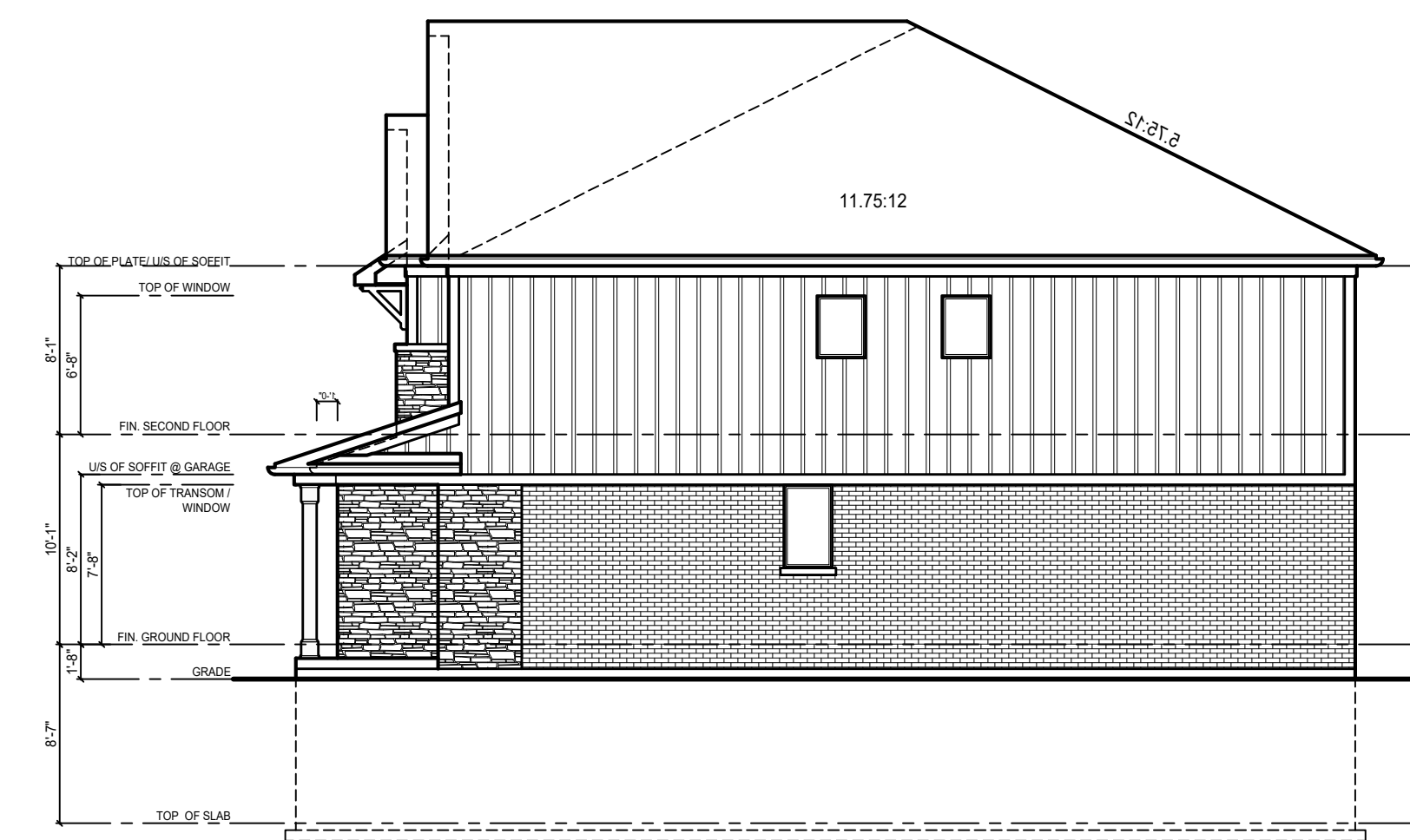
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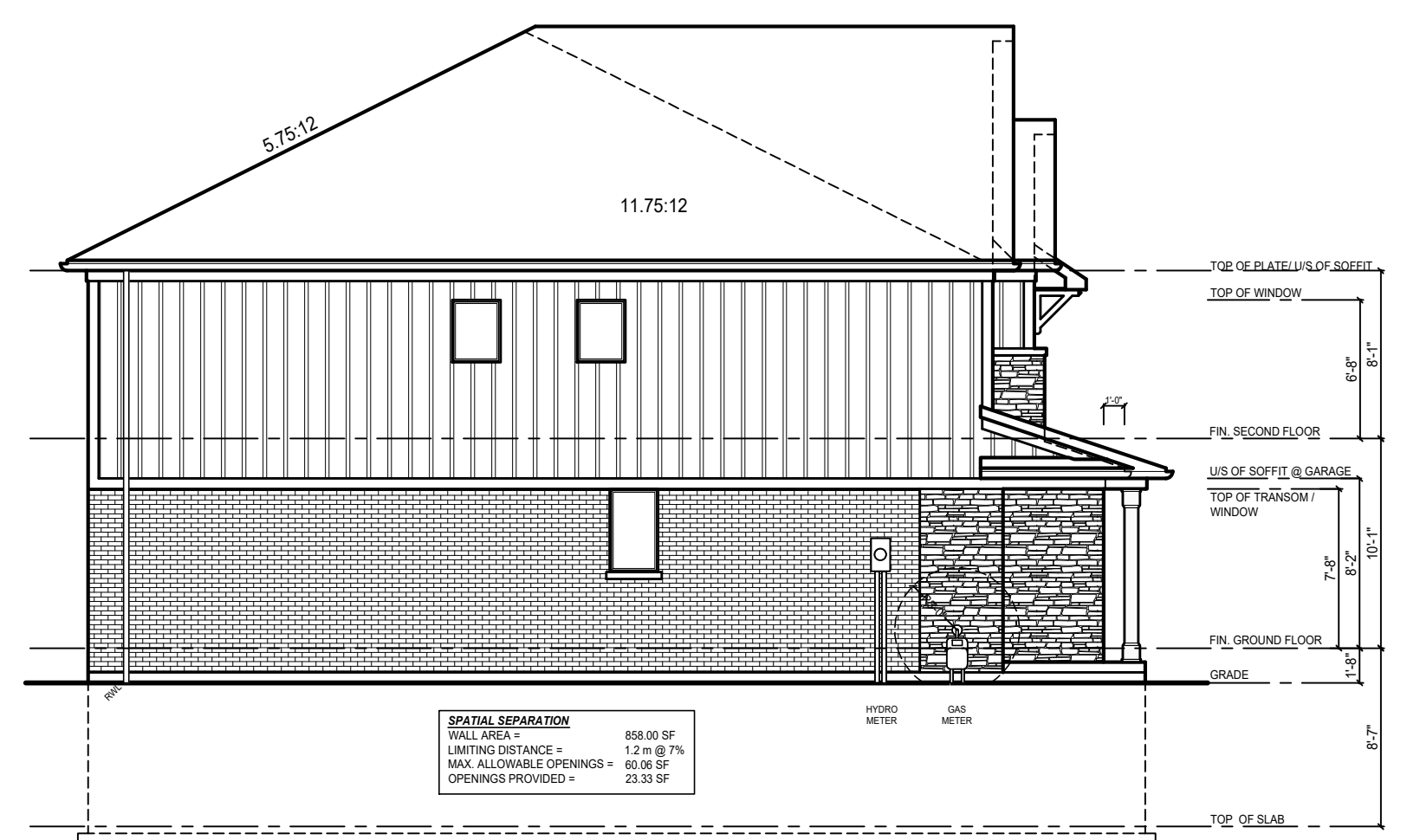
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 20T-31 ELEV. D1 STD LOT TYP-3  
 20T-29 ELEV. D1 REV LOT TYP-4  
 20T-31-END ELEV. D1 REV LOT TYP-5  
**FRONT ELEVATION - STYLE D - BLOCK 3**



20T-31-END ELEV. D1 REV LOT TYP-5  
 20T-29 ELEV. D1 REV LOT TYP-4  
 20T-31 ELEV. D1 STD LOT TYP-3  
 20T-29 ELEV. D1 REV LOT TYP-2  
 20T-31-END ELEV. D1 STD LOT TYP-1  
**REAR ELEVATION - STYLE D - BLOCK 3**



20T-31-END ELEV. D1 REV LOT TYP-5  
**RIGHT SIDE ELEVATION - STYLE D - BLOCK 3**



20T-31-END ELEV. D1 STD LOT TYP-1  
**LEFT SIDE ELEVATION - STYLE D - BLOCK 3**

**PARTY WALL CONSTRUCTION NOTES**

- ALL CONSTRUCTION TO COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC), ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION. ALL DIMENSIONS UNLESS NOTED OTHERWISE.
- TYPICAL PARTY WALL CONSTRUCTION**
- 1. PARTY WALLS SHALL BE CONSTRUCTED AS PER THE FOLLOWING NOTES.
- 2. PARTY WALLS SHALL BE CONSTRUCTED AS PER THE FOLLOWING NOTES.
- 3. PARTY WALLS SHALL BE CONSTRUCTED AS PER THE FOLLOWING NOTES.
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SPATIAL SEPARATION  
 WALL AREA = 88.00 SF  
 LIGHTING DISTANCE = 1.2 @ 7%  
 MAX. ALLOWABLE OPENINGS = 60.00 SF  
 OPENINGS PROVIDED = 23.33 SF

**BLOCK 3**

**IANROBERTSONDESIGN**  
 20 RIVERMEDE ROAD, UNIT 101  
 VAUGHAN, ONTARIO, L4K 3N3  
 PHONE: (416) 882-0111  
 IANROBERTSONDESIGN.CA  
 INFO@IANROBERTSONDESIGN.CA

**PRELIMINARY**  
 FOR PRICING ONLY

Client: **EMPIRE HOMES**  
 Project: **20' TOWNHOUSE TAWNY RIDGE**

REVISIONS	Date	By
1	ISSUED FOR CLIENT REVIEW	MDV/24.25 KV
2		
3		
4		
5		
6		

Scale: **1/8" = 1'0"**

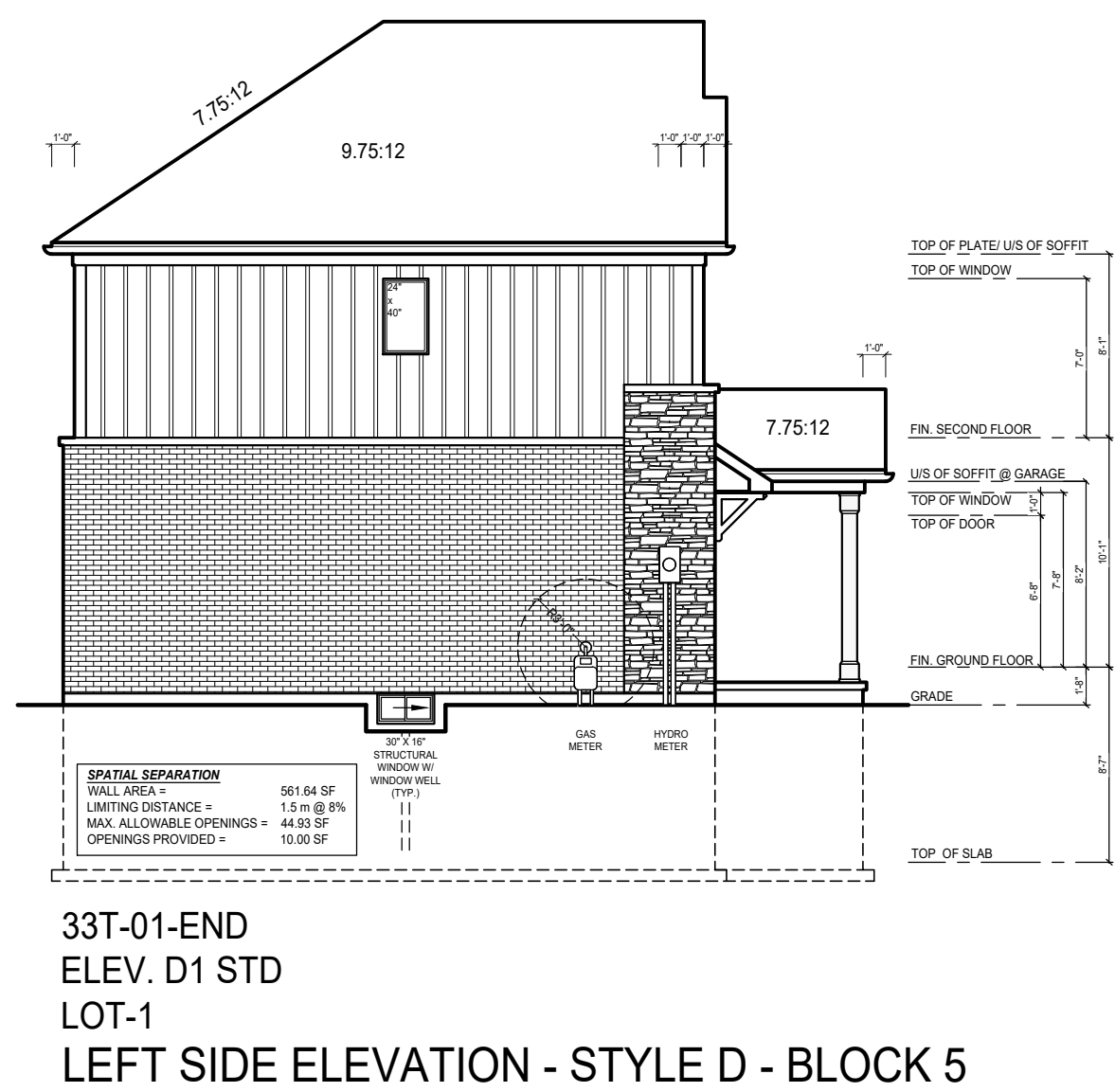
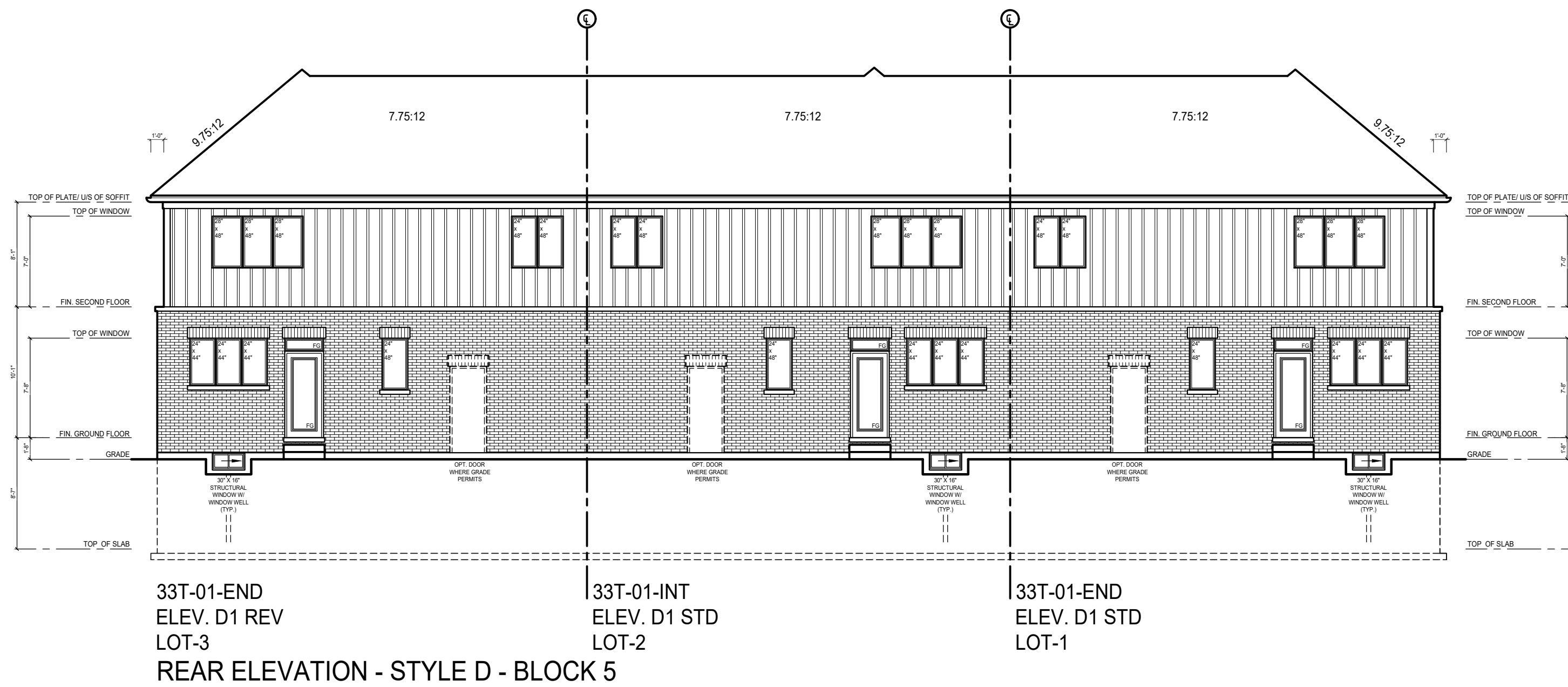
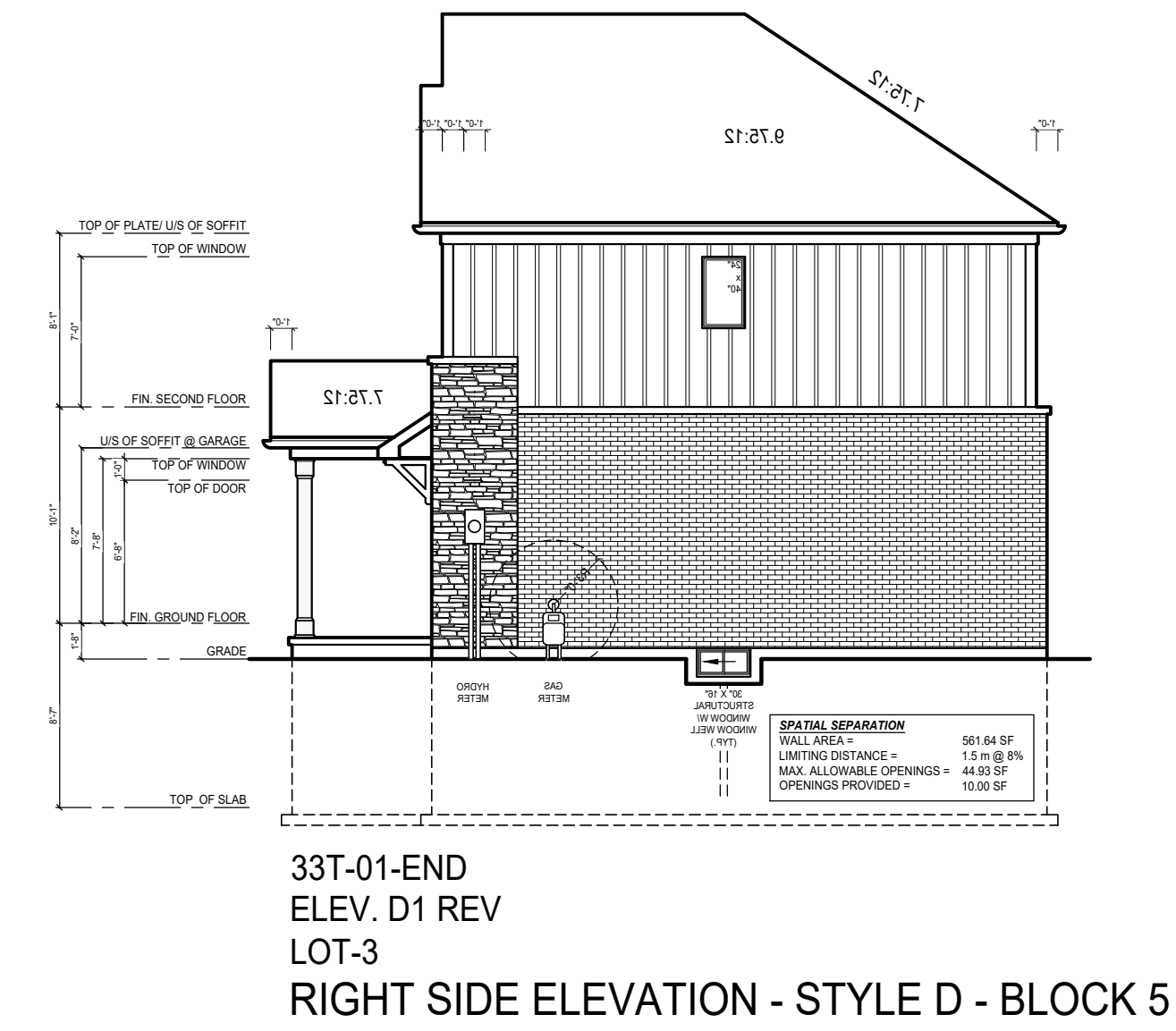
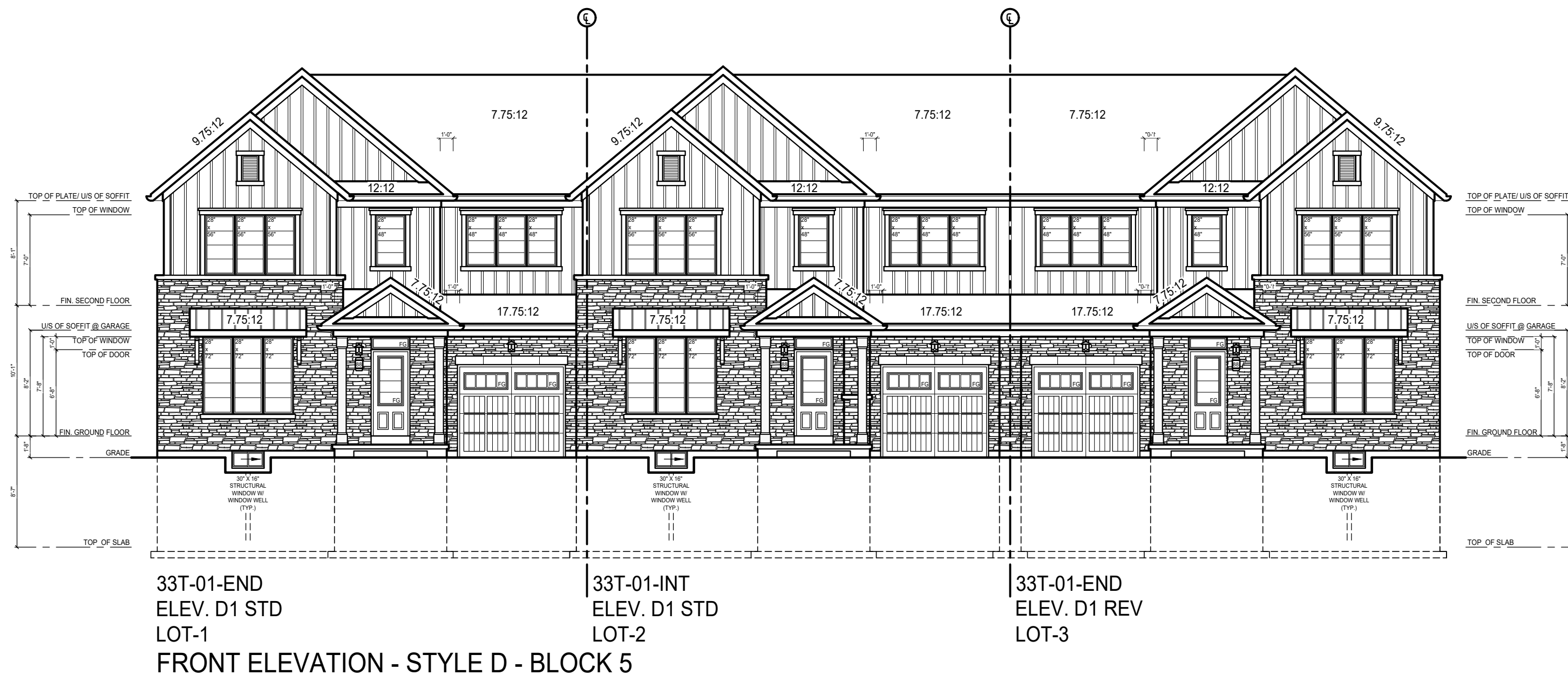
Page: **2 OF 2**

REFER TO HYDRO/GAS METER DETAILS FOR METER LOCATIONS

REFER TO INDIVIDUAL WORKING DRAWING UNITS FOR ALL INFORMATION NOT SHOWN

**ELEVATIONS**





**EL. D  
BLOCK 5**

IANROBERTSONDESIGN  
20 RIVERMEDE ROAD, UNIT 101  
VAUGHAN, ONTARIO, L4K 3N3  
PHONE: (416) 882-0111  
IANROBERTSONDESIGN.CA  
INFO@IANROBERTSONDESIGN.CA

**PRELIMINARY  
FOR PRICING ONLY**

Client: EMPIRE COMMUNITIES

Project: 33' TOWNHOUSE  
TYPICAL BLOCK

Sheet Title: ELEVATIONS

REFER TO HYDRO/GAS  
METER DETAILS FOR  
METER LOCATIONS

REFER TO INDIVIDUAL  
WORKING DRAWING UNITS  
FOR ALL INFORMATION  
NOT SHOWN

REVISIONS	NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR CLIENT REVIEW	NOV. 24/25	SL		
2					
3					
4					
5					
6					