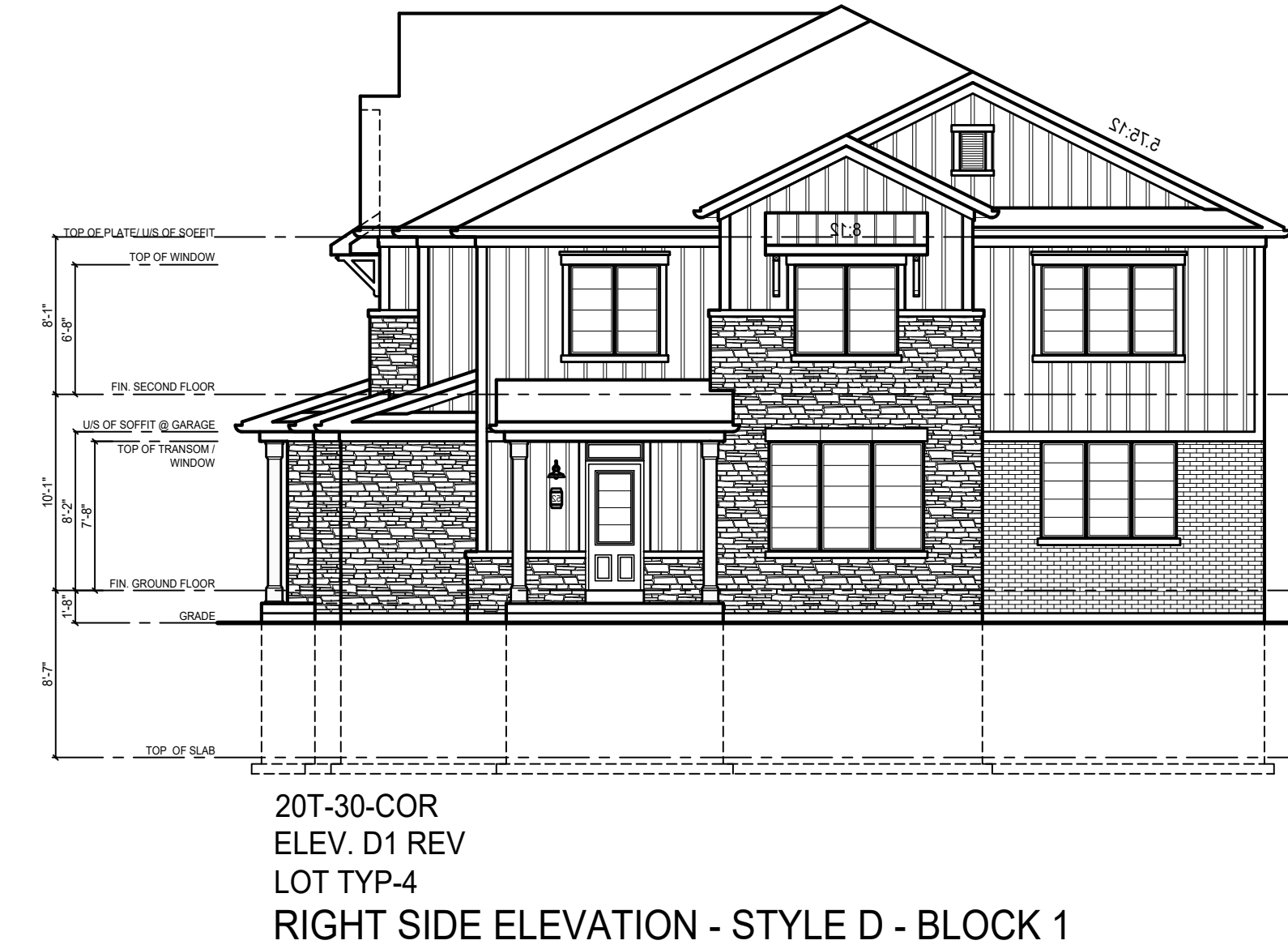
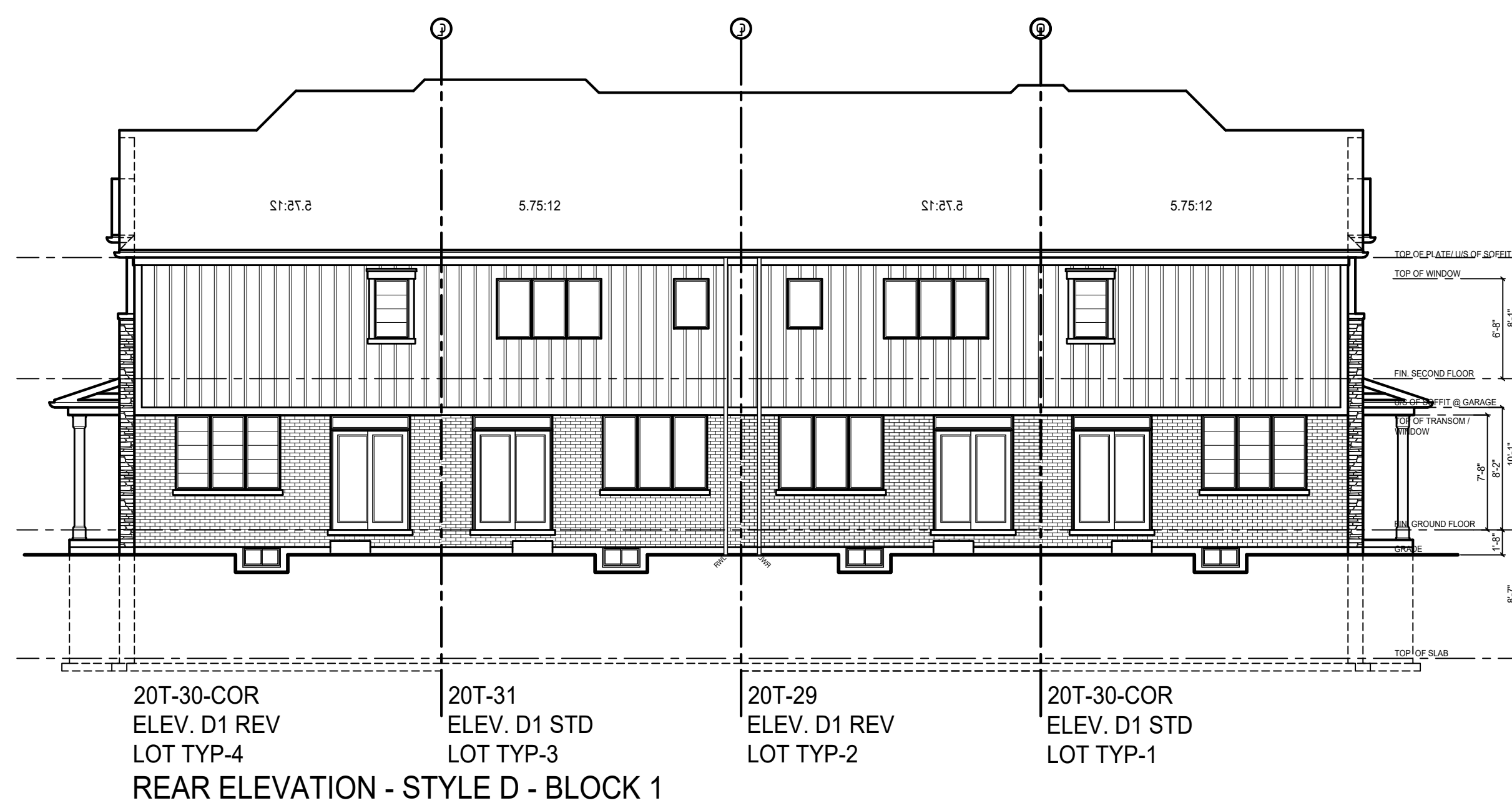


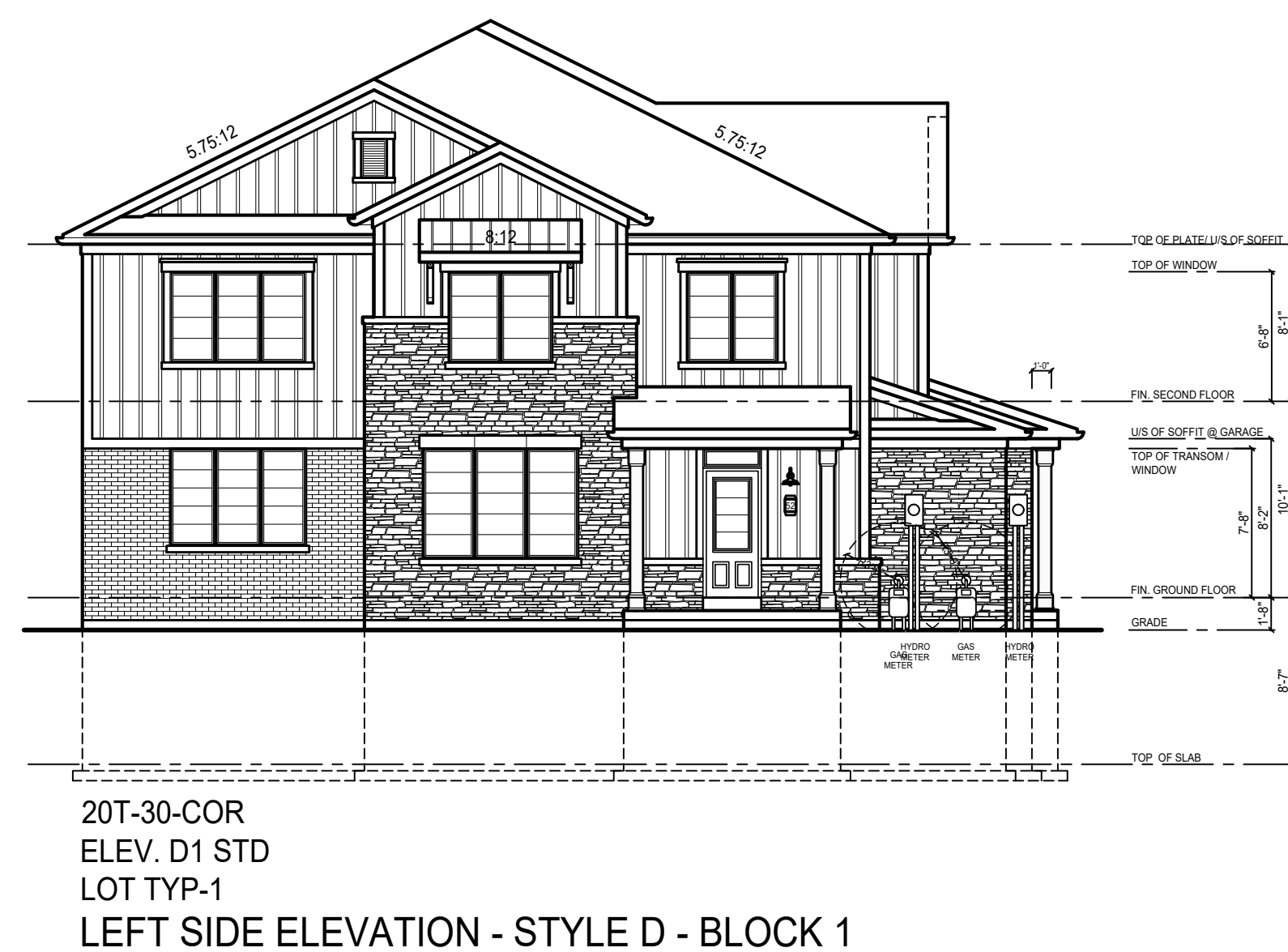
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ELEV. D1 STD
LOT TYP-1
FRONT ELEVATION - STYLE D - BLOCK 1



20T-30-COR
ELEV. D1 REV
LOT TYP-4
RIGHT SIDE 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 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 SUPPORTED PERMITTED TO PENETRATE PARTY WALL.
- 3. ALL DRYWALL SHEATHING JOINTS TO BE TAPED & SEALED.
- 4. ALL ELECTRICAL BOXES MUST BE SELF-SEALING.
- 5. **DOUBLE STUD PARTY WALL WITH O.C.S.B.**
- 6. **TWO HOUR FIRE RESISTANCE RATING ETC.**
- 7. 5/8" (16mm) 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" AIR SPACE BETWEEN STUD WALLS.
- 10. 1/2" (13mm) TYPE 'X' GYPSUM BOARD (TAPED AND SEALED).
- 11. 4" POLY ARMAWOL BARBER 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" (13mm) TYPE 'X' GYPSUM BOARD (TAPED AND SEALED).
- 15. 4" POLY ARMAWOL BARBER ON BOTH SIDES ADHERED TO HEADER WRAP W/ ACQUASEAL SEALANT.
- 16. TAPE FILL AND SAND ALL GYPSUM JOINTS TO PREVENT SOUND LEAKAGE.
- 17. **EXTERIOR SOUND PARTY WALL & GARAGE**
- 18. 1/2" (13mm) TYPE 'X' GYPSUM BOARD (TAPED AND SEALED).
- 19. 4" POLY ARMAWOL BARBER ON BOTH SIDES ADHERED TO HEADER WRAP W/ ACQUASEAL SEALANT.
- 20. TAPE FILL AND SAND ALL GYPSUM JOINTS TO PREVENT SOUND LEAKAGE.
- 21. **EXT. BRICK STONE VENEER PARTY WALL**
- 22. 3" (76mm) OR 4" (102mm) FACE BRICK PROVIDE WEAP HOLES @ 2" (51mm) R4 (R5 @ 88) CONT. RIGID INSULATION W/ ALL BUTT JOINTS TAPED.
- 23. 2" x 4" STUDS @ 16" (405mm) O.C. STUDS SUPPORTING TWO FLOORS TO BE SPACED @ 12" (305mm) O.C.
- 24. 1/2" (13mm) TYPE 'X' GYPSUM BOARD (TAPED AND SEALED).
- 25. 4" POLY ARMAWOL BARBER ON BOTH SIDES ADHERED TO HEADER WRAP W/ ACQUASEAL SEALANT.
- 26. TAPE FILL AND SAND ALL GYPSUM JOINTS TO PREVENT SOUND LEAKAGE.
- 27. **DOUBLE STUD PARTY WALL GARAGE TO GARAGE**
- 28. 1/2" (13mm) TYPE 'X' GYPSUM BOARD ON BOTH SIDES W/ JOINTS TAPED & SEALED AS PER NOTE.
- 29. 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.
- 30. 1/2" AIR SPACE BETWEEN STUD WALLS.
- 31. 1/2" (13mm) TYPE 'X' GYPSUM BOARD (TAPED AND SEALED).
- 32. 4" POLY ARMAWOL BARBER ON BOTH SIDES ADHERED TO HEADER WRAP W/ ACQUASEAL SEALANT.
- 33. TAPE FILL AND SAND ALL GYPSUM JOINTS TO PREVENT SOUND LEAKAGE.
- 34. **DOUBLE STUD PARTY WALL GARAGE TO HOUSE**
- 35. 1/2" (13mm) TYPE 'X' GYPSUM BOARD ON BOTH SIDES W/ JOINTS TAPED & SEALED AS PER NOTE.
- 36. 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.
- 37. 1/2" AIR SPACE BETWEEN STUD WALLS.
- 38. 1/2" (13mm) TYPE 'X' GYPSUM BOARD (TAPED AND SEALED).
- 39. 4" POLY ARMAWOL BARBER ON BOTH SIDES ADHERED TO HEADER WRAP W/ ACQUASEAL SEALANT.
- 40. TAPE FILL AND SAND ALL GYPSUM JOINTS TO PREVENT SOUND LEAKAGE.

BLOCK 1

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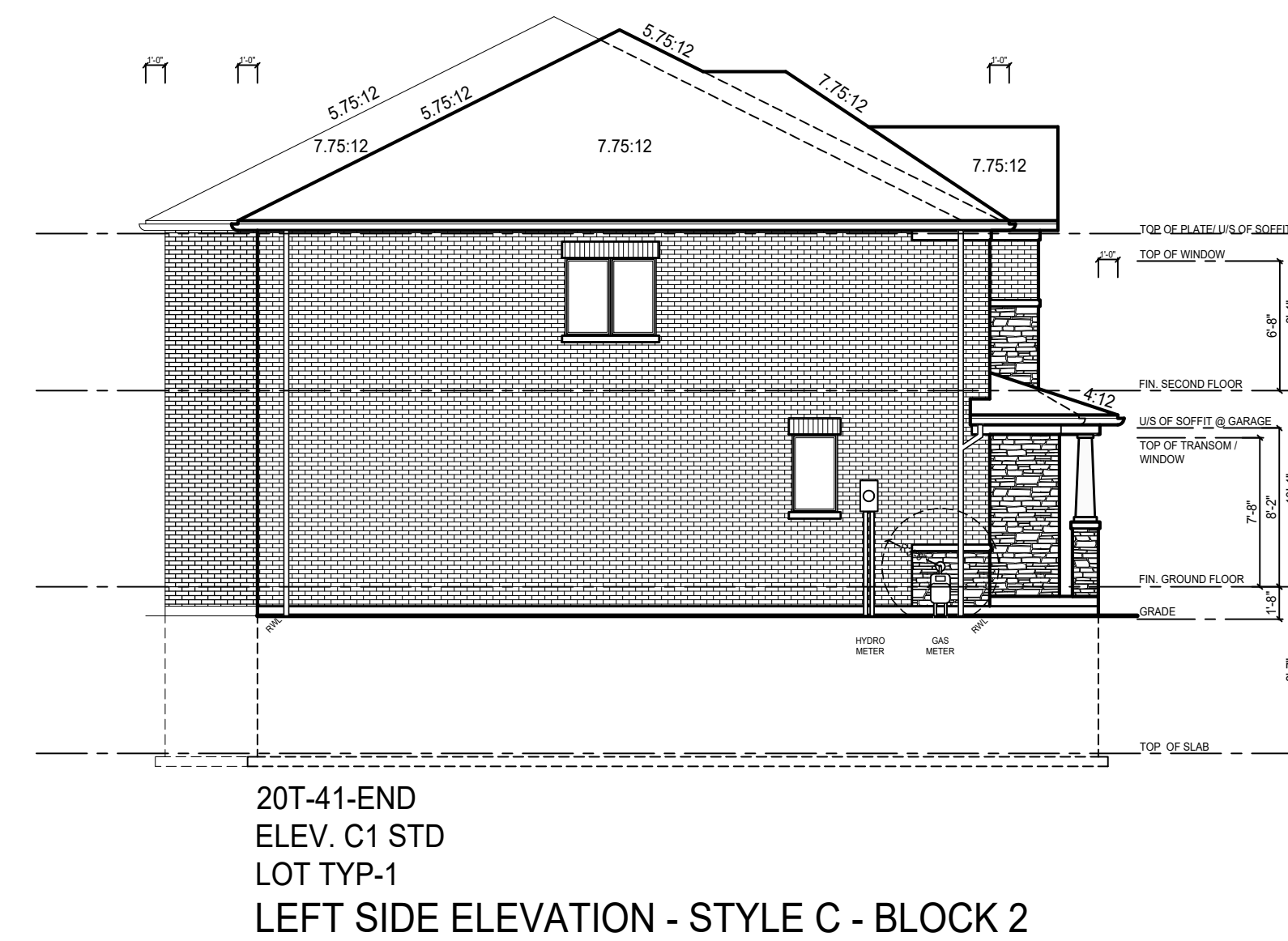
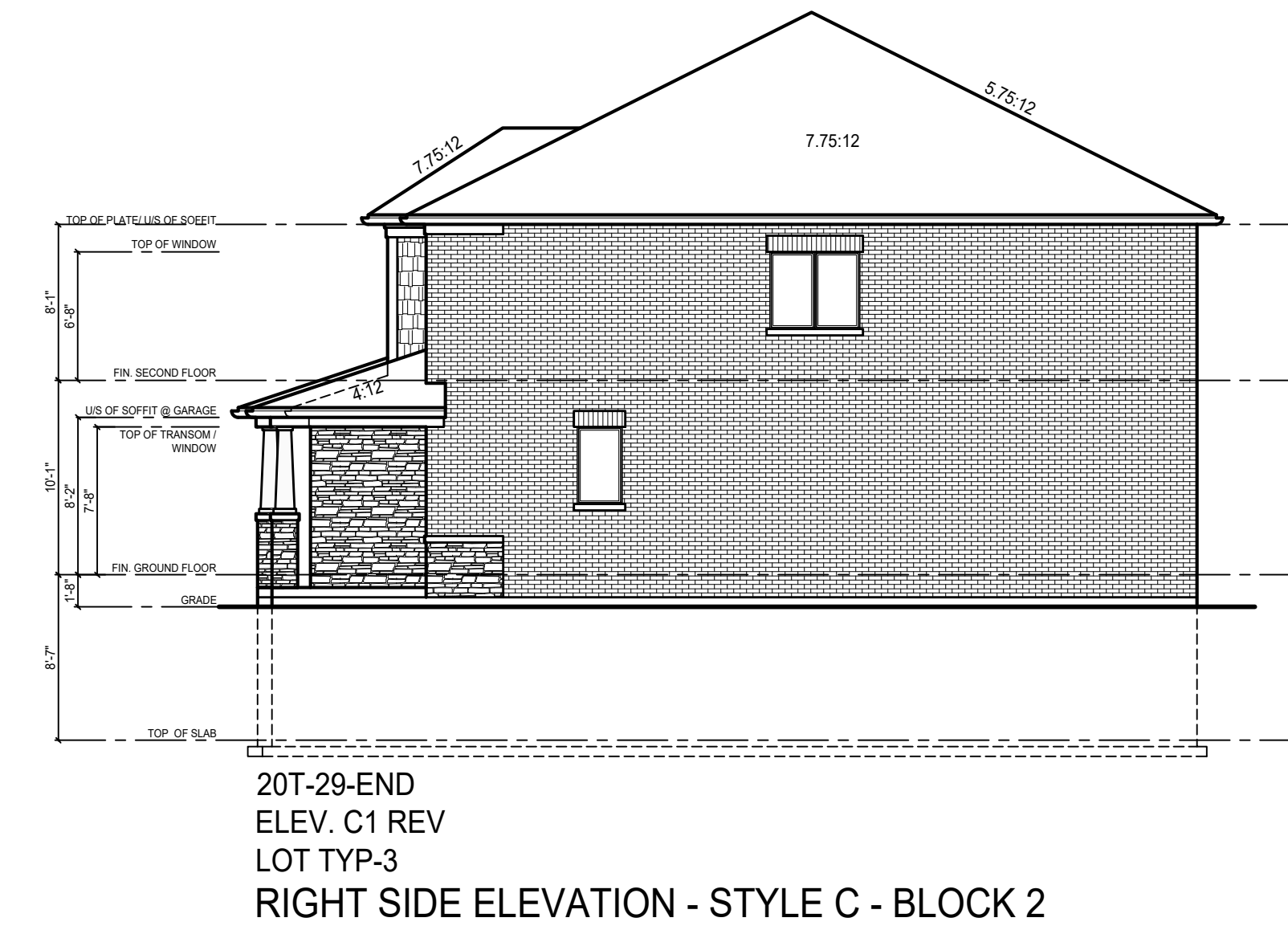
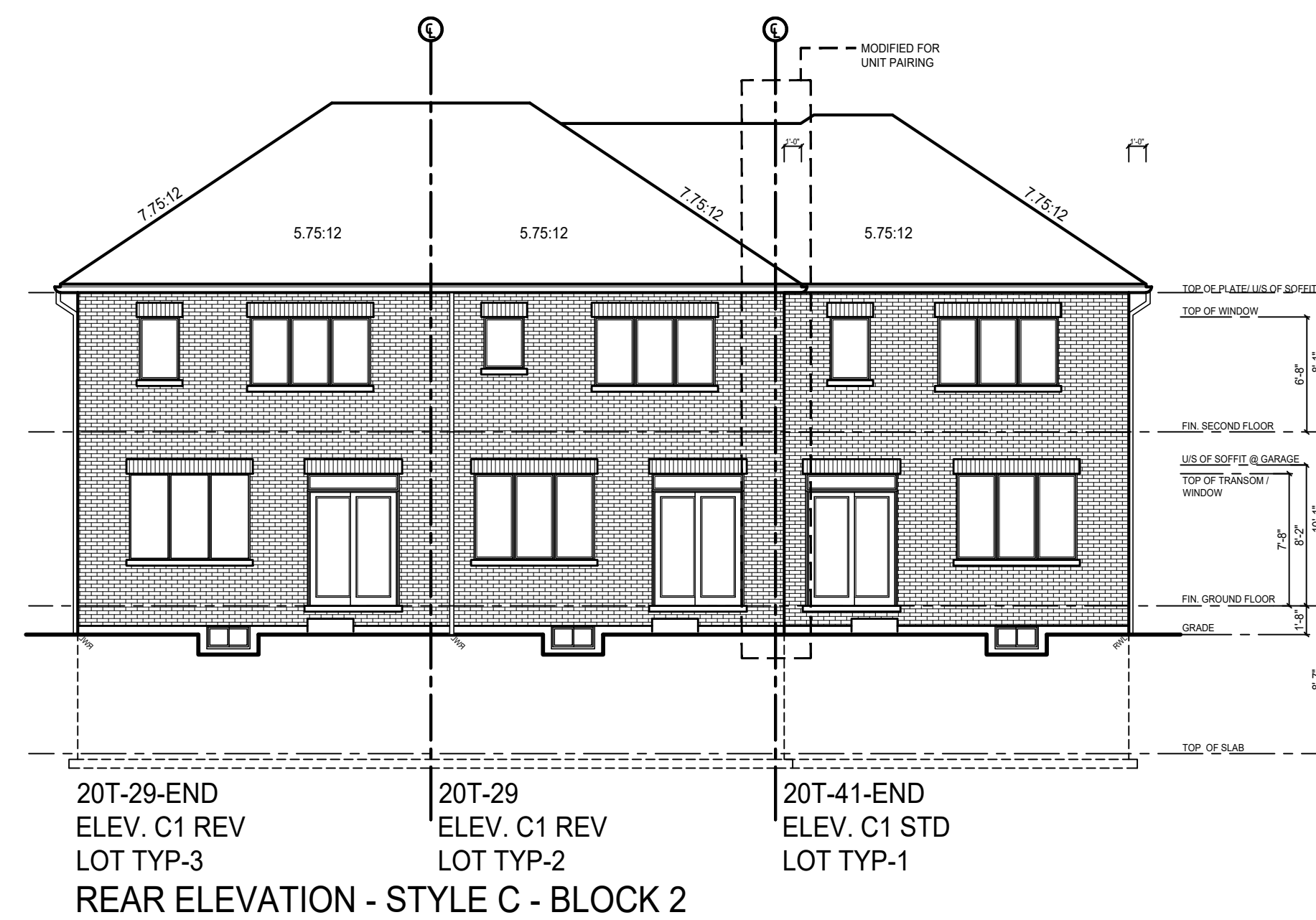
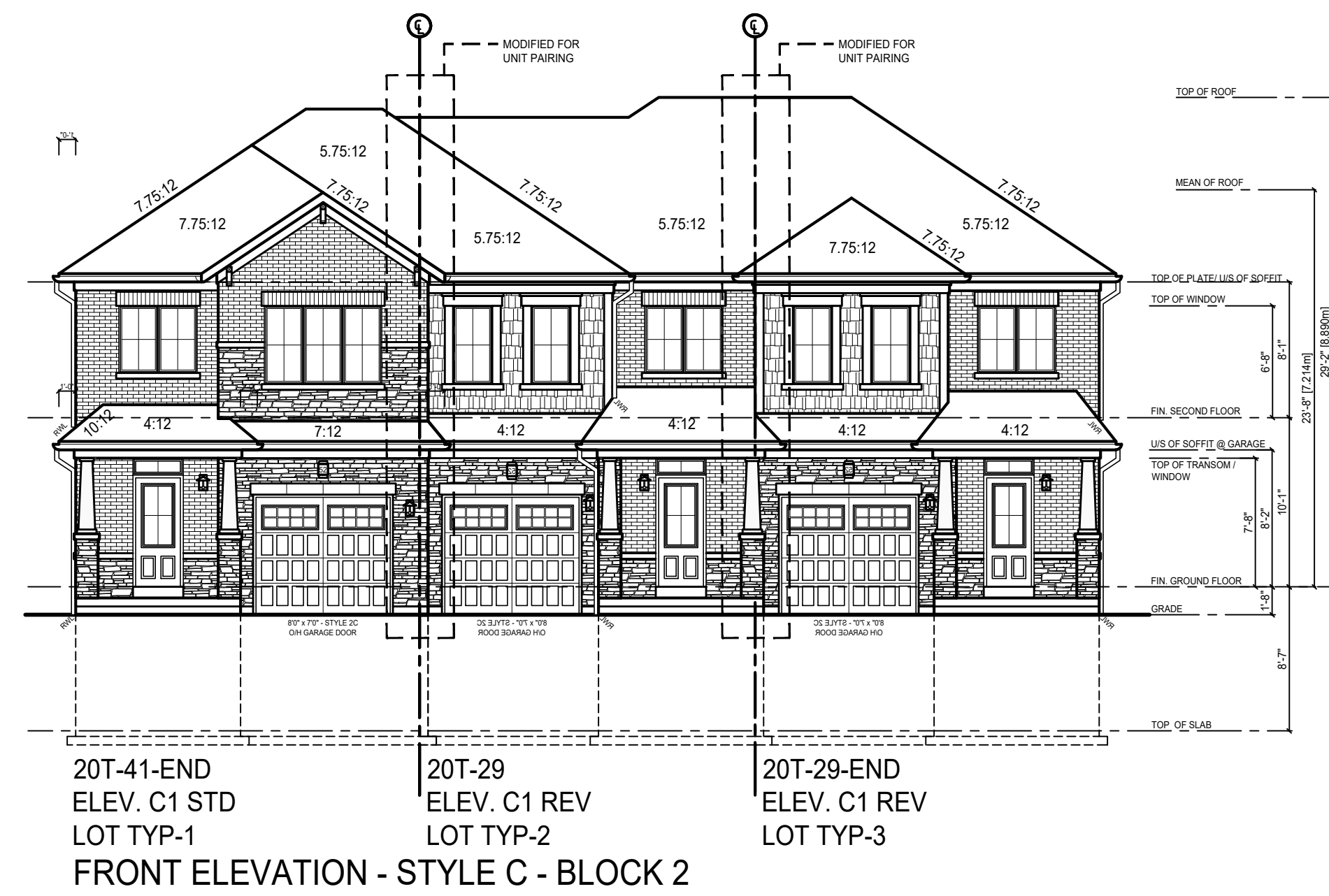
Client: **EMPIRE HOMES**
Project: **20' TOWNHOUSE TAWNY RIDGE**

Sheet Title: **ELEVATIONS**
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

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



PARTY WALL CONSTRUCTION NOTES

- ALL CONSTRUCTION TO COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AND ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION. ALL DIMENSIONS UNLESS NOTED OTHERWISE.
- TYPICAL PARTY WALL CONSTRUCTION**
1. PARTY WALLS MUST BE BUILT UPON FOUNDATION AND BE INDEPENDENT OF ADJACENT FRAMING.
2. ALL OPENING JOINTS TO BE TAPED & SEALED TO PREVENT AIR & SOUND LEAKAGE.
3. ALL ELECTRICAL BOXES MUST BE SELF-SEALING.
- DOUBLE STUD PARTY WALL WITH O.C.S.B.**
1. 15.5mm TYPE 'X' GYPSUM BOARD ON BOTH SIDES IN JOINTS TAPED & SEALED (BOTH SIDES).
2. 2" x 4" SPK STUD WALLS STAGGERED @ 16" (800mm) O.C. W/ DOUBLE TOP PLATE & SINGLE BOTTOM PLATE.
3. 1" (25mm) R-5 (R-8) CONT. RIGID INSULATION W/ ALL BUTT JOINTS TAPED.
4. 1" (25mm) TYPE 'X' GYPSUM BOARD (TAPED AND SEALED).
5. 15.5mm TYPE 'X' GYPSUM BOARD (TAPED AND SEALED).
6. 1" (25mm) TYPE 'X' GYPSUM BOARD (TAPED AND SEALED).
7. 15.5mm TYPE 'X' GYPSUM BOARD (TAPED AND SEALED).
8. 1" (25mm) TYPE 'X' GYPSUM BOARD (TAPED AND SEALED).
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86. 1" (25mm) TYPE 'X' GYPSUM BOARD (TAPED AND SEALED).
87. 15.5mm TYPE 'X' GYPSUM BOARD (TAPED AND SEALED).
88. 1" (25mm) TYPE 'X' GYPSUM BOARD (TAPED AND SEALED).
89. 15.5mm TYPE 'X' GYPSUM BOARD (TAPED AND SEALED).
90. 1" (25mm) TYPE 'X' GYPSUM BOARD (TAPED AND SEALED).
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95. 15.5mm TYPE 'X' GYPSUM BOARD (TAPED AND SEALED).
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97. 15.5mm TYPE 'X' GYPSUM BOARD (TAPED AND SEALED).
98. 1" (25mm) TYPE 'X' GYPSUM BOARD (TAPED AND SEALED).
99. 15.5mm TYPE 'X' GYPSUM BOARD (TAPED AND SEALED).
100. 1" (25mm) TYPE 'X' GYPSUM BOARD (TAPED AND SEALED).

BLOCK 2

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PRELIMINARY FOR PRICING ONLY

Client: EMPIRE HOMES
Project: 20' TOWNHOUSE TAWNY RIDGE

REVISIONS	Date	By
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3	-	-
4	-	-
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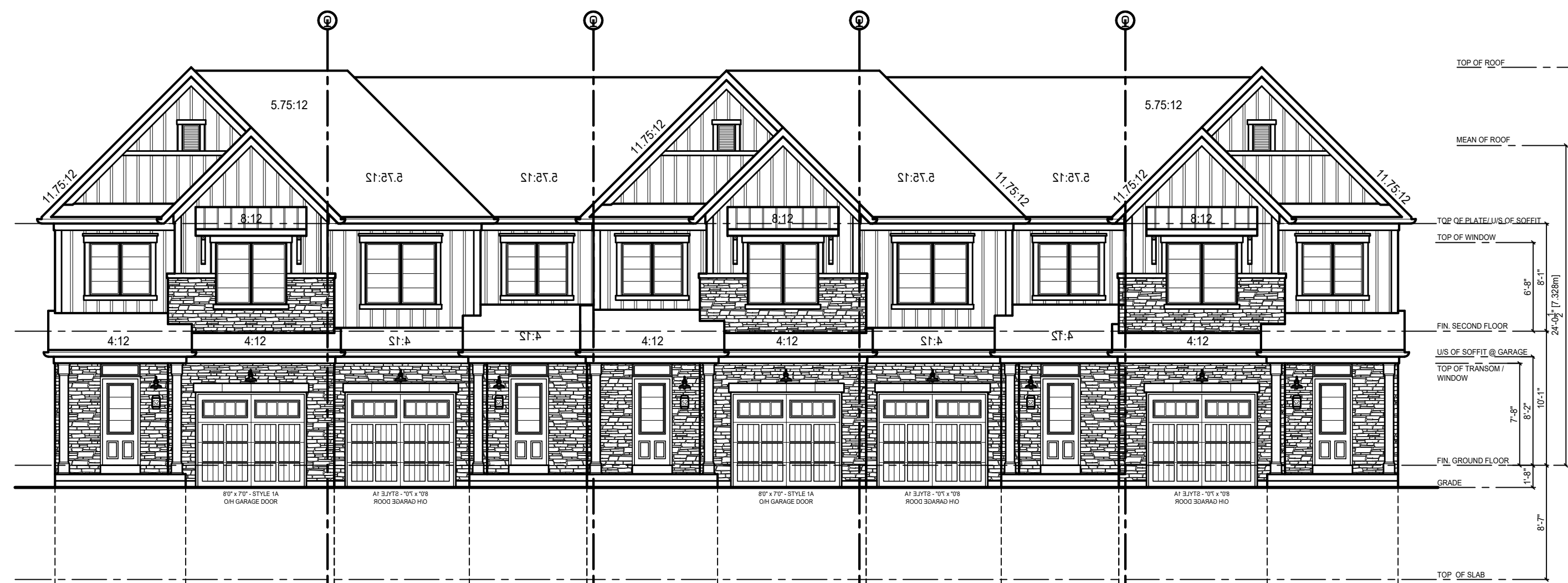
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Page: 2 OF 2

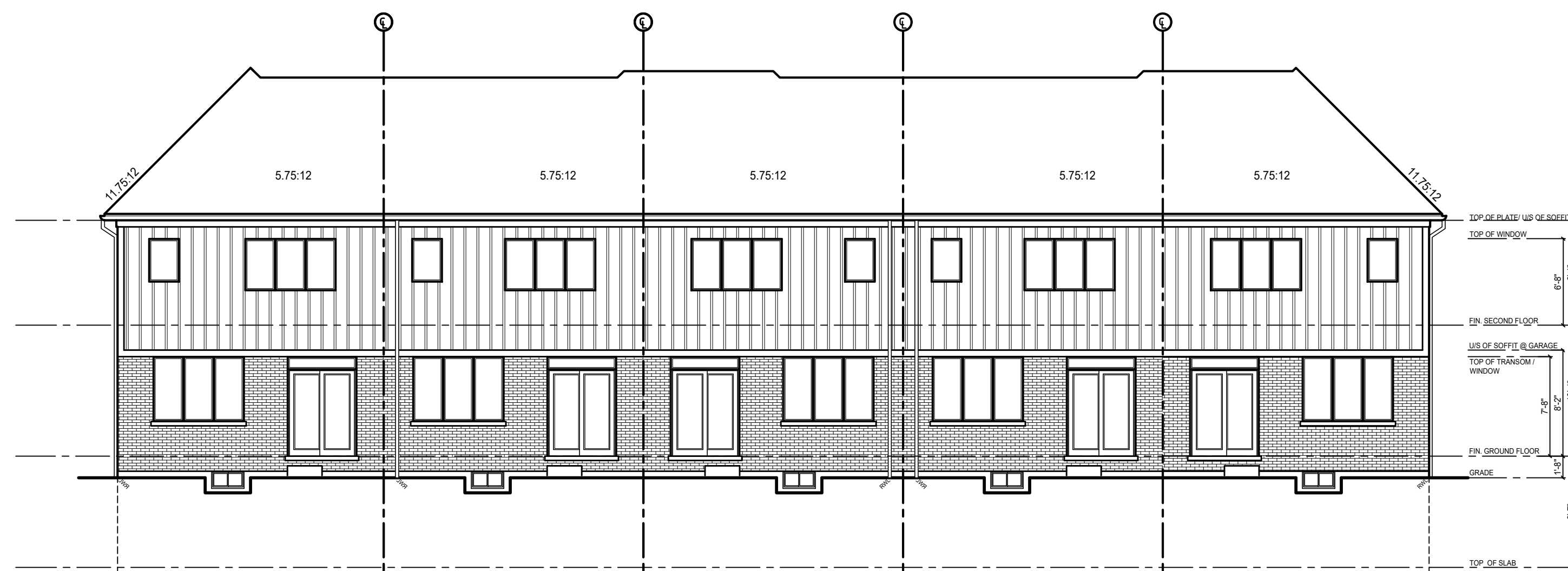
REFER TO HYDRO/GAS METER DETAILS FOR METER LOCATIONS

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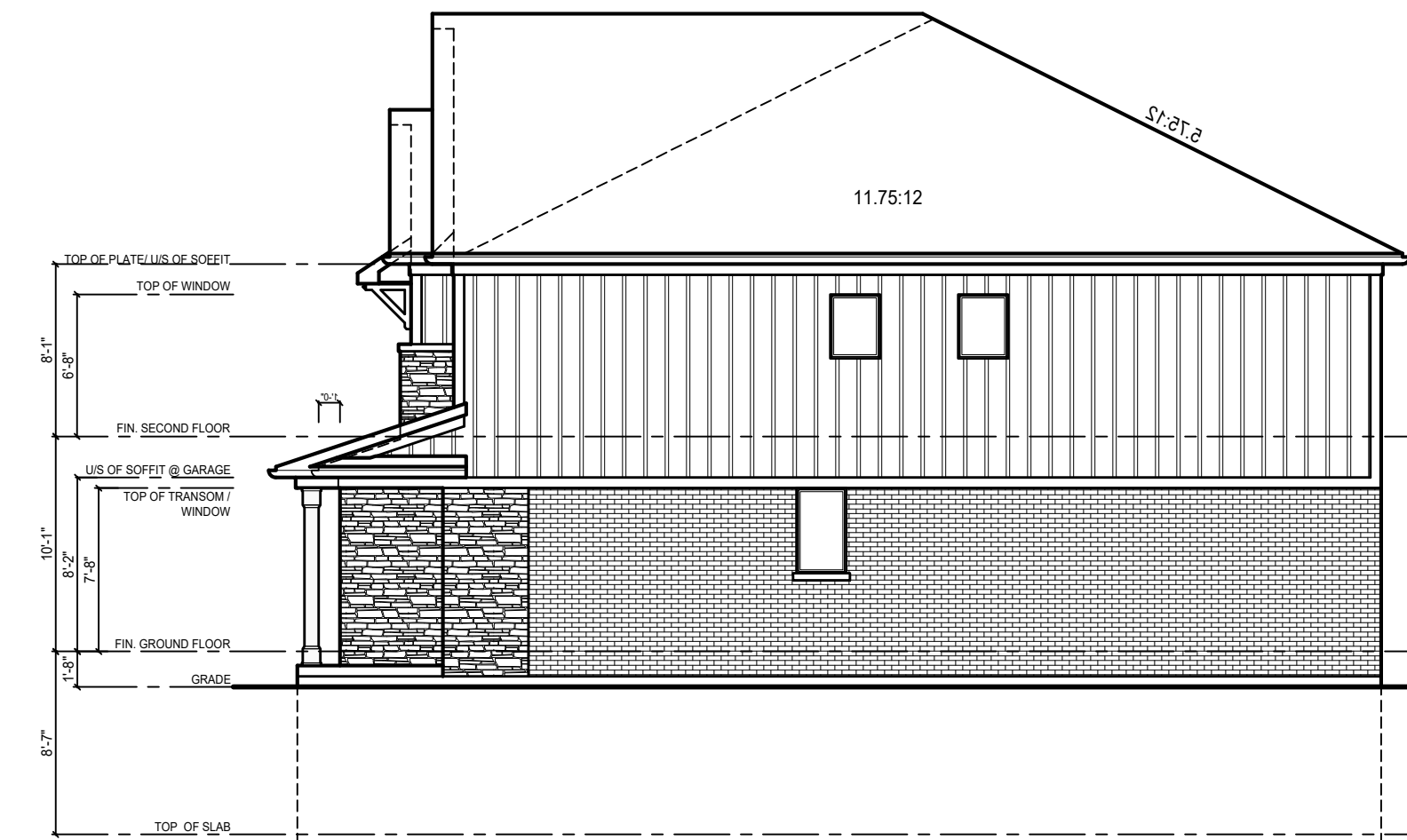
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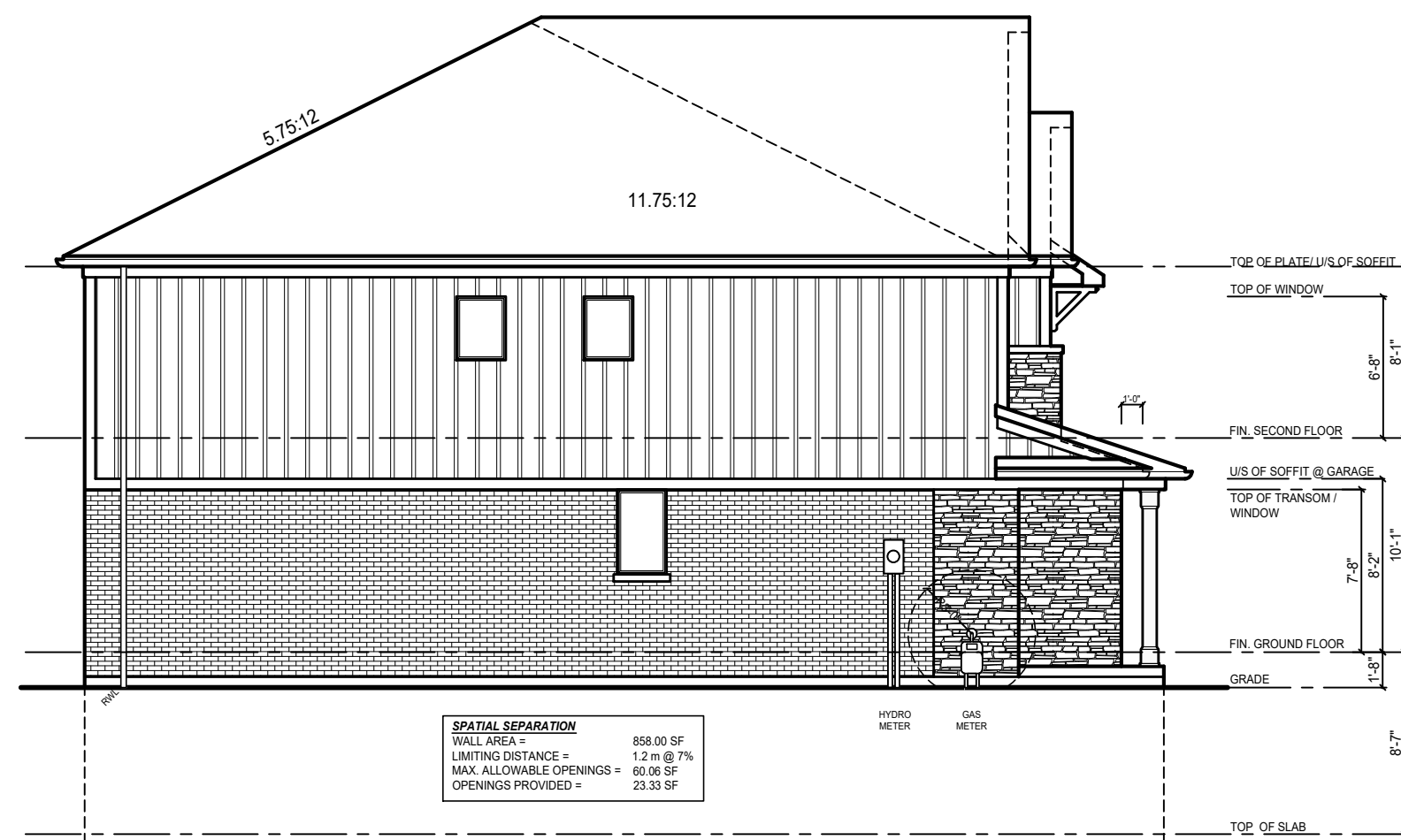
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 20T-29 ELEV. D1 REV LOT TYP-4
 20T-31-END ELEV. D1 REV LOT TYP-5
FRONT ELEVATION - STYLE D - BLOCK 3



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 TO BE CONSTRUCTED PER PERMITTED TO PENETRATE 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. JOIST, RAFTER & TRUSSES TO BE STAGGERED & FIRE CUT AT PARTY WALL. 4" (100mm) D.C. W/ DOUBLE TOP PLATE & SINGLE BOTTOM PLATE.
- 5. JOIST SUPPORTING TWO FLOORS TO BE STAGGERED @ 12" (300mm) O.C.
- 6. 1" (25mm) TYPE "X" GYPSUM BOARD (TAPED AND SEALED) TO BE SPACED @ 12" (300mm) O.C.
- 7. 1/2" (12mm) TYPE "X" GYPSUM BOARD (TAPED AND SEALED) TO BE SPACED @ 12" (300mm) O.C.
- 8. 4 MIL POLY ARMAWOL BARBER ON BOTH SIDES OF PARTY WALL.
- 9. 1/2" (12mm) TYPE "X" GYPSUM BOARD (TAPED AND SEALED) TO BE SPACED @ 12" (300mm) O.C.
- 10. 1/2" (12mm) TYPE "X" GYPSUM BOARD (TAPED AND SEALED) TO BE SPACED @ 12" (300mm) O.C.
- 11. 1/2" (12mm) TYPE "X" GYPSUM BOARD (TAPED AND SEALED) TO BE SPACED @ 12" (300mm) O.C.
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- 100. 1/2" (12mm) TYPE "X" GYPSUM BOARD (TAPED AND SEALED) TO BE SPACED @ 12" (300mm) O.C.

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PRELIMINARY
 FOR PRICING ONLY

Client: EMPIRE HOMES
 Project: 20' TOWNHOUSE TAWNY RIDGE

Rev	Description	Date	By
1	ISSUED FOR CLIENT REVIEW	NOV. 24. 25	KV
2			
3			
4			
5			
6			

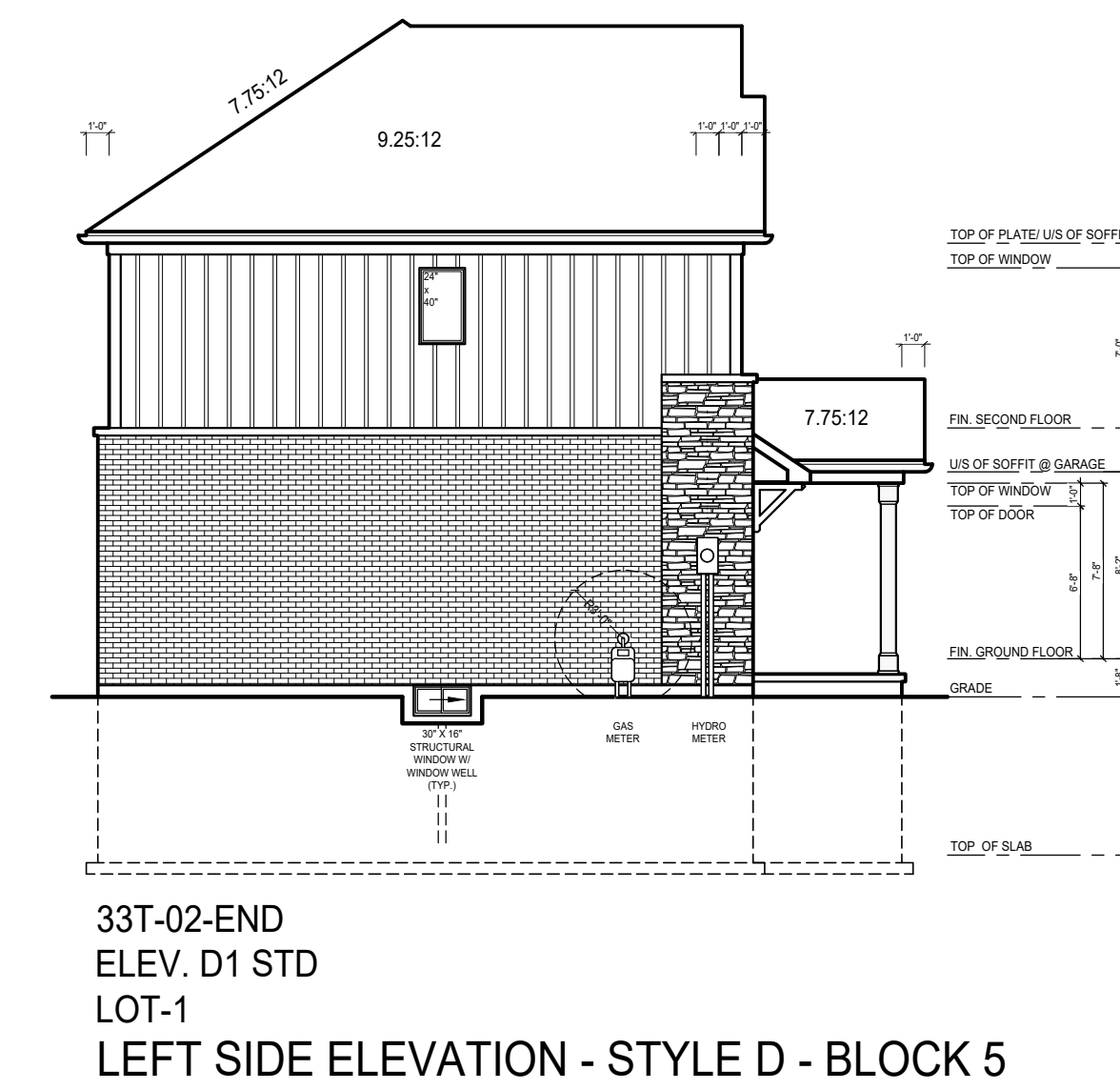
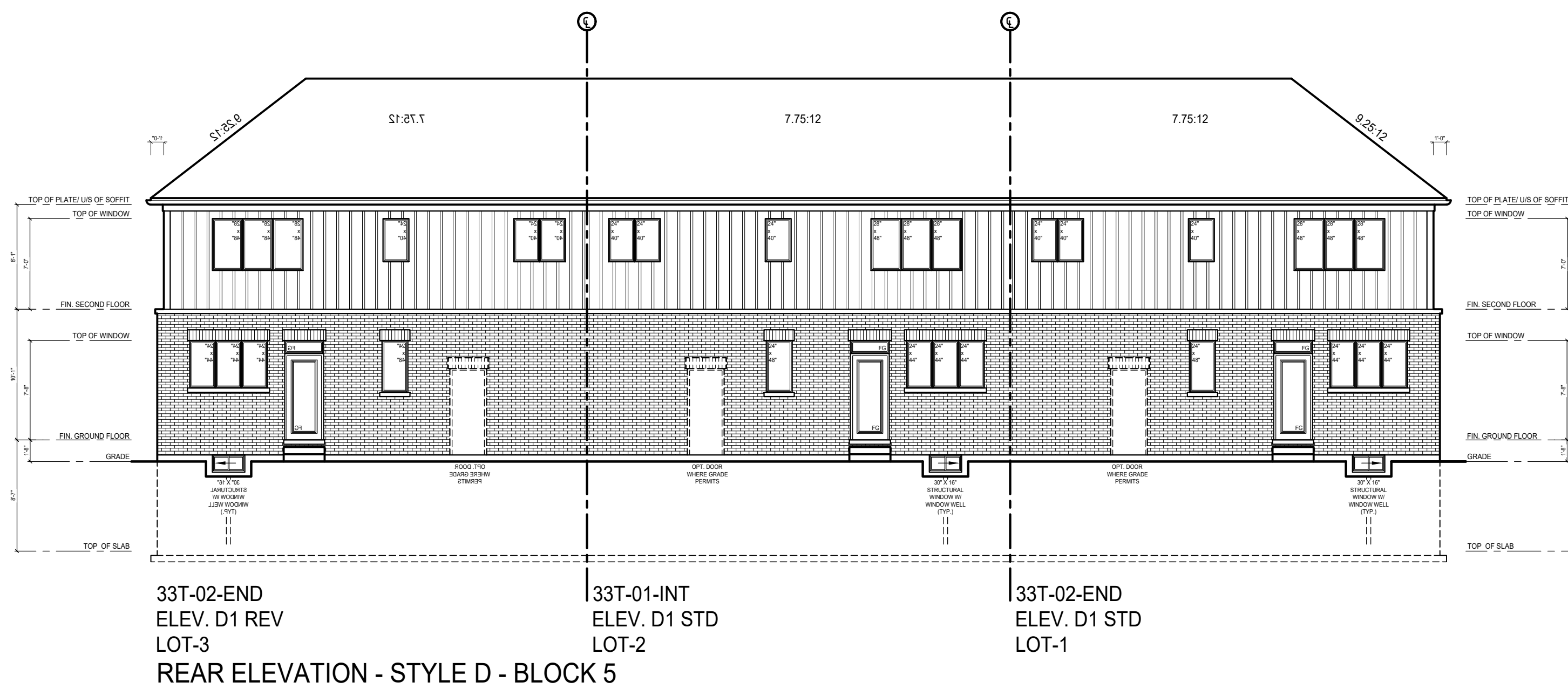
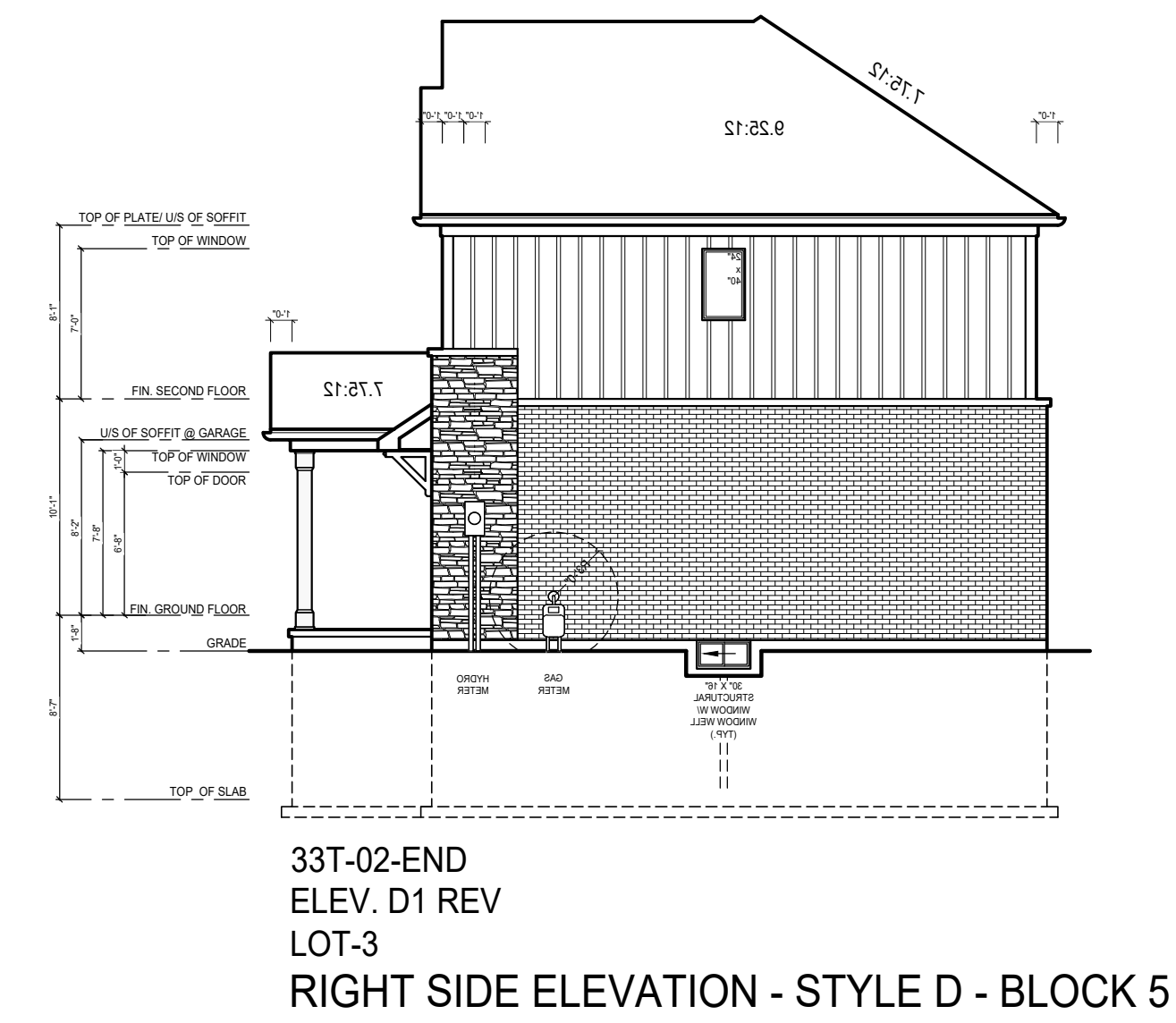
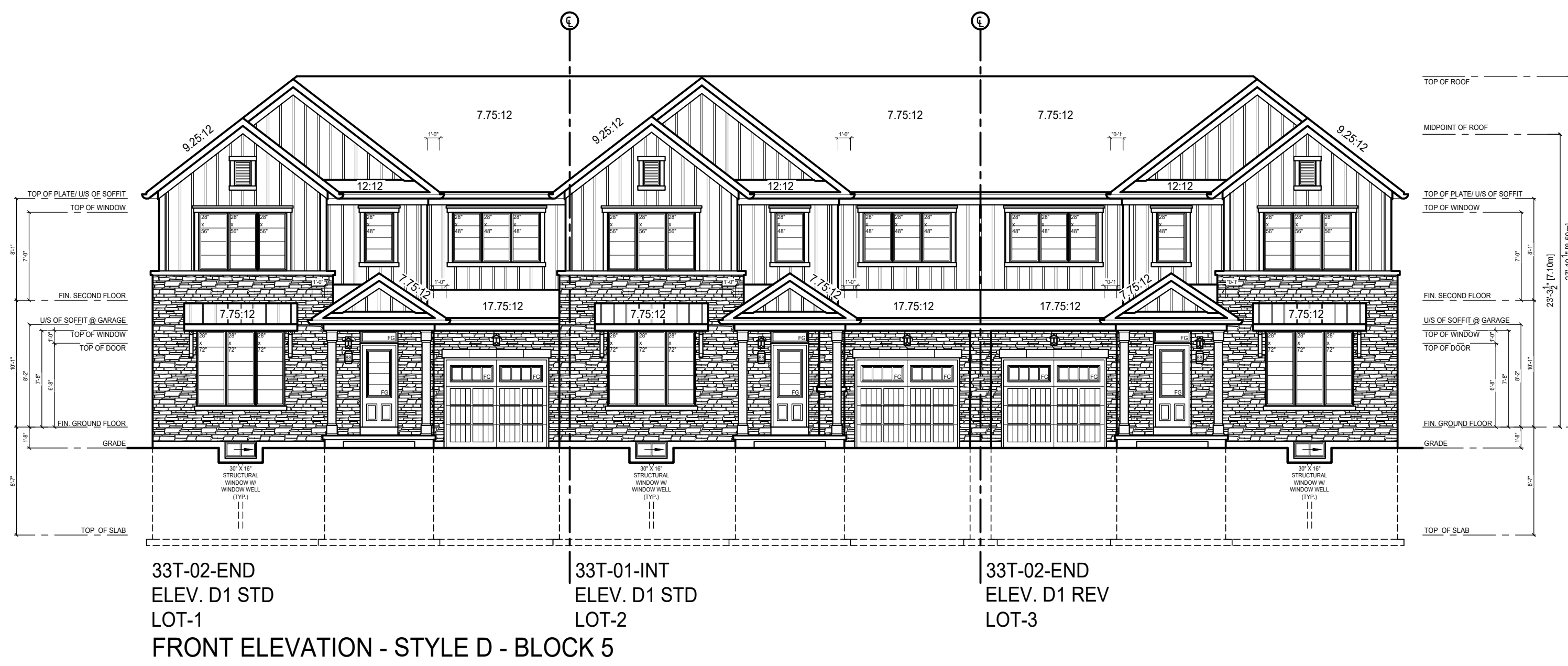
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Page: 2 OF 2

REFER TO HYDRO/GAS METER DETAILS FOR METER LOCATIONS

REFER TO INDIVIDUAL WORKING DRAWING UNITS FOR ALL INFORMATION NOT SHOWN

BLOCK 3



EL. D BLOCK 5

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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		Date:	By:
1	ISSUED FOR CLIENT REVIEW	NOV. 24/25	SL
2	REVISED PER CLIENT COMMENTS	NOV. 27/25	SL
3			
4			
5			
6			

Drawn by:	SL	Checked by:	XX
Project No:	20-09	Page:	2 OF 2
Scale:	1/8" = 1'0"		