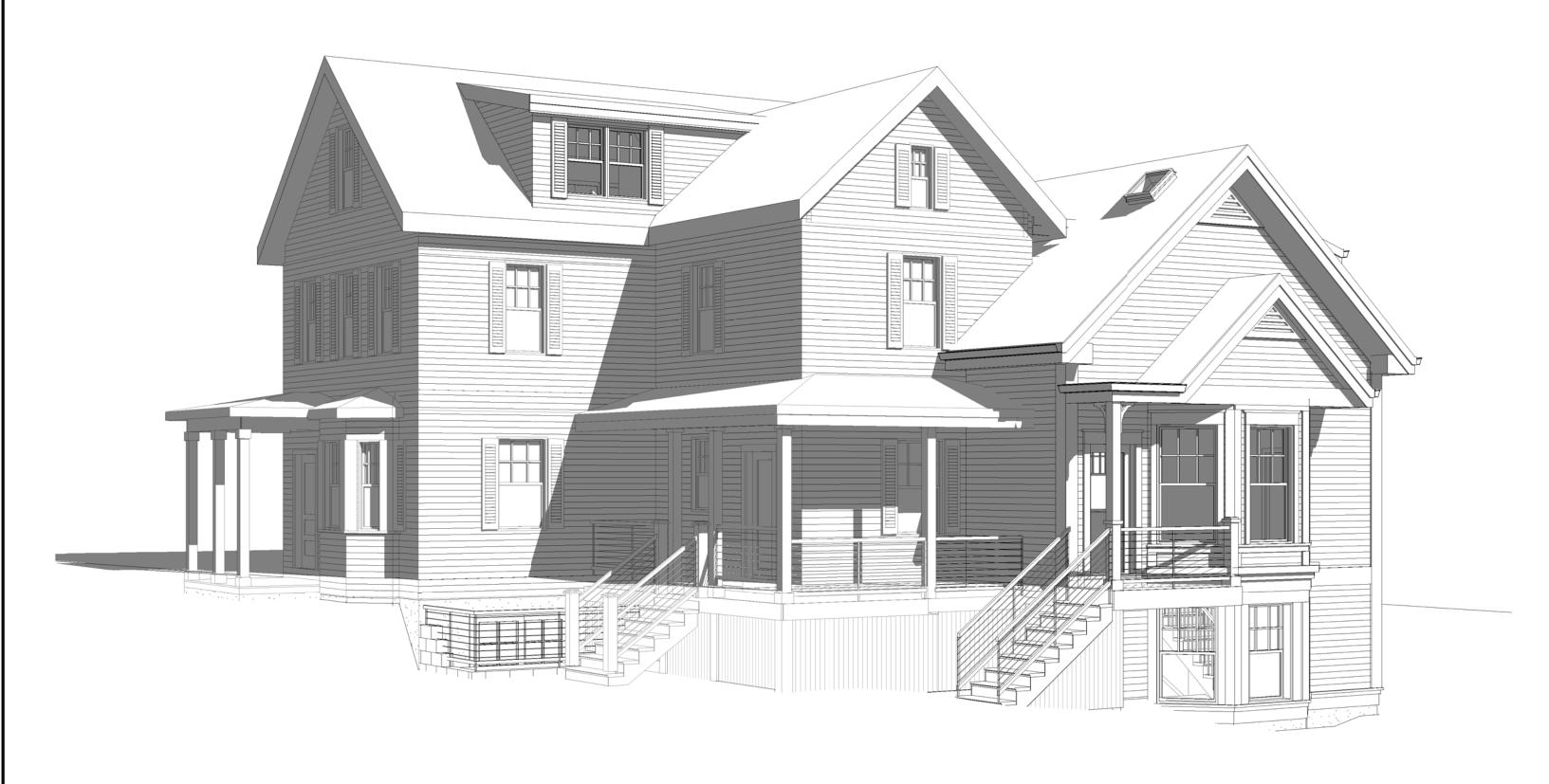
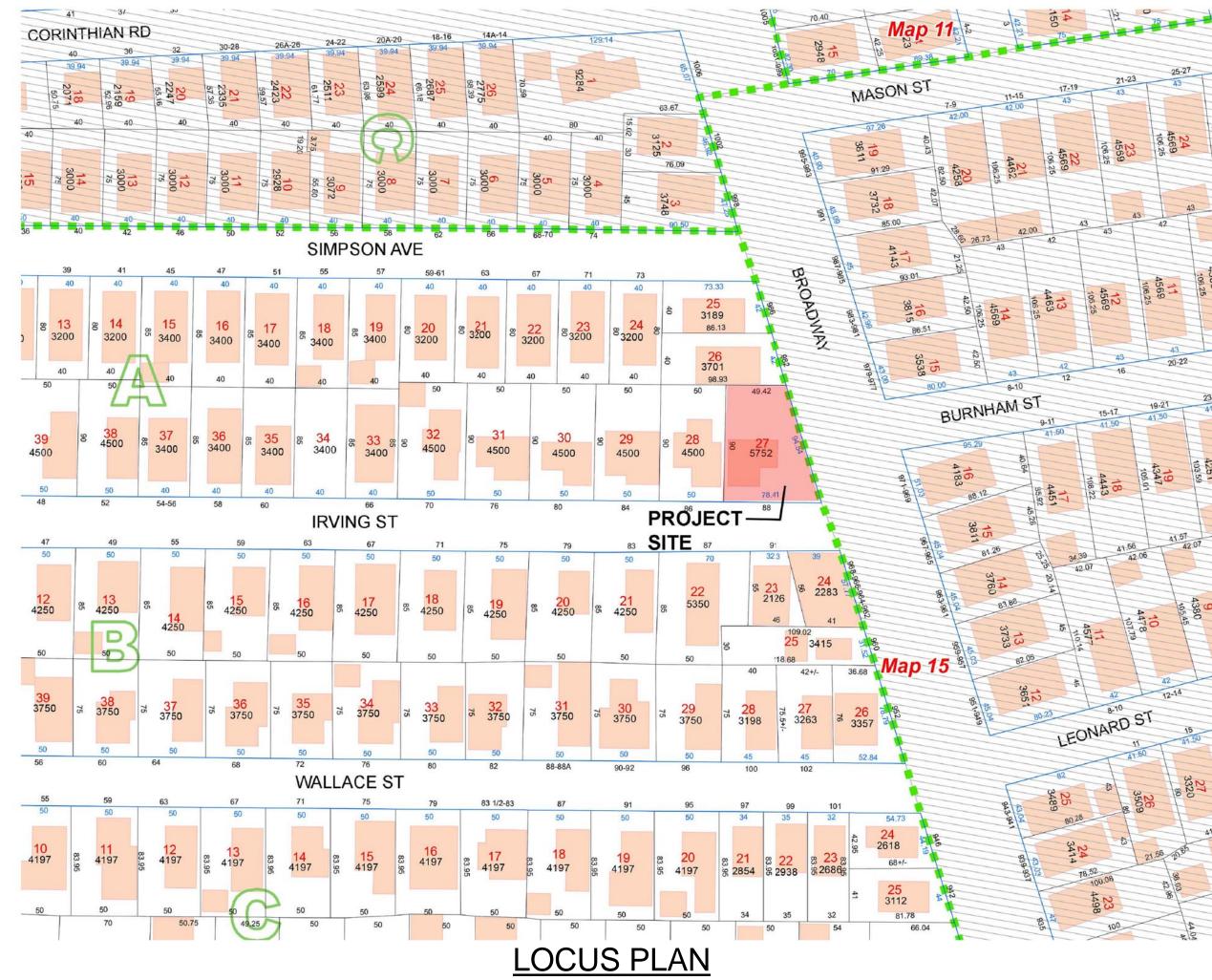
88 IRVING STREET RESIDENCES 88 IRVING STREET, SOMERVILLE, MA



SPECIAL PERMIT SET 05/23/2017 REVISED 07/19/2017



PREPARED BY

ARCHITECT
KHALSA DESIGN INC.
ADDRESS:
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143

CLIENTGFC DEVELOPMENT

CIVIL
DESIGN CONSULTANTS INC.
ADDRESS:
120 MIDDLESEX AVENUE
SOMERVILLE, MA 02145

	Drawing List	
Sheet Number	Sheet Name	Sheet Issue Date
A-000	Cover Sheet	07-19-2017
C-1.0	Civil Site Plan	05-23-2017
C-2.0	Details	05-23-2017
L-100	Landscape Plan	07-19-2017
A-020	Architectural Site Plan	07-19-2017
EX-100	Existing Conditions	07-19-2017
A-100	Basement & 1st Floor Plans	07-19-2017
A-101	2nd Floor & Attic Floor Plans/ Roof Plan	07-19-2017
A-300	East & North Exterior Elevations	07-19-2017
A-301	West & South Exterior Elevations	07/19/2017
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PROJECT NAME

88 IRVING ST RESIDENCES

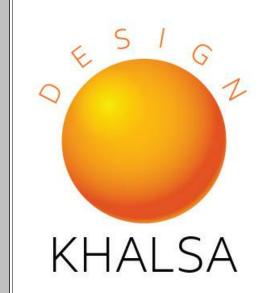
PROJECT ADDRE

88 IRVING STREET SOMERVILLE, MA

CLIENT

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APCHITEC



17 IVALOO STREET SUITE 400 SOMERVILLE, MA 02143 TELEPHONE: 617-591-8682 FAX: 617-591-20

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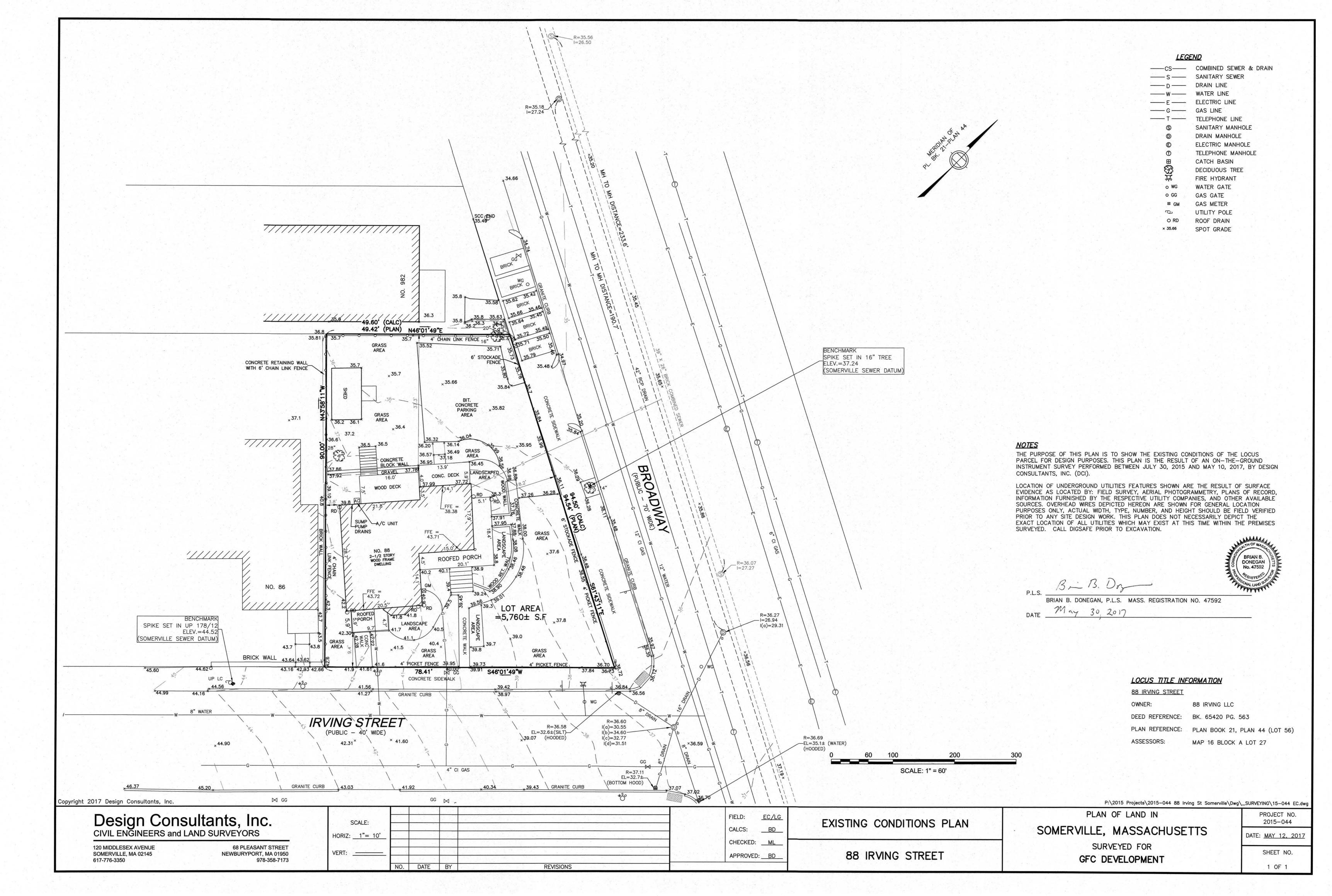


Project	number	16108
Date		07-19-2017
Drawn	by	TMC
Checke	ed by	JSK
Scale		
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No.	Description	Date

Cover Sheet

A-000
88 IRVING ST RESIDENCES

7/19/2017 4:24:20 PM



GENERAL NOTES

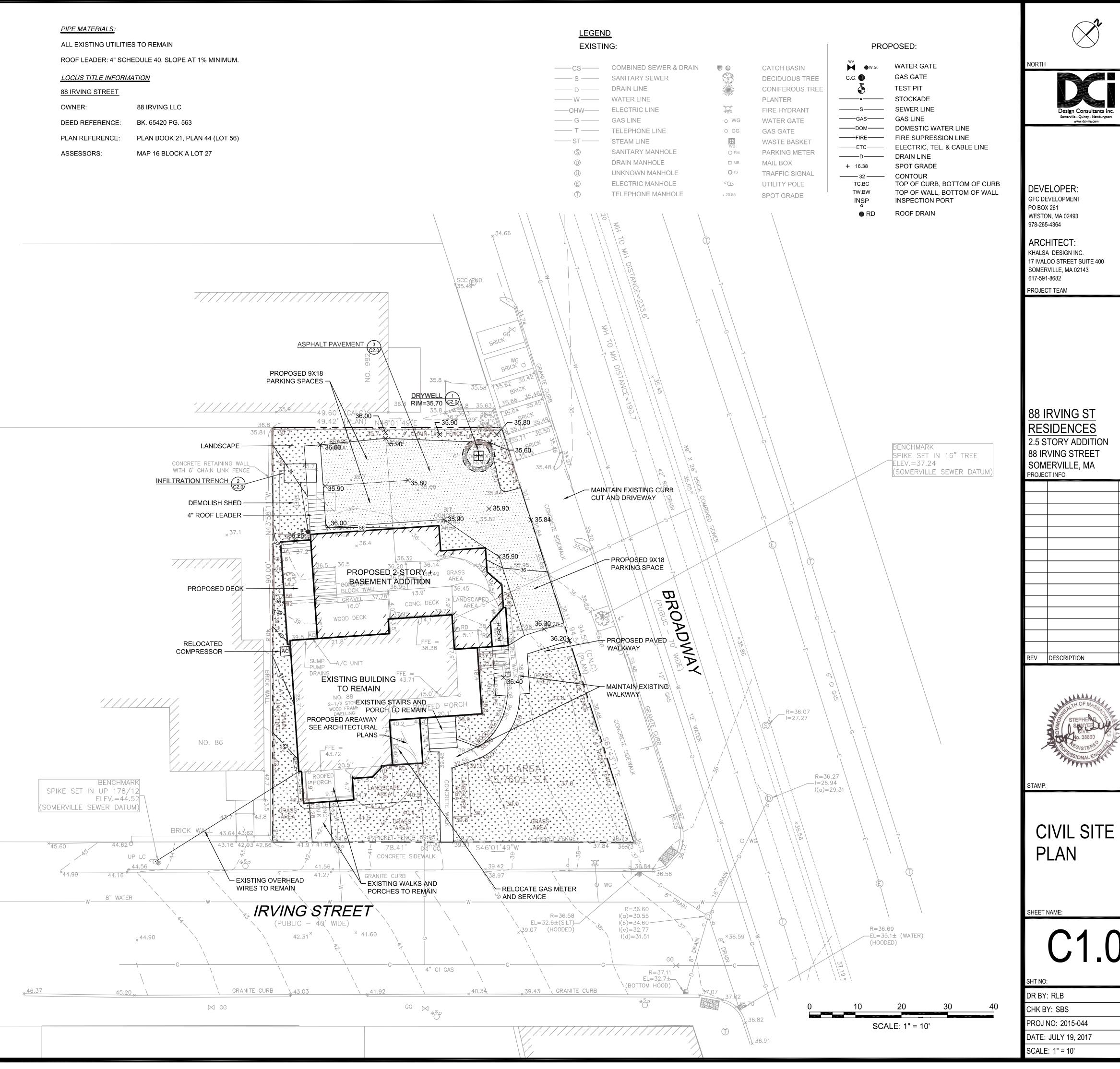
ALL WORK PERFORMED AS PART OF THIS PROJECT SHALL CONFORM TO THE STANDARDS OF THE CITY OF SOMERVILLE, DEPT. OF PUBLIC WORKS AND ANY OTHER AGENCY WITH AUTHORITY IN THIS AREA.

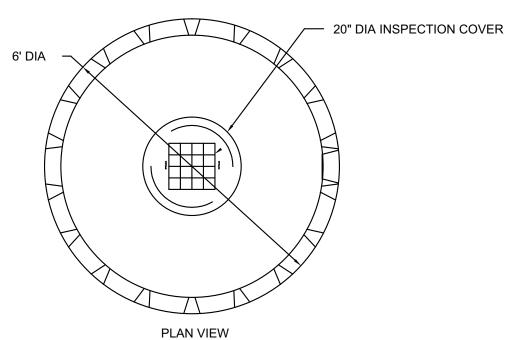
CONTRACTOR TO MAINTAIN WORK AREA IN A CLEAN CONDITION. NO CONSTRUCTION DEBRIS SHALL BE ALLOWED TO ACCUMULATE WITHIN THE WORKSITE AND NO DIRT, GRAVEL, ETC. SHALL BE ALLOWED TO ACCUMULATE ON THE PUBLIC RIGHT-OF-WAY.

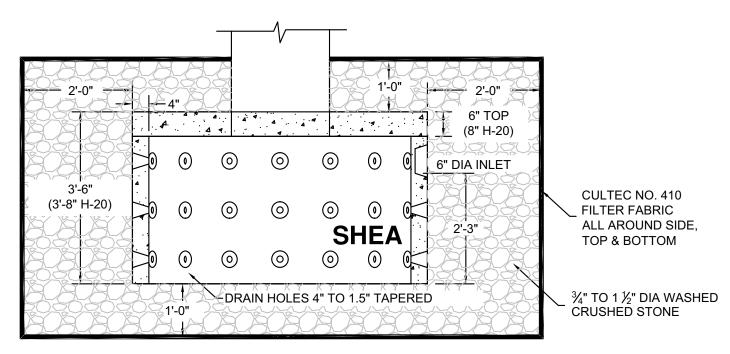
AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

UTILITY & DRAINAGE NOTES

- 1. THE LOCATION OF AND SIZE OF BURIED UTILITIES ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY BY DESIGN CONSULTANTS INC., PLANS OF RECORD & PLANS FROM RESPECTIVE UTILITY COMPANIES.
- 2. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION AND SIZE OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME INSIDE OR OUTSIDE OF EXISTING OR PROPOSED BUILDINGS, ON THE SUBJECT PROPERTY, WITHIN THE STREET ROW, OR ON ABUTTING LOTS.
- 3. CONTACT DIG-SAFE AT 1-888-344-7233 OR 1-800-322-4844 AT LEAST 72 HOURS PRIOR TO EXCAVATION. THE CITY OF SOMERVILLE MUNICIPAL UTILITIES (WATER, SEWER, & DRAIN) ARE PART OF DIG-SAFE. CONTACT THE CITY OF SOMERVILLE FOR THE MARKING OF SOMERVILLE MUNICIPAL UTILITIES.
- 4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE AND EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- 5. ALL EXISTING UTILITY SERVICE CONNECTIONS SHALL BE ABANDONED UNLESS NOTED OTHERWISE. CUTTING AND CAPPING OF DESIGNATED WATER AND SEWER SERVICES SHALL OCCUR AT THE MAIN IN THE STREET, BY THE CONTRACTOR, IN ACCORDANCE WITH THE CITY OF SOMERVILLE STANDARDS. THE PROPOSED GAS, ELECTRIC AND/OR CATV INSTALLATION AND ABANDONMENT OF EXISTING CONNECTIONS SHALL BE COORDINATED BY THE CONTRACTOR WITH THE RESPECTIVE COMPANIES.
- 6. FINAL DEMARCATION POINTS FOR GAS, ELECTRIC, TELEPHONE, AND COMMUNICATION SERVICE ENTRANCES ARE SUBJECT TO APPROVALS OF EACH PROVIDER.
- 7. ALL UTILITIES SHOWN ON THIS SITE ARE TO THE EXTERIOR OF THE BUILDING FOUNDATION ONLY. UTILITIES THROUGH THE FOUNDATION AND INSIDE THE BUILDING ARE THE RESPONSIBILITY OF THE MECHANICAL ENGINEER. SEE MECHANICAL ENGINEERING PLANS.
- 8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND RECORDING THE EXACT LOCATION OF ALL PROPOSED UTILITY CONNECTIONS.
- 9. NEW WATER SERVICES MUST BE LEFT SHUT OFF AT THE MAIN ON THE STREET UNTIL ACTIVATED BY CITY OF SOMERVILLE.
- 10. TEST PITS SHALL BE REQUIRED TO DETERMINE SUBSURFACE SOILS AND ESTABLISH MEAN HIGH GROUNDWATER ELEVATION PRIOR TO ORDERING AND INSTALLATION OF STORMWATER MANAGEMENT SYSTEM COMPONENTS. ADJUSTMENTS TO SYSTEM MAY BE REQUIRED PER TEST RESULTS.
- 11. THE CONTRACTOR SHALL SUPPLY ALL PIPING FOR THE UTILITY SERVICES AND SHALL SUPPLY ALL ASSOCIATED APPURTENANCES, FITTING AND VALVES UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL PERFORM ALL WET AND DRY TAPS AS PART OF HIS/HER CONTRACT.
- 12. CITY OF SOMERVILLE RESERVES THE RIGHT TO INSPECT ALL FACILITIES DISCHARGING TO THE CITY OF SOMERVILLE DRAIN AND SEWER SYSTEMS. A DYE TEST SHALL BE PERFORMED PRIOR TO THE ISSUANCE OF AN OCCUPANCY
- 13. PRIOR TO CONSTRUCTION OF NEW SANITARY SEWER AND STORM DRAIN LINES, CONTRACTOR SHALL PERFORM TEST PITS AT LOCATIONS OF EXISTING LATERAL CONNECTIONS FOR SANITARY SEWER AND STORM DRAINS TO CONFIRM INVERTS OF LATERALS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
- 14. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION SHALL BE FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
- 15. TRENCH AREAS FOR THE CONSTRUCTION OF THE UNDERGROUND UTILITIES ARE TO BE REPATCHED WITH SAME MATERIAL AT THE SAME DEPTH AS THE EXISTING MATERIAL. THE AREAS OF TRENCHING SHALL BE NEATLY SAW-CUT AND THE NEW PATCHING MATERIAL SHALL BE PROPERLY SEALED IN ACCORDANCE WITH THE CITY OF SOMERVILLE MUNICIPAL STANDARDS.
- 16. DURING EXCAVATION AND CONSTRUCTION OF PIPES AND STRUCTURES, TRENCHES MUST BE ADEQUATELY BRACED AND PROTECTED AGAINST CAVE-IN.
- 17. NO TRENCHES ARE ALLOWED TO REMAIN OPEN OVERNIGHT. ALL TRENCHES SHALL BE BACKFILLED AT THE END OF THE WORK DAY OR COVERED WITH STEEL PLATES PER 520 CMR 14.00 EXCAVATION AND TRENCH SAFETY. IF STEEL PLATES ARE USED, THE TOTAL LENGTH OF PLATES IN THE TRAVELED WAY SHALL LIMITED TO 50'.







SECTION VIEW

ITEM NO.			
500 GALLON	DW-500SDW	STANDARD	4,099#
	DW-500SDWH	H-20	4,770#
3' STACKABLE	DW-3SS		2,008#

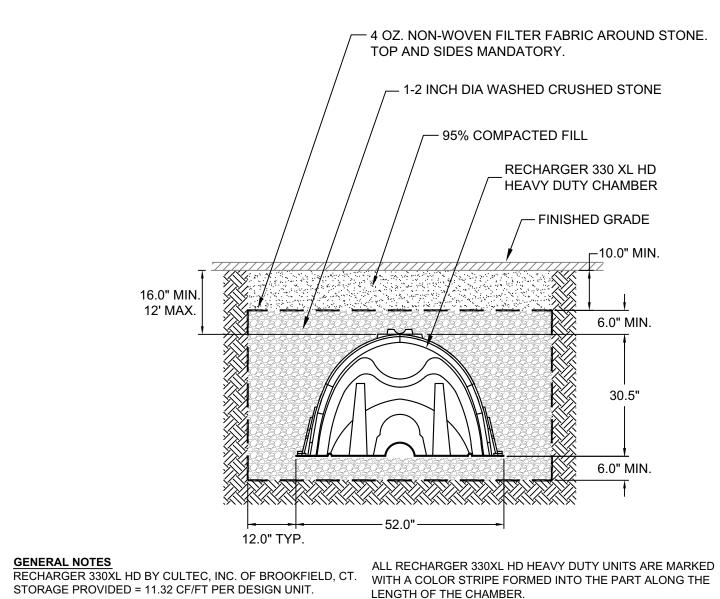
NOTES: 1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.

2. AVAILABLE IN H-20 LOADING.

3. CAPACITY INCREASES IN INCREMENTS OF 500 GALLONS FOR EACH 3' SECTION ADDED.

4. FILTER FABRIC IS CULTEC NO. 410 OR AN EQUAL.





WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE

ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND

LENGTH OF THE CHAMBER.

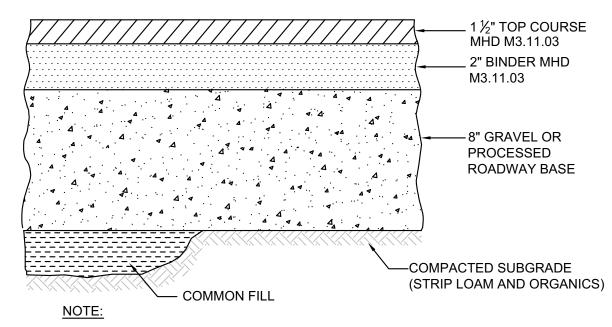
FEDERAL REGULATIONS.

2 INFILTRATION TRENCH NOT TO SCALE

REFER TO CULTEC, INC.'S CURRENT RECOMMENDED

USE RECHARGER 330XL HD HEAVY DUTY FOR TRAFFIC

INSTALLATION GUIDELINES.



1. SEE SITE LAYOUT PLAN FOR PAVEMENT WIDTH AND LOCATION.

2. SEE GRADING, DRAINAGE AND EROSION CONTROL PLANS FOR PAVEMENT SLOPE AND CROSS-SLOPE.

ASPHALT PAVEMENT
NOT TO SCALE



DEVELOPER:

GFC DEVELOPMENT PO BOX 261 WESTON, MA 02493 978-265-4364

ARCHITECT: KHALSA DESIGN INC. 17 IVALOO STREET SUITE 400 SOMERVILLE, MA 02143

617-591-8682 PROJECT TEAM

88 IRVING ST RESIDENCES 2.5 STORY ADDITION 88 IRVING STREET SOMERVILLE, MA

PROJECT INFO

REV DESCRIPTION

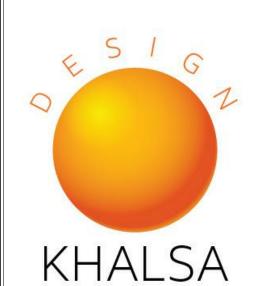
DETAILS

SHEET NAME:

DR BY: RLB CHK BY: SBS PROJ NO: 2015-044

DATE: JULY 19, 2017 SCALE: N.T.S.

RESIDENCES



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Architectural Site Plan

A-020

'	0: 1 5 11 5 11	05 " 5 "	
	Single Family Dwelling	2 Family Dwelling	COMPLIES
	5,760 S.F. +/-	5,760 S.F. +/-	PREEXIST/ NO CHANGE
	5,760 S.F./ DU (1 DU)	2,880 S.F./ DU (2 DU)	COMPLIES
	23% / 1,314 S.F.	33% / 1,910 S.F.	COMPLIES
	54% / 3,114 S.F.	36% / 2,077 S.F.	COMPLIES
	0.44 / 2,516 S.F.	0.71 / 4,078 S.F.	COMPLIES
	2 1/2 ST/ 27'-5"	2 1/2 ST/ 27'-5"	COMPLIES/ NO CHANGE
	9.0' 3.8' 18.'1	9.0' 3.8' 10.3'	PREEXIST./ NO CHANGE PREEXIST./ NO CHANGE COMPLIES
	34.8' nundred (100) feet deep	on the effective date of t	complies this Ordinance, three (3)

Section 8.6: 13. Reduction of rear yards for shallow lots: For each foot by which a lot inches may be deducted from the required depth of the rear yard, provided that no re 20' - 0" Requirement / 100' - 95' = 5'; 5' X 3" = 15" (1' - 3") > 20' - 1'-3" = 18'-9"

MIN FRONTAGE	50'		78.41'	78.41'	COMPLIES / NO CHANGE
PERVIOUS AREA, MIN % OF LOT	35% / 2,016 S.F.		54% / 3,114 S.F.	36% / 2,077 S.F.	COMPLIES
PARKING REQUIREMENTS	1.5/ DU W/ 1 OR 2 BEDROOMS 2.0/ DU W/ 3+ BEDROOMS				
	EXISTING REQ. Unit 1 - 1.5 Spaces Total - 1.5 Spaces	PROPOSED REQ. See Section 9.5.2 1 Parking Space per additional	1 SPACE	3 SPACES	COMPLIES

ZONING DIMENSIONAL TABLE:

ZONE

MIN LOT SIZE

MIN LOT PER DWELLING

MAX GROUND COVERAGE

MAX BUILDING HEIGHT

MIN. YARD SETBACKS

LEFT SIDE RIGHT SIDE

FRONT

REAR

MAX FLOOR AREA RATIO (FAR)

LANDSCAPE AREA

ALLOWED / REQUIRED

2,250 S.F./ DU (1-9 DU)

RA

Single Family

10,000 S.F.

50% / 2,880 S.F.

25% / 1,440 S.F.

0.75 / 4,320 S.F.

15' or street average

18' 9" (Section 8.6.13)

8'-0" SUM 17'-0"

8'-0" SUM 17'-0"

2 1/2 ST/ 35'

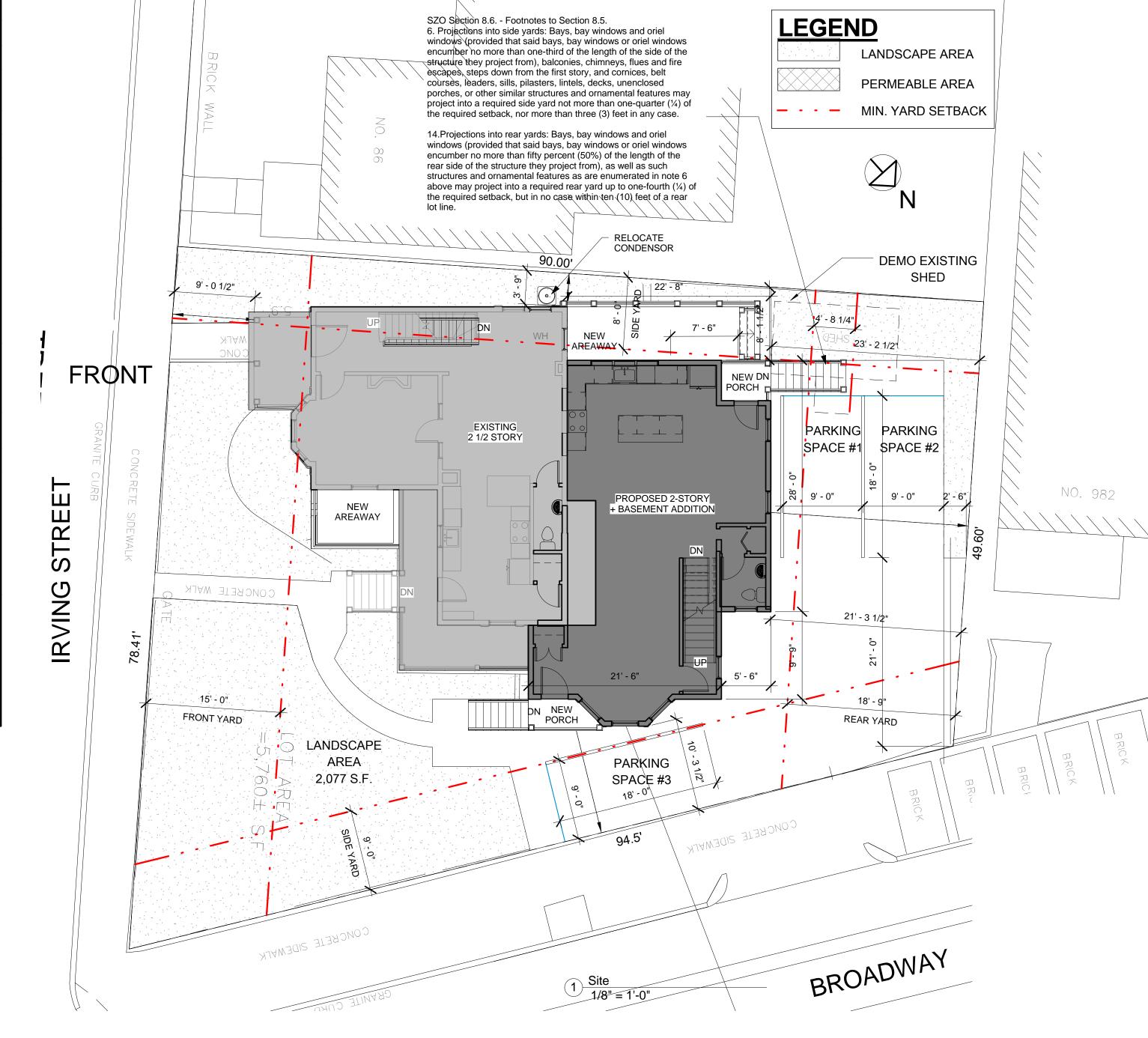
2 Family

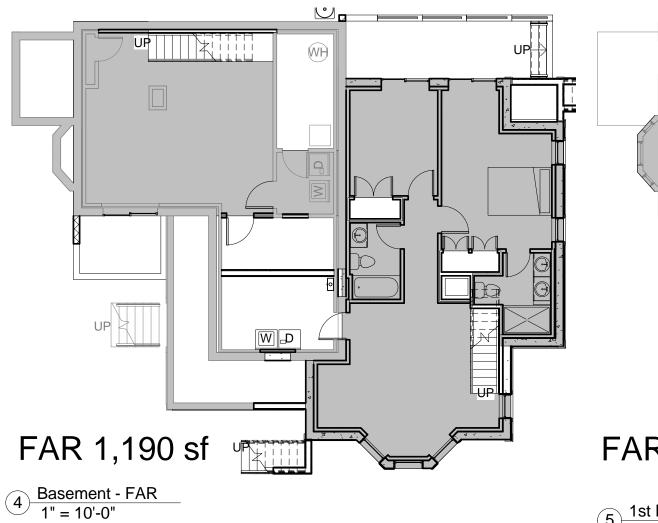
a. Existing 1 and 2 family residences converting to 2 or 3 family residences shall provide one (1) parking space per additional (e.g. newly created) dwelling unit. Also note that the provisions of Section 9.4 as to nonconformity with respect to parking are likely to apply in many instances.

EXAMPLE: A single family home is converting to a 2 family residence. One (1) space is required for each new dwelling unit created in the conversion. If the single-family home is converting to a 3 family residence, then two (2) parking spaces are required for the conversion — one (1) for each new unit. Note that this is the parking required for the newly converted unit(s) and is additional parking above what is required for the existing site. However, if the existing lot is nonconforming with respect to parking, then please refer to the special considerations under Section 9.4.1.

GROSS FLOOR AREA BUILDING CALCULATION			
	EXISTING	PROPOSED CHANGE	PROPOSED TOTAL
BASEMENT	836 SF	+789 SF	1,625 SF
FIRST FL	857 SF	+793 SF	1,650 SF
SECOND FL	800 SF	+683 SF	1,483 SF
THIRD FL	800 SF	-269 SF	531 SF
TOTAL 3,293 SF +1,996 SF 5,289 SF			
1,996 SF / 3,293 SF= 60% INCREASE IN GROSS FLOOR AREA PROPOSED			

FAR BUILDING CALCULATION LOT SIZE: 5,760 +/- SF				
	EXISTING	PROPOSED CHANGE	PROPOSED TOTAL	
BASEMENT	685 SF	+505 SF	1,190 SF	
FIRST FL	770 SF	+734 SF	1,504 SF	
SECOND FL	678 SF	+423 SF	1,101 SF	
THIRD FL	313 SF	-30 SF	283 SF	
TOTAL	2,446 SF/ 0.43 FAR	+1,632	4,078 SF/ 0.71 FAR	





FAR 1,504 sf

FAR: 1,101 sf

FAR: 283 sf

each newly created Dwelling Unit Section 9.5. - Number of Parking Spaces. 2.) Special Residential Conversions:

5 1st Floor - FAR 1" = 10'-0"

6 2nd Floor - FAR 1" = 10'-0"

7 3rd Floor FAR 1" = 10'-0"

16108 Project number





88 IRVING ST **RESIDENCES**

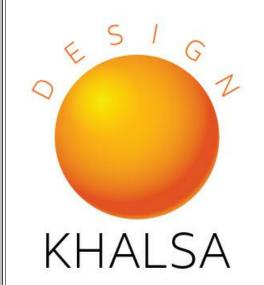
PROJECT ADDRESS

88 IRVING STREET SOMERVILLE, MA

CLIENT

GFC DEVELOPMENT

ARCHITECT



17 IVALOO STREET SUITE 400 SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682 FAX: 617-591-2086

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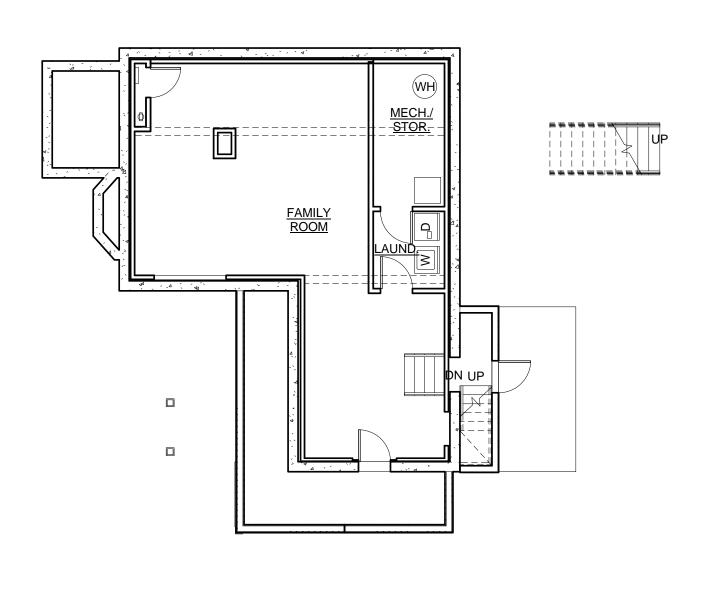
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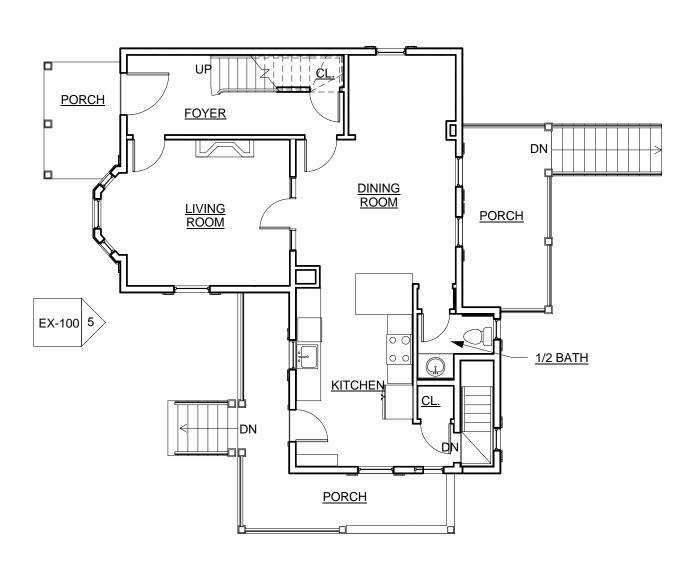
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Landscape Plan

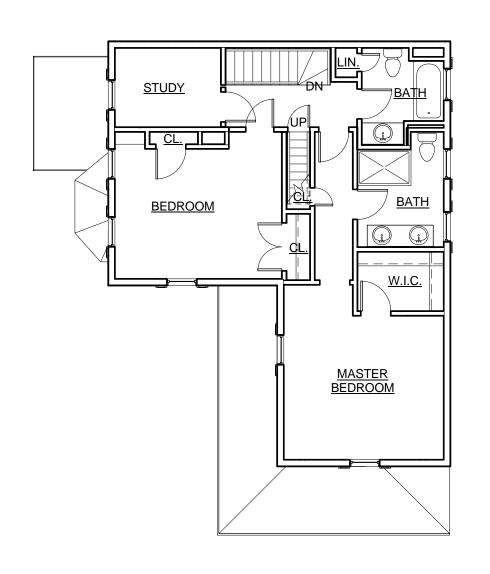
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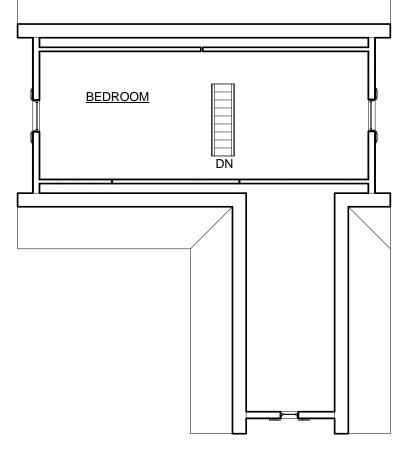
1 Existing Basement Level
1/8" = 1'-0"



2 Existing 1st Floor Level 1/8" = 1'-0"

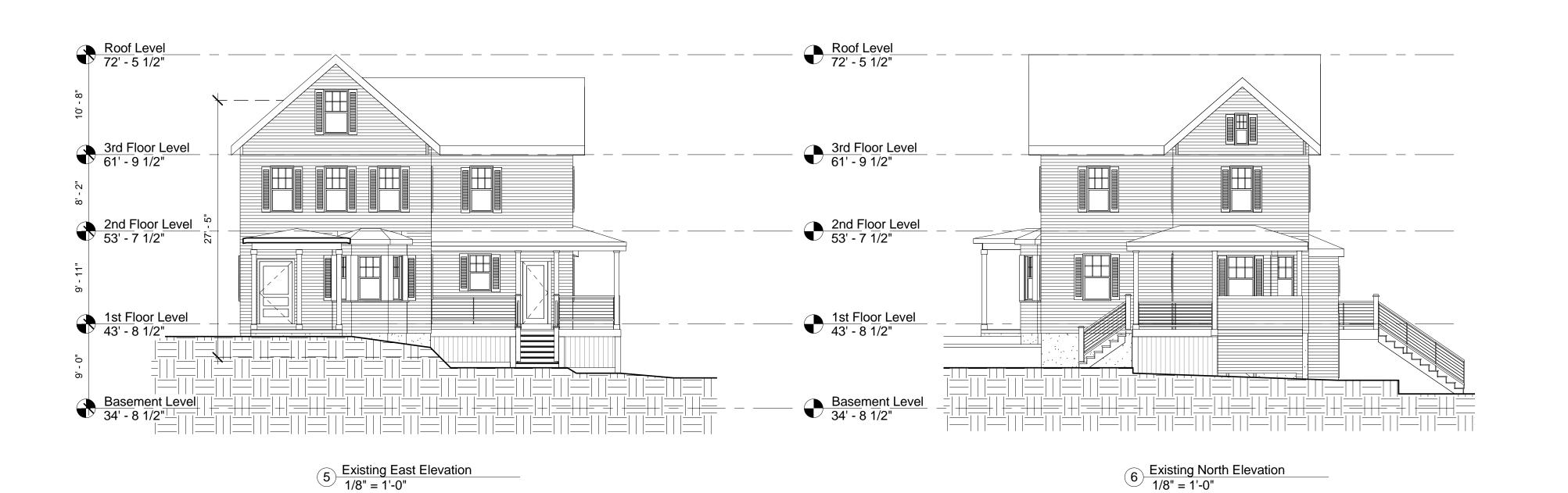


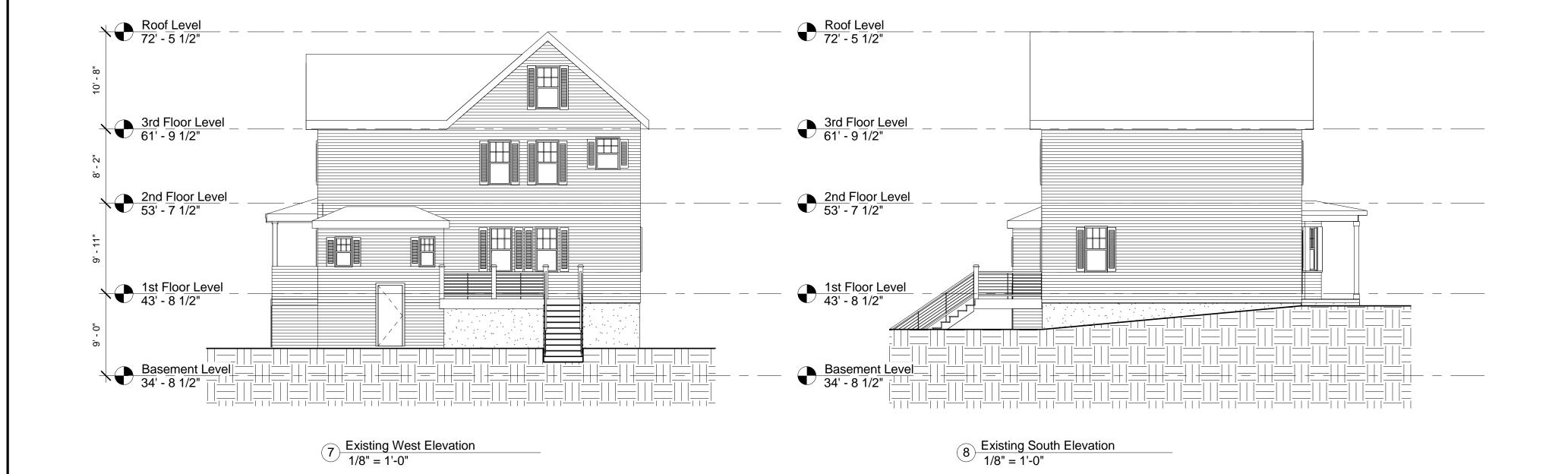
3 Existing 2nd Floor Level 1/8" = 1'-0"



4 Existing 3rd Floor Level
1/8" = 1'-0"

9 Existing Roof Level
1/8" = 1'-0"







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88 IRVING ST

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Date		07-19-2017	
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Existing Conditions

EX-100

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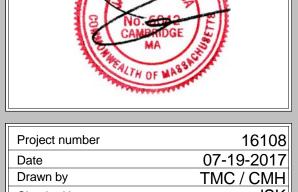
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88 IRVING ST

RESIDENCES

88 IRVING STREET

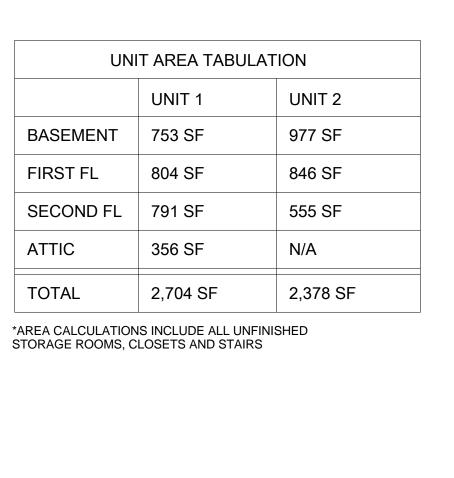
SOMERVILLE, MA

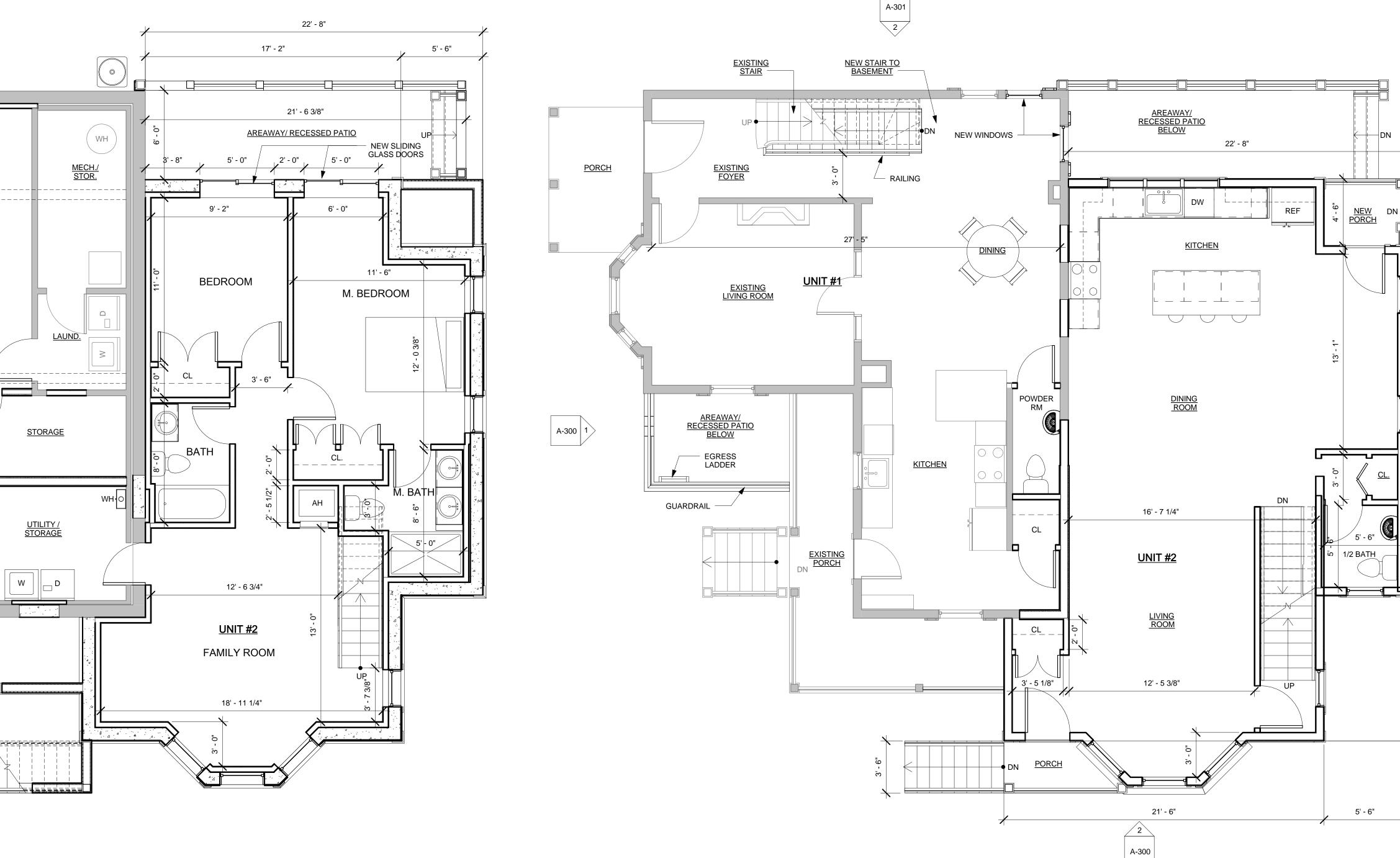


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		No.	Description	Date
1				
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Basement & 1st Floor Plans

88 IRVING ST RESIDENCES





2 Basement Level 1/4" = 1'-0"

<u>NEW STAIR &</u> -FURRING WALL

<u>UNIT #1</u>

FAMILY ROOM

NEW SLIDING
 GLASS DOORS

- EGRESS LADDER

1st Floor Level 1/4" = 1'-0"

88 IRVING ST RESIDENCES

PROJECT ADDRESS

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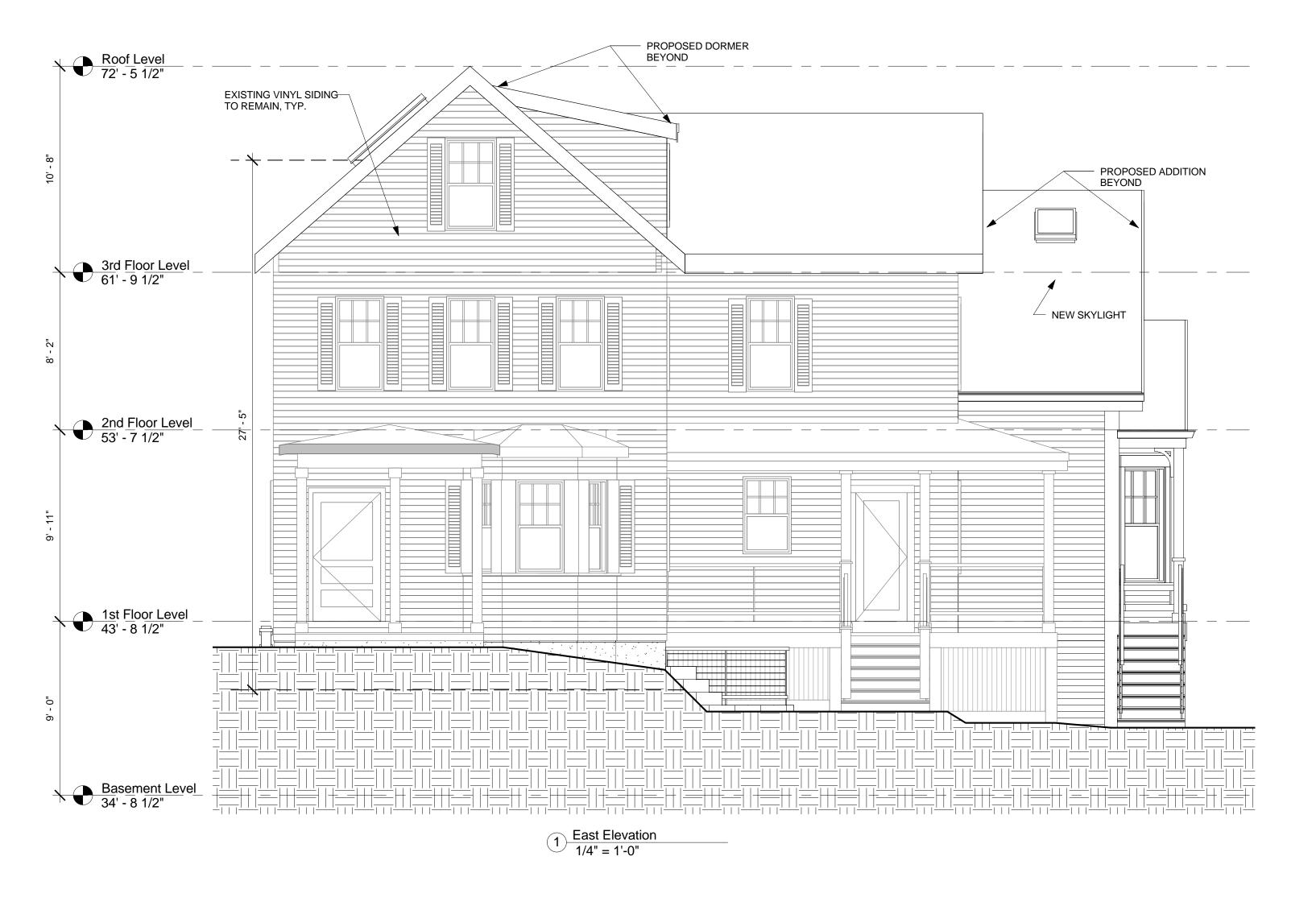


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	Project number	16108
1	Date	07-19-2017
1	Drawn by	TMC / CMH
1	Checked by	JSK
1	Scale	1/4" = 1'-0"
	REVISIONS	

No.	Description	Date

2nd Floor & Attic Floor Plans/ Roof Plan

A-101





88 IRVING ST RESIDENCES

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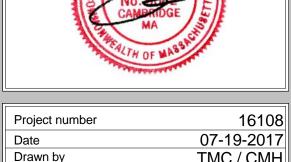


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Scale		1/4" = 1	
REVISIONS			
No.	Description	Date	

East & North
Exterior Elevations

A-300



PROJECT ADDRESS

88 IRVING ST

RESIDENCES

88 IRVING STREET

SOMERVILLE, MA

Project number 16108
Date 07-19-2017
Drawn by TMC
Checked by JSK
Scale 1/4" = 1'-0"

REVISIONS

No. Description Date

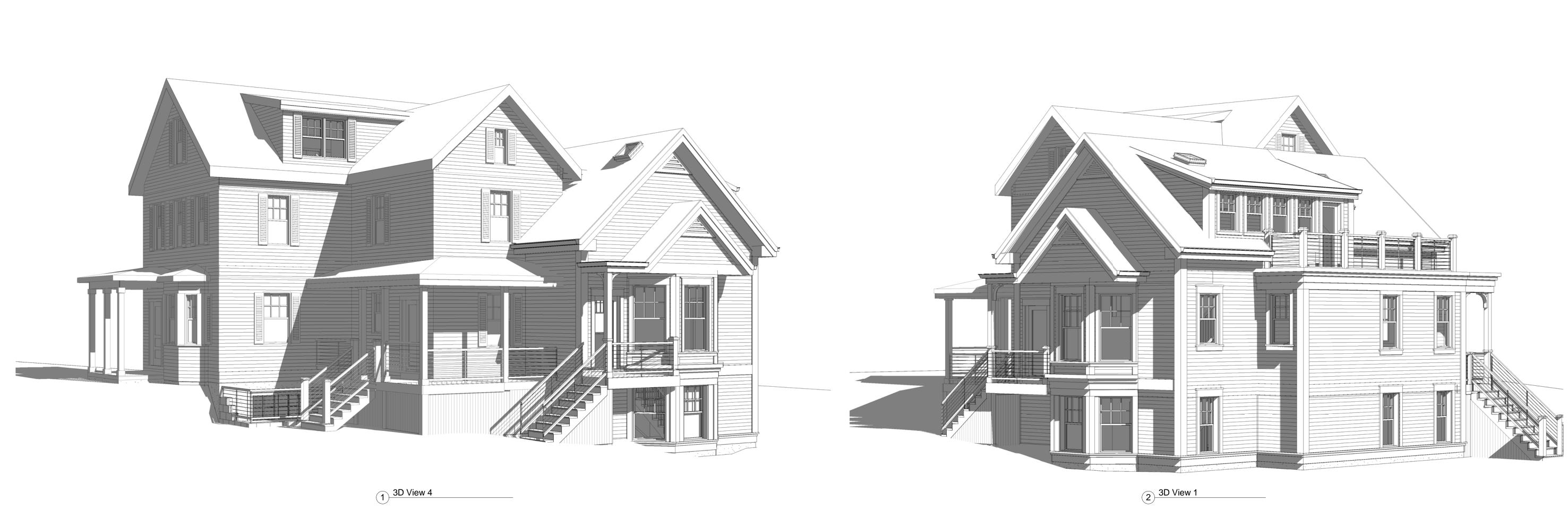
West & South
Exterior Elevations

A-301
88 IRVING ST RESIDENCES

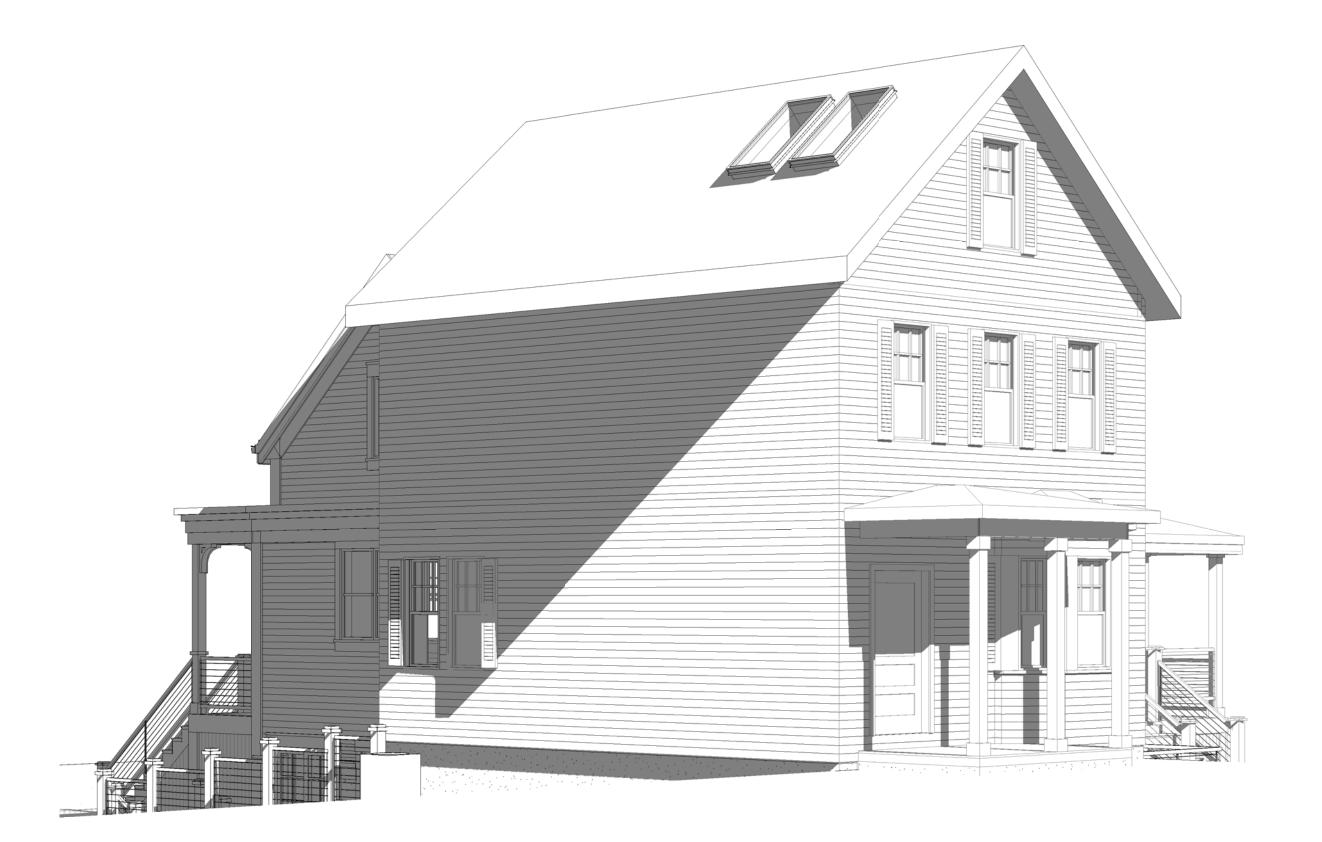




 $2 \frac{\text{South Elevation}}{1/4" = 1'-0"}$







4 3D View 3

PROJECT NAME

88 IRVING ST RESIDENCES

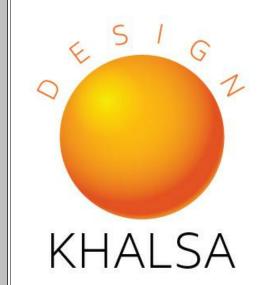
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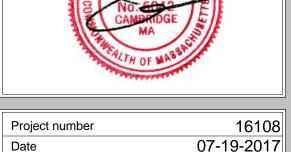


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REGISTRATION



Date		07-19-2017	
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Perspectives