

# 183 – 205 E PALM STREET

*LAND USE MEETING 9/1/15*

*Single Family Residences*

# EXISTING

## TOPO EXHIBIT PALM HEIGHTS 183 E. PALM AVENUE ALTADENA, CA



### BREVIATIONS

- STING EDGE OF AC PAVEMENT
- STING GWK TREE, 36 OVERALL, 14 TWO UNDER 8" DIAMETER
- STING TREE (NON-GWK)



# CONCEPTUAL SITE PLAN

17 - UNITS  
183/205 E. PALM AVENUE ALTADENA, CA

| OAK TREE SUMMARY   |        |                 |         |                              |
|--------------------|--------|-----------------|---------|------------------------------|
| OVERALL SITE TOTAL | EXEMPT | REPORT EFFECTED | PROTECT | NET TOTAL OAK TREES EFFECTED |
| 41                 | 2      | 28              | 8       | 37                           |

NOTE: FOUR OFFSITE OAK TREES.

## PLANS SUMMARY

|        |    |
|--------|----|
| PLAN 1 | 7  |
| PLAN 2 | 9  |
| PLAN 3 | 1  |
| TOTAL  | 17 |

## PROJECT AREAS:

|                      |              |
|----------------------|--------------|
| TOTAL SITE:          | 144,425 S.F. |
| 20' ACCESS EASEMENT: | 4,078 S.F.   |
| NET LOT AREA:        | 140,348 S.F. |

## FRONT YARD DISTANCE

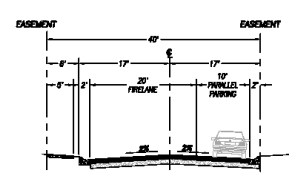
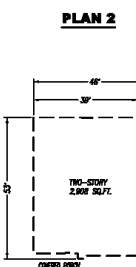
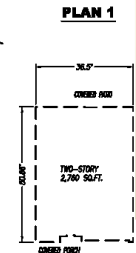
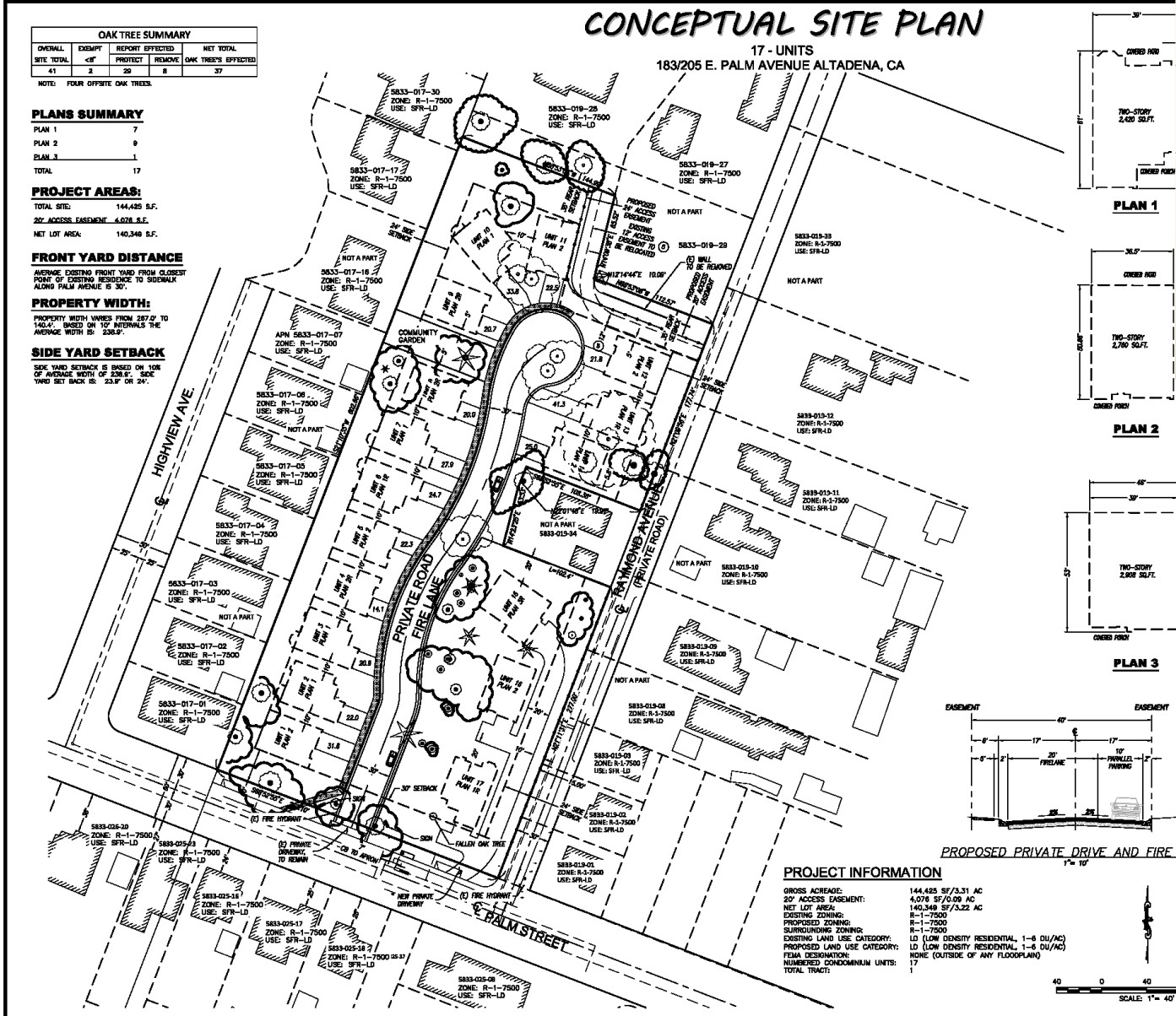
AVERAGE EXISTING FRONT YARD FROM CLOSEST POINT OF EXISTING RESIDENCE TO SIDEWALK ALONG PALM AVENUE IS 30'.

## PROPERTY WIDTH:

PROPERTY WIDTH VARIES FROM 287.0' TO 140.4'. BASED ON 10' INTERVALS THE AVERAGE WIDTH IS 238.9'.

## SIDE YARD SETBACK

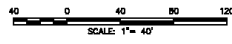
SEE YARD SETBACK IS BASED ON 10% OF AVERAGE WIDTH OF 238.9'. SIDE YARD SET BACK IS: 23.9' OR 24'.



PROPOSED PRIVATE DRIVE AND FIRE LANE


## PROJECT INFORMATION

GROSS ACREAGE: 144,425 SF/3.31 AC  
20' ACCESS EASEMENT: 4,078 SF/0.09 AC  
NET LOT AREA: 140,348 SF/3.22 AC  
EXISTING ZONING: R-1-7500  
PROPOSED ZONING: R-1-7500  
SURROUNDING ZONING: R-1-7500  
EXISTING LAND USE CATEGORY: LD (LOW DENSITY RESIDENTIAL, 1-6 DU/AC)  
PROPOSED LAND USE CATEGORY: LD (LOW DENSITY RESIDENTIAL, 1-6 DU/AC)  
TEMA DESIGNATION: NONE (OUTSIDE OF ANY FLOODPLAIN)  
NUMBERED CONDOMINIUM UNITS: 17  
TOTAL TRACT: 1



- ## PROJECT SUMMARY
- 17 HOMES
  - 3 FLOOR PLANS / 8 ELEVATIONS
  - AVERAGE HOME SIZE IS 2,615 SF
  - COMMUNITY GARDEN
  - PRESERVATION OF LARGE PINE TREE IN INTERIOR
  - MAINTAINED THE GROVE OF OAK TREES AND THE SLOPING TERRAIN ON EAST SIDE OF THE MAIN DRIVEWAY

- AC ASPHALTIC CONCRETE SURFACE
- CB STORM DRAIN CATCH BASIN
- EXISTING RADIUS
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN PROTECTED IN PLACE
- EXISTING STRUCTURES (OFF SITE)
- PROPOSED MEANDERING PEDESTRIAN WALKWAY/SIDEWALK
- PROPOSED STREET (AC PAVING)
- EXISTING BUILDING TO BE DEMOLISHED
- STREET DEDICATION
- EXISTING BUILDING TO BE DEMOLISHED



**VERTICAL DATUM**  
BENCH MARK: N/A

**VERTICAL DATUM ELEVATION** \_\_\_\_\_ N/A

**HORIZONTAL DATUM** \_\_\_\_\_ N/A

**BASIS OF BEARINGS:**  
CENTRALLINE OF PALM AVENUE, BEING N 89°02'26"W, AS SHOWN ON PARCEL MAP No. 8790 P.M.B. 74, PAGE 86.

**CONCEPTUAL SITE PLAN**  
183/205 E. PALM AVENUE  
ALTADENA, CA  
APN: 883-019-31, 35

| REVISIONS |             |    |          |      |
|-----------|-------------|----|----------|------|
| NO        | DESCRIPTION | BY | APPROVED | DATE |
|           |             |    |          |      |
|           |             |    |          |      |

PREPARED FOR: PALM HEIGHTS DEVELOPMENT, INC.

|                |                 |               |   |
|----------------|-----------------|---------------|---|
| DRAWN BY: MR   | SCALE: 1" = 40' | SHEET: 1 OF 1 | 1 |
| CHECKED BY: EB | JOB NO.: 133623 |               |   |



**CONCEPTUAL  
WITH NEW LANDSCAPE**

- ZONED: RESIDENTIAL R7500  
137,365 SF / 7500 = 18.31 HOMES
- DESIRED USE: RESIDENTIAL  
SINGLE FAMILY DETACHED
- OUR PROPOSAL: 17 HOMES**
  - 8 UNIQUE CRAFTSMAN ELEVATIONS
- MAINTAIN OPEN COMMUNITY FEEL WITHOUT GATES
- 8 TOTAL OAK TREES BEING REMOVED OF 41 TREES AFFECTED (5 OF 8 IN POOR CONDITION)
- LARGE PINE TREE IN COMMUNITY GARDEN IS SAVED
- 2:1 REPLACEMENT OF OAK TREES
- ADDITIONAL BUFFER BETWEEN RACHEL'S PROPERTY AND THE CUL-DE-SAC
- ALLOWS FOR PARKING ON 1 SIDE OF THE STREET
- 3 HOMES ORIENTATION FACED TOWARDS PALM
- SIDE YARD SETBACKS ARE 24'
- THESE HOMES ARE COMPARABLE TO THE NEIGHBORING HOMES ON HIGHVIEW AVE

## ARCHITECTURE

- CRAFTSMAN HOMES
  - 3 TO 4 BEDROOM
  - 2 ½ TO 3 ½ BATHS
- MANY UNIQUE ARCHITECTURAL ELEMENTS
  - STUCCO, HORIZONTAL SIDING, VERTICAL SIDING, STONE VENEER
- HOMES WERE DESIGNED FOR THIS PROJECT SPECIFICALLY



FRONT ELEVATION

SCALE: 1/4"=1'-0"



FRONT ELEVATION

SCALE: 1/4"=1'-0"



FRONT ELEVATION

SCALE: 1/4"=1'-0"

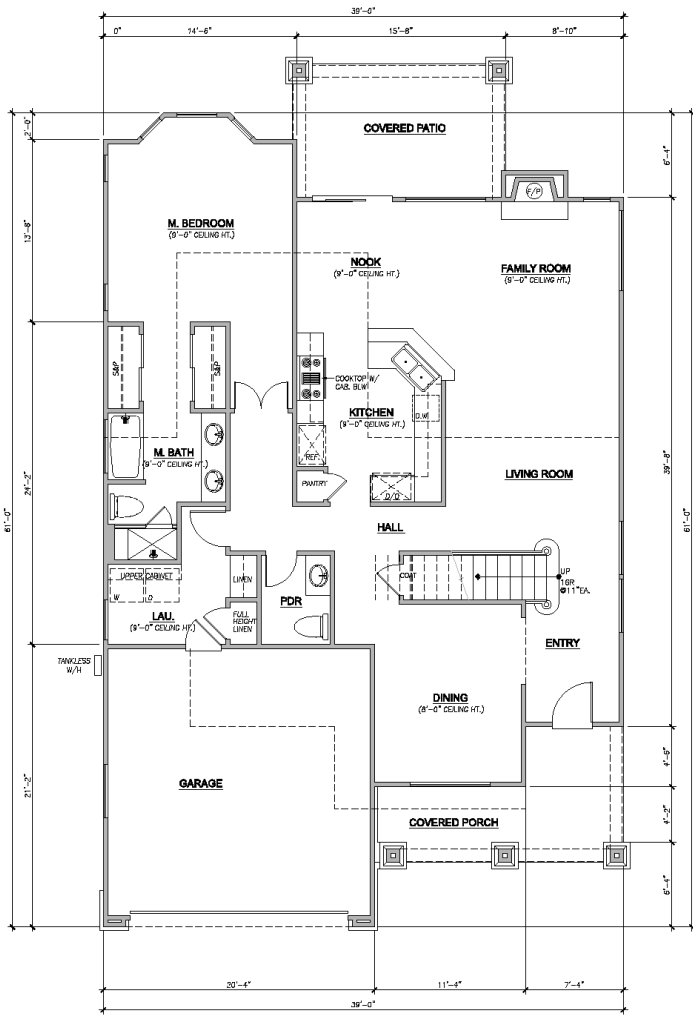
# PLAN 1 – ELEVATION 1

4 BEDS / 3 ½ BATHS

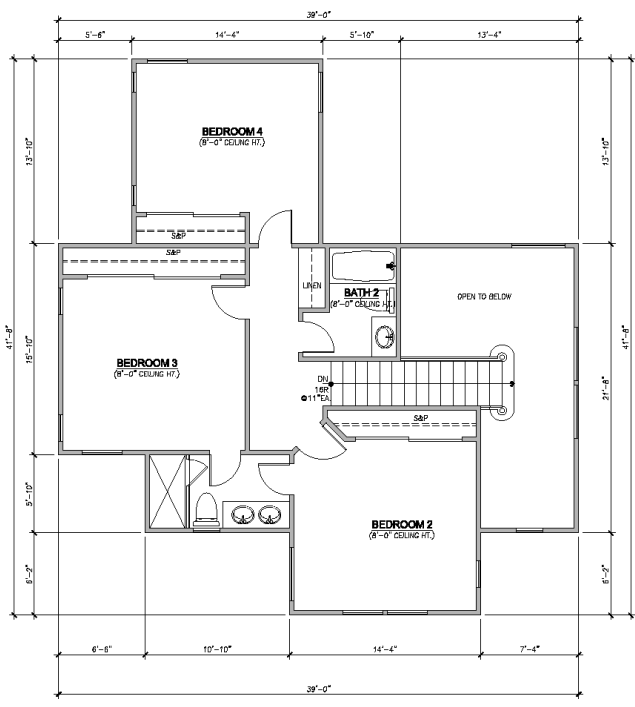
2,408 SF



D  
E  
S  
G  
N  
E  
R



**1st FLOOR PLAN - PLAN 1**  
SCALE: 1/4" = 1'-0"



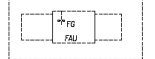
**2ND FLOOR PLAN - PLAN 1**  
SCALE: 1/4" = 1'-0"

**SQUARE FOOTAGE**

|               |       |
|---------------|-------|
| PLAN 1:       |       |
| FIRST FLOOR   | 1,560 |
| SECOND FLOOR  | 848   |
| TOTAL         | 2,408 |
| GARAGE        | 406   |
| COVERED PORCH | 156   |
| COVERED PATIO | 108   |

**KEYED NOTES**

- (1) WALL/WINDOW/DOOR TO BE REMOVED, TYP.
- (2) (N) STUCCO WALL TO MATCH EXISTING. (C) LAYERS OF 1/2" FELT PAPER SHALL BE APPLIED OVER PL WOOD PER SEC. 2006.4.
- (3) NEW 3'-6" X 7'-8" KITCHEN ISLAND
- (4) (N) WATER HEATER. PROVIDE (2) 26 GAL. METAL STRAPS PER CPC SEC. 510.5, 48" HIGH PLATFORM
- (5) 2x6 WOOD NAIL
- (6) LINE OF FLOOR ABOVE
- (7) LINE OF FLOOR BELOW
- (8) PROVIDE 80"x80" DIA. TUB W/ CERAMIC FLE W/SCOUT. PROVIDE MOTOR ACCESS PANEL AT OPTIONAL SPA. IF HYDROMASSAGE BATHUBS, VERIFY SIZE AND LOCATION OF ACCESS PANEL.
- (9) SHOWERPROOF GLASS SHOWER ENCLOSURE
- (10) WOOD GUARDRAIL
- (11) (N) 10" DIA. SOLAR TUBE SKYLIGHT
- (12) (N) 20"x30" ATTIC ACCESS W/ 30" MINIMUM CLEAR HEADROOM (REQD. 1). PROVIDE 1, 3/8" THICK MINIMUM SOLID CORE, SELF CLOSING, SELF LATCHING (R020.2.1)
- (13) (S) FURNACE TO BE RELOCATED IN THE ATTIC AT 2ND FLOOR
- (14) FLAT SOFFIT @ 7'-6" HEIGHT
- (15) 36" CLEAR REFRIGERATOR SPACE W/ CABINETS ABV.
- (16) COMBINATION DOUBLE OVEN OR OVEN/MICROWAVE OVEN - VERIFY DIMENSIONS WITH MANUFACTURER'S SPECS - SELECTED BY OWNER
- (17) 36" COOKTOP W/ BUILT-IN VENTED HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY WITH MANUFACTURER SPECS - SELECTED BY OWNER
- (18) BUILT-IN MEDICINE CABINET
- (19) 12" X 24" SHAMPOO NICHE @ 36" HEIGHT
- (20) SHOWER PAN W/ 30" MIN. CLR. INSIDE
- (21) STONE SLAB SEAT
- (22) LINE OF WALL BELOW
- (23) PROVIDE 5/8" TYPE X GYPSUM BOARD AT ALL WALLS, CEILING OF GARAGE
- (24) PROVIDE 3" x STEEL BOLLARD EMBEDDED IN 12" X 24" DEEP FOOTING
- (25) NEW EXTERIOR DOOR THAT PROVIDES DIRECT TO THE SWIMMING POOL SHALL BE SELF CLOSING & SELF LATCHING OR EQUIPPED WITH AN ALARM THAT PRODUCES AN AUDIBLE WARNING WHEN THE DOOR IS OPEN - UNLESS POOL HAS A POWER SAFETY COVER (PER SECTION A105)
- (26) PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
- (27) DRYER VENT (MAX. 14' LENGTH INCLUDING (2) 90 DEGREE ELBOW)
- (28) 5' X 10' PLATFORM



NOTE:  
FALL IN ATTIC PROVIDE 30" X 30" ATTIC ACCESS PANEL. PROVIDE FUEL GAS FURNACE SHALL BE LISTED FOR INSTALLATION IN ATTIC OR FLOORED SPACE AND SHALL BE LISTED FOR USE ON COMBUSTIBLE FLOORING. ATTIC OPENING AND PASSAGEWAYS SHALL BE LARGE ENOUGH FOR REMOVAL OF FURNACE. PROVIDE MINIMUM 24" WIDE SOLID CONTINUOUS FLOOR FOR PASSAGEWAY. FURNACE SHALL BE NOT MORE THAN 20 FT. FROM ATTIC OPENING. UNOBSTRUCTED WORKSPACE OF 30" MIN. DEPTH IN FRONT OF EQUIPMENT. VENT THROUGH ROOF A MIN. OF 5'-0" ABOVE THE HIGHEST VENT COLLAR WHICH IT SERVES. FURNACE INSTALLATION SHALL MEET ALL LISTED CLEARANCES.

**GENERAL PLAN NOTES**

- ALL INTERIOR DOORS SHALL BE HOLLOW CORE WITH 1/2" THICK W/ULO AT DOUBLE INTERIOR DOOR CONDITIONS PROVIDE DEADBOLT AT TOP OF INACTIVE CORE.
- ALL EXTERIOR FRENCH DOORS SHALL BE SOLID CORE WITH 1 1/2" THICK AT DOUBLE FRENCH DOOR PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR
- ALL GARAGE DOORS SHALL BE HOLLOW CORE WITH 1/2" THICK EXTERIOR GRADE
- ALL ENTRY DOORS SHALL BE SOLID CORE WITH 1 1/2" THICK. AT DOUBLE ENTRY DOOR PROVIDE DEADBOLT AT TOP & BOTTOM OF INACTIVE DOOR
- ALL DOORS ACCESS FROM THE GARAGE TO THE HOUSE SHALL BE ONE-HOUR RATED, SOLID CORE WITH 1 1/2" THICK AND SHALL BE SELF CLOSING & TIGHT FITTING
- ESCAPES OR RESCUE WINDOW SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. TO BE VERIFIED WITH WINDOW MANUFACTURER. THE MIN. NET CLEAR OPENABLE DIMENSIONS SHALL BE AS FOLLOWS:  
24 INCHES MIN. FOR HEIGHT  
20 INCHES MIN. FOR WIDTH WITH A WINDOW FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE FIN. FLOOR PER C.B.C. SEC. 310.4

**WALL LEGEND**

- (N) 2x6 WOOD WALL
- (S) 4" WOOD WALL
- (C) WALL TO REMAIN
- (R) WALL TO BE REMOVED
- CS CASEMENT
- TEMP. TEMPERED GLASS

**TOTAL ENGINEERING SOLUTIONS, INC.**  
 LICENSED PROFESSIONAL ENGINEER  
 15000 MIDLAND AVE. SUITE 117-204  
 MIDLAND, CA 94560  
 TEL: (925) 938-8842  
 FAX: (925) 938-8842  
 EMAIL: yashima@tesol.com

**PROPOSED ADDITION FOR:**

**FLOOR PLANS - PLAN 1**

DATE: 03/17/14  
 JOB NO.  
 DRAWN: HL  
 CHECKED: YES

SHEET 2 OF 12

**A - 2**

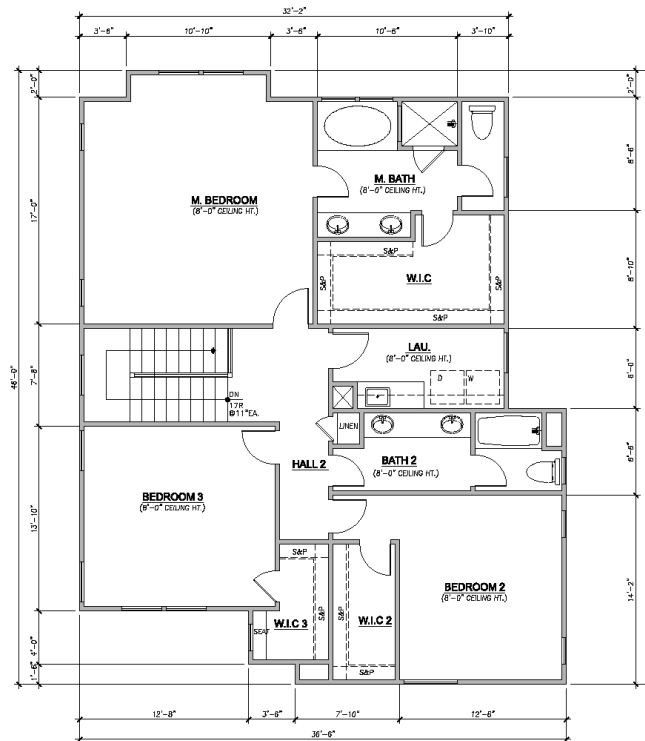
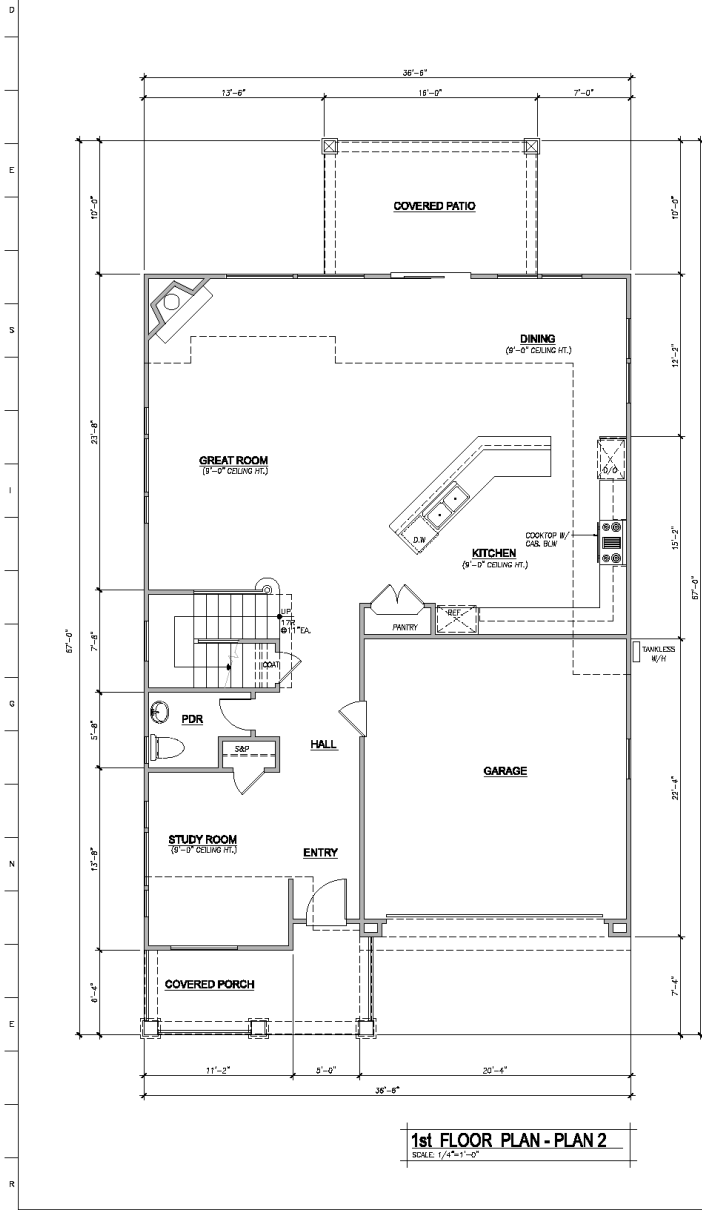
# PLAN 2 – ELEVATION 2

3 BEDS / 2 ½ BATHS

2,742 SF





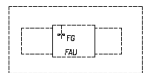


**SQUARE FOOTAGE**

| PLAN 2:       |       |
|---------------|-------|
| FIRST FLOOR   | 1,370 |
| SECOND FLOOR  | 1,372 |
| TOTAL         | 2,742 |
| GARAGE        | 426   |
| COVERED PORCH | 722   |
| COVERED PATIO | 160   |

**KEYED NOTES**

- (1) WALL/WINDOW/DOOR TO BE REMOVED, TYP.
- (2) (A) STUCCO WALL TO MATCH EXISTING. (C) LAYERS OF 1/2" FELT PAPER SHALL BE APPLIED OVER FL WOOD PER SEC. 2006.A.
- (3) NEW 3'-6"x7'-8" KITCHEN ISLAND
- (4) (A) WATER HEATER. PROVIDE (2) 28 GAL. METAL STRAPS PER CPC. SEC. 510.5. (B) HIGH PLATFORM
- (5) 2x6 WOOD WALL
- (6) LINE OF FLOOR ABOVE
- (7) LINE OF FLOOR BELOW
- (8) PROVIDE 60"x60" DIA. TUB W/ CERAMIC TILE MANSUET. PROVIDE MOTOR ACCESS PANEL AT OPTIONAL SPA. IF HYDROMASSAGE BATHTUBS. VERIFY SIZE AND LOCATION OF ACCESS PANEL.
- (9) SHATTERPROOF GLASS SHOWER ENCLOSURE
- (10) WOOD GUARDRAIL
- (11) (4) 10" DIA. SOLAR TUBE SKYLIGHT
- (12) (A) 30"x30" ATTIC ACCESS W/ 30" MINIMUM CLEAR HEADROOM (MIN. 1, 3/8" THICK MINIMUM SOLID CORE, SELF CLOSING, SELF LATCHING (MODEL 2.1))
- (13) (5) FURNACE TO BE RELOCATED IN THE ATTIC AT 2ND FLOOR
- (14) FLAT SOFFIT @ 7'-6" HEIGHT
- (15) 36" CLEAR REFRIGERATOR SPACE W/ CABINETS ABV.
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- (20) SHOWER PAN W/ 30" MIN. CLR. INSIDE
- (21) STONE SLAB SEAT
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- (26) PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (NECESSARY IN WALL)
- (27) DRYER VENT (MAX. 14' LENGTH INCLUDING (2) 90 DEGREE ELBOW)
- (28) 5' X 10' PLATFORM



NOTE:  
FALL IN ATTIC PROVIDE 30" X 30" ATTIC ACCESS PANEL. PROVIDE FUEL GAS FURNACE SHALL BE LISTED FOR INSTALLATION IN ATTIC OR FLOORED SPACE AND SHALL BE LISTED FOR USE ON COMBUSTIBLE FLOORING. ATTIC OPENING AND PASSAGEWAYS SHALL BE UNLESS THROUGH TOP REVISIONS OF FURNACE. PROVIDE MINIMUM 24" WIDE SOLID CONTINUOUS FLOOR FOR PASSAGEWAY. FURNACE SHALL BE NOT MORE THAN 20 FT. FROM ATTIC OPENING. UNOBSTRUCTED WORKSPACE OF 30" MIN. DEPTH IN FRONT OF EQUIPMENT. VENT THROUGH ROOF A MIN. OF 5'-0" ABOVE THE HIGHEST VENT COLLAR WHICH IT SERVES. FURNACE INSTALLATION SHALL MEET ALL LISTED CLEARANCES.

**GENERAL PLAN NOTES**

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- ALL EXTERIOR FRENCH DOORS SHALL BE SOLID CORE WITH 1 1/2" THICK AT DOUBLE FRENCH DOOR PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR
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- ALL DOORS ACCESS FROM THE GARAGE TO THE HOUSE SHALL BE ONE-HOUR RATED, SOLID CORE WITH 1 1/2" THICK AND SHALL BE SELF CLOSING & TIGHT FITTING
- GLASS OR RESCUE WINDOW SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 0.7 SQ. FT. TO BE VERIFIED WITH WINDOW MANUFACTURER. THE MIN. NET CLEAR OPENABLE DIMENSIONS SHALL BE AS FOLLOWS:  
24 INCHES MIN. FOR HEIGHT  
20 INCHES MIN. FOR WIDTH WITH A WINDOW FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE FIN. FLOOR PER C.B.C. SEC. 310.4

**WALL LEGEND**

- (N) 2x6 WOOD WALL
- (W) 4" WOOD WALL
- (C) WALL TO REMAIN
- (R) WALL TO BE REMOVED
- CS CASEMENT
- TEMP. TEMPERED GLASS

**TOTAL ENGINEERING SOLUTIONS, INC.**  
Professional Engineering - Construction  
10000 UNIVERSITY AVENUE, SUITE 117-204  
DENVER, COLORADO 80231  
TEL: (303) 750-8842  
FAC: (303) 750-8842  
EMAIL: yashua@tesol.com

| NO. | DATE    | REVISIONS           |
|-----|---------|---------------------|
| 1   | 3-17-14 | BUILDING DEPARTMENT |
|     |         |                     |
|     |         |                     |
|     |         |                     |

**PROPOSED ADDITION FOR:** \_\_\_\_\_

**FLOOR PLANS - PLAN 2**

DATE: 03/17/14  
JOB NO.: \_\_\_\_\_  
DRAWN: HL  
CHECKED: YES  
SHEET # OF 12  
**A-3**

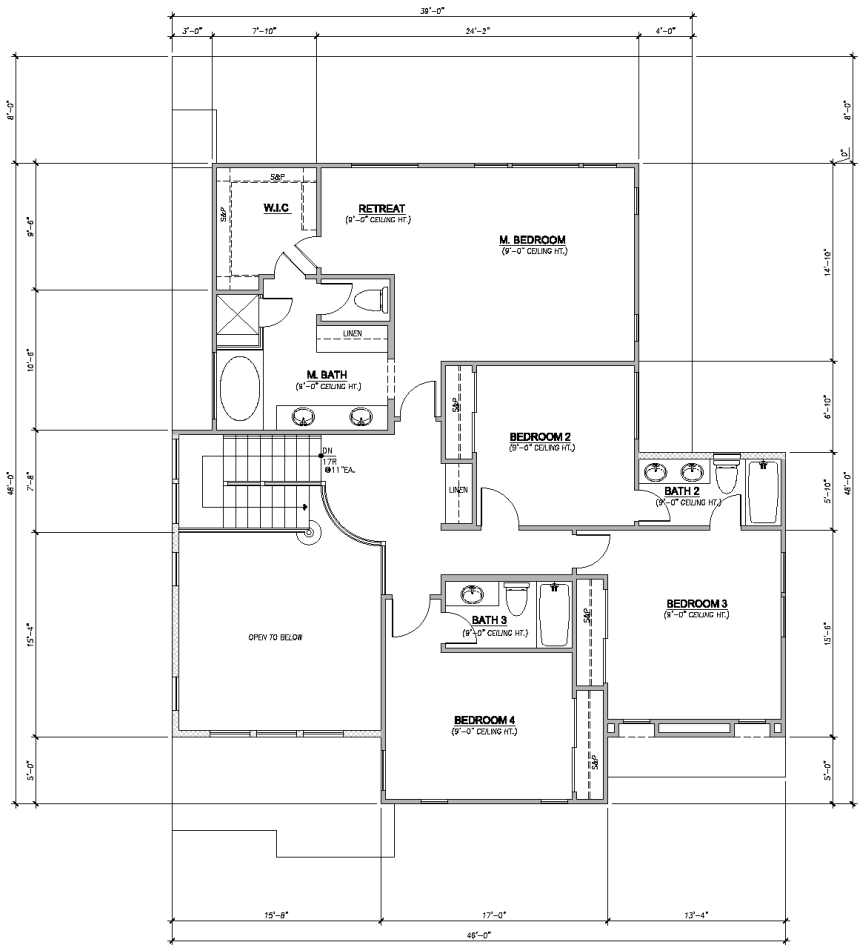
# PLAN 3 – ELEVATION 1

4 BEDS / 3 ½ BATHS

2,934 SF







**2ND FLOOR PLAN - PLAN 3**  
SCALE: 1/4"=1'-0"

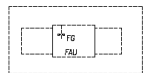
**SQUARE FOOTAGE**

**PLAN 3:**

|               |              |
|---------------|--------------|
| FIRST FLOOR   | 1,566        |
| SECOND FLOOR  | 1,428        |
| <b>TOTAL</b>  | <b>2,994</b> |
| J-CAR GARAGE  | 892          |
| COVERED PORCH | 132          |

**KEYED NOTES**

- 1 (1) WALL/WINDOW/DOOR TO BE REMOVED, TYP.
- 2 (2) STUCCO SHALL TO MATCH EXISTING. (3) LAYERS OF 1/2" FELT PAPER SHALL BE APPLIED OVER F.L. WOOD PER SEC. 2006.4.
- 3 NEW 3"-8"x7"-8" KITCHEN ISLAND
- 4 (4) WATER HEATER PROVIDE (2) 28 GAL. GAL. METAL STRAPS PER CPC SEC. 510.5, 48" HIGH PLATFORM
- 5 2x6 WOOD NELL
- 6 LINE OF FLOOR ABOVE
- 7 LINE OF FLOOR BELOW
- 8 PROVIDE 80"x80" DUAL TUB W/ CERAMIC TILE MANSUET PROVIDE MOTOR ACCESS PANEL AT OPTIONAL SPA, IF HYDROMASSAGE BATHUBS. VERIFY SIZE AND LOCATION OF ACCESS PANEL.
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**GENERAL PLAN NOTES**

1. ALL INTERIOR DOORS SHALL BE HOLLOW CORE WITH 1/2" THICK W.L.G.O. AT DOUBLE INTERIOR DOOR CONDITIONS PROVIDE DEADBOLT AT TOP OF INACTIVE CORE.
2. ALL EXTERIOR FRENCH DOORS SHALL BE SOLID CORE WITH 1 1/2" THICK AT DOUBLE FRENCH DOOR PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR.
3. ALL GARAGE DOORS SHALL BE HOLLOW CORE WITH 1/2" THICK EXTERIOR GRADE.
4. ALL ENTRY DOORS SHALL BE SOLID CORE WITH 1 1/2" THICK. AT DOUBLE ENTRY DOOR PROVIDE DEADBOLT AT TOP & BOTTOM OF INACTIVE DOOR.
5. ALL DOORS ACCESS FROM THE GARAGE TO THE HOUSE SHALL BE ONE-HOUR RATED, SOLID CORE WITH 1 1/2" THICK AND SHALL BE SELF CLOSING & TIGHT FITTING.
6. ESCAPE OR RESCUE WINDOW SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. TO BE VERIFIED WITH WINDOW MANUFACTURER. THE MIN. NET CLEAR OPENABLE DIMENSIONS SHALL BE AS FOLLOWS:  
24 INCHES MIN. FOR HEIGHT  
20 INCHES MIN. FOR WIDTH WITH A WINDOW FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE FIN. FLOOR PER C.B.C. SEC. 310.4

**WALL LEGEND**

- (N) 2x6 WOOD WALL
- (W) 4" WOOD WALL
- (C) WALL TO REMAIN
- (R) WALL TO BE REMOVED
- CS CASEMENT
- TEMP. TEMPERED GLASS

**TOTAL ENGINEERING SOLUTIONS, INC.**  
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 EMAIL: yashima@tesol.com

| NO. | DATE    | REVISIONS           |
|-----|---------|---------------------|
| 1   | 3-17-14 | BUILDING DEPARTMENT |
|     |         |                     |
|     |         |                     |
|     |         |                     |
|     |         |                     |

**PROPOSED ADDITION FOR:** \_\_\_\_\_

**2ND FLOOR PLAN - PLAN 3**

DATE: 03/17/14  
 JOB NO.:  
 DRAWN BY: HL  
 CHECKED BY: YS

SHEET 2 OF 12  
**A - 4.2**

# PLAN 1 – ELEVATION 2

4 BEDS / 3 ½ BATHS



# PLAN 2 – ELEVATION 3

3 BEDS / 2 ½ BATHS



