

CITY OF AUSTIN

Row - 10692175

CASE # 2011-11369PR
PLAN REVIEW # _____
TCAD # 011030702

B2
1

APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 1629 Palma Plaza, Austin, TX 78703

LEGAL DESCRIPTION: Subdivision - Enfield E

Lot(s) 14/15 Block _____ Outlot _____ Division _____

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

I/We Nathan Stephens on behalf of myself/ourselves as authorized agent for

David Gottfried affirm that on December 13, 2011,

hereby apply for a hearing before the Residential Design and Compatibility Commission for modification Section 2.8.1. of up to 25% increase in one or more of the following:

- ☒ Maximum Floor to area ratio .4 or Gross floor area 2300 sq ft.
- ☒ Maximum Linear feet of Gables protruding from setback plane
- ☐ Maximum Linear feet of Dormers protruding from the setback plane

Waive or modify the side wall articulation requirement of Section 2.7.

Side Wall Length Articulation
(Please describe request. Please be brief but thorough).

We are requesting a 25% increase to the FAR of the proposed property and a variance allowing for a 1' - 3" protrusion of the side gable fascia extending beyond the setback plane.

in a MF-3 zoning district.

Note: Certificate of Appropriateness: H (Historic) or HD (Historic Designation) - case goes to RDCC first. National Register Historical District (NRHD) Overlay: without H or HD - case goes to Historic Landmark Commission first.

B2
1/2

CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION
GENERAL MODIFICATION WAIVER

REASONABLE USE:

1. The Residential Design and Compatibility Standards Ordinance applicable to the property does not allow for a reasonable use because:

The property addition as designed is within the allowable ratios as defined by its current MF-3 zoning classification. Additionally, the owner's ability to utilize the property for use with a garage and studio/guest room should be viewed a reasonable request of a long term property owner looking to improve their property to the same use standards that many of the other properties in the neighborhood enjoy.

REQUEST:

2. The request for the modification is unique to the property in that:

The property is currently zoned MF-3 but subject to SF-3 ratios due to the RDCS Ordinance. It is ironic that if the owner chose to convert the property to a multi-family use, the SF-3 requirements would no longer apply and MF-3 zoning, with which the proposed addition complies, would govern. Contrary to that scenario, the owner very much desires to keep the residence single family and a long term home for their family. The granting of the requested variances will allow them to modify their property to conform to their growing needs and continue being a valued single family home owner in the neighborhood. Specific to the 1' – 3" protrusion variance request, the owners are constricted in their position of protecting the valued property trees and working against a 5' P.U.E. at the rear of the property.

B2/13.

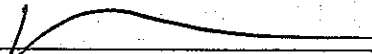
AREA CHARACTER:

3. The modification will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

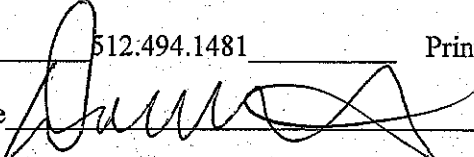
The requested increase in FAR will not impact any of these variables.

**CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION
GENERAL MODIFICATION WAIVER**

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 6836 Bee Caves R., Ste 400
City, State Austin, TX Zip 78746
Phone 512.970.1834 Printed Name Nathan Stephens
Signature  Date 12/13/2011

OWNER'S CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 1629 Palma Plaza
City, State Austin, TX Zip 78703
Phone 512.494.1481 Printed Name David Gottfried
Signature  Date 12/13/2011

B2
4

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "A"

BP Number 2011-111369PR
Building Permit No. _____
Plat No. _____ Date 12-12-11
Reviewer Wade Gilbreath

PRIMARY PROJECT DATA

Service Address 1629 PALMA PLAZA Tax Parcel No. 110183 / 6110307020000
Legal Description
Lot 14/15 Block _____ Subdivision ENFIELD E PLUS ADD 12 FT W/SIDEWALK LEASE Section _____ Phase _____
If in a Planned Unit Development, provide Name and Case No.
(attach final approved copies of subdivision and site plan)
If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.
Description of Work
____ Remodel (specify) _____
____ New Residence
____ Duplex
____ Addition (specify) DETACHED GARAGE WITH CAMERAMAN
____ Garage attached ☒ detached ☒ AND BATHROOM ABOVE
____ Carport attached _____ detached _____
____ Pool _____ Other (specify) _____
Zoning (e.g. SF-1, SF-2...) MF-3
- Height of Principal building 29'-4 3/8" ft. # of floors 2 Height of Other structure(s) _____ ft. # of floors _____
- Does this site currently have water and wastewater availability? ☒ Yes _____ No. If no, please contact the
Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.
- Does this site have a septic system? _____ Yes ☒ No. If yes, for all sites requiring a septic field you must obtain an approved septic
permit prior to a zoning review.
Does this site have a Board of Adjustment ruling? _____ Yes ☒ No. If yes, attach the B.O.A. documentation
Will this development require a cut and fill in excess of 4 feet? _____ Yes ☒ No
Does this site front a paved street? ☒ Yes _____ No A paved alley? _____ Yes ☒ No
Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☒ Yes _____ No

**VALUATIONS FOR
REMODELS ONLY**

Building \$ _____
Electrical \$ _____
Mechanical \$ _____
Plumbing \$ _____
Driveway/
Sidewalk \$ _____
TOTAL \$ _____
(labor and materials)

**VALUATIONS FOR NEW CONSTRUCTION
OR ADDITIONS ONLY**

Lot Size 9308 sq. ft.
Job Valuation - Principal Building \$ 125,000⁰⁰
(Labor and materials)
Job Valuation - Other Structure(s) \$ _____
(Labor and materials)
TOTAL JOB VALUATION
(sum of remodels and additions)
\$ 125,000⁰⁰
(Labor and materials)

**PERMIT FEES
(For office use only)**

	NEW/ADDITIONS	REMODELS
Building	\$ _____	\$ _____
Electrical	\$ _____	\$ _____
Mechanical	\$ _____	\$ _____
Plumbing	\$ _____	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

OWNER / BUILDER INFORMATION

OWNER	Name <u>DAVID GOTTFRIED</u>	Telephone (h) _____ (w) <u>512-494-1421</u>
BUILDER	Company Name <u>LEGACY DCS</u>	Telephone <u>512-970-1834</u>
	Contact/Applicant's Name <u>NATHAN STEPHENS</u>	Pager _____ FAX _____
DRIVEWAY/ SIDEWALK	Contractor <u>FRED S. KUNZMAYER</u>	Telephone <u>512-938-9031</u>
CERTIFICATE OF OCCUPANCY	Name <u>NATHAN STEPHENS / LEGACY DCS</u>	Telephone <u>512-970-1834</u>
	Address <u>6834 BEE CAVER RD. SW 400, #2</u>	City <u>Austin</u> ST <u>TX</u> ZIP <u>78746</u>

If you would like to be notified when your application is approved, please select the method:

____ telephone ☒ e-mail: NATHAN STEPHENS @ SBCLLOCAL.NET

You may check the status of this application at www.ci.austin.tx.us/development/pierivv.htm

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "B"

B2
/5

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE [Signature] DATE 12.8.11

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) _____

Rejection Notes/Additional Comments (for office use only):

Historical ^{Tree} * MF3 to SF3 (LDC25-2-771)
LSD * GIS
* TLAD
Amanda ✓
* mcm plane 2 tent protrusion
IC - fire strips -

Service Address 11629 PALMA PLAZA, AUSTIN TX 78703

Applicant's Signature [Signature] Date 12.8.11

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "C"

B2/6

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing		New Addition	
a. 1 st floor conditioned area	1993	sq.ft.	41	sq.ft.
b. 2 nd floor conditioned area	1146	sq.ft.	768	sq.ft.
c. 3 rd floor conditioned area		sq.ft.		sq.ft.
d. Basement		sq.ft.		sq.ft.
e. Garage / Carport		sq.ft.		sq.ft.
attached		sq.ft.		sq.ft.
✓ detached		sq.ft.		sq.ft.
f. Wood decks [must be counted at 100%]		sq.ft.	763	sq.ft.
g. Breezeways		sq.ft.		sq.ft.
h. Covered patios		sq.ft.		sq.ft.
i. Covered porches		sq.ft.		sq.ft.
j. Balconies	209	sq.ft.	5	sq.ft.
k. Swimming pool(s) [pool surface area(s)]		sq.ft.		sq.ft.
l. Other building or covered area(s)	102	sq.ft.		sq.ft.
Specify <u>STORAGE SHED</u>				

TOTAL BUILDING AREA (add a. through l.) 3450 sq.ft. 1577 sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b., c., d., k. and f. if uncovered)

SF 3 max 45% - 3723

3113 sq.ft.
33.4 % of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	3113	sq.ft.
b. Driveway area on private property	1276	sq.ft.
c. Sidewalk / walkways on private property	235	sq.ft.
d. Uncovered patios	167	sq.ft.
e. Uncovered wood decks [may be counted at 50%]		sq.ft.
f. Air conditioner pads	18	sq.ft.
g. Concrete decks		sq.ft.
h. Other (specify)		sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

SF 3 max 45% - 4788

4809 sq.ft.
51.7 % of lot

**CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "D"
FLOOR AREA RATIO INFORMATION**

B2/7

TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY
STANDARDS ORDINANCE BOUNDARY AREA.

Service Address 1629 PALMA PLAZA, Austin TX 78703

Applicant's Signature [Signature]

Date 12-8-11

GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.

I. 1st Floor Gross Area

- a. 1st floor area (excluding covered or uncovered finished ground-floor porches)
b. 1st floor area with ceiling height over 15 feet.
c. **TOTAL (add a and b above)**

Existing

New / Addition

<u>1993</u> sq.ft.	<u>41</u> sq.ft.
<u>1993</u> sq.ft.	<u>41</u> sq.ft.

II. 2nd Floor Gross Area See note ¹ below

- d. 2nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)
e. 2nd floor area with ceiling height > 15 feet.
f. **TOTAL (add d and e above)**

<u>1146</u> sq.ft.	<u>768</u> sq.ft.
<u>1146</u> sq.ft.	<u>768</u> sq.ft.

III. 3rd Floor Gross Area See note ¹ below

- g. 3rd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).
h. 3rd floor area with ceiling height > 15 feet
i. **TOTAL (add g and h above)**

_____ sq.ft.	_____ sq.ft.
_____ sq.ft.	_____ sq.ft.

IV. Basement Gross Area

- j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.

_____ sq.ft.	_____ sq.ft.
--------------	--------------

V. Garage

- k. attached (subtract 200 square feet if used to meet the minimum parking requirement) 763-200 =
l. ☒ detached (subtract 450 square feet if more than 10 feet from principal structure)

_____ sq.ft.	_____ sq.ft.
_____ sq.ft.	<u>563</u> sq.ft.

VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)

<u>102</u> sq.ft.	_____ sq.ft.
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VII. TOTAL

<u>3241</u>	
<u>3139</u> sq.ft.	<u>1372</u> sq.ft.

TOTAL GROSS FLOOR AREA (add existing and new from VII above)

GROSS AREA OF LOT

4613 ~~4511~~ sq. ft.
9308 sq. ft.

FLOOR AREA RATIO (gross floor area / gross area of lot)

48.5 %

OVER - 890 # = 49.5 %

¹ If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.
a. It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
b. It only has one floor within the roof structure
c. It does not extend beyond the foot print of the floors below
d. It is the highest habitable portion of the building; and
e. Fifty percent or more of the area has a ceiling height of seven feet or less.

ONE STOP SHOP
505 Barton Springs
Austin, Texas 78701
(512) 974-2632 phone
(512) 974-9112 phone
(512) 974-9779 fax
(512) 974-9109 fax



Austin Energy
Electric Service Planning Application (ESPA)
For Residential and Commercial "SERVICE ONLY"
Under 350 amps 1 ϕ or 225 amps 3 ϕ

☐ Check this box if
this is for a
building permit
only.

62/8

(Please print or type. Fields left blank will be considered Not Applicable.)

Responsible Person for Service Request NATHAN STEPHENS Phone 512-970-1834
Email NATHANSTEPHENS1@SBCGLOBAL.NET Fax 512-724-0527
Project Name GOTTFRID RESIDENCE ☐ New Construction ☐ Remodeling
Project Address 1629 PALMA PLAZA, Austin TX 78703 **OR**
Legal Description _____ Lot _____ Block _____
Requested Service Duration: ☐ Permanent Service ☐ Construction Power/Temp Service
(Usually less than 24 months)
Who is your electrical service provider? ☒ AE ☐ Other _____

☒ Overhead or ☐ Underground Voltage _____ ☒ Single-phase (1 ϕ) or ☐ Three-phase (3 ϕ)
Service Main Size(s) 200 (amps) Number of Meters? 1
AE Service Length _____ (ft.) Conductor _____ (type & size)
SqFt Per Unit _____ #Units _____ ☐ All Electric ☒ Gas & Electric ☐ Other _____
Total AC Load 4 (Tons) Largest AC unit 2 (Tons)
LRA (Locked Rotor Amps) of Largest AC Unit 33 (Amps)
Electric Heating _____ (kW) Other _____ (kW)

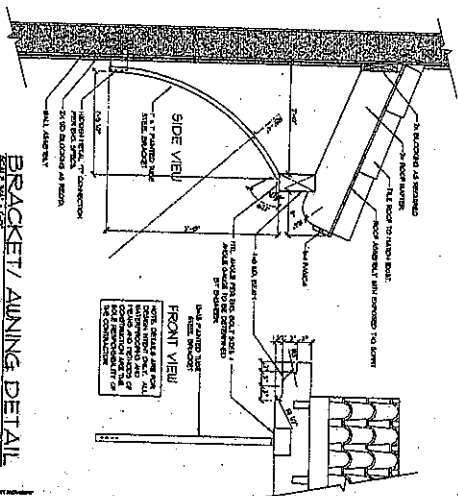
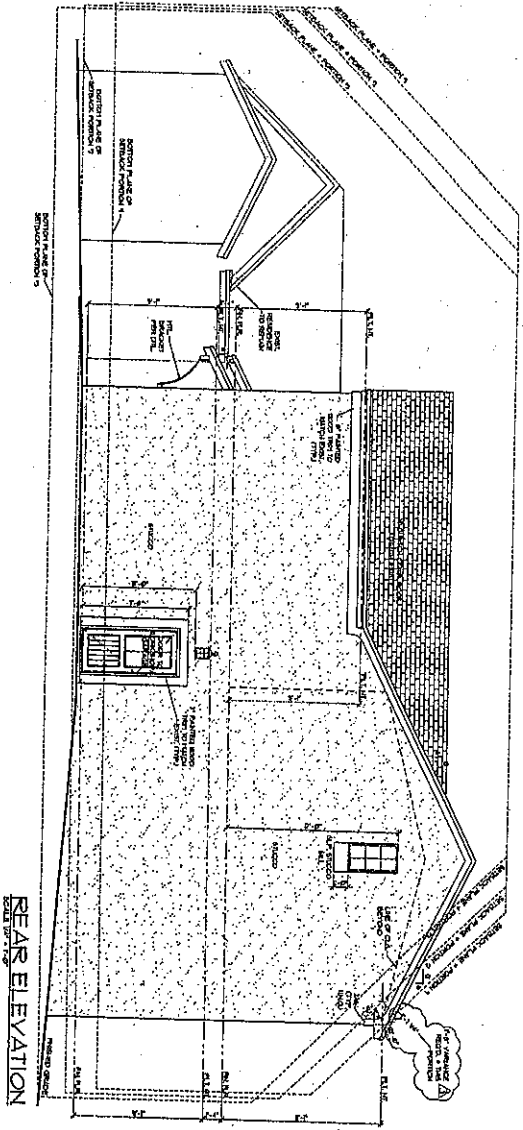
Comments: _____

ESPA Completed by (Signature & Print name) [Signature] Date 12-6-11 Phone 512-970-1834

AE Representative _____ Approved: ☐ Yes ☐ No (Remarks on back) _____ Date _____ Phone _____

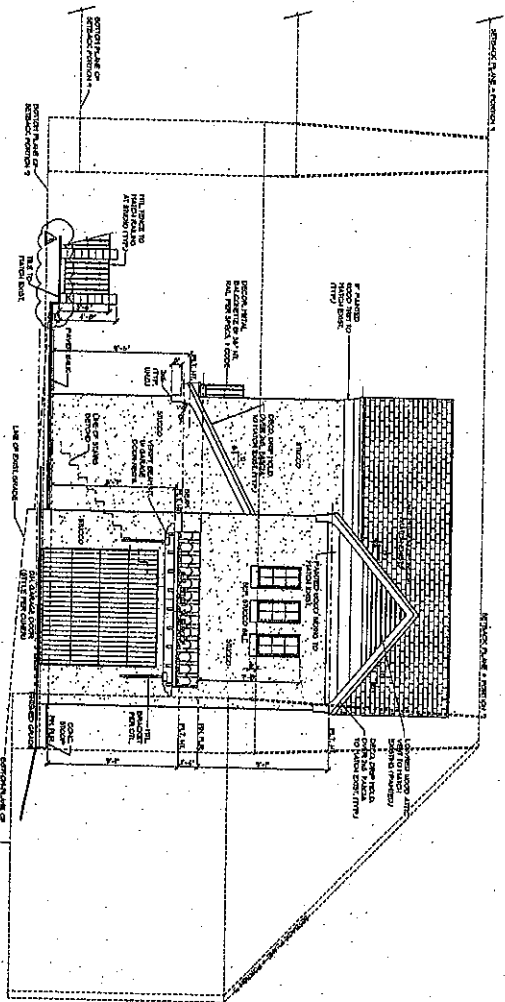
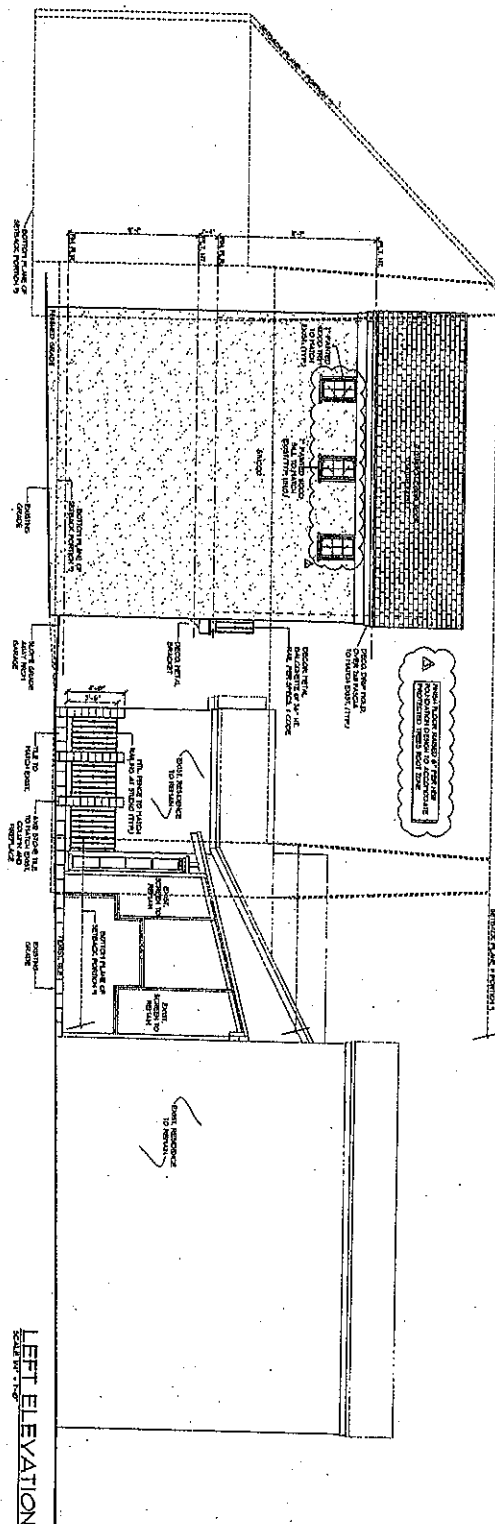
Application expires 180 days after date of Approval
(Any change to the above information requires a new ESPA)

Architectural drawing of the front elevation of a two-story house. The drawing includes a large front porch with a gabled roof supported by columns. The main entrance is centered on the porch. To the right of the porch is a large window with a decorative arch. The roof is gabled with a chimney on the right side. The drawing is labeled "FRONT ELEVATION" and includes various dimensions and notes.



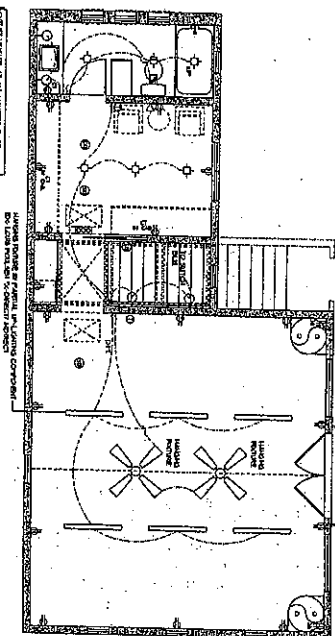
1-17-2012

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ELECTRICAL LEGEND

SECOND FLOOR ELECTRICAL PLAN



GENERAL ELECTRICAL NOTES:

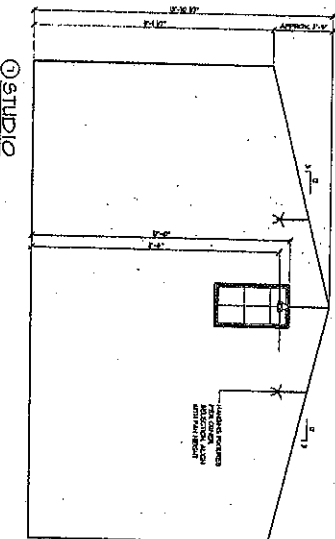
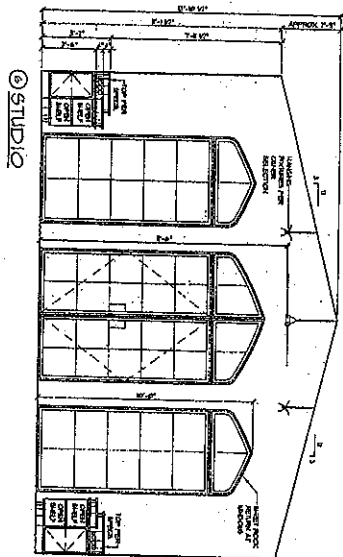
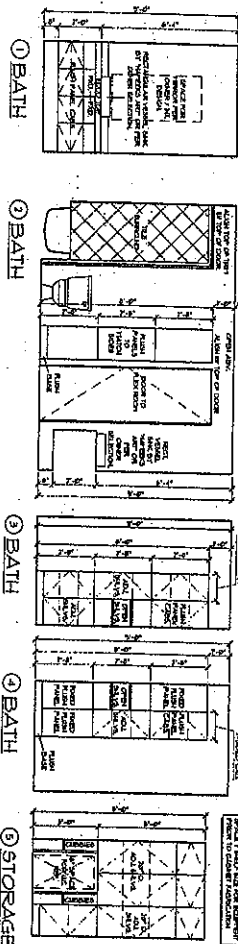
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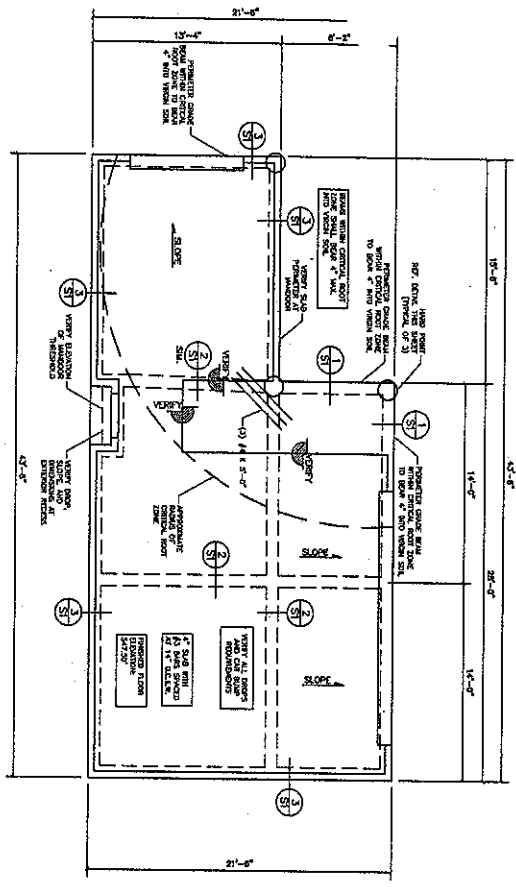
GENERAL INT. EL. EV. NOTES

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INTERIOR ELEVATIONS



1-17-2012

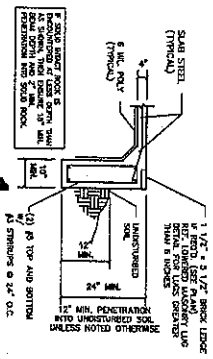


1 FOUNDATION PLAN

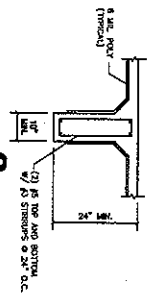
BUILDER AND/OR CONTRACTOR IS RESPONSIBLE FOR ALL ARCHITECTURAL DIMENSIONS AND SHOULD VERIFY ALL DIMENSIONS WITH ARCHITECTURALS PRIOR TO SETTING FORMS.
DO NOT SCALE PLAN. REPORT ANY DISCREPANCIES TO THE ENGINEER.

[illegible]

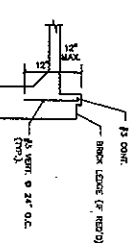
STRUCTURAL NOTES



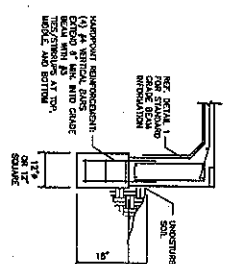
SECTION 1



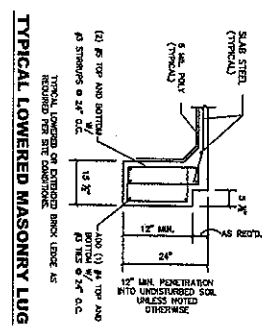
SECTION 2



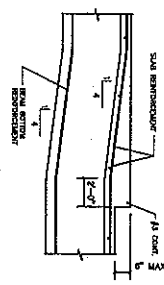
SECTION 3



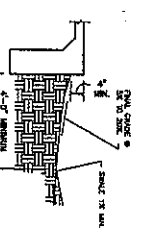
HARD POINT DETAIL



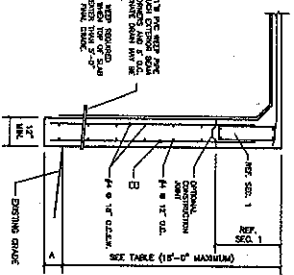
TYPICAL LOWERED MASONRY LUG



TYPICAL DROP IN SLAB 6" MAX.



TYPICAL FINAL GRADE DETAIL



EXTERIOR BEAM GREATER THAN 4'-0"
ABOVE EXISTING GRADE

WALL	A	B
4'-10"	12" SOL. TO OR 1" ROCK	14" @ 16" O.C. VERT.
6'-0"	12" SOL. TO OR 2" ROCK	14" @ 12" O.C. VERT.
8'-1"	12" SOL. TO OR 2" ROCK	14" @ 12" O.C. VERT.
12'-0"	12" SOL. TO OR 2" ROCK	14" @ 12" O.C. VERT.
12'-1"	12" SOL. TO OR 2" ROCK	14" @ 12" O.C. VERT.
16'-5"	12" SOL. TO OR 2" ROCK	14" @ 12" O.C. VERT.

B2
15



City of Austin

Founded by Congress, Republic of Texas, 1839
Planning & Development Review Department
Residential Review
505 Barton Springs Road, 2nd Floor
Austin, Texas 78704

December 14, 2011

Dear Nathan Stephens:

The first review comments have been issued for a residential building permit for an addition of a detached garage and workshop with studio and bathroom above to an existing single family residence located at 1629 Palma Plaza, Austin, Texas. The comments that have been issued are:

1. The property is in need of a Land Status Determination.
2. The property is in an historic district (Old West Austin) and will need to go to Historical Review Department for review.
3. A tree review is needed.
4. Full detail of proposed construction needed in description.
5. If currently used as single family residential, must be reviewed as sf-3 (25-2-771 LDC); IC will need to be revised.
6. Application is missing the approved ESPA and Austin Water forms.
7. Protrusion of tent 2 shown on plan of 22'.

Sincerely,

Wade Gilbreath
Planning & Development Review Department
Residential Review

B2/16



Tree Ordinance Review Application

Planning and Development Review Department
One Texas Center, 505 Barton Springs Road, 4th floor, Austin, TX 78704
Phone: (512) 974-1876 Fax: (512) 974-3010
Email: Michael.Embese@ci.austin.tx.us Website: www.ci.austin.tx.us/trees

ROW I.D. 10696752

Mapsco Pgt# 584m

Application request* (specify all that apply):

- ☒ Tree removal #8 only
☒ Development exceeding allowable standards for encroachment in the tree's critical root zone;
☐ Removal of more than 30% of a tree's crown.

* Refer to Land Development Code 25-8 (B)(1) and Environmental Criteria Manual (Section 3, App. F). Applicant understands that all impacts may threaten the health of the tree and that approval of this application does not guarantee favorable tree results.

Address and zip code of property: 1629 PALMA PLAZA 78703

Name of owner or authorized agent: NATHAN STEPHENS

Building permit number (if applicable): N/A

Telephone #: 512-970-1836 Fax #: 512-774-0577 E-mail: _____

Tree Species: POST OAKS (3) Tree location on lot: REAR OF EXISTING HOUSE

Trunk size (in inches) at 4 1/2 feet above ground: circumference (around) _____ or diameter (across) 19"

General tree condition: ☒ Good / ☐ Fair / ☐ Poor / ☐ Dead

Reason for request: TO VERIFY OWN PROTECTIVE MEASURES, THROUGH THE DESIGN OF OUR NEW CONSTRUCTION, SATISFIES COA REQUIREMENTS

Owner/ Authorized Agent Signature _____ Date 12-19-11

- Proposed development projects should include an aerial drawing that includes the location of the tree and planned improvements (e.g. structure, driveway, utility and irrigation lines).
- This application is reviewed for tree impacts only; not for zoning or other applicable regulations. Payment (\$25 check to the City of Austin) must be made prior to City personnel completing this application. No fee is required for dead or diseased trees.

Application Determination - To be completed by City Arborist Program Personnel

- ☐ Approved ☒ *Approved With Conditions ☐ Denied ☐ Statutory Denial (more information required)

Comments: REMOVAL OF #8 OAK - REQUIRED TREE CARE PLAN IN REW OF MITIGATION FOR REMAINING TREES ON PROPERTY. AINSWORTH NO MORE THAN 3 HARD POINTS FOR SLOPE/BATHROOM FOUNDATION BY CERT ARBORIST.

- ☐ Heritage Tree(s) ☐ A heritage tree variance is required: ☐ Administrative / ☐ Land Use Commission

Conditions of Approval: ☐ None or ☒ As described within Arborist Comments (see above); and

- ☐ Applicant agrees to plant _____ caliper inches of container grown City of Austin Appendix F trees on the lot prior to obtaining a final inspection (if applicable). Trees are to have a minimum 2-inch trunk diameter. Examples include Oaks, Cedar Elm, Bald Cypress, Desert Willow, Mountain Laurel, Texas Persimmon, Mexican Plum, etc.

- ☒ Prior to development, applicant agrees to supply a root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) throughout the project duration. (ECM 3.5.2)

- ☒ Provide a receipt for remedial tree care and/or any required pruning as performed by a certified arborist.

- ☒ No impacts are permitted within the tree 1/2 Critical Root Zone (ECM 3.5.2), including trenching for utilities.

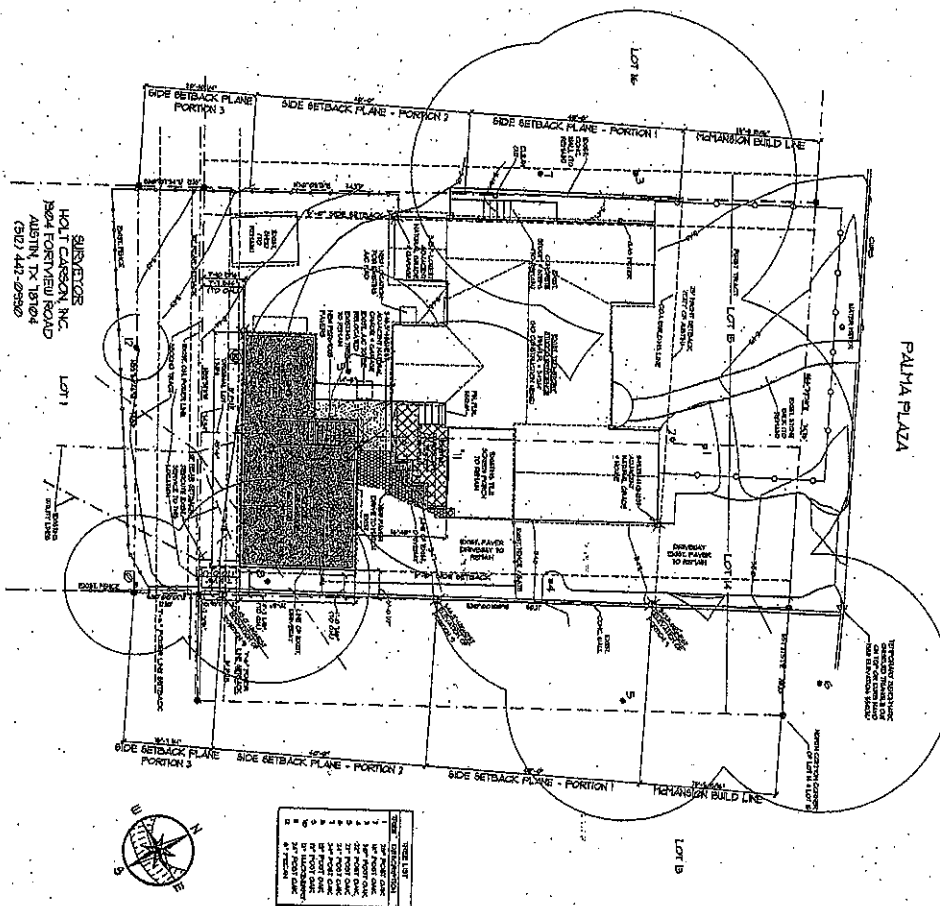
EXCEPT AS PREVIOUSLY DISCUSSED

Applicant Signature _____ Date _____ City Arborist Signature _____ Date 4/10/2012

Post this document on site while any proposed work is in progress.
Conditions for approval of this application must be met within 1 year of the effective date.

B2
17

Reviewed by
City Auditor Program Staff
for fee compliance only
11/10/2012



NO.	DESCRIPTION	AREA
1	LOT 1	1.00
2	LOT 2	1.00
3	LOT 3	1.00
4	LOT 4	1.00
5	LOT 5	1.00
6	LOT 6	1.00
7	LOT 7	1.00
8	LOT 8	1.00
9	LOT 9	1.00
10	LOT 10	1.00

- GENERAL NOTES**
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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6	LOT 6	1.00
7	LOT 7	1.00
8	LOT 8	1.00
9	LOT 9	1.00
10	LOT 10	1.00

SITE PLAN

CORNERSTONE GROUP ARCHITECTS

7000 RICE CAVES RD, SUITE 200 AUSTIN TX 78746
T (512) 329-0007 F (512) 329-0006 WWW.CGAPARTNERS.NET

CGAPARTNERS A UNITED QUALITY INDUSTRIES®

CORNERSTONE GROUP ARCHITECTS

7000 RICE CAVES RD, SUITE 200 AUSTIN TX 78746
T (512) 329-0007 F (512) 329-0006 WWW.CGAPARTNERS.NET

A CUSTOM GARAGE ADDITION FOR:
DAVID & ANITA GOTTFRIED

1629 PALMA PLAZA
AUSTIN, TX 78703

NOTED:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.

2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

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NOTED:

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10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

b2
18

Geo. T. Wicker

1629 Palma Plaza

90c

-

-

14-15

-

Enfield E

Stucco Add'n. to side of res., 2nd. story

20565 - 10/3/40

b2
19

Geo. T. Wicker 1629 Palma Plaza
West 30' of 14 and East
90-C 45' of 15

Enfield "D"

Frame servant quarters

32962 2-24-47

\$900.00

Day labor

32/100

TaxNetUSA: Travis CountyProperty ID Number: **110133** Ref ID2 Number: **01110307020000**Owner's Name **GOTTFRIED DAVID M****Property Details**Mailing Address % LAW OFF OF DAVID M GOTTFRIED
1505 W 6TH ST
AUSTIN, TX 78703-5133

Location 1629 PALMA PLAZA 78703

Legal W 30FT OF LOT 14 * & E 45 FT OF LOT 15
ENFIELD E PLUS ADJ 12FT GW SPEAR
LEAGUE

Deed Date 10271998

Deed Volume

Deed Page

Exemptions HS

Freeze Exempt F

ARB Protest F

Agent Code 2553

Land Acres 0.2283

Block

Tract or Lot 14; 15

Docket No. 2008160709TR

Abstract Code S04295

Neighborhood Code Z7340

Value Information**2011 Certified**

Land Value	400,000.00
Improvement Value	58,027.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	458,027.00
10% Cap Value	0.00
Total Value	458,027.00

Data up to date as of 2011-12-02

Value By Jurisdiction

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		458,027.00	458,027.00	458,027.00	458,027.00
01	AUSTIN ISD	1.227000	458,027.00	443,027.00	458,027.00	458,027.00
02	CITY OF AUSTIN	0.457100	458,027.00	458,027.00	458,027.00	458,027.00
03	TRAVIS COUNTY	0.465800	458,027.00	366,422.00	458,027.00	458,027.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.071900	458,027.00	366,422.00	458,027.00	458,027.00
68	AUSTIN COMM COLL DIST	0.095100	458,027.00	453,027.00	458,027.00	458,027.00

Improvement Information**Improvement ID**

108225

State Category**Description**

1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
108225	111397	1ST	1st Floor	WP4+	1935	1,875
108225	111398	2ND	2nd Floor	WP4+	1935	468
108225	401518	011	PORCH OPEN 1ST F	*4+	1935	12
108225	401519	095	HVAC RESIDENTIAL	**	1935	2,343
108225	401520	251	BATHROOM	**	1935	3
108225	401521	522	FIREPLACE	*4+	1935	1

Total Living Area **2,343**

Google

To see all the details that are visible on the screen, use the "Print" link next to the map.

2/2/11



1629 PALMA PLAZA

Google

To see all the details that are visible on the screen, use the "Print" link next to the map.

02
22



Regret Your Tattoo? - www.medermislaserclinic.com/Austin - Safe Effective Tattoo Removal. Call Today for a Free Consultation!

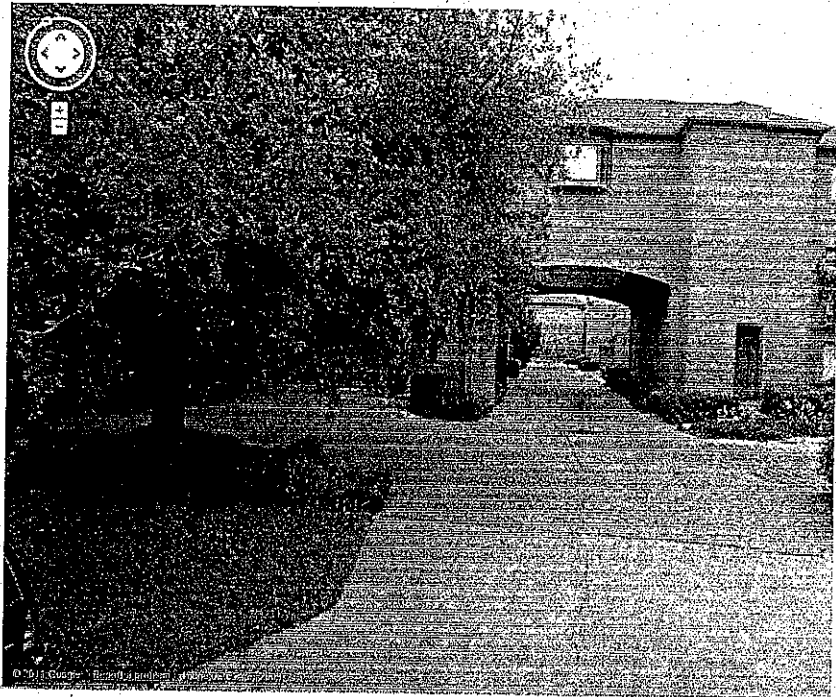
Ad

1625 PALMA PLAZA

Google

To see all the details that are visible on the screen, use the "Print" link next to the map.

82/23



Outsourcing India? - www.trigent.com - Outsourced Software Development Trigent- CMM Level 4 Company, India

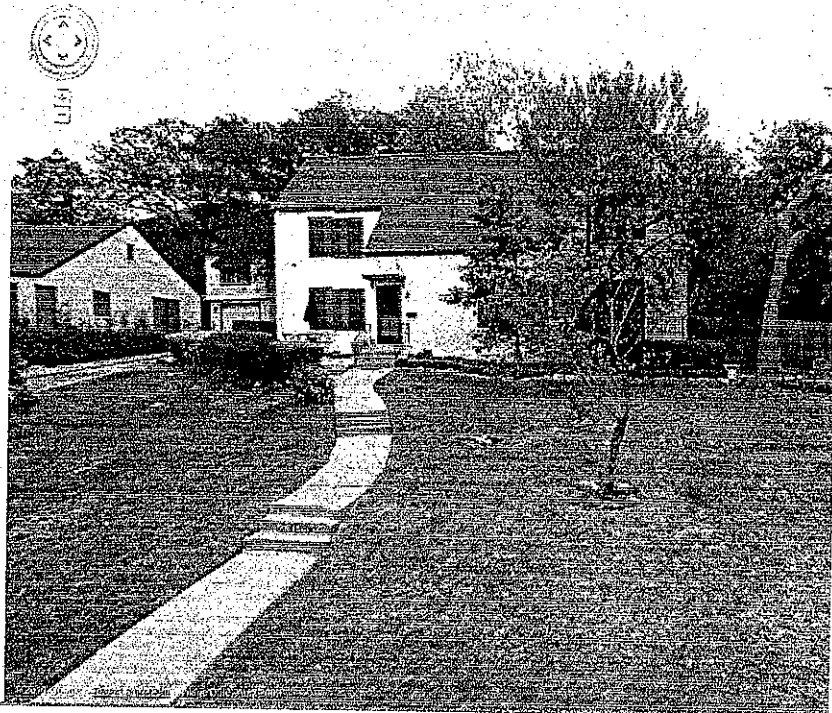
Ad

1626 PALMA PLAZA

Google

To see all the details that are visible on the screen, use the "Print" link next to the map.

02/24



Regret Your Tattoo? - www.medemislaserclinic.com/Austin - Safe Effective Tattoo Removal. Call Today for a Free Consultation!

Ad

1628 PALMA PLAZA

Google

To see all the details that are visible on the screen, use the "Print" link next to the map.

B2
85



1631 PALMA PLAZA

B2
36

TaxNetUSA: Travis County Property Information

Property ID Number: 110133 Ref ID2 Number: 01110307020000

Owner's Name **GOTTFRIED DAVID M**

Mailing Address % LAW OFF OF DAVID M GOTTFRIED
1505 W 6TH ST
AUSTIN, TX 78703-5133

Location 1629 PALMA PLAZA 78703

Legal W 30FT OF LOT 14 * & E 45 FT OF LOT 15 ENFIELD E
PLUS ADJ 12FT GW SPEAR LEAGUE

Property Details

Deed Date 10271998
Deed Volume
Deed Page
Exemptions HS
Freeze Exempt F
ARB Protest F
Agent Code 2553
Land Acres 0.2283
Block
Tract or Lot 14; 15
Docket No. 2008160709TR
Abstract Code S04295
Neighborhood Code Z7340

Value Information

2011 Certified

Land Value 400,000.00
Improvement Value 58,027.00
AG Value 0.00
AG Productivity Value 0.00
Timber Value 0.00
Timber Productivity Value 0.00
Assessed Value 458,027.00
10% Cap Value 0.00
Total Value 458,027.00

Data up to date as of 2011-12-02

☒ AGRICULTURAL (1-D-1) ☒ APPOINTMENT OF AGENT FORM ☒ FREEPORT EXEMPTION ☒ HOMESTEAD EXEMPTION FORM
☒ PRINTER FRIENDLY REPORT ☒ PROTEST FORM ☒ RELIGIOUS EXEMPTION FORM ☒ PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		458,027.00	458,027.00	458,027.00	458,027.00
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68	AUSTIN COMM COLL DIST	0.095100	458,027.00	453,027.00	458,027.00	458,027.00

Improvement Information

Improvement ID	State Category	Description
108225		1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
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108225	401520	251	BATHROOM	**	1935	3
108225	401521	522	FIREPLACE	*4+	1935	1
Total Living Area						2,343

Land Information

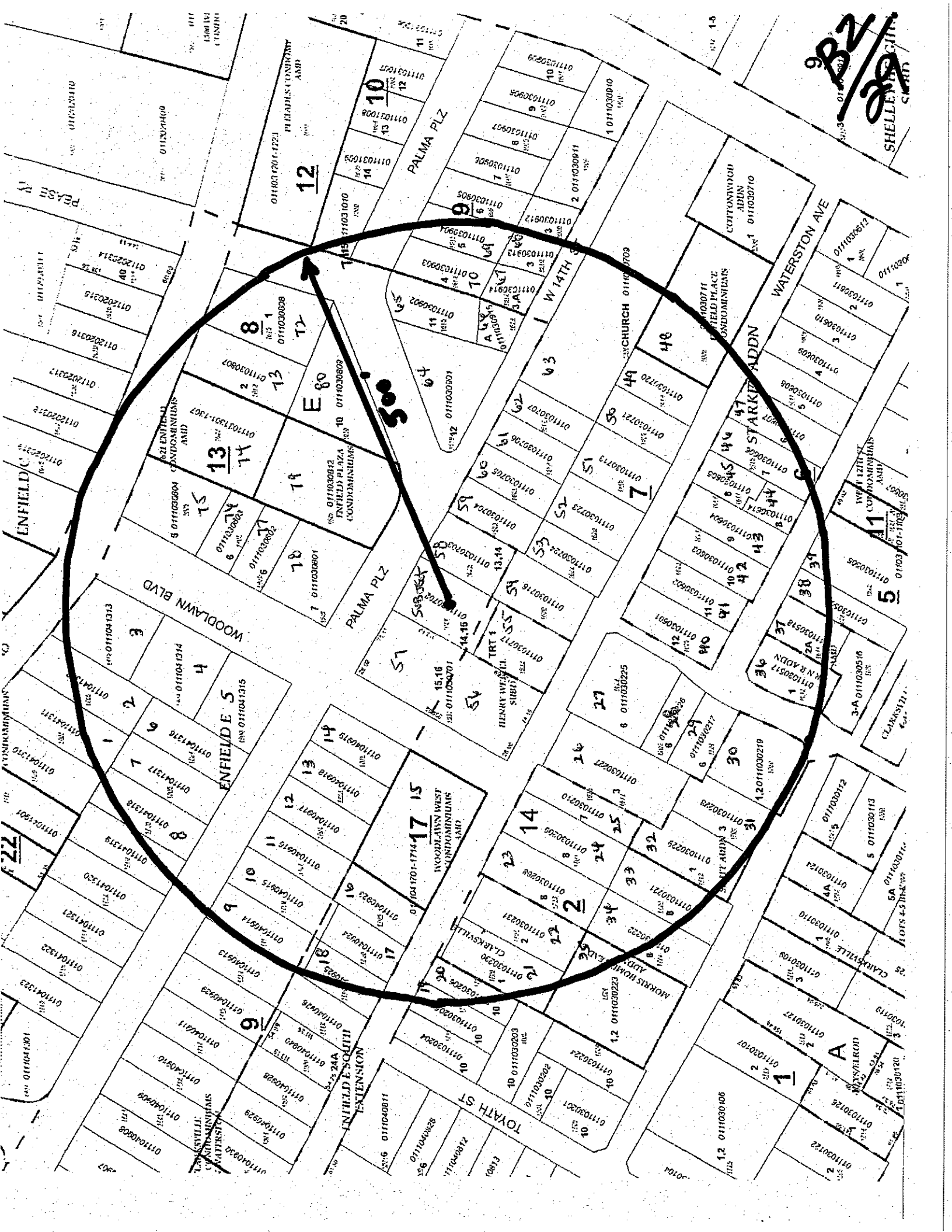
Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
109893	LAND	A1	T	0.228	0	0	9,943

1629 Palma Plaza RDCC - Adjacent Square Footages

32/1/0

<u>Chart Number</u>	<u>Address</u>	<u>TCAD Living SF</u>	<u>TCAD Lot SF</u>	<u>FAR</u>
1	1631 Palma Plaza	1,940	23,679	14%
2	1625 Palma Plaza	2,130	7,602	29%
3	1630 Waterston Ave.	2,065	8,642	31%
4	1632 Waterston Ave.	2,160	8,696	28%
5	1626 Palma Plaza	22,601	19,038	119%
6	1628 Palma Plaza	3,346	10,000	38%

[illegible]



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SHELLEY

PEASE

ENFIELD

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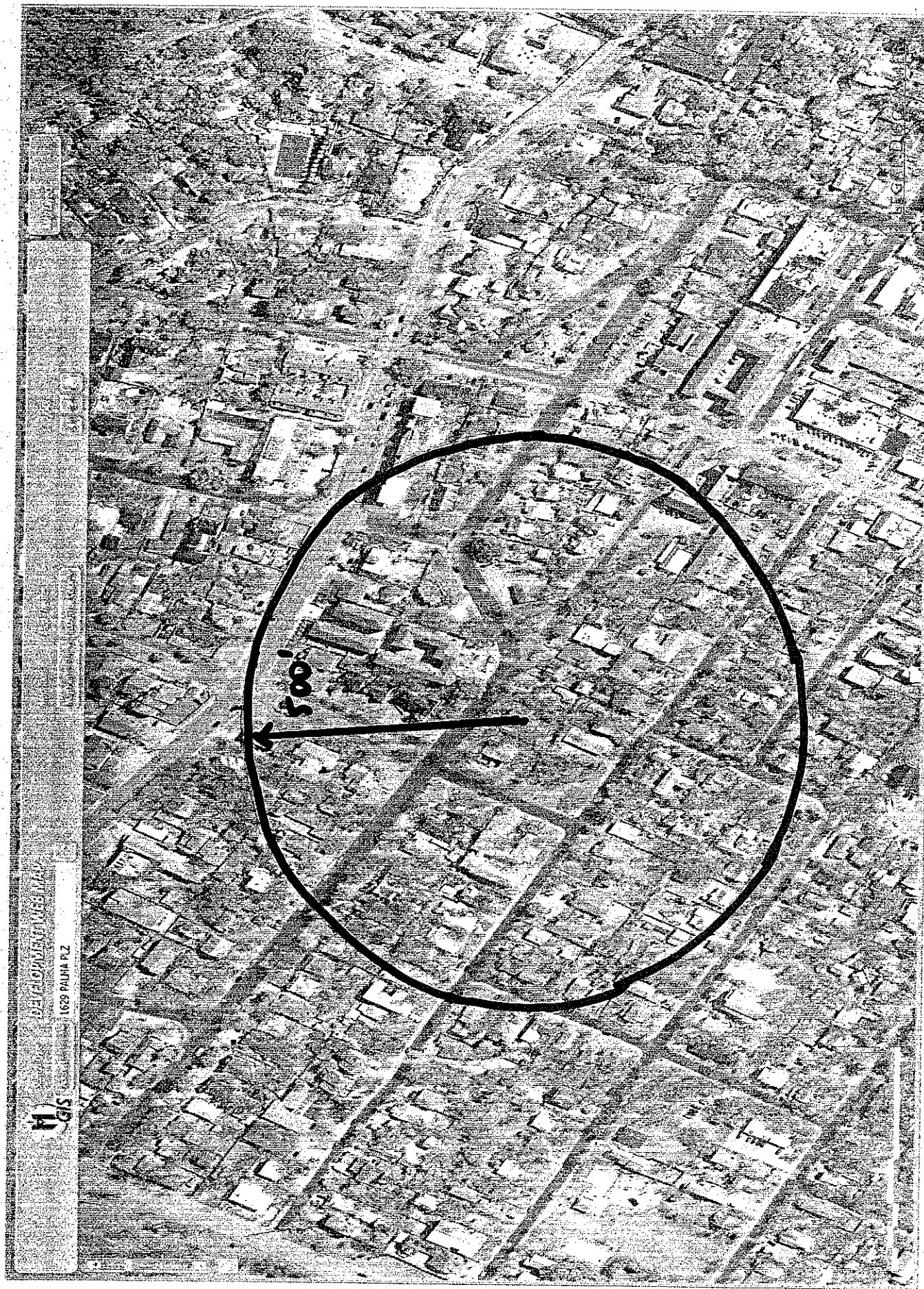
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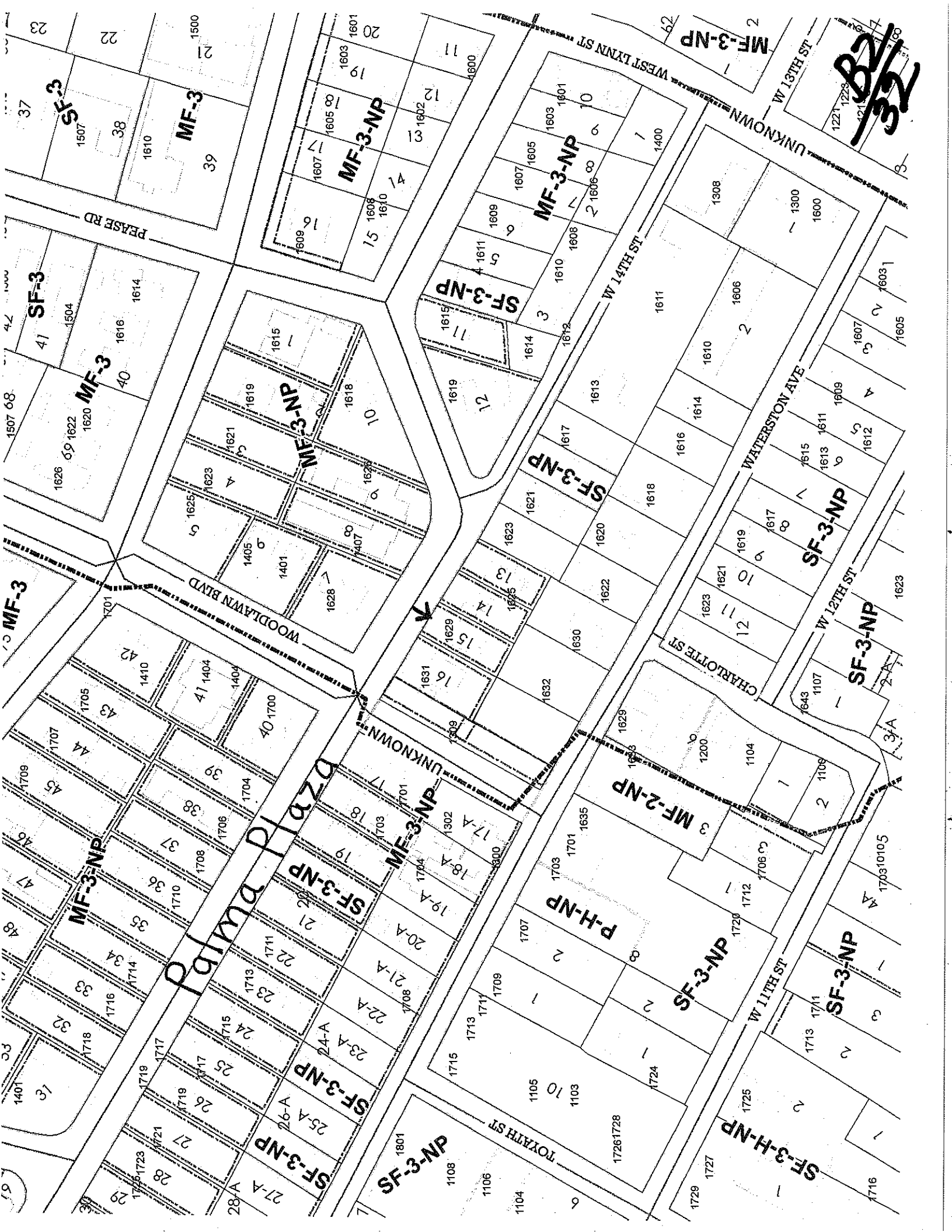
1629 Palma Plaza RDCC - 500 Ft FAR Calculations

B2/38

Chart Number	Address	FAR
1	1707 Enfield Rd.	31%
2	1705 Enfield Rd.	44%
3	1410 Woodlawn Blvd.	29%
4	1404 Woodlawn Blvd.	68%
5	1700 Palma Plaza	19%
6	1704 Palma Plaza	24%
7	1706 Palma Plaza	50%
8	1708 Palma Plaza	36%
9	1711 Palma Plaza	34%
10	1709 Palma Plaza	26%
11	1707 Palma Plaza	34%
12	1705 Palma Plaza	25%
13	1703 Palma Plaza	36%
14	1701 Palma Plaza	23%
15	Woodlawn West Condos	No data available
16	1706 Waterston Ave.	32%
17	1708 Waterston Ave.	45%
18	1710 Waterston Ave.	31%
19	1713 Waterston Ave.	14%
20	1711 Waterston Ave.	21%
21	1709 Waterston Ave.	23%
22	1707 Waterston Ave.	23%
23	1703 Waterston Ave.	6%
24	1701 Waterston Ave.	10%
25	1635 Waterston Ave.	15%
26	1633 Waterston Ave.	24%
27	1629 Waterston Ave.	33%
28	1200 Charlotte St.	41%
29	1104 Charlotte St.	13%
30	1700 W. 11th St.	10%
31	1706 W. 11th St.	30%
32	1712 W. 11th St.	15%
33	1720 W. 11th St.	16%
34	1722 W. 11th St.	19%
35	1724 W. 11th St.	13%
36	1643 W. 12th St.	41%
37	1641 W. 12th St.	41%
38	1629 W. 12th St.	28%
39	1625 W. 12th St.	16%
40	1625 Waterston Ave.	37%
41	1623 Waterston Ave.	33%
42	1621 Waterston Ave.	39%
43	1619 Waterston Ave.	0%
44	W. 12th St.	50%
45	1617 Waterston Ave.	32%
46	1615 Waterston Ave.	11%
47	1613 Waterston Ave.	57%
48	1610 Waterston Ave.	60%
49	1614 Waterston Ave.	16%
50	1616 Waterston Ave.	16%
51	1618 Waterston Ave.	21%
52	1620 Waterston Ave.	56%
53	1622 Waterston Ave.	53%
54	1630 Waterston Ave.	31%
55	1632 Waterston Ave.	28%
56 & 57	1631 Palma Plaza	14%
58	1625 Palma Plaza	29%
59	1623 Palma Plaza	37%
60	1621 W. 14th St.	22%
61	1619 W. 14th St.	37%
62	1617 W. 14th St.	18%
63	1306 West Lynn Church	
64	1617 Palma Plaza	14%
65	1615 Palma Plaza	24%
66	1614 W. 14th St.	35%
67	1612 W. 14th St.	30%
68	1610 W. 14th St.	57%
69	1611 Palma Plaza	31%
70	1613 Palma Plaza	19%
71	1608 Palma Plaza	29%
72	1615 Enfield Rd.	42%
73	1619 Enfield Rd.	38%
74	1621 Enfield Rd.	70%
75	1625 Enfield Rd.	18%
76	1407 Woodlawn Blvd.	33%
77	1405 Woodlawn Blvd.	31%
78	1628 Palma Plaza	38%
79	1626 Palma Plaza	119%
80	1618 Palma Plaza	20%

~~32~~
12/3/10





B2/33

Benavidez, Sylvia

From: Larry Halford [Larry@mwmndesigngroup.com]
Sent: Wednesday, January 04, 2012 10:34 AM
To: Benavidez, Sylvia
Subject: 1629 Palma Plaza - C-3 2011-111369PR Nathan Stephens

Sylvia,

I apologize for the last minute response. On behalf of the OWANA Zoning Committee we would like to communicate to the Residential Design Commission our non-opposition to the requested variances by applicants of 1629 Palma Plaza. We have met with the applicants and have discussed the project with the most affected neighbor to the east and agreed the project would not significantly adversely affect our neighborhood. Please contact me if you have questions.

**C-3 2011-111369PR Nathan Stephens
1629 Palma Plaza**

The applicant has requested a modification to allow a F.A.R. increase from the maximum development permitted in Chapter 25-2 of the Land Development Code, Section 2.1 Subchapter F: Residential Design and Compatibility Standards from the allowable 40% (3723 sq ft) to 49.5% (4613 sq ft) to built a 2nd story detached garage apartment in a MF - 3 zoning district.

The applicant is requesting a modification to allow an increase to 25% in the maximum floor to area ratio or maximum square footage of gross floor area; Maximum linear feet of gables or dormers protruding from the setback plane; from the maximum development permitted in Chapter 25-2 of the Land Development Code, Section 2.8.1 A (1 and 2) to built a 2nd story detached garage apartment in a MF -3 zoning district.

**Larry Halford
Chair - OWANA Zoning Committee
512-797-5917**

B2
34

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 2011-111369PR

ADDRESS 1629 Palma Plaza

Contact: Sylvia Benavidez, 974-2522

Public Hearing: January 4, 2012

Residential Design and Compatibility Commission

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

Thomas Schiefer
Your Name (please print)

1620 Waterston Ave, Austin Texas 78703
Your address(es) affected by this application

[Signature] 12-28-11
Signature Date

Comments: With larger and larger houses being built in Clarksville,
property taxes and real estate prices will continue to increase. Unfortunately,
with each original, quaint house that is taken apart to build something bigger,
it leaves the neighborhood looking less "Austin" and more suburb. It also makes
it much more difficult for people who grew up in this neighborhood to someday
buy a house, because each house becomes an unaffordable McMansion. The
3723 sq ft limit that is in place is far enough space and I cannot support
the continuation of Clarksville turning into an unlivable neighborhood filled
with unaffordable mansions.

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

32/35

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 2011-111369PR

ADDRESS 1629 Palma Plaza

Contact: Sylvia Benavidez, 974-2522

Public Hearing: January 4, 2012

Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

DAVID & DARLENE MARWITZ
Your Name (please print)

1703 (AB) PALMA PLAZA
Your address(es) affected by this application

Darlene Marwitz 12/23/11
Signature Date

Comments: We agree that a garage
apartment is a desirable
improvement for the
property.

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

B2
36

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 2011-111369PR

ADDRESS 1629 Palma Plaza

Contact: Sylvia Benavidez, 974-2522

Public Hearing: January 4, 2012

Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Your Name (please print) **James H. Bryan**
1632 Waterston
Austin, TX 78703

Your address(es) affected by this application

James H. Bryan *12/22/11*
Signature Date

Comments:

*Good &
Responsible neighbor!
Go ahead!*

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

B2 37

Palma Plaza

WOODLAWN BLVD

WATERSTON AVE

CHARLOTTE ST

UNKNOWN

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