

# MANOOGIAN RESIDENCE

GUESTHOUSE & GARAGE  
224 S OCEAN BLVD, PALM BEACH, FL 33480



González Architects  
Residential

SECOND SUBMITTAL

- Scope of Work
- Alternate driveway pattern
  - New shrubs

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ST-1.02	Proposed Site Plan	●	
ST-1.03	New Proposed Site Plan	●	

GONZALEZ ARCHITECTS

PO BOX 2797  
Miami, FL 33132  
912.313.2910

Registration Number(s):  
AA 0002305  
AR 0008134

Project Number:  
ARC-24-0112  
Submittal Date  
11/04/2024  
Hearing Date  
12/20/2024



Jose A.  
Gonzalez  
AR0008134

Digitally signed by Jose  
A. Gonzalez AR0008134  
Date: 2024.11.03  
22:10:46 -05'00'



Registration Seal	Address
AA 0002305	14 NE 1st Avenue, Suite 507 Miami, FL 33132
AR 0008134	T +1 (305) 455 4216

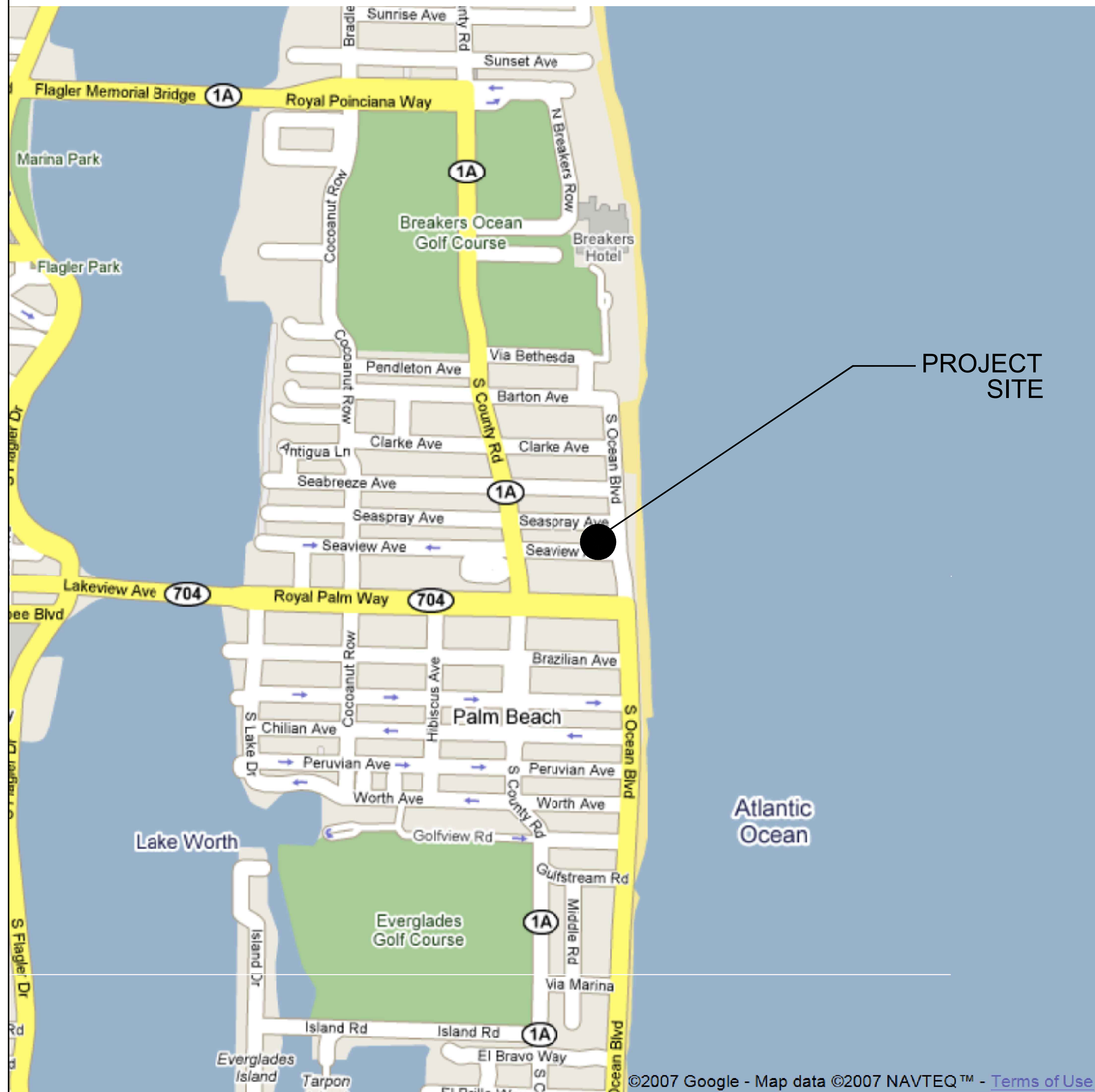
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Drawing Title

## Maps

Scale	As Noted
Date	Nov 4th, 2024
Drawn By	SZ
Project No.	20002
Drawing No.	

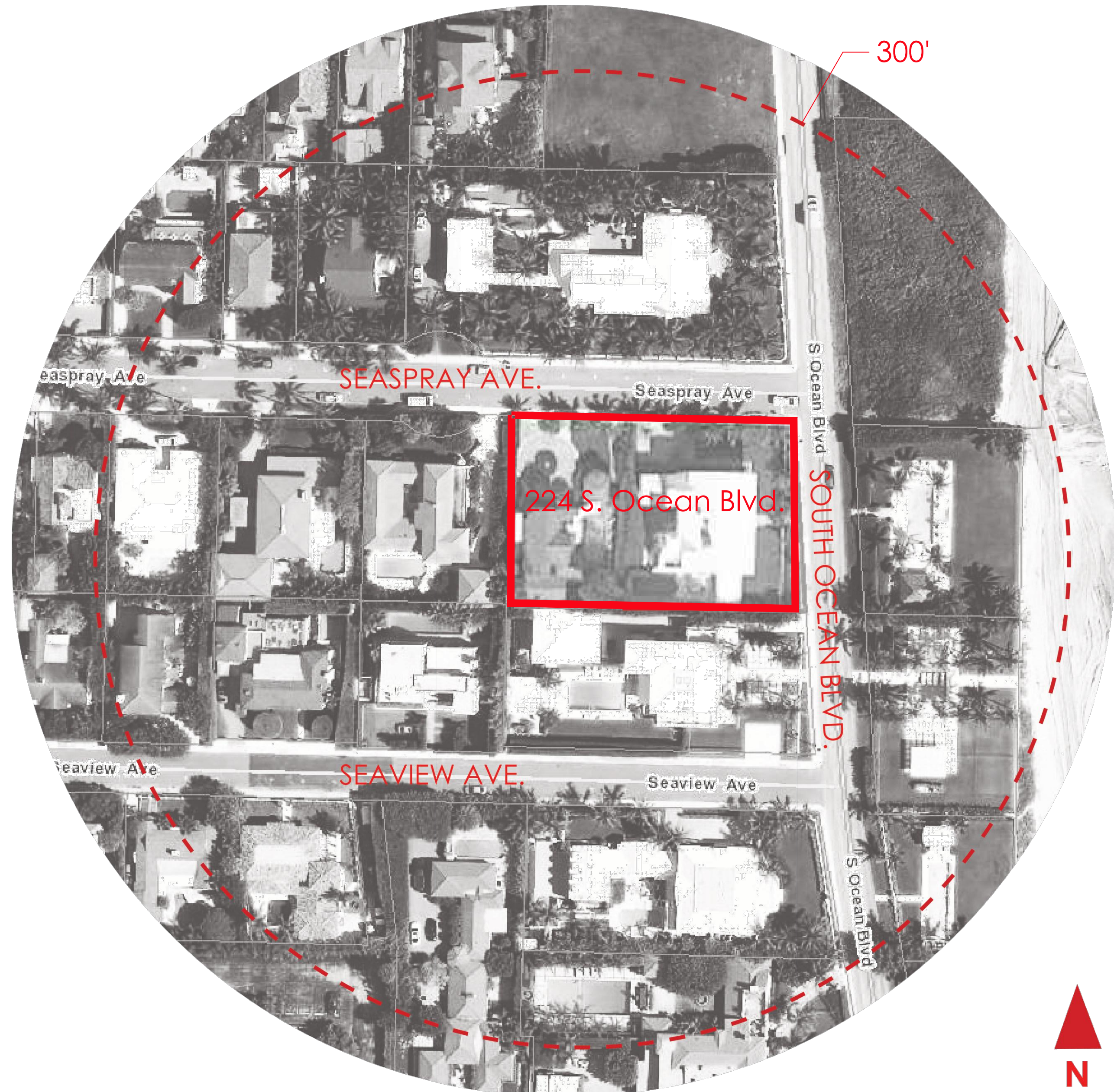
A-1



- PROJECT SITE



NORTH



300'

224 S. Ocean Blvd.

SOUTH OCEAN BLVD.

SEAVIEW AVE





# MANOOGIAN RESIDENCE GUESTHOUSE & GARAGE

ARCOM#: ARC-24-0112

224 S Ocean Blvd,  
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Residential

Jose A.  
Gonzalez  
AR0008134

Digitally signed by Jose  
A. Gonzalez AR0008134  
Date: 2024.11.03  
22:11:11 -05'00'

Registration Seal  
AA 0002302  
AR 0008134

Address  
14 NE 1st Avenue, Suite 507 Miami, FL 33132  
T +1 (305) 455 4216

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Site Photos

Scale As Noted

Date Nov 4th, 2024

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Project No. 20002

Drawing No.

A-2

1 224 South Ocean Boulevard

2 224 South Ocean Boulevard



3 224 South Ocean Boulevard

4 Photo Key Plan  
NTS

ARCOM





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González Architects  
Residential

Jose A.  
Gonzalez  
AR0008134

Digitally signed by Jose  
A. Gonzalez AR0008134  
Date: 2024.11.03  
22:18:33 -05'00'

Registration Seal  
AA 0002302  
AR 0008134

Address  
14 NE 1st Avenue, Suite 507 Miami, FL 33132  
T +1 (305) 455 4216

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Site Photos

Scale  
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Date  
Nov 4th, 2024

Drawn By  
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Project No.  
20002

Drawing No.

A-3

1 224 South Ocean Boulevard

2 224 South Ocean Boulevard - Guest House



3 114 Seaspray Avenue

4 Photo Key Plan  
NTS

ARCOM





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Palm Beach, FL 33480



González Architects  
Residential

Jose A.  
Gonzalez  
AR0008134

Digitally signed by Jose  
A. Gonzalez AR0008134  
Date: 2024.11.03  
22:18:53 -05'00'



Registration Seal  
AA 0002302  
AR 0008134

Address  
14 NE 1st Avenue, Suite 507 Miami, FL 33132  
T +1 (305) 455 4216

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Site Photos

Scale  
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Date  
Nov 4th, 2024

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Project No.  
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Drawing No.

A-4

ARCOM

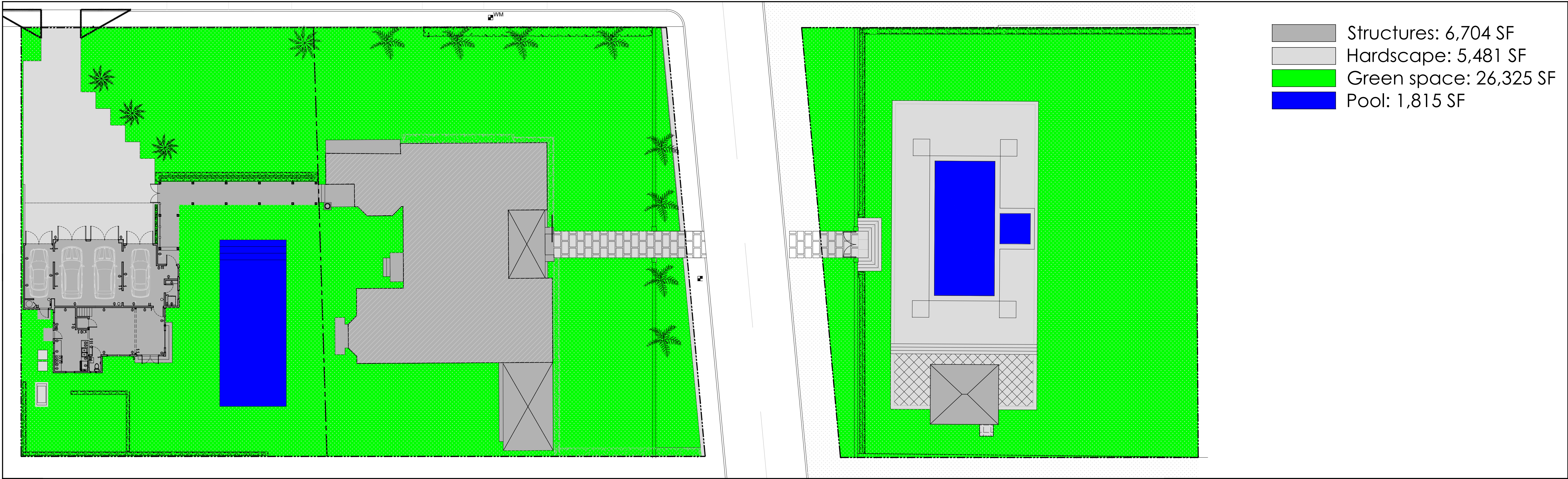
1 | 212 South Ocean Boulevard

2 | 212 South Ocean Boulevard

3 | 128 Seaspray Ave.

4 | Photo Key Plan  
NTS





1 | Open Space Diagram  
NTS



**Town of Palm Beach**  
Planning Zoning and Building  
360 S County Rd  
Palm Beach, FL 33480  
www.townofpalmbeach.com

Line #	Zoning Legend			
1	Property Address: 224 S Ocean Blvd, Palm Beach, FL 33480			
2	Zoning District: R-B			
3	Lot Area (sq. ft.): 40,325 SF			
4	Lot Width (W) & Depth (D) (ft.): 128'-9" X 205'-9"			
5	Structure Type: Single-Family (Single-Family, Multi-Family, Comm., Other)			
6	FEMA Flood Zone Designation: X & VE			
7	Zero Datum for point of meas. (NAVD)			
8	Crown of Road (COR) (NAVD) 13.6'			
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	10,081 SF 25%	6,704 SF 17%	6,704 SF 17%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs, Structure, etc)	NA	9,019 SF	9,019 SF
12	*Front Yard Setback (Ft.)	35'-0"	38'-11"	Existing to Remain
13	*Side Yard Setback (1st Story) (Ft.)	25'-0"	34'-7"	Existing to Remain
14	*Side Yard Setback (2nd Story) (Ft.)	30'-0"	34'-7"	Existing to Remain
15	*Rear Yard Setback (Ft.)	15'-0"	1'-3"	Existing to Remain
16	Angle of Vision (Deg.)	100	Existing to Remain	Existing to Remain
17	Building Height (Ft.)	25'-0"	41'-7"	Existing to Remain
18	Overall Building Height (Ft.)	30'-0"	41'-7"	Existing to Remain
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.7	2.4	2.4
20	** Max. Fill Added to Site (Ft.)	0.885'	NA	NA
21	Finished Floor Elev. (FFE)(NAVD)	NA	15.37'	Existing to Remain
22	Base Flood Elevation (BFE)(NAVD)	NA	14'	NA
23	Landscape Open Space (LOS) (Sq Ft and %)	20,162 SF 50%	27,995 SF 69%	26,325 SF 65%
24	Perimeter LOS (Sq Ft and %)	2,440 SF 45%	4,935 SF 91%	4,815 SF 88%
25	Front Yard LOS (Sq Ft and %)	5,423 SF 45%	4,935 SF 91%	4,935 SF 91%
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		

\* Indicate each yard area with cardinal direction (N,S,E,W)

\*\* Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill (Sec. 134-1600)

\*\*\* Provide Native plant species info per category as required by Ord. 003-2023 on separate TOPB Landscape Legend

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

2 | Zoning Legend  
NTS

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Residential

Jose A.  
Gonzalez  
AR0008134

Digitally signed by Jose  
A. Gonzalez AR0008134  
Date: 2024.11.03  
22:19:16 -05'00'

Registration Seal  
AA 0002302  
AR 0008134

Address  
14 NE 1st Avenue, Suite 507 Miami, FL 33132  
T +1 (305) 455-4216

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Drawing Title

Diagram

Scale As Noted

Date Nov 4th, 2024

Drawn By SZ

Project No. 20002

Drawing No.









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González Architects  
Residential

Jose A.  
Gonzalez  
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Digitally signed by Jose  
A. Gonzalez AR0008134  
Date: 2024.11.03  
22:19:58 -05'00'

Registration Seal  
AA 0002302  
AR 0008134

Address  
14 NE 1st Avenue, Suite 507 Miami, FL 33132  
T +1 (305) 455 4216

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Drawing Title

Rendering

Scale  
As Noted

Date  
Nov 4th, 2024

Drawn By  
SZ

Project No.  
20002

Drawing No.

A-7





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Palm Beach, FL 33480



Jose A.  
Gonzalez  
AR0008134

Digitally signed by Jose  
A. Gonzalez AR0008134  
Date: 2024.11.03  
22:20:18 -05'00'

Registration Seal  
AA 0002302  
AR 0008134

Address  
14 NE 1st Avenue, Suite 507 Miami, FL 33132  
T +1 (305) 435-4216

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Drawing Title

Rendering

Scale  
Date  
Drawn By  
Project No.  
Drawing No.

A-8





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González Architects  
Residential

Jose A.  
Gonzalez  
AR0008134

Digitally signed by Jose  
A. Gonzalez AR0008134  
Date: 2024.11.03  
22:20:37 -05'00'

Registration Seal  
AA 0002302  
AR 0008134

Address  
14 NE 1st Avenue, Suite 507  
Miami, FL 33132  
T +1 (305) 435 4216

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Drawing Title

Rendering

Scale  
Date  
Drawn By  
Project No.  
Drawing No.

As Noted

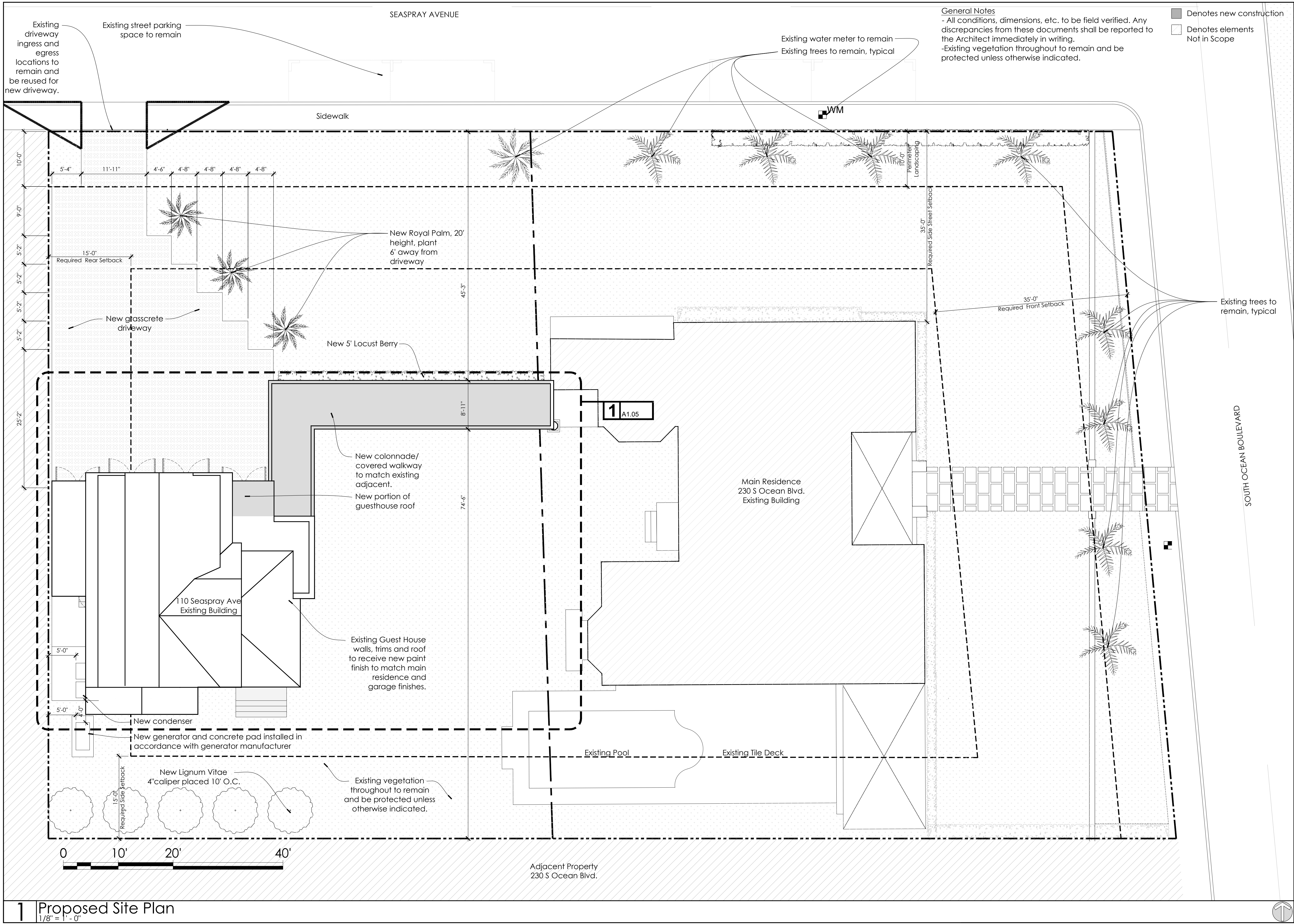
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SZ

20002

A-9

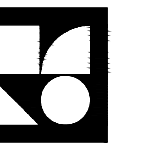




# MANOOGIAN RESIDENCE GUESTHOUSE & GARAGE

ARCOM#: B-048-2021

224 S Ocean Blvd,  
Palm Beach, FL 33480



**González Architects**  
Residential

Jose A.  
Gonzalez  
AR0008134

Digitally signed by Jose  
A. Gonzalez AR0008134  
Date: 2024.11.03  
22:21:00 -05'00'

Registration Seal  
AA 0002305  
AR 0008134

Address  
14 NE 1st Avenue, Suite 507 Miami, FL 33132  
T +1 (305) 455-4216

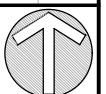
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Drawing Title

Proposed Site Plan

Scale  
Date  
Drawn By  
Project No.  
Drawing No.

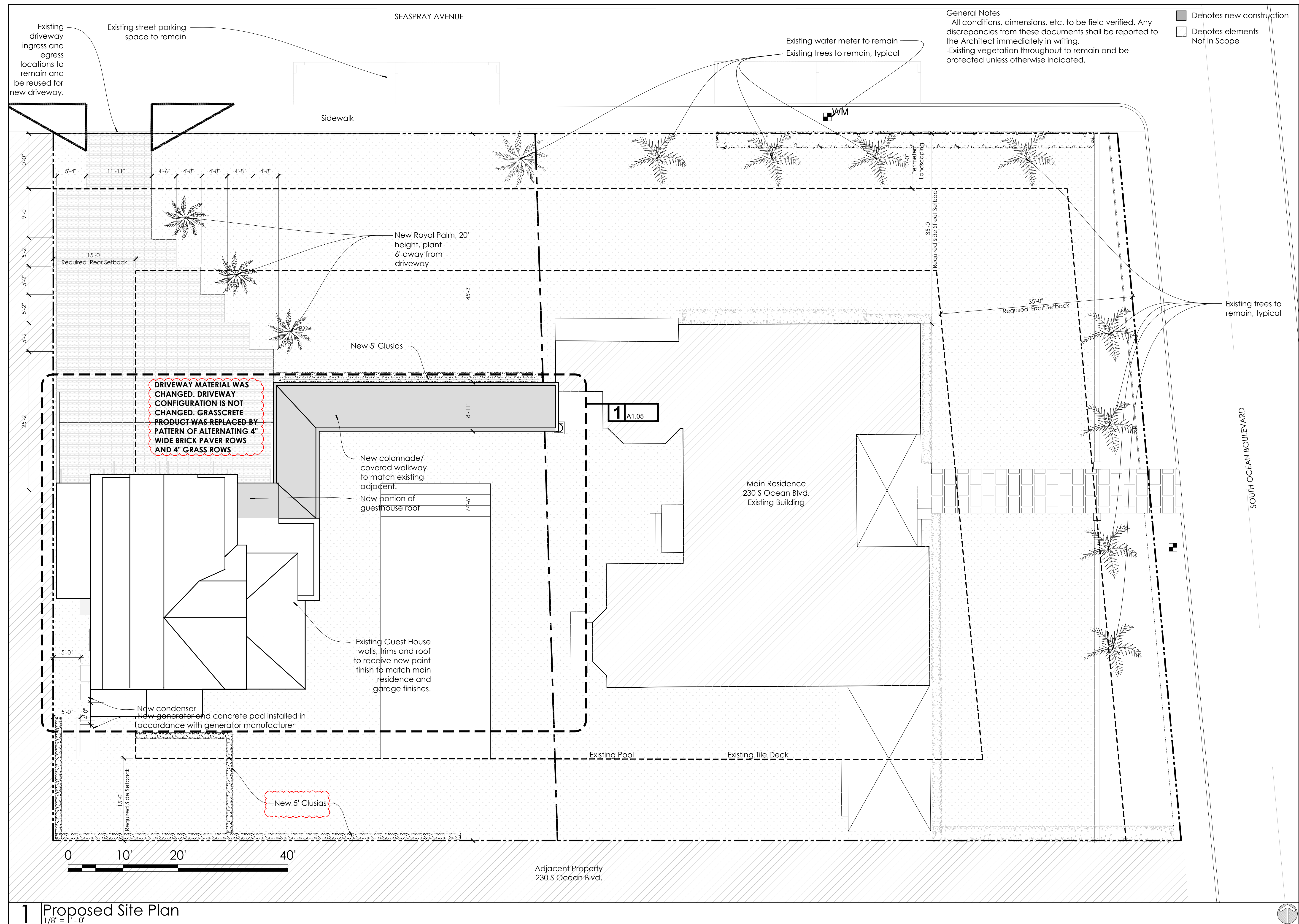
As Noted  
Nov 1st, 2021  
MD, MQ, SZ, RW  
20002



Permit Set

ST1.02





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224 S Ocean Blvd,  
Palm Beach, FL 33480



Jose A.  
Gonzalez  
AR0008134

Digitally signed by Jose  
A. Gonzalez AR0008134  
Date: 2024.11.03  
22:21:25 -05'00'

Registration Seal	Address
AA 0002305	14 NE 1st Avenue, Suite 507 Miami, FL 33132
AR 0008134	T +1 (305) 455 4216

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Drawing Title

NEW  
Proposed Site Plan

Scale	As Noted
Date	Nov 4th, 2024
Drawn By	SZ
Project No.	20002
Drawing No.	

### ST1.03