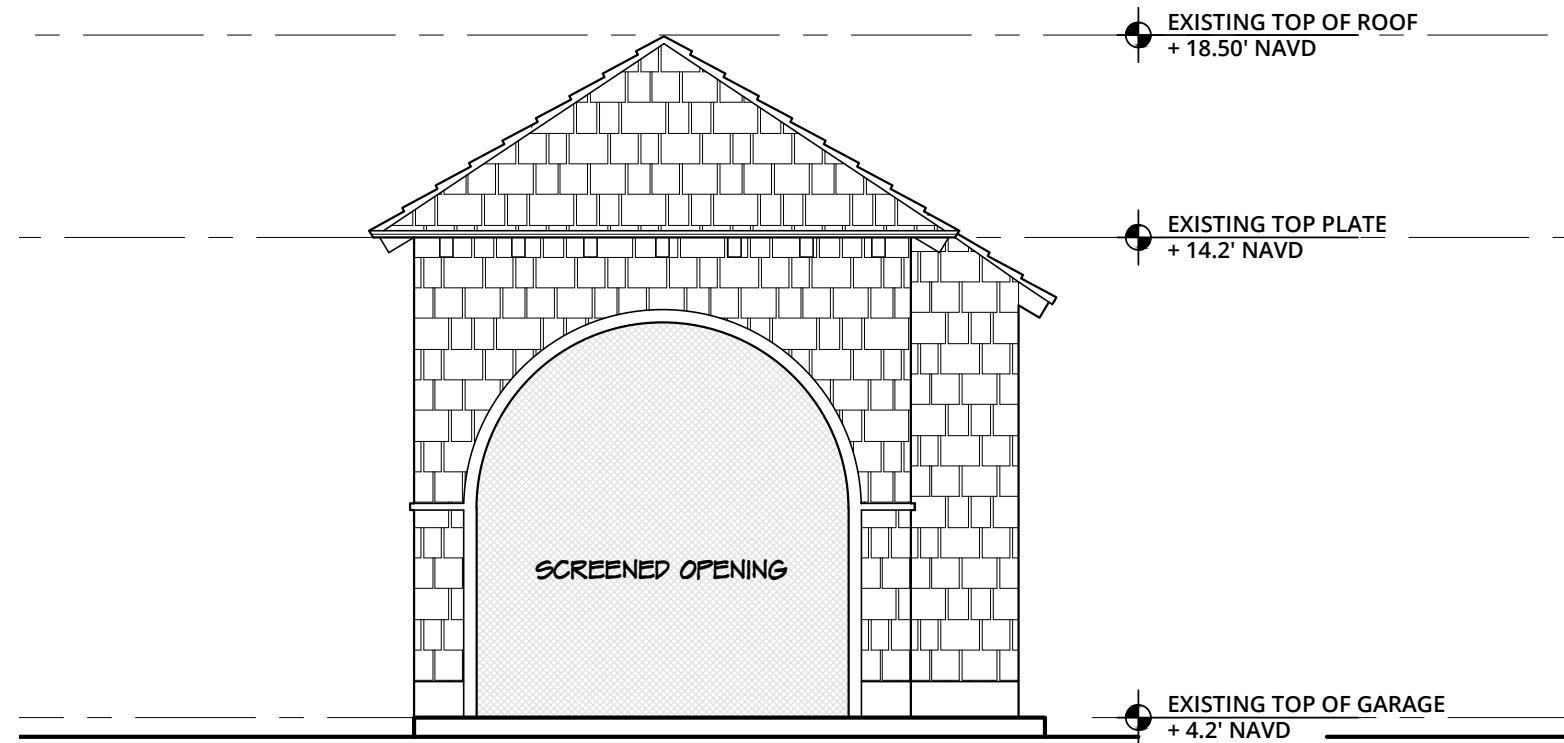
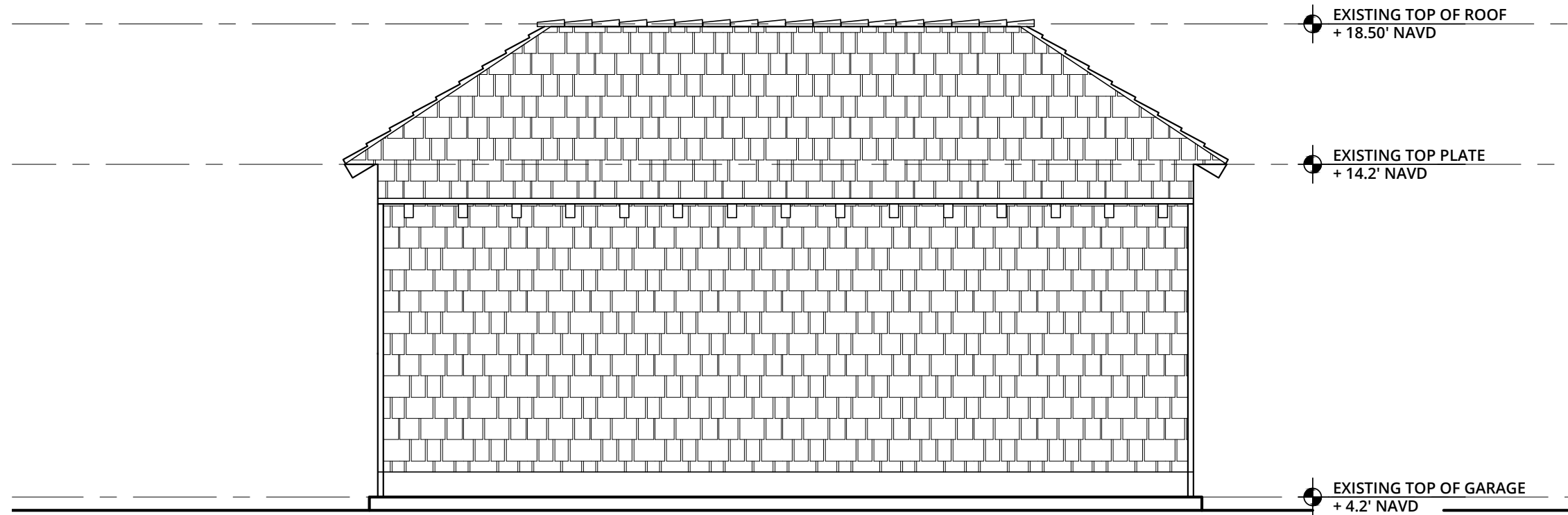


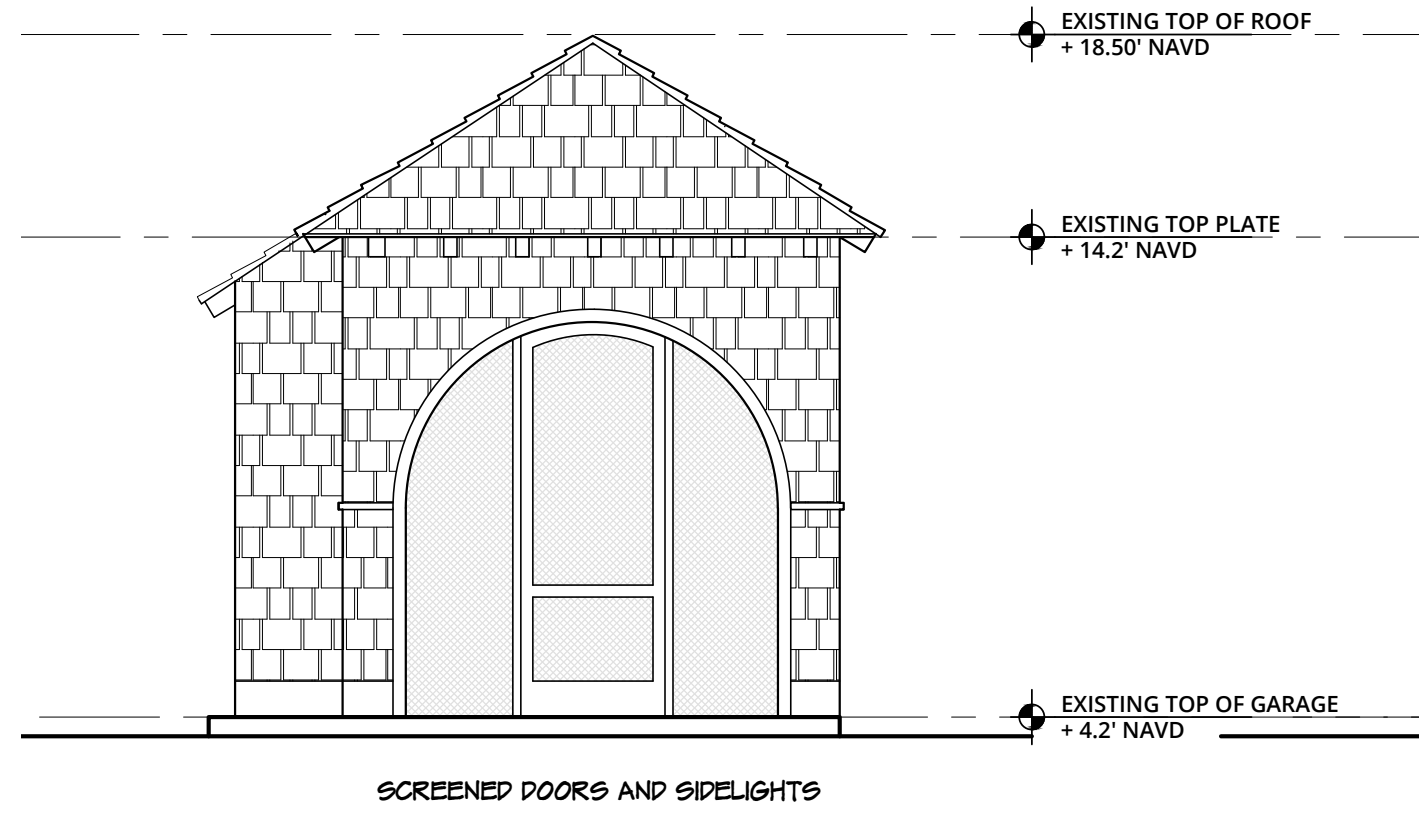
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EAST ELEVATION 1/4" = 1'-0"



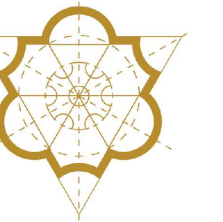
2 EXISTING ACCESSORY STRUCTURE
NORTH ELEVATION 1/4" = 1'-0"



3 EXISTING ACCESSORY STRUCTURE
WEST ELEVATION 1/4" = 1'-0"



4 EXISTING ACCESSORY STRUCTURE
SOUTH ELEVATION 1/4" = 1'-0"



PATRICK RYAN
O'CONNELL
ARCHITECT

PATRICK RYAN O'CONNELL
ARCHITECT, LLC.

400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685
tel (561)-331-2048 WWW.PROARCHITECT.COM

PROPOSED RENOVATIONS TO:

PHIPPS PLAZA

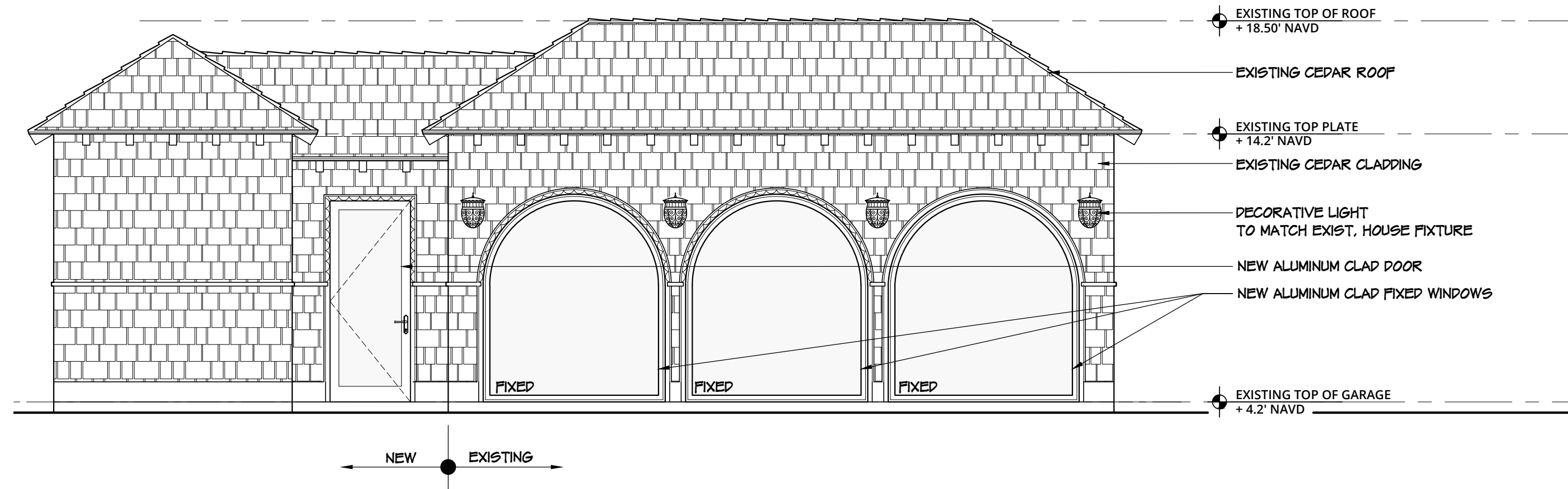
218 PHIPPS PLAZA
PALM BEACH, FL 33480

Project #: 22-004
Drawn by: PRO, AR, LB
Date(s):
07 JUN. 2022 - FIRST SUBMITTAL
27 JUN. 2022 - FINAL SUBMITTAL
17 AUG. 2022 - PRESENTATION
03 OCT. 2022 - RESUBMITTAL
24 OCT. 2022 - FINAL SUBMITTAL

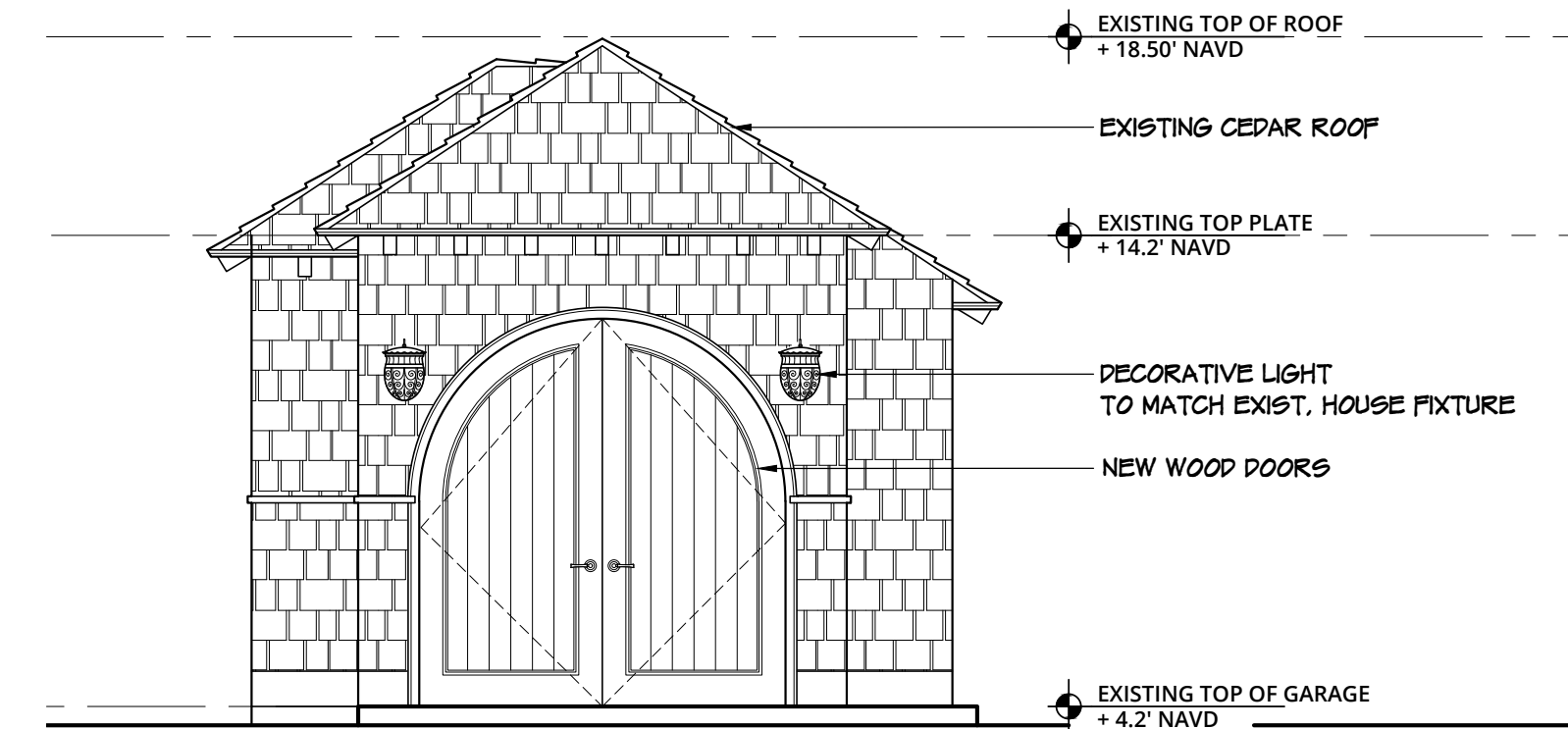
COA #: 22-042
ZON #: 22-123

SEAL

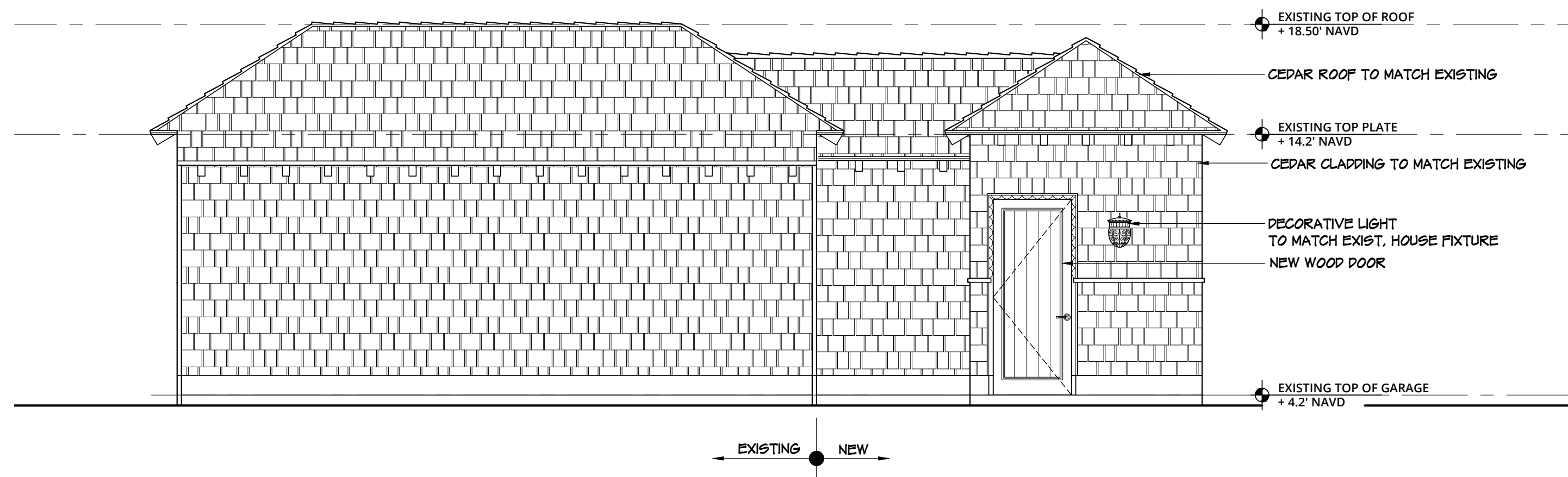
PATRICK RYAN O'CONNELL
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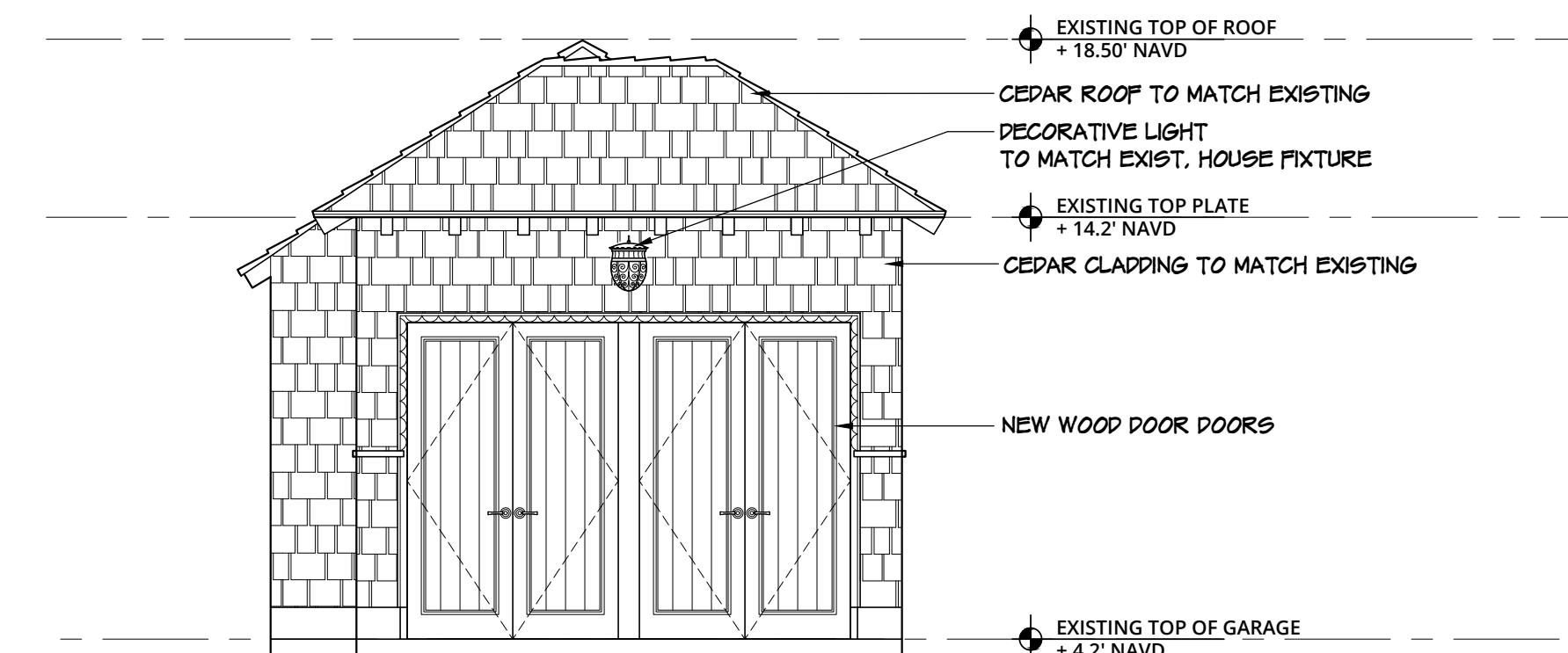
1 **PROPOSED ACCESSORY STRUCTURE**
EAST ELEVATION $1/4" = 1'-0"$



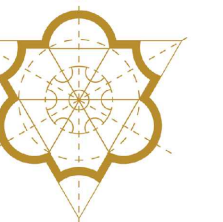
2 **PROPOSED ACCESSORY STRUCTURE**
NORTH ELEVATION $1/4" = 1'-0"$



3 **PROPOSED ACCESSORY STRUCTURE**
WEST ELEVATION $1/4" = 1'-0"$



4 **PROPOSED ACCESSORY STRUCTURE**
SOUTH ELEVATION $1/4" = 1'-0"$



**PATRICK RYAN
O'CONNELL**
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PROPOSED RENOVATIONS TO:

PHIPPS PLAZA
218 PHIPPS PLAZA
PALM BEACH, FL 33480

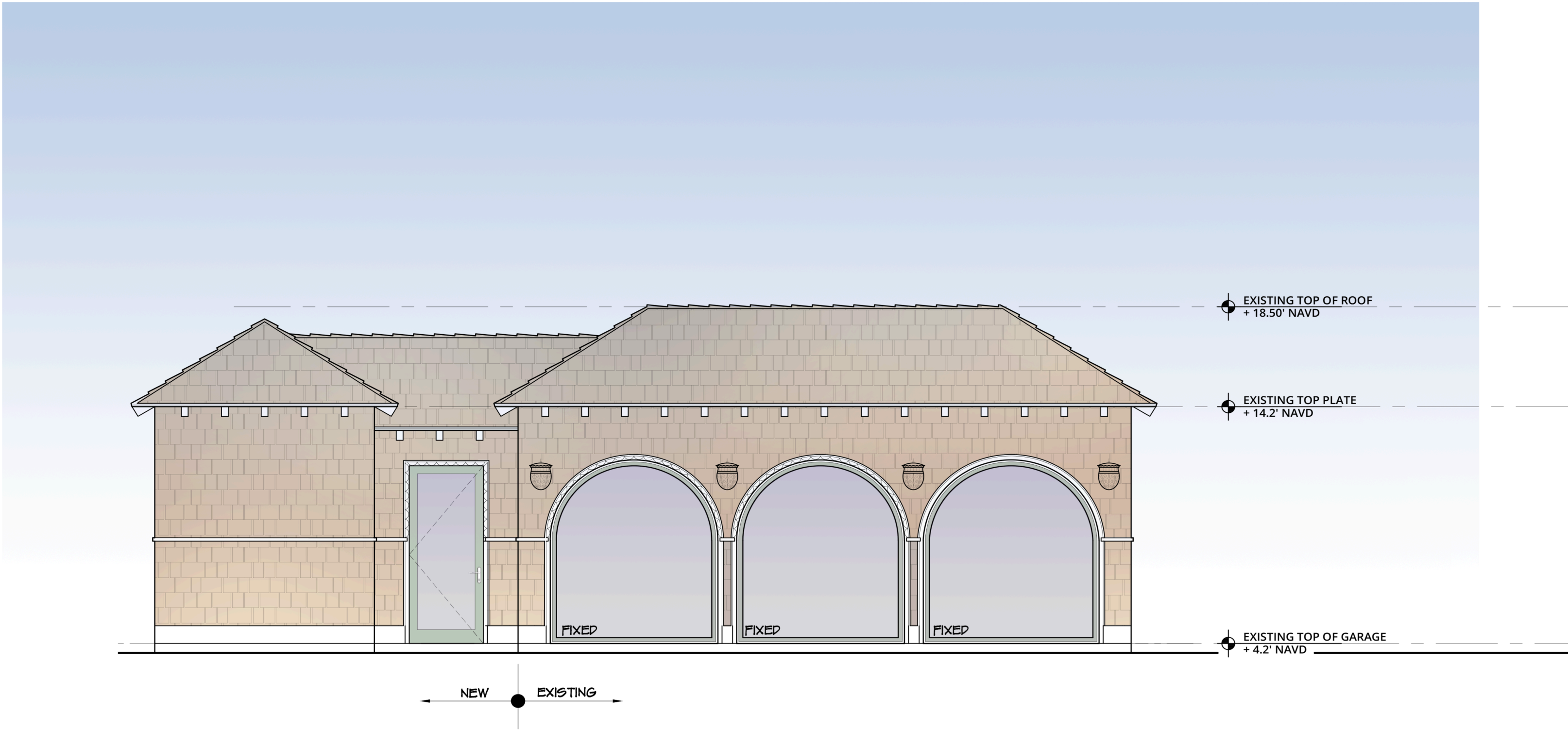
Project #: 22-004
Drawn by: PRO, AR, LB
Date(s):
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COA #: 22-042
ZON #: 22-123

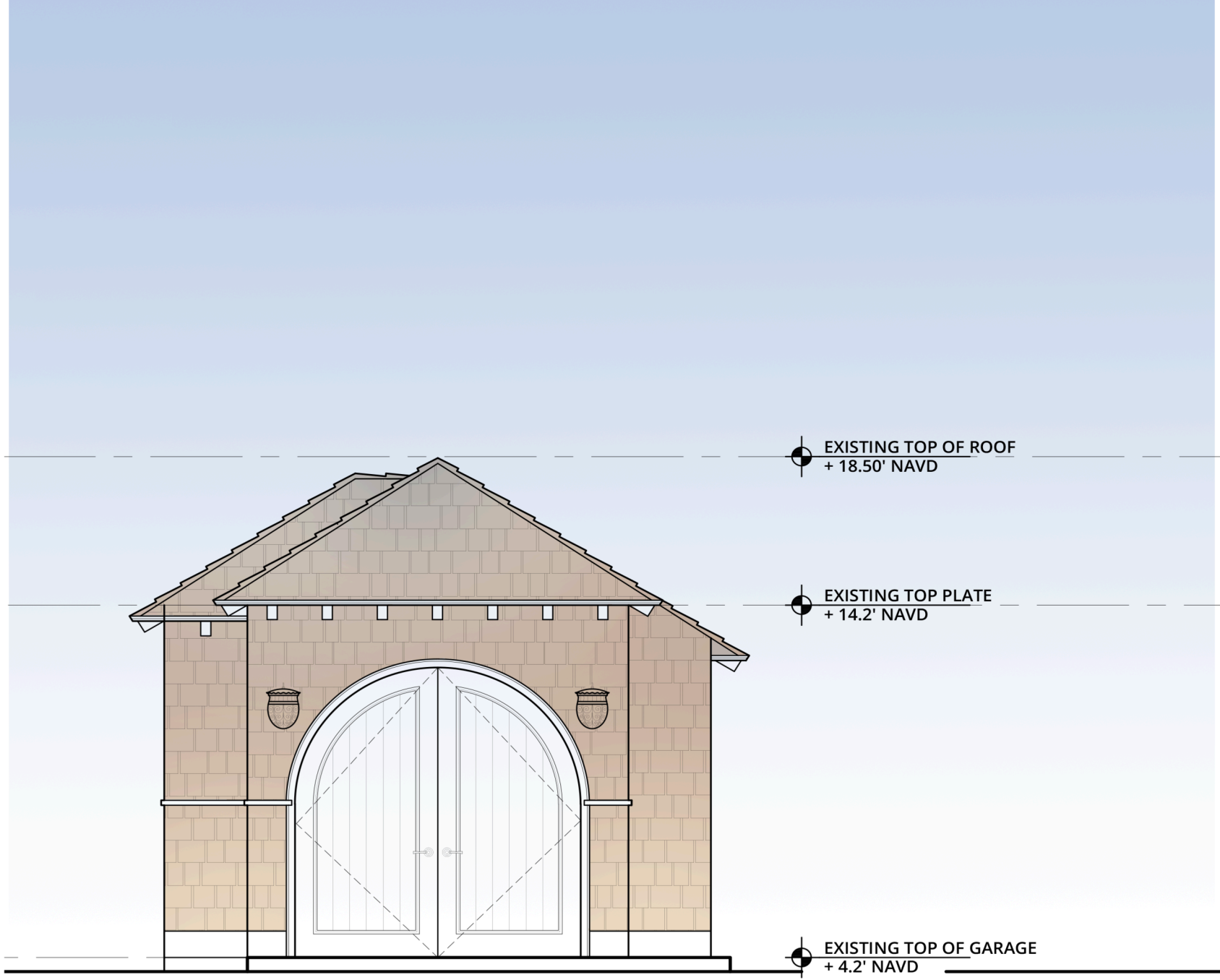
SEAL

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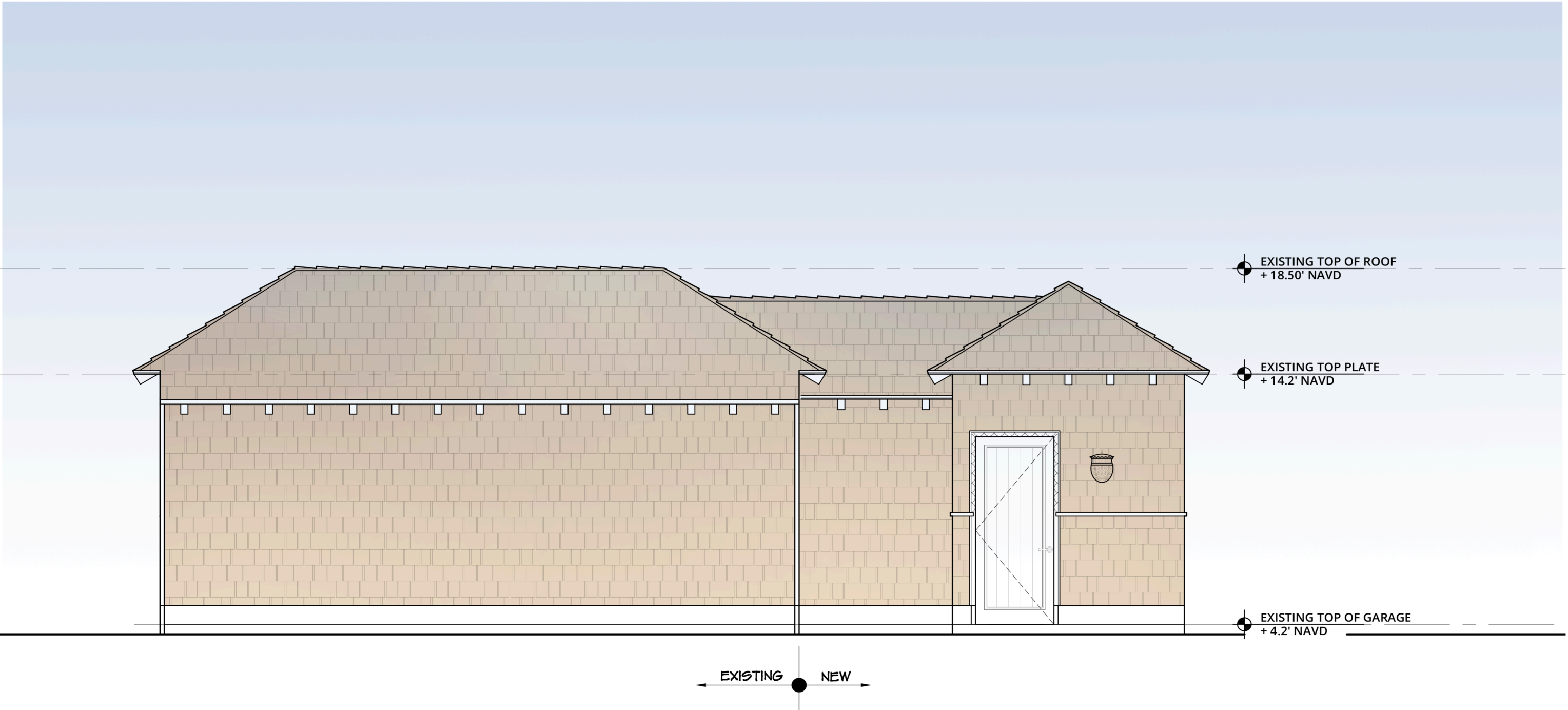
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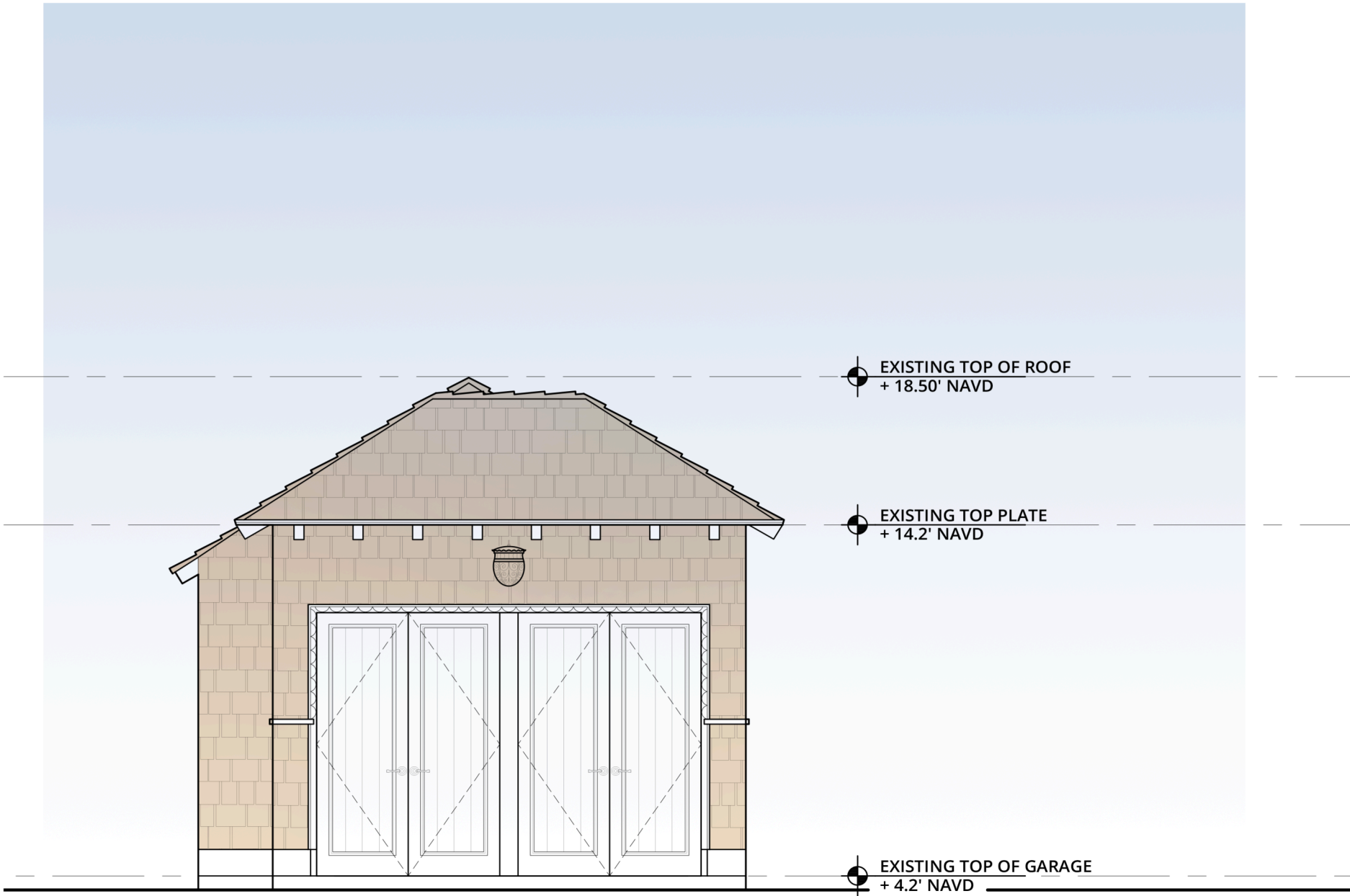
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EAST COLORED ELEVATION 1/4" = 1'-0"



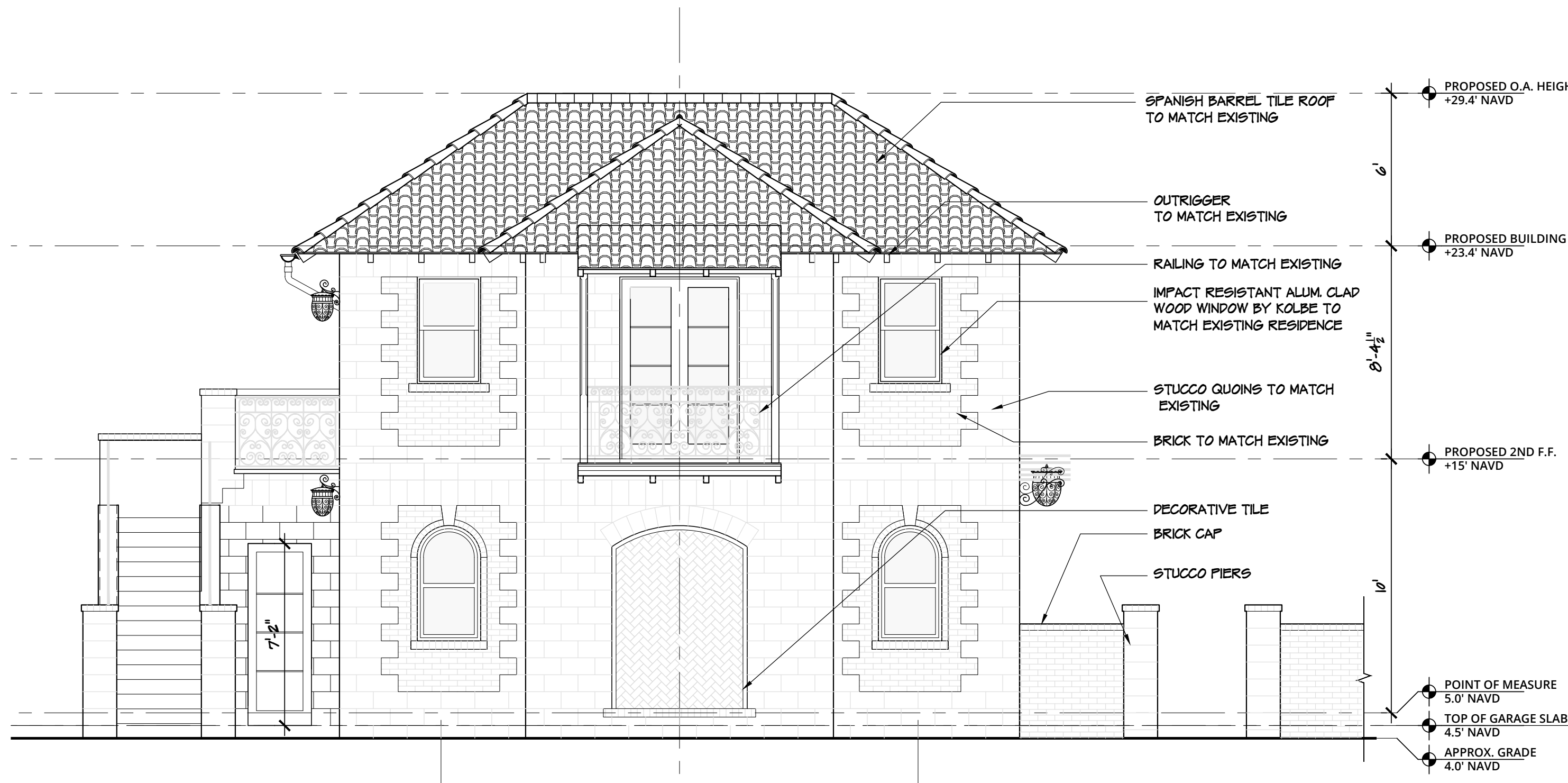
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NORTH COLORED ELEVATION 1/4" = 1'-0"



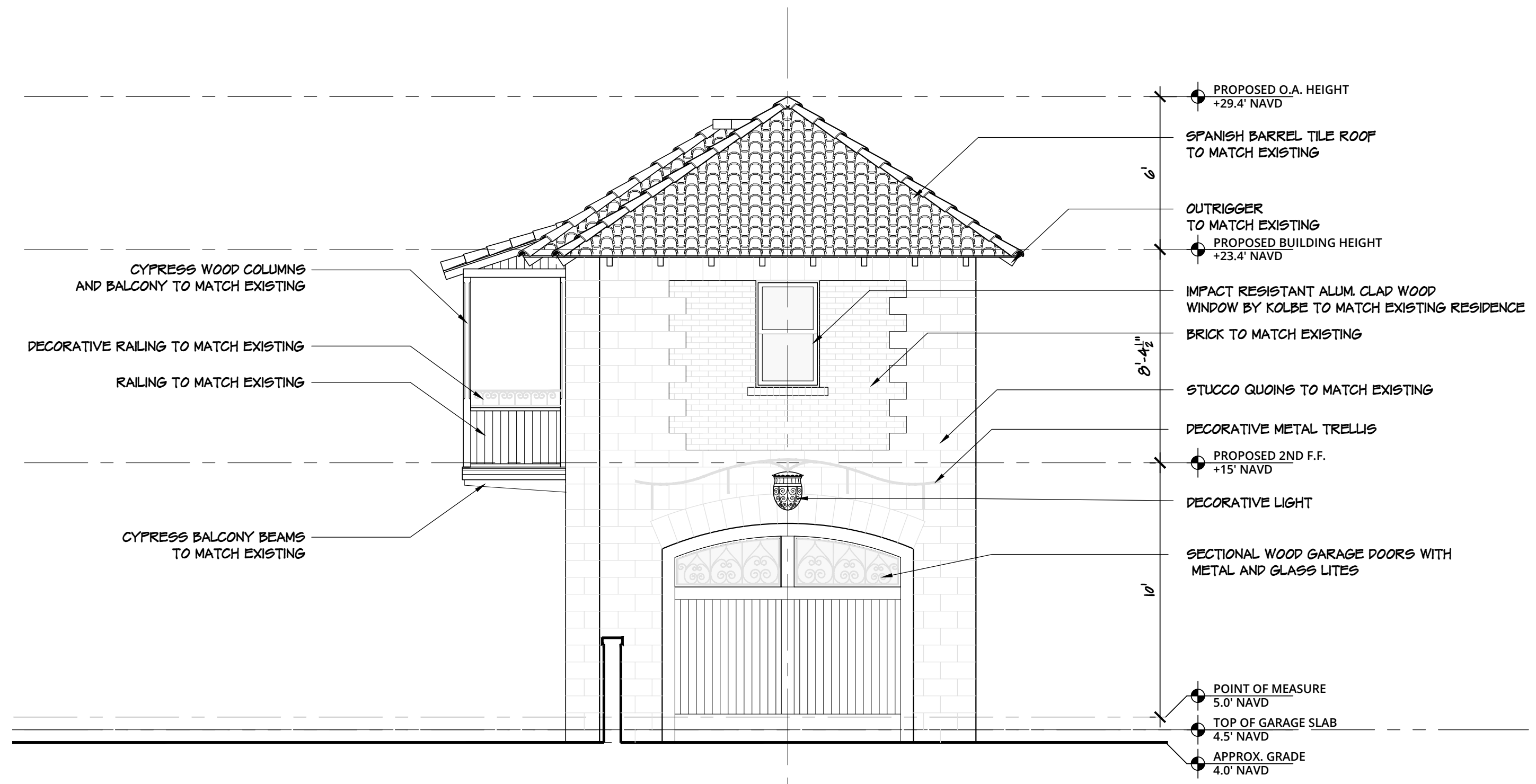
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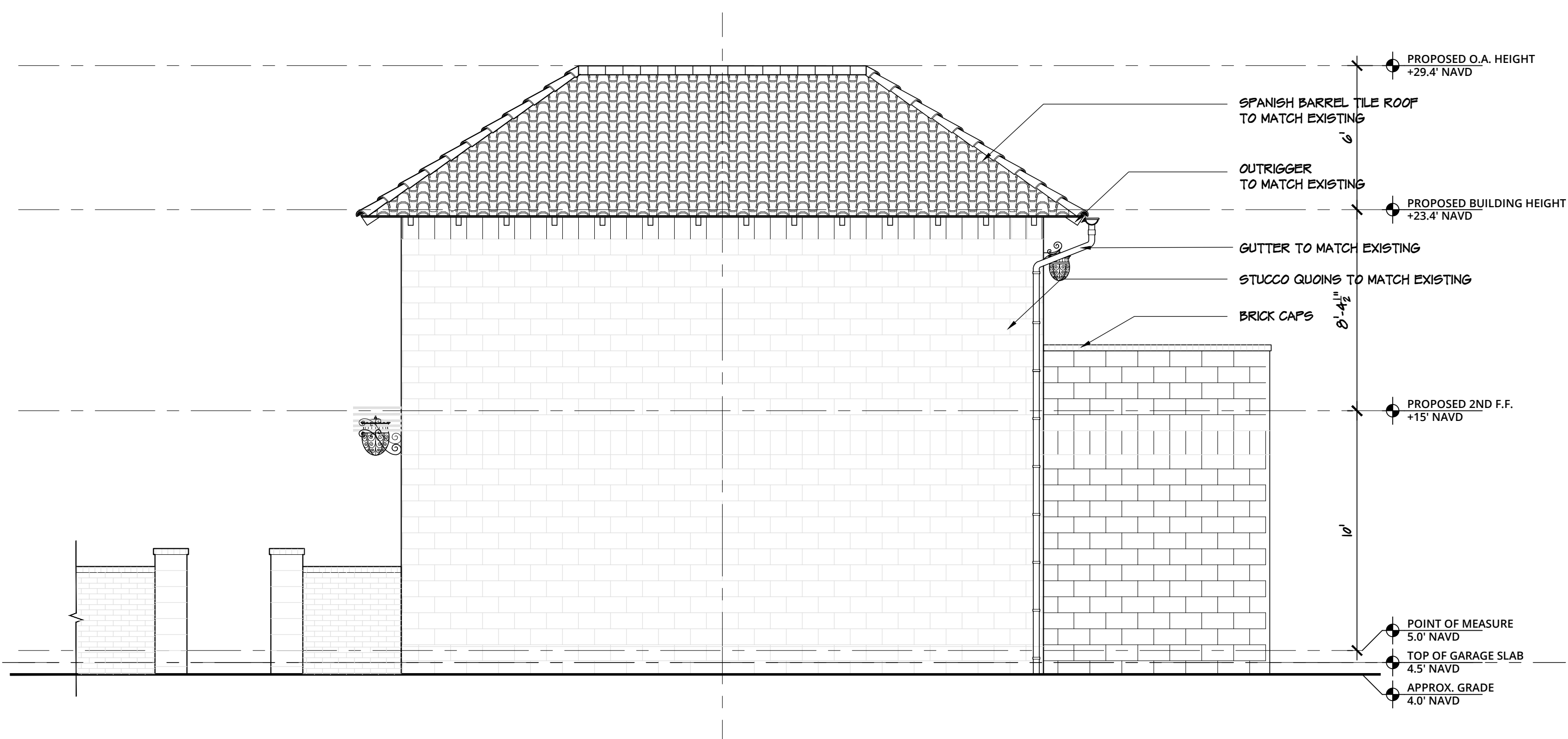
4 PROPOSED ACCESSORY STRUCTURE
SOUTH COLORED ELEVATION 1/4" = 1'-0"



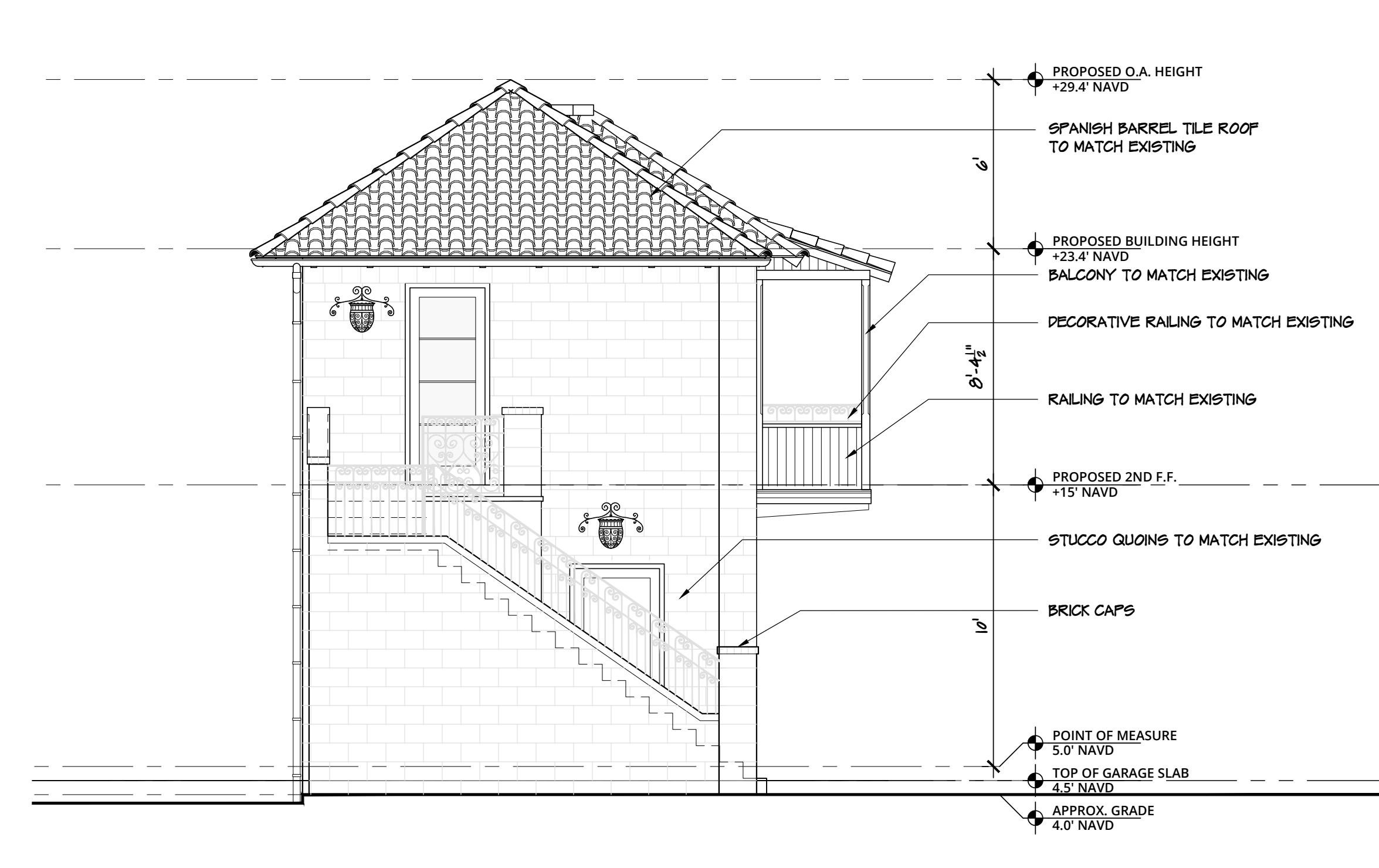
1 PREVIOUSLY PROPOSED ACCESSORY STRUCTURE
EAST ELEVATION
1/4" = 1'-0"



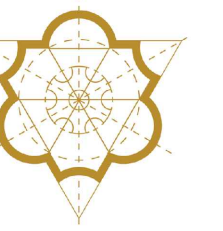
2 PREVIOUSLY PROPOSED ACCESSORY STRUCTURE
NORTH ELEVATION
1/4" = 1'-0"



3 PREVIOUSLY PROPOSED ACCESSORY STRUCTURE
WEST ELEVATION
1/4" = 1'-0"



4 PREVIOUSLY PROPOSED ACCESSORY STRUCTURE
SOUTH ELEVATION
1/4" = 1'-0"



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PROPOSED RENOVATIONS TO:

PHIPPS PLAZA
218 PHIPPS PLAZA
PALM BEACH, FL 33480

Project #: 22-004
Drawn by: PRO, AR, LB
Date(s):
07 JUN. 2022 - FIRST SUBMITTAL
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17 AUG. 2022 - PRESENTATION
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24 OCT. 2022 - FINAL SUBMITTAL

COA #: 22-042
ZON #: 22-123

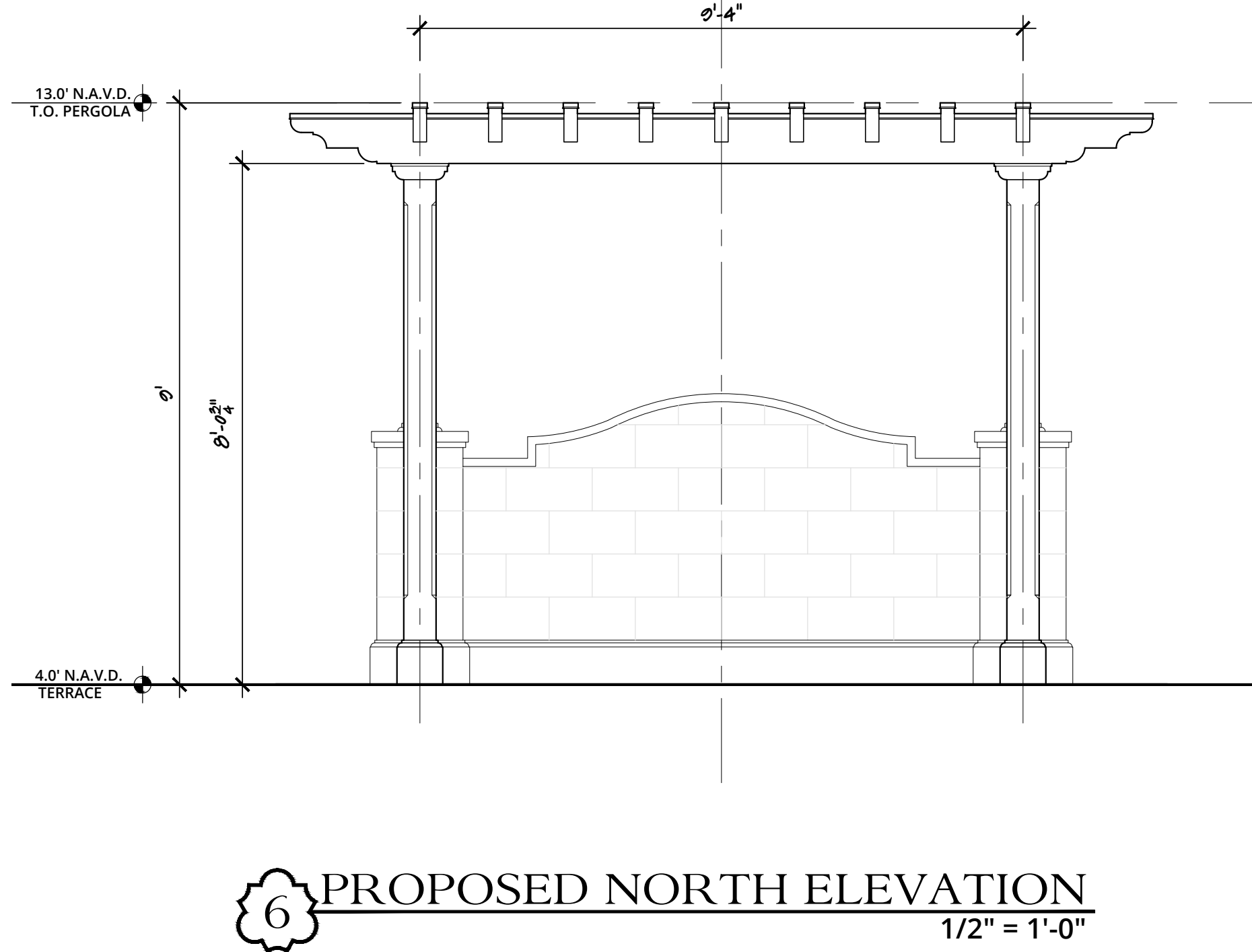
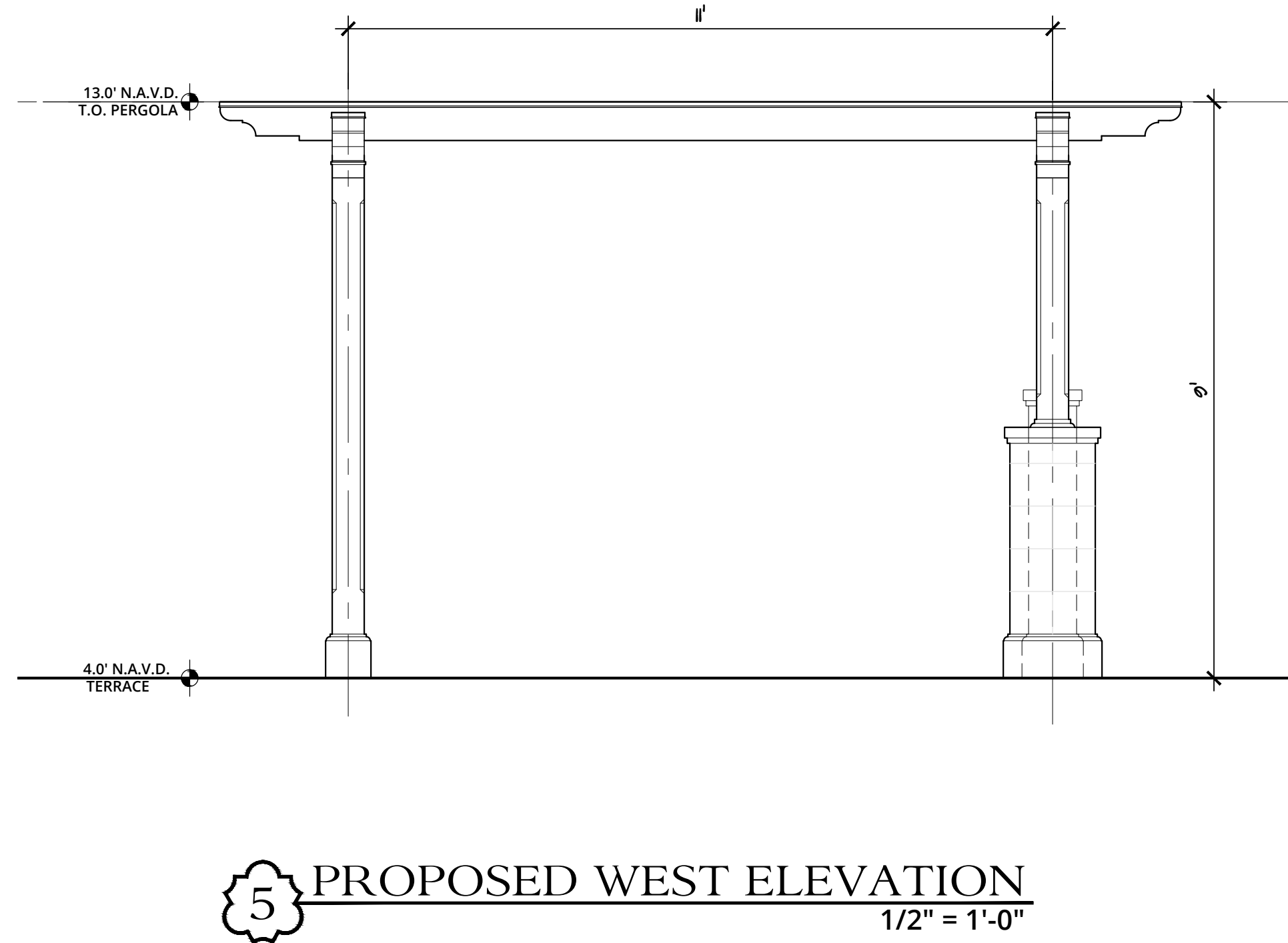
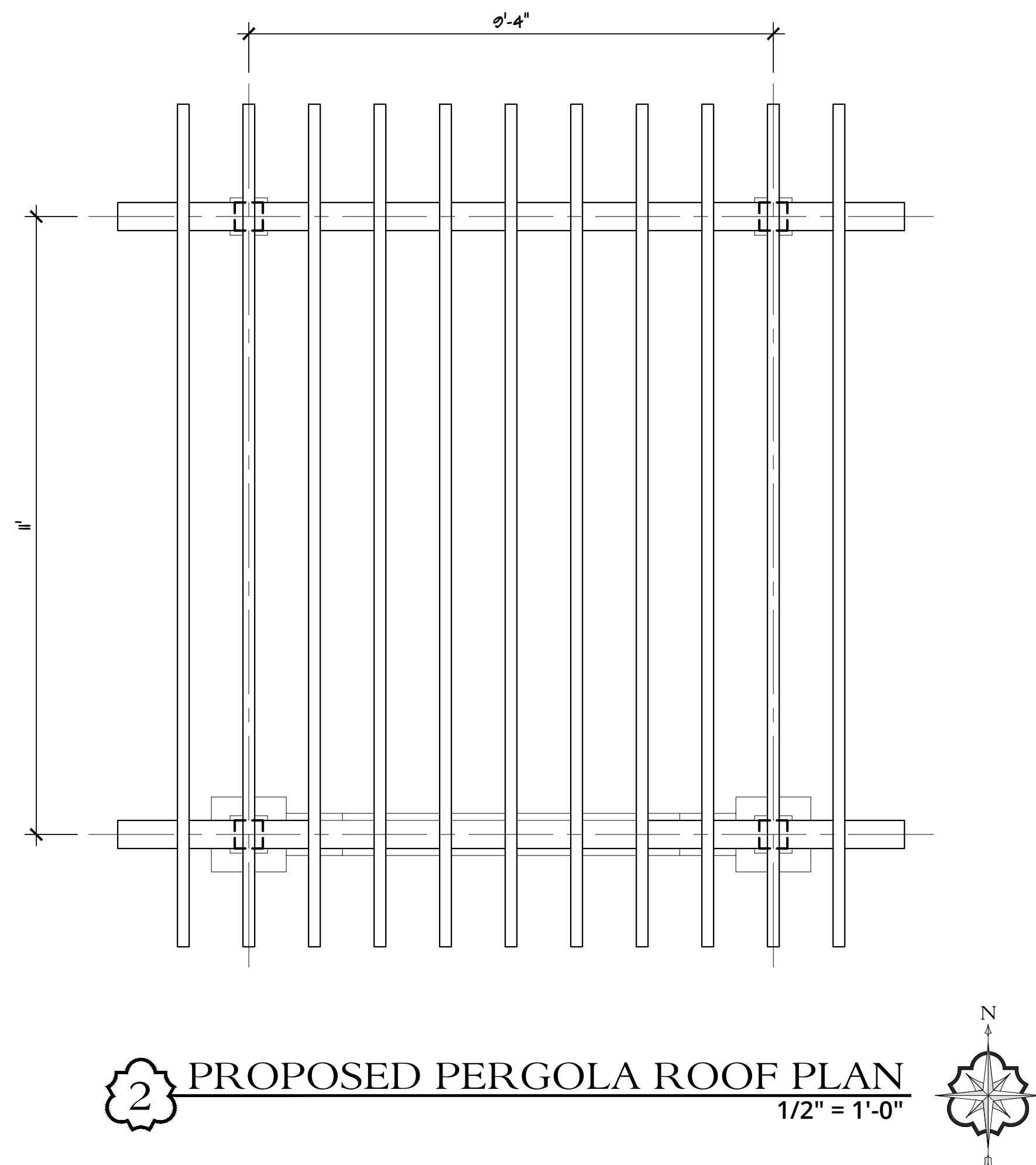
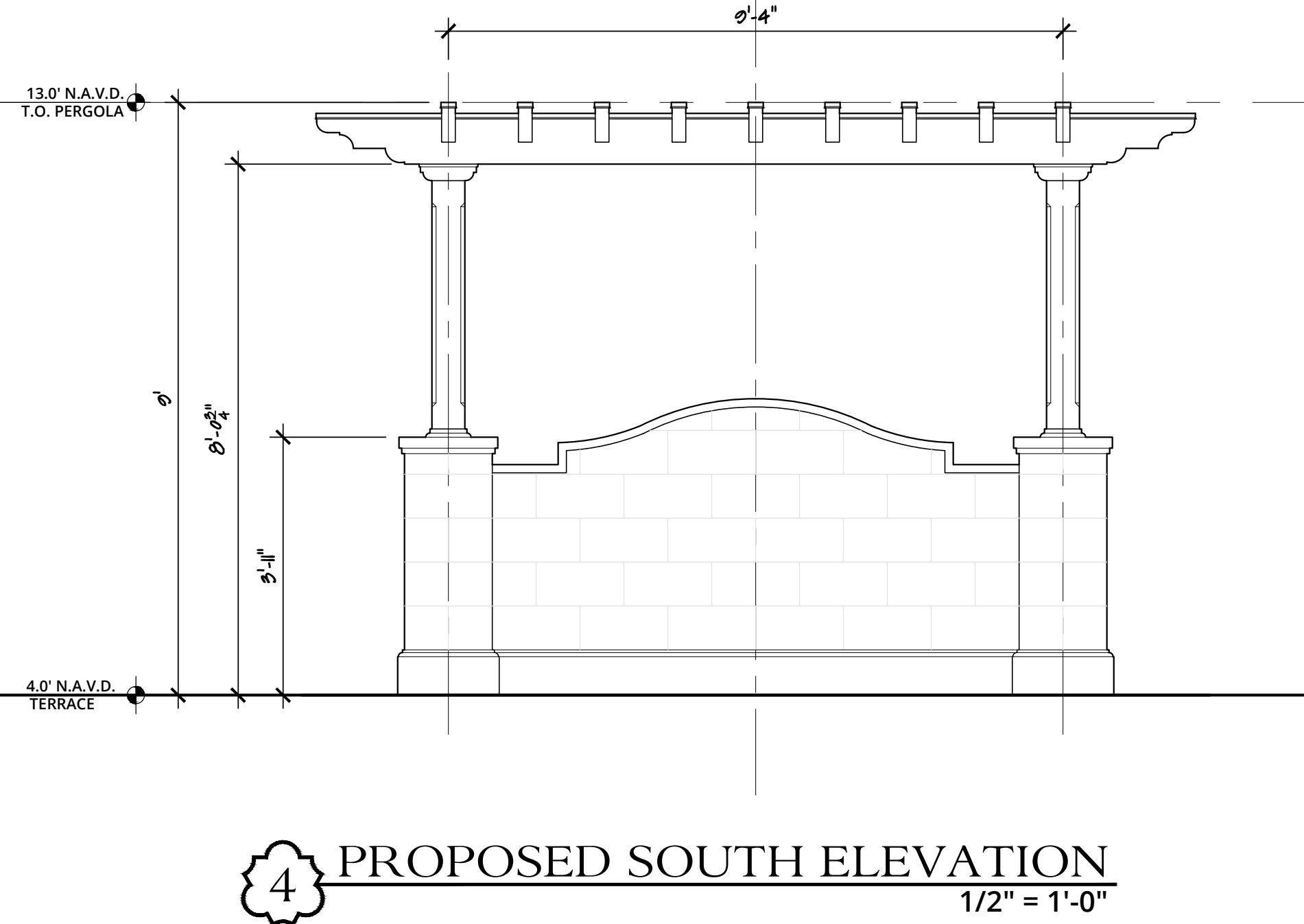
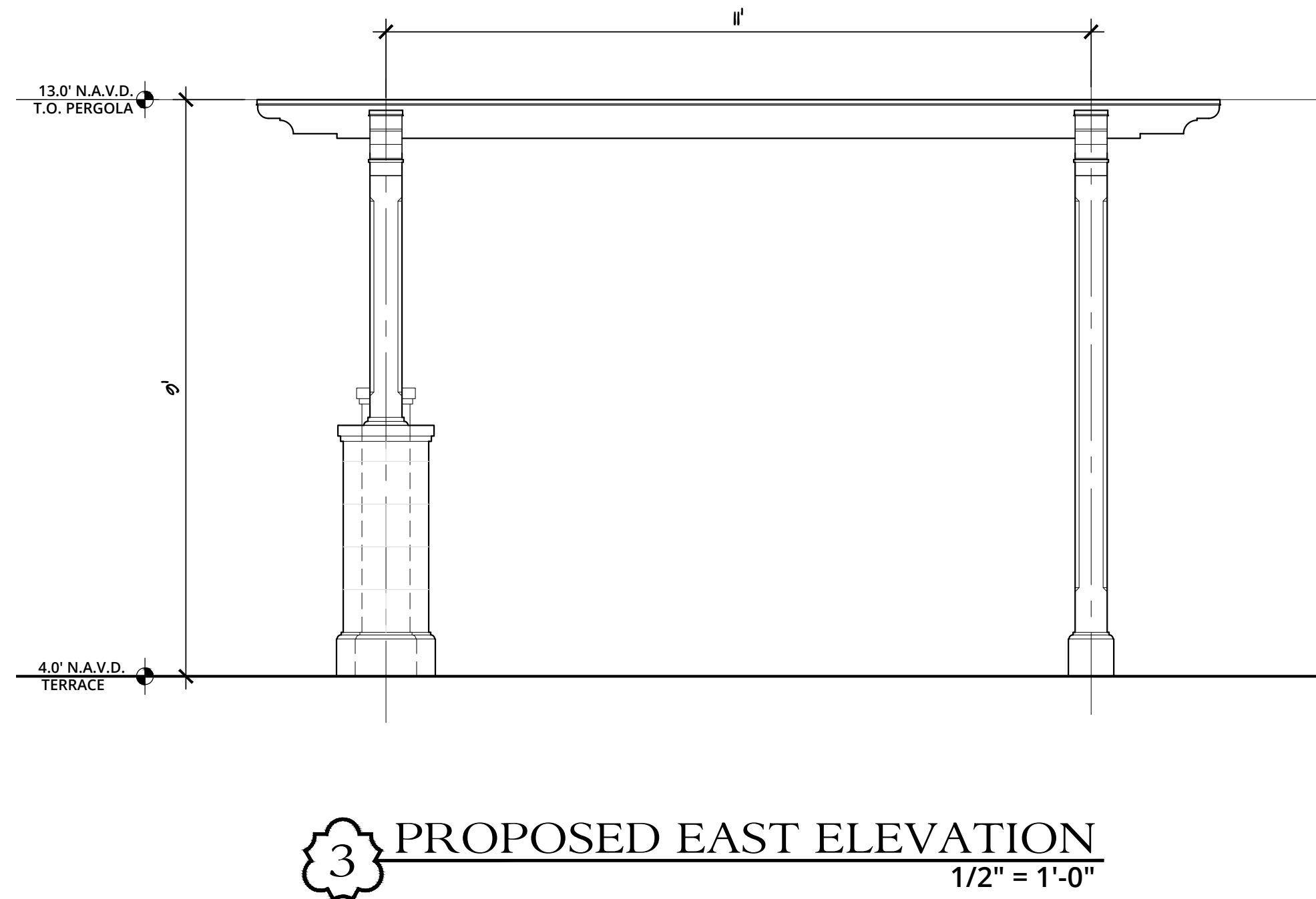
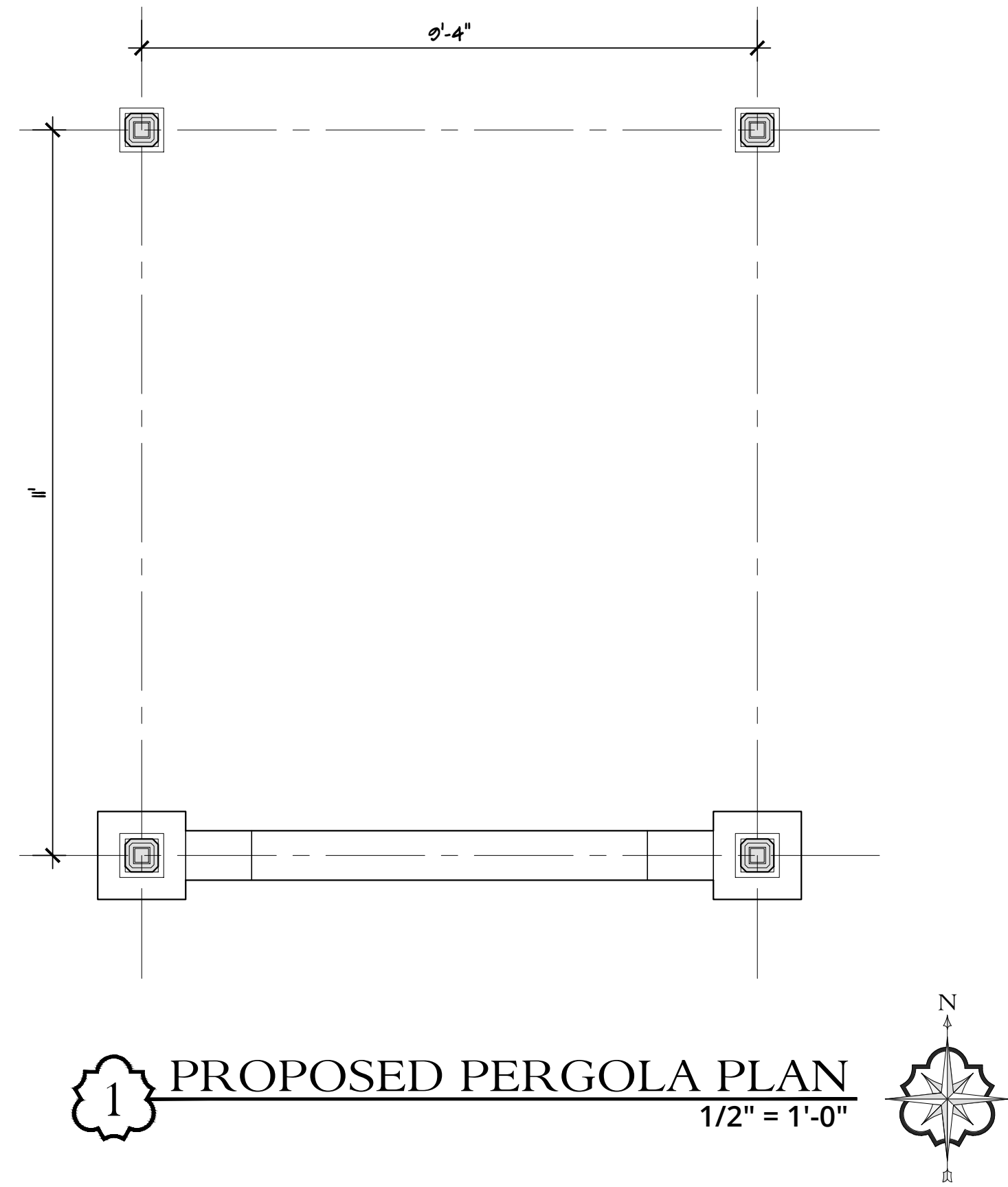
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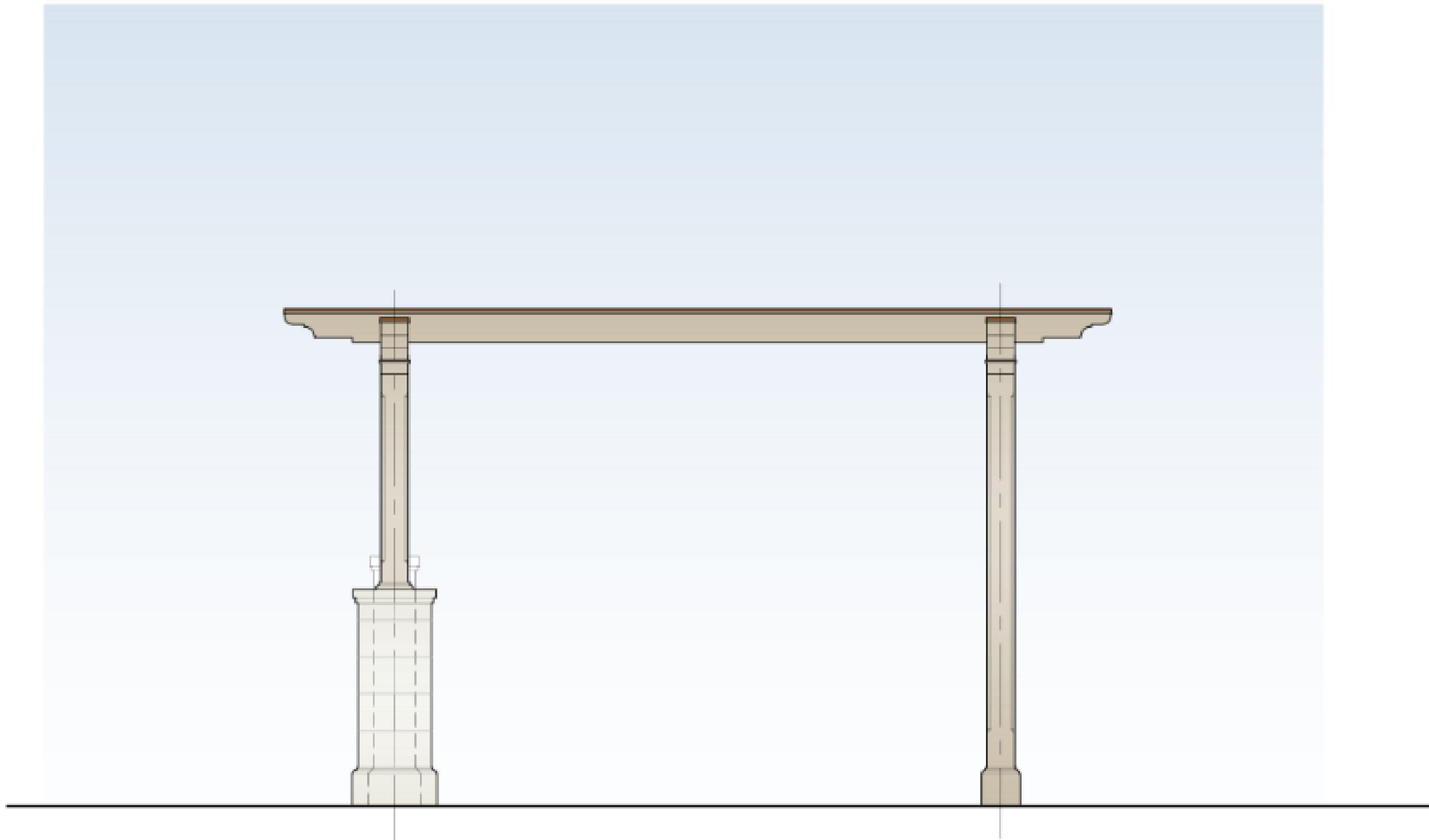
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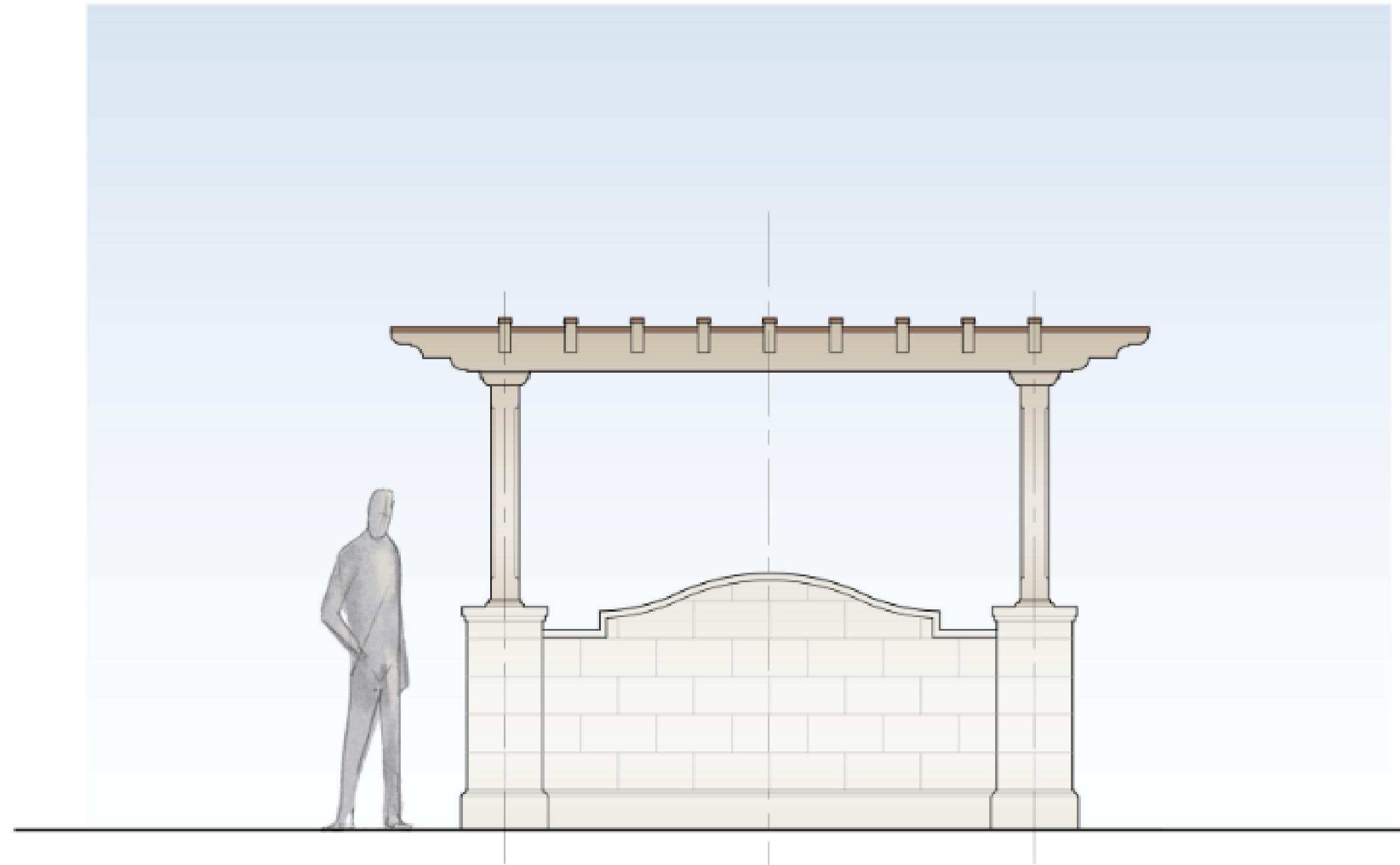
PERGOLA MATERIALS

- CYPRESS WOOD COLUMNS AND BEAMS,
COLOR AND FINISH TO MATCH EXISTING
CYPRESS COLUMNS AT EXISTING
LANDMARKED MAIN HOUSE
- COPPER CAP AT TOP OF BEAMS
- SCORED STUCCO PIERS, WALL AND WALL
CAP. DETAILS, FINISH AND PAINT COLOR TO
MATCH EXISTING LANDMARKED MAIN HOUSE

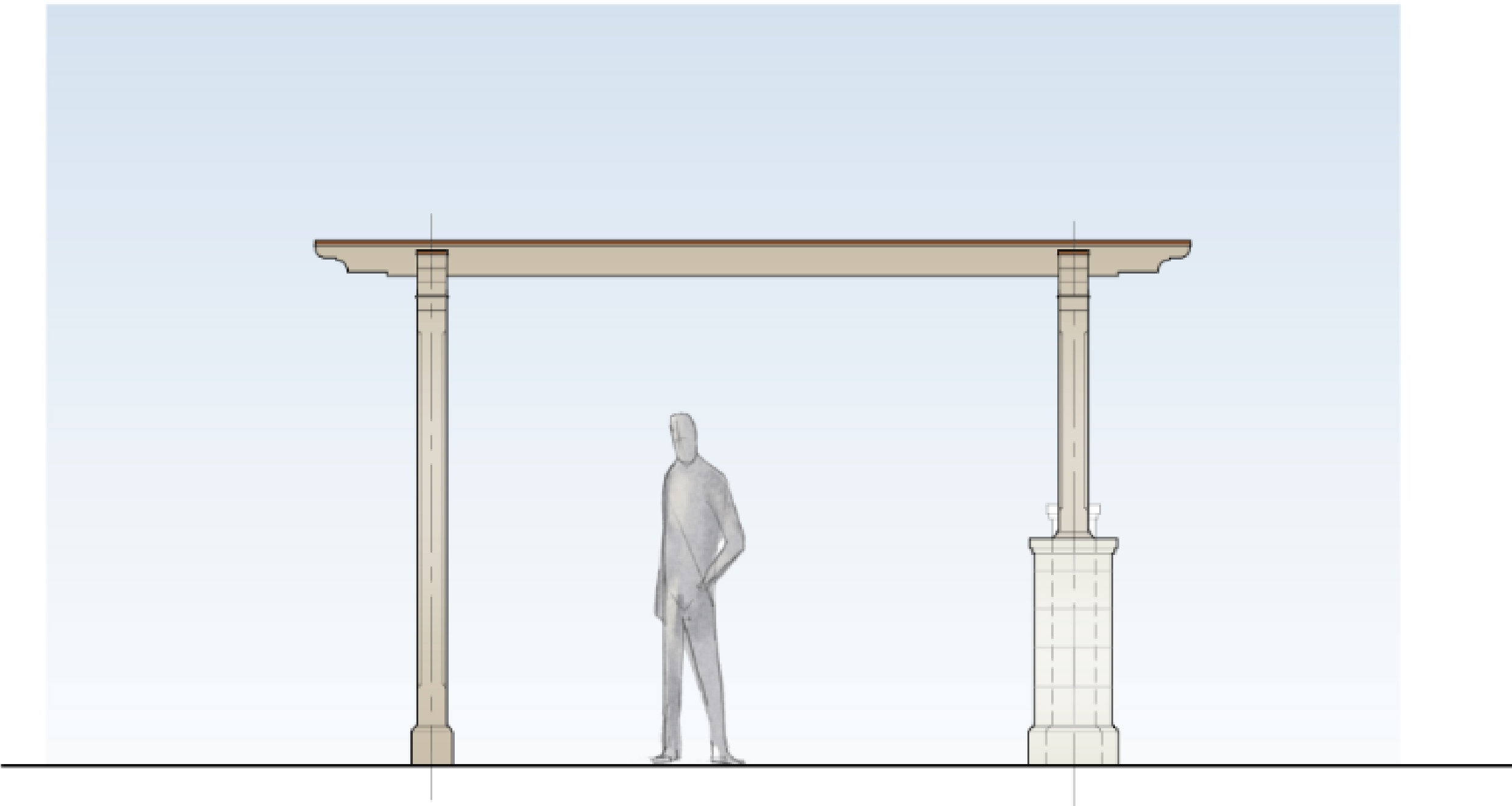




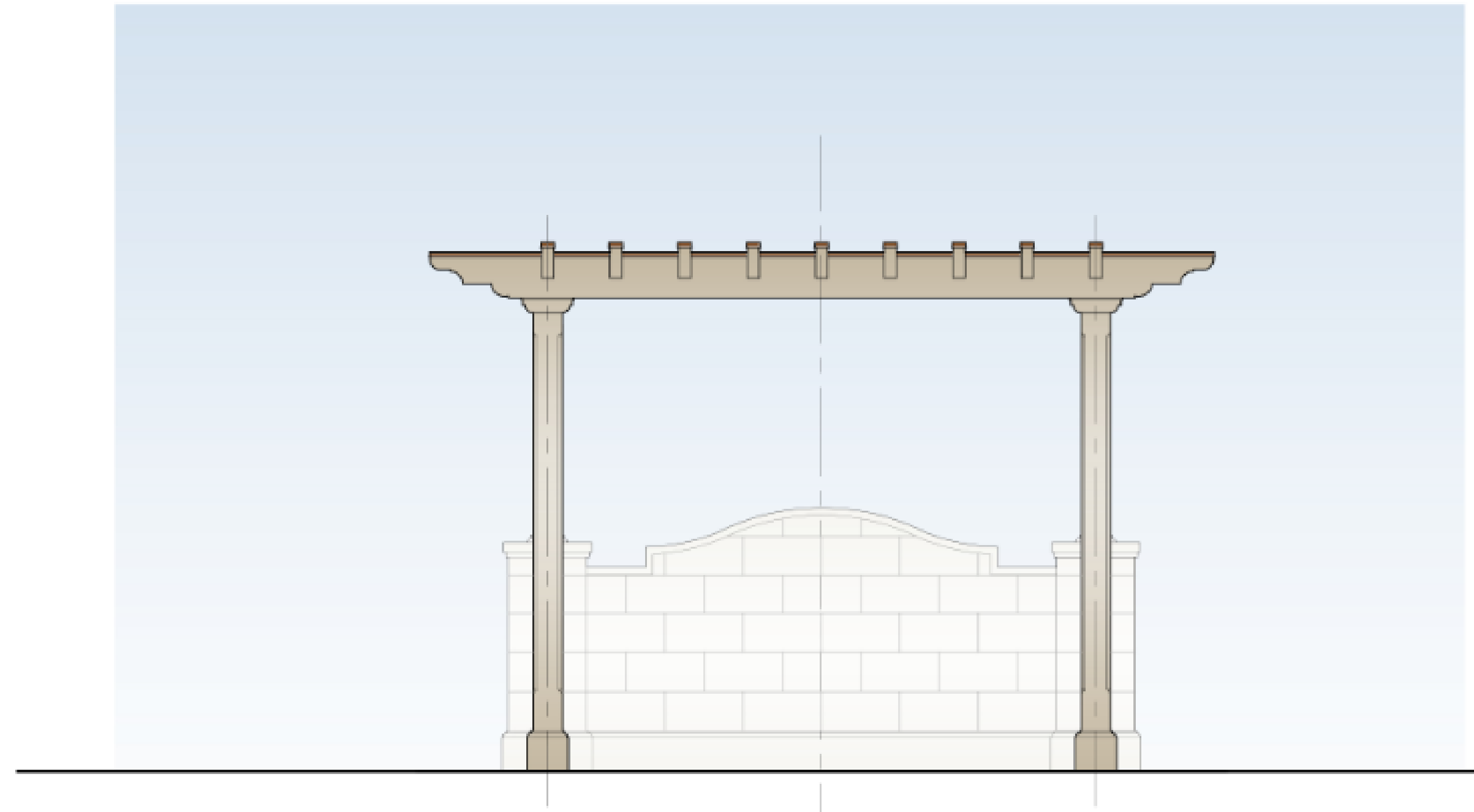
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

PHIPPS PLAZA
(ASPHALT)

DATE:
03 OCTOBER 2022

LEEDS RESIDENCE
218 PHIPPS PLAZA
PALM BEACH, FLORIDA

EXISTING CONDITIONS PLAN

DESIGN DEVELOPED BY:
LÓPEZ GROUP INC.
of Palm Beach
PALM BEACH JUPITER ISLAND MIAMI
P.O. BOX 2085 PALM BEACH, FL 33480
OFFICE: 561.848.8440 FAX: 561.848.8442
EMAIL: LGROUP@AOL.COM
WWW.LOPEZGROUPOFFPALMBEACH.COM

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CONSULTANT / LANDSCAPE ARCHITECT
PARADELO | BURGESS
design studio

1177 CLARE AVENUE, SUITE 7
WEST PALM BEACH, FLORIDA 33401
561.951.7325 | ANDR@PARADELOBURGESS.COM

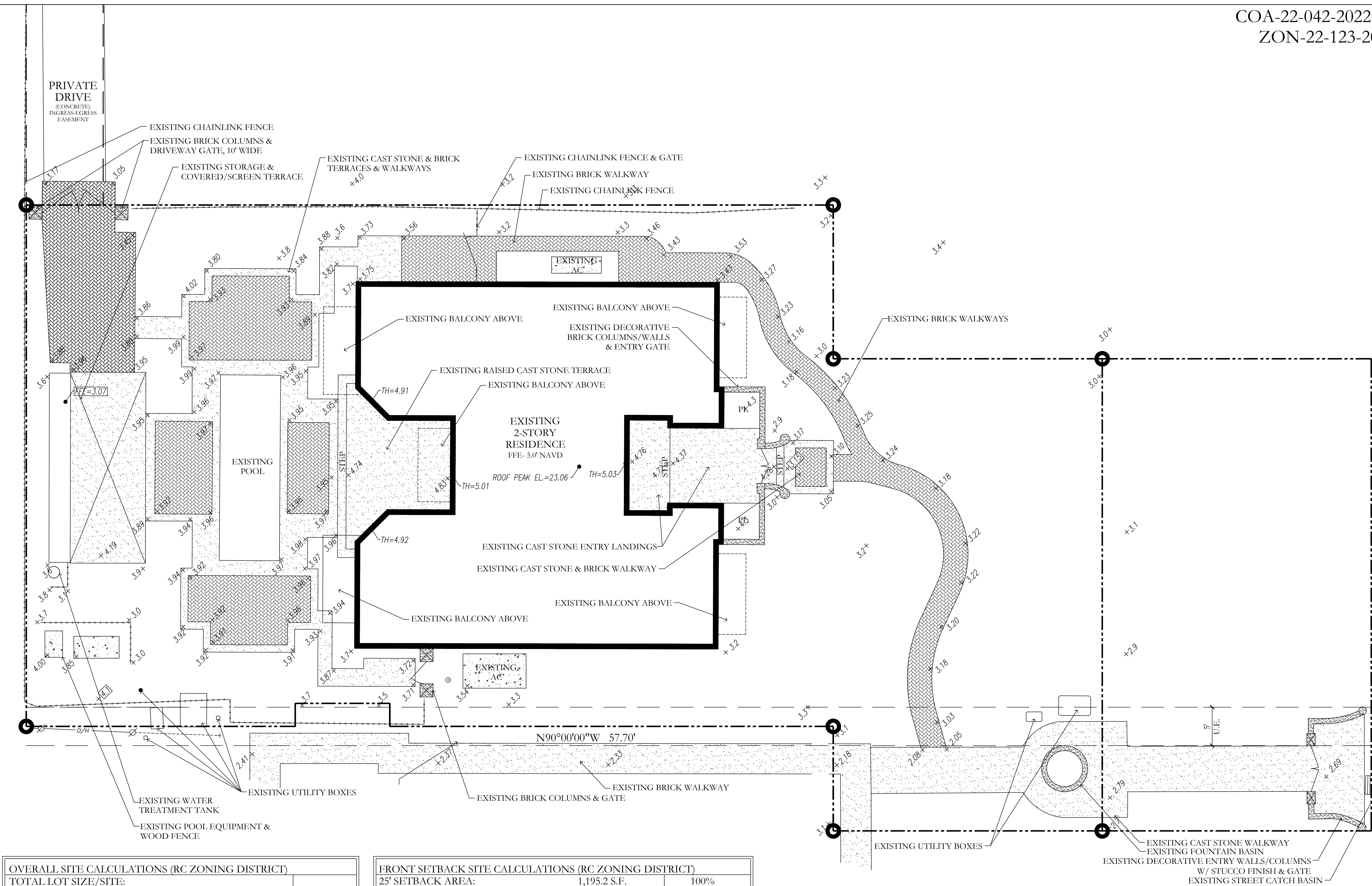
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LICENSE # LA6667220

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EX1

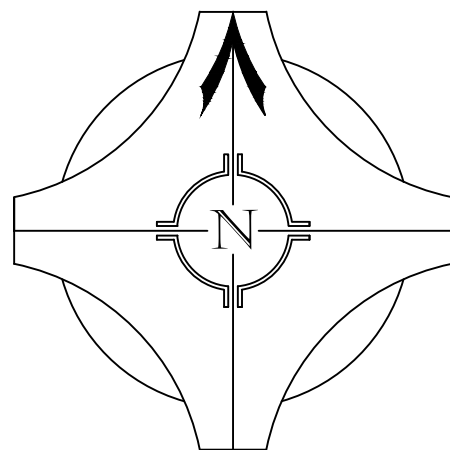
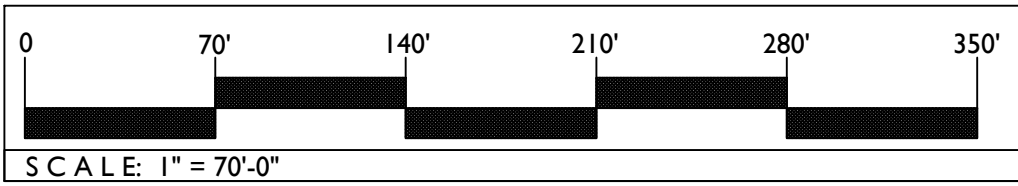
DATE:
03 OCTOBER 2022

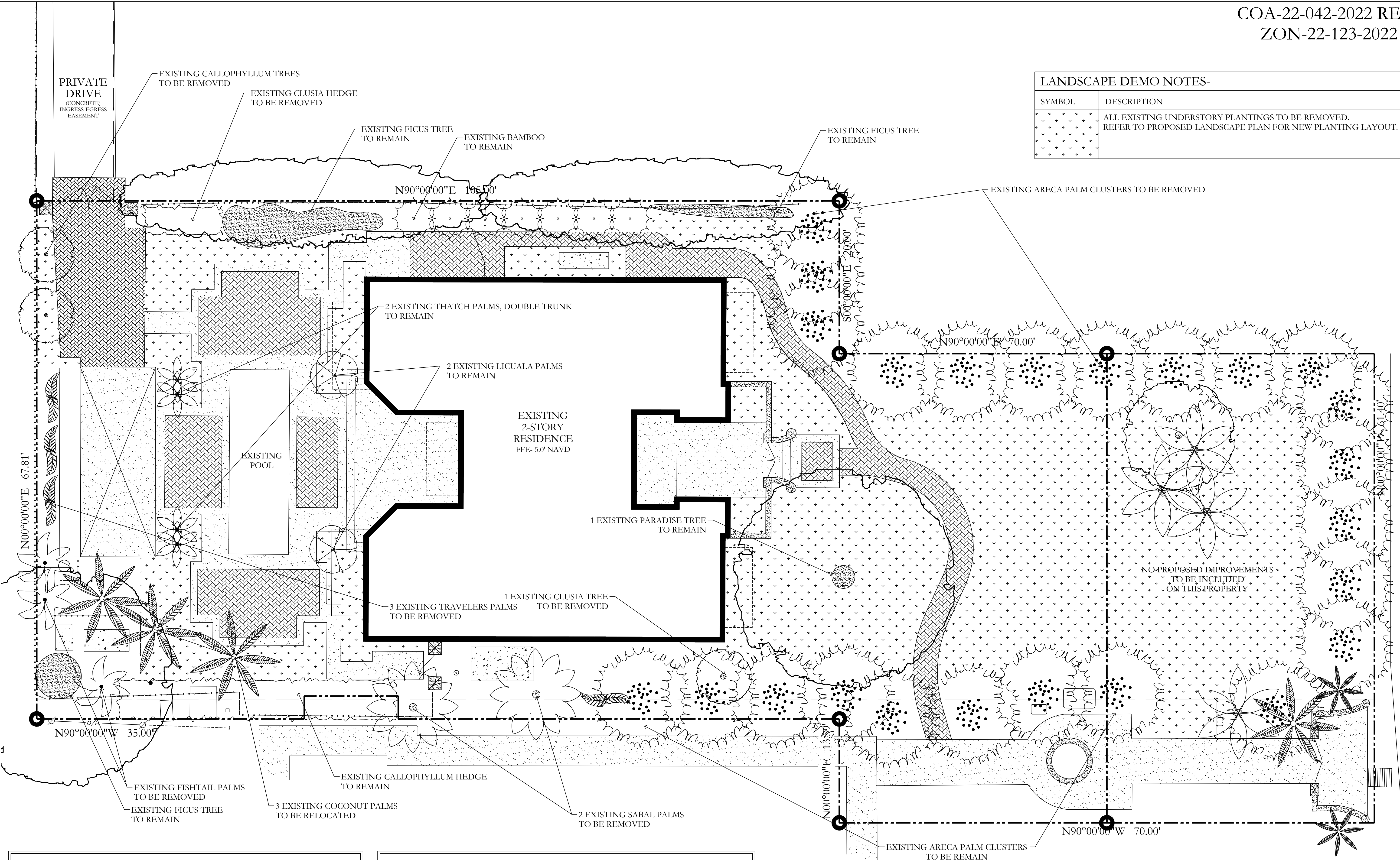


OVERALL SITE CALCULATIONS (RC ZONING DISTRICT)		
TOTAL LOT SIZE/SITE:		
SITE AREA:	9,232.0 S.F.	100%
BUILDING SITE COVERAGE:		
EXISTING:	2,770.0 S.F.	30%
PROPOSED:	2,642.0 S.F.	28.6%
IMPERVIOUS SITE COVERAGE:		
PROPOSED HARDSCAPE AREA:	2,422.3 S.F.	26.2%
LANDSCAPE/OPENSOURCE:		
REQUIRED:	4,154.4 S.F.	45.0%
PROPOSED:	4,167.7 S.F.	45.1%

FRONT SETBACK SITE CALCULATIONS (RC ZONING DISTRICT)		
25' SETBACK AREA:		
REQUIRED OPENSOURCE:	1,195.2 S.F.	100%
PROPOSED LANDSCAPE:	478.1 S.F.	40.0%
PROPOSED HARDSCAPE:	891.3 S.F.	74.6%
PROPOSED HARDSCAPE:	303.9 S.F.	25.4%

10' PERIMETER OPENSOURCE SITE CALCULATIONS (RC ZONING DISTRICT)		
10' PERIMETER AREA:		
REQUIRED OPENSOURCE:	3,756.2 S.F.	100%
PROPOSED LANDSCAPE:	1,878.1 S.F.	50.0%
PROPOSED HARDSCAPE:	2,522.2 S.F.	67.1%
PROPOSED HARDSCAPE:	1,234.0 S.F.	32.9%



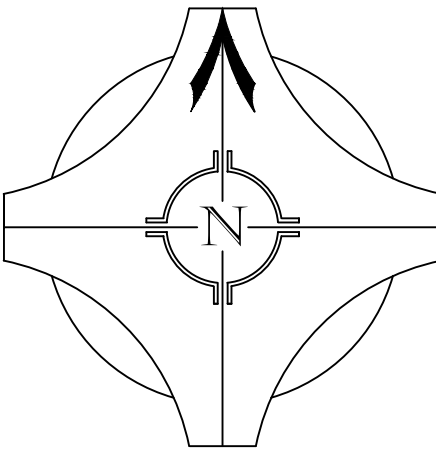
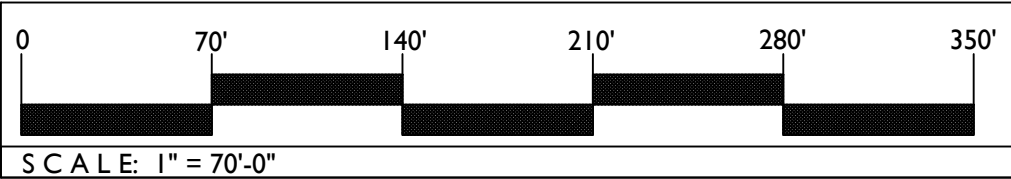


LANDSCAPE DEMO NOTES-	
SYMBOL	DESCRIPTION
	ALL EXISTING UNDERSTORY PLANTINGS TO BE REMOVED. REFER TO PROPOSED LANDSCAPE PLAN FOR NEW PLANTING LAYOUT.

OVERALL SITE CALCULATIONS (RC ZONING DISTRICT)		
TOTAL LOT SIZE/SITE:		
SITE AREA:	9,232.0 S.F.	100%
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PROPOSED HARDSCAPE:	1,234.0 S.F.	32.9%



LANDSCAPE DISPOSITION PLAN

LEEDS RESIDENCE
218 PHIPPS PLAZA
PALM BEACH, FLORIDA

DESIGN DEVELOPED BY:

LÓPEZ GROUP INC.
of Palm Beach

PALM BEACH JUPITER ISLAND MIAMI
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EMAIL: LGROUPFB@AOL.COM
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DESIGN DIRECTOR
JOSE LOPEZ

DESIGN DEVELOPMENT
ANDRES PARADELO

CONSULTANT / LANDSCAPE ARCHITECT

PARADELO | BURGESS
design studio

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WEST PALM BEACH, FLORIDA 33401
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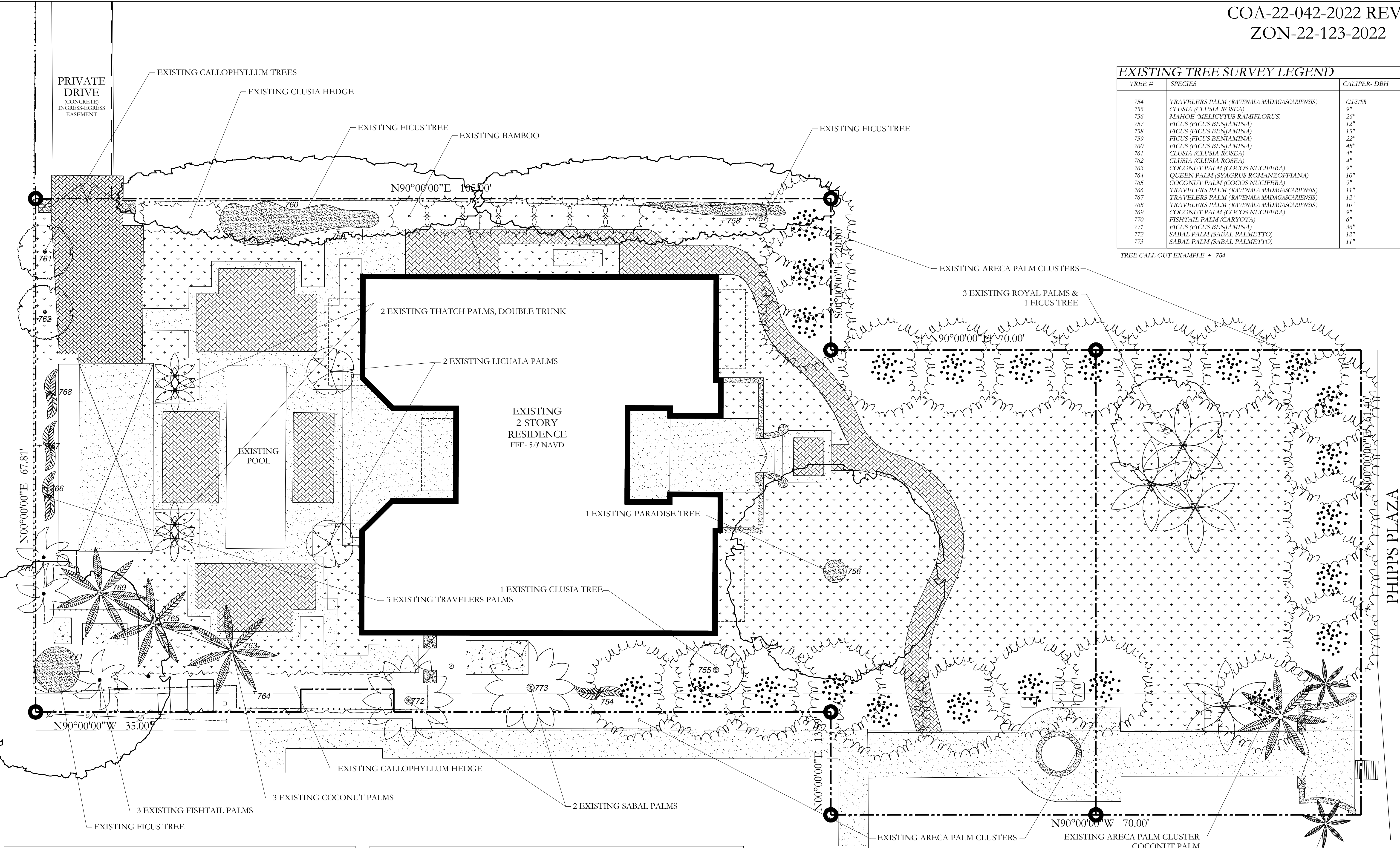
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DATE:
03 OCTOBER 2022



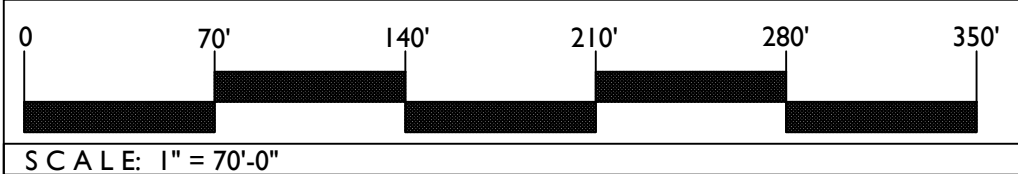
EXISTING TREE SURVEY LEGEND		
TREE #	SPECIES	CALIPER- DBH
754	TRAVELERS PALM (RAVENALA MADAGASCARIENSIS)	CLUSTER
755	CLUSIA (CLUSIA ROSEA)	9"
756	MAHOE (MELICYTUS RAMIFLORUS)	26"
757	FICUS (FICUS BENJAMINA)	12"
758	FICUS (FICUS BENJAMINA)	15"
759	FICUS (FICUS BENJAMINA)	22"
760	FICUS (FICUS BENJAMINA)	48"
761	CLUSIA (CLUSIA ROSEA)	4"
762	CLUSIA (CLUSIA ROSEA)	4"
763	COCONUT PALM (COCOS NUCIFERA)	9"
764	QUEEN PALM (SYAGRUS ROMANZOFFIANA)	10"
765	COCONUT PALM (COCOS NUCIFERA)	9"
766	TRAVELERS PALM (RAVENALA MADAGASCARIENSIS)	11"
767	TRAVELERS PALM (RAVENALA MADAGASCARIENSIS)	12"
768	TRAVELERS PALM (RAVENALA MADAGASCARIENSIS)	10"
769	COCONUT PALM (COCOS NUCIFERA)	9"
770	FISHTAIL PALM (CARYOTA)	6"
771	FICUS (FICUS BENJAMINA)	36"
772	SABAL PALM (SABAL PALMETTO)	12"
773	SABAL PALM (SABAL PALMETTO)	11"

TREE CALL OUT EXAMPLE + 754

OVERALL SITE CALCULATIONS (RC ZONING DISTRICT)		
TOTAL LOT SIZE/SITE:		
SITE AREA:	9,232.0 S.F.	100%
BUILDING SITE COVERAGE:		
EXISTING:	2,770.0 S.F.	30%
PROPOSED:	2,642.0 S.F.	28.6%
IMPERVIOUS SITE COVERAGE:		
PROPOSED HARDSCAPE AREA:	2,422.3 S.F.	26.2%
LANDSCAPE/OPENSOURCE:		
REQUIRED:	4,154.4 S.F.	45.0%
PROPOSED:	4,167.7 S.F.	45.1%

FRONT SETBACK SITE CALCULATIONS (RC ZONING DISTRICT)		
25' SETBACK AREA:		
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10' PERIMETER OPENSOURCE SITE CALCULATIONS (RC ZONING DISTRICT)		
10' PERIMETER AREA:		
REQUIRED OPENSOURCE:	3,756.2 S.F.	100%
REQUIRED OPENSOURCE:	1,878.1 S.F.	50.0%
PROPOSED LANDSCAPE:	2,522.2 S.F.	67.1%
PROPOSED HARDSCAPE:	1,234.0 S.F.	32.9%



EXISTING VEGETATION PLAN

LEEDS RESIDENCE

218 PHIPPS PLAZA

PALM BEACH, FLORIDA

DESIGN DEVELOPED BY:

LOPEZ GROUP INC.
of Palm Beach

PALM BEACH JUPITER ISLAND MIAMI

PO BOX 2065 PALM BEACH FL 33480

OFFICE 561.584.8440 FAX 561.584.8442

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DESIGN DIRECTOR:

JOSE LOPEZ

DESIGN DEVELOPMENT:

ANDRES PARADELO

CONSULTANT/ LANDSCAPE ARCHITECT

PARADELO | BURGESS
design studio

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561.951.7525 | ANDRES@PARADELOBURGESS.COM

SEAL:

JONATHAN BURGESS

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EX2

DATE:
03 OCTOBER 2022

PROPOSED HARDSCAPE LAYOUT PLAN

DESIGN DEVELOPED BY:



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DESIGN DIRECTOR: JOBE LOPEZ	DESIGN DEVELOPMENT: ANDRES PARADELO
--------------------------------	--

CONSULTANT/ LANDSCAPE ARCHITECT

 PARADELO | BURGESS
design studio

1177 CLARE AVENUE, SUITE 7
WEST PALM BEACH, FLORIDA 33401
561.951.7525 | ANDRES@PARADELOBURGESS.COM

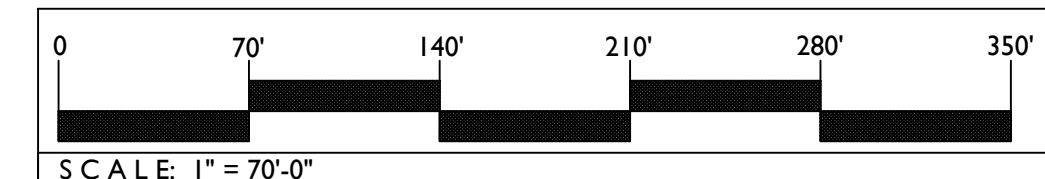
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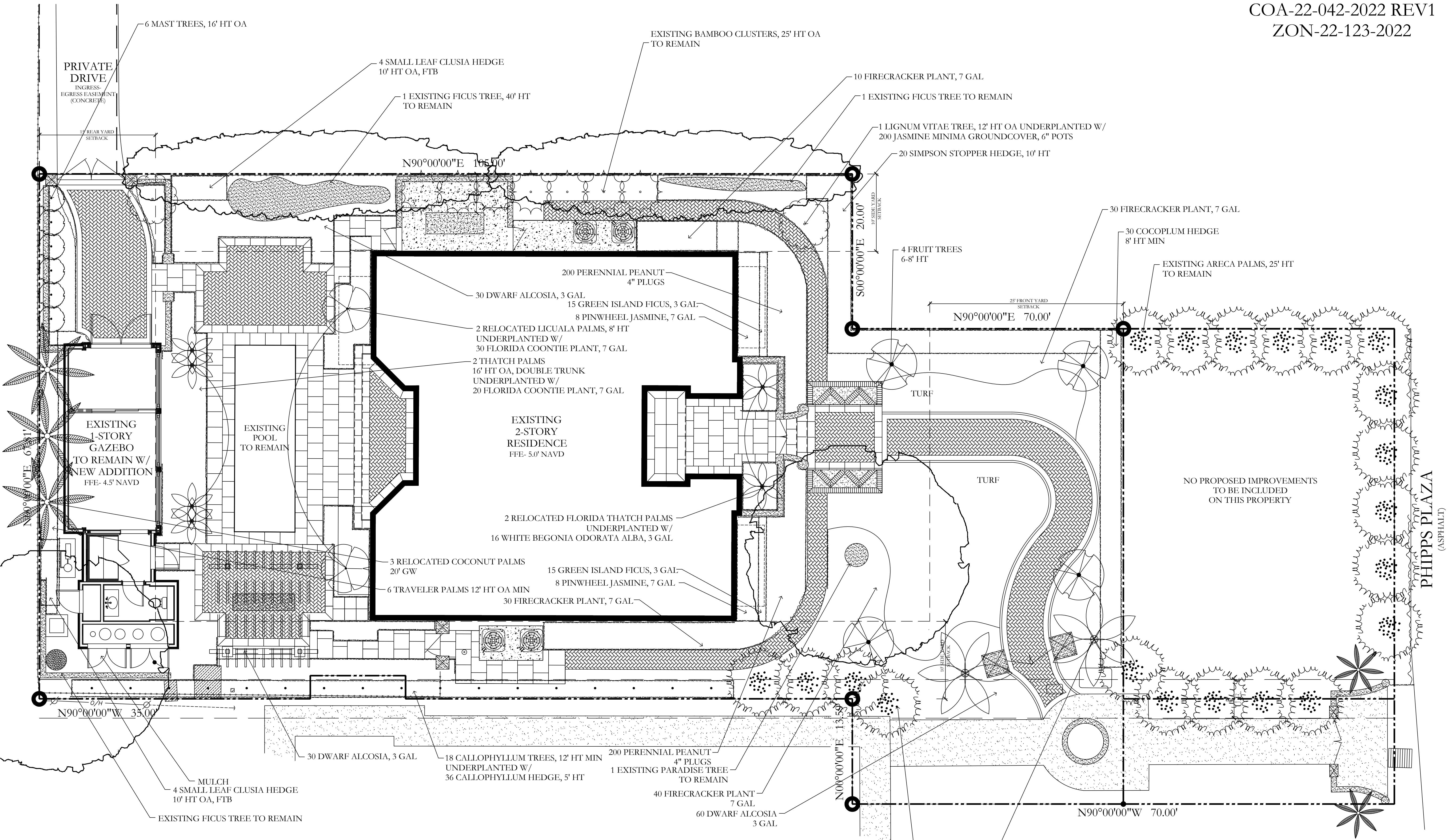
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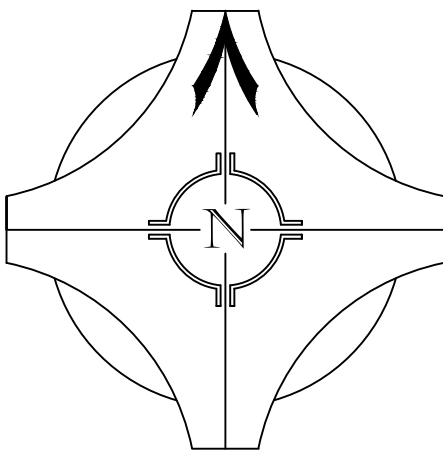
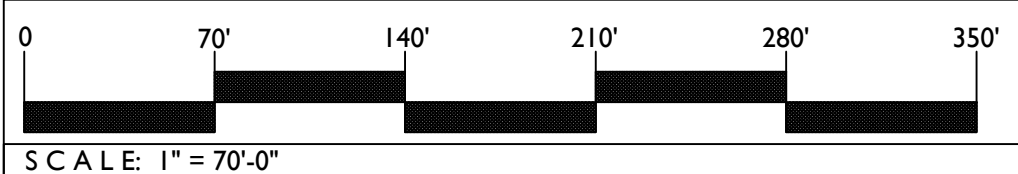




OVERALL SITE CALCULATIONS (RC ZONING DISTRICT)		
TOTAL LOT SIZE/SITE:		
SITE AREA:	9,232.0 S.F.	100%
BUILDING SITE COVERAGE:		
EXISTING:	2,770.0 S.F.	30%
PROPOSED:	2,642.0 S.F.	28.6%
IMPERVIOUS SITE COVERAGE:		
PROPOSED HARDSCAPE AREA:	2,422.3 S.F.	26.2%
LANDSCAPE/OPENSOURCE:		
REQUIRED:	4,154.4 S.F.	45.0%
PROPOSED:	4,167.7 S.F.	45.1%

FRONT SETBACK SITE CALCULATIONS (RC ZONING DISTRICT)		
25' SETBACK AREA:		
REQUIRED OPENSOURCE:	1,195.2 S.F.	100%
PROPOSED LANDSCAPE:	478.1 S.F.	40.0%
PROPOSED HARDSCAPE:	891.3 S.F.	74.6%
PROPOSED HARDSCAPE:	303.9 S.F.	25.4%

10' PERIMETER OPENSOURCE SITE CALCULATIONS (RC ZONING DISTRICT)		
10' PERIMETER AREA:		
REQUIRED OPENSOURCE:	3,756.2 S.F.	100%
PROPOSED LANDSCAPE:	1,878.1 S.F.	50.0%
PROPOSED LANDSCAPE:	2,522.2 S.F.	67.1%
PROPOSED HARDSCAPE:	1,234.0 S.F.	32.9%



PROPOSED LANDSCAPE PLAN

LEEDS RESIDENCE
218 PHIPPS PLAZA
PALM BEACH, FLORIDA

DESIGN DEVELOPED BY:

LÓPEZ GROUP INC.
of Palm Beach

PALM BEACH JUPITER ISLAND MIAMI
P.O. BOX 2065 PALM BEACH, FL 33480
OFFICE: 561.584.8440 FAX: 561.584.8442
EMAIL: LGROUP@AOL.COM
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DESIGN DIRECTOR: JOSE LOPEZ DESIGN DEVELOPMENT: ANDRES PARADELO

CONSULTANT/ LANDSCAPE ARCHITECT

PARADELO | BURGESS
design studio

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SEAL:

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LICENSE # 1A6667220

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LEEDS RESIDENCE
218 PHIPPS PLAZA
PALM BEACH, FLORIDA

PROPOSED PERIMETER LANDSCAPE PLAN

DESIGN DEVELOPED BY:
LÓPEZ GROUP INC.
of Palm Beach
PALM BEACH JUPITER ISLAND MIAMI
P.O. BOX 2065 PALM BEACH, FL 33480
OFFICE: 561.543.8440 FAX: 561.543.8442
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DESIGN DIRECTOR: JOSE LÓPEZ DESIGN DEVELOPMENT: ANDRES PARADELO

CONSULTANT / LANDSCAPE ARCHITECT
PARADELO | BURGESS
design studio
1177 CLARE AVENUE, SUITE 7
WEST PALM BEACH, FLORIDA 33401
561.951.7525 | ANDRES@PARADELOBURGESS.COM

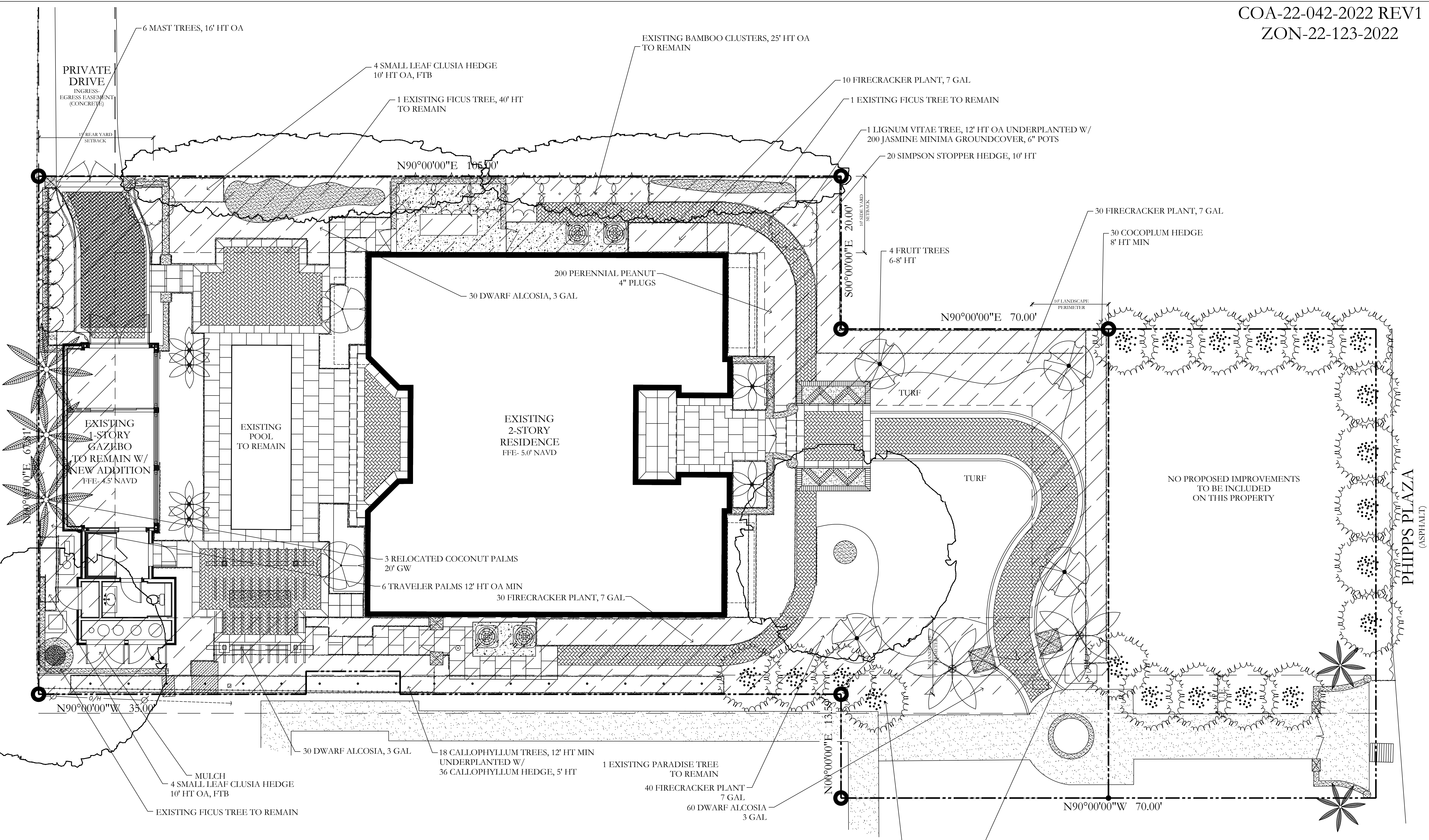
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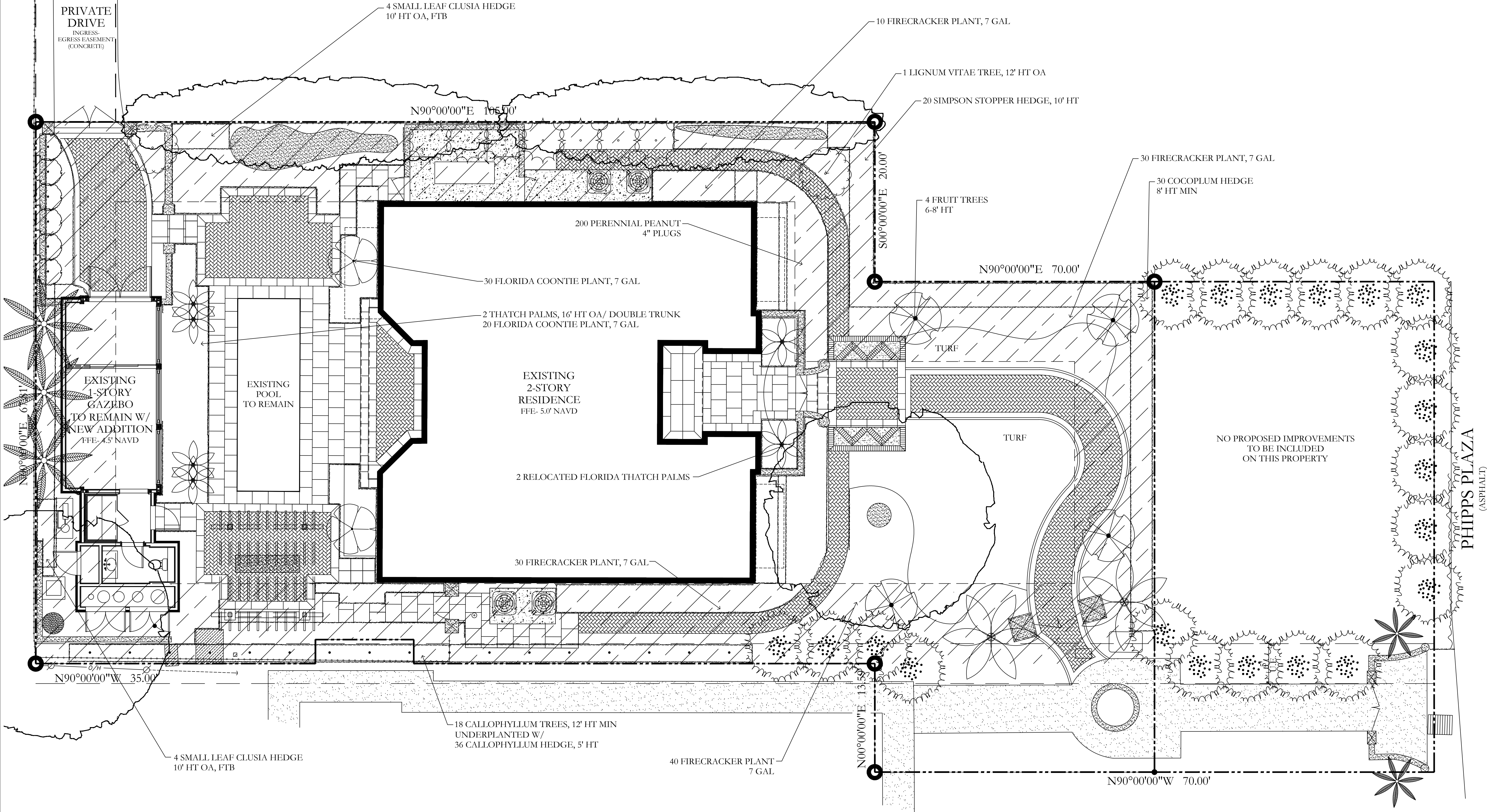
DATE:
03 OCTOBER 2022



OVERALL SITE CALCULATIONS (RC ZONING DISTRICT)		
TOTAL LOT SIZE/SITE:		
SITE AREA:	9,232.0 S.F.	100%
BUILDING SITE COVERAGE:		
EXISTING:	2,770.0 S.F.	30%
PROPOSED:	2,642.0 S.F.	28.6%
IMPERVIOUS SITE COVERAGE:		
PROPOSED HARDSCAPE AREA:	2,422.3 S.F.	26.2%
LANDSCAPE/OPENSOURCE:		
REQUIRED:	4,154.4 S.F.	45.0%
PROPOSED:	4,167.7 S.F.	45.1%

FRONT SETBACK SITE CALCULATIONS (RC ZONING DISTRICT)		
25' SETBACK AREA:		
REQUIRED OPENSOURCE:	1,195.2 S.F.	100%
PROPOSED LANDSCAPE:	478.1 S.F.	40.0%
PROPOSED HARDSCAPE:	891.3 S.F.	74.6%
PROPOSED HARDSCAPE:	303.9 S.F.	25.4%

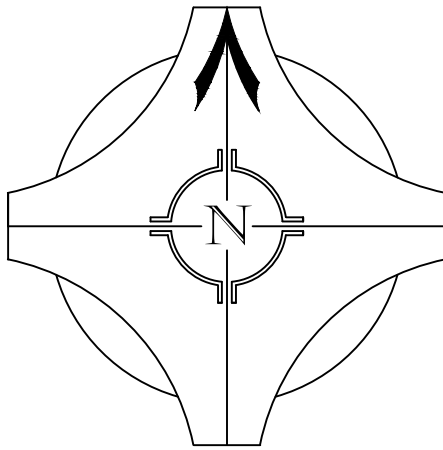
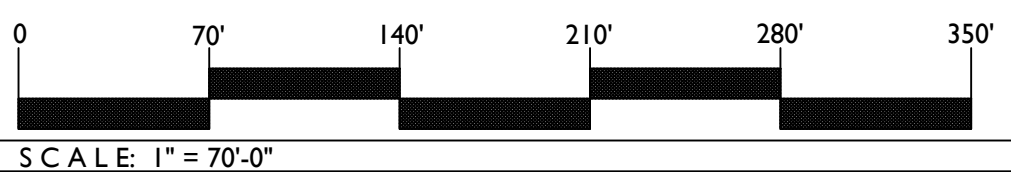
10' PERIMETER OPENSOURCE SITE CALCULATIONS (RC ZONING DISTRICT)		
10' PERIMETER AREA:		
REQUIRED OPENSOURCE:	3,756.2 S.F.	100%
PROPOSED LANDSCAPE:	1,878.1 S.F.	50.0%
PROPOSED LANDSCAPE:	2,522.2 S.F.	67.1%
PROPOSED HARDSCAPE:	1,234.0 S.F.	32.9%



OVERALL SITE CALCULATIONS (RC ZONING DISTRICT)		
TOTAL LOT SIZE/SITE:		
SITE AREA:	9,232.0 S.F.	100%
BUILDING SITE COVERAGE:		
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PROPOSED:	2,642.0 S.F.	28.6%
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FRONT SETBACK SITE CALCULATIONS (RC ZONING DISTRICT)		
25' SETBACK AREA:		
REQUIRED OPENSOURCE:	1,195.2 S.F.	100%
REQUIRED OPENSOURCE:	478.1 S.F.	40.0%
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10' PERIMETER OPENSOURCE SITE CALCULATIONS (RC ZONING DISTRICT)		
10' PERIMETER AREA:		
REQUIRED OPENSOURCE:	3,756.2 S.F.	100%
REQUIRED OPENSOURCE:	1,878.1 S.F.	50.0%
PROPOSED LANDSCAPE:	2,522.2 S.F.	67.1%
PROPOSED HARDSCAPE:	1,234.0 S.F.	32.9%



LEEDS RESIDENCE
218 PHIPPS PLAZA
PALM BEACH, FLORIDA

PROPOSED NATIVE LANDSCAPE PLAN

DESIGN DEVELOPED BY:
LÓPEZ GROUP INC.
of Palm Beach
PALM BEACH JUPITER ISLAND MIAMI
P.O. BOX 2065 PALM BEACH, FL 33480
OFFICE: 561.584.4440 FAX: 561.584.4442
EMAIL: LGROUP@AOL.COM
WWW.LOPEZGROUP.PALMBEACH.COM

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DESIGN DIRECTOR: JOSE LOPEZ DESIGN DEVELOPMENT: ANDRES PARADELO

CONSULTANT/ LANDSCAPE ARCHITECT
PARADELO | BURGESS
design studio
1177 CLARE AVENUE, SUITE 7
WEST PALM BEACH, FLORIDA 33401
561.951.7525 | ANDRES@PARADELOBURGESS.COM

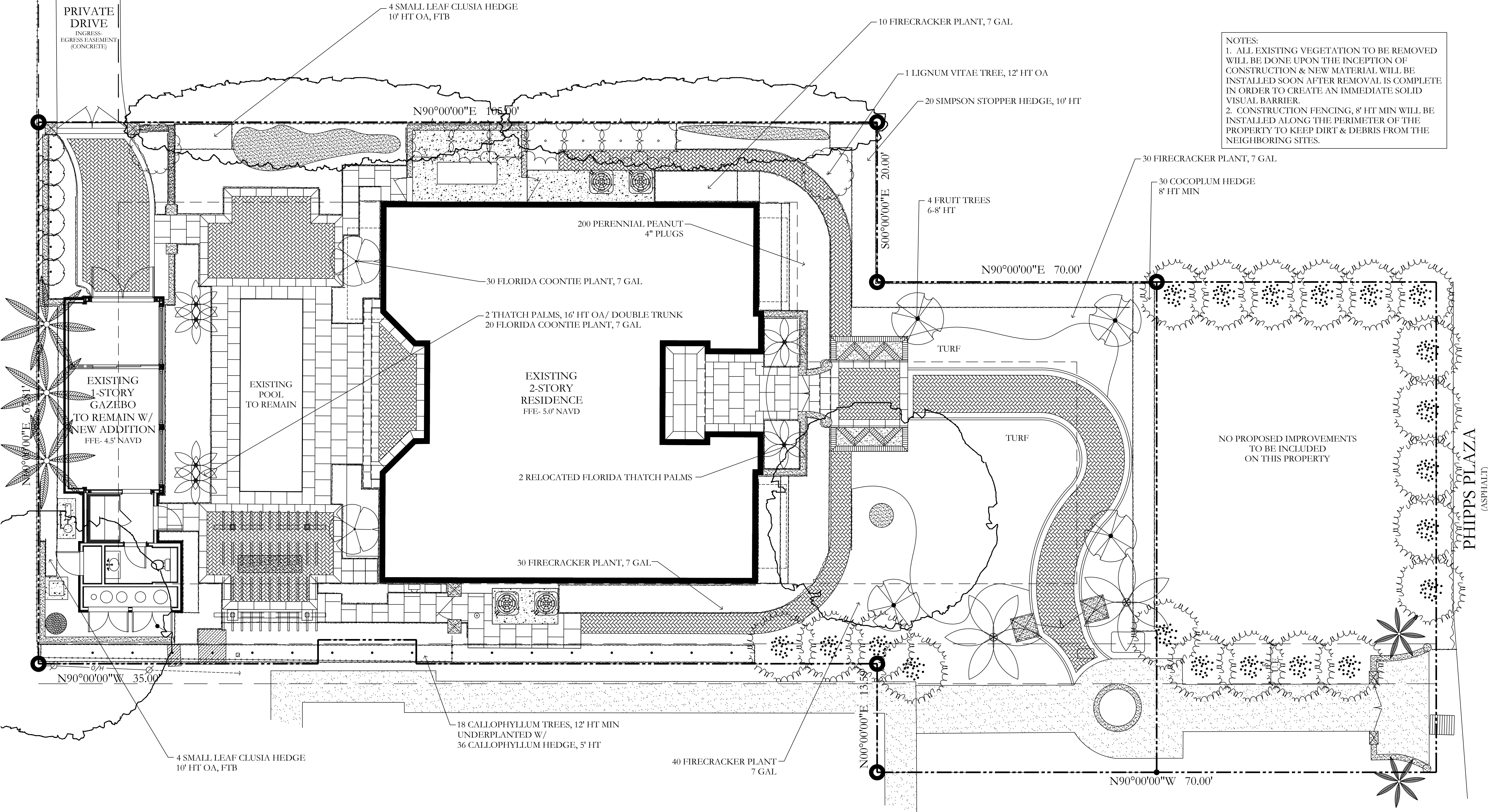
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LICENSE # LA6667220

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NOTES:
1. ALL EXISTING VEGETATION TO BE REMOVED WILL BE DONE UPON THE INCEPTION OF CONSTRUCTION & NEW MATERIAL WILL BE INSTALLED SOON AFTER REMOVAL IS COMPLETE IN ORDER TO CREATE AN IMMEDIATE SOLID VISUAL BARRIER.
2. CONSTRUCTION FENCING, 8' HT MIN WILL BE INSTALLED ALONG THE PERIMETER OF THE PROPERTY TO KEEP DIRT & DEBRIS FROM THE NEIGHBORING SITES.

CONSTRUCTION SCREENING PLAN

LEEDS RESIDENCE
218 PHIPPS PLAZA
PALM BEACH, FLORIDA

DESIGN DEVELOPED BY:
LÓPEZ GROUP INC.
of Palm Beach
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OFFICE: 561.984.8440 FAX: 561.984.8442
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DESIGN DIRECTOR: JORGE LOPEZ DESIGN DEVELOPMENT: ANDRES PARADELO

CONSULTANT / LANDSCAPE ARCHITECT
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WEST PALM BEACH, FLORIDA 33401
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03 OCTOBER 2022

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