

4-6-25 Design Review Board Final Submittal

DRB24-1058

1415 Marseille Dr

Residential

1415 Marseille Dr, Miami Beach, FL 33141

DRAWING INDEX

Sheet No.	Sheet Title
L-101	TREE DISPOSITION PLAN
L-102	LANDSCAPE PLAN
L-102.1	LANDSCAPE PLAN (RENDERED)
L-102.2	LANDSCAPE PLAN (1st FLOOR)
L-103	LANDSCAPE DETAILS AND NOTES
L-104	PLANT MATERIAL

PARAMETRIKA LAND & DESIGN

Gabriela Albomoz

Valeria Quintanilla LA6667640



1415 Marseille Dr

1415 Marseille Dr

Miami Beach, FL 33141

☒ Rev #4: 04/04/2025

☐

SHEET TITLE

Cover sheet

ISSUE DATE

03/30/2024

REVISION

March, 2024

DESIGN

GA

DRAWN

TY

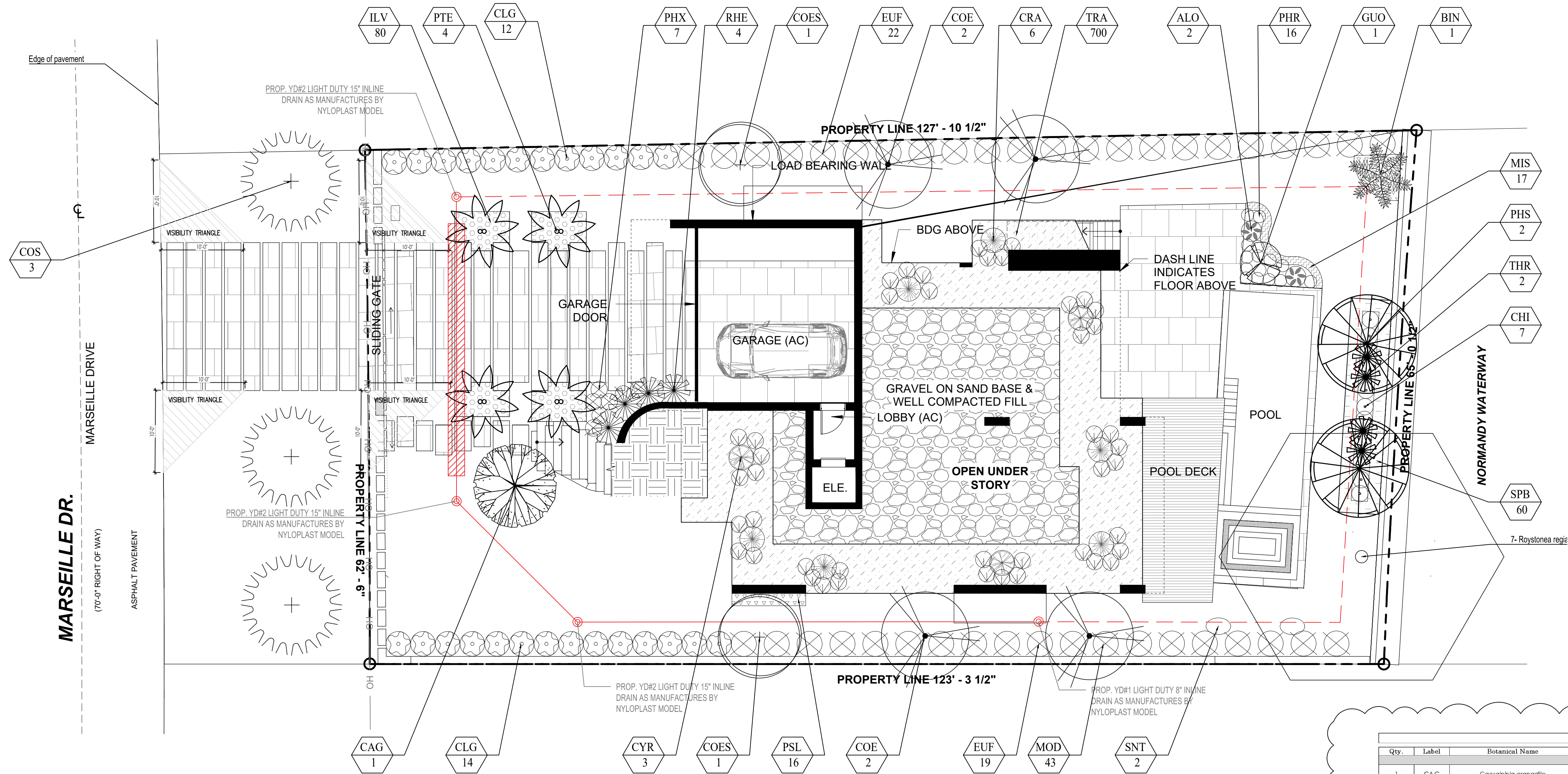
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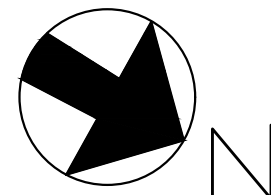
VALERIA QUINTANILLA

LA6667640

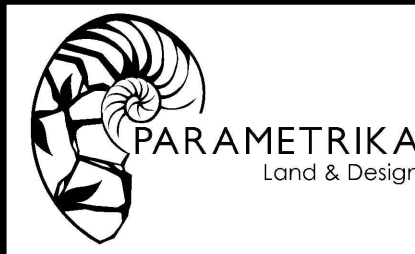
SHEET NUMBER



PLANT LIST									
Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications
TREES									
1	CAG	Caesalpinia granadillo	Bridalveil tree	12'	2"	10'	YES	Tolerant	
4	COE	Conocarpus erectus	Green Buttonwood	12'	2"	10'	YES	Tolerant	
2	COES	Conocarpus erectus 'variegatus'	Silver Buttonwood	12'	2"	10'	YES	Tolerant	
1	GUO	Guaiacum officinale	Lignum Vitae	6'		6'	YES	Tolerant	
Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications
STREET TREES									
3	COS	Cordia Sebestena	Croeger tree	12'	2"	12'	YES	Tolerant	
Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications
PALMS									
1	BIN	Bismarckia nobilis	Bismarck palm	8'	12"	8'	NO	Tolerant	
2	PHS	Phoenix silvestris	Sylvestris palm	12'	8"	8'	NO	Tolerant	
4	PTE	Phychoaspermia elegans	Alexander Palm (Double)	14'	4"	10'	NO	Tolerant	
2	THR	Thrinax rodata	Thatch Palm, Double	6'	6"	6'	NO	Tolerant	
Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications
SHRUBS									
2	ALO	Alocasia 'Caladara'	Alocasia	24"		24"	NO	Tolerant	
7	CHI	Chrysobalanus icaco 'Green'	Green Cocoplum	24"		24"	YES	Tolerant	24" o.c.
6	CRA	Citrus agatum 'Queen Emma'	Queen Emma Citrus	3'		3'	NO	Tolerant	
3	CYR	Cycas revoluta	Sago Palm	3'		3'	NO	Tolerant	
17	MIS	Microsorium scolopendrium	Wart Fern	24"		24"	NO	Tolerant	18" o.c.
80	ILV	Ilex vomitoria	Yaupon Holly	24"		24"	YES	Moderate	18" o.c.
43	MOD	Monstera deliciosa	Swiss Cheese Plant	24"		24"	NO	Tolerant	
16	PHR	Philodendron Red Congo	Red Congo	24"		24"	NO	Tolerant	
7	PHX	Philodendron xanadu	Xanadu	24"		24"	NO	Tolerant	
16	PSL	Pseuderanthemum laxiflorum	Shooting Star	24"		24"	NO	Tolerant	18" o.c.
4	RHE	Rhapis excelsa	Lady Palm	4'		4'	NO	Tolerant	
60	SPB	Spartina bakeri	Sand Cordgrass	18"		18"	YES	Tolerant	18" o.c.
2	SNT	Streptocarpus nivalis	White bird of paradise	4'		3'	NO	Tolerant	
Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications
LARGE SHRUBS									
26	CLG	Clusia guillifera	Small Leaf Clusia	6'		3'	NO	Tolerant	3' o.c.
41	EUF	Eugenia foetida	Spanish Stopper	6'		4'	YES	Tolerant	4' o.c.
Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications
GROUND COVER									
700	TRA	Trachelospermum asiaticum	Asiatic Jasmine	12"		12"	YES	Tolerant	12" o.c.
BOD									
2,573	SOO	Zoysia Lawn	Zoysia						



PARAMETRIKA LAND & DESIGN  
Gabriela Albomoz  
Valeria Quintanilla LA6667640



1415 Marseille Dr  
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Miami Beach, FL 33141

Rev #4: 04/04/2025

SHEET TITLE  
Landscape plan

ISSUE DATE  
03/30/2024

REVISION  
March, 2024

DESIGN  
GA

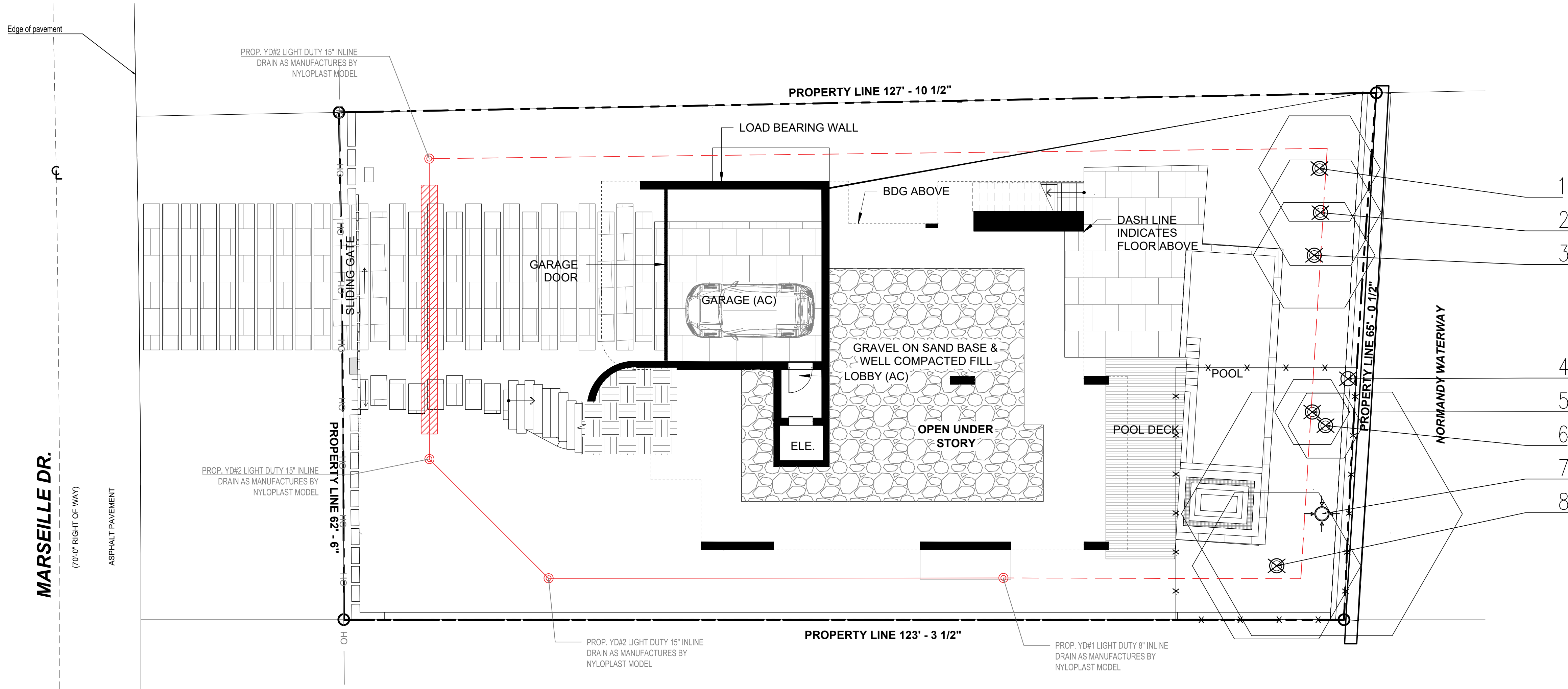
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SCALE  
1/8" = 1'-0"

SEAL  
VALERIA QUINTANILLA  
LA6667640

SHEET NUMBER  
L-102





**LEGEND**

TO RELOCATE

TO REMOVE

TO REMAIN

ANSI TREE PROTECTION ZONE  
(FOR EVERY INCH (") OF TRUNK DIA. THERE WILL BE 1' (FT.) OF DISTANCE OUT FROM THE TRUNK)

Tree/ Palm protection fences shall be constructed prior to any construction activity including grubbing for all trees/Palms that are to remain, be protected or be relocated.

No activity or disturbance should occur within the fenced areas, including vehicle use, storage of materials, dumping of liquids or materials, grade changes, grubbing, and mechanical trenching for irrigation, electrical, lighting, etc.

**Option 1**  
Chain-link fence

**Option 2**  
2x4 with minimum 2 rails

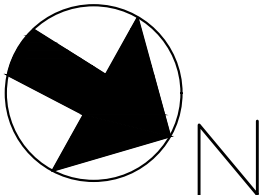
**Tree Protection Zone**  
No less than 10 feet

**Protective Barricade**  
Sec. 46-62, (1) & (2)

**Protection detail note:**  
The contractor shall install tree protection fence barriers around all existing trees or palms at the start of the project. Barriers shall remain in place throughout the project and should not be removed or dropped without authorization from the City of Miami Beach Urban Forestry Division.

**MIAMI BEACH**  
**RISE ABOVE**

EXISTING TREES & PALMS								
Number	Common name	Botanical Name	Height (')	DBH (")	Spread (')	Condition	Disposition	Mitigation
1	PALM	ARECACEAE	70	14	15	GOOD	To remove	N/A
2	PALM	ARECACEAE	70	14	15	GOOD	To remove	N/A
3	PALM	ARECACEAE	70	14	15	GOOD	To remove	N/A
4	ROYAL PALM	ROYSTONIA REGIA				DEAD	To remove	N/A
5	PALM	ARECACEAE	12	14	8	GOOD	To remove	N/A
6	PALM	ARECACEAE	12	14	8	GOOD	To remove	N/A
7	ROYAL PALM	ROYSTONIA REGIA	45	18	30	GOOD	To remain	
8	PALM	ARECACEAE	60	15	18	GOOD	To remove	N/A
TOTAL DBH REMOVED							-	
TOTAL PALMS REMOVED							-	



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Tree disposition plan

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GA

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TY

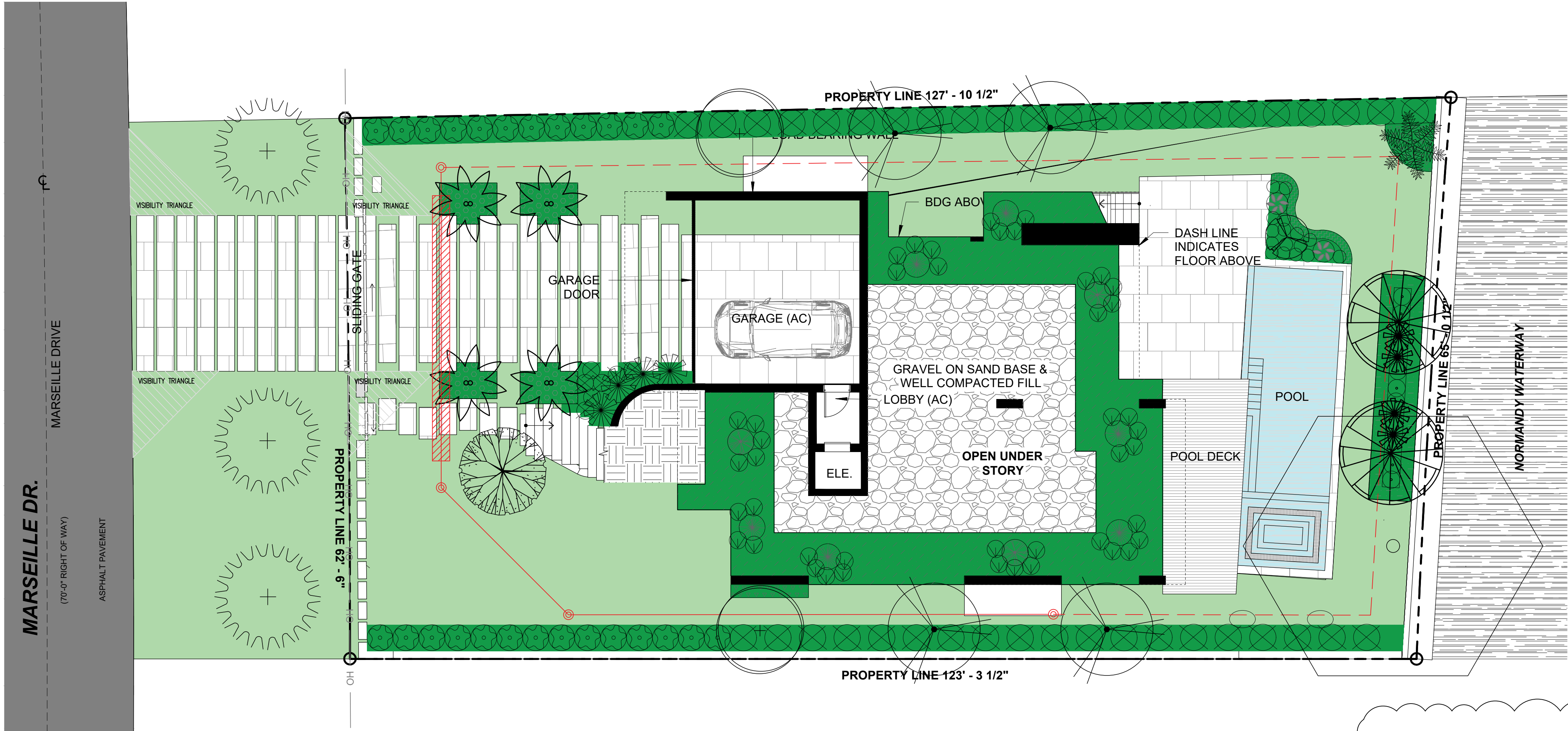
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SEAL

VALERIA QUINTANILLA  
LA6667640

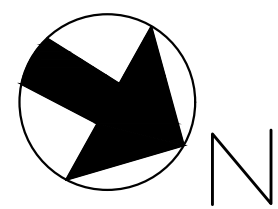
SHEET NUMBER  
L-101





4

PLANT LIST									
Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications
TREES									
1	CA G	Caesalpinia granadilla	Bridalveil tree	12'	2"	10'	YES	Tolerant	
4	COE	Conocarpus erectus	Green Buttonwood	12'	2"	10'	YES	Tolerant	
2	COES	Conocarpus erectus 'variegatus'	Silver Buttonwood	12'	2"	10'	YES	Tolerant	
1	GUO	Guaiacum officinale	Lignum Vitae	6'		6'	YES	Tolerant	
Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications
STREET TREES									
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Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications
PALMS									
1	BN	Bismarckia nobilis	Bismarck palm	8'	12"	8'	NO	Tolerant	
2	PHS	Phoenix silvestris	Sylvestris palm	12'	8"	8'	NO	Tolerant	
4	PTE	Phychoaspermia elegans	Alexander Palm (Double)	14'	4"	10'	NO	Tolerant	
2	THR	Thrinax rodata	Thatch Palm, Double	6'	6"	6'	NO	Tolerant	
Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications
SHRUBS									
2	ALO	Alcalasia 'Calkanda'	Alcalasia	24"		24"	NO	Tolerant	
7	CHI	Chrysobalanus icaco 'Green'	Green Cocoplum	24"		24"	YES	Tolerant	24" o.c.
6	CRA	Citrum agatum 'Queen Emma'	Queen Emma Citrum	3'		3'	NO	Tolerant	
3	CYR	Cycas revoluta	Sago Palm	3'		3'	NO	Tolerant	
17	MIS	Microsorium scolopendrium	Wart Fern	24"		24"	NO	Tolerant	18" o.c.
80	ILV	Ilex vomitoria	Yaupon Holly	24"		24"	YES	Moderate	18" o.c.
43	MOD	Monstera deliciosa	Swiss Cheese Plant	24"		24"	NO	Tolerant	
16	PHR	Philodendron Red Congo	Red Congo	24"		24"	NO	Tolerant	
7	PHX	Philodendron xanadu	Xanadu	24"		24"	NO	Tolerant	
16	PSL	Pseuderanthemum laxiflorum	Shooting Star	24"		24"	NO	Tolerant	18" o.c.
4	RHE	Rhapis excelsa	Lady Palm	4'		4'	NO	Tolerant	
60	SPB	Spartina bakeri	Sand Cordgrass	18"		18"	YES	Tolerant	18" o.c.
2	STN	Strelitzia nicotai	White bird of paradise	4'		3'	NO	Tolerant	
Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications
LARGE SHRUBS									
26	CLG	Clusia guillifera	Small Leaf Clusia	6'		3'	NO	Tolerant	3' o.c.
41	EUP	Eugenia foetida	Spanish Stopper	6'		4'	YES	Tolerant	4' o.c.
Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications
GROUNDCOVER									
700	TRA	Trachelospermum asiaticum	Asiatic jasmine	12"		12"	YES	Tolerant	12" o.c.
BOD									
2,573	SOO	Zoysia Lawn	Zoysia						



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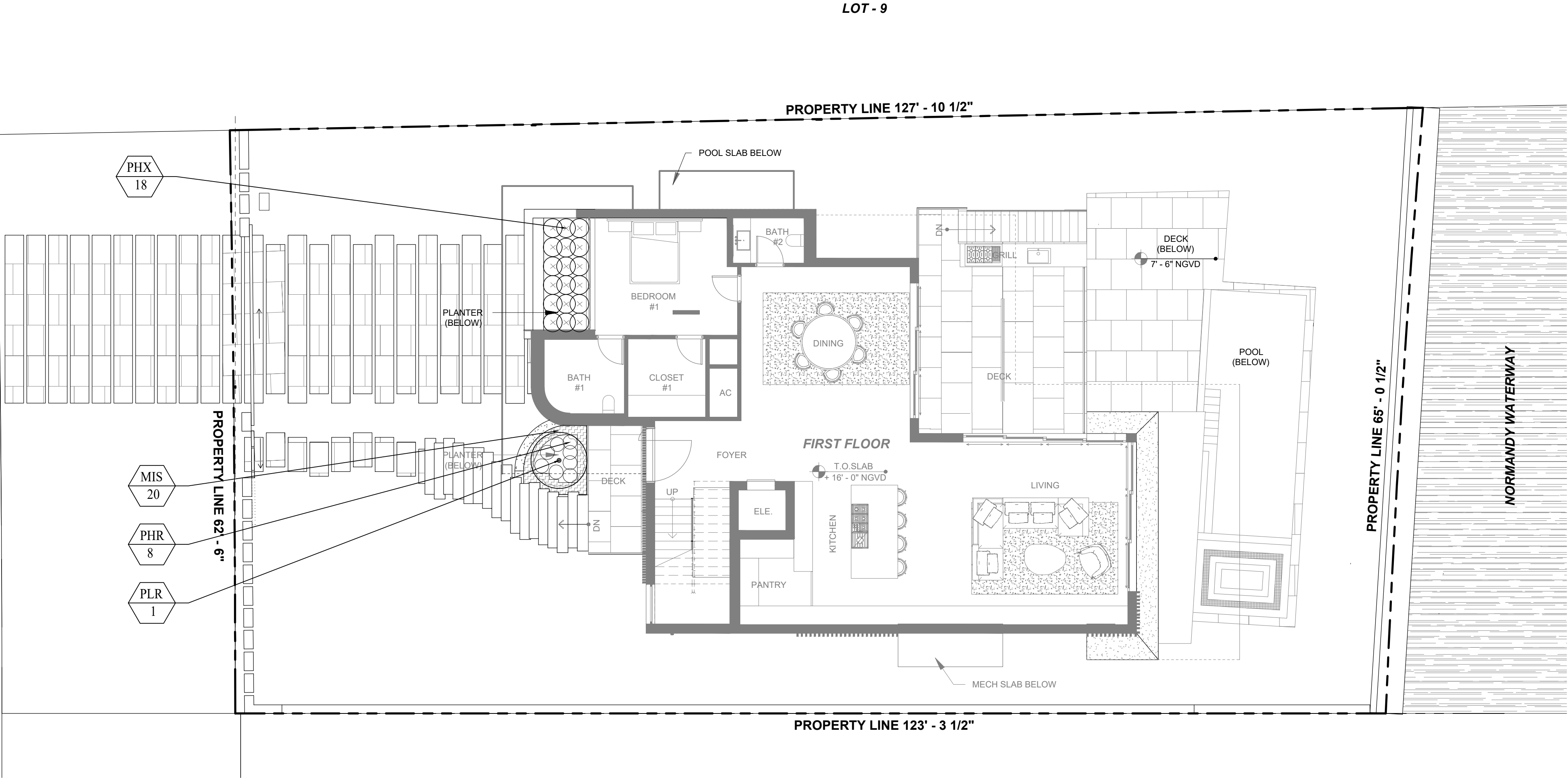
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SCALE  
1/8" = 1'-0"

SEAL  
VALERIA QUINTANILLA  
LA6667640

SHEET NUMBER  
L-102.1

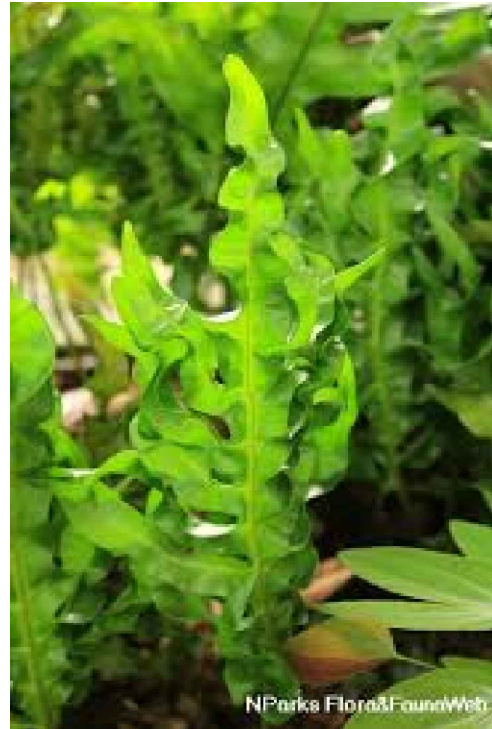




Plumeria Rubra



Philodendron xanadu

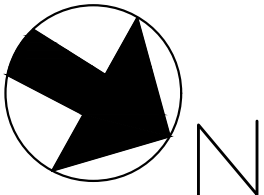


Microsorium scolopendrium

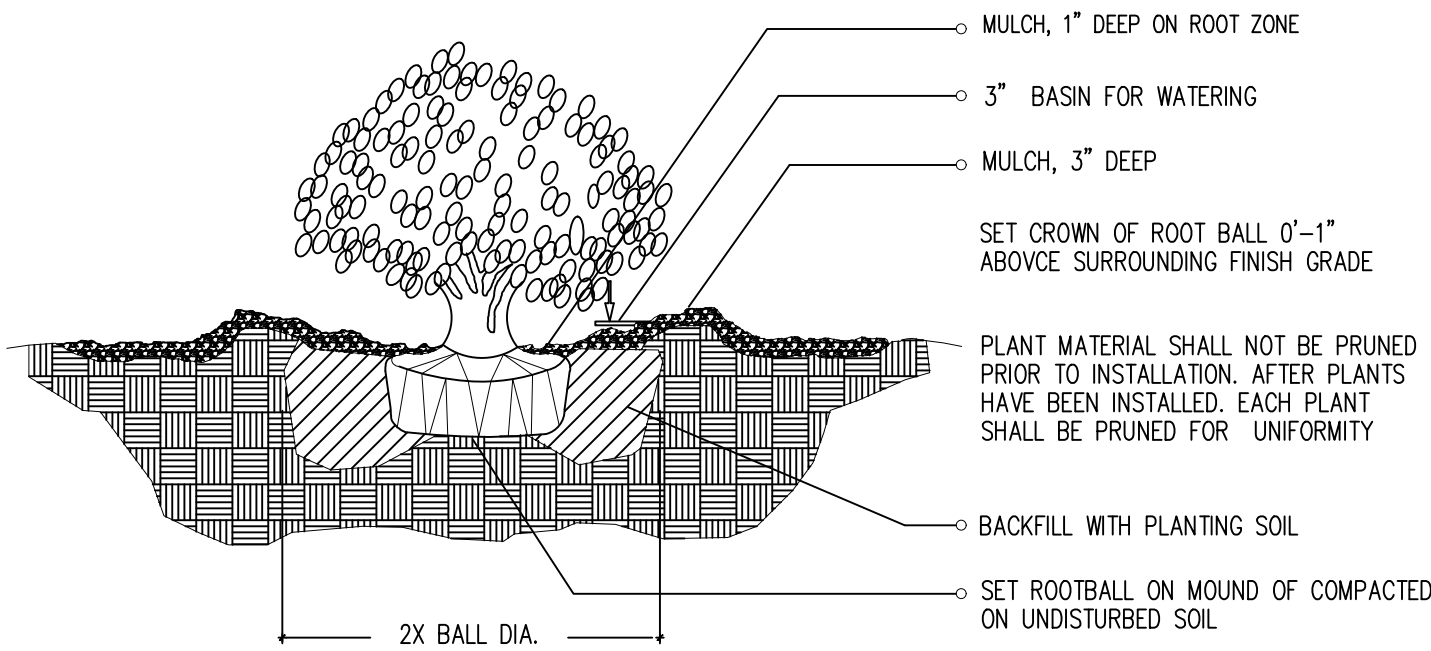


Philodendron Red Congo

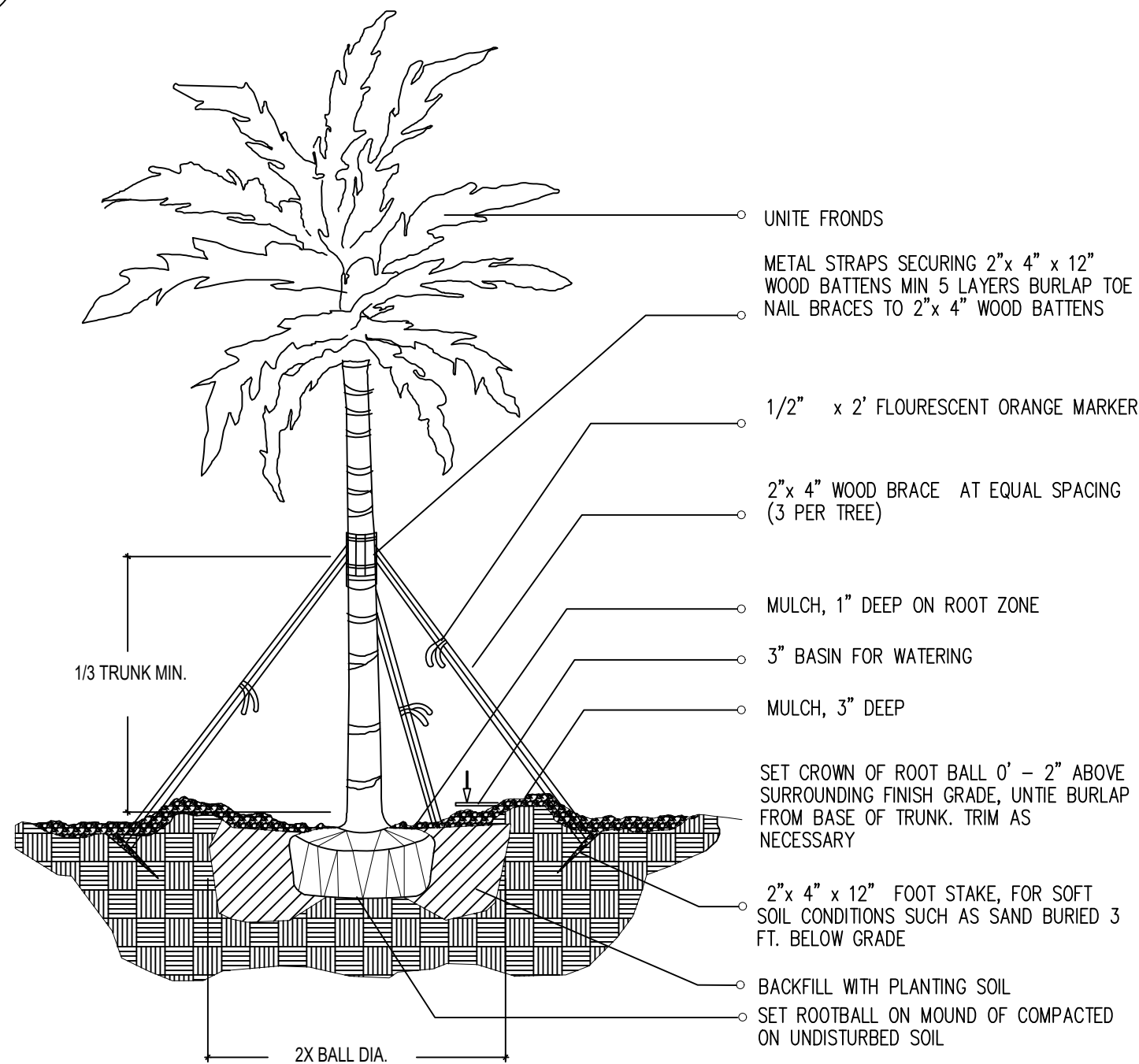
PLANT LIST									
Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications
TREES									
1	PLR	Plumeria rubra	Frangipani	6'	1.5"	6'	NO	Tolerant	
Qty.	Label	Botanical Name	Common name	Height			Native	Drought tolerance	Specifications
SHRUBS									
18	PHX	Philodendron xanadu	Xanadu	24"		24"	NO	Tolerant	24" o.c.
20	MIS	Microsorium scolopendrium	Wart Fern	24"		24"	NO	Tolerant	18" o.c.
8	PHR	Philodendron Red Congo	Red Congo	18"		18"	NO	Tolerant	18" o.c.







1-1 SHRUB / PLANTING DETAIL

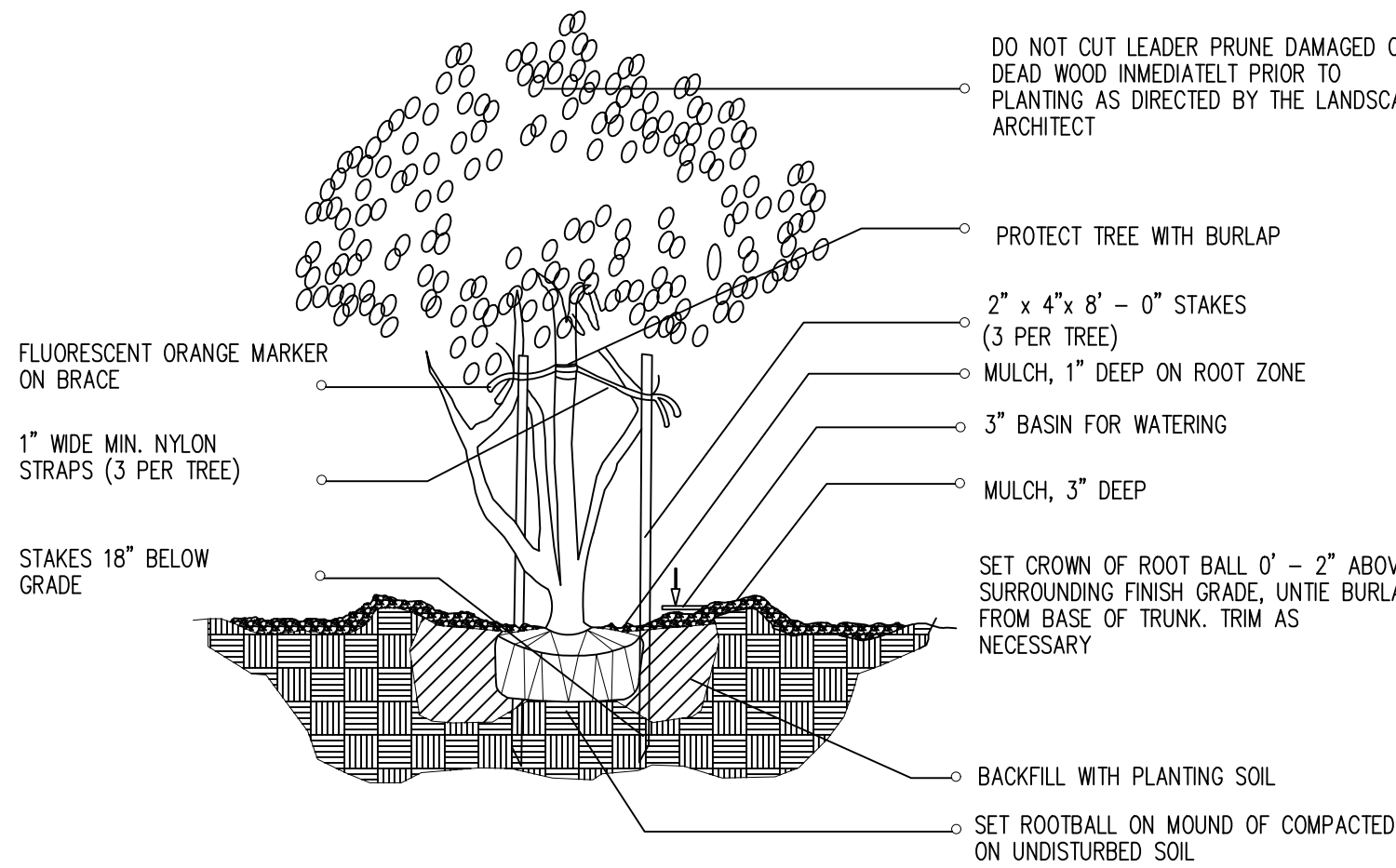


1-4 LARGE PALM / PLANTING DETAIL

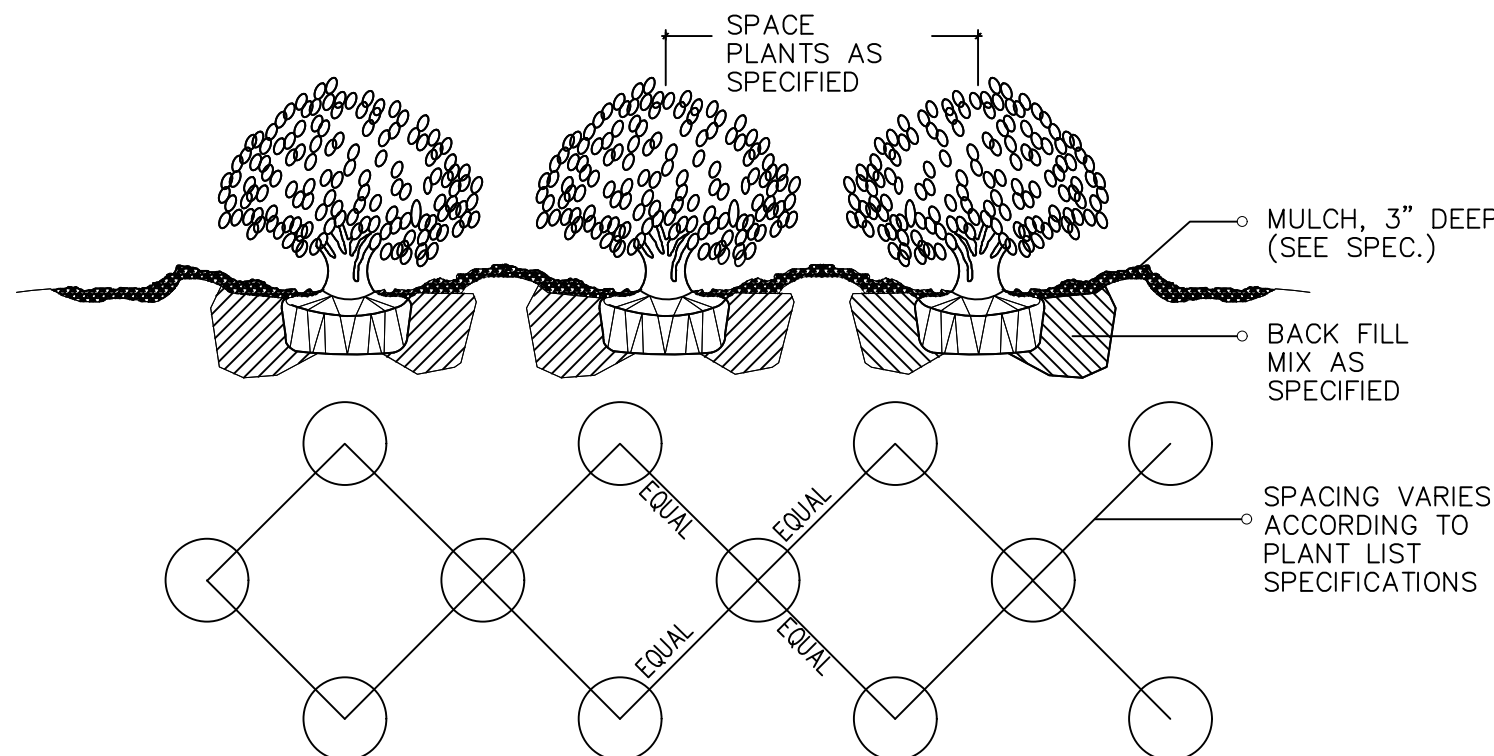
#### LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

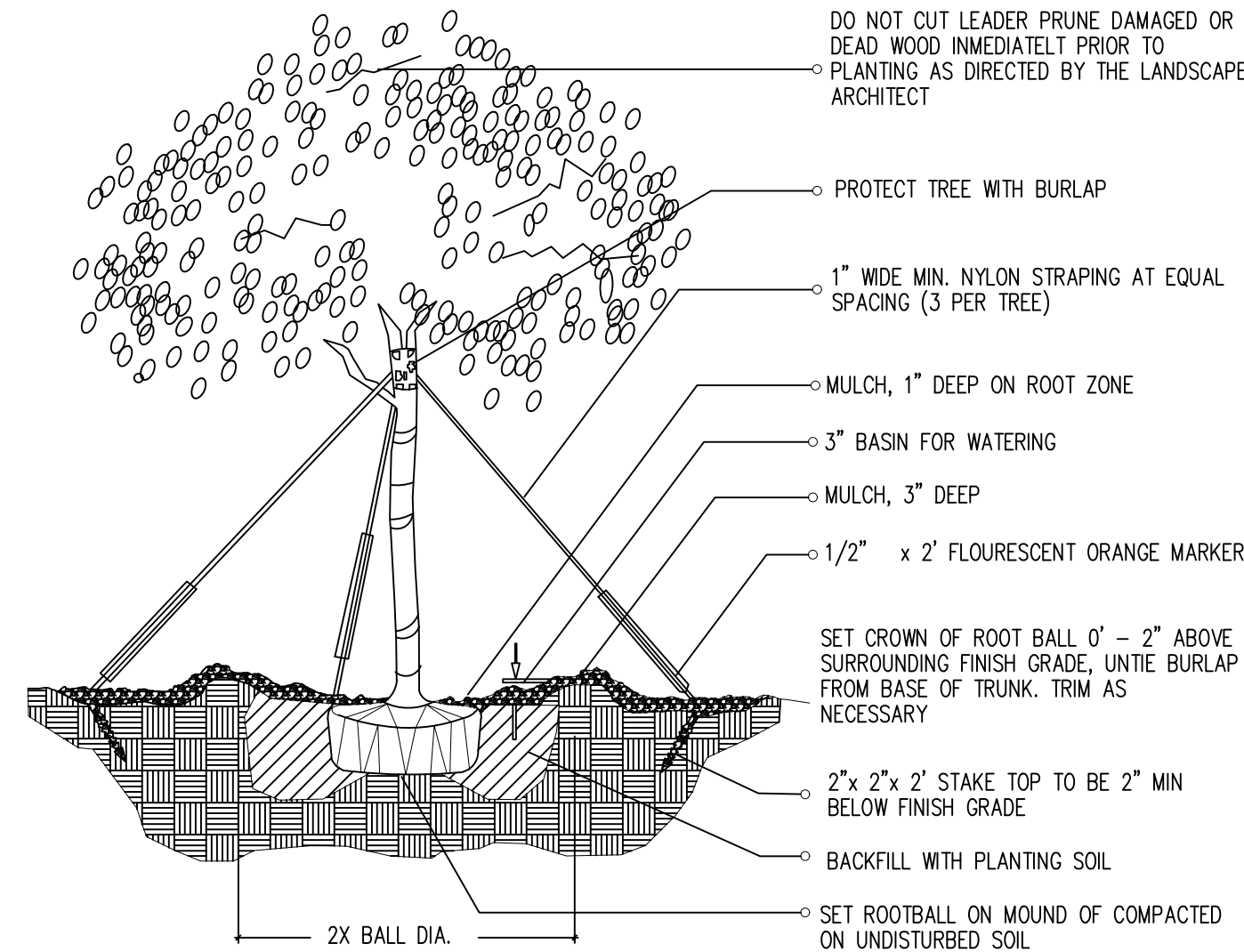
Transsect Zone:	RS-4	Lot Area	7,977	Acres	0.18
<b>OPEN SPACE</b>				REQUIRED / PROVIDED ALLOWED	
A. Square feet of required Open Space, as indicated on site plan: Lot Area = 7,902 s.f. x 50 % = 3,951 s.f.				3,951	7,601
B. Square feet of parking lot open space required by Article 9, as indicated on site plan: Number of parking spaces _____ x 10 s.f. per parking space=					
C. Total square feet of landscaped open space required: A+B=				3,951	7,601
<b>LAWN AREA CALCULATION</b>					
A. Square feet of landscaped open space required:				3,951	7,601
B. Maximum lawn area (sod) permitted = 50 % x 7,601 s.f.				3,800	2,573
<b>TREES</b>					
A. Number of trees required per net lot acre, less existing number of trees meeting minimum requirements = _____ trees x _____ net lot acres = number of existing trees =				7	7
B. % Palms allowed: Number of trees provided x 30% =				2	7 (1 ex.)
C. % Natives required: Number of trees provided x 30% =				2	6
D. % Drought tolerant and low maintenance: Number of trees provided x 20% =				1	7
E. Street Trees (maximum average spacing of 20' o.c.): 62.5 linear feet along street / 20' =				3	3
% Palms permitted to count towards street trees on 1:1 basis x 30%:					
F. Street trees located directly beneath power lines: (maximum average spacing of 25' o.c.): _____ linear feet along street / 25' =					
<b>SHRUBS</b>					
A. Number of shrubs required: Number of trees required x 12 =				120	263
B. % Native shrubs required: Number of shrubs provided x 50% =				132	147
<b>LARGE SHRUBS OR SMALL TREE</b>					
A. Number of large shrubs or small trees required: Number of shrubs required x 10% =				12	67
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50% =				34	41



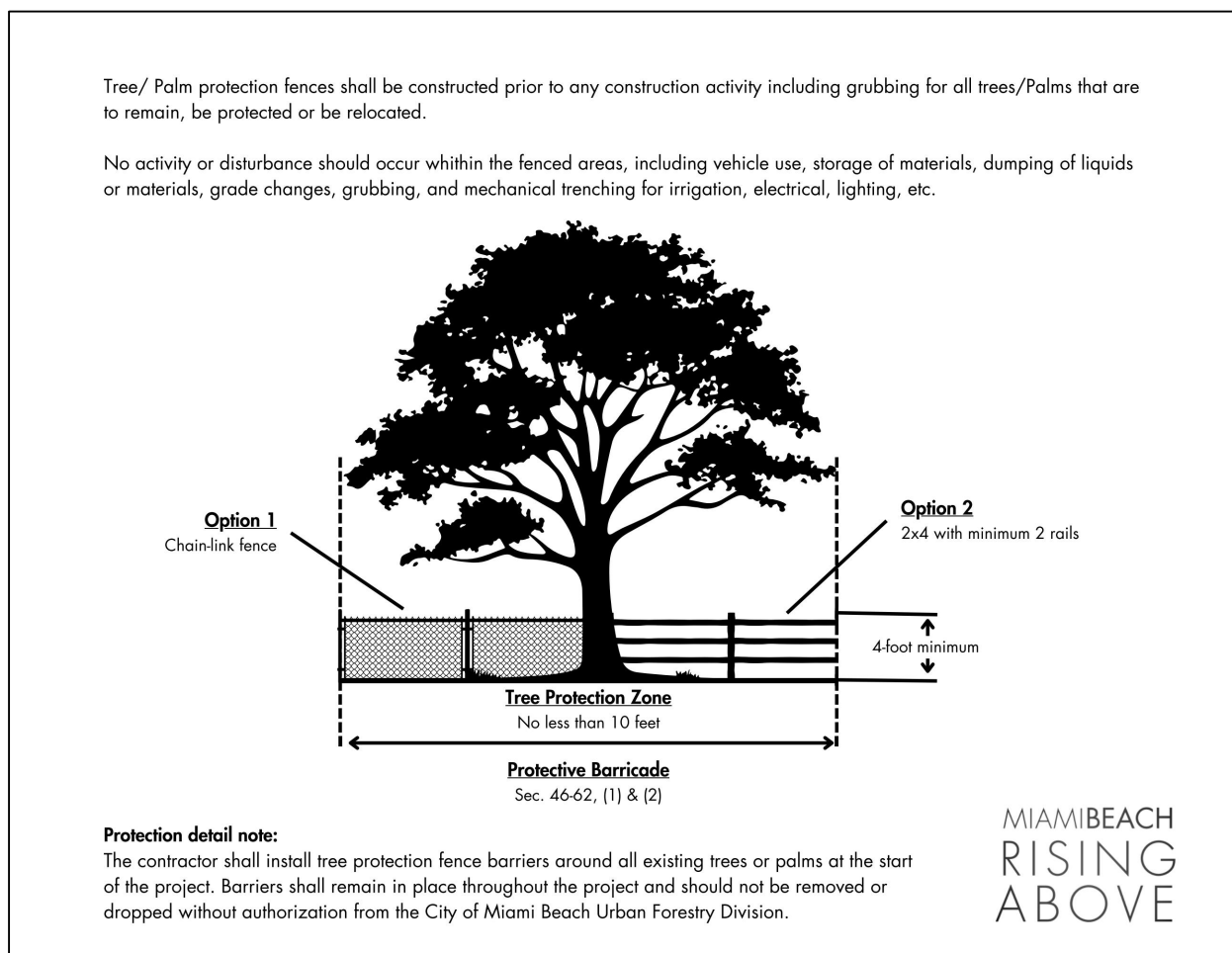
1-2 MULTI-TRUNK AND SMALL TREE (2' cal. and under) / PLANTING DETAIL



1-6 SHRUB / GROUNDCOVER SPACING PLANTING DETAIL



1-3 (2" cal. and over) LARGE TREE / PLANTING DETAIL



#### LANDSCAPE NOTES

- Non Cypress variety mulch shall extend under all trees, shrubs and ground cover beds to the closest hard edge or sod border, in a minimum of 3" depth.
- All plants shall meet the minimum standard of Florida No. 1 or better as specified in Grade and Standards for Nursery Plants as published by the Division of Plant Industry, Florida Department of Agriculture, latest edition.
- All shrubs to be planted a minimum of 24", and ground covers a minimum of 12" from the edge of walks, building walls, pond's edge, etc... Isora Nara Grant and Raphiolepis Indica to be planted 30" from edge of walkways.
- All trees and palms over 8" in height shall be braced to prevent lateral movement for a period of six months from the date of planting. Either wood braces as shown in the planting detail, or the wire and turnbuckle method shall be used. No nails, screws, metal straps or wires are to be used directly against the trees or palms trunks.
- All palms except for species such as Cocos, Acoelorrhaphis, Raphis, and other multi-trunk palms, shall have straight trunks, free of scars, decay or any damage caused by digging, transport or planting handling of the same.
- All work by the Landscape Contractor shall be performed in a professional and sound manner in accordance with established standards of landscape installation practices and workmanship.
- Landscape Contractor is responsible for verifying plant quantities prior to bidding. Quantities shown in the plans may vary due to actual site scale, job conditions, etc... Landscape Architect assumes no responsibility for the actual plant count necessary for the successful completion of the work.
- Landscape Contractor and his subcontractors shall be licensed and insured as required by the municipality, county, state or any other governmental agency requiring a license or insurance in order for the Landscape Contractor to perform his work.
- All work shall conform to Miami-Dade County's landscape ordinance Chapter 18-A, ordinance # 98-13, and any other municipal landscape ordinance in effect at the project location, including street trees.
- Landscape Contractor is required to procure and obtain any necessary permits applicable for the successful completion of this project, if applicable.
- Landscape material shall not be allowed to grow in such a manner as to impede sightlines or visibility to property owner or neighbors, so as to materially impede vision between a height of 3 feet and 8 feet.
- Landscape Contractor shall call Sunshine State One Call Center of Florida at 1-800-432-4770 (Toll Free) 48 hours before digging.
- Landscape Contractor is responsible for inspecting the site and physically observing all site conditions prior to entering into Agreements or Contract with Owner. Landscape Contractor shall coordinate his work with the General Contractor of Construction Manager in such a manner as to allowed for a speedy and orderly completion of all work on the site.
- Any excess soil, landscape materials and debris from the landscape Contractor's work shall be removed from the site immediately upon completion of his work.
- Landscape Contractor shall coordinate the proposed planting in the Planting Plan with the work required in relocating and removal of trees in sheet L-1 (Existing Trees).
- One year warranty

#### TREES & PLANTING TO BE PRESERVED NOTES

##### TREE AND PALM TRANSPLANTING NOTES:

- Certified arborist is to be hired to supervise and direct all phases of transplanting trees and palms.
- Trees to be relocated shall be root pruned a minimum of eight weeks prior to transplanting. Landscape Contractor shall maintain transplanted materials during construction period by watering, moving, spraying, fertilizing, and pruning.
- Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All utility companies and/or the General Contractor shall be notified to verify locations prior to digging. Utility trenching is to be coordinated with the Landscape prior to beginning of project. The Owner and Landscape Architect shall not be responsible for damage to utility or irrigation lines.
- The Landscape Contractor shall comply with all local and State codes and shall be responsible for obtaining all applicable permits.
- The Landscape Contractor shall regularly inspect the relocated materials to ensure compliance with standard horticultural practices.
- The Landscape Contractor is responsible for guaranteeing the transplanted trees and palms for a period of one year. At the time of the final inspection all transplanted trees and palms that are not health growing condition shall be replaced by the Landscape Contractor.
- Root Pruning and Transplanting Operations: The Landscape Contractor shall take all precautions to minimize shock of root pruning and transplanting in accordance with standard arboriculture procedures including:
  - The diameter of the root-pruning or transplanting circle shall be at a distance away from the trunk equal to 12 times each inch of trunk diameter at breast height.
  - All small roots shall be cleanly cut with a sharp spade, a clean saw or chainsaw depending on the size of the root.
  - Trees shall not be pruned at transplanting to compensate for root loss. Any trimming required shall be as per the International Society of Arboriculture Trimming Standards.
  - For all palms except Sabal palmetto, the lower fronds shall be pruned leaving 9-11 fronds that can be tied without an extensive amount of weight that may damage the heart of the palm. The Sabal palmetto shall have all fronds cut without damaging the bud.
  - After root pruning trees, backfill roots to original existing grade with existing soil free of any deleterious material to root growth.
  - Provide a minimum of 3" mulch over backfill area to prevent weed growth, conserve moisture and prevent evaporation. Keep mulch 6" away from the trunk.
  - Provide tree protection as per Tree Protection Detail to ensure that the tree or root system is not damaged during the root-pruning period.
  - After root pruning, during root regeneration period trees shall be watered as per standard horticultural practices.
  - Immediately prior to transplanting tie the branches of the tree up to avoid damage.
  - The root ball shall be wrapped with burlap to protect the soil around the roots and protect the roots from drying out at time of moving from the hole.
  - Finish cutting of root ball for transplanting.
  - Transplanting must occur within 24 hours after being dug for relocation. Trees/Palms should be kept in shade and the canopy kept moist.
  - Digging and preparation of the new hole for the transplant shall be done prior to removing the tree from the existing location.
  - The depth of the new hole shall be minimum equal to the depth of the root ball and the width shall be minimum equal to three times the width of the root ball. The Landscape Contractor is to verify that all new holes have appropriate percolation. Landscape Contractor is to report to the Landscape Architect if water percolation does not meet requirements for healthy plant growth.
  - Trees and palms shall be lifted from the ground with heavy equipment designed specifically for tree relocation so that the trunk and crown is not impacted and damaged by the equipment.
  - The slings used to lift the trees and heavy weight palms shall be non-binding nylon type slings that are wrapped under the root ball to support the weight of tree or heavy palm. Slings shall not be solely wrapped around the trunk of the tree that can cause damage, girdling and result in decline and death of the tree.
  - The slings used to lift the lighter weight palms shall be non-binding nylon type slings that are wrapped around the trunk to support the weight of the palm. Padding the sling may be necessary so that the trunk or "boots" are not damaged.
  - Tree should be planted 2" max higher than their original planting level prior to relocation. Palms shall be planted at the same elevation prior to relocation. The tree and palm shall be centrally positioned in the planting hole and set straight, plumb or normal to the growth pattern prior to transplanting.
  - The trees and palms shall be backfilled with existing soil free of deleterious material to plant growth.
  - Trees and palms shall be deep root watered to eliminate air pockets in the backfill mix prior to mulching.
  - A 6" saucer shall be created around the edge of the plant pit to help hold water, see planting detail for additional information.
  - Provide a minimum of 3" layer of mulch over saucer and backfill area outside saucer to prevent the weed growth, conserve moisture, and prevent evaporation. Keep mulch 6" away from the trunk.
  - Install tree and palm bracing as per attached details, to ensure stability of tree and palm during time period to and after transplanting, stake trees and palms after transplanting only is required to keep them stable.
  - Over the guarantee period the Landscape Contractor is responsible for resetting any trees/palms that are not vertical when caused by winds less than 75 MPH.
  - After transplanting trees and palms, the Landscape Contractor shall be responsible for obtaining water and watering to maintain soil moisture during the guarantee period of a minimum of:
    - First month - Daily Second month - 3 times per week Third and Fourth month - 2 times per week Last Eight months - 1 time per week For trees over 4" in caliper at the time of planting, the schedule should be: First 6 weeks - Daily from 1.5 months to 6 months 3 times per week, last 6 months - 1 time per week.

PARAMETRIKA LAND & DESIGN  
Gabriela Albomoz  
Valeria Quintanilla LA6667640



1415 Marseille Dr  
1415 Marseille Dr  
Miami Beach, FL 33141

Rev #4: 04/04/2025

SHEET TITLE  
Landscape details and notes

ISSUE DATE  
03/30/2024

REVISION  
March, 2024

DESIGN  
GA

DRAWN  
TY

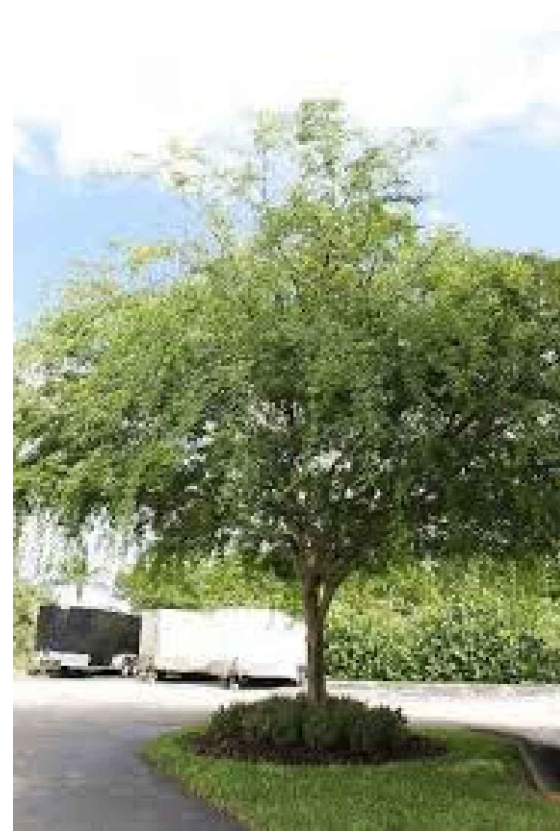
SCALE  
N/A

SEAL

VALERIA QUINTANILLA  
LA6667640

SHEET NUMBER  
L-103





*Caesalpinia granadillo*



*Conocarpus erectus*



*Conocarpus erectus 'sericeus'*



*Guaiacum officinal*



*Cordia sebestena*



*Bismarckia nobilis*



*Phoenix silvestris*



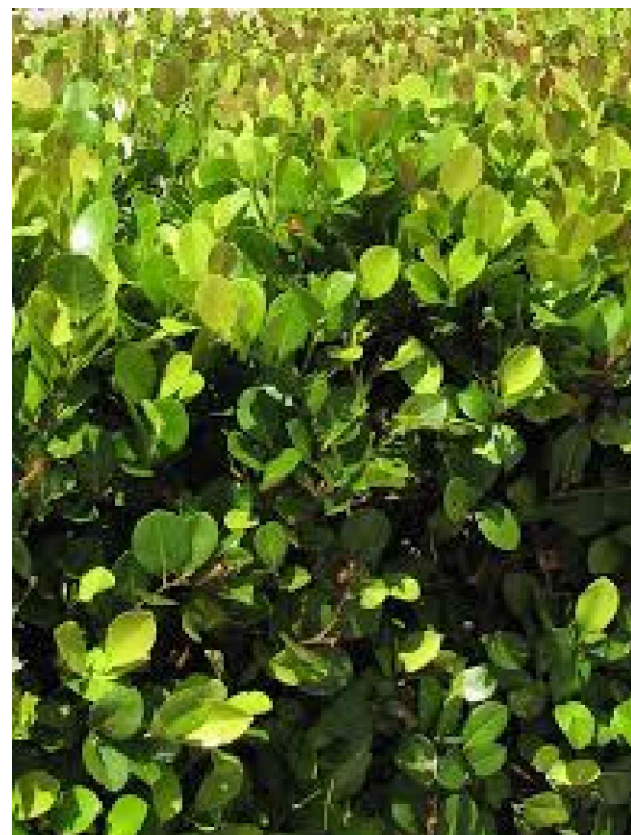
*Ptychosperma elegans (DOUBLE)*



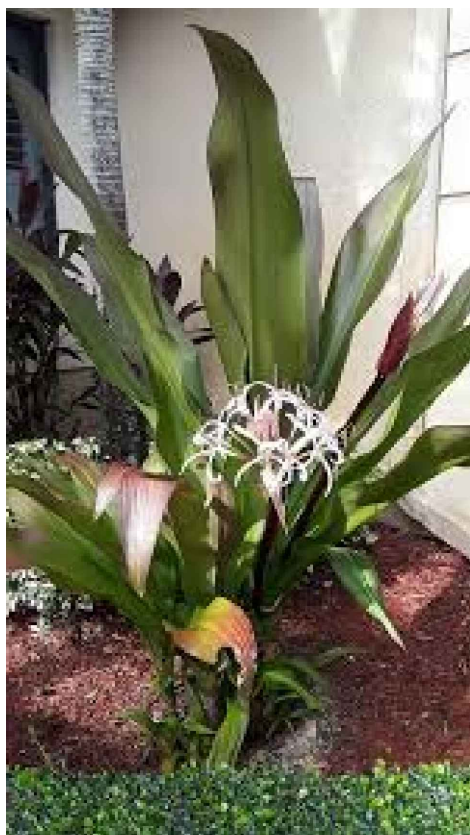
*Thrinax radiata (DOUBLE)*



*Alocasia 'Calidora'*



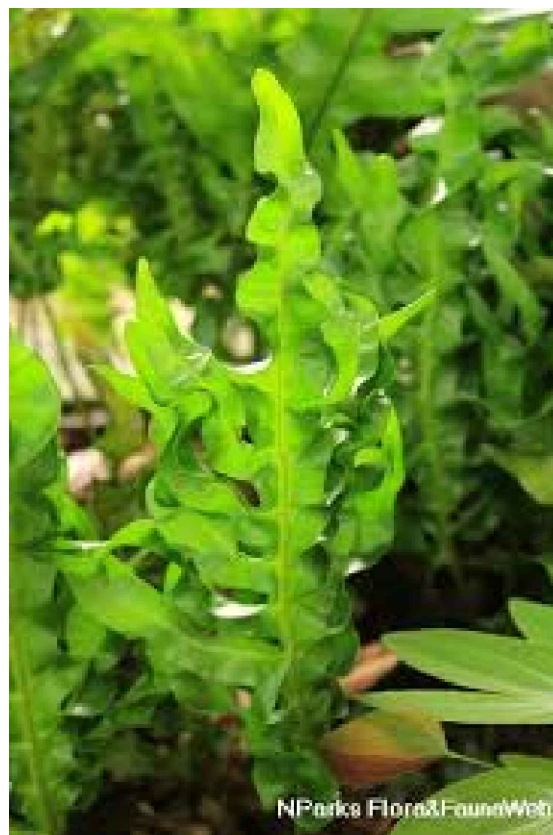
*Chrysobalanus icaco 'Green'*



*Crinum agustum 'Queen Emma'*



*Cycas revoluta*



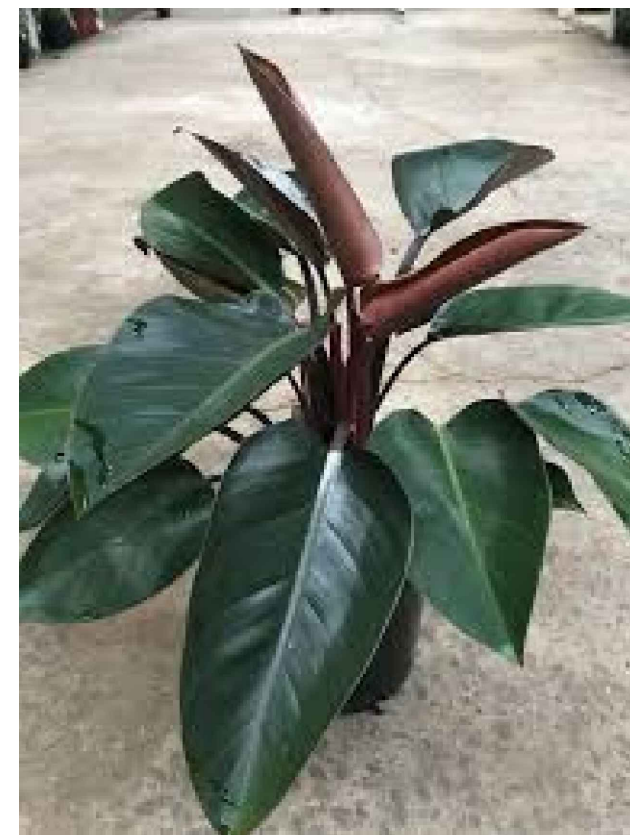
*Microsorium scolopendrium*



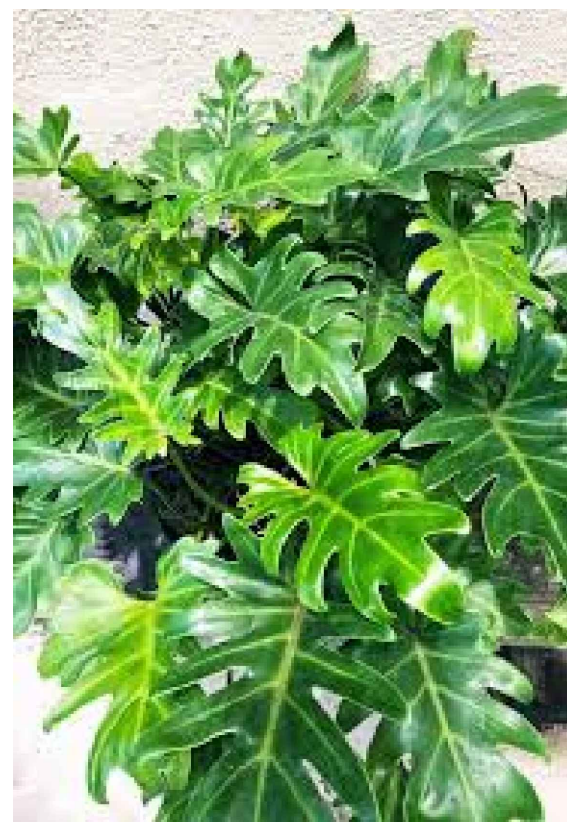
*Ilex vomitoria*



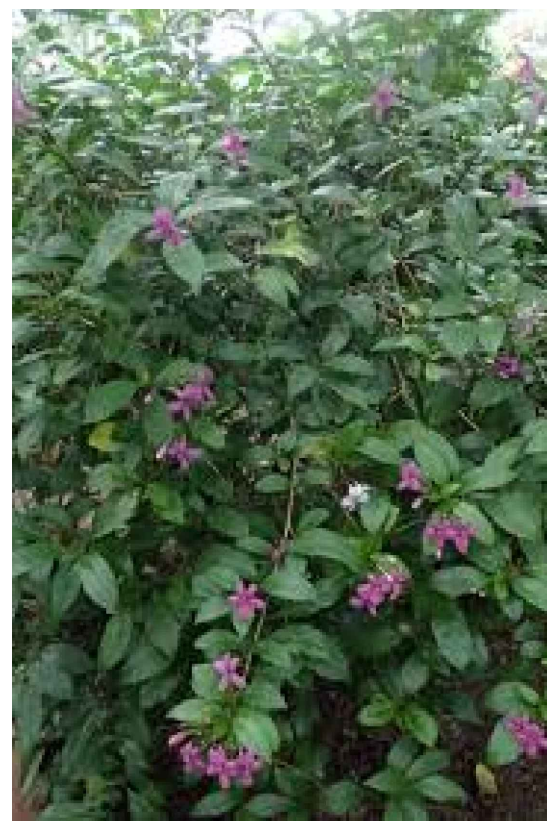
*Monstera deliciosa*



*Philodendron Red Congo*



*Philodendron xanadu*



*Pseuderanthemum laxiflorum*



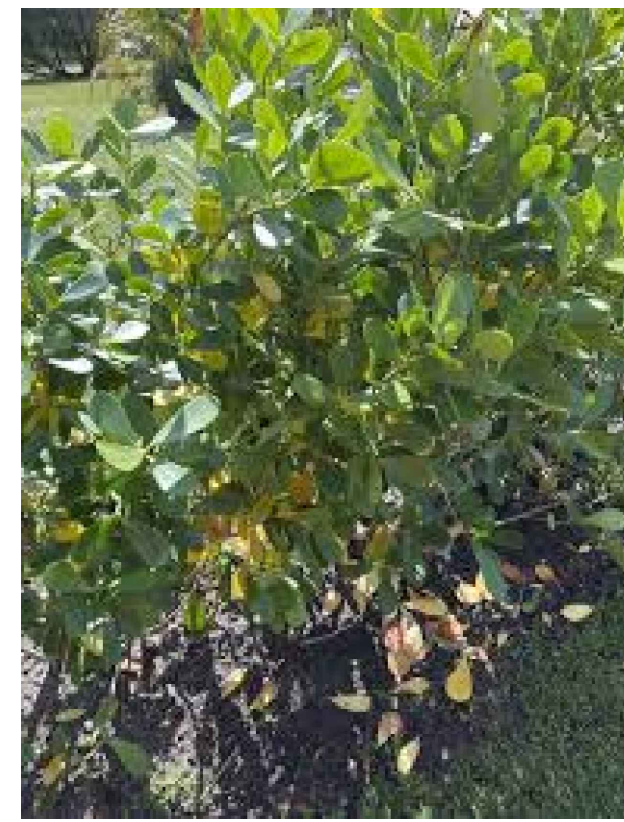
*Rhapis excelsa*



*Spartina bakeri*



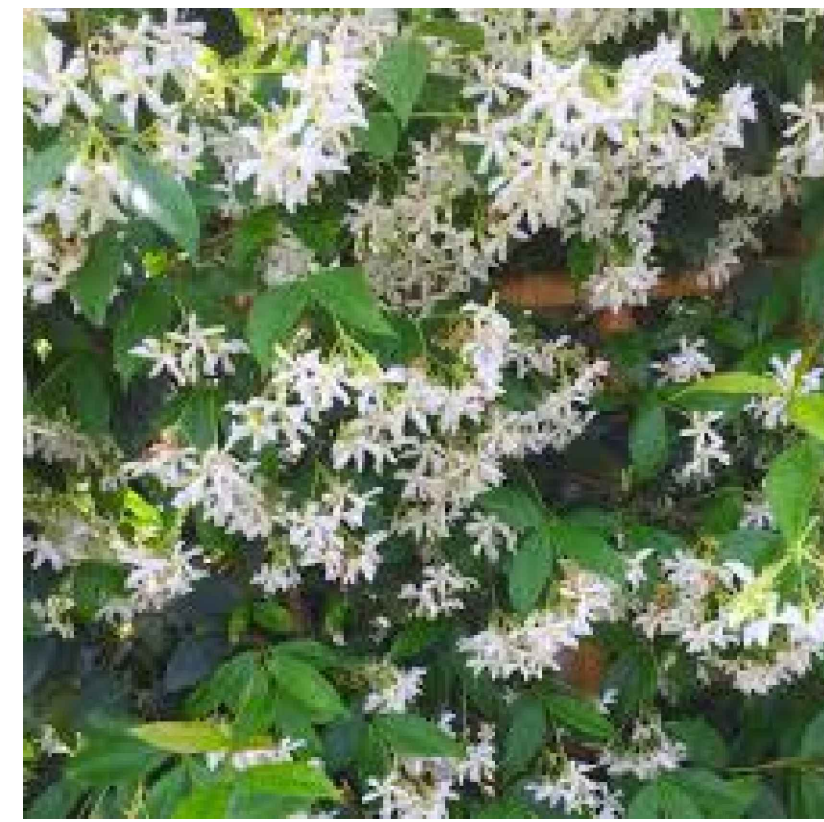
*Strelitzia nicolai*



*Clusia guttifera*



*Eugenia foetida*



*Trachelospermum asiaticum*

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Miami Beach, FL 33141

SHEET TITLE  
Plant material

ISSUE DATE  
02/18/2024

REVISION  
FEBRUARY, 2024

DESIGN  
GA

DRAWN  
TY

SCALE  
N/A

SEAL  
VALERIA QUINTANILLA  
LA6667640

SHEET NUMBER  
L-104