

4-6-25 Design Review Board Final Submittal

DRB24-1057

1405 Marseille Dr

Residential

1405 Marseille Dr, Miami Beach, FL 33141

DRAWING INDEX

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PARAMETRIKA LAND & DESIGN

Gabriela Albomoz

Valeria Quintanilla LA6667640



1405 Marseille Dr

1405 Marseille Dr

Miami Beach, FL 33141

☒ REV #6: 04-04-2025

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SHEET TITLE

Cover sheet

ISSUE DATE

03/30/2024

REVISION

March, 2024

DESIGN

GA

DRAWN

TY

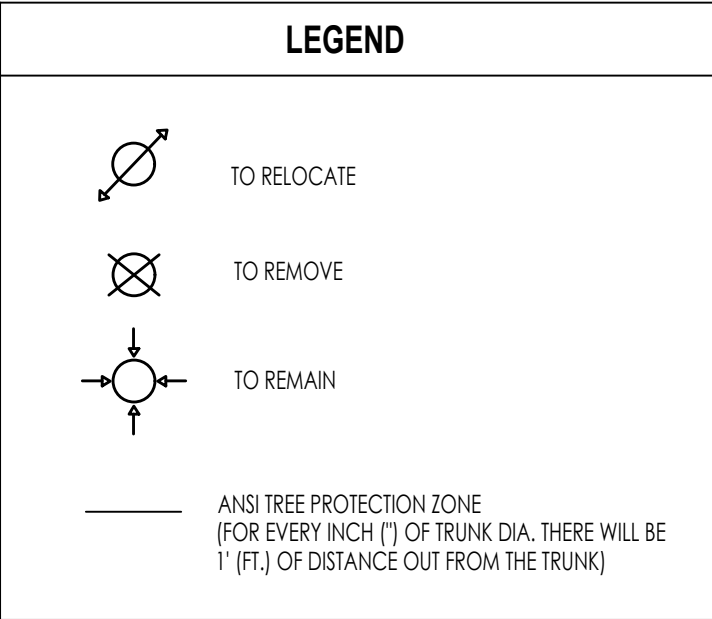
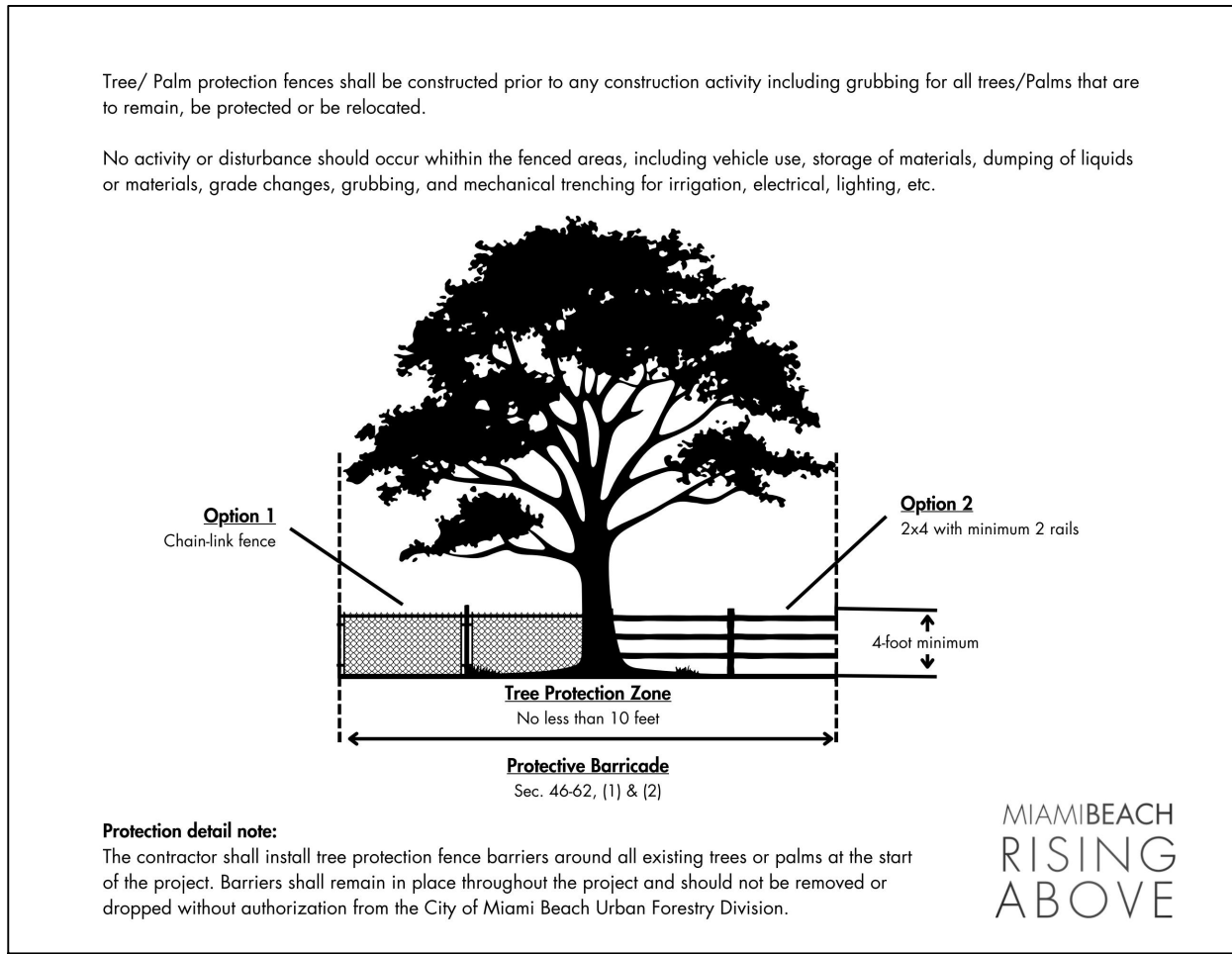
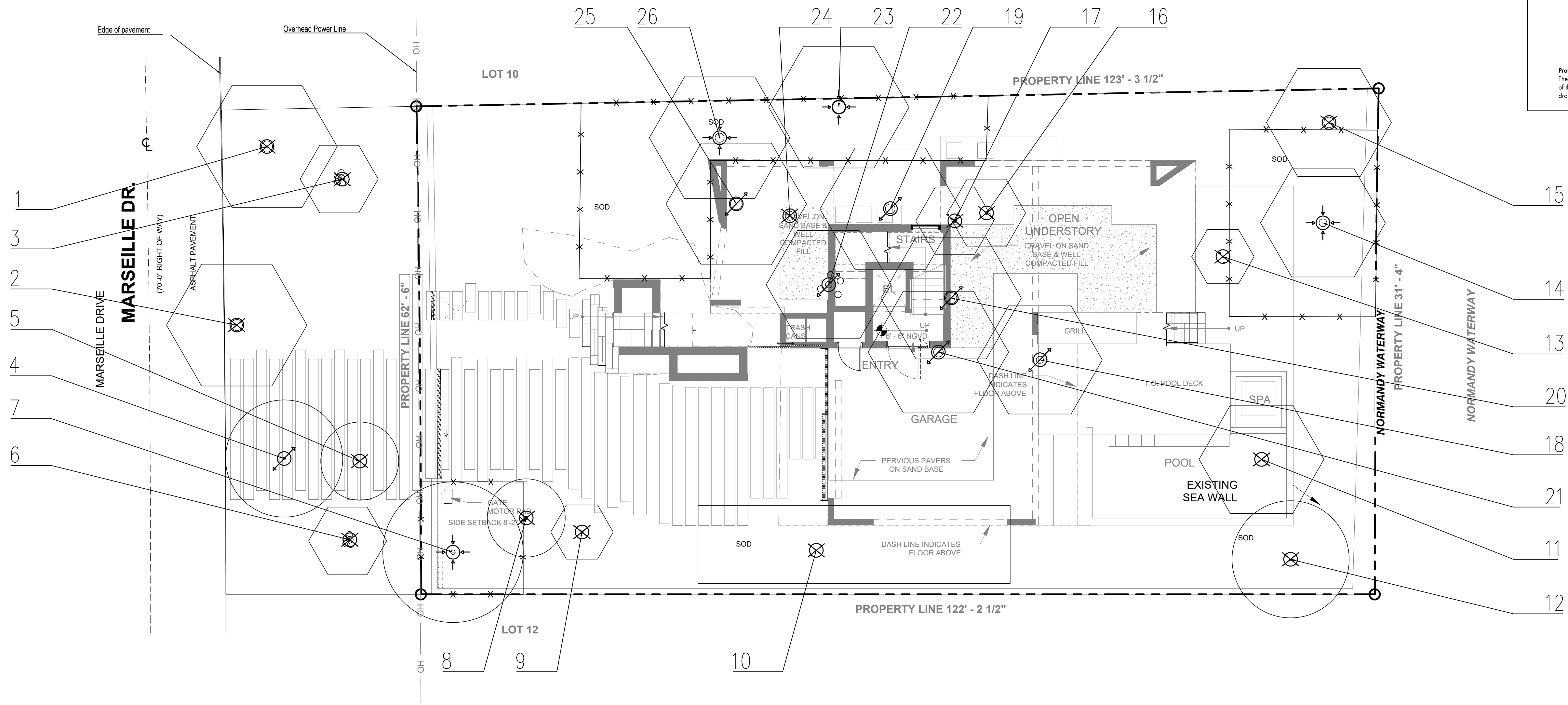
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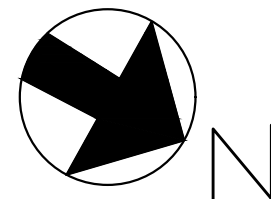
VALERIA QUINTANILLA

LA6667640

SHEET NUMBER



EXISTING TREES & PALMS												
Number	Common name	Botanical Name	Height (')	DBH (")	Number of stems	Spread (')	Condition	Critical Root Z	Prohibited?	Specimen?	Disposition	Mitigation
1	coconut palm	Cocos nucifera	25	17	1	18	Good	11		Yes	To remove	N/A
2	coconut palm	Cocos nucifera	25	17	1	18	Good	11		Yes	To remove	N/A
3	Alexander palm	Archontophoenix alexandrae	25	cluster	1	10	Good	10		Yes	To remove	N/A
4	Verawood	Bulnesia arborea	20	4	1	15	Good	10			To relocate	
5	fiddlewood	Citharexylum fruticosum	12	3	4	10	Poor				To remove	N/A
6	Alexander palm	Archontophoenix alexandrae	25	cluster	1	10	Good	10			To remove	*
7	Ochrosia	Ochrosia elliptica	20	9	4	18	Good	10			To remain	
8	screw pine	Pandanus utilis	22	5	1	10	Good	10			To remove	N/A
9	Alexander palm	Archontophoenix alexandrae	25	4	1	8	Good	10			To remove	N/A
10	Madagascar olive	Noronhia emarginata	20	hedge	1	40	Good	N/A			To remove	N/A
11	coconut palm	Cocos nucifera	18	0	1	16	Good	10			To remove	N/A
12	Australian pine	Casuarina equisetifolia	25	4	1	15	Good	N/A	YES		To remove	N/A
13	Alexander palm	Archontophoenix alexandrae	10	2.2/2	1	8	Good	10			To remove	N/A
14	coconut palm	Cocos nucifera	25	12	1	16	Good	10		Yes	To remain	
15	Chinese fan palm	Livistona chinensis	55	16	1	16	Good	11		Yes	To remove	N/A
16	Alexander palm	Archontophoenix alexandrae	25	5	1	10	Good	10			To remove	N/A
17	Alexander palm	Archontophoenix alexandrae	25	5	1	10	Good	10			To remove	N/A
18	coconut palm	Cocos nucifera	40	11	1	16	Good	10			To relocate	
19	royal palm	Roystonea regia	55	15	1	18	Good	10		Yes	To relocate	
20	royal palm	Roystonea regia	55	17	1	18	Good	11		Yes	To relocate	
21	royal palm	Roystonea regia	55	15	1	18	Good	10		Yes	To relocate	
22	royal palm	Roystonea regia	50	5 stems	5	16	Good	10		Yes	To relocate	
23	royal palm	Roystonea regia	55	19	1	18	Good	13		Yes	To remain	
24	royal palm	Roystonea regia	45	14	1	0	DEAD	N/A			To remove	N/A
25	royal palm	Roystonea regia	55	18	1	18	Good	12		Yes	To relocate	
26	royal palm	Roystonea regia	55	14	1	18	Good	10		Yes	To remain	
								TOTAL DBH REMOVED			-	
								TOTAL PALMS REMOVED				1



PARAMETRIKA LAND & DESIGN  
Gabriela Albomoz  
Valeria Quintanilla LA6667640



1405 Marseille Dr  
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Miami Beach, FL 33141

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SHEET TITLE  
Tree disposition plan

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March, 2024

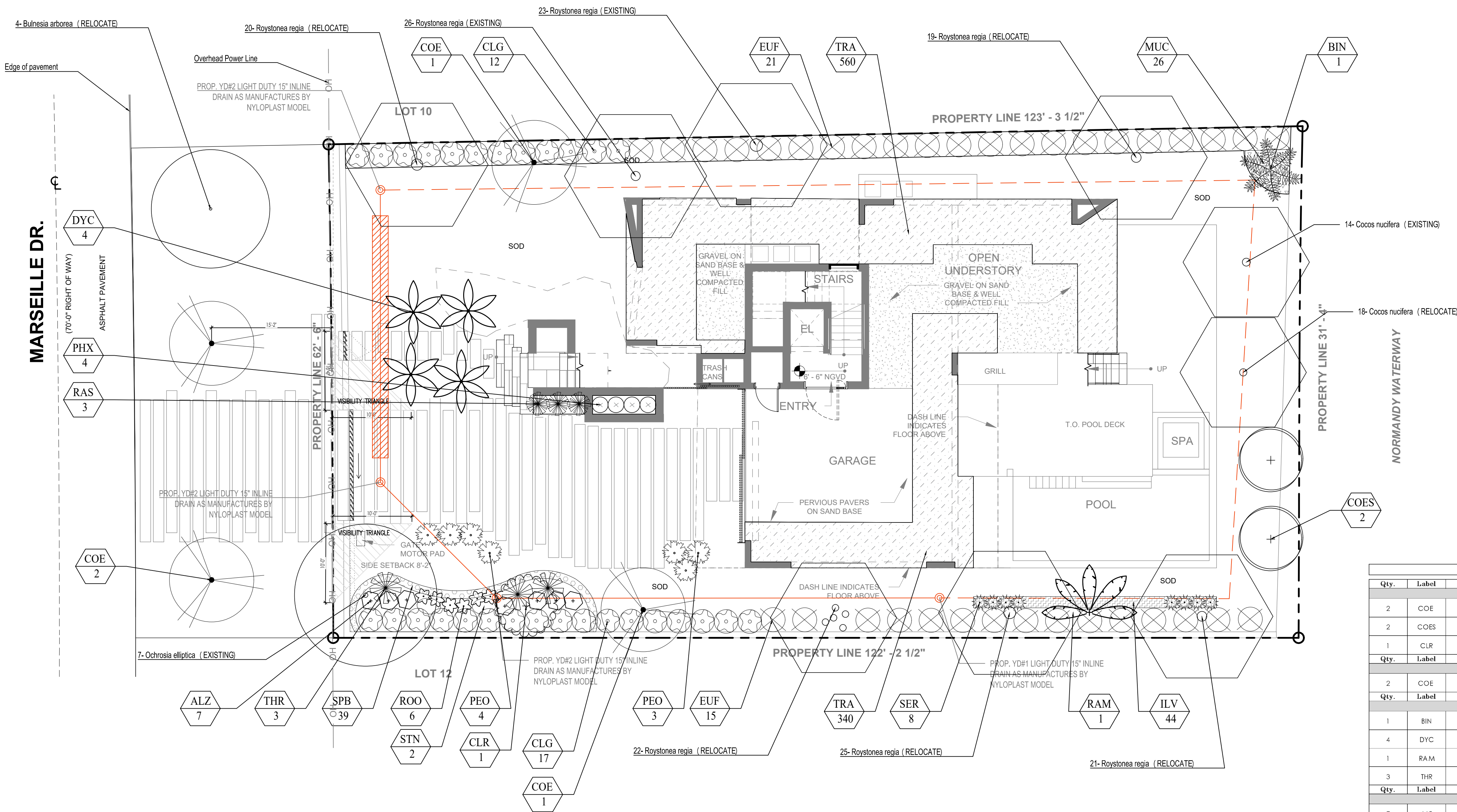
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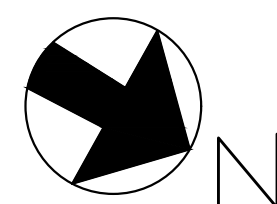
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LA6667640

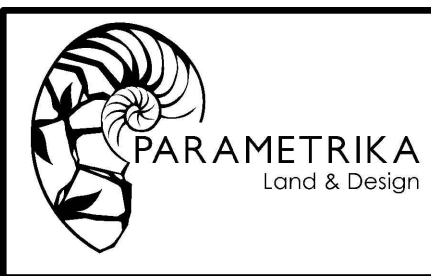
SHEET NUMBER  
L-101



PLANT LIST									
Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications
TREES									
2	COE	Conocarpus erectus	Green Buttonwood	12'	2"	10'	YES	Tolerant	
2	COES	Conocarpus erectus 'sericeus'	Silver Buttonwood	12'	2"	10'	YES	Tolerant	
1	CLR	Clusia rosea	Pitch Apple	12'	2"	10'	NO	Tolerant	
Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications
STREET TREES									
2	COE	Conocarpus erectus	Green Buttonwood	12'	2"	10'	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	
4	DYC	Dypsis cabadae	Cabada Palm	10'		8'	NO	Tolerant	
1	RAM	Ravenea madagascariensis	Travelers Palm	12'		12'	NO	Tolerant	
3	THR	Thrinax radiata	Thatch Palm	4'		4'	YES	Tolerant	
Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications
SHRUBS									
7	ALZ	Alpinia zerumbet	Shell Ginger	24"		24"	NO	Tolerant	
44	ILV	Ilex vomitoria	Yaupon Holly	24"		24"	YES	Moderate	18" o.c.
7	PEO	Pennisetum orientale	White fountain grass	36"		36"	NO	Tolerant	
4	PHX	Philodendron xanadu	Xanadu	24"		24"	NO	Tolerant	24" o.c.
3	RAS	Radermachera sinica	Radermachera	4'		4'	NO	Tolerant	48" o.c.
6	ROO	Rondeletia odorata	Panama rose	24"		24"	NO	Tolerant	
8	SER	Serenia repens	Saw Palmetto	24"		24"	YES	Tolerant	
39	SPB	Sporina 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									
29	CLG	Clusia guittifera	Small Leaf Clusia	6'		3'	NO	Tolerant	3' o.c.
36	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									
26	MUC	Muhlenbergia capillaris	Muhly Grass	18"		18"	YES	Tolerant	18" o.c.
900	TRA	Trachelospermum asiaticum	Asiatic Jasmine	12"		12"	YES	Tolerant	12" o.c.
Qty.	Label	Botanical Name	Common name	SOD					
2,302	SOD	Loyisia Lawn	Loyisia						



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REV #6: 04-04-2025

SHEET TITLE  
Landscape plan

ISSUE DATE  
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March, 2024

DESIGN  
GA

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TY

SCALE  
1/8" = 1'-0"

SEAL  
VALERIA QUINTANILLA  
LA6667640

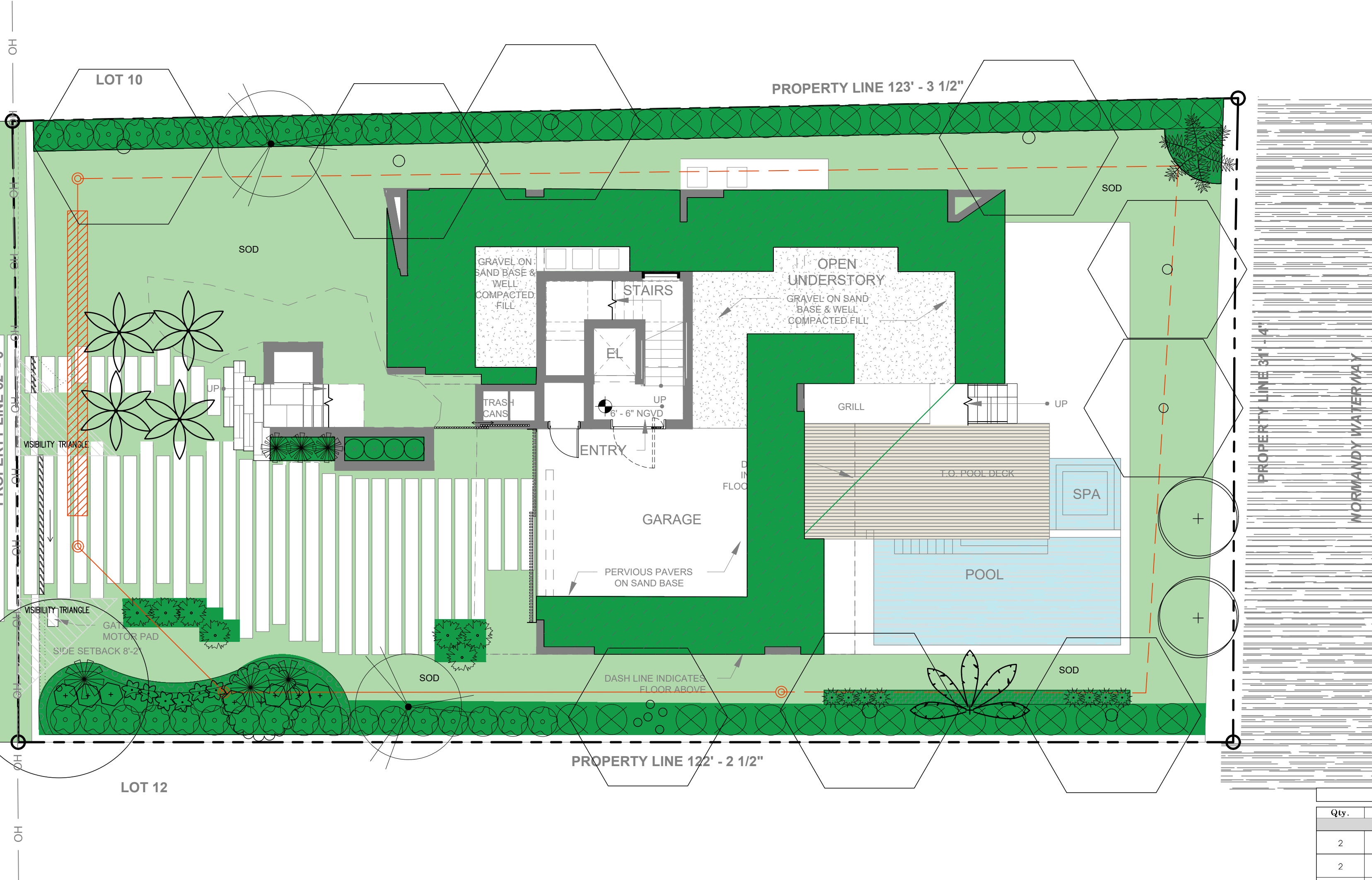
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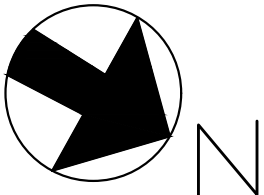
MARSEILLE DR.

(70'-0" RIGHT OF WAY)

ASPHALT PAVEMENT



PLANT LIST									
Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications
TREES									
2	COE	Conocarpus erectus	Green Buttonwood	12'	2"	10'	YES	Tolerant	
2	COES	Conocarpus erectus 'sericeus'	Silver Buttonwood	12'	2"	10'	YES	Tolerant	
1	CLR	Clusia rosea	Pitch Apple	12'	2"	10'	NO	Tolerant	
Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications
STREET TREES									
2	COE	Conocarpus erectus	Green Buttonwood	12'	2"	10'	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	
4	DYC	Dypsis cabadae	Cabada Palm	10'		8'	NO	Tolerant	
1	RAM	Ravenea madagascariensis	Travelers Palm	12'		12"	NO	Tolerant	
3	THR	Thrinax radiata	Thatch Palm	4'		4'	YES	Tolerant	
Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications
SHRUBS									
7	ALZ	Albizia zerumbet	Shell Ginger	24"		24"	NO	Tolerant	
44	ILV	Ilex vomitoria	Yaupon Holly	24"		24"	YES	Moderate	18" o.c.
7	PEO	Pennisetum orientale	White fountain grass	36"		36"	NO	Tolerant	
4	PHX	Philodendron xanadu	Xanadu	24"		24"	NO	Tolerant	24" o.c.
3	RAS	Rademachera sinica	Rademachera	4'		4'	NO	Tolerant	48" o.c.
6	ROO	Rondeletia odorata	Panama rose	24"		24"	NO	Tolerant	
8	SER	Serenia repens	Saw Palmetto	24"		24"	YES	Tolerant	
39	SPB	Sporina bakeri	Sand Cordgrass	18"		18"	YES	Tolerant	18" o. c.
2	STN	Strelitzia nicotia	White bird of paradise	4'		3'	NO	Tolerant	
Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications
LARGE SHRUBS									
29	CLG	Clusia guilliera	Small Leaf Clusia	6'		3'	NO	Tolerant	3' o.c.
36	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
GROUNDCOVER									
26	MUC	Muhlenbergia capillaris	Muhly Grass	18"		18"	YES	Tolerant	18" o. c.
900	TRA	Trachelospermum asiaticum	Asiatic jasmine	12"		12"	YES	Tolerant	12" o. c.
Qty.	Label	Botanical Name	Common name	SOD					
2,302	SOD	Zoysia Lawn	Zoysia						



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SHEET TITLE  
Landscape plan (RENDERED)

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DESIGN  
GA

DRAWN  
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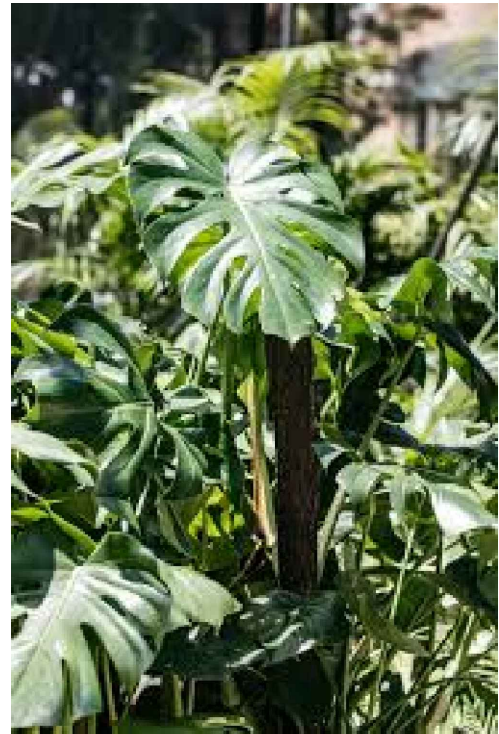
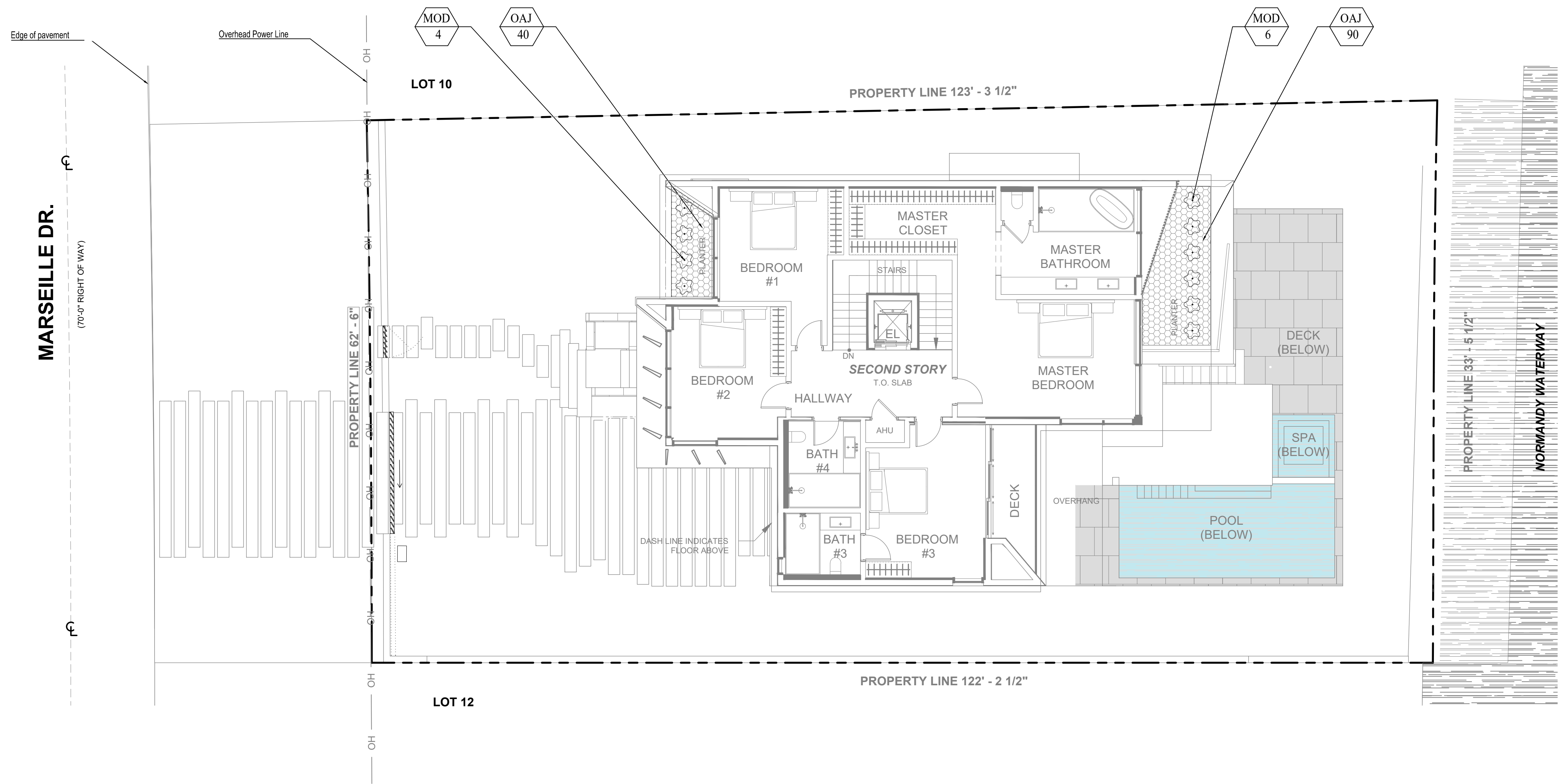
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VALERIA QUINTANILLA  
LA6667640

SHEET NUMBER  
L-102.1



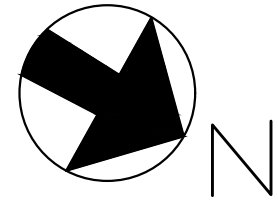


Monstera deliciosa



Tabernaemontana  
divaricata

PLANT LIST								
Qty.	Label	Botanical Name	Common name	Height	Spread	Native	Drought tolerance	Specifications
SHRUBS								
10	MOD	Monstera deliciosa	Swiss Cheese Plant/Ceriman	24"	24"	NO	Tolerant	
130	TAD	Tabernaemontana divaricata	Oax Jazmine	18"	18"	NO	Tolerant	



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Gabriela Albomoz  
Valeria Quintanilla LA6667640



1405 Marseille Dr  
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Miami Beach, FL 33141

REV #6: 04-04-2025

SHEET TITLE  
Landscape plan (2nd floor)

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March, 2024

DESIGN  
GA

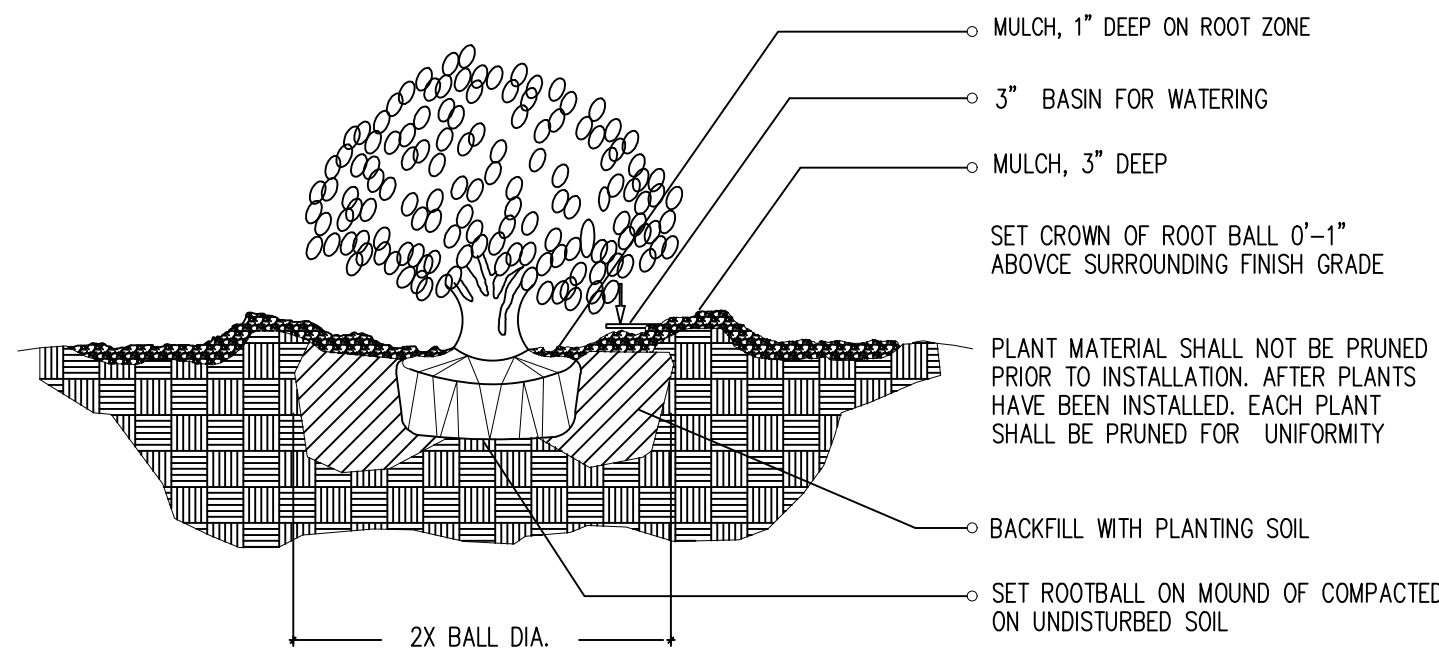
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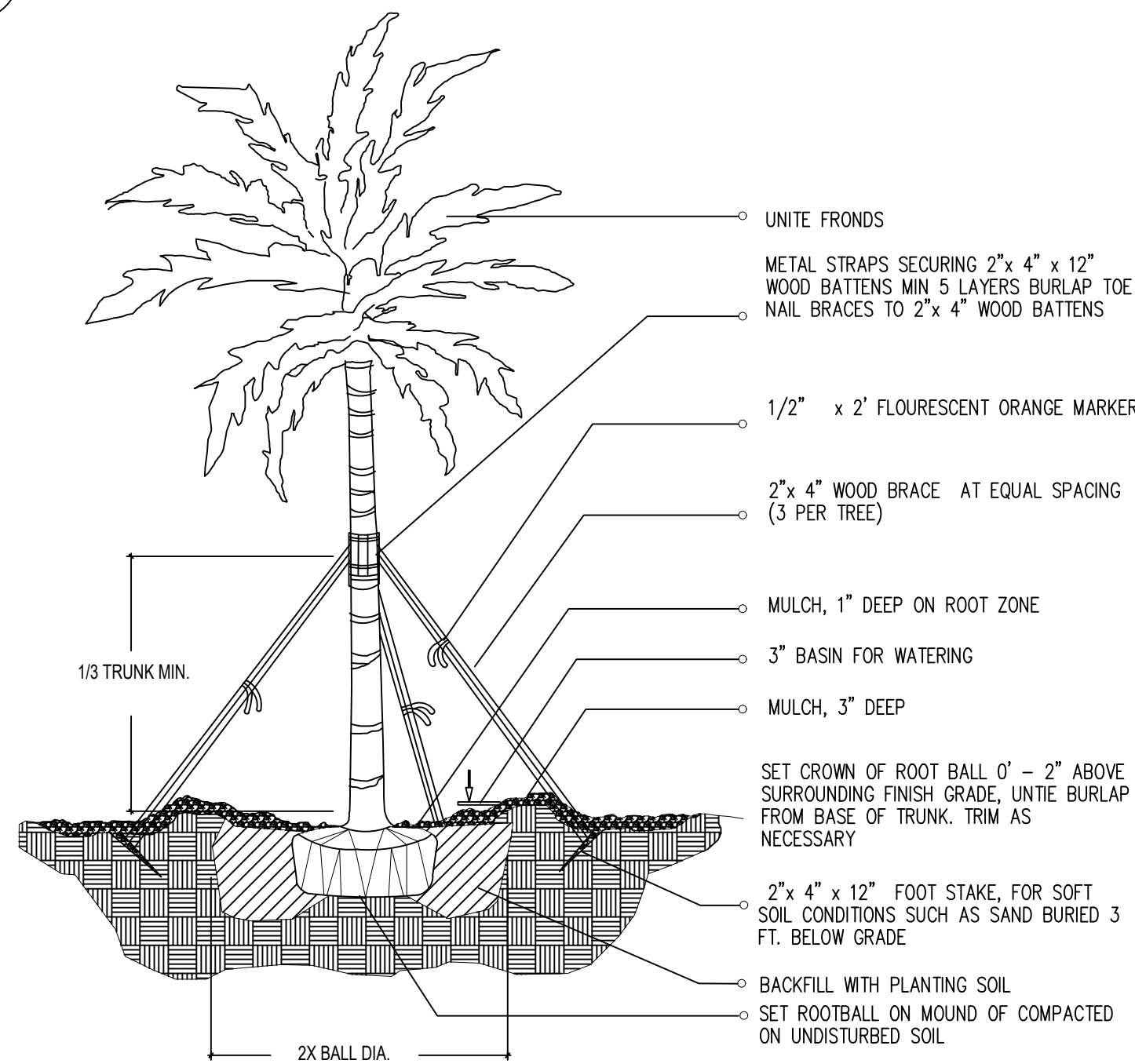
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LA6667640

SHEET NUMBER  
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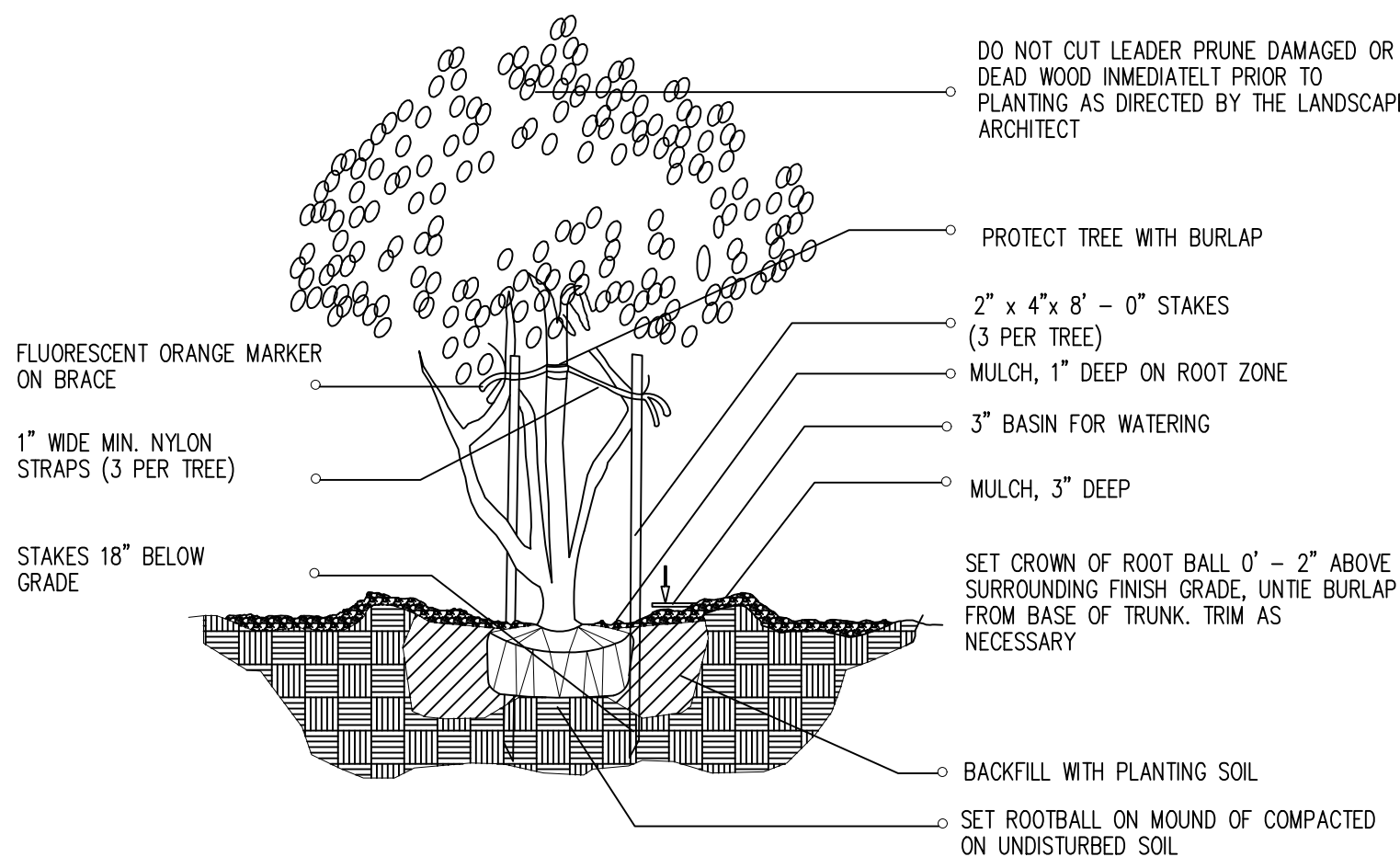
1-1 SHRUB / PLANTING DETAIL



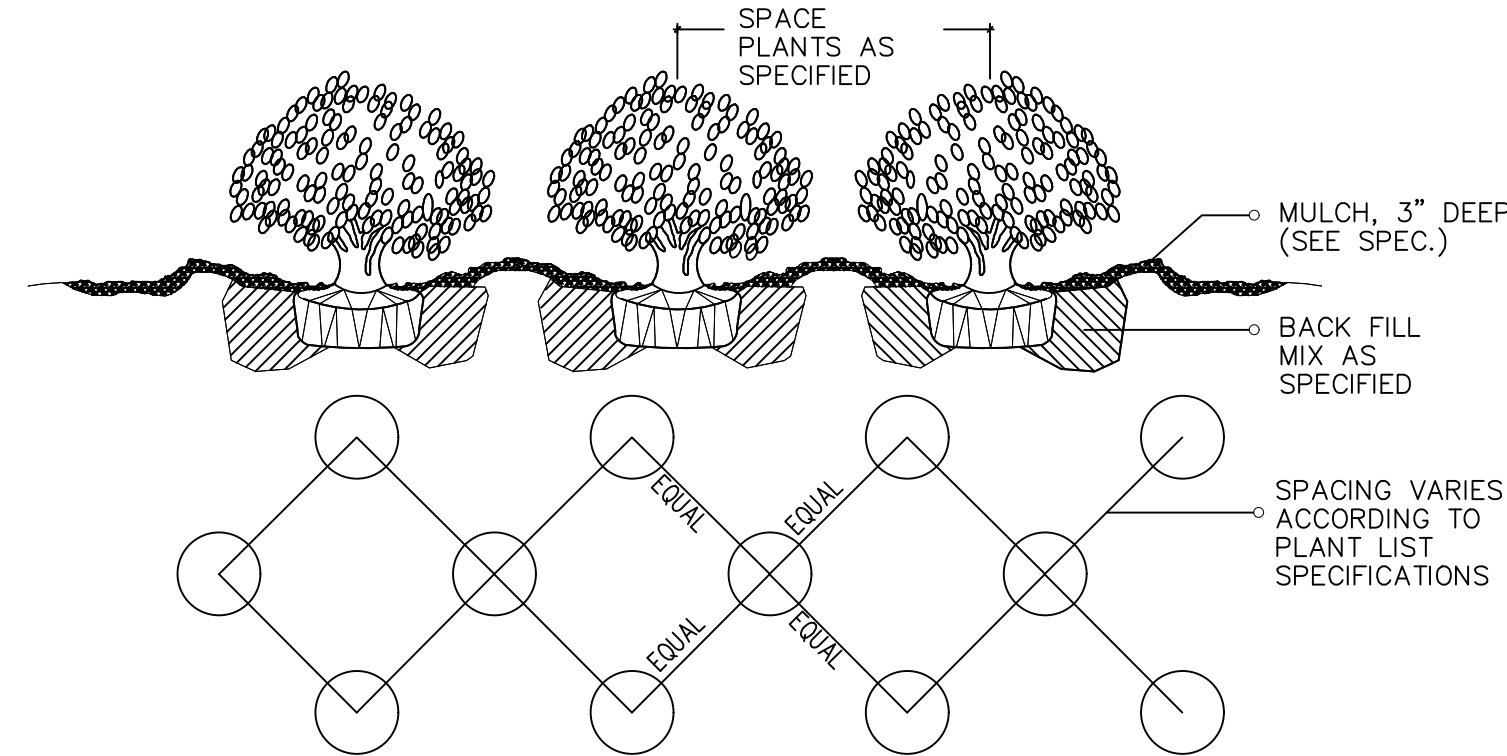
1-4 LARGE PALM / PLANTING DETAIL

#### LANDSCAPE LEGEND

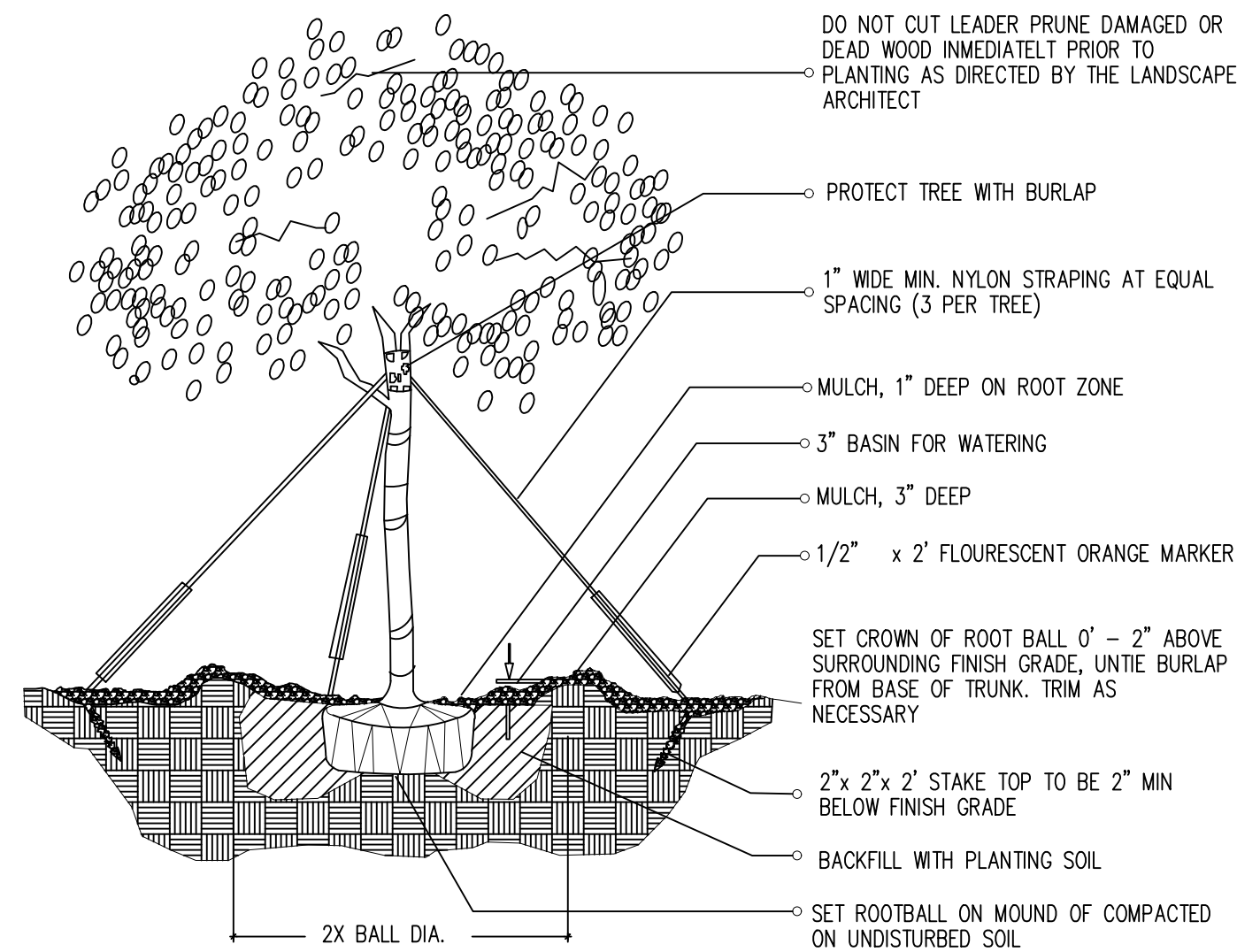
Transect Zone: RS-4	Lot Area 7,977	Acres 0.183
<b>OPEN SPACE</b>	REQUIRED/ PROVIDED	ALLOWED
A. Square feet of required Open Space, as indicated on site plan: Lot Area = 7,977 s.f. x 50 % = 3,989 s.f.	3,989	7,735
B. Square feet of parking lot open space required by Article 9, as indicated on site plan: Number of parking spaces _____ x 10 s.f. per parking space=		
C. Total square feet of landscaped open space required: A+B=	3,989	7,735
<b>LAWN AREA CALCULATION</b>		
A. Square feet of landscaped open space required:	3,989	7,735
B. Maximum lawn area (sod) permitted = 50 % x 7,735 s.f.	3,868	2,171
<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 =	6	6 (1 ex.)
B. % Palms allowed: Number of trees provided x 30% =	2	10 ex.
C. % Natives required: Number of trees provided x 30% =	2	4
D. % Drought tolerant and low maintenance: Number of trees provided x 20% =	1	4
E. Street Trees (maximum average spacing of 20' o.c.): _____ linear feet along street / 20 =	3	3 (1 ex.)
% 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 =	108	120
B. % Native shrubs required: Number of shrubs provided x 50% =	60	91
<b>LARGE SHRUBS OR SMALL TREE</b>		
A. Number of large shrubs or small trees required: Number of shrubs required x 10% =	9	65
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50% =	33	36



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



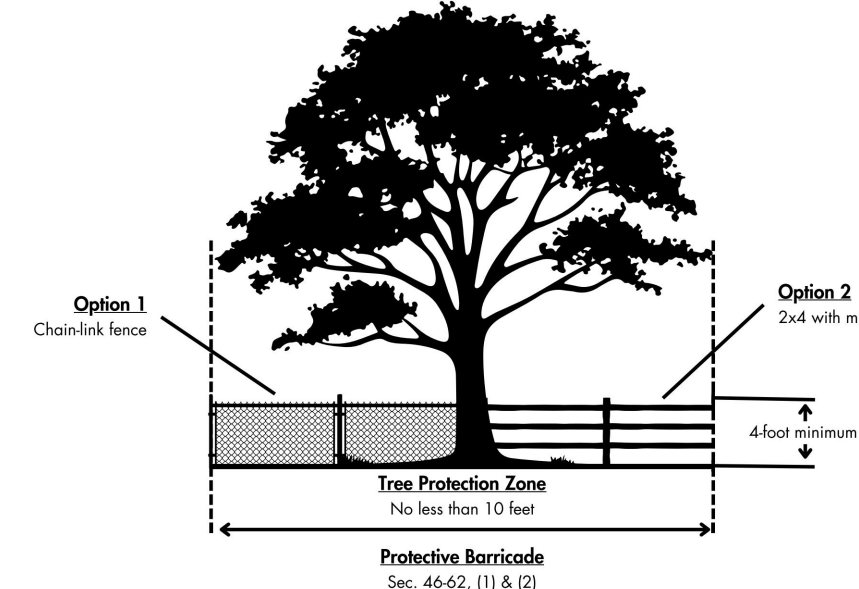
1-6 SHRUB / GROUNDCOVER SPACING PLANTING DETAIL



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

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.



**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  
RISING ABOVE

#### 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 or shown in the planting detail, or the wire and lumber 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 its work.
- All work shall conform to Miami-Dade County's landscape ordinance Chapter 18A, ordinance # 98-13, and any other municipal landscape ordinance in effect at the project's location, including streets-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 streetfront triangle of 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 1-800-452-4770 (Toll Free) 48 hours before digging.
- Landscape Contractor is responsible for inspecting the site and physically observing all the 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 allow 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 (see 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 in healthy 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:
    - 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 thinning required shall be as per the International Society of Arboriculture Thinning 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 perforation. 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, grinding 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 "backs" 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



1405 Marseille Dr  
1405 Marseille Dr  
Miami Beach, FL 33141

REV #6: 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





*Conocarpus erectus*



*Conocarpus erectus*  
'sericeus'



*Clusia rosea*



*Bismarckia*  
*nobilis*



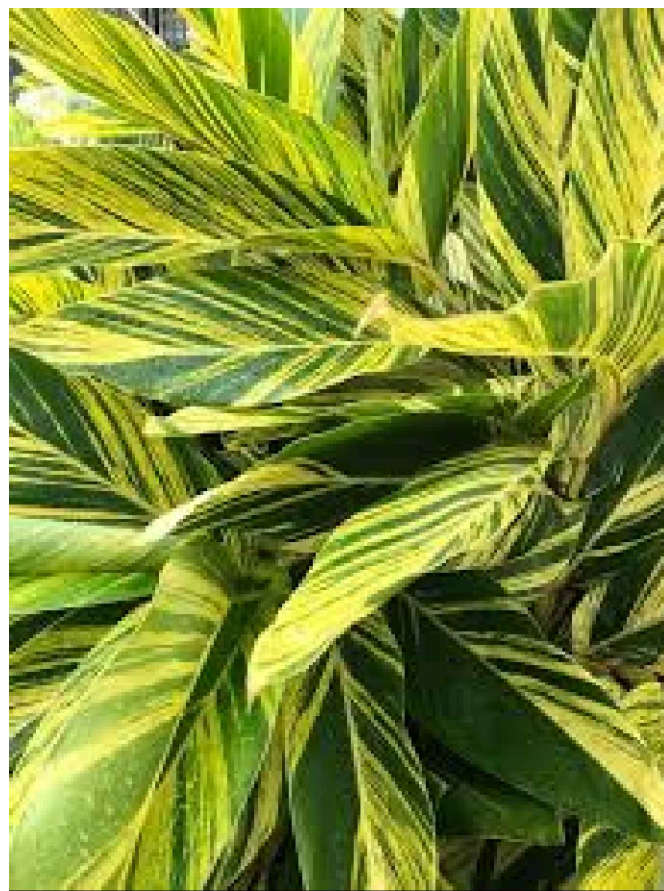
*Dypsis cabadae*



*Ravenala*  
*madagascariensis*



*Thrinax radiata*



*Alpinia zerumbet*



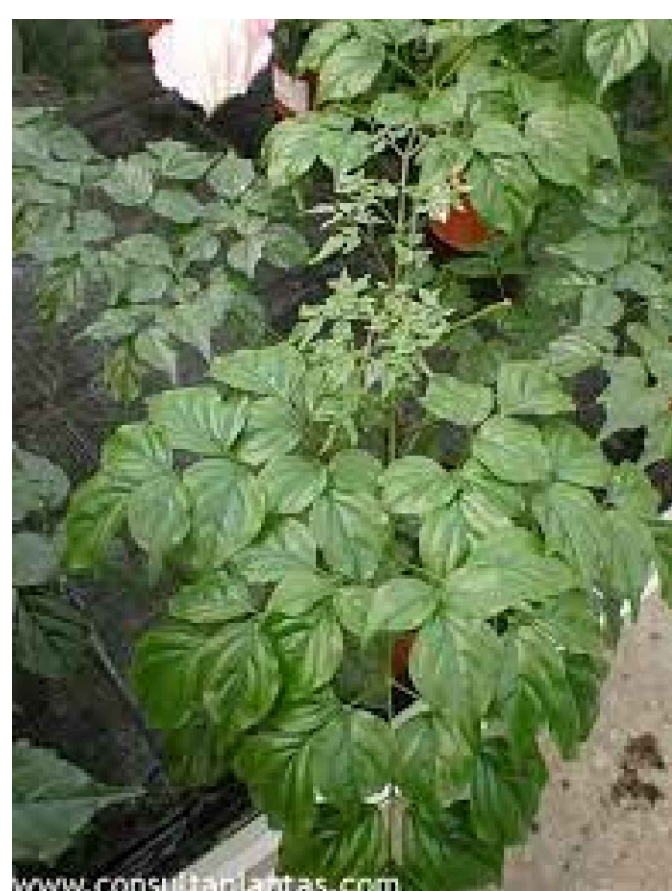
*Ilex vomitoria*



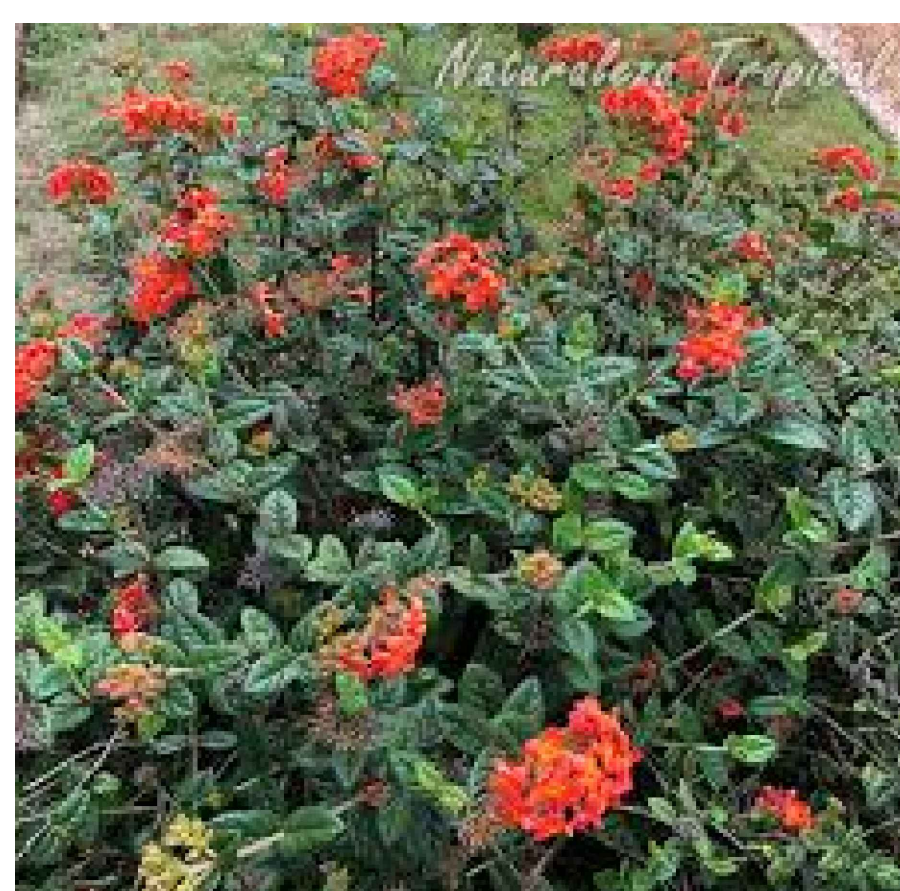
*Pennisetum orientale*



*Philodendron xanadu*



*Radermachera sinica*



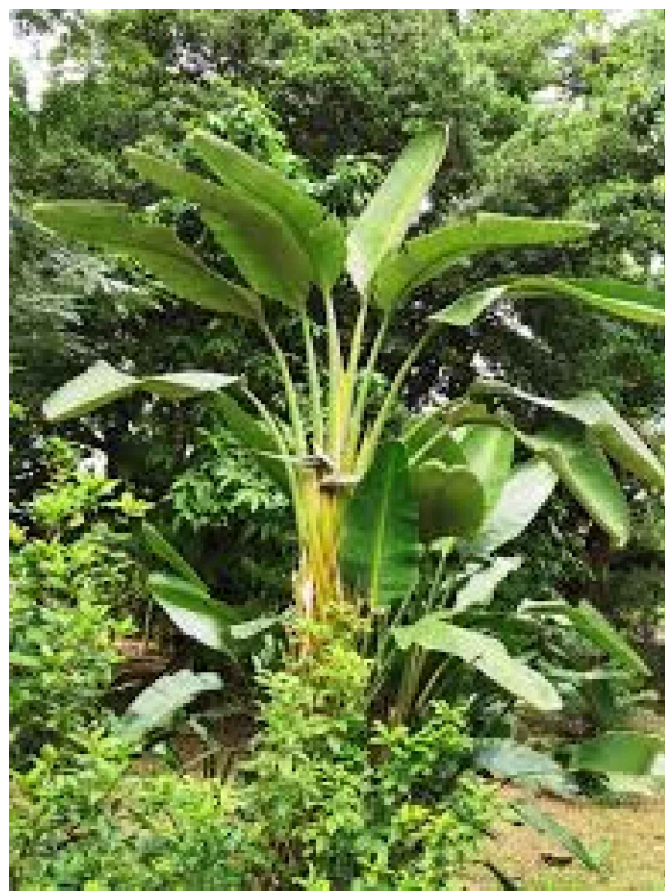
*Rondeletia odorata*



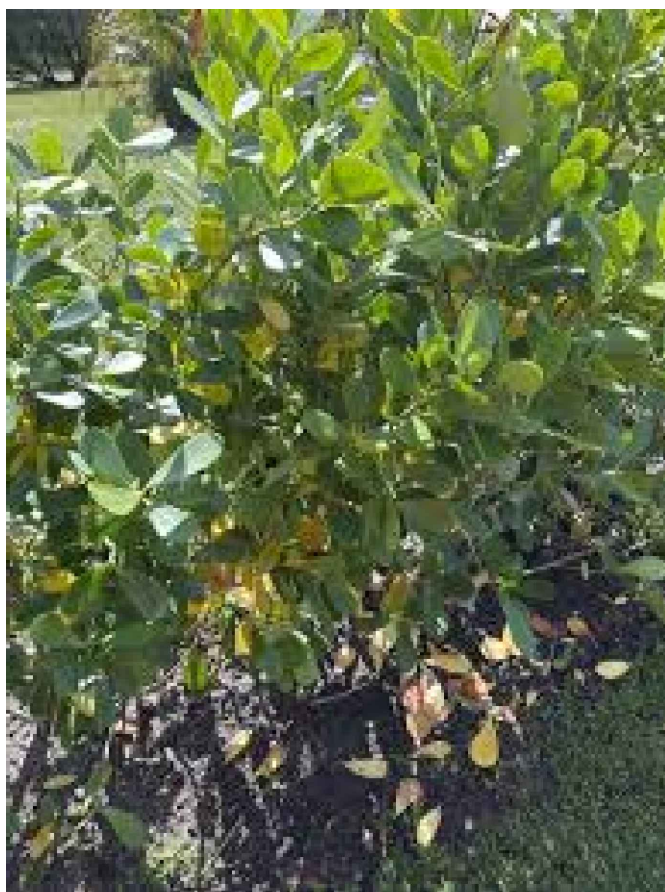
*Serenoa repens*



*Spartina bakeri*



*Strelitzia nicolai*



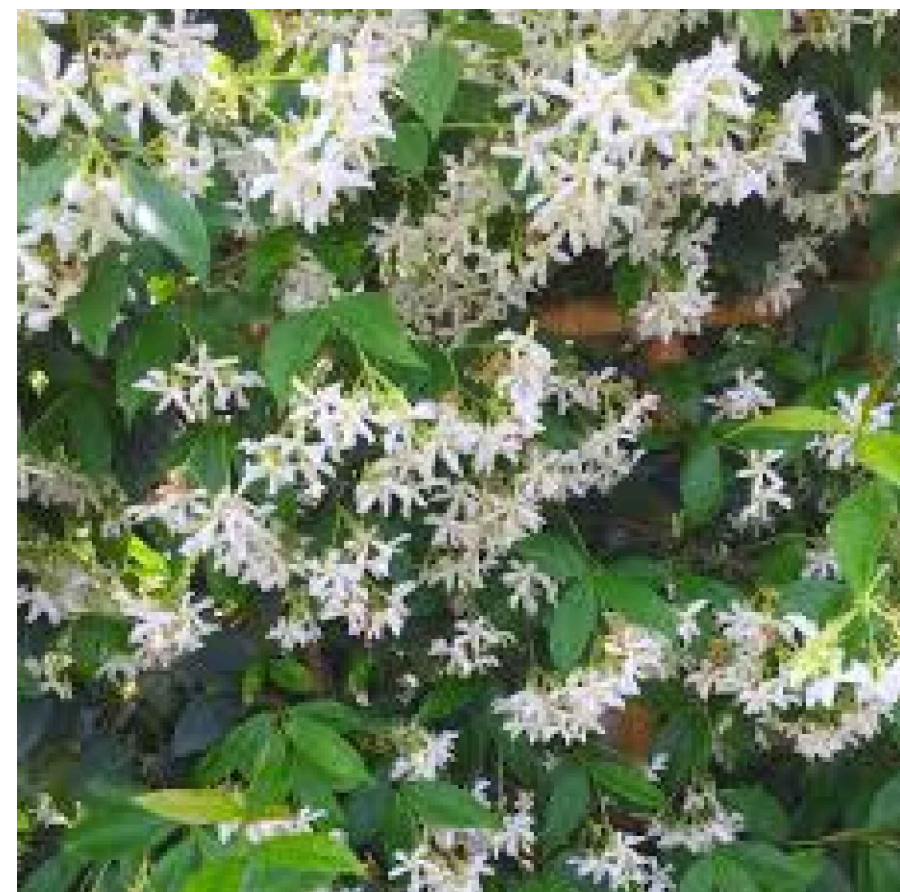
*Clusia guttifera*



*Eugenia foetida*



*Muhlenbergia*  
*capillaris*



*Trachelospermum*  
*asiaticum*

