

**CASA CASUARINA
 RETRACTABLE CANOPIES**
 1116 OCEAN DRIVE
 MIAMI BEACH, FLORIDA 33139
HPB17-0177

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DATE	PROJECT No.
11/20/2017	562
SCALE	AS SHOWN

AS SHOWN	DATE AND COMMENT
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REV	DATE AND COMMENT

**EXISTING
 2017 POOL
 PHOTOGRAPHY**

SHEET No.:

A3.2A





CASA CASUARINA
RETRACTABLE CANOPIES
1116 OCEAN DRIVE
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2017
COURTYARD
PHOTOGRAPHY

SHEET No.:
A3.3



EXISTING COURTYARD AREA (2017)

**CASA CASUARINA
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**2017
 COURTYARD
 PHOTOGRAPHY**

SHEET No.:
A3.3A



**OCEAN DRIVE CONTEXT PHOTOGRAPH
 (11-11-2017)**

**CASA CASUARINA
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OCEAN DRIVE CONTEXT LINE DRAWING

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**CONTEXT EAST
 ELEVATION**

SHEET No.:
A3.4



**11TH STREET CONTEXT PHOTOGRAPH
 (11-11-2017)**



11TH STREET CONTEXT ELEVATION

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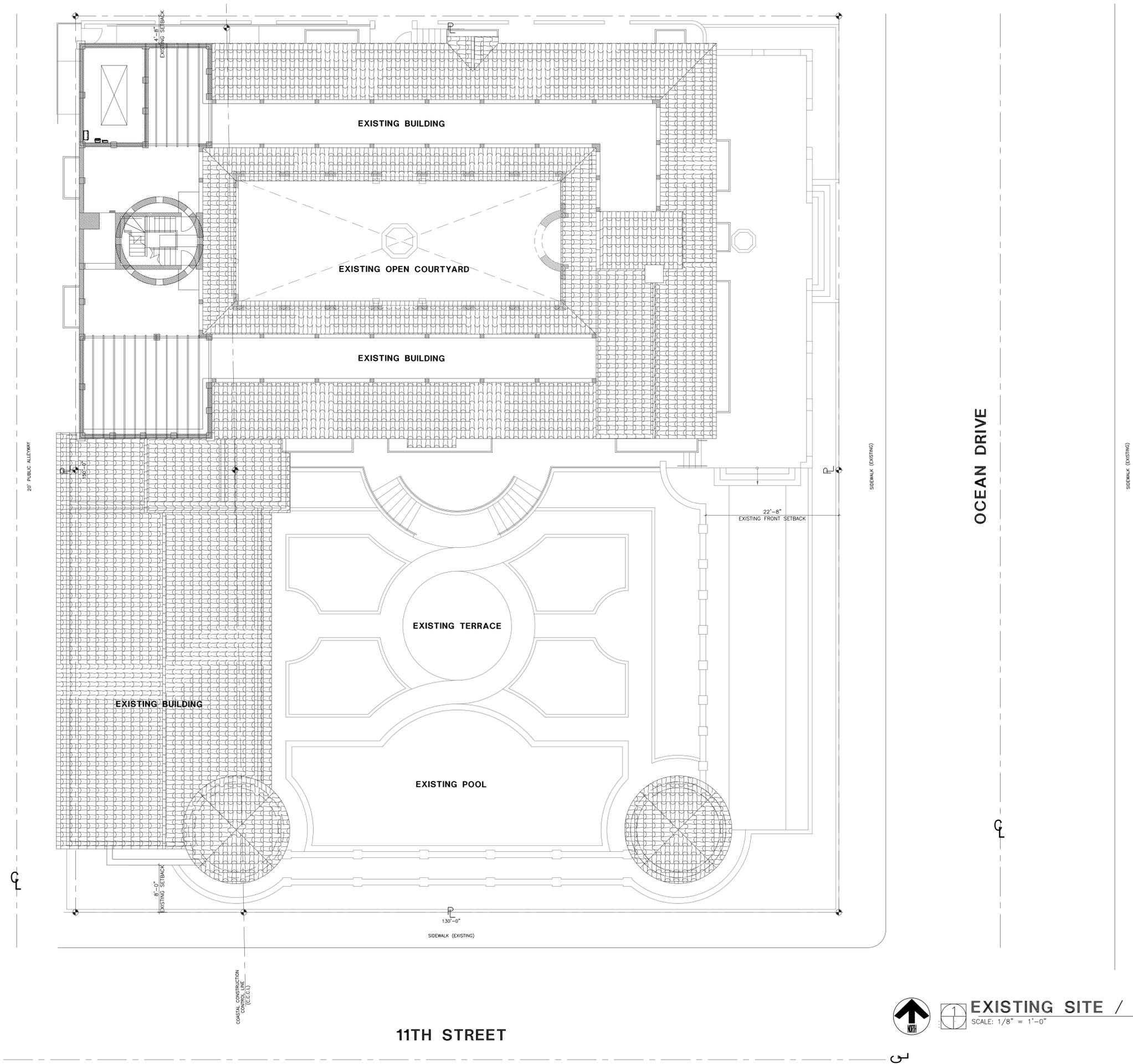
DATE	PROJECT No.
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CONTEXT SOUTH ELEVATION

SHEET No.:
A3.5



**CASA CASUARINA
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**EXISTING SITE /
 ROOF PLAN**

SHEET No.:
A4.0

EXISTING SITE / ROOF PLAN
 SCALE: 1/8" = 1'-0"

**CASA CASUARINA
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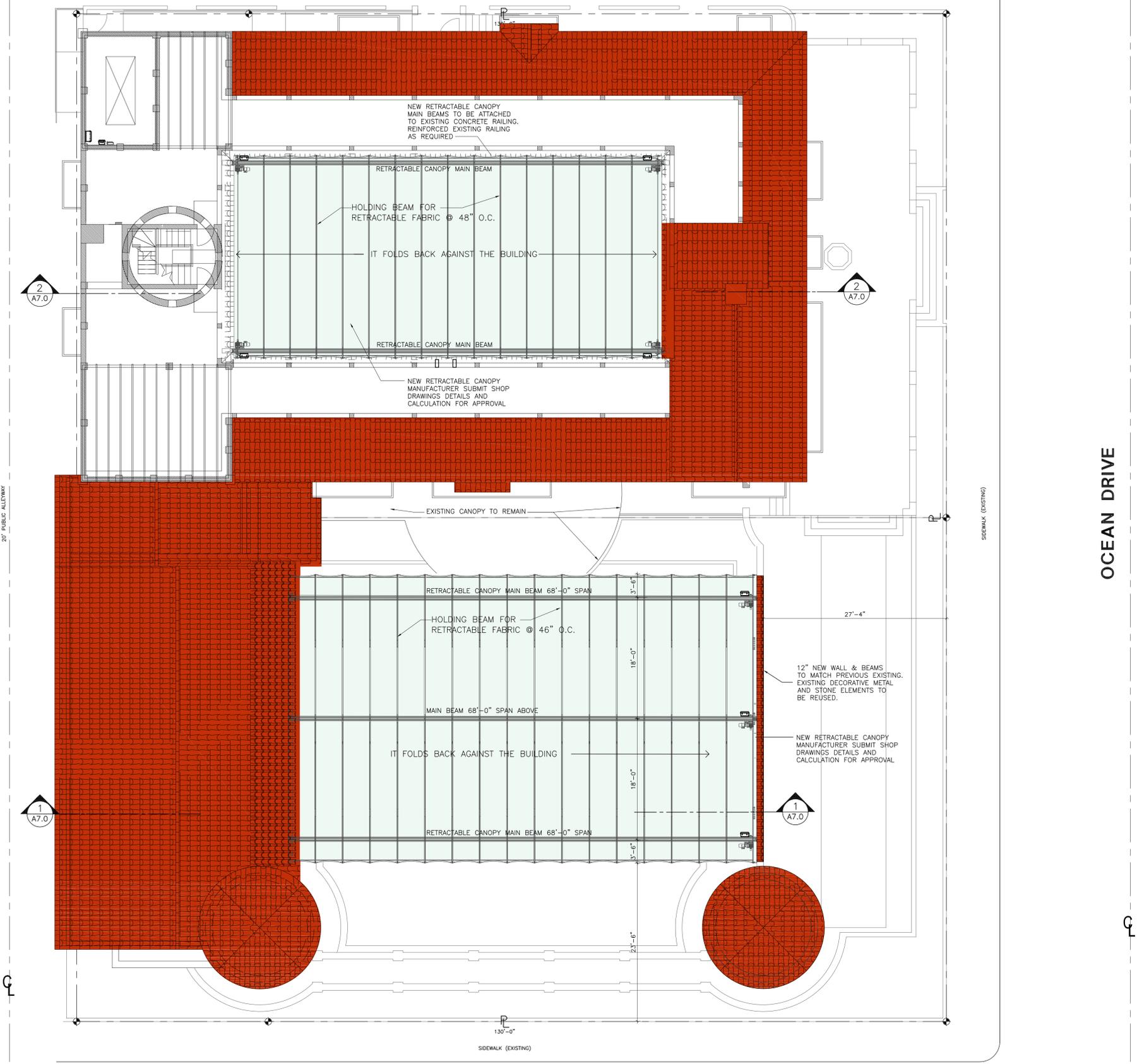
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PROPOSED SITE / ROOF PLAN

SHEET No.:
A4.1



PROPOSED SITE / ROOF PLAN
 SCALE: 1/8" = 1'-0"

11TH STREET

**CASA CASUARINA
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**DEPLOYED
 CANOPY
 ISOMETRIC**

SHEET No.:

A5.0



PROPOSED - ISOMETRIC - CANOPY DEPLOYED



PROPOSED - ISOMETRIC - CANOPY RETRACTED

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RETRACTABLE CANOPY ISOMETRIC

SHEET No.:
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 DRAWN BY: JAC

AS SHOWN

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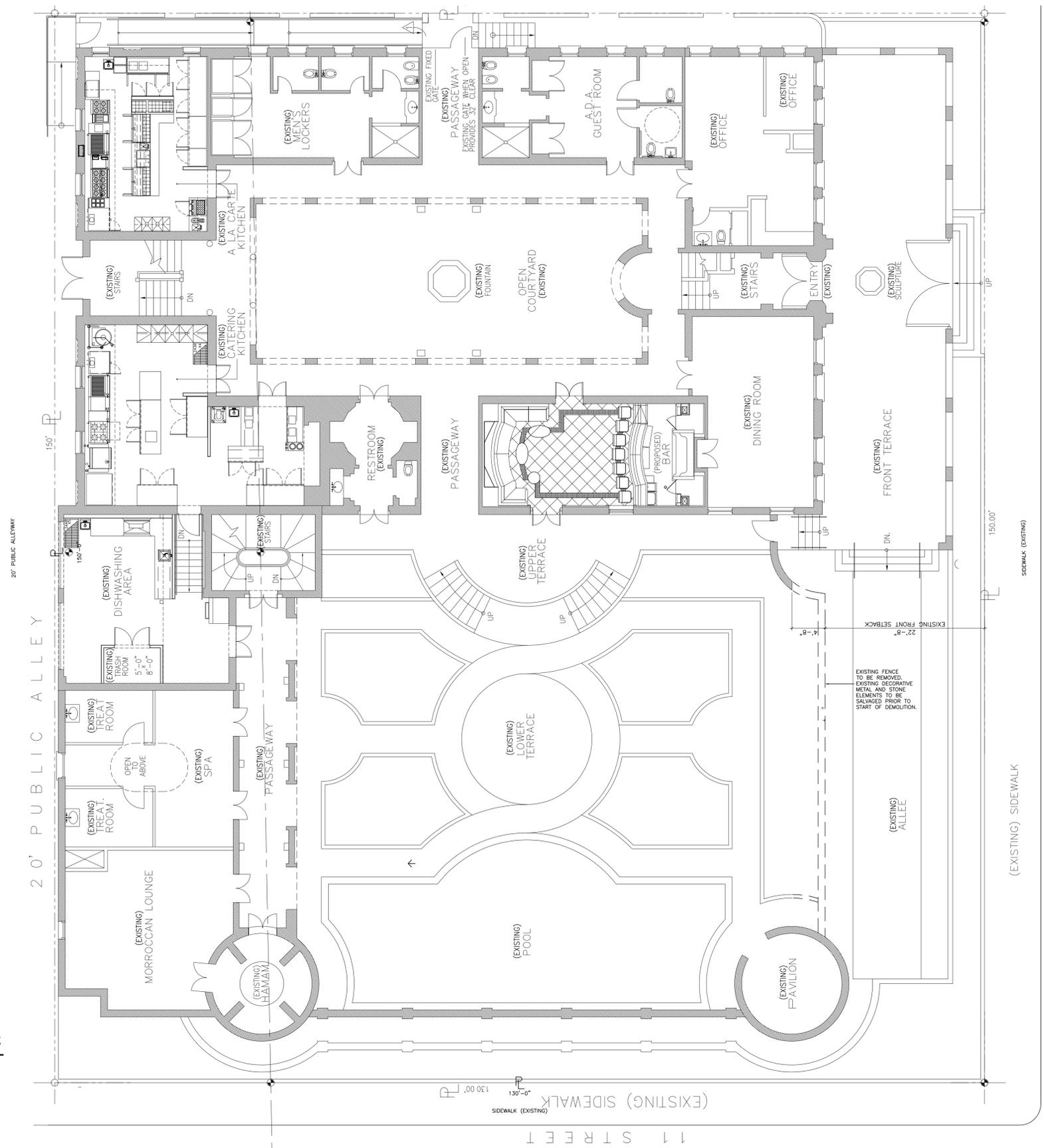
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DEMOLITION FLOOR PLAN

SHEET No.:

A5.1

- GENERAL DEMOLITION NOTES:**
- 1.) DASHED LINES ON DEMO PLANS REPRESENT WALLS, DOORS, SOFFITS, CASEWORK, ETC TO BE REMOVED. PATCH & REPAIR EXISTING ADJOINING AREAS TO REMAIN.
 - 2.) CONTRACTOR SHALL COORDINATE ARCHITECTURAL DEMOLITION DRAWINGS AND NOTES WITH ELECTRICAL AND FIRE PROTECTION DRAWINGS AND NOTES. PATCH OR REBUILD ANY AREAS THAT HAVE BEEN DAMAGED OR DISTURBED.
 - 3.) THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS WITHIN THE CONTRACT LIMITS AND NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DEVIATION FROM CONTRACT DOCUMENTS NECESSITATED BY FIELD CONDITIONS OR ITEMS NOT COVERED.
 - 4.) MAINTAIN ACCESS TO EXITS AND EXIT STAIRS AT ALL TIMES. FIRE ALARM AND SMOKE DETECTION SYSTEM SHALL REMAIN OPERATIONAL AT ALL TIMES. PROTECT SMOKE DETECTORS AS REQUIRED AND IN CONFORMANCE WITH CODES AND LOCAL AUTHORITIES HAVING JURISDICTION.
 - 5.) FOR ALL SURFACES SCHEDULED TO REMAIN, PATCH AND MATCH SURFACES DISTURBED BY DEMOLITION OR REMOVAL OF EQUIPMENT OR UTILITIES. INSTALL PATCHING TO MATCH ADJACENT WORK IN FINISH, STRUCTURAL QUALITIES, COURSEING OF MASONRY, AND OTHER CHARACTERISTICS. PATCH SURFACES TO COMPLY WITH FIRE RATINGS, SMOKE-TIGHT RATINGS, ACOUSTICAL CRITERIA AND OTHER PERFORMANCE CRITERIA INDICATED.
 - 6.) ALL DEMOLITION SHALL BE PERFORMED IN A SAFE AND ACCEPTABLE MANNER TO ALL AUTHORITIES HAVING JURISDICTION AND THE OWNER. A FIRE WATCH SHALL BE PROVIDED. IF ANY HAZARDOUS SITUATIONS ARE THOUGHT TO BE POSSIBLE, COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION FOR POLLUTION CONTROL. THOROUGHLY CLEAN ADJACENT AREAS OF DUST, DIRT AND DEBRIS CAUSED BY DEMOLITION WORK. BEFORE NEW WORK BEGINS, RETURN ADJACENT AREAS TO CONDITION FOUND PRIOR TO START OF DEMOLITION WORK.
 - 7.) PROVIDE TEMPORARY PARTITIONS/DUST PROTECTION (RATED AND/OR NON-RATED) AS REQUIRED. REVIEW LOCATIONS OF TEMPORARY PARTITIONS/DUST PROTECTION WITH OWNER AND ARCHITECT PRIOR TO START OF WORK.
 - 8.) HAZARDOUS MATERIAL NOTE: CONTRACTOR SHALL STOP WORK AND INFORM OWNER IMMEDIATELY IN WRITING OF ANY HAZARDOUS MATERIAL ENCOUNTERED OR THOUGHT TO BE HAZARDOUS MATERIAL. THE OWNER, AFTER RECEIVING WRITTEN NOTICE SHALL INSTRUCT CONTRACTOR ON HOW TO PROCEED.
 - 9.) ALL WORK SHALL BE DONE IN PROTECTED SPACE. NO DUST OR DIRT SHALL TRAVEL FROM CONSTRUCTION AREA TO ADJACENT AREAS. TEMPORARY DUST PROTECTION SHALL BE ERRECTED PRIOR TO START OF WORK. PROVISIONS TO CONTROL AIRBORNE DUST WITH DIRECTOR, FACILITIES-BUILDING MANAGER AND CONSTRUCTION MANAGER, COORDINATE ADDITIONAL FILTRATION OF EXTERIOR AIR INTAKES TO MECHANICAL SYSTEMS.
 - 10.) PRIOR TO ANY DEMOLITION, THE CONTRACTOR SHALL COORDINATE SHORING AND BRACING AND MAINTAIN THE STRUCTURAL INTEGRITY OF THE REMAINING ELEMENTS OF THE BUILDING AND ITS SYSTEMS AS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUPPORT OF ADJACENT STRUCTURES DURING DEMOLITION AND NEW CONSTRUCTION WORK. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING, SCAFFOLDING, ETC. WHICH ARE NECESSARY TO PREVENT COLLAPSE, SUBSIDENCE, DEFLECTION OR ANY OTHER TYPE OF DAMAGE. REPAIR SPRAY FIREPROOFING DAMAGED DURING DEMOLITION WORK TO ITS REQUIRED ASSEMBLY AND FIRE RATING.
 - 11.) CONTRACTOR SHALL REVIEW ALL ITEMS TO BE DEMOLISHED WITH OWNER TO IDENTIFY ANY ITEMS TO BE SALVAGED PRIOR TO START OF DEMOLITION.
 - 12.) REMOVE ALL CAMERAS IN CONTRACT LIMIT AREA AND RETURN TO OWNER.
 - 13.) ANY FLOOR OPENINGS SHALL BE COVERED DURING DEMOLITION AND CONSTRUCTION AND A SECURITY PERIMETER TEMPORARY RAIL SHALL BE INSTALLED AROUND ANY LARGE OPENING.



DEMOLITION FLOOR PLAN
 SCALE: 1/8" = 1'-0"

11TH STREET

20' PUBLIC ALLEY

OCEAN DRIVE

OCEAN DRIVE

C

C

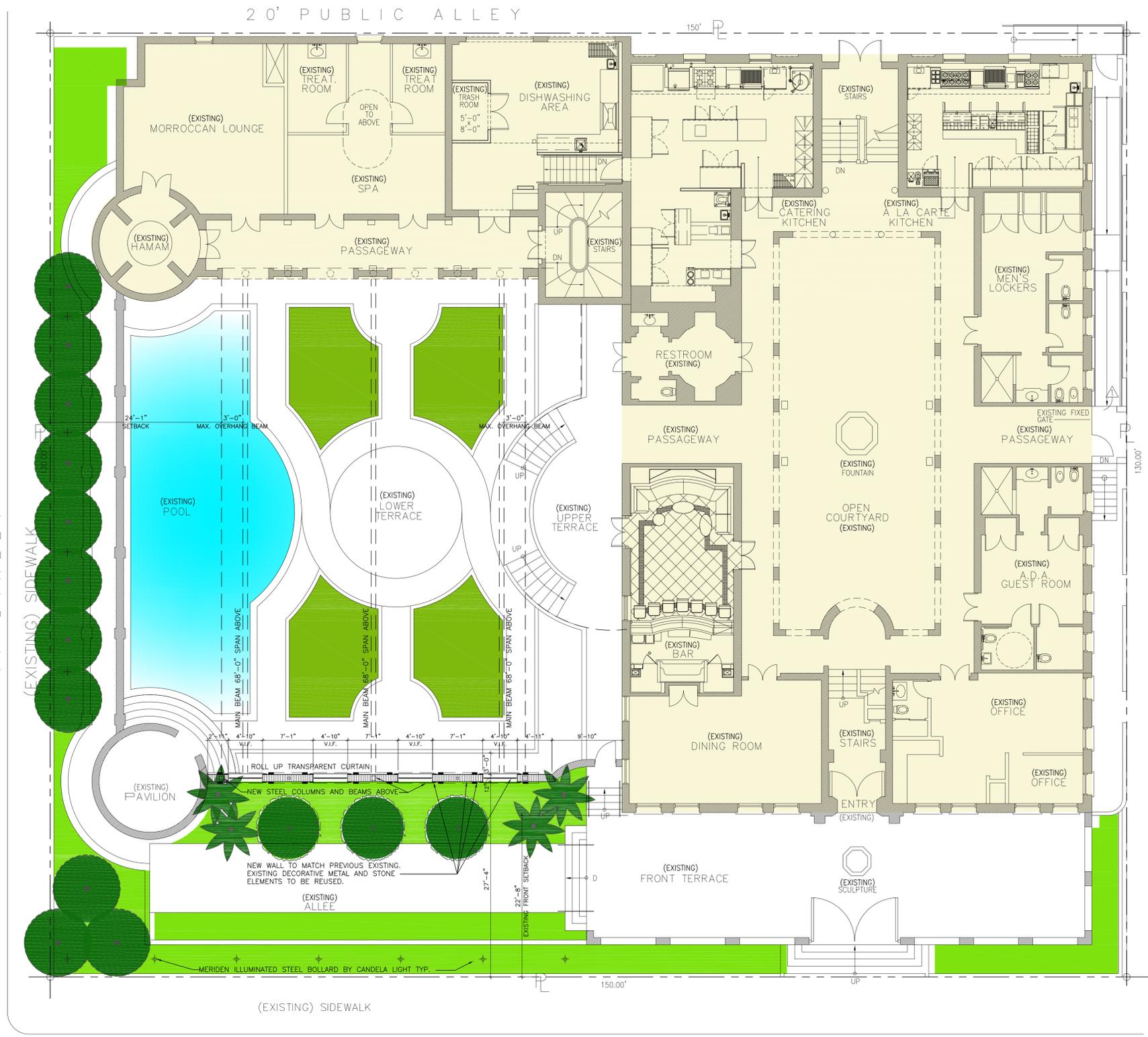
(EXISTING) SIDEWALK

(EXISTING) SIDEWALK

EXISTING FENCE TO BE REMOVED. EXISTING DECORATIVE METAL AND STONE ELEMENTS TO BE SALVAGED PRIOR TO START OF DEMOLITION.

(EXISTING) SIDEWALK

COASTAL CONSTRUCTION CONSULTING (ECCO)



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**PROPOSED
 GROUND
 FLOOR PLAN**

SHEET No.:

A5.2

PROPOSED GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



MERIDEN ILLUMINATED STEEL BOLLARD
 SCALE: N.T.S.

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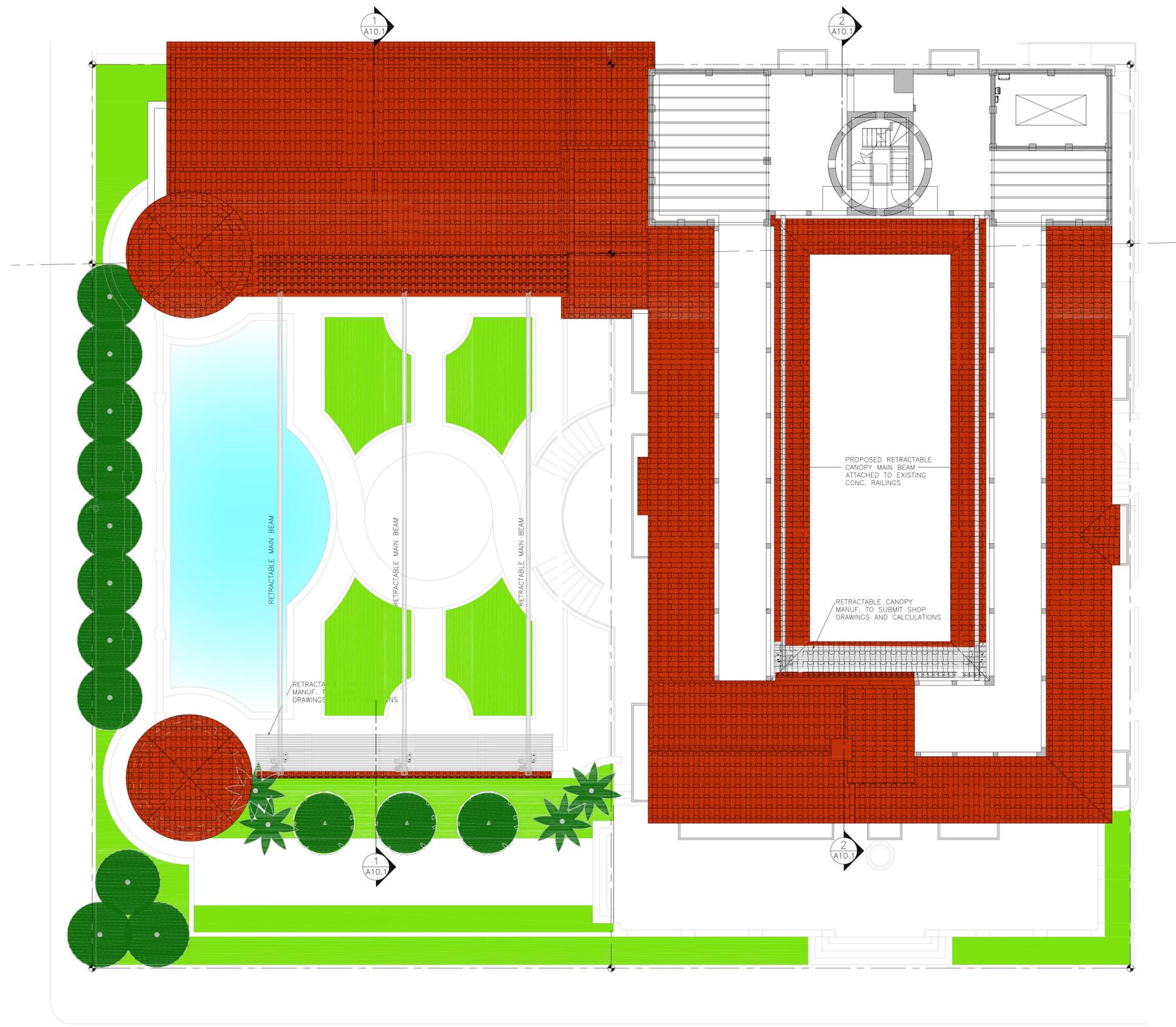
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**PROPOSED CANOPIES
 ROOF PLAN**

SHEET No.:
A5.3



PROPOSED CANOPIES ROOF PLAN
 SCALE: 1/8" = 1'-0"



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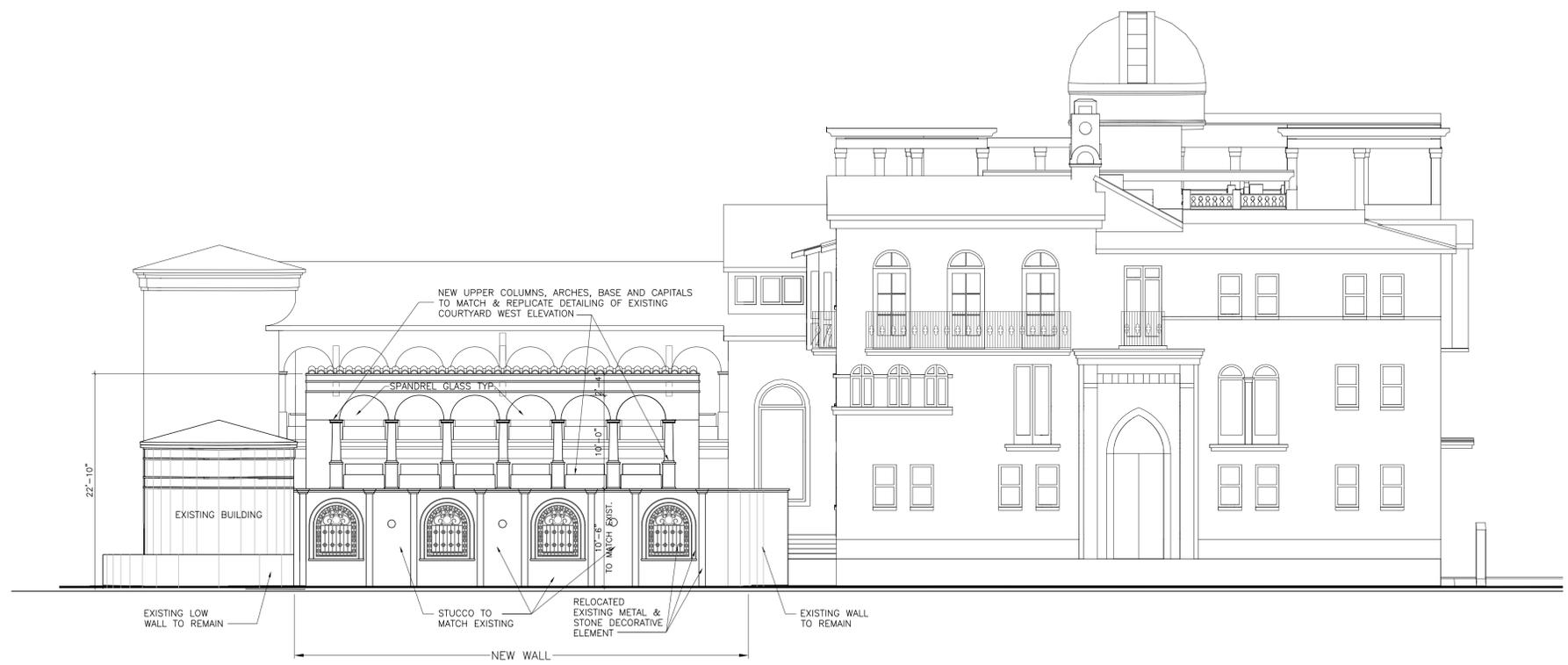
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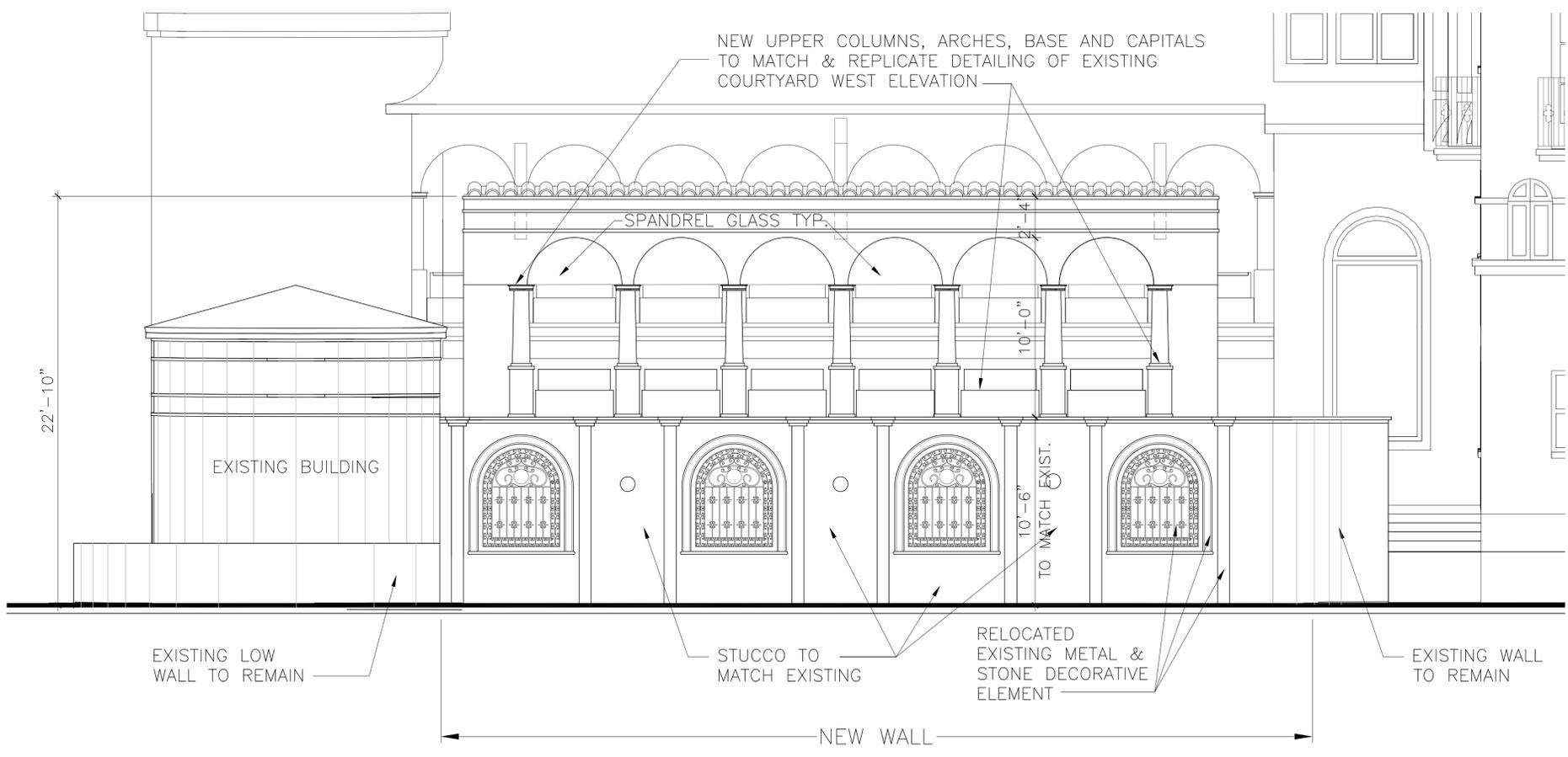
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PROPOSED FRONT ELEVATION

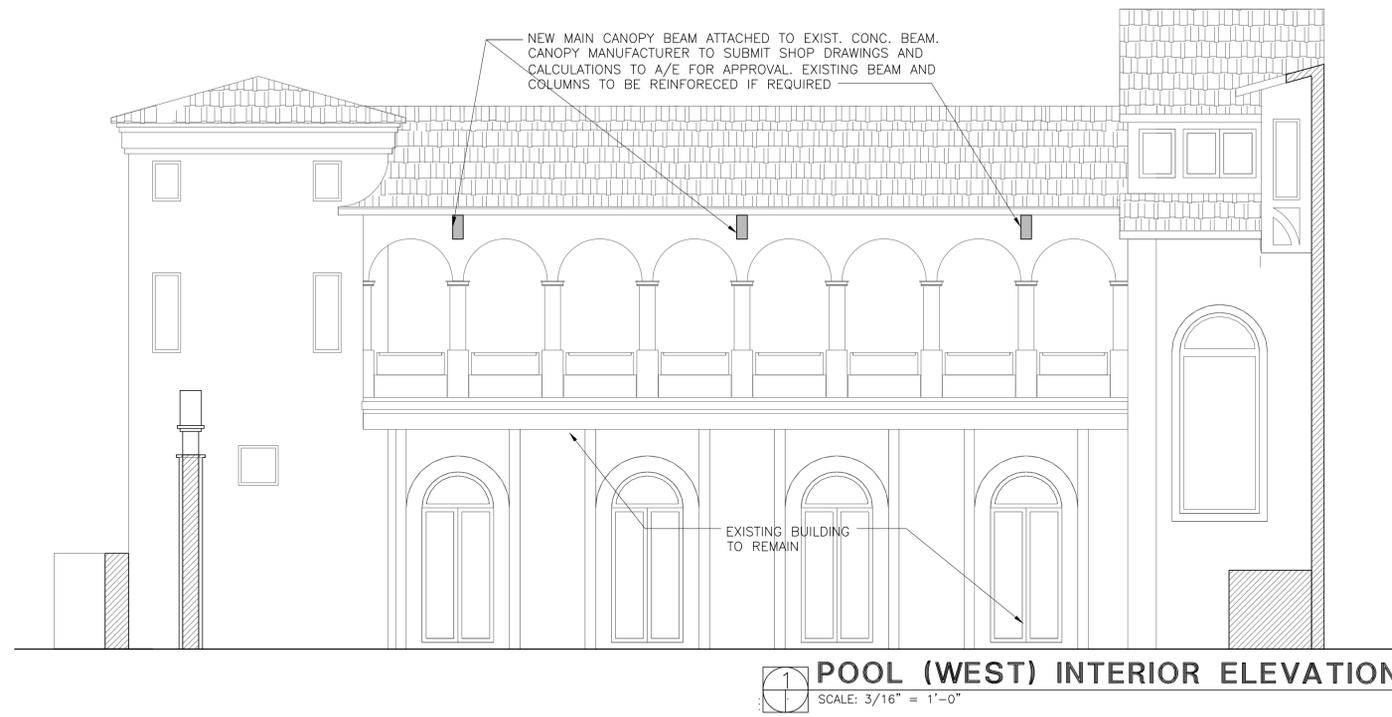
SHEET No.:
A6.0



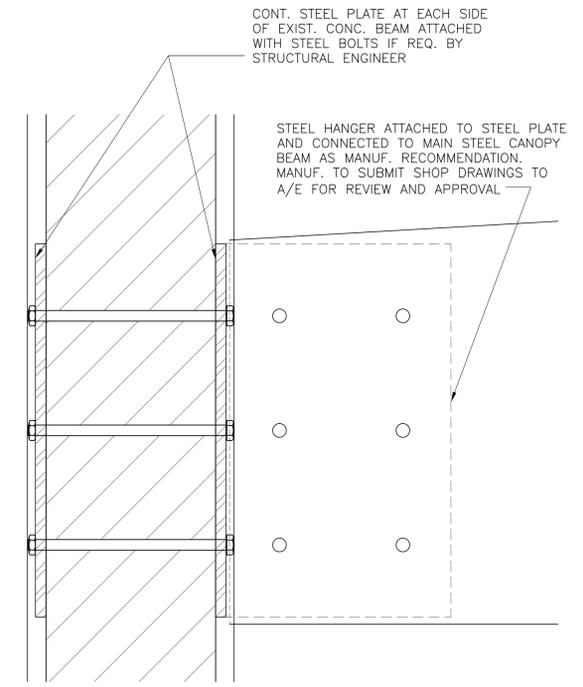
1 PROPOSED EXTERIOR FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



2 ENLARGED PROPOSED EXTERIOR FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

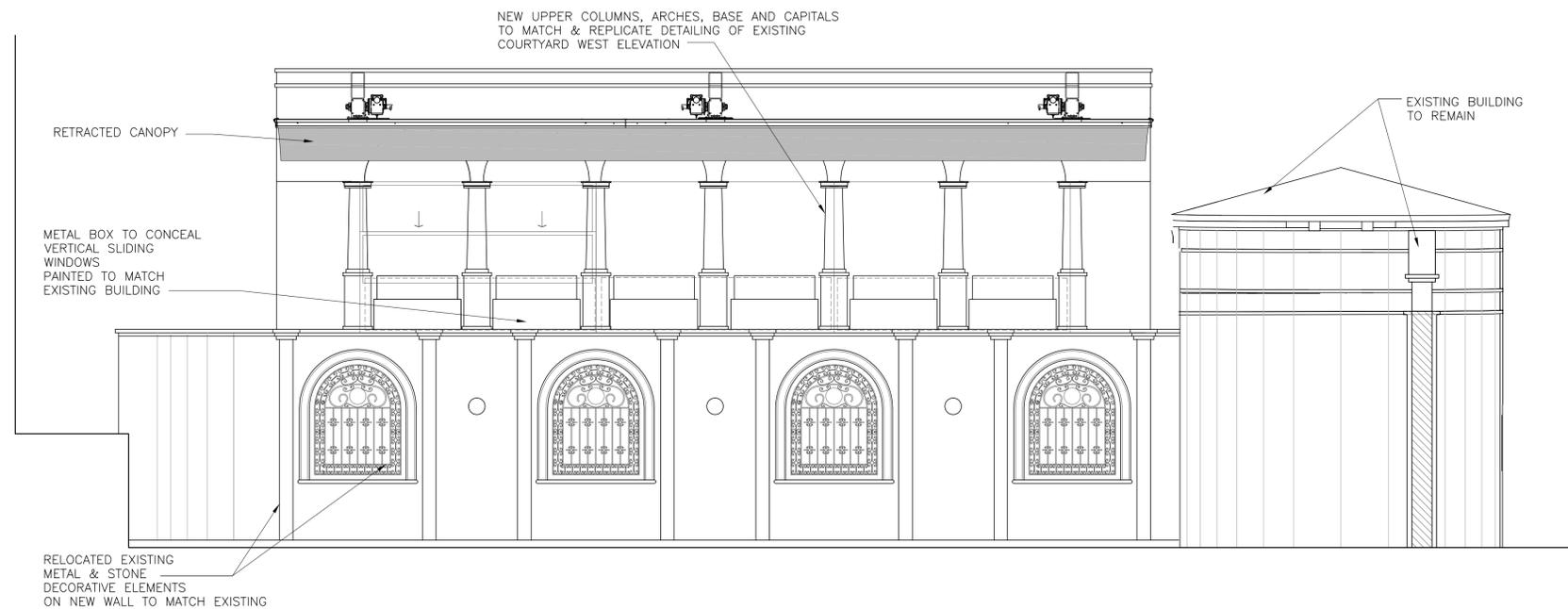


POOL (WEST) INTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED EXIST. BEAM REINF.
SCALE: 3" = 1'-0"

AFTER THE REINFORCEMENT THE FINAL ARCHITECTURAL LOOK WILL NOT BE AFFECTED



POOL (EAST) INTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

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COURTYARD LOOKING EAST



ARCHITECTURE URBANISM INTERIORS

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 Third Floor
 Bay Harbor Islands, Florida 33154
 Telephone (305) 866 7324
 Facsimile (305) 866 7474
 AR0006823
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**COURTYARD
 INTERIOR
 RENDERING**

SHEET No.:

A6.1A



POOL COURTYARD LOOKING WEST- CANOPY RETRACTED

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**POOL INTERIOR
 RENDERINGS**

SHEET No.:
A6.1B



PROPOSED FRONT VIEW

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**PROPOSED
 FRONT VIEW**

SHEET No.:
A6.2



PROPOSED CORNER VIEW

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PROPOSED CORNER VIEW



PROPOSED FRONT VIEW WITHOUT LANDSCAPING



PROPOSED FRONT VIEW WITH LANDSCAPING

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**RENDERINGS WITH
 & WITHOUT
 LANDSCAPING**

SHEET No.:
A6.4

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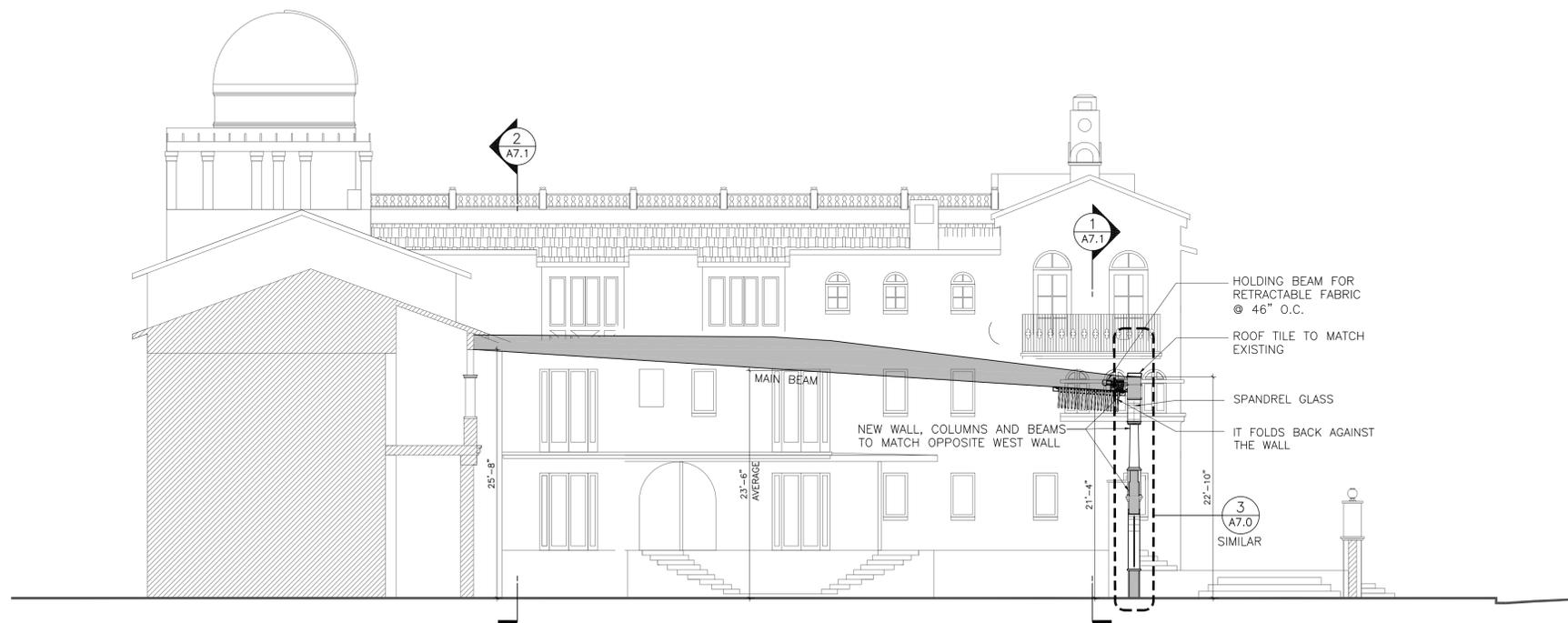
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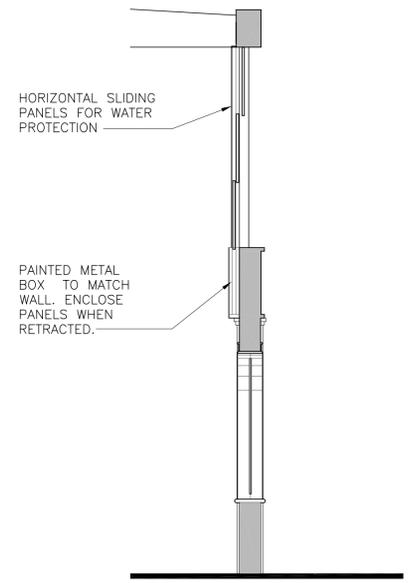
BUILDING SECTIONS

SHEET No.:

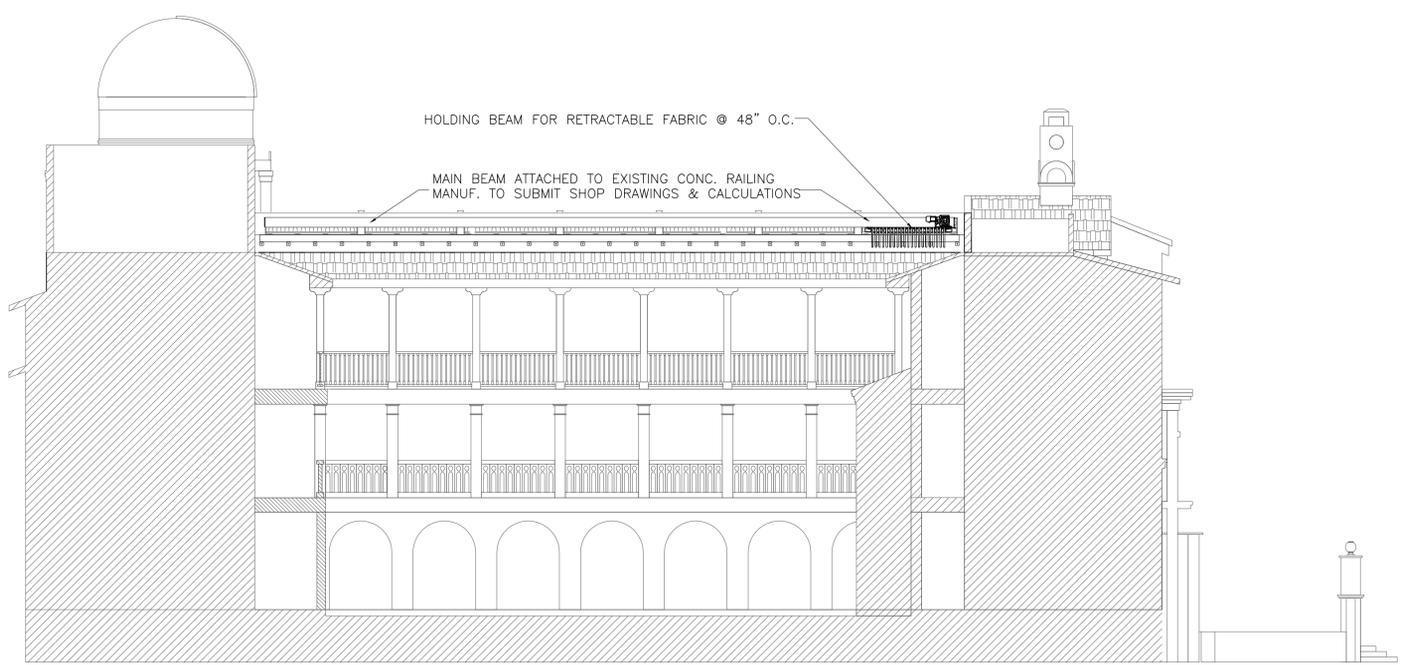
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1 POOL DECK BUILDING SECTION
 SCALE: 1/8" = 1'-0"



3 NEW WALL SECTION
 SCALE: 1/8" = 1'-0"



2 COURTYARD BUILDING SECTION
 SCALE: 1/8" = 1'-0"

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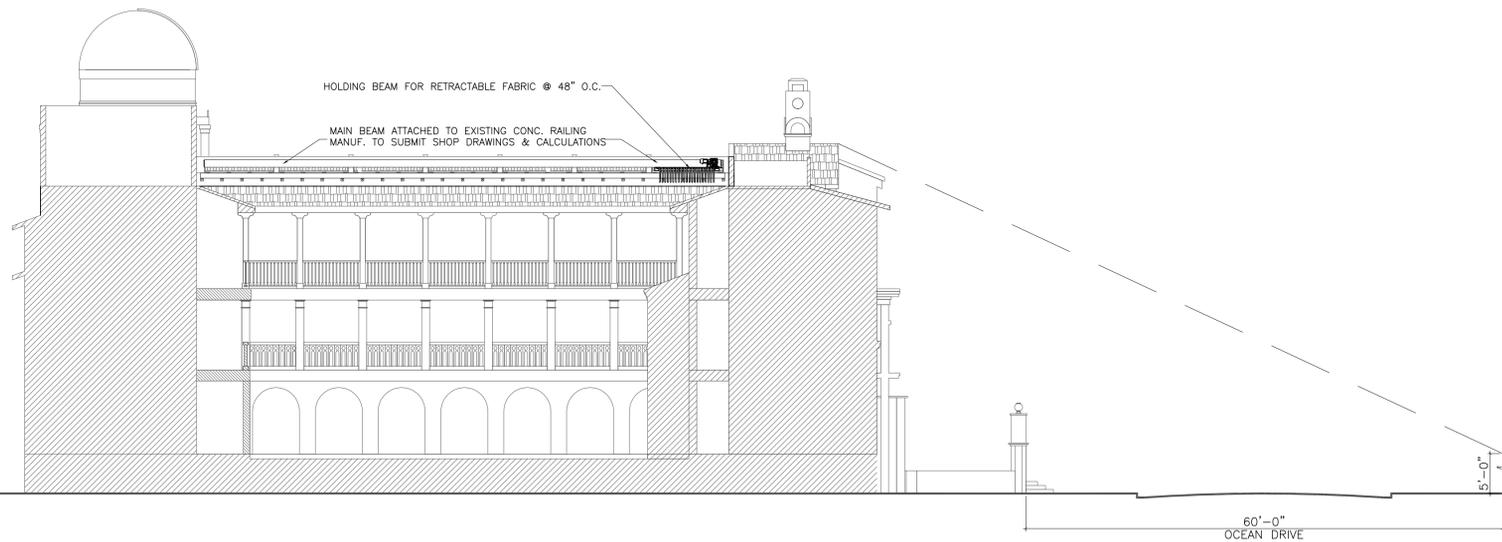
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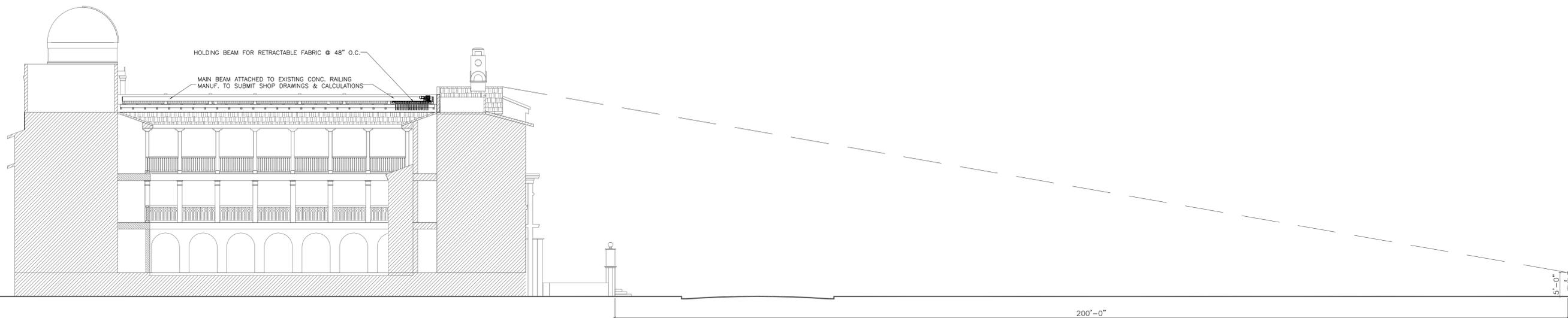
LINE SIGHT FROM OCEAN DRIVE & LUMMUS PARK

SHEET No.:

A8.0



COURTYARD CANOPY
 LINE SIGHT FROM OCEAN DRIVE
 SCALE: 3/32" = 1'-0"



COURTYARD CANOPY
 LINE SIGHT FROM LUMMUS PARK
 SCALE: 3/32" = 1'-0"

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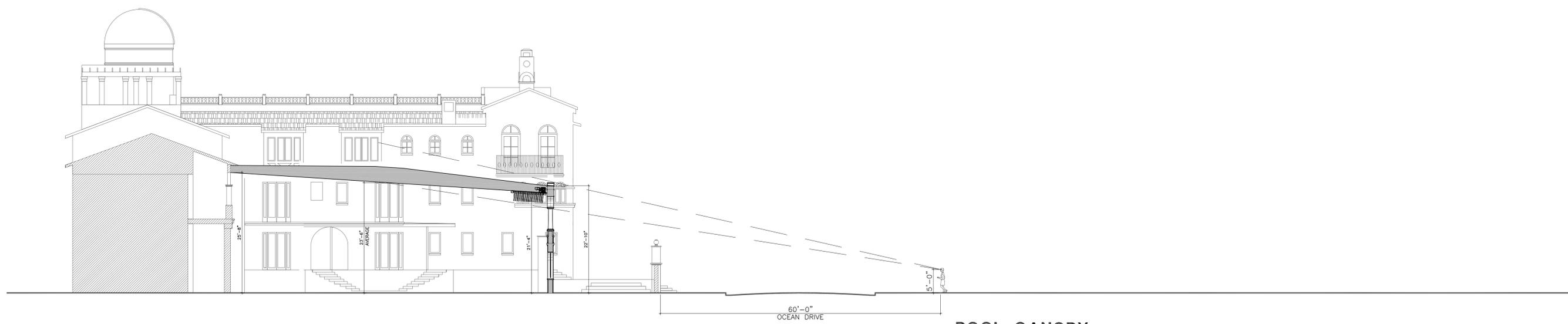
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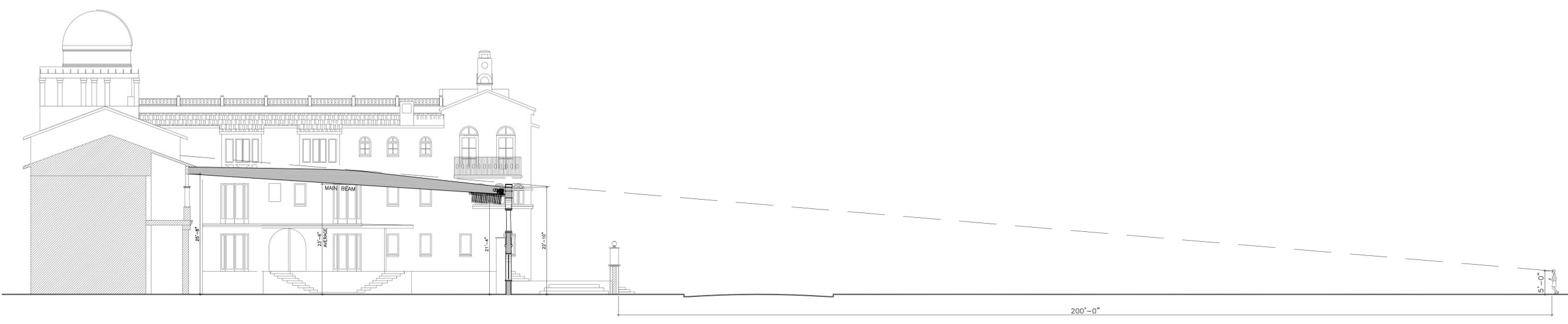
LINE SIGHT FROM OCEAN DRIVE & LUMMUS PARK

SHEET No.:

A8.1



POOL CANOPY
 LINE SIGHT FROM OCEAN DRIVE
 SCALE: 3/32" = 1'-0"

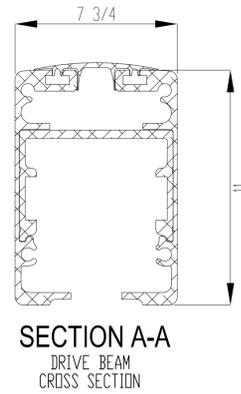
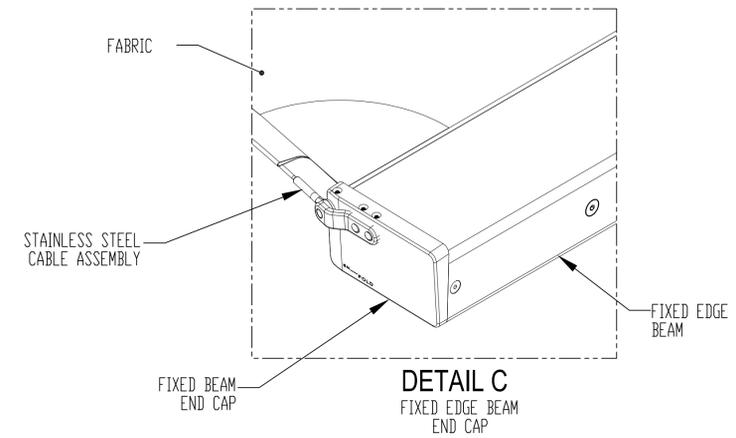
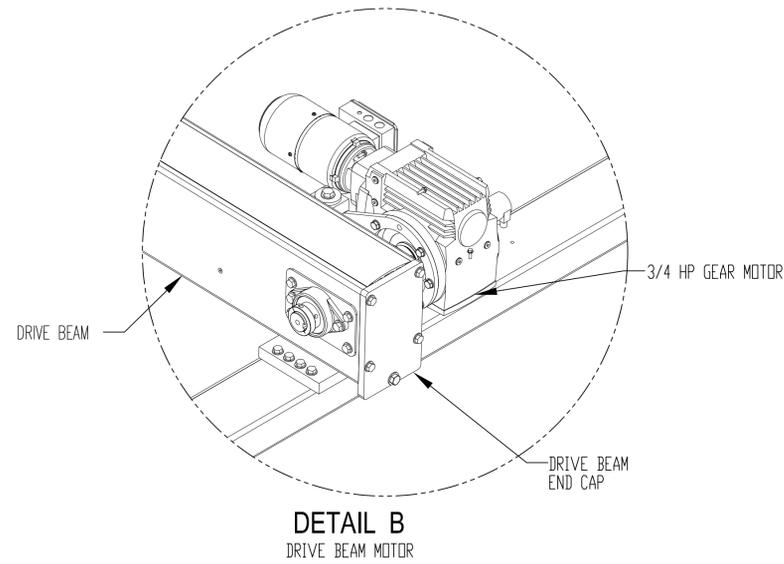
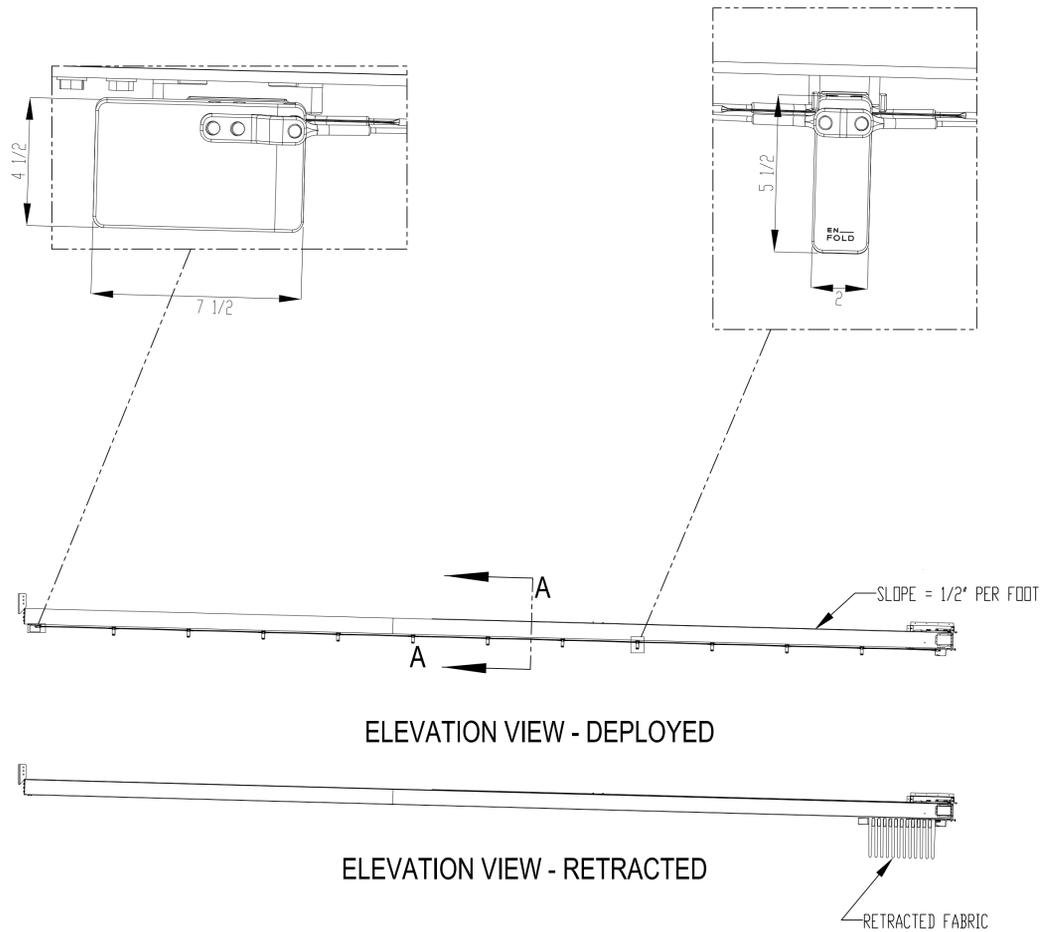
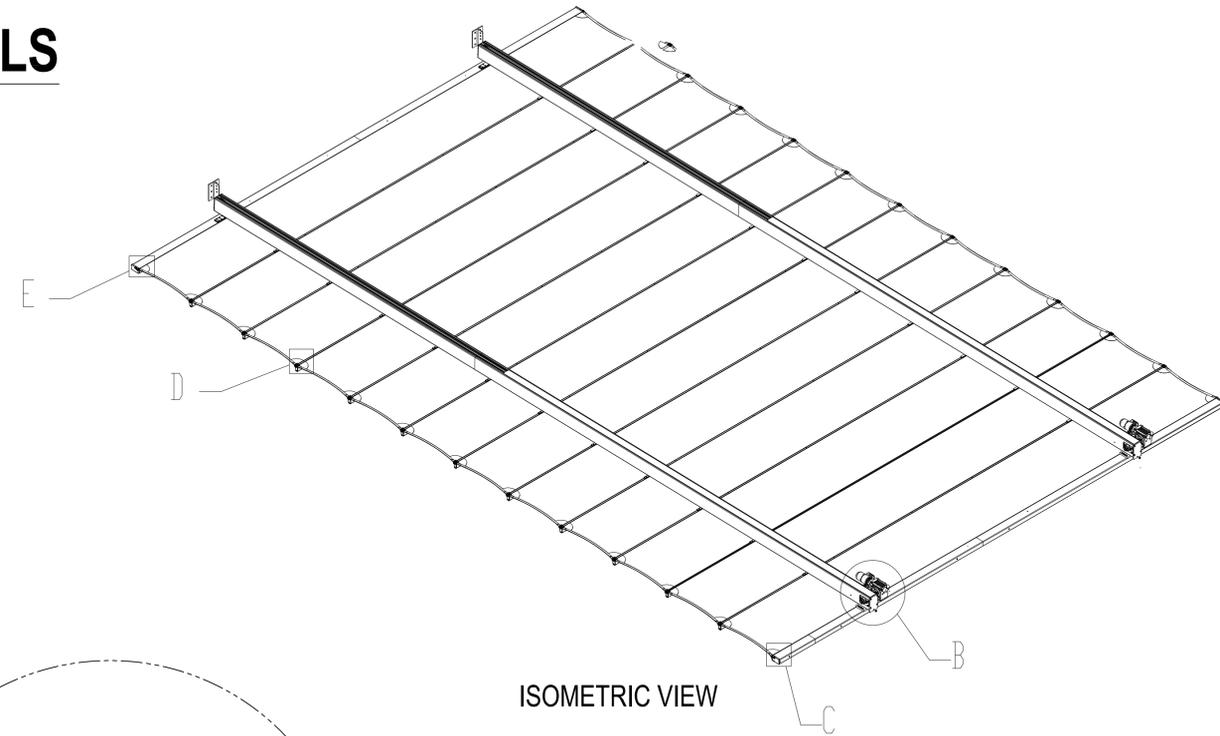
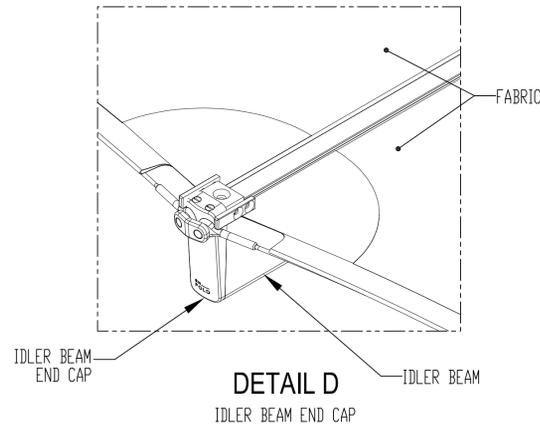
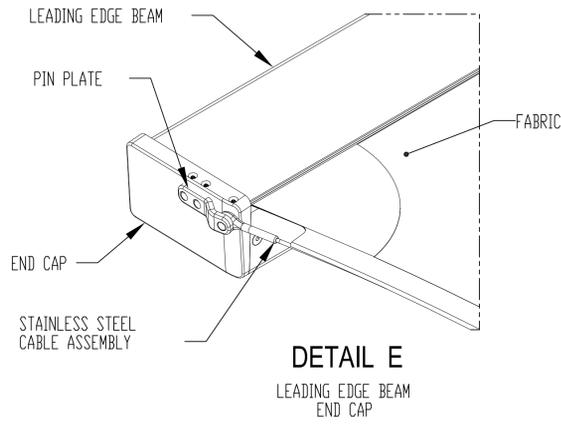


POOL CANOPY
 LINE SIGHT FROM LUMMUS PARK
 SCALE: 3/32" = 1'-0"

NOTES:

1. STANDARD FABRIC SLOPE = 1/2" PER 1'-0" (ANY DIRECTION)
2. TYPICAL DRIVE BEAM SPACING = 20'-0" TO 25'-0"
3. TYPICAL FABRIC PANEL WIDTH = 4'-6"

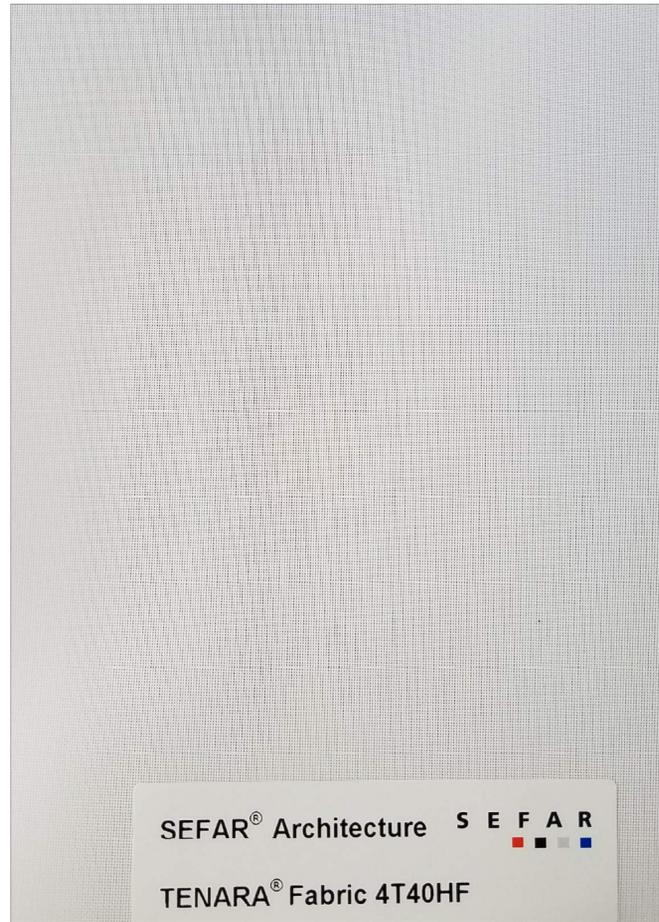
STANDARD EN-FOLD DETAILS



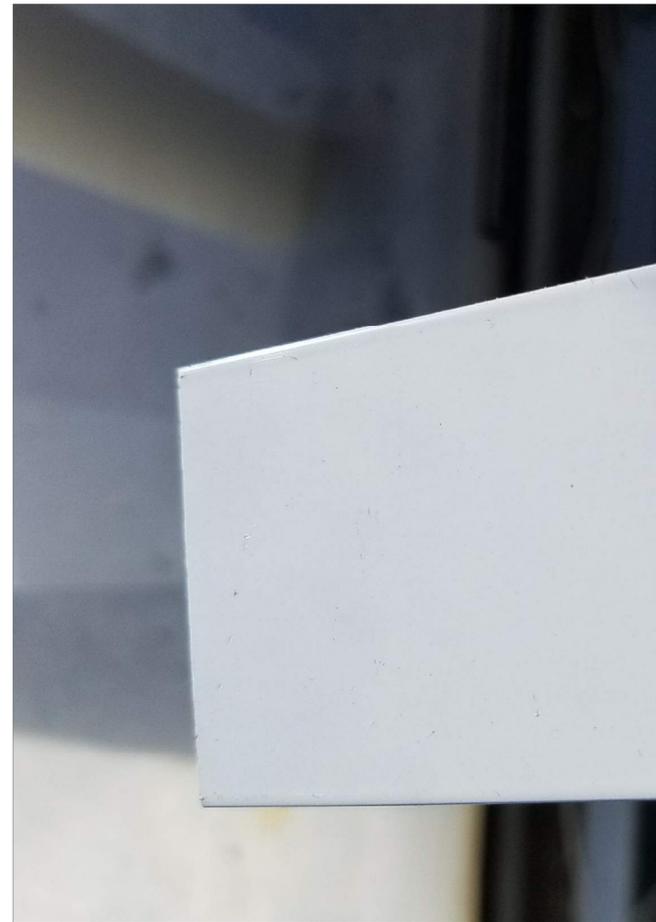
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DATE	PROJECT No.
11/20/2017	562
AS SHOWN	AS SHOWN
REV	DATE AND COMMENT

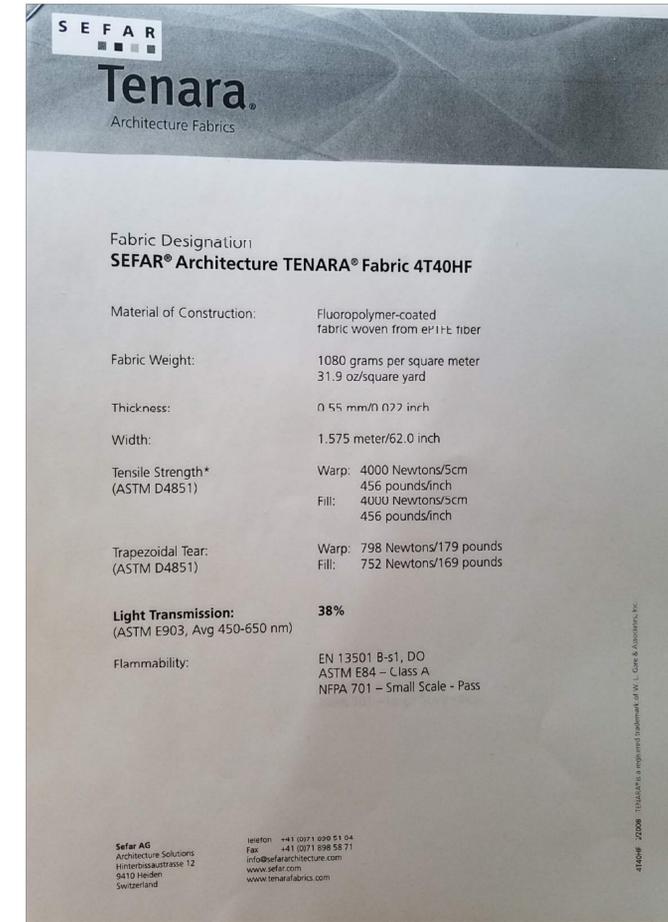
CANOPIE DETAILS



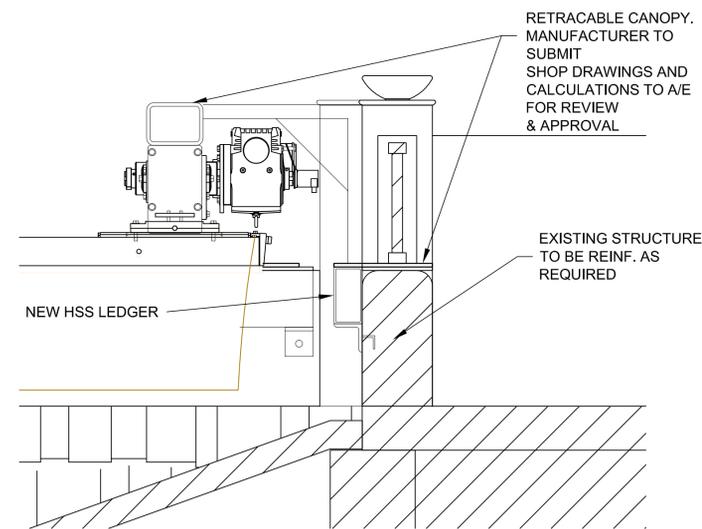
FABRIC COLOR



WHITE ALUMINUM FRAMES AND BREAK METAL



FABRIC SPECIFICATIONS



STRUCTURAL DETAIL AT COURTYARD CANOPY



TRUE TENSILE MEMBRANE STRUCTURE

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DATE	PROJECT No.
11/20/2017	562
SCALE	AS SHOWN

REV	DATE AND COMMENT

CANOPY MATERIALS



MIAMI BEACH HPB SUBMITTAL
CASA CASOURINA | 1116 OCEAN DRIVE | MIAMI BEACH, FLORIDA

CLIENT / PROPERTY INFORMATION

CASA CASOURINA

PROPERTY ADDRESS
1116 Ocean Dr.
Miami Beach, FL 33139

EXISTING VEGETATION SUMMARY

The existing vegetation located on the property is composed primarily of tall palms and tropical ground covers that will remain throughout the duration of the project. For the landscape areas located within the limit of work / under the proposed canopy structure, the majority of existing tropicals and vegetation will remain. Immediately adjacent to the new proposed canopy support wall, some travelers palms and misc. tropical vegetation will be removed. Additionally, (4) tall palm trees are to be removed, that of which are in conflict with the overhead canopy structure.

SCOPE OF WORK

- Providing limited landscape architectural improvements to complement proposed canopy structure for beautiful historic project

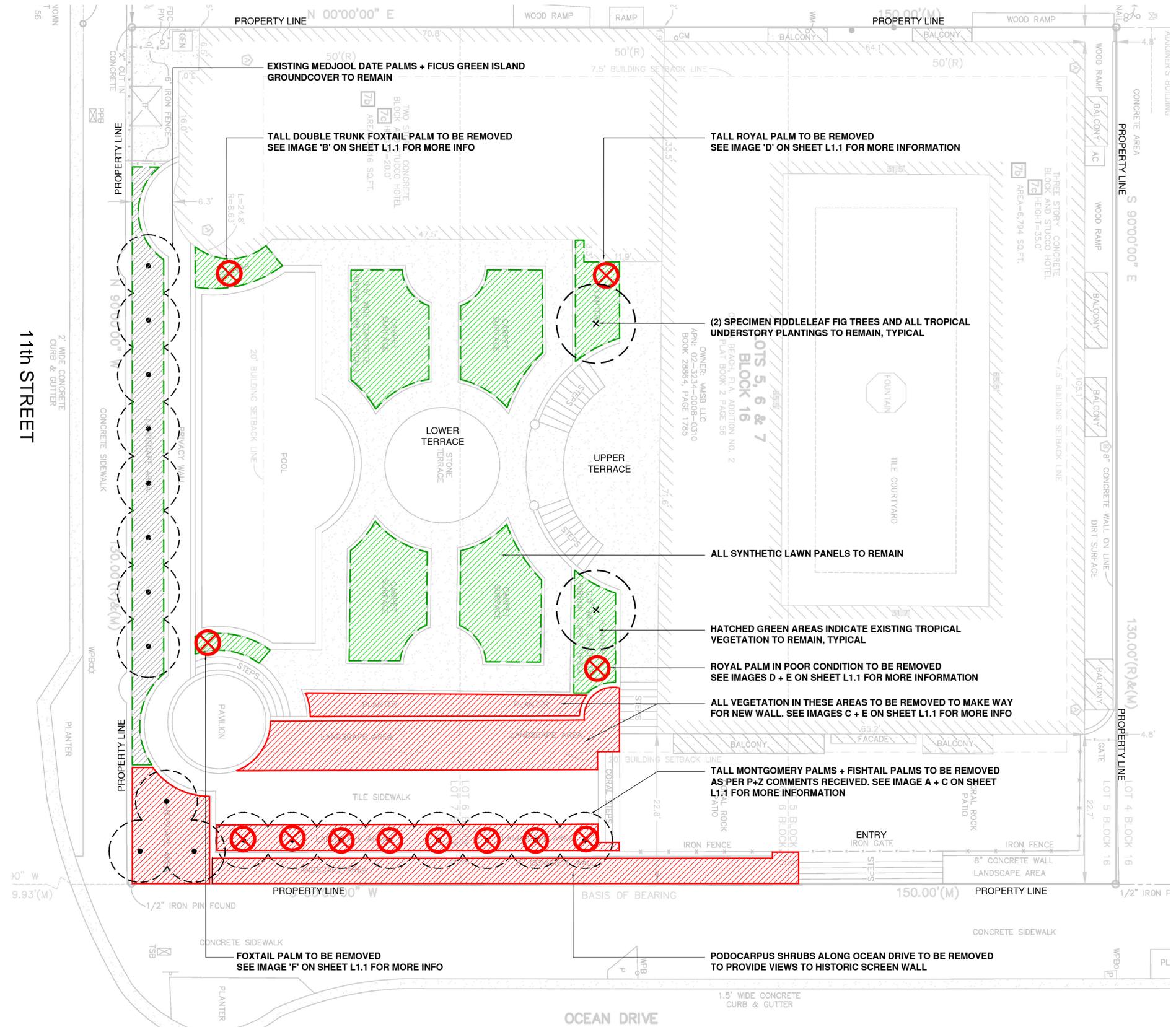
INDEX OF SHEETS

- L0.0** Landscape Cover Page + Sheet Index
- L1.0** Existing Tree Survey + Disposition Plan
- L1.1** Existing Conditions Images
- L2.0** Landscape Plan
- L3.0** Plant Material Images

C.M.B. EXISTING TREE SURVEY LEGEND	
	EXISTING VEGETATION TO REMAIN
	EXISTING VEGETATION TO BE REMOVED
	PALM TO BE REMOVED
	TREE OR PALM TO REMAIN. PRESERVE + PROTECT

C.M.B. CHAPTER 46, DIVISION 2 - TREE INVENTORY + DISPOSITION PLAN NOTES

1. THIS 'EXISTING TREE INVENTORY + DISPOSITION PLAN' HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION and PROTECTION ORDINANCE.
2. EXISTING TREE, PALM, AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SURVEY PREPARED BY AMERICAN SURVEYING + MAPPING INC. DATED 11.28.16
3. THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 11.11.17
4. MIAMI BEACH P+Z MUST APPROVE LANDSCAPE PLANS PRIOR TO REMOVING ANY TREES OR PALMS WITH A DBH BETWEEN 6" AND 12" INCHES. A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM CITY OF MIAMI BEACH GREENSPACE MANAGEMENT / P.W FOR THE REMOVAL OF TREES / PALMS WITH A DBH GREATER THAN 12" INCHES OR IN THE R.O.W.
5. THE OWNER RESERVES THE RIGHT TO REMOVE ANY VEGETATION NOT LOCATED WITHIN THE CITY R.O.W. w/ a D.B.H. OF LESS THAN 6" WITHOUT OBTAINING A TREE REMOVAL PERMIT.
6. THERE ARE NO TREES OR PALMS LOCATED ON THIS PROPERTY THAT WILL REQUIRE TEMPORARY IRRIGATION. ALL EXISTING TREES + PALMS ARE MATURE AND ARE CURRENTLY THRIVING WITHOUT SUPPLEMENTAL IRRIGATION WATER.

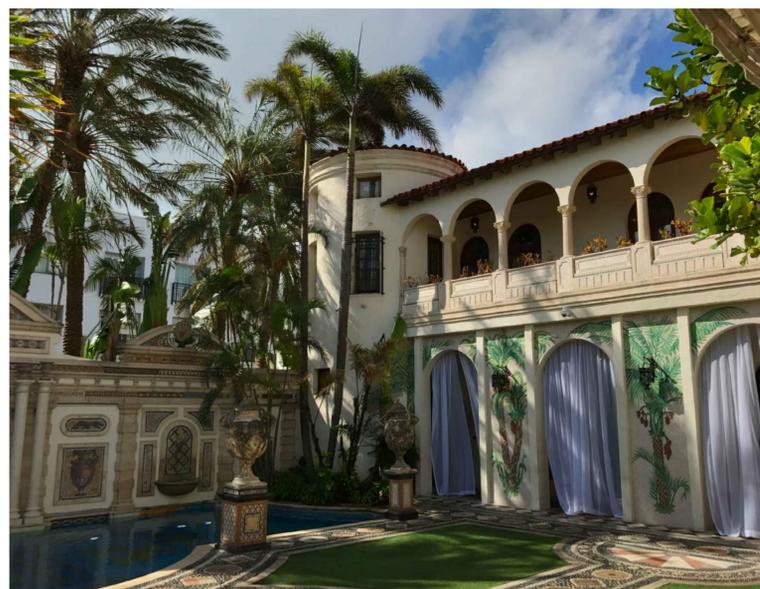


EXISTING TREE SURVEY + DISPOSITION PLAN

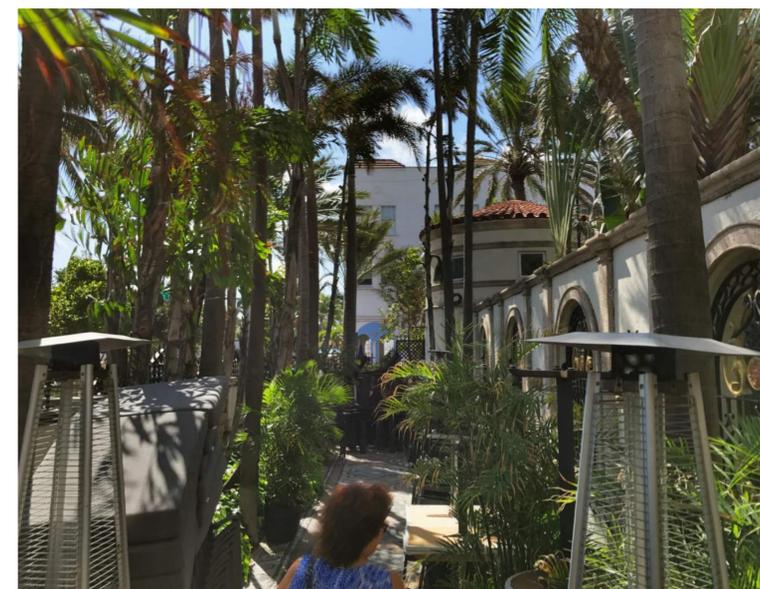




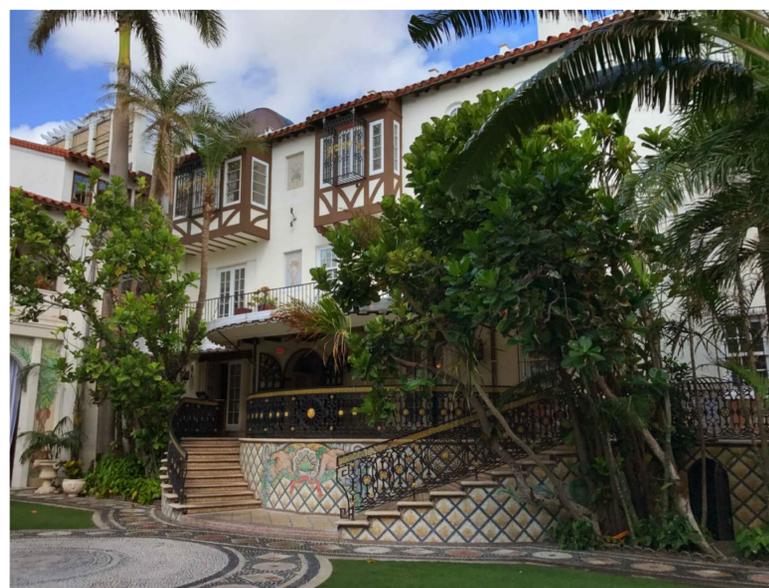
A. VIEW FROM OCEAN DRIVE. TALL MONTGOMERY PALMS + FISHTAILS IN POOR CONDITION TO BE REMOVED



B. VIEW OF PLANTER IN SOUTHWEST CORNER OF COURTYARD. TALL DOUBLE PALM + TROPICALS



C. VIEW FROM CORAL STEPS LOOKING SOUTH. TALL MONTGOMERY + FISHTAIL PALMS



D. VIEW FROM SOUTHEAST PAVILION LOOKING NORTH TO PLANTERS FLANKING STEPS. FIDDLELEAF FIG TREES + TALL PALMS



E. VIEW FROM WEST SIDE OF COURTYARD LOOKING EAST TO PLANTER IN FRONT OF WALL THAT IS TO BE REMOVED.



F. VIEW FROM WEST SIDE OF COURTYARD LOOKING EAST TO PLANTER IN FRONT OF PAVILION IN SOUTH EAST CORNER

EXISTING MEDJOOOL DATE PALMS + FICUS GREEN ISLAND GROUNDCOVER TO REMAIN TYPICAL. FILL IN WITH NEW FICUS GREEN ISLAND AS NECESSARY

FIDDLELEAF FIG TREE TO REMAIN, TYP

ALL EXISTING HARDSCAPE ON SITE TO REMAIN. SEE ARCHITECTURE FOR MORE INFO

MONTGOMERY PALMS BOOKEND THE FORMAL + SYMMETRICAL CENTER PLANTING.

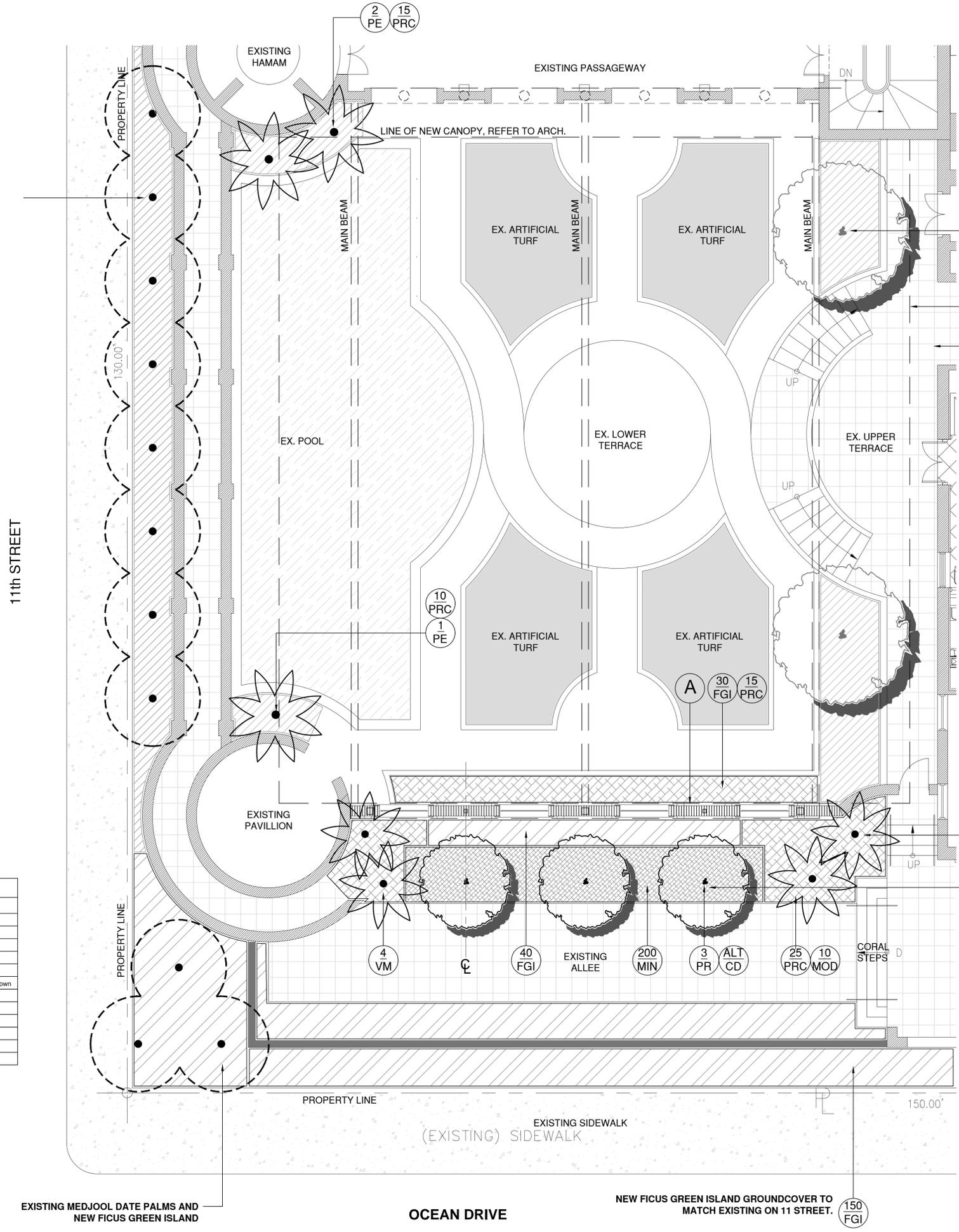
FORMAL CENTER PLANTING CONSIST OF CYLINDRICAL BAY RUM TREES, FICUS GREEN ISLAND + JASMINE MINIMA. NEW FORMAL PLANTING WILL ACCENTUATE VIEWS TO ARCHITECTURAL FEATURES

LANDSCAPE PLAN LEGEND

- (A) 12" WALL TO MATCH PREVIOUS EXISTING. EXISTING DECORATIVE METAL 12" WALL TO MATCH PREVIOUS EXISTING. REFER TO ARCHITECTURE FOR MORE INFO
- (B) FOOTPRINT OF NEW CANOPY, REFER TO ARCHITECTURE

PLANT LIST - VILLA CASA CASOURINA

KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
CD	ALT	YES	PIGEON PLUM TREE	<i>Coccoloba diversifolia</i>	100 gal, 14'-16" ht, 8' spr, 3-4" cal, matched, symmetrical
PR	3	NO	BAY RUM TREE	<i>Pimenta racemosa</i>	Same specification as Pigeon Plum tree
PALMS					
PE	3	NO	ALEXANDER PALM	<i>Ptychosperma elegans</i>	65 gallon, 15' height min.
VM	4	NO	MONTGOMERY PALM	<i>Veitchia montgomeryana</i>	Field grown, 25' overall height, Florida Fancy, trunks as shown
SHRUBS					
FGI	220	NO	FICUS GREEN ISLAND	<i>Ficus macrocarpa</i> 'Green Island'	3 gallon, full, space 18" on center
GROUNDCOVERS, TROPICALS + ACCENTS					
MIN	200	NO	JASMINE MINIMA	<i>Trachelospermum asiaticum</i> 'Minima'	1 gallon, full, 12" on center
MOD	10	NO	SWISS CHEESE PLANT	<i>Monstera deliciosa</i>	7 gallon, full, 30" on center
PRC	65	NO	PHILODENDRON 'ROJO CONGO'	Same	3 gallon, full, 18" on center



EXISTING MEDJOOOL DATE PALMS AND NEW FICUS GREEN ISLAND

OCEAN DRIVE

NEW FICUS GREEN ISLAND GROUNDCOVER TO MATCH EXISTING ON 11 STREET.

LANDSCAPE PLAN



SHEET NO
L2.0

DATE
11.17.2017 1st Submittal
12.08.2017 2nd Submittal



CD / PIGEON PLUM TREE / ALTERNATE



PR / BAY RUM TREE



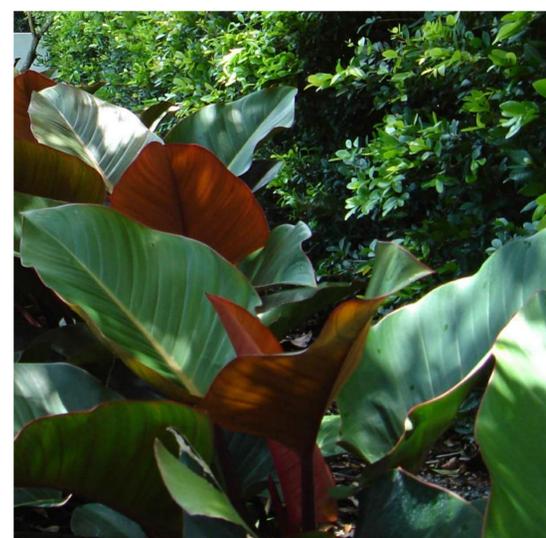
VM / MONTGOMERY PALMS



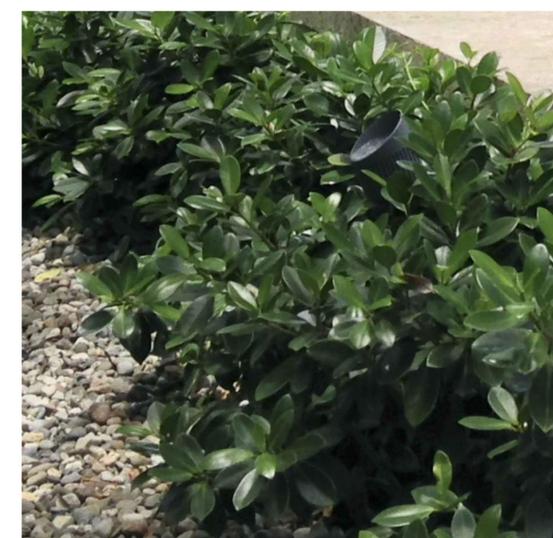
MOD / MONSTERA



MIN / JASMINE MINIMA



PRC / PHILODENDRON ROJO CONGO



FGI / FICUS GREEN ISLAND