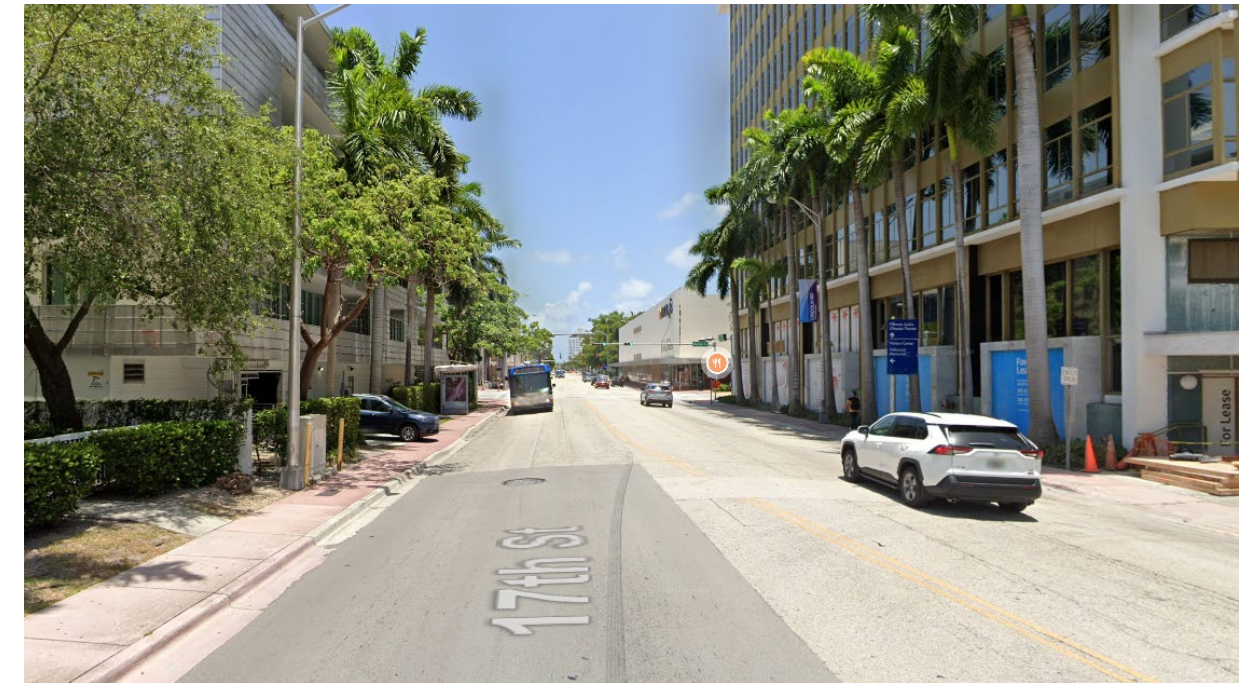


17th Street Looking East



Jefferson Ave Looking South





PALM VIEW HISTORIC DISTRICT



MORRIS LAPIDUS
Commercial



LINCOLN ROAD
Commercial



MONTCLAIR LOFTS
Residential



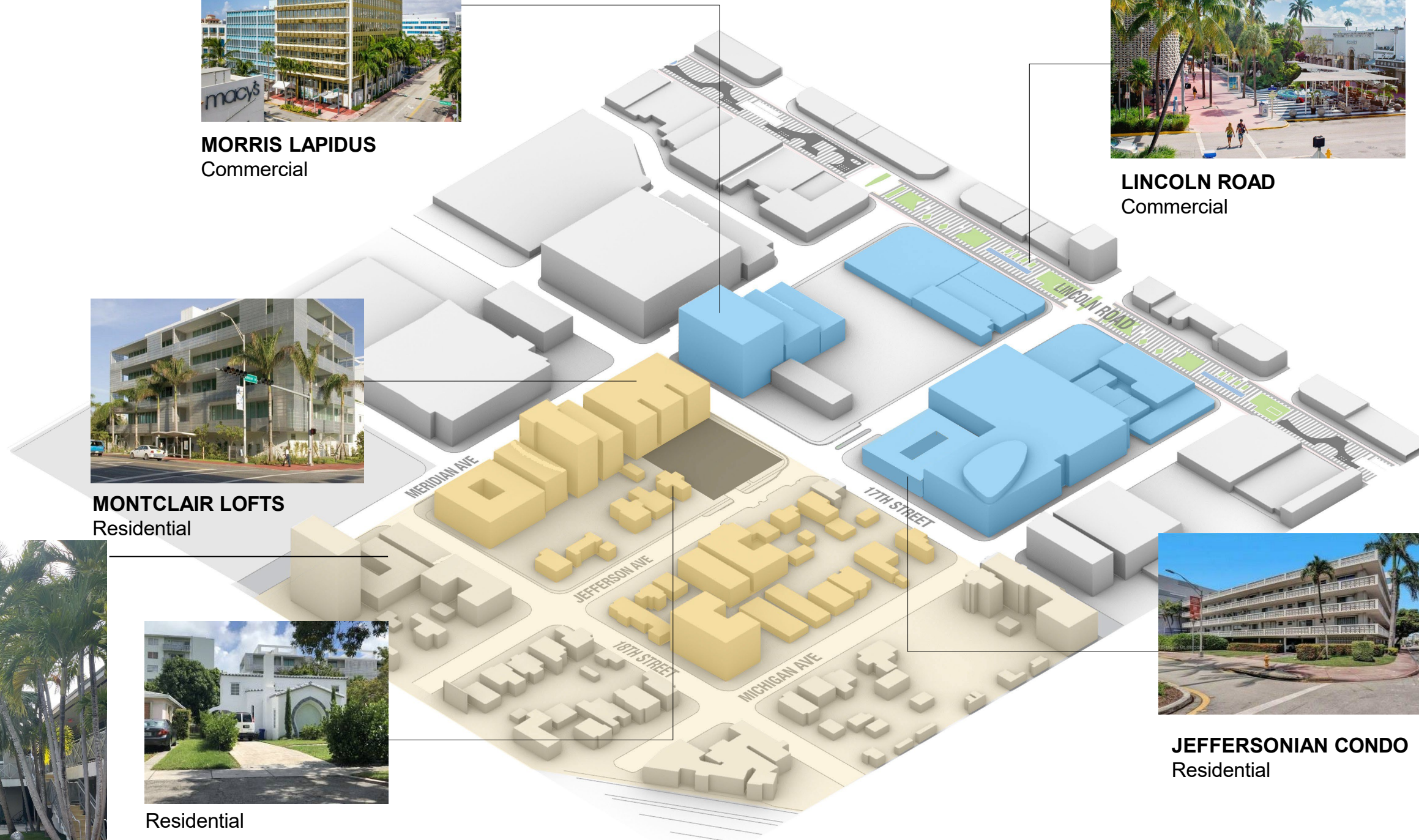
Meridian House

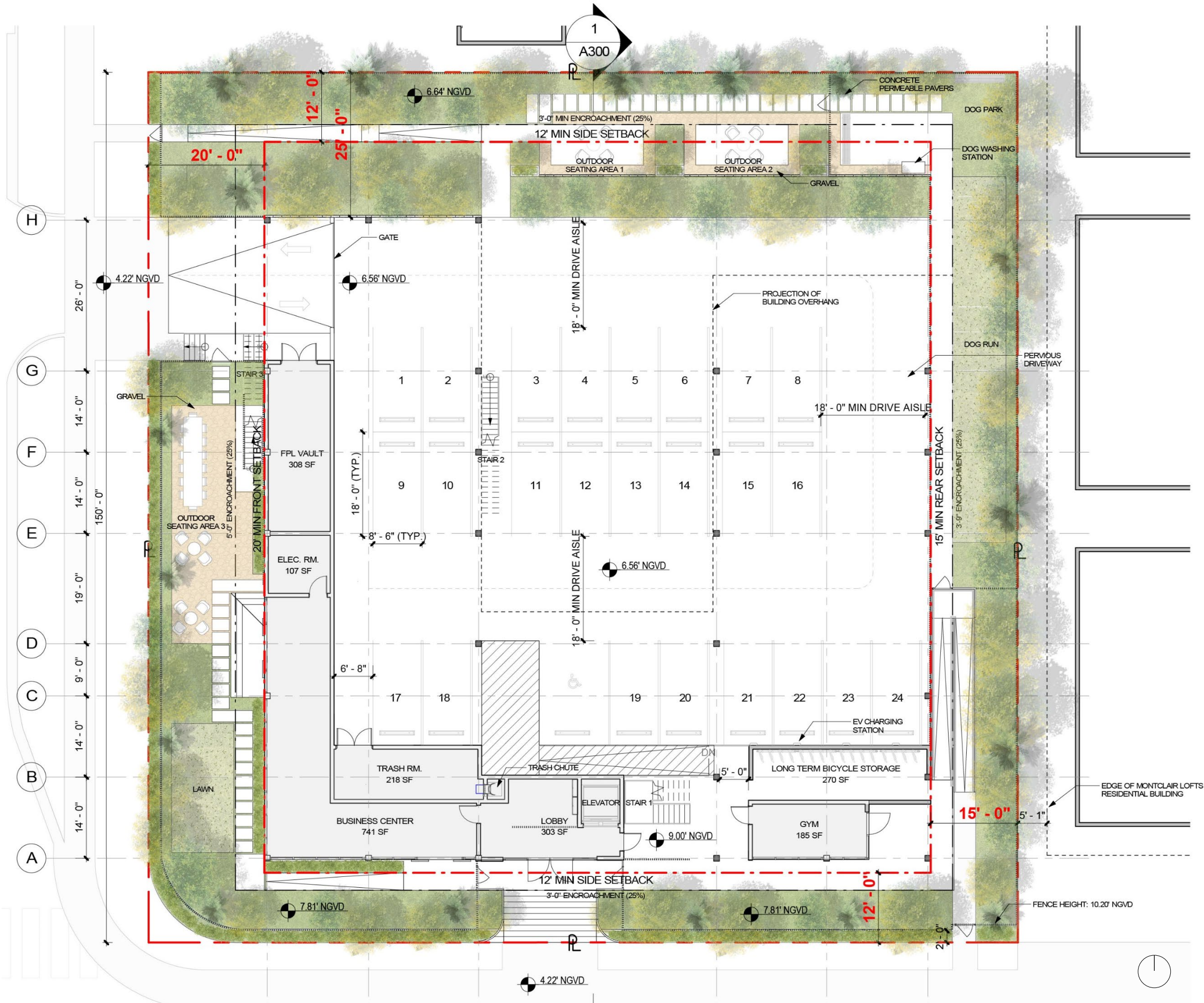


Residential

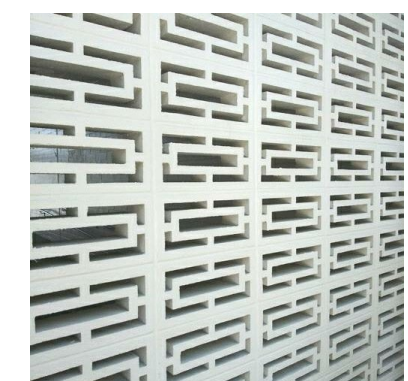
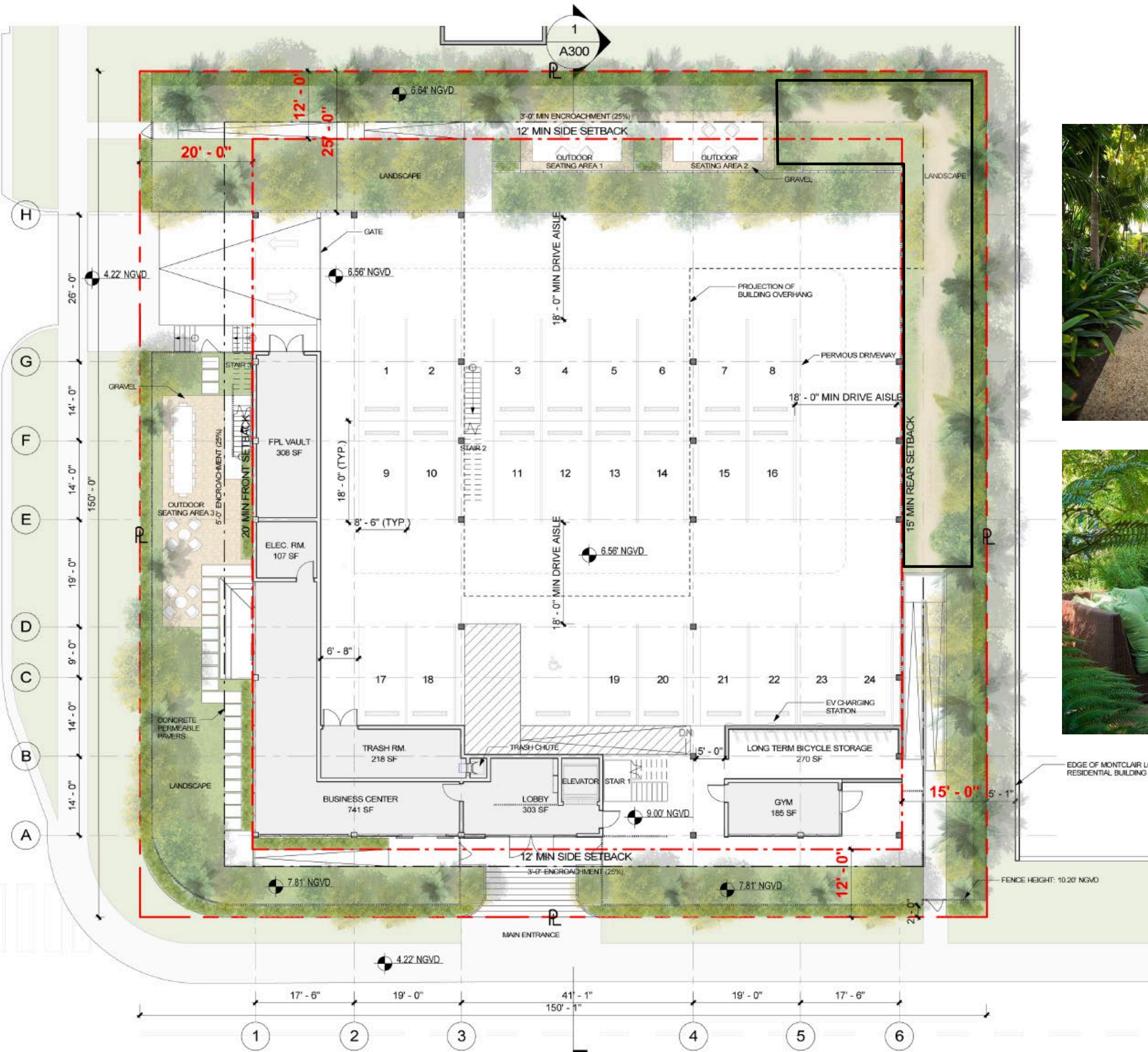


JEFFERSONIAN CONDO
Residential

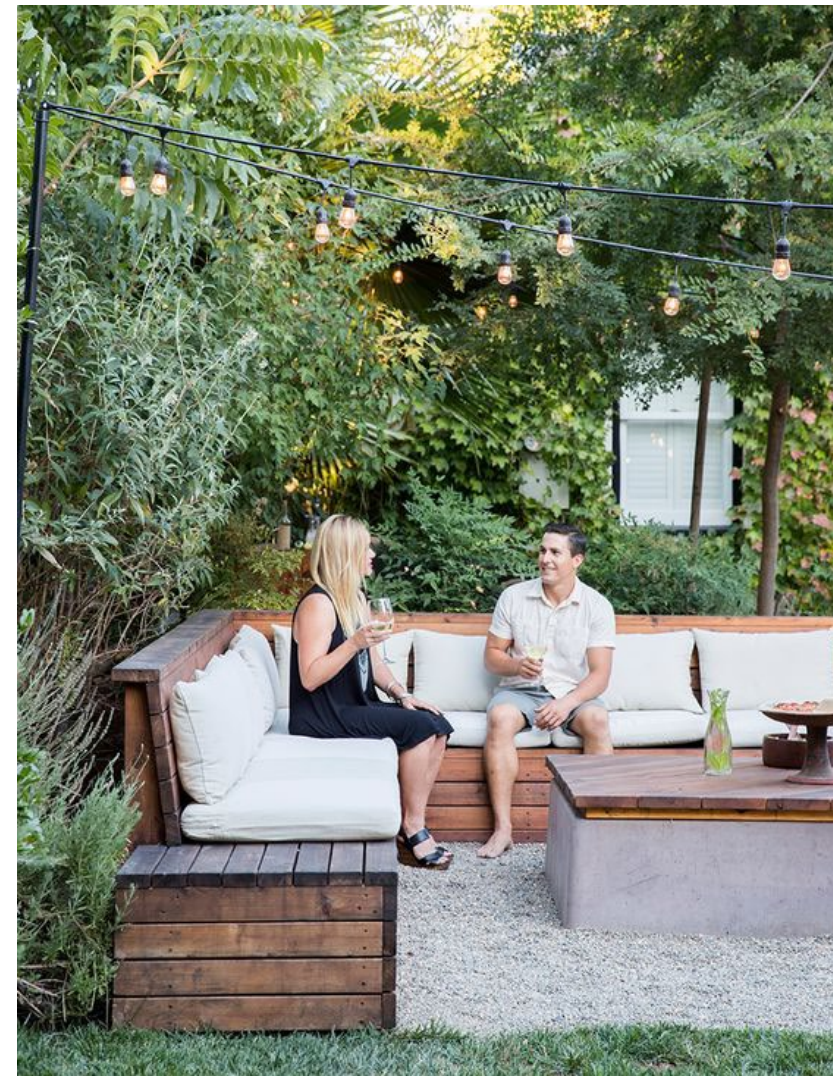
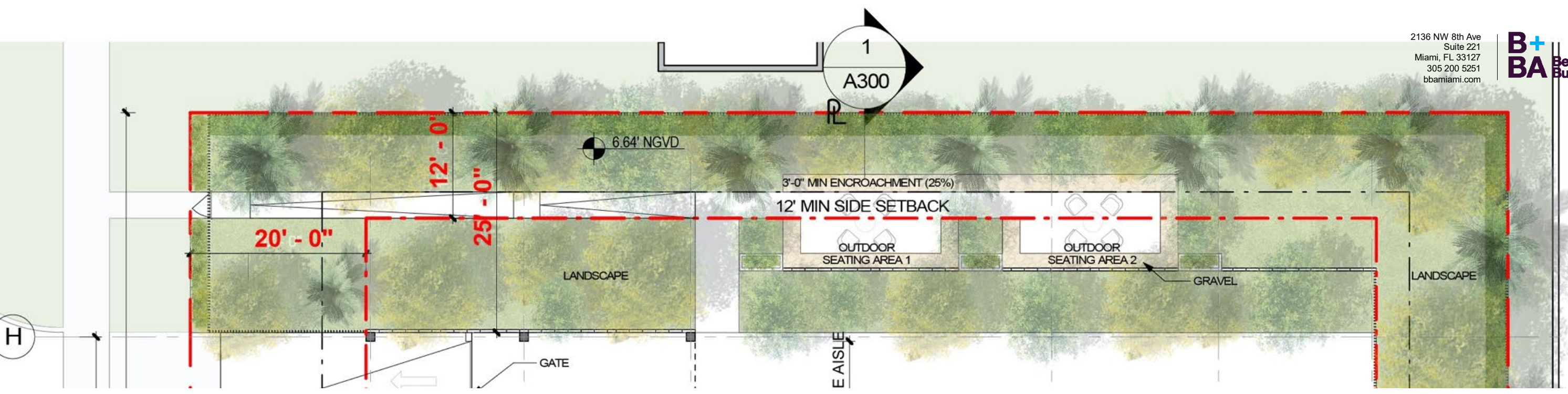


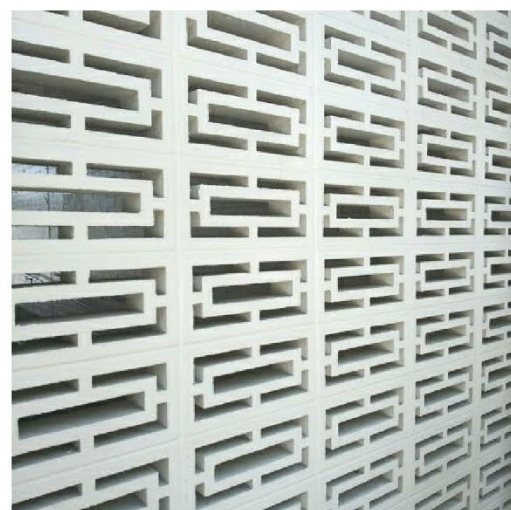
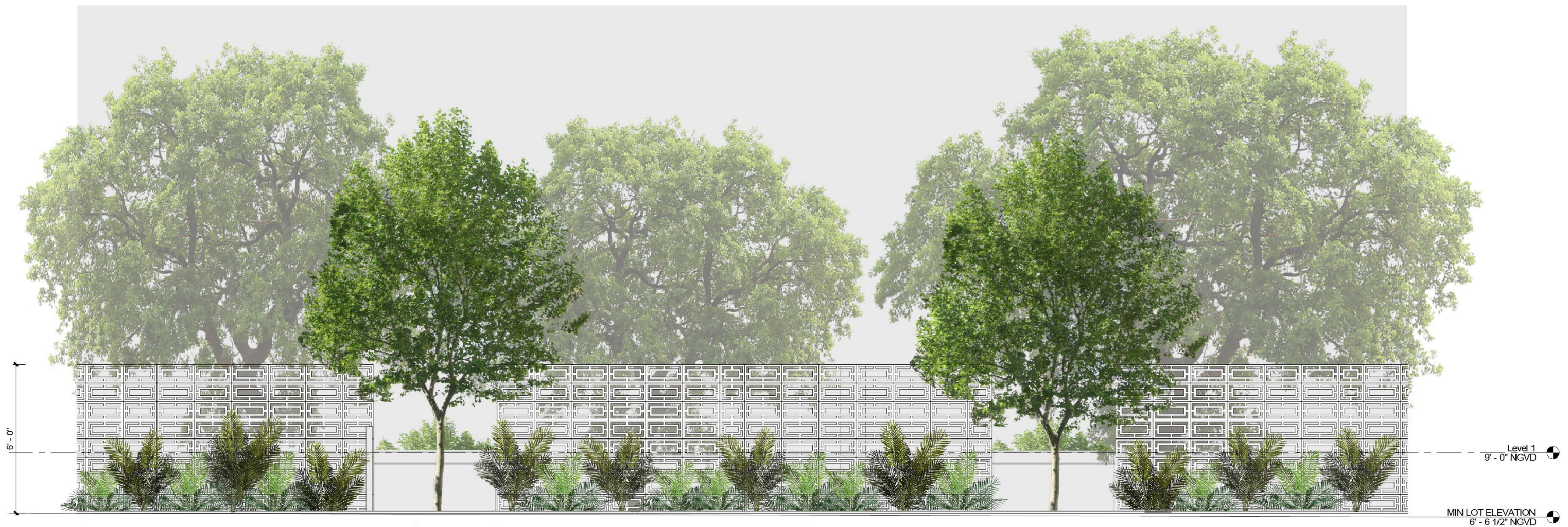


JEFFERSON AVENUE



REVISED SHEET
 GROUND FLOOR PLAN





CONCRETE BREEZE BLOCKS

TREES

BUAR - VERAWOOD



BUSI - GUMBO LIMBO



CAGR - BRIDALVEIL



CAWI - WILD CINNAMON



CESP - SILK FLOSS



COER - GREEN BUTTWOOD



COES - SILVER BUTTWOOD



COSE - ORANGE GEIGER



ELDE - JAPANESE BLUEBERRY



GUSA - LIGNUM VITAE



ILCA - DAHOON HOLLY



LOVI - FRAGRANT LILAC



MYFR - SIMPSON STOPPER



PIDI - ALLSPICE



SIGL - PARADISE TREE



DYCA - CABADA PALM



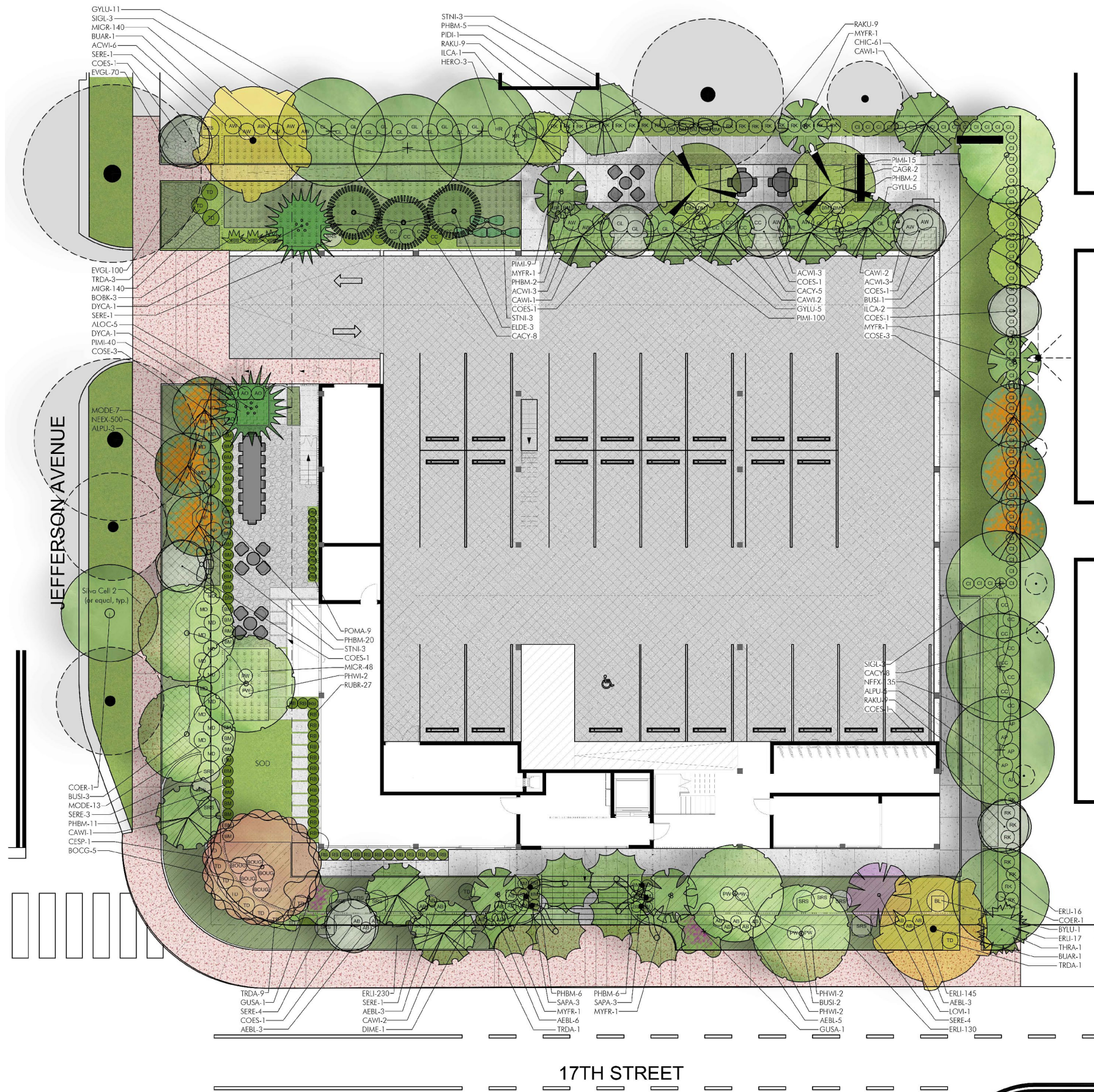
SAPA - SABAL PALM



THRA - THATCH PALM



PALMS



GARDNER + SEMLER
LANDSCAPE ARCHITECTURE
WWW.GSLADDESIGN.COM
17670 NW 78th Ave., Suite 214
Miami, FL 33015
P 305.992.1016 F 305.992.1019
CORP. ID#0000266

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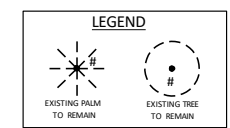
THE MORRIS
1707 JEFFERSON AVENUE, MIAMI BEACH, FL 33139



REV	DESCRIPTION

DRB SUBMITTAL
TITLE
PLANTING PLAN
-RENDERED-

DATE	12.12.2022
SCALE	as noted
SHEET	LA3.01



PLANTING PLAN - RENDERED
SCALE: 1/8" = 1'-0"

TREES

BUAR - VERAWOOD



BUSI - GUMBO LIMBO



CAGR - BRIDALVEIL



CAWI - WILD CINNAMON



CESP - SILK FLOSS



COER - GREEN BUTTWOOD



COES - SILVER BUTTWOOD



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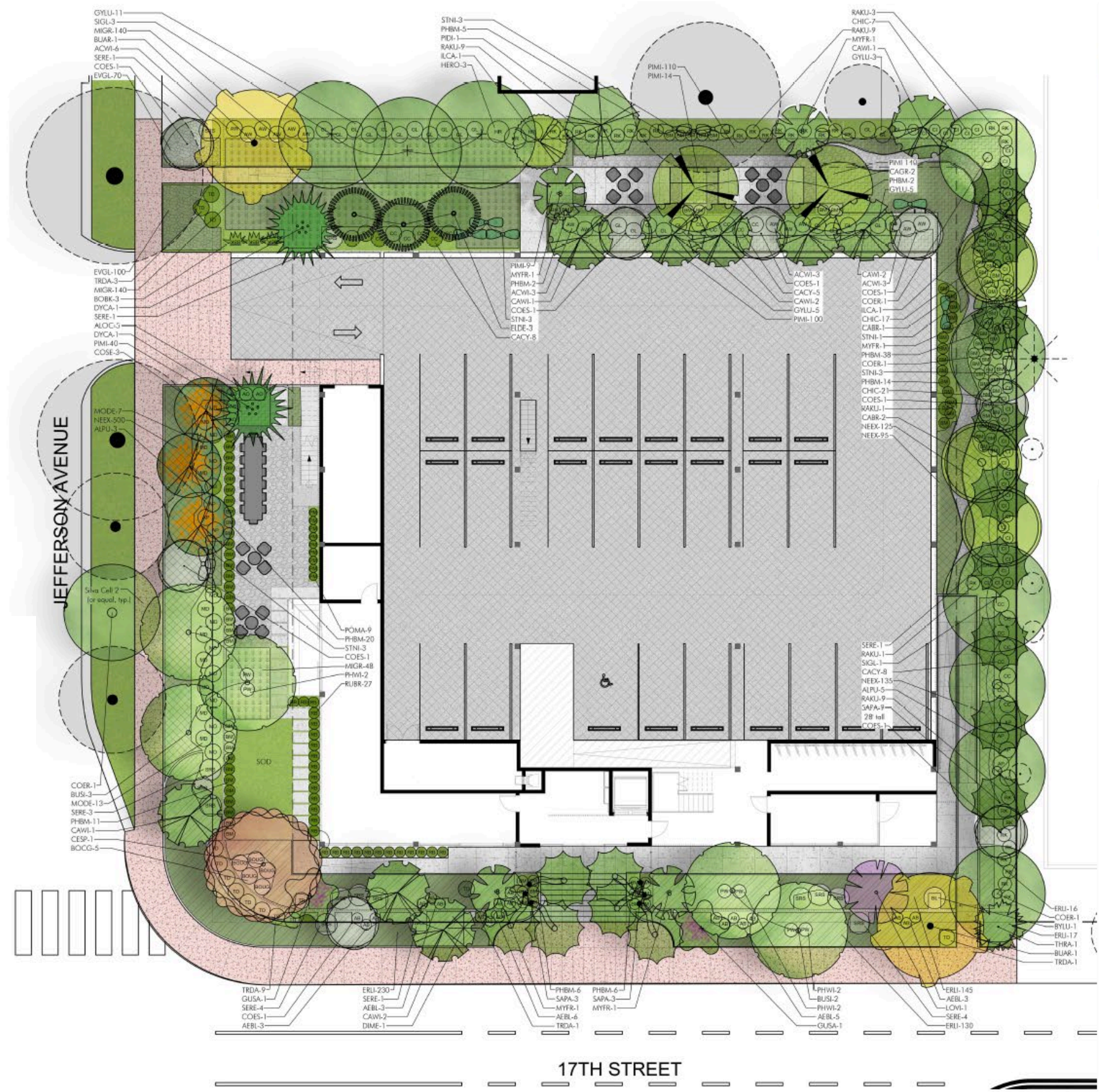
SAPA - SABAL PALM



THRA - THATCH PALM



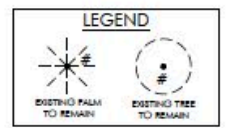
PALMS



GARDNER + SEHLER
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WWW.GSLADESIGN.COM
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MIAMI, FL 33158
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THE MORRIS
1707 JEFFERSON AVENUE, MIAMI BEACH, FL 33139



REVISED SHEET

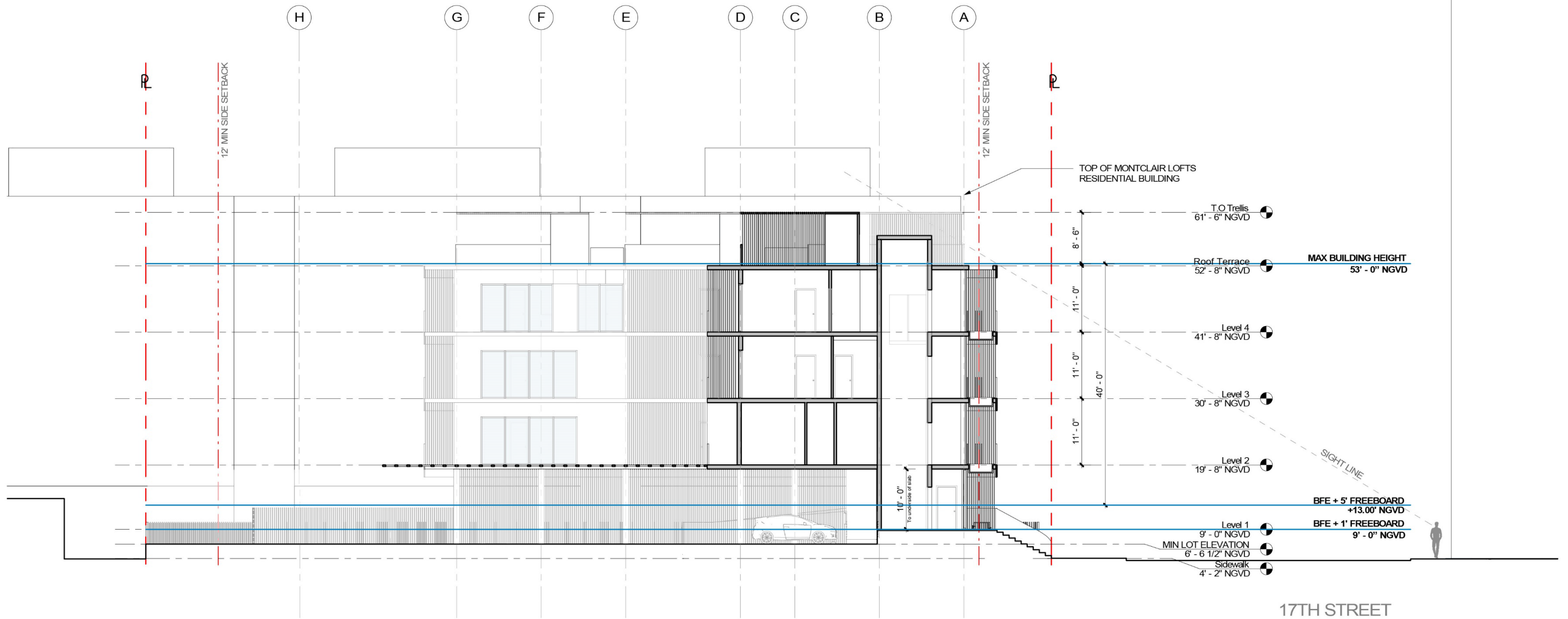
PLANTING PLAN - RENDERED

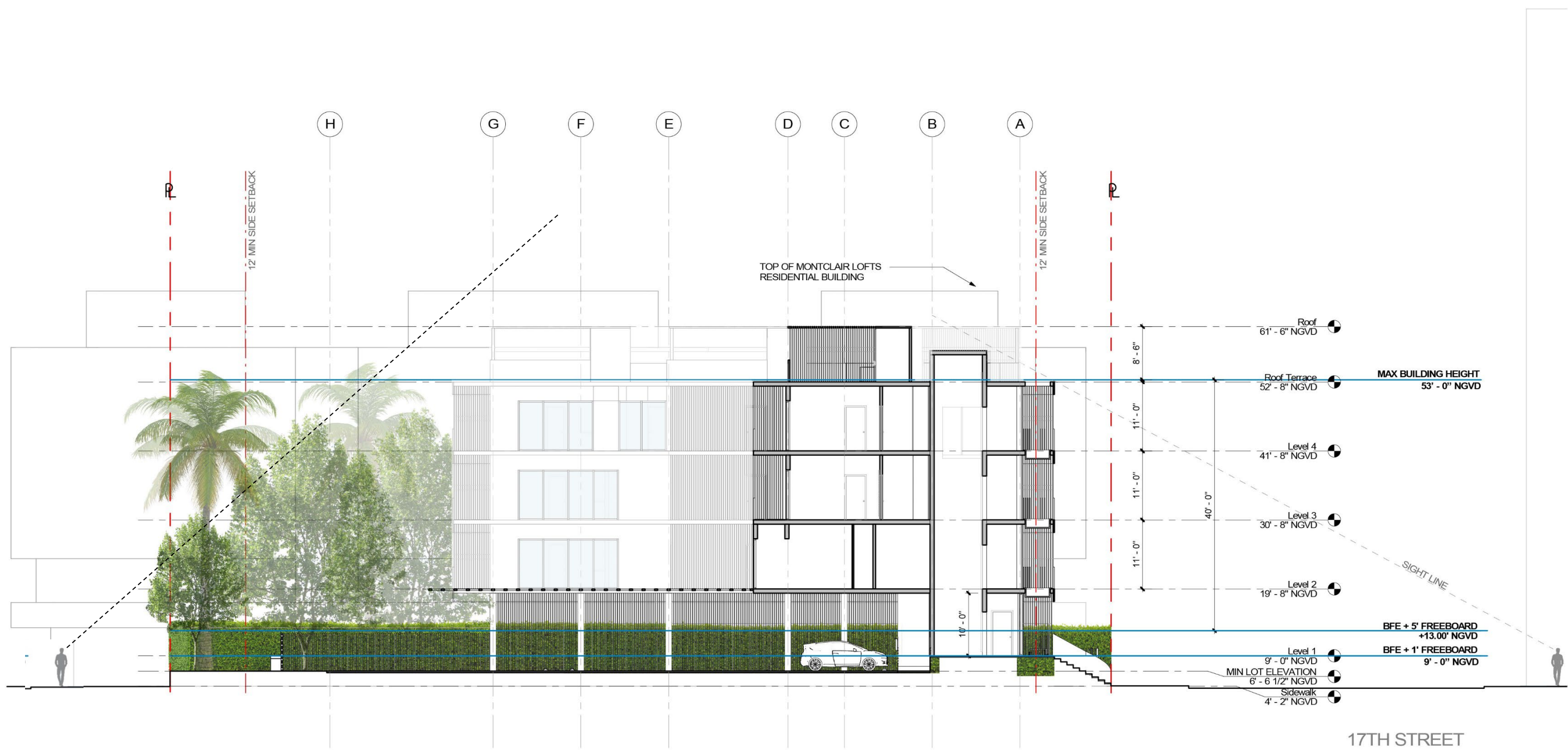
SCALE: 1/8" = 1'-0"

NO.	
TITLE	PLANTING PLAN - RENDERED
DATE	2.07.2023
SCALE	as noted
SHEET	LA3.01









SCALE = 1/16" = 1'-0"
The Morris
1709 Jefferson Ave, Miami Beach, FL 33139

HPB FINAL SUBMITTAL

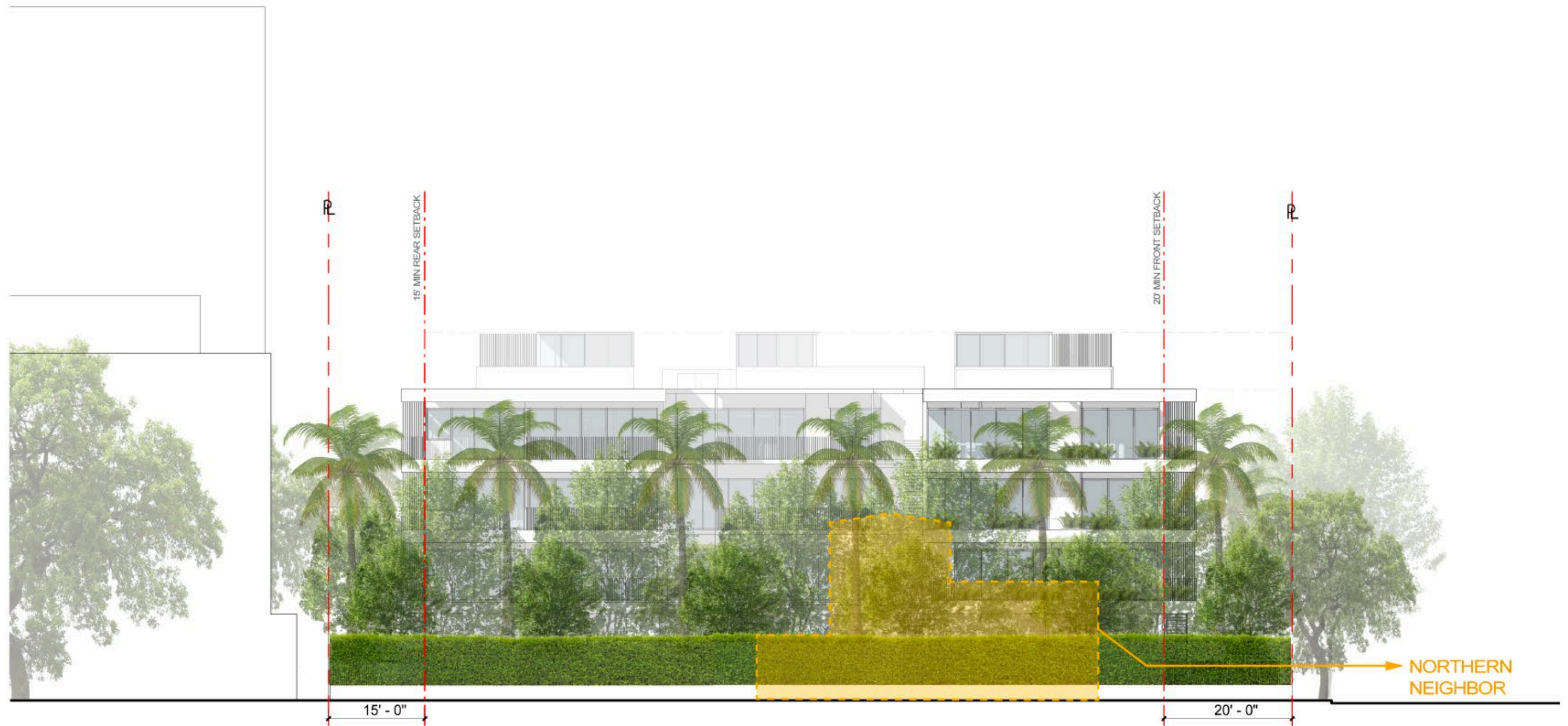
02/14/23

GUSTAVO F. BERENBLUM
ARCHITECT, FL LIC. NO. 16278

REVISED SHEET

SECTION | A300





SCALE = 1/16" = 1'-0"
The Morris
1709 Jefferson Ave, Miami Beach, FL 33139

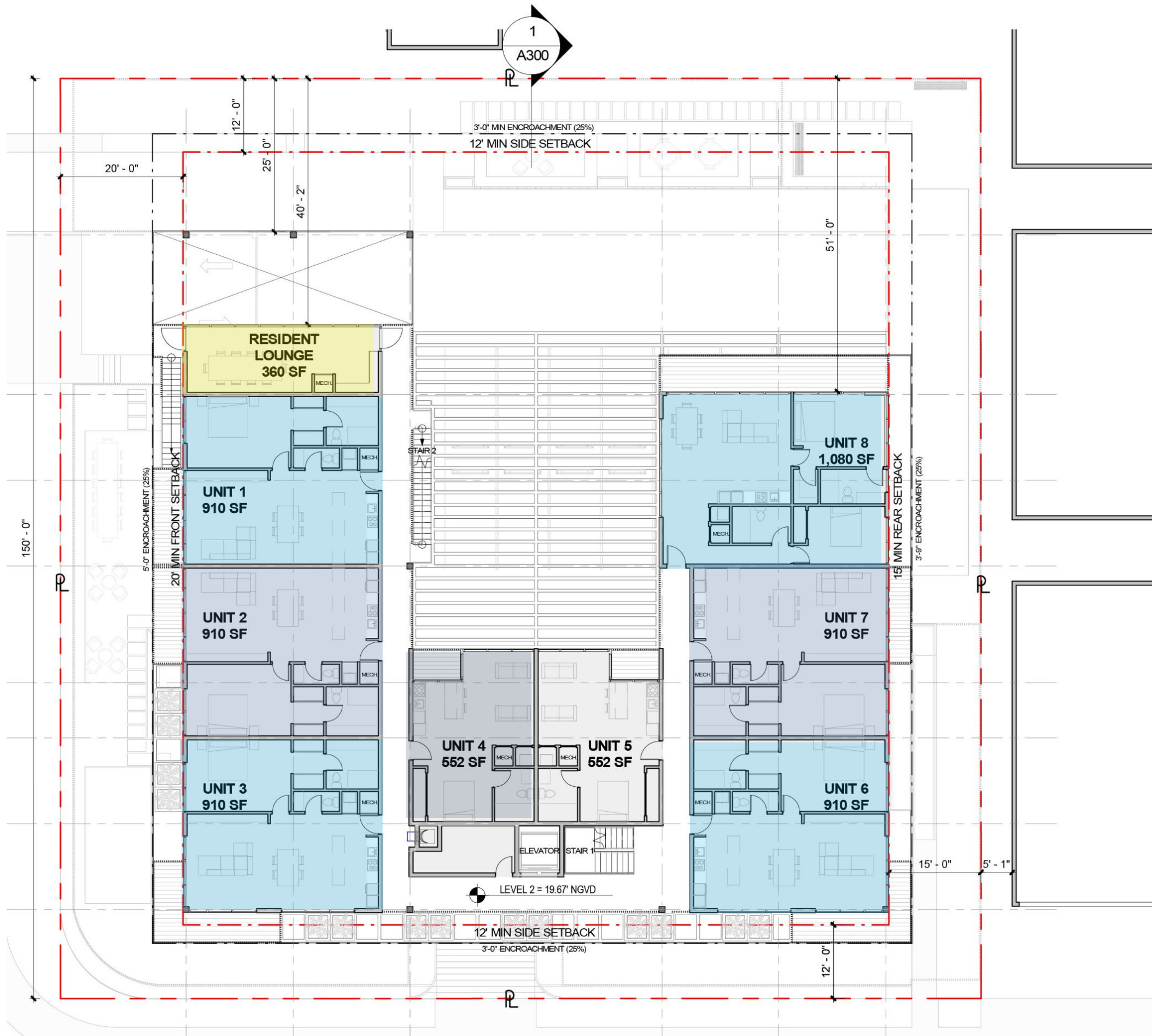
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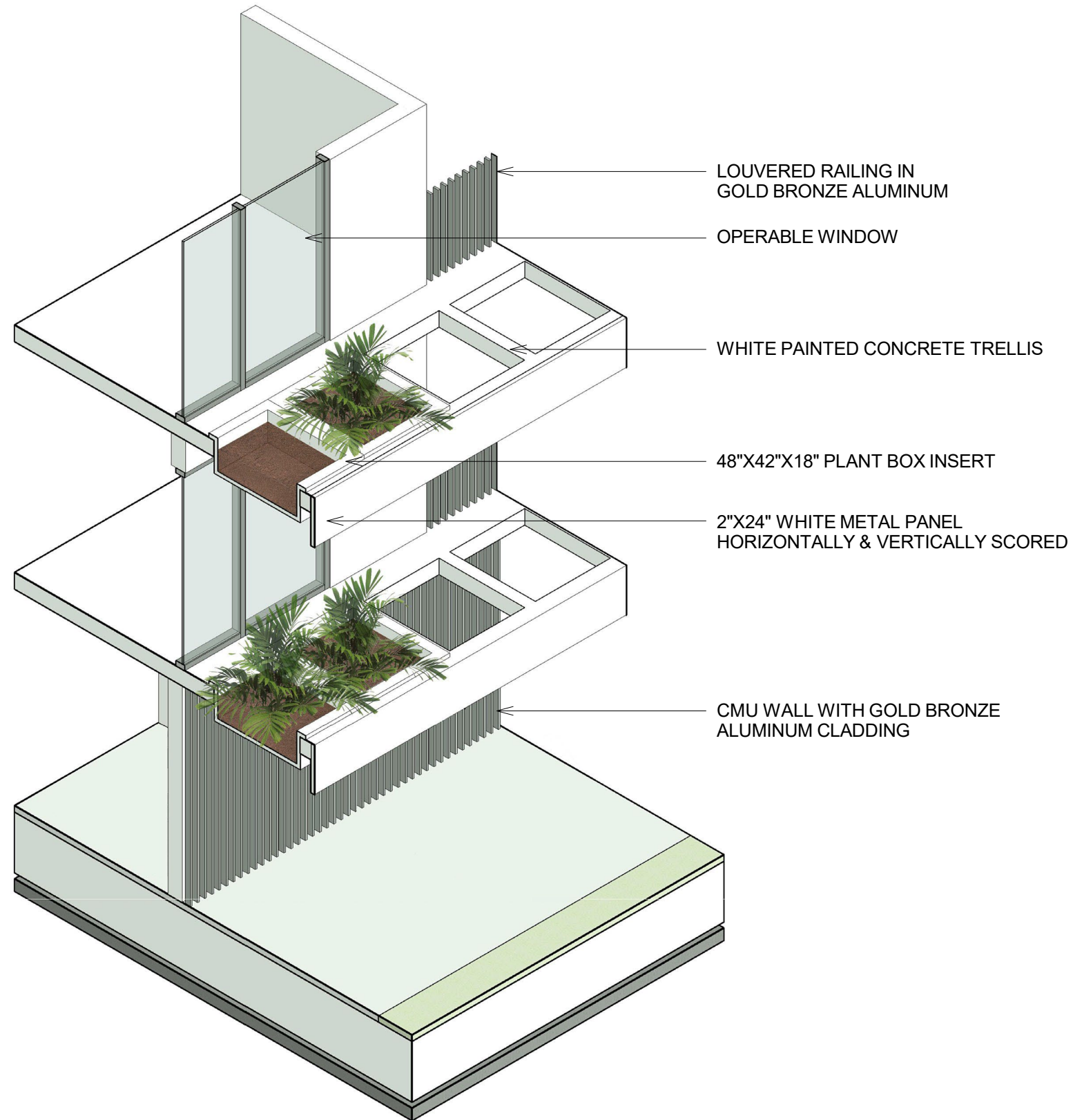
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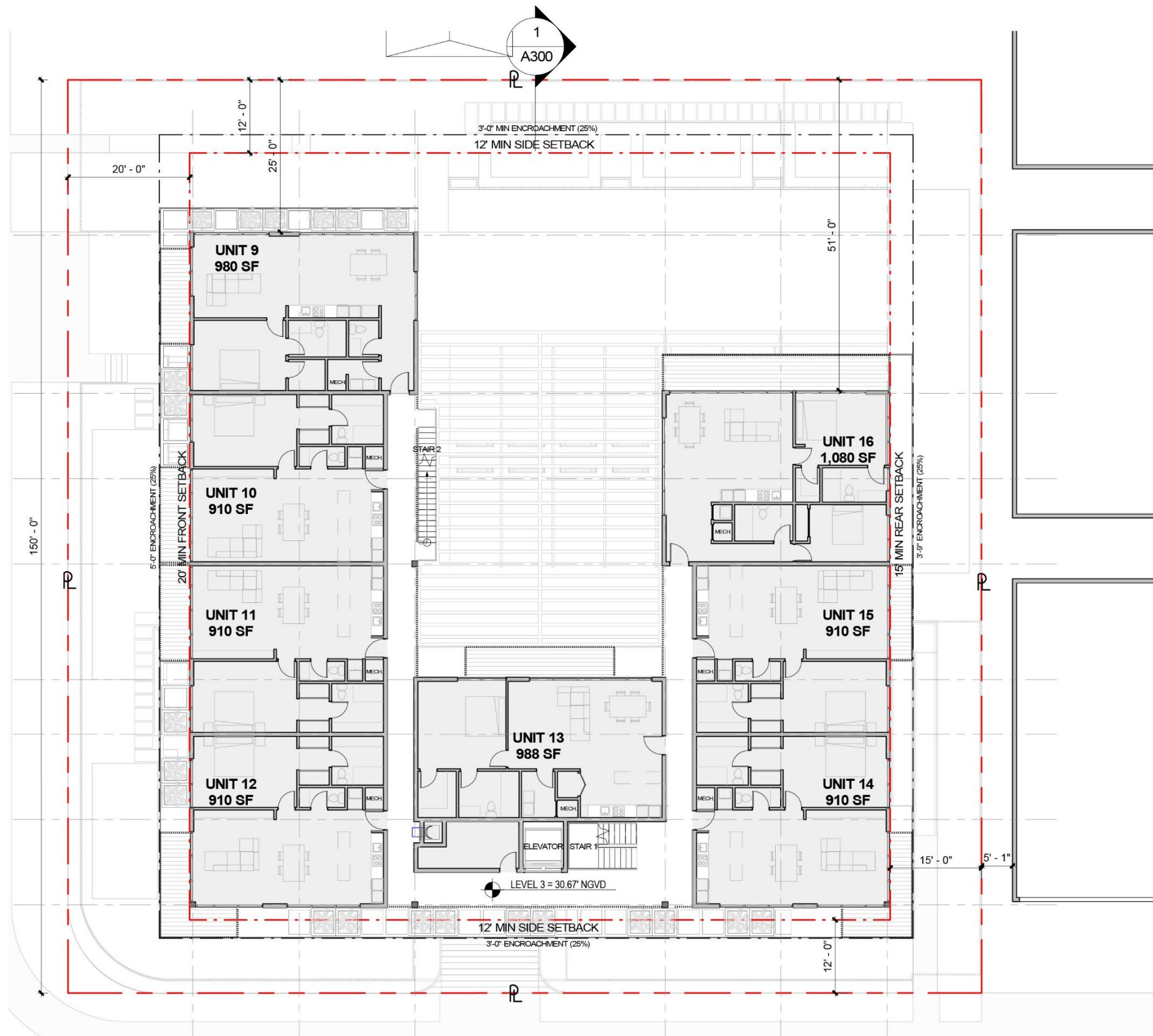
GUSTAVO F. BERENBLUM
ARCHITECT, FL LIC. NO. 16278

REVISED SHEET

NORTHERN NEIGHBOR DIAGRAM
NORTH ELEVATION









SCALE = 1" = 20'-0"
 The Morris
 1709 Jefferson Ave, Miami Beach, FL 33139

HPB FINAL SUBMITTAL

02/14/23

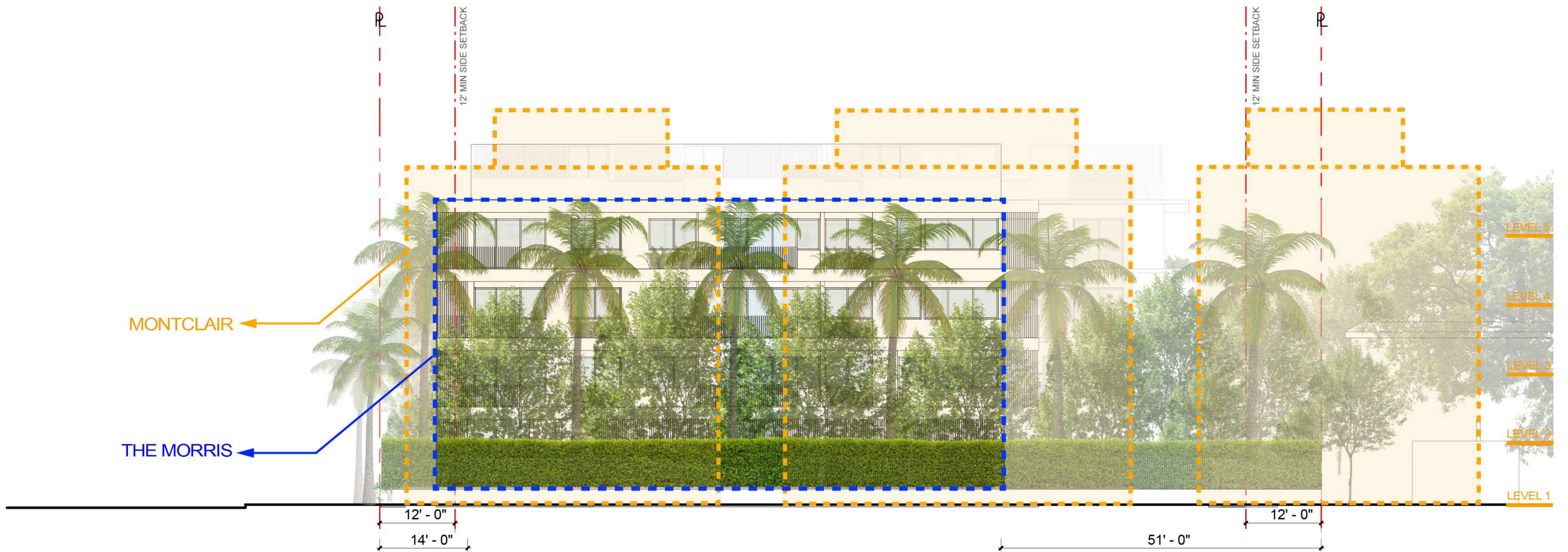
GUSTAVO F. BERENBLUM
 ARCHITECT, FL LIC. NO. 16278

REVISED SHEET
 LEVEL 3 FLOOR PLAN

A103







SCALE = 1/16" = 1'-0"
The Morris
1709 Jefferson Ave, Miami Beach, FL 33139

HPB FINAL SUBMITTAL

02/14/23

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ARCHITECT, FL LIC. NO. 16278

REVISED SHEET
MONTCLAIR DIAGRAM + LANDSCAPE
EAST ELEVATION

A203







THANK YOU