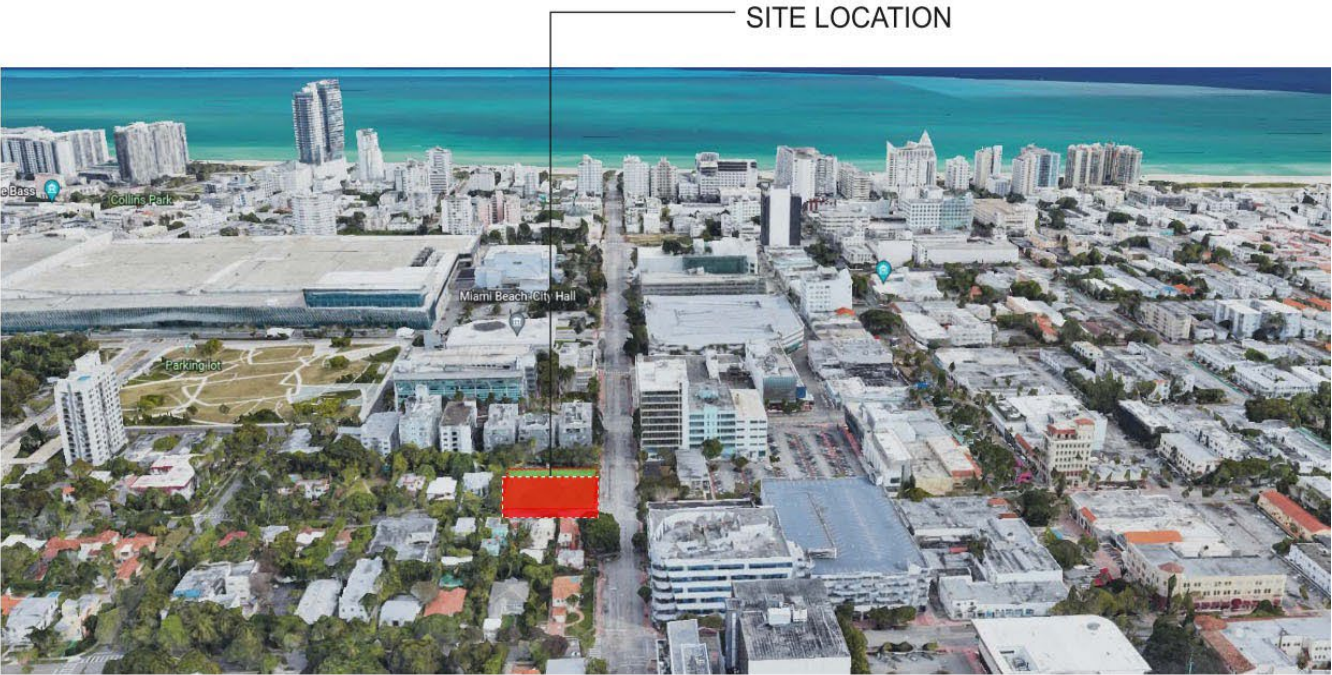
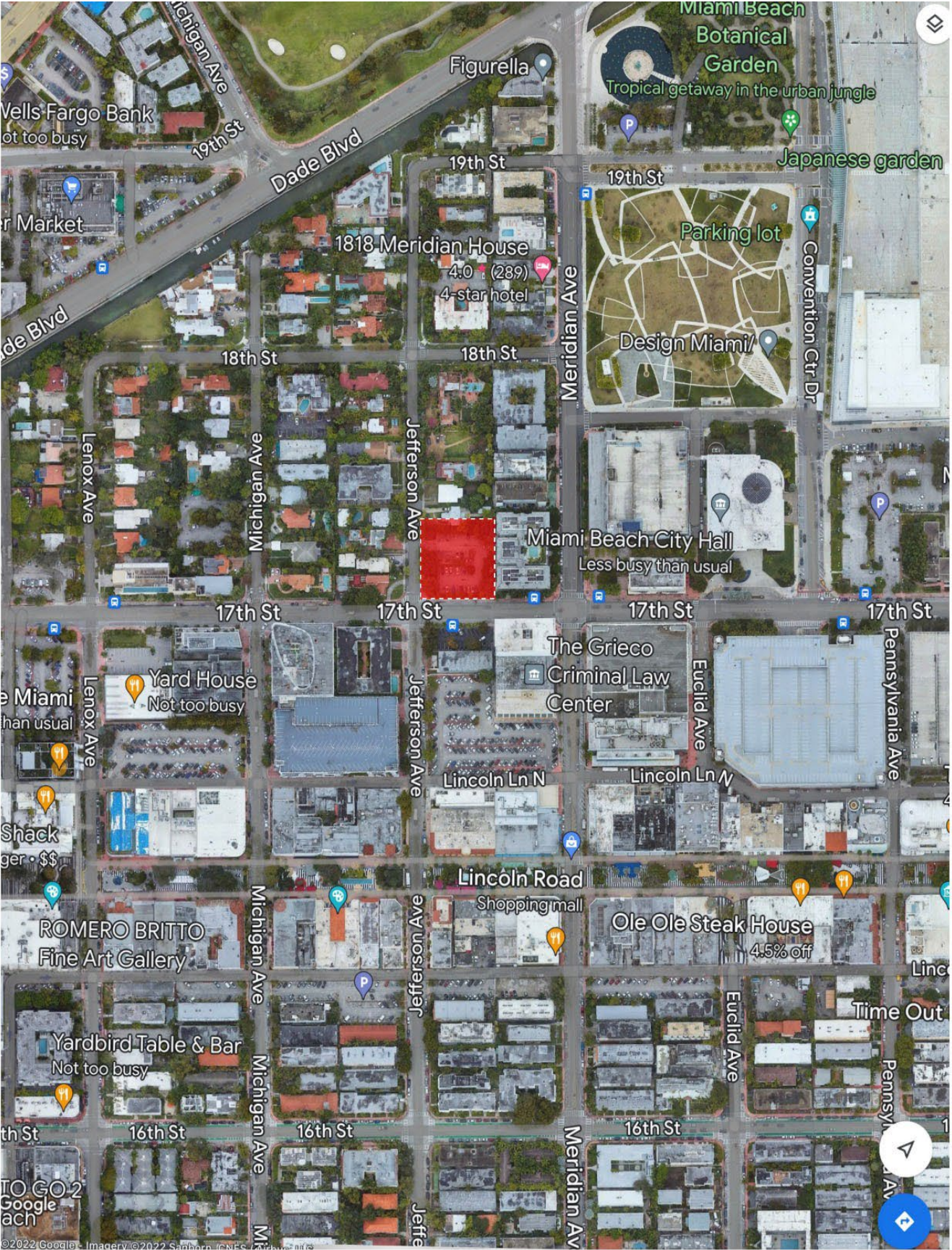
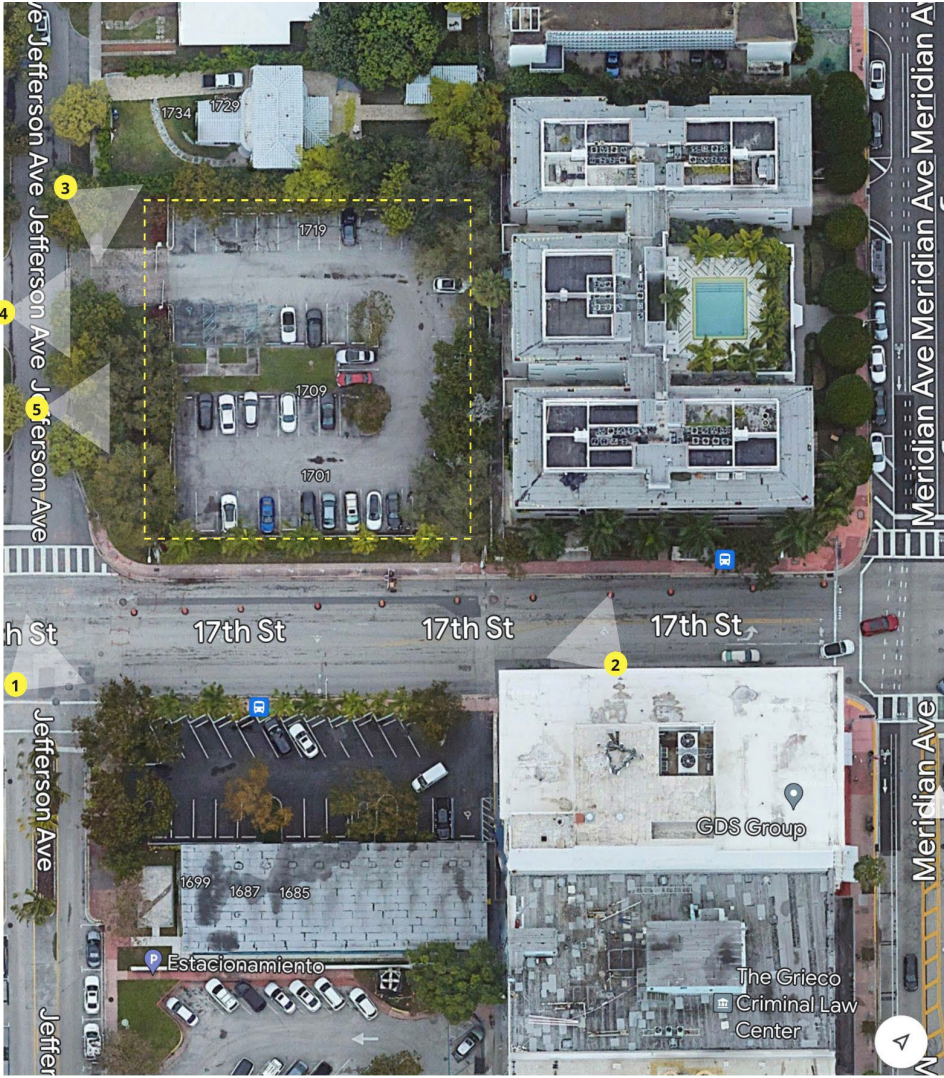








17th Street Looking East



Jefferson Ave Looking South





PALM VIEW
HISTORIC DISTRICT



MORRIS LAPIDUS
Commercial



LINCOLN ROAD
Commercial



MONTCLAIR LOFTS
Residential



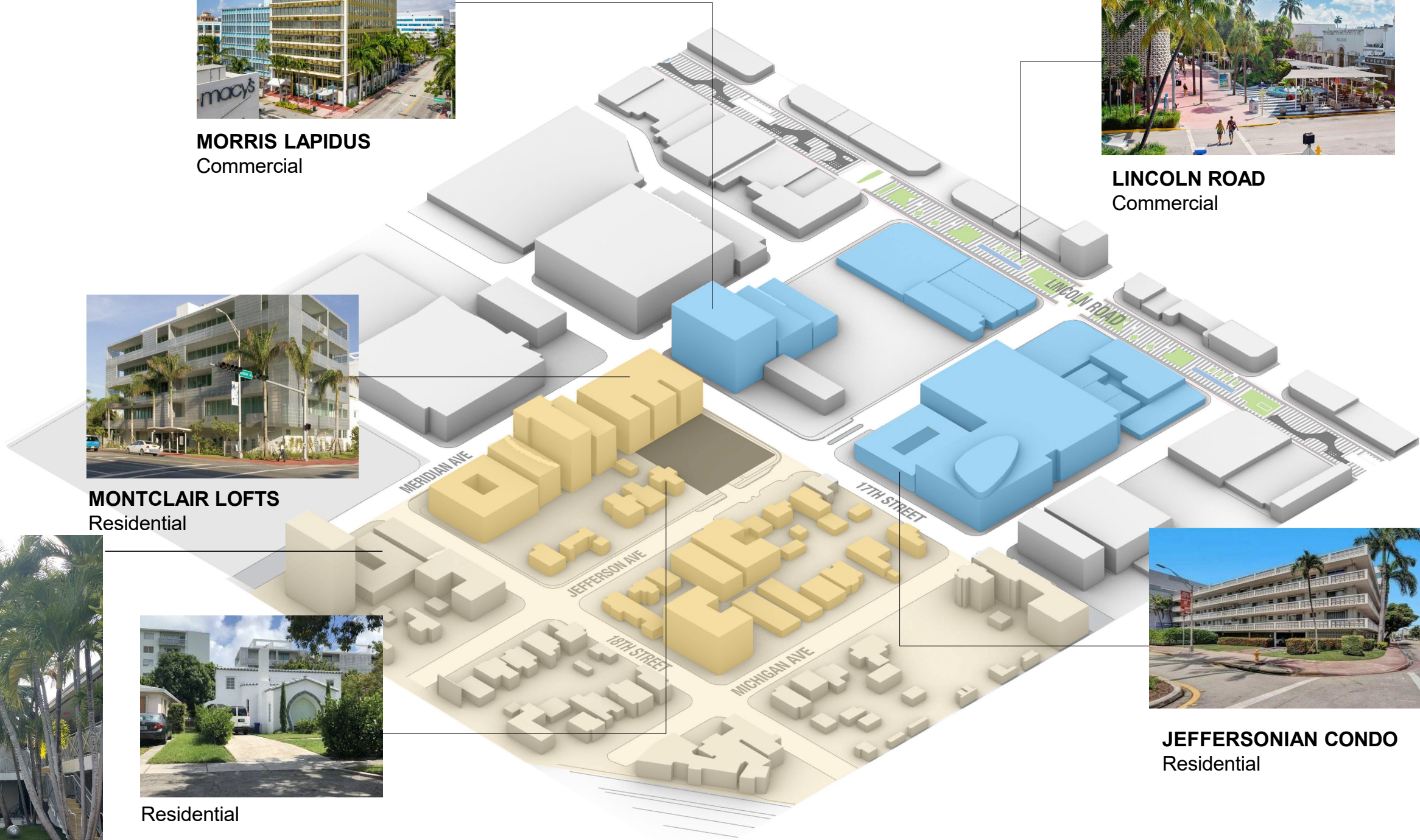
Meridian House



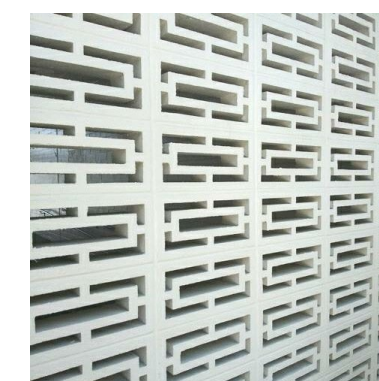
Residential



JEFFERSONIAN CONDO
Residential

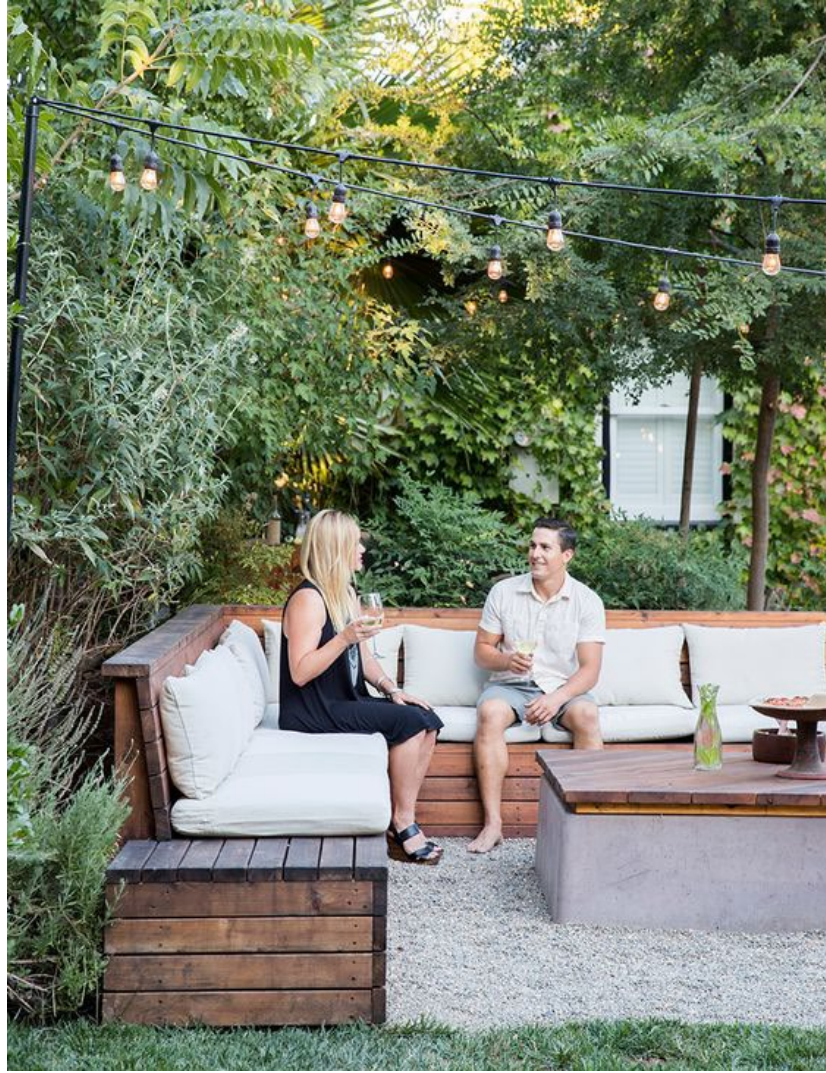
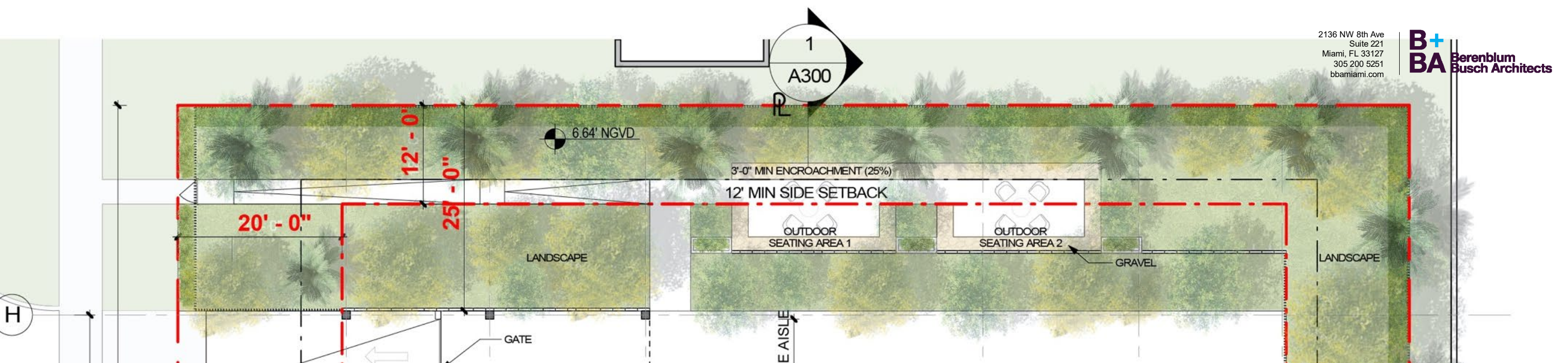


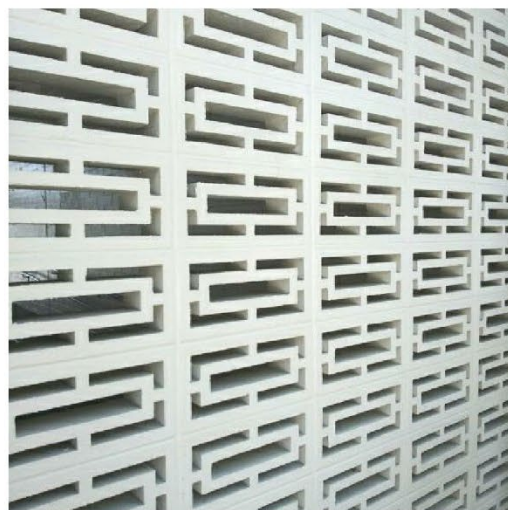
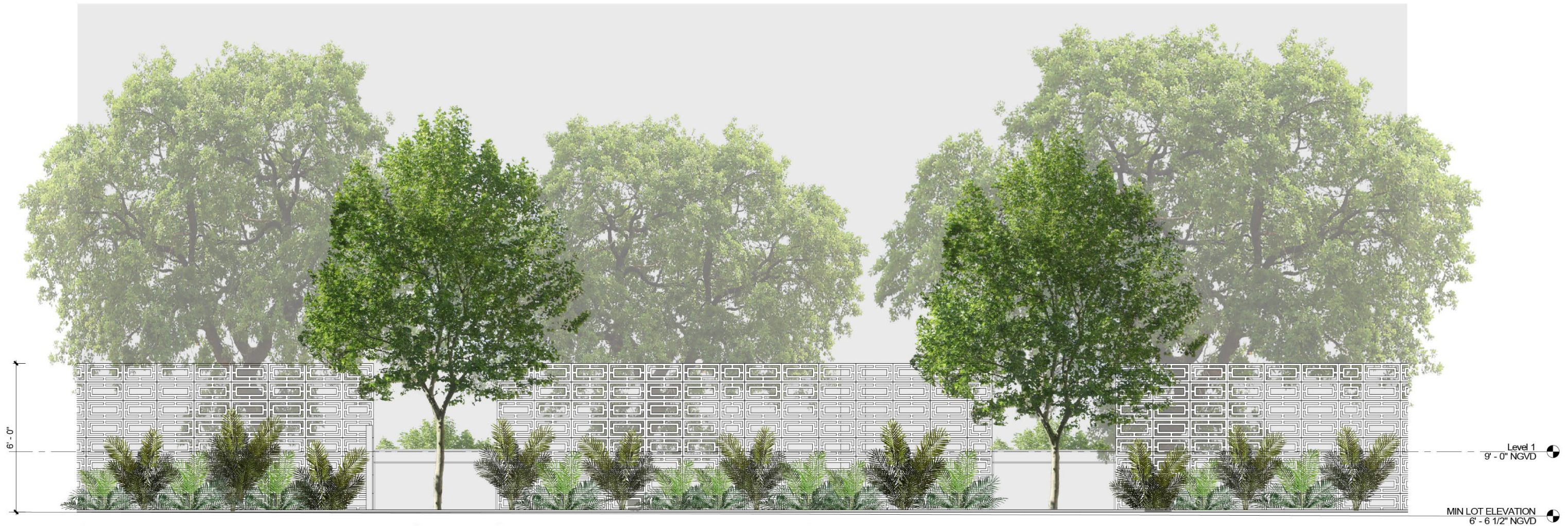




REVISED SHEET

GROUND FLOOR PLAN





CONCRETE BREEZE BLOCKS

TREES

BUAR - VERAWOOD



BUSI - GUMBO LIMBO



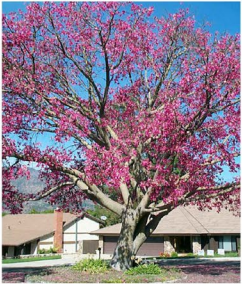
CAGR - BRIDALVEIL



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



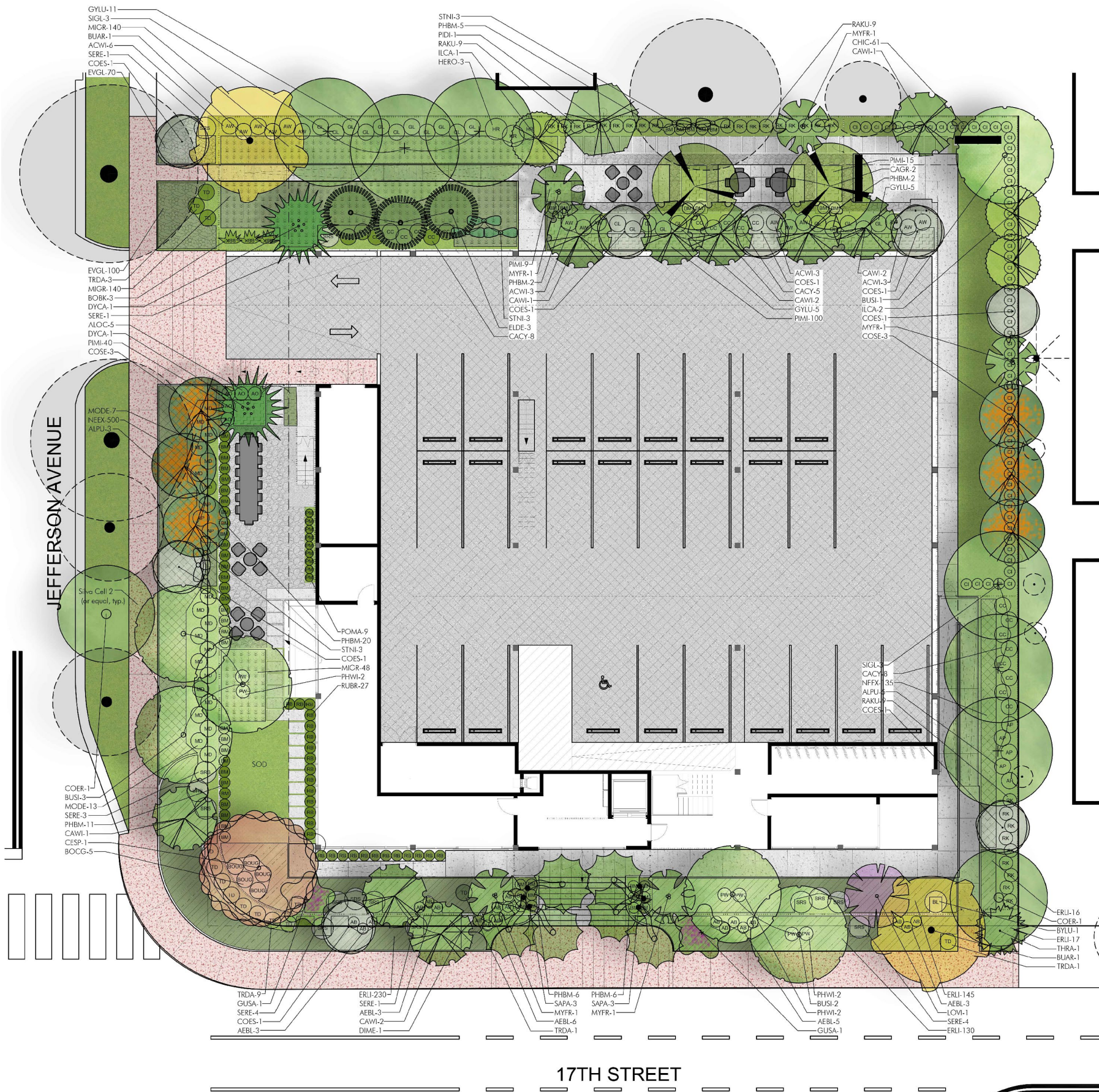
SAPA - SABAL PALM



THRA - THATCH PALM



PALMS



GARDNER + SEMLER
LANDSCAPE ARCHITECTURE
WWW.GSLADESIGN.COM

17670 NW 78th AVE, SUITE 214
MIAMI, FL 33015
P 305.392.1016 F 305.392.1019
CORP - ID#000266

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THE MORRIS
1707 JEFFERSON AVENUE, MIAMI BEACH, FL 33139



REV	DESCRIPTION

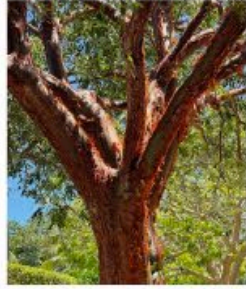
DRB SUBMITTAL	
TITLE	PLANTING PLAN - RENDERED-
DATE	12.12.2022
SCALE	as noted
SHEET	LA3.01

TREES

BUAR - VERA WOOD



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



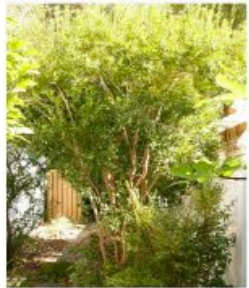
ILCA - DAHOON HOLLY



LOVI - FRAGRANT LILAC



MYFR - SIMPSON STOPPER



PIDI - ALLSPICE



SIGL - PARADISE TREE



DYCA - CABADA PALM



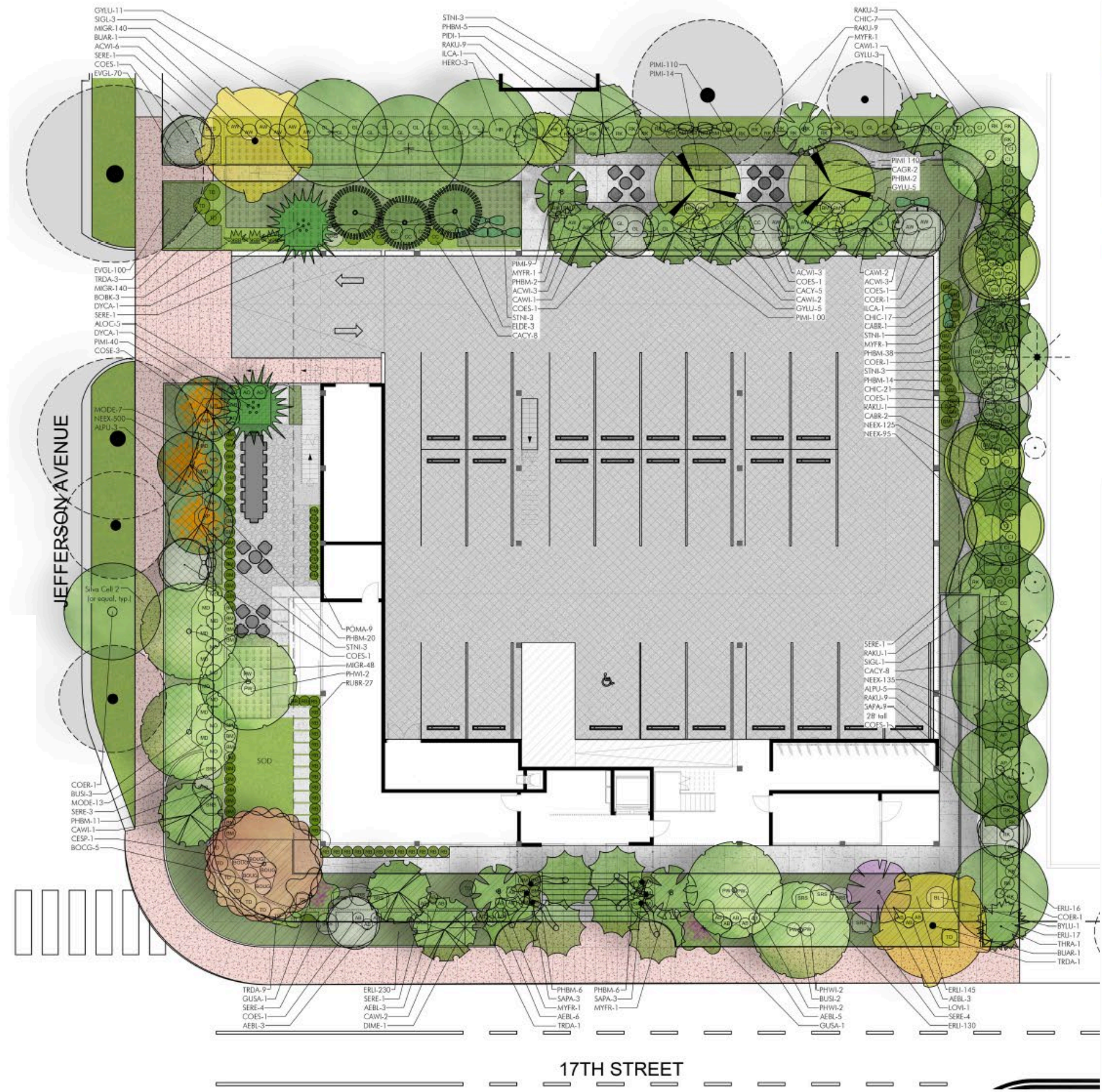
SAPA - SABAL PALM



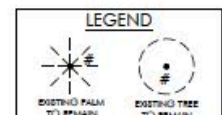
THRA - THATCH PALM



PALMS



17TH STREET



REVISED SHEET

PLANTING PLAN - RENDERED

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



GARDNER + SEHLER
 LANDSCAPE ARCHITECTURE
 WWW.GSLADesign.COM
 17670 NW 78th AVE., SUITE 214
 MIAMI, FL 33156
 P 305.392.1014 F 305.392.1019
 CORP. ID #00002368

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THE MORRIS
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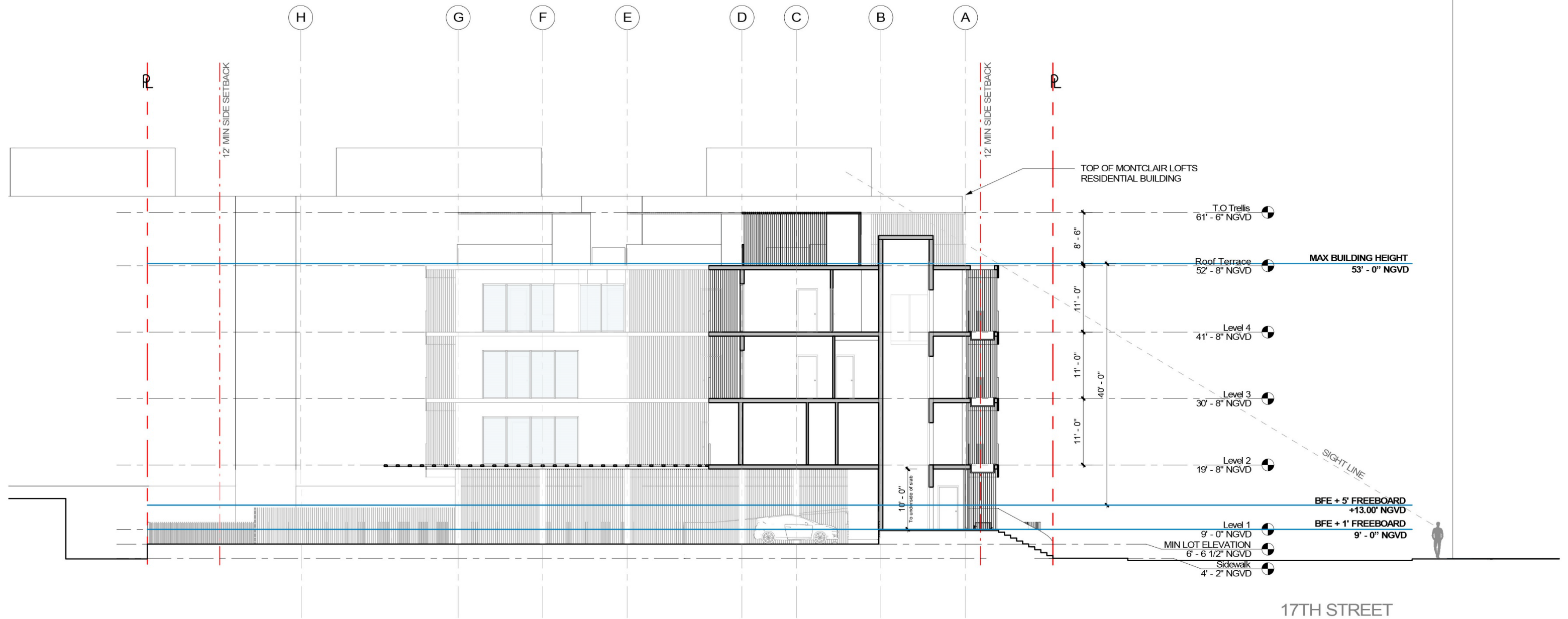
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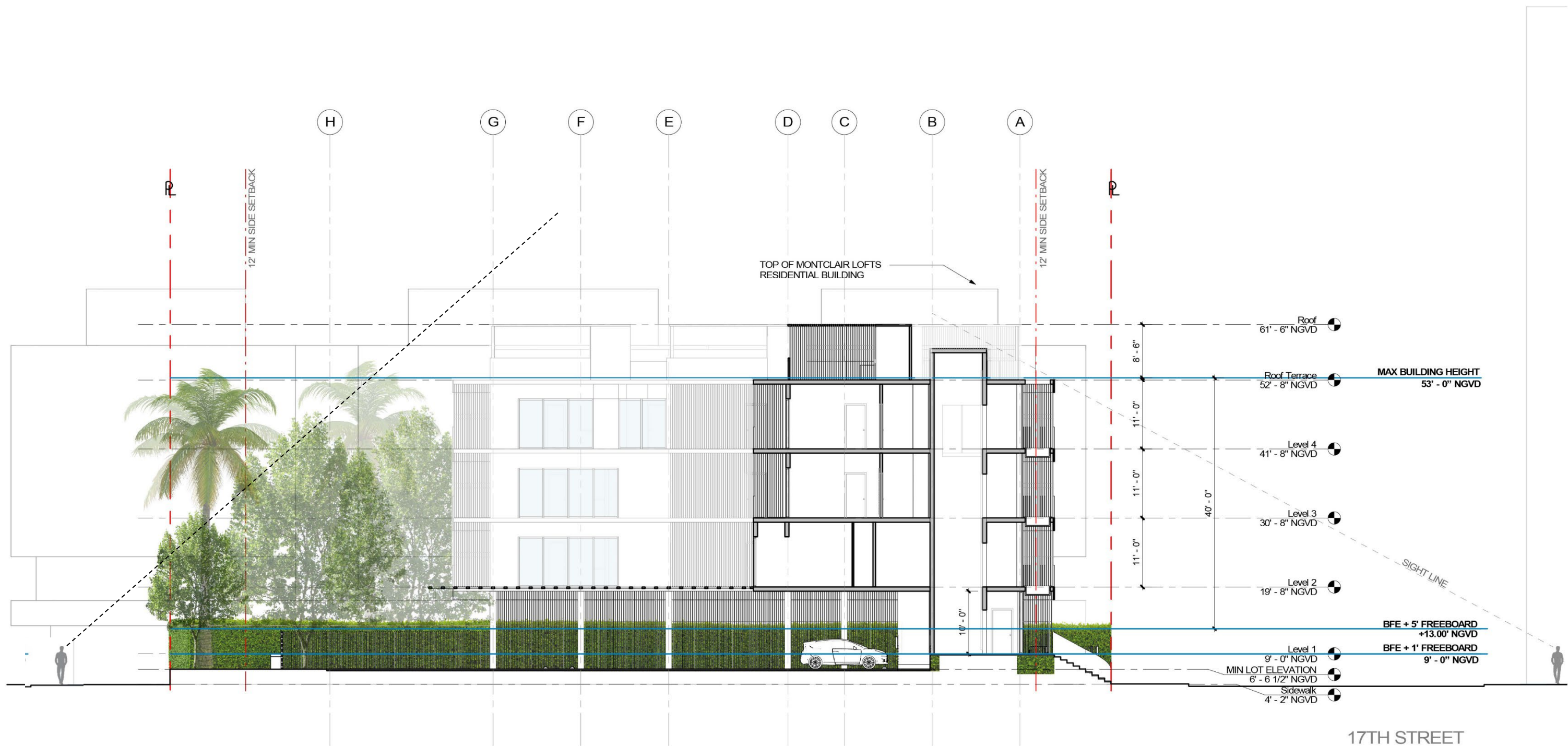
BUFFER ENHANCEMENT
 TITLE
 PLANTING PLAN - RENDERED

Plan Checked GSLA Design	PLA #1560 PLA #0607200
DATE	2.07.2023
SCALE	as noted
SHEET	LA3.01









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

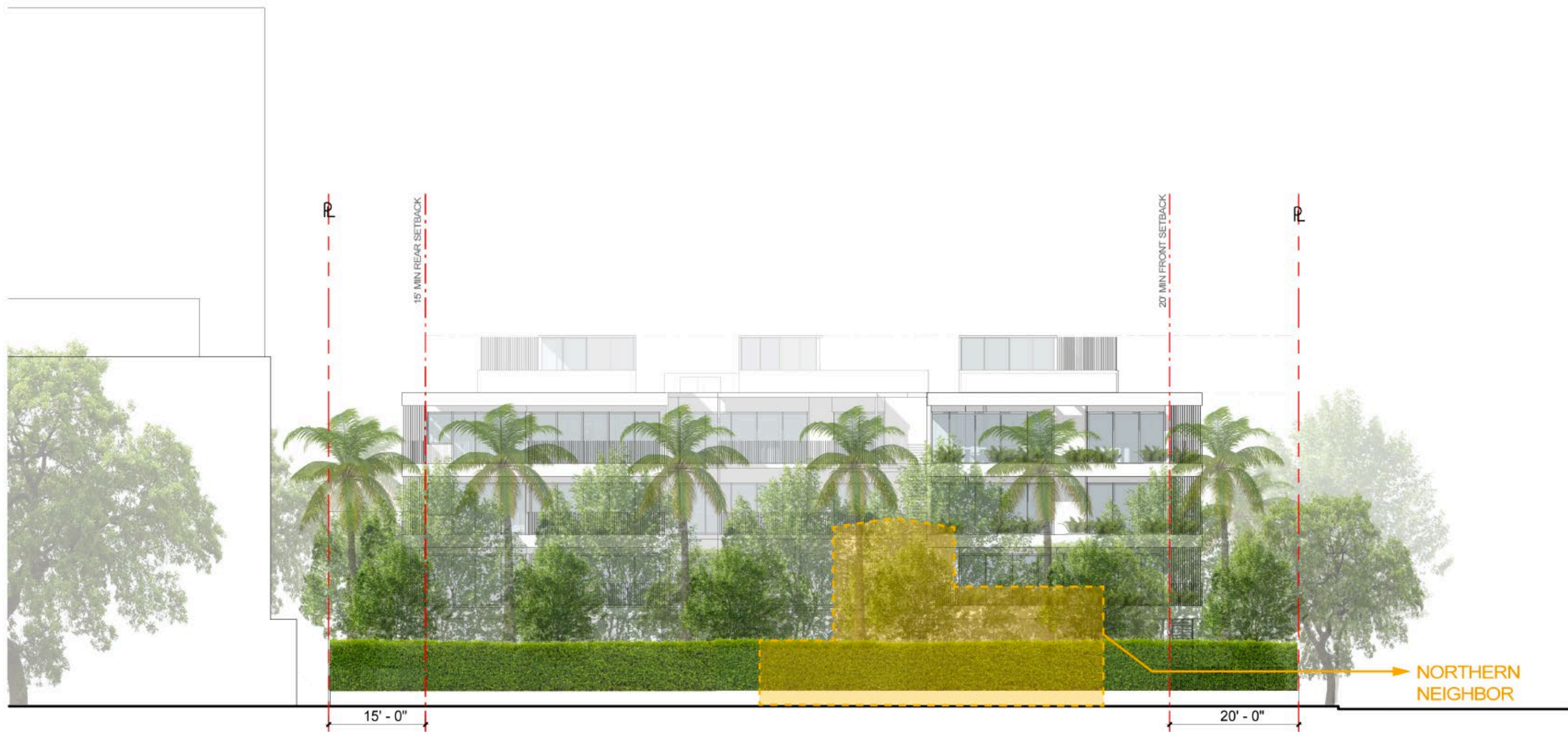
HPB FINAL SUBMITTAL

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

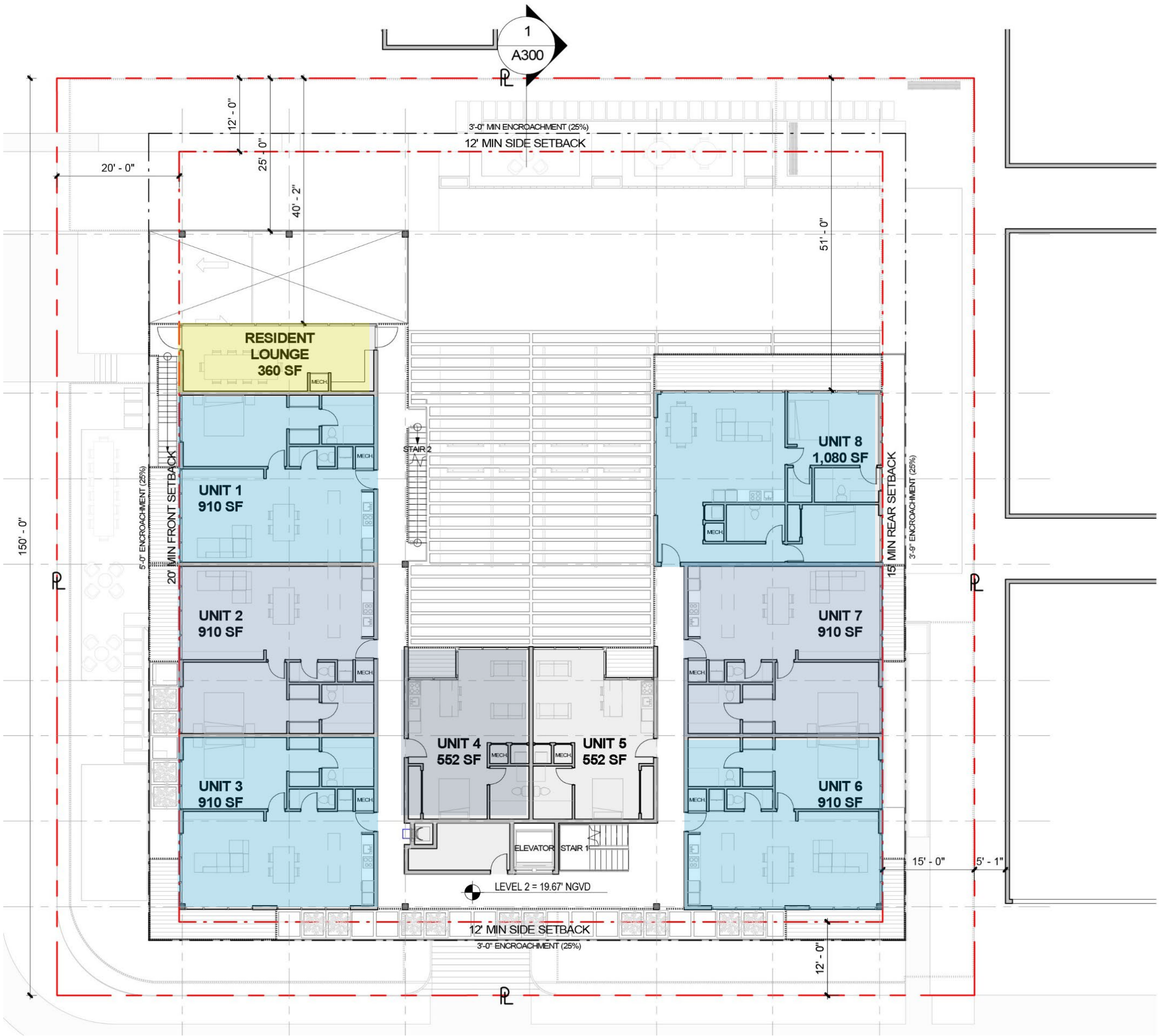
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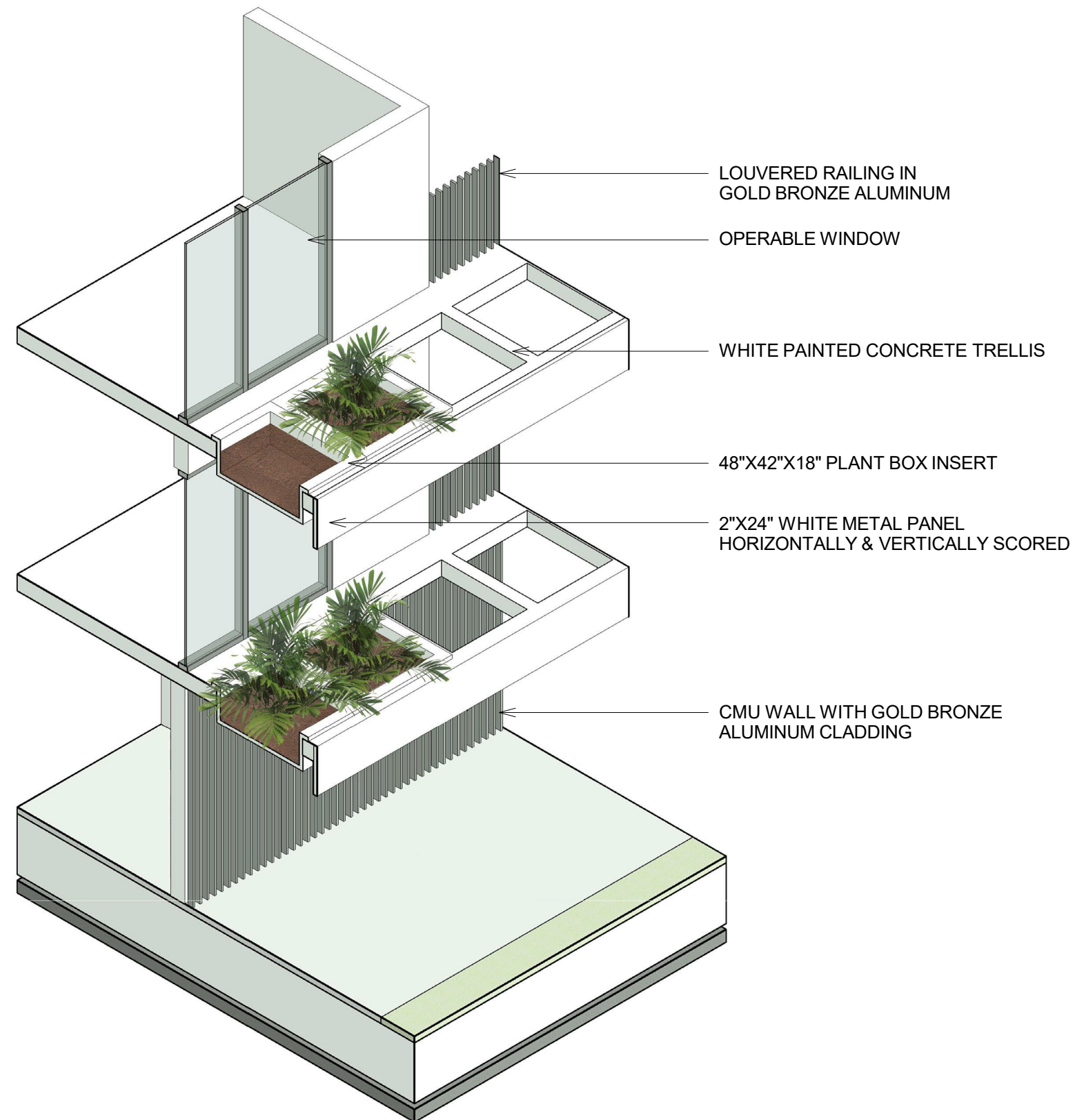
02/14/23

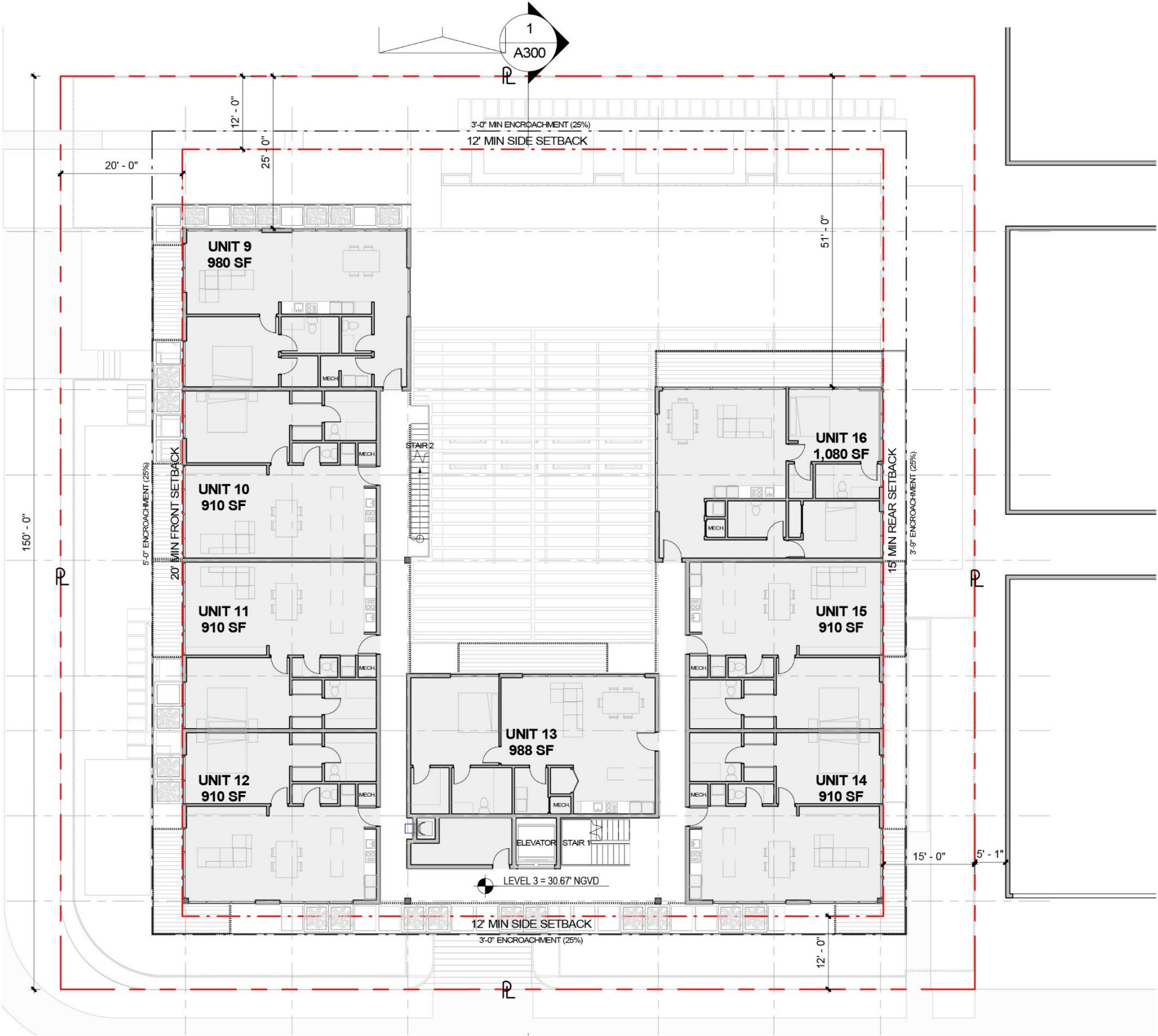
GUSTAVO F. BERENBLUM
ARCHITECT, FL LIC. NO. 16278

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

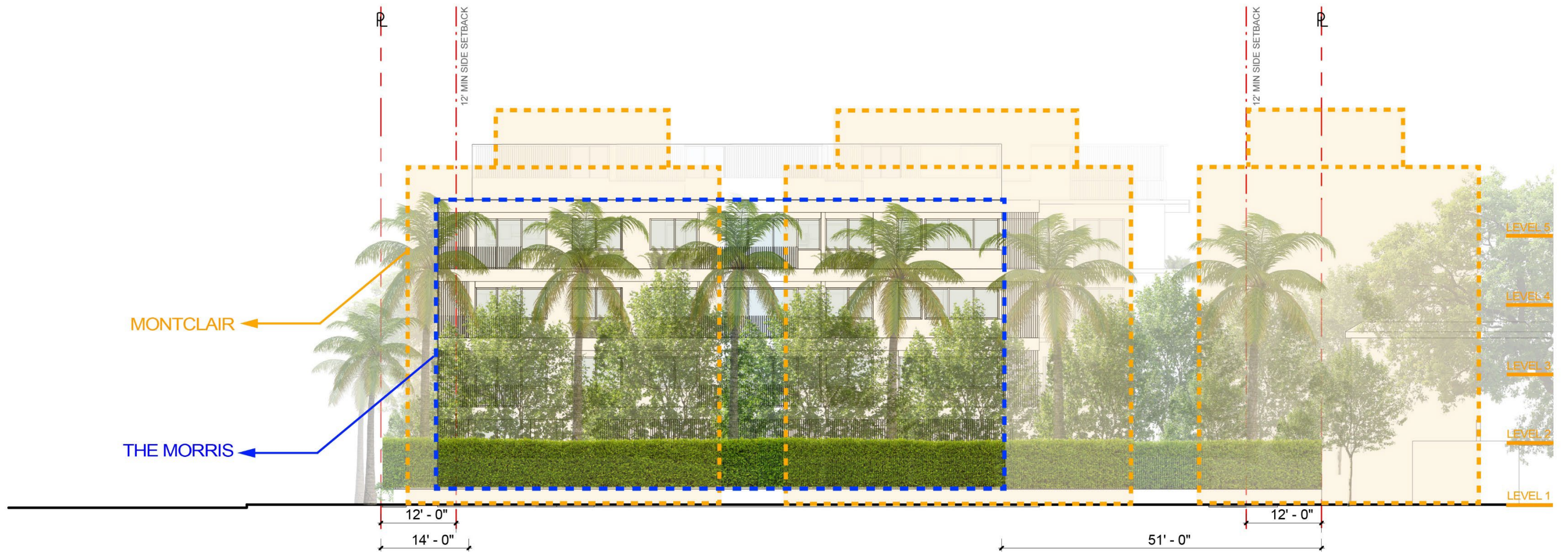
GUSTAVO F. BERENBLUM
ARCHITECT, FL LIC. NO. 16278

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

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

REVISED SHEET
MONTCLAIR DIAGRAM + LANDSCAPE
EAST ELEVATION

A203







THANK YOU