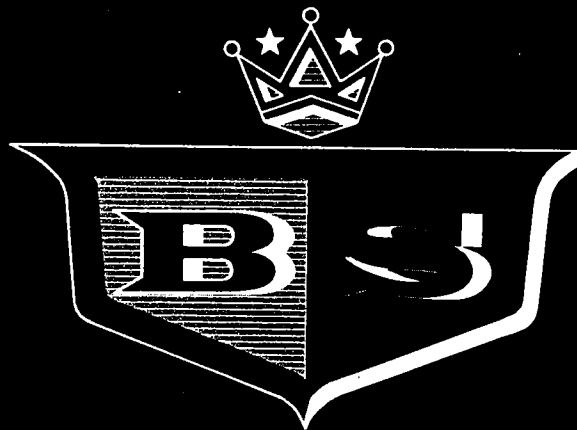


McKIRAHAN, CHARLES E.

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# Birch Square

*a Symphony in Elegance*

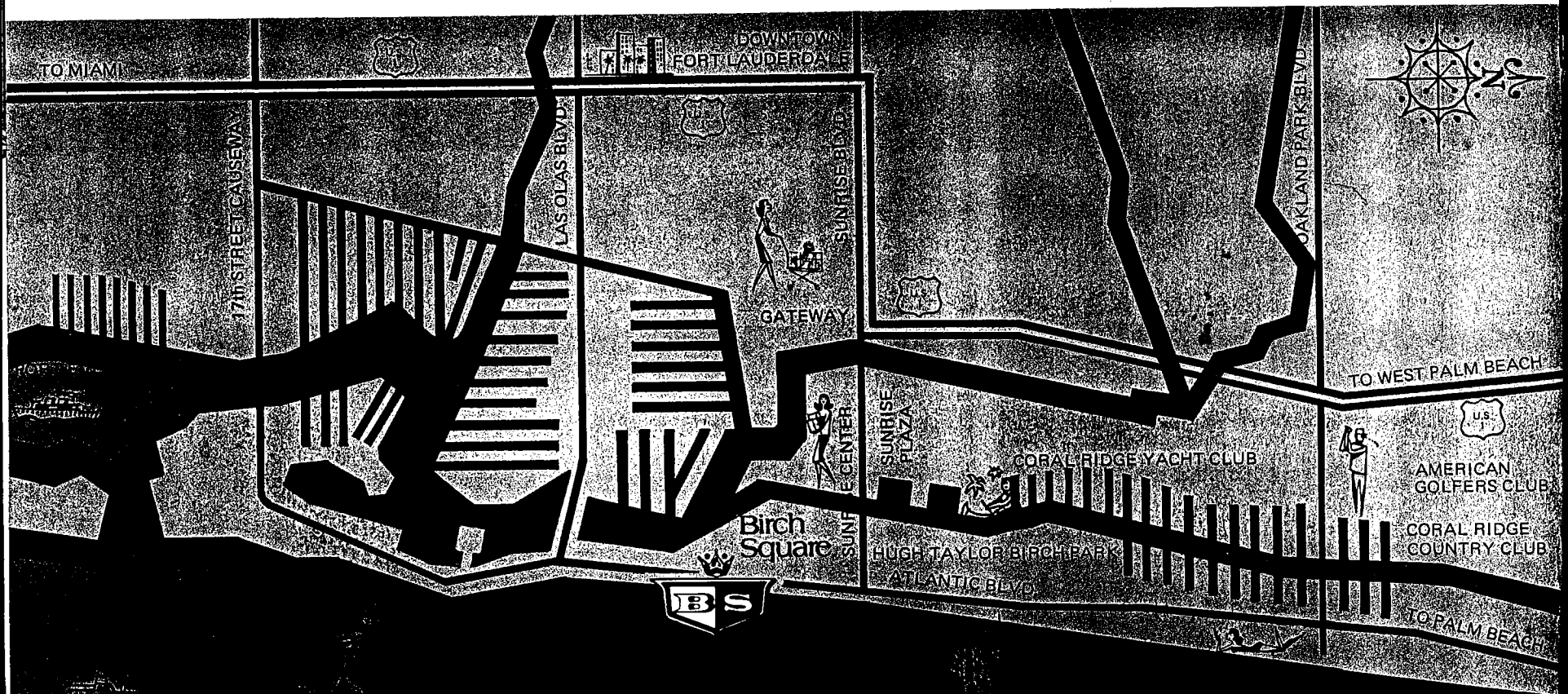
3003 TERRAMAR · FORT LAUDERDALE, FLORIDA

# in the heart of everything

Birch Square on Terramar St., between Breakers Ave., and Birch Road, in the heart of Florida's most glamorous resort apartment area, is close to everything. Near the ocean and the center of the city's 8-mile-long beach. Five minutes away are major shopping centers with famous-name shops, and internationally-known Las Olas Blvd. Within a 10-minute drive

is Coral Ridge Country Club with its 18-hole golf course and the American Golfers Club. So are Coral Ridge Yacht Club, Everglades Yacht Club and the world-famous marina, Bahia Mar. Ten minutes away is the downtown business district. Birch Square overlooks the natural beauty of Hugh Taylor Birch State Park. Eight noted restaurants are a five-minute stroll away.

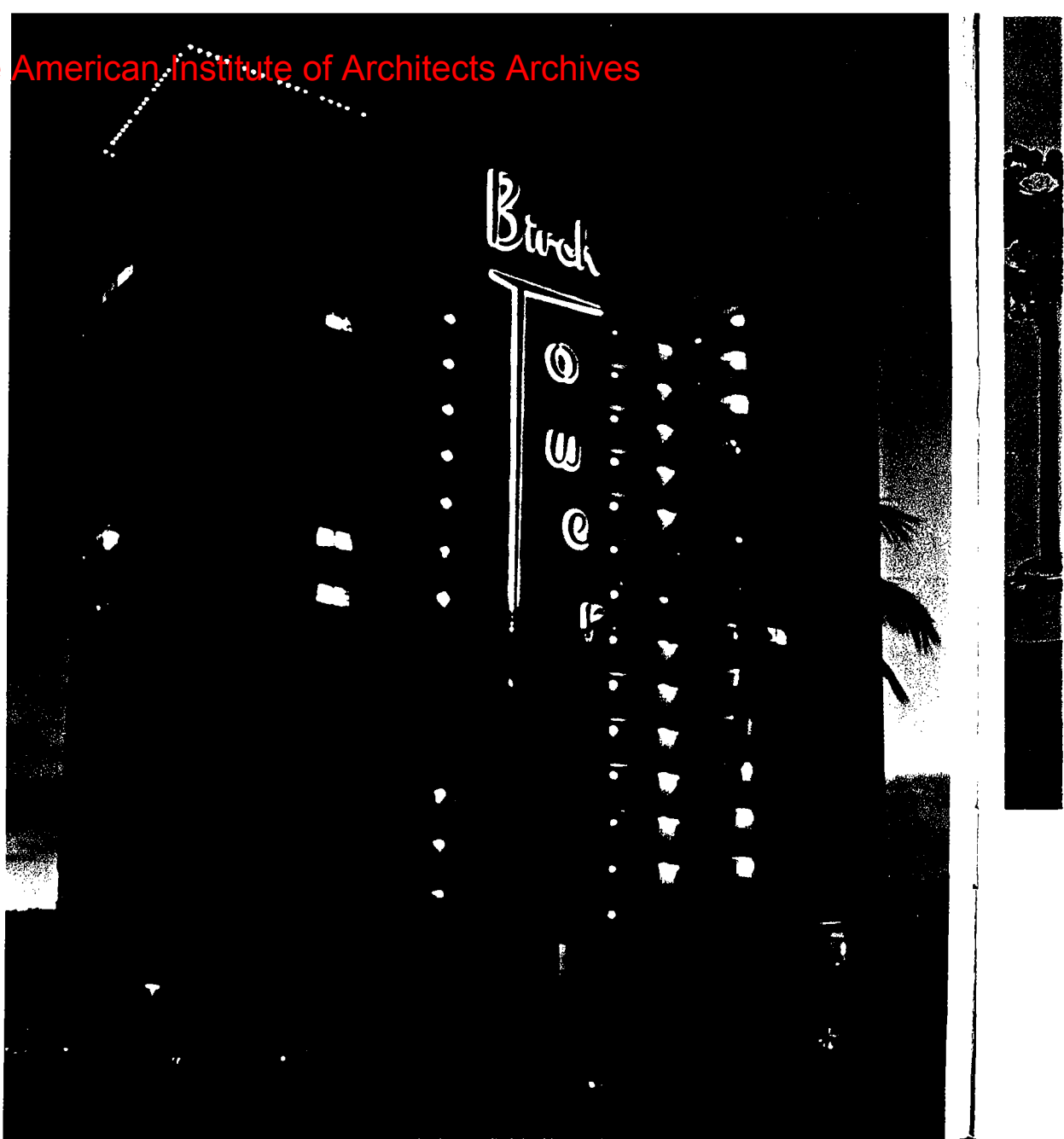
BIRCH SQUARE - A DEVELOPMENT OF BIRCH SQUARE JOINT VENTURE  
3003 TERRAMAR STREET, FT. LAUDERDALE, FLORIDA, 33304 - TELEPHONE (305) 563-2509



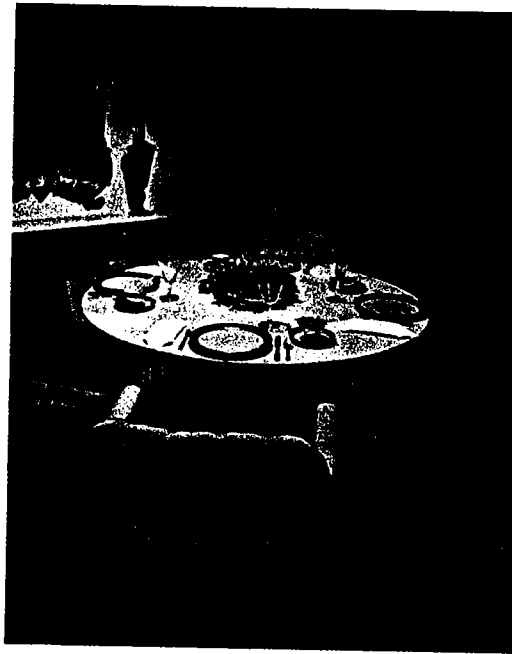
for those  
who enjoy  
the  
good things

Soaring skyward 17 stories,  
high above Fort Lauderdale's  
sun-drenched beach and the  
blue Atlantic, is the exciting  
landmark for smart and  
gracious living . . .

Birch Tower, which is the  
center of Birch Square,  
a condominium complex.  
With prices ranging from  
\$21,000 to \$50,200,  
Birch Square offers the  
combination of reasonable  
prices and high quality  
in a prestigious setting.



quiet  
and  
restful

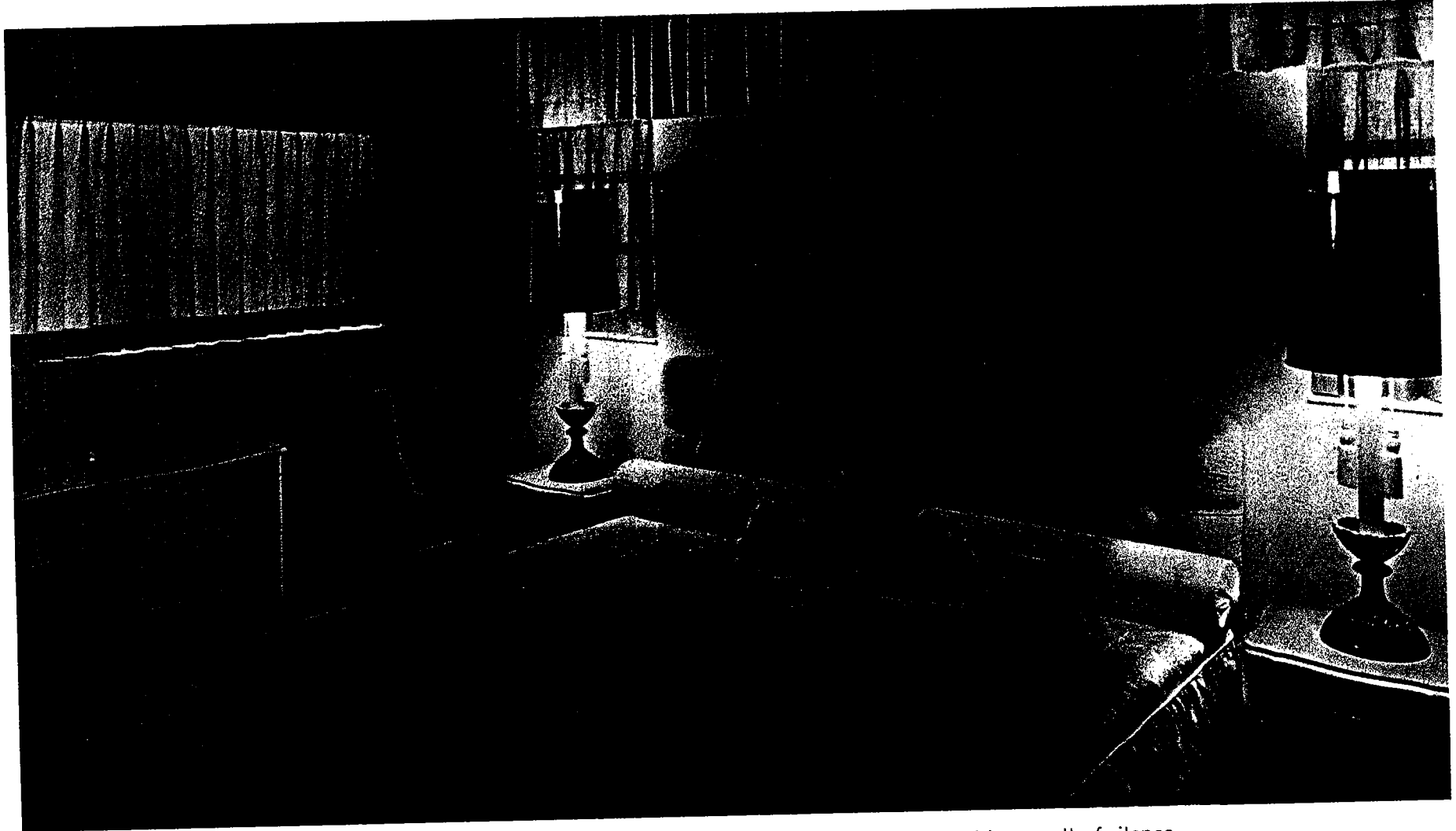


There's a special invitation to the good life in the living room of every apartment in Birch Square. There is room . . . plenty of room . . . for easy, comfortable, uncrowded relaxation whether you choose to spend a quiet, intimate evening at home, or whether you entertain a group of friends at a gala party.

And night or day, Florida's colorful sub-tropical brilliance is an ever-present part of everyday living in your home. Total floor space is more than ample to accommodate pieces in almost any style or size you might choose. This spaciousness establishes a background of quiet elegance that adds a distinctive charm and hospitable warmth that spreads throughout the entire apartment.

The designer is the internationally-noted architect, Charles F. McKirahan, A. I. A., of Fort Lauderdale, whose prize-winning work is widely known in the United States, the West Indies, and South America.

Among his noted designs are Breakwater Towers in Fort Lauderdale, Quito Hotel, in Quito, Ecuador, Nassau Hotel, in Nassau, B. W. I., Point-of-Woods Country Club, in Benton Harbor, Michigan, Rio Pinar Country Club, in Orlando, and the famous Castaways Motel, in Miami Beach.



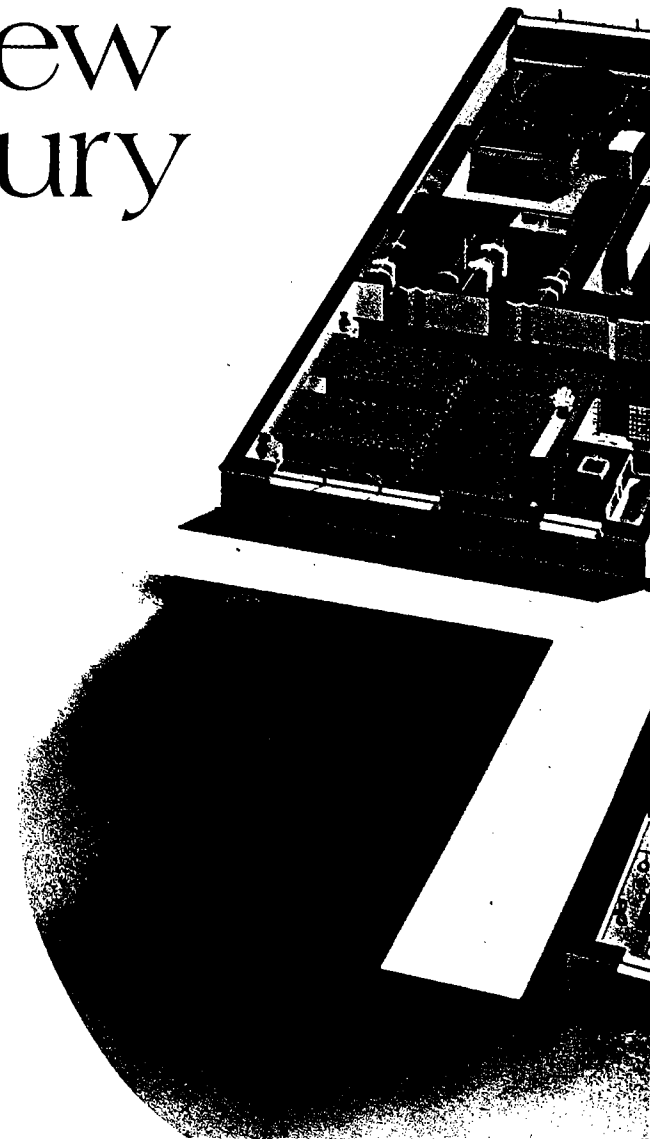
Birch Tower is an example of ingenious architectural design and costly, rarely-used type of construction which mean restfulness and privacy at Birch Square. Split-level design puts the five residential apartments on each floor above the elevator lobby, walkways and service areas. Between apartments, poured

concrete 12 inches thick, provides a wall of silence. And within apartments, bedrooms are separated from living rooms by foyers that afford an extra measure of privacy in the boudoir. Generous proportions of bedrooms and vast walk-in closets add pleasure and practicability to everyday living.

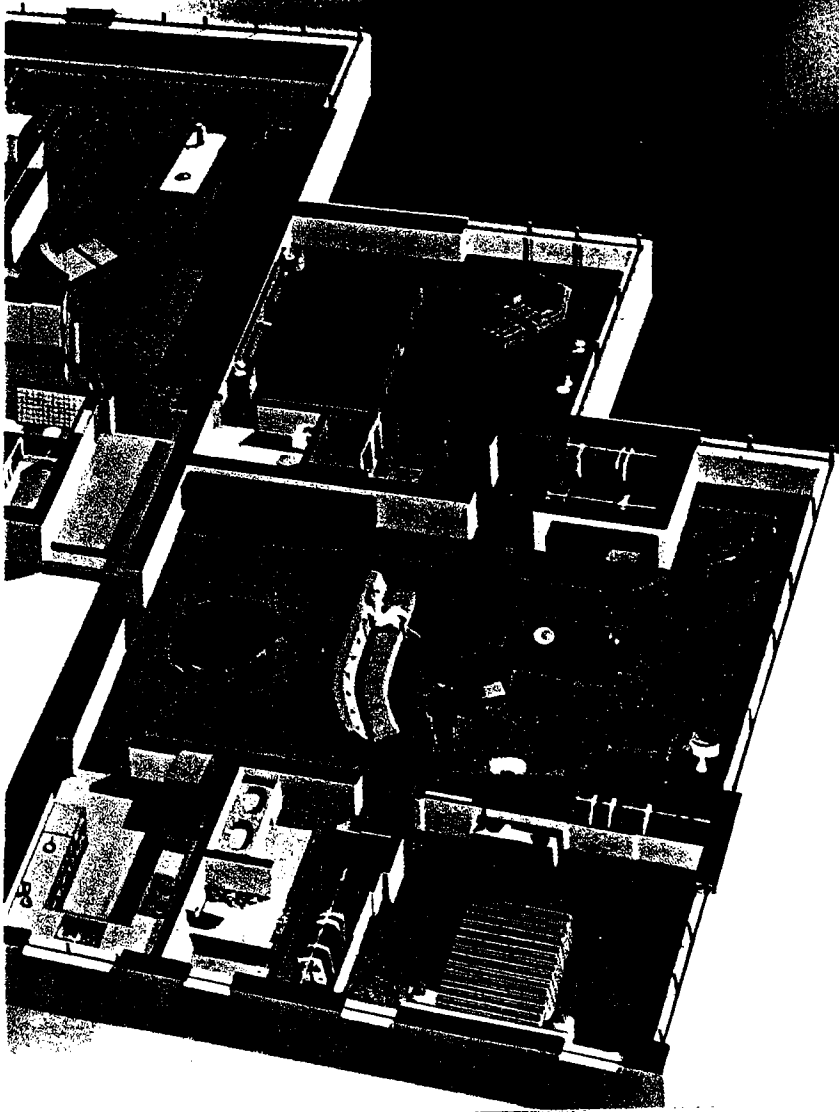
# bird's eye view of luxury

Livability is built into every square foot of the apartments in Birch Square. The "bird's-eye" view of a one-bedroom apartment (left) and a two-bedroom apartment (right) in Birch Tower, illustrates the generous proportion of all the rooms and invites the imagination to picture the wide variety of different furniture arrangements that are available in the Birch Square development. Note, too, the convenience of the layout of the rooms . . . how one activity flows easily and logically into the next. Yet, each area is architecturally and visually defined.

Living and dining areas were planned for easy, graceful entertaining, whether it is an intimate gathering or a large, formal dinner party. The colorful kitchens are extra large . . . not the so-called "efficiency" kitchens so often found in apartments . . . but full-scale, completely equipped food preparation centers, with plenty of room to move around in . . . with an extra-generous amount of work space and storage space. All appliances are family-size, to permit the homemaker to display her culinary talents to the



## Photocopy in the American Institute of Architects Archives



fullest extent, and to entertain as elaborately as she wishes. Sleeping areas have been designed as special units set apart from the general living areas. Each bedroom has two tremendous closets, with space enough to accommodate the most versatile and elaborate wardrobe. A handsome bath and powder room are also a part of each sleeping unit. There are 119 one- and two-bedroom apartments in Birch Square. For each type of apartment, the floor plan and room dimensions are designed to please.

In Birch Tower there are only five apartments on each floor. A two-bedroom apartment is located at the east and the west end, and three one-bedroom units occupy the center portion of each floor.



T. DANER



# showplace of the gold coast

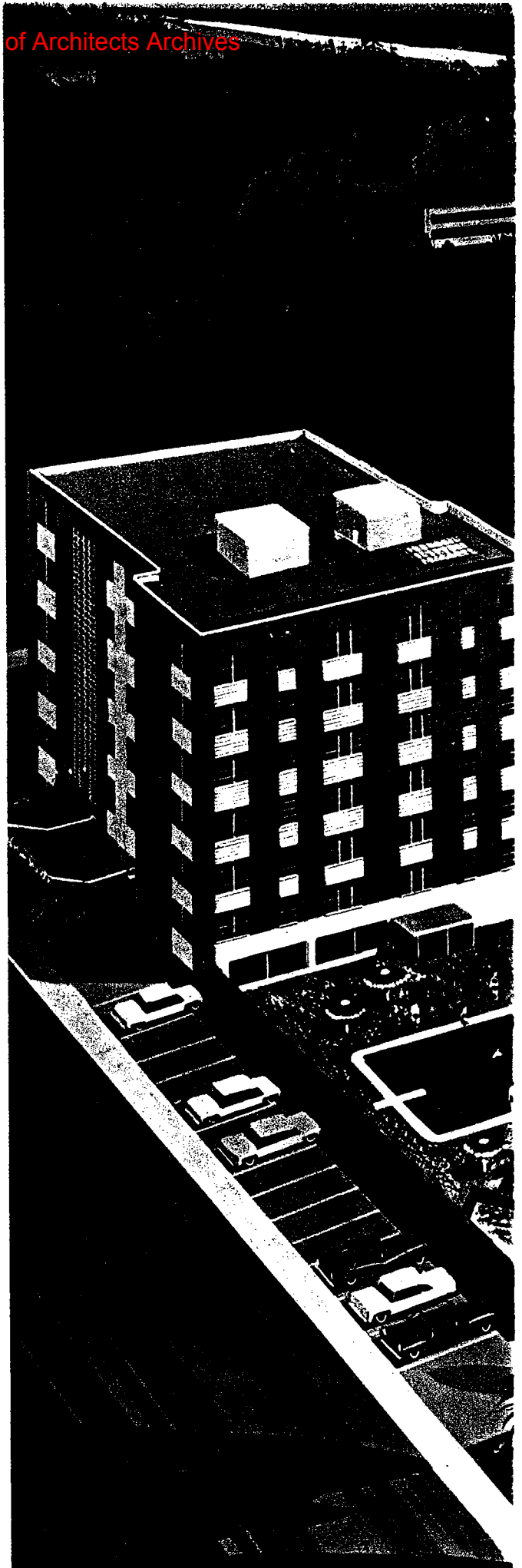
NOW AVAILABLE  
FOR YOUR OWNERSHIP  
AS A LUXURY CONDOMINIUM

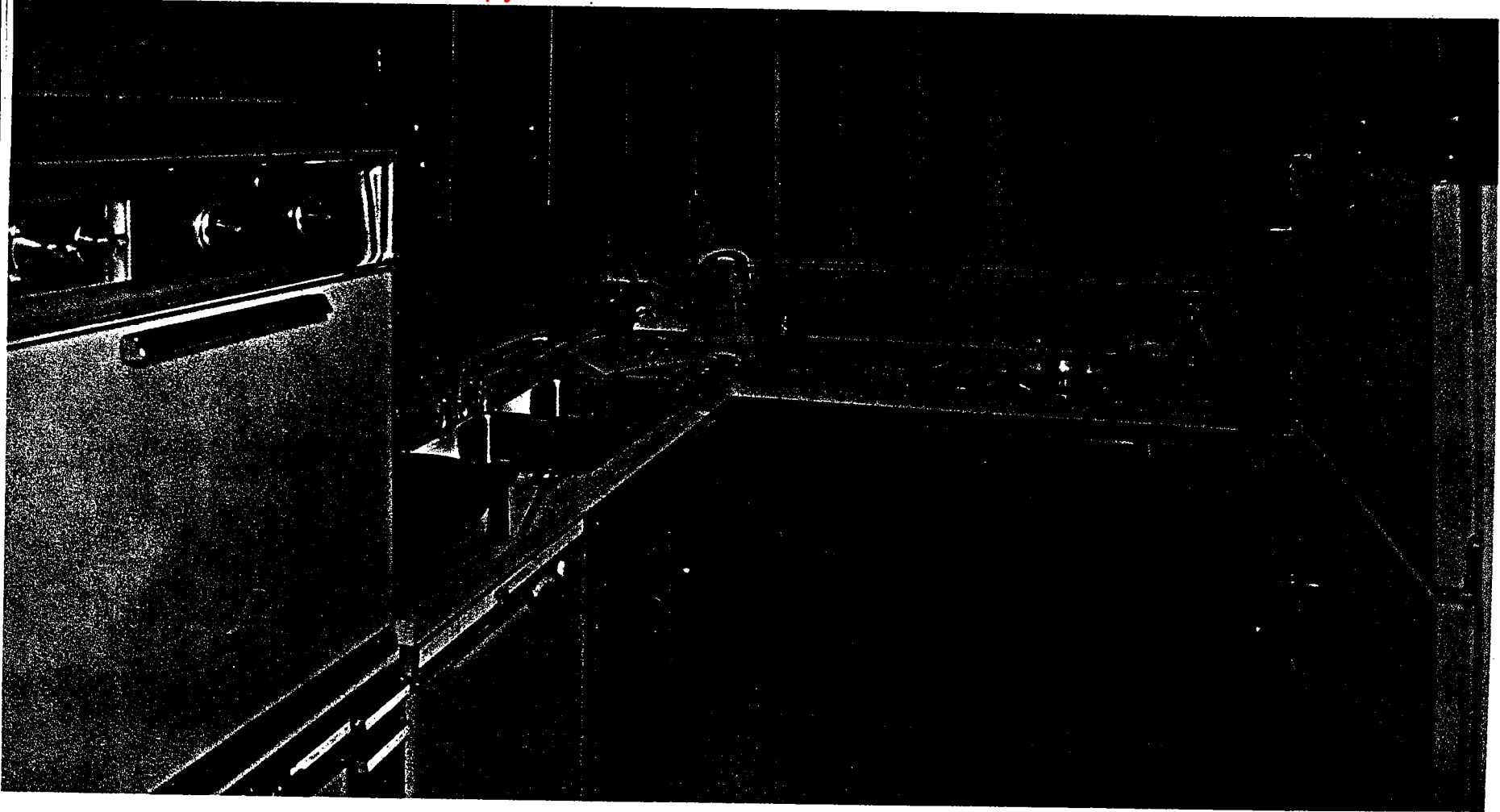
Birch Tower is the dramatic and impressive structure that dominates the entire one and one-half acres comprising Birch Square. Birch House and Birch Terrace are other units in this delightful and unusual residential and resort condominium colony. Birch Tower takes its architectural inspiration from the newest of the strikingly handsome and functional buildings of South America, especially Sao Paulo, Caracas, and Brasilia. Its colors of turquoise, white and gold were borrowed from Florida's sea, sky and sun. Glass is used lavishly to capitalize on the brilliant panorama of ocean and city. Window walls of glass and anodized aluminum form two decorative crystal and gold shafts that extend from bottom to top of the building visually emphasizing its great height. Except for the magnificently appointed lobby and the resident manager's apartment, the entire first floor is left open to form an all-weather drive-through entrance. The massive V-shaped stilts between first and second floors - used in Birch Tower for the first time in Florida - are decorative as well as functional. Elegance and luxury are the keynotes of Birch Tower, yet prices are surprisingly moderate. And for discriminating clientele with need for a less spacious Florida residence, Birch House, at the northwest corner of Birch Square, offers one-bedroom and efficiency apartments at very modest purchase prices.

Birch Terrace, a small, exclusive resort apartment at the northeast corner of Birch Square, provides an especially appreciated convenience for residents who desire a more moderately priced apartment, with the convenience and location of the famous Birch Square.

Priced from  
**\$21,000 to \$50,200**

FURNISHED APARTMENTS AVAILABLE

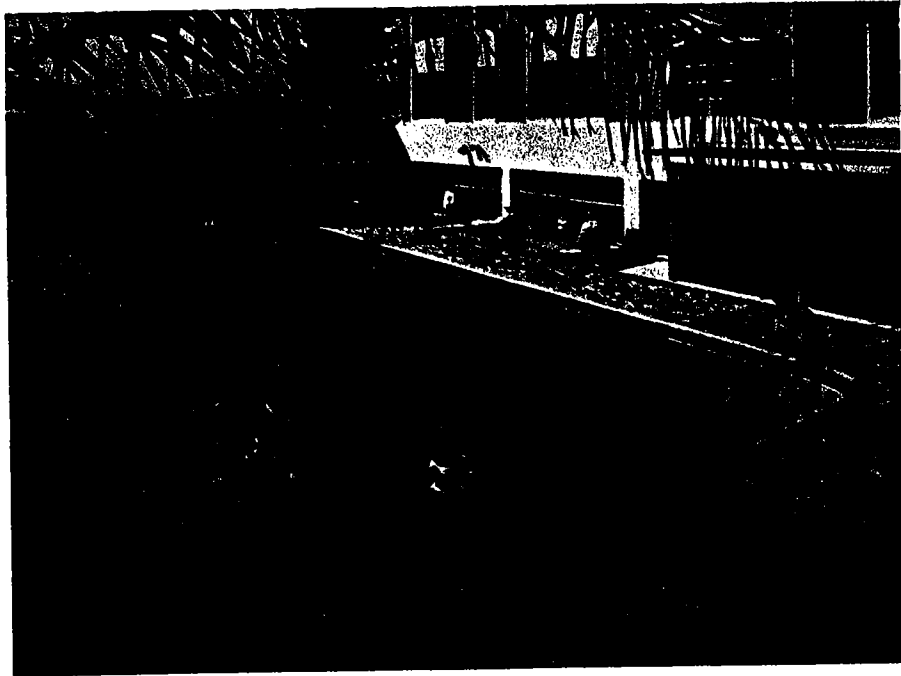




to  
a queen's  
taste

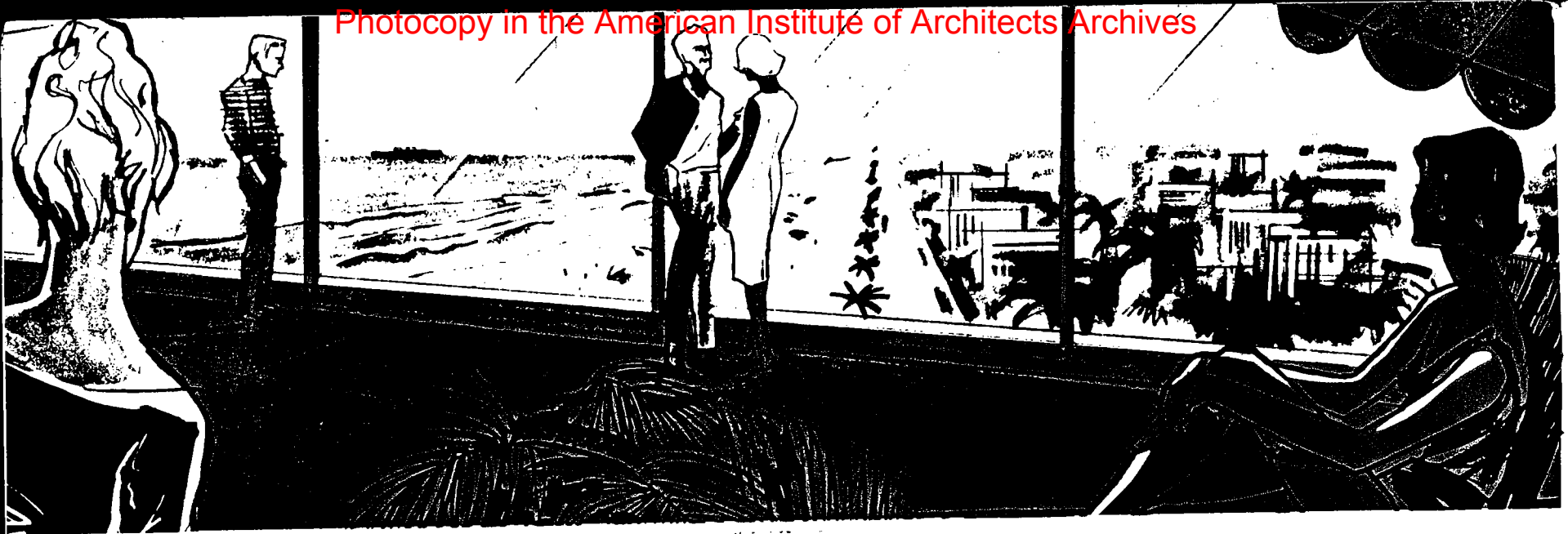
At Birch Square, day-to-day living becomes an adventure in ease and comfort. And nowhere is this better illustrated than in the superbly planned and magnificently equipped kitchens. Here, the lady of the house discovers a new freedom from homemaking chores. Coupled with an array of electric servants is plenty of elbow room, a stainless steel double-compartment sink, a wealth of counter space and more-than-ample cabinet room,

even for the hostess who does elaborate entertaining. Ever so practical, yet delightfully pretty, a kitchen at Birch Square will make any woman's eyes light up. It's likely to become her favorite room . . . the place where she feels like a queen in her domain. You will be pleased with the splendid condition of the kitchens, reflecting the care of the building over the past year.



leisure hours  
are  
fun hours

Be as lazy as you like, or enjoy an invigorating dip in the crystal-clear pool. Lounge in the sun and acquire a glorious tan, or join the regular swim classes and become an aquatic expert. Entertain at a splash party, or indulge in a bit of conversation with congenial neighbors. Whatever your idea of relaxation, Florida style . . . the big, fresh-water patio pool at Birch Square is sure to play an important part in your leisure hours. Oriented to the sun, protected from northerly breezes, the pool is a place for around-the-calendar enjoyment. An elaborate solar heating system traps and stores the sun's warmth to keep water in the pool at swim-perfect temperature.



## playground in the sky

Looking down on almost the full sweep of the famed Gold Coast are two unusual Sky Gardens high on the roof-top of Birch Tower.

They are Florida's loftiest aeries where, by day, residents and their guests can laze away leisure hours soaking up the sun's health-giving rays, and day or night, drink in views of unbelievable beauty. The Sky Gardens occupy the roof areas of both the east and west sections of the building.

They are bordered by waist-high parapets of steel and stone, and the parapets, in turn, are topped by high walls of tempered, delicately-tinted solar glass. The strong,

tempered-glass walls block off breezes when they become too brisk, and, at the same time, filter out glaring rays without hampering the view. From the Sky Gardens' lofty height, the spectacular panorama of the Gold Coast unfolds all the way from Boca Raton on the north to Miami Beach on the south. To the east, the vast Atlantic and the ships passing far out at sea create an ever-changing picture that stretches to the far horizon. And to the west, the city spreads out below in a kaleidoscopic burst of color against the distant green background of the mysterious Everglades.

## advantages of purchasing

Birch Square residential apartments  
for a select clientele.

### LONG TERM BENEFITS OF OWNERSHIP

Long-term benefits of ownership  
through equity buildup and protection  
against rising rents.

### THE INCOME TAX SAVINGS FROM OWNERSHIP

As an owner, you are permitted to deduct  
from your annual income, the  
amount you pay on interest on your  
mortgage and the amount you pay for  
real estate taxes.

If you should desire to finance your  
purchase, 80% mortgages at 7% interest  
for 20 to 25 years are available  
through local savings and loan associations.  
(Based on current market conditions.)

# Birch Square Condominium

*Presented by*

Hemisphere Equity Investors, Inc.

*Exclusive Sales Agents*

For Birch Square, Ft. Lauderdale

*For Information on Birch Square call:*

(305) 563-2509 in Ft. Lauderdale or write

Birch Square at

3003 Terramar, Ft. Lauderdale, Fla. 33304