

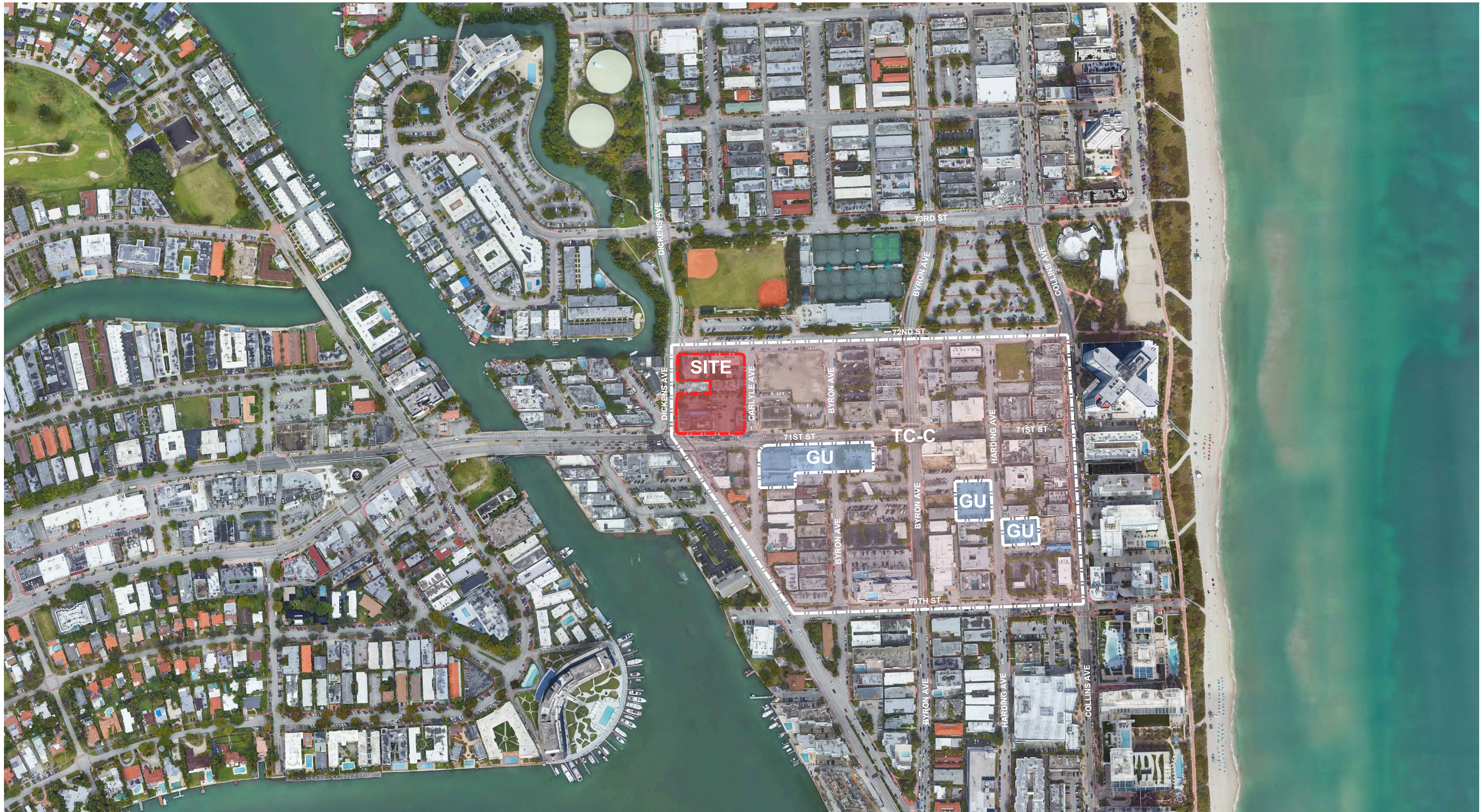
An architectural rendering of a modern, multi-story building with a curved facade and multiple levels of balconies. The building features a white, arched, perforated facade on the lower levels and glass balconies on the upper levels. People are shown walking on the balconies and on the ground level. The scene is set in a sunny, urban environment with palm trees and other vegetation in the background. A street with cars and pedestrians is visible in the foreground.

72 North Beach Town Center

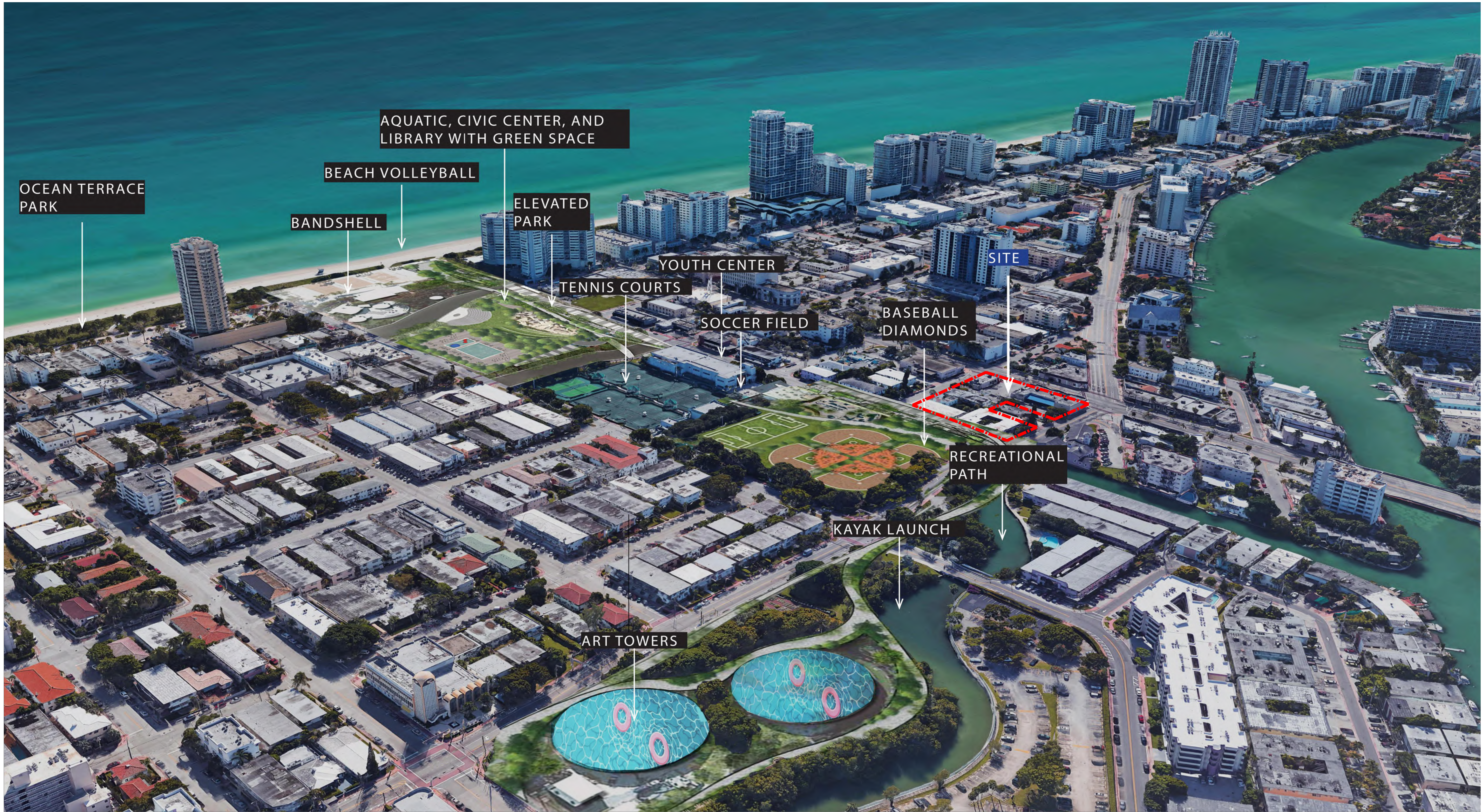
DRB PRESENTATION

FILE NO. 23-0928

11.13.2023



72 NORTH BEACH TOWN CENTER



72 NORTH BEACH TOWN CENTER





LOCATION MAP



VIEW 01



VIEW 02



VIEW 03

72 NORTH BEACH TOWN CENTER



LOCATION MAP



VIEW 04

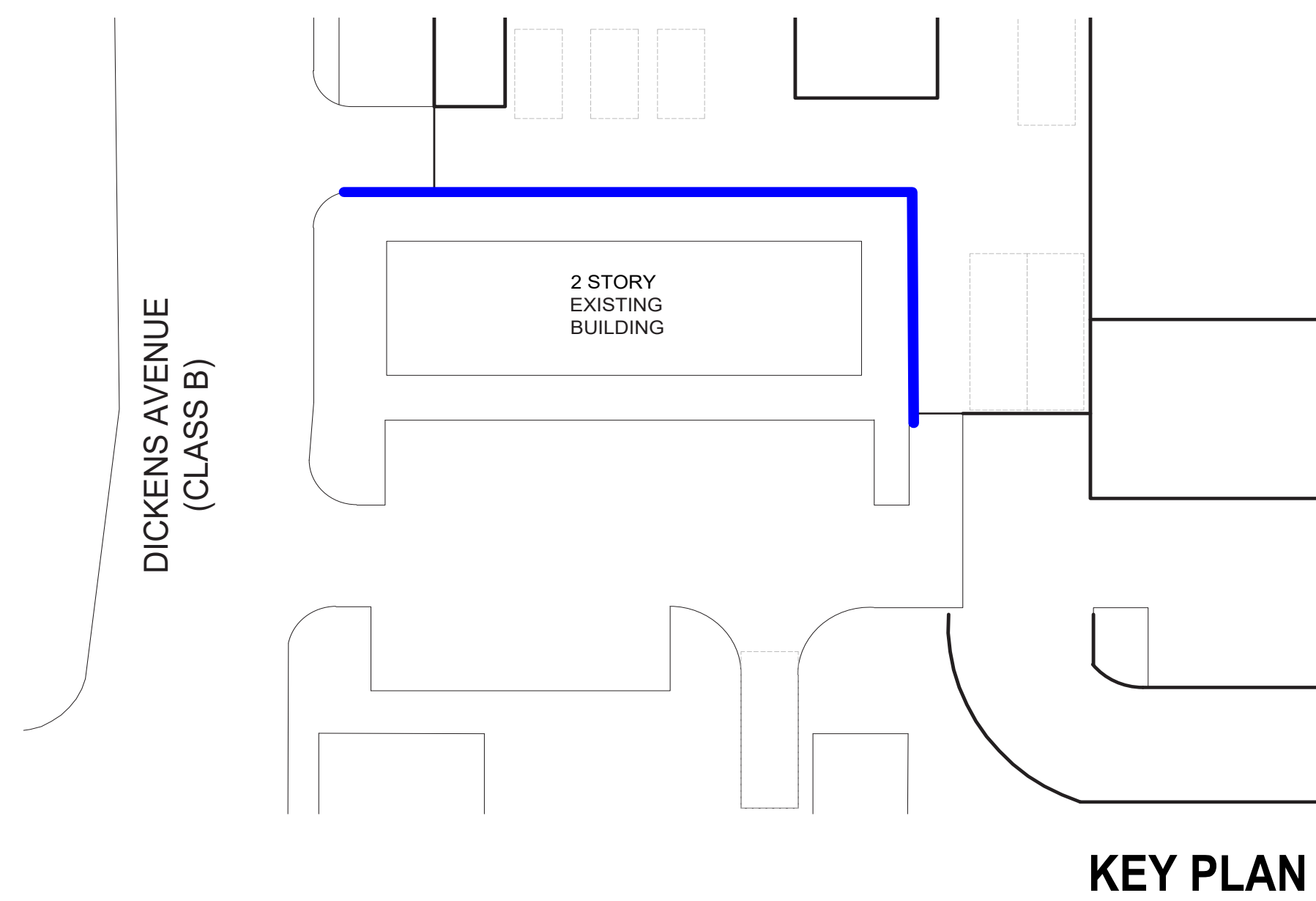


VIEW 05



VIEW 06

72 NORTH BEACH TOWN CENTER



EXISTING FENCE



PROPOSED GREEN WALL (9" FLUSH PLANTER WITH CREEPING FIG GROWING UP THE WALL)

72 NORTH BEACH TOWN CENTER





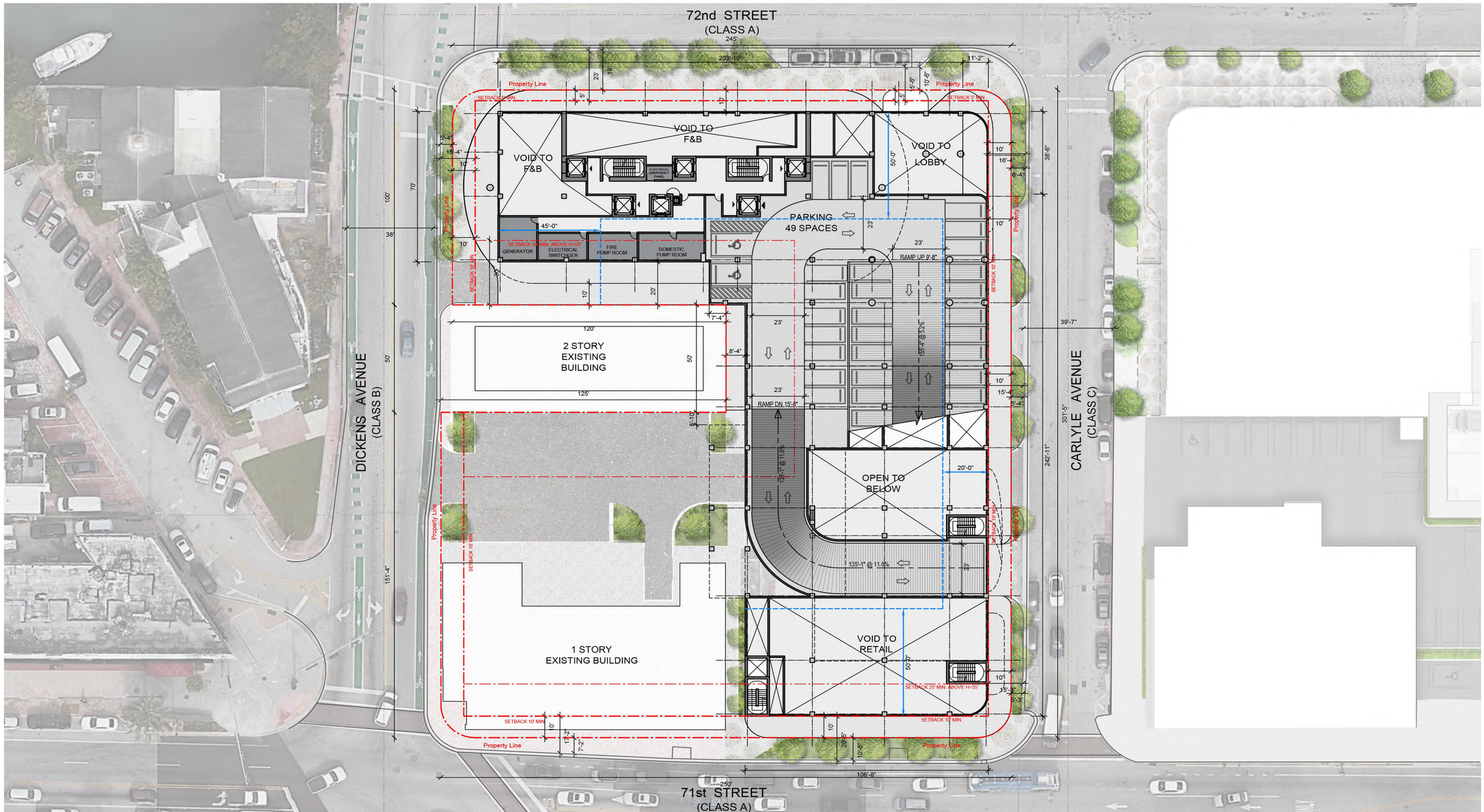
72 NORTH BEACH TOWN CENTER

SITE PLAN - GROUND LEVEL

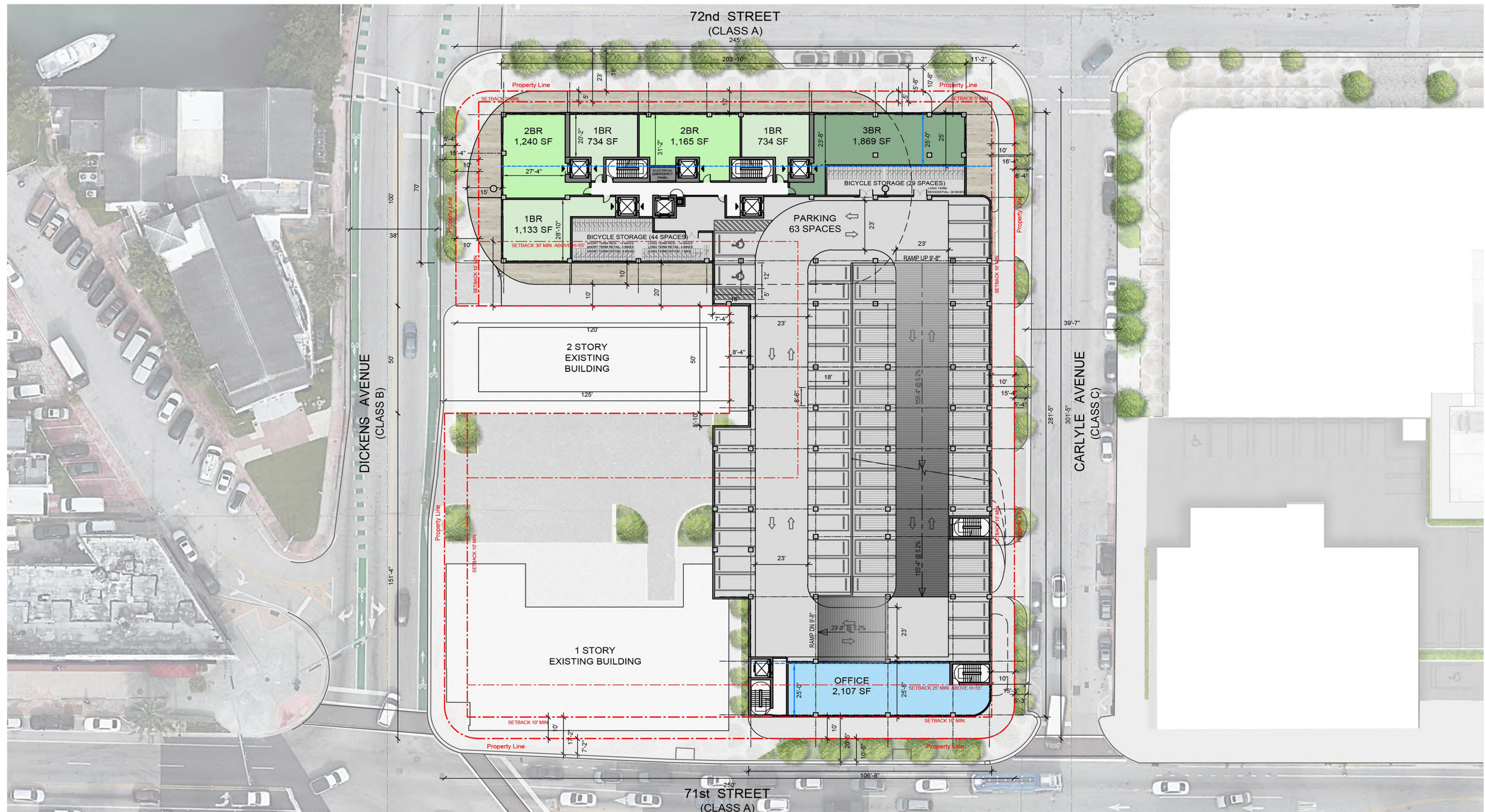


LEFFERTS

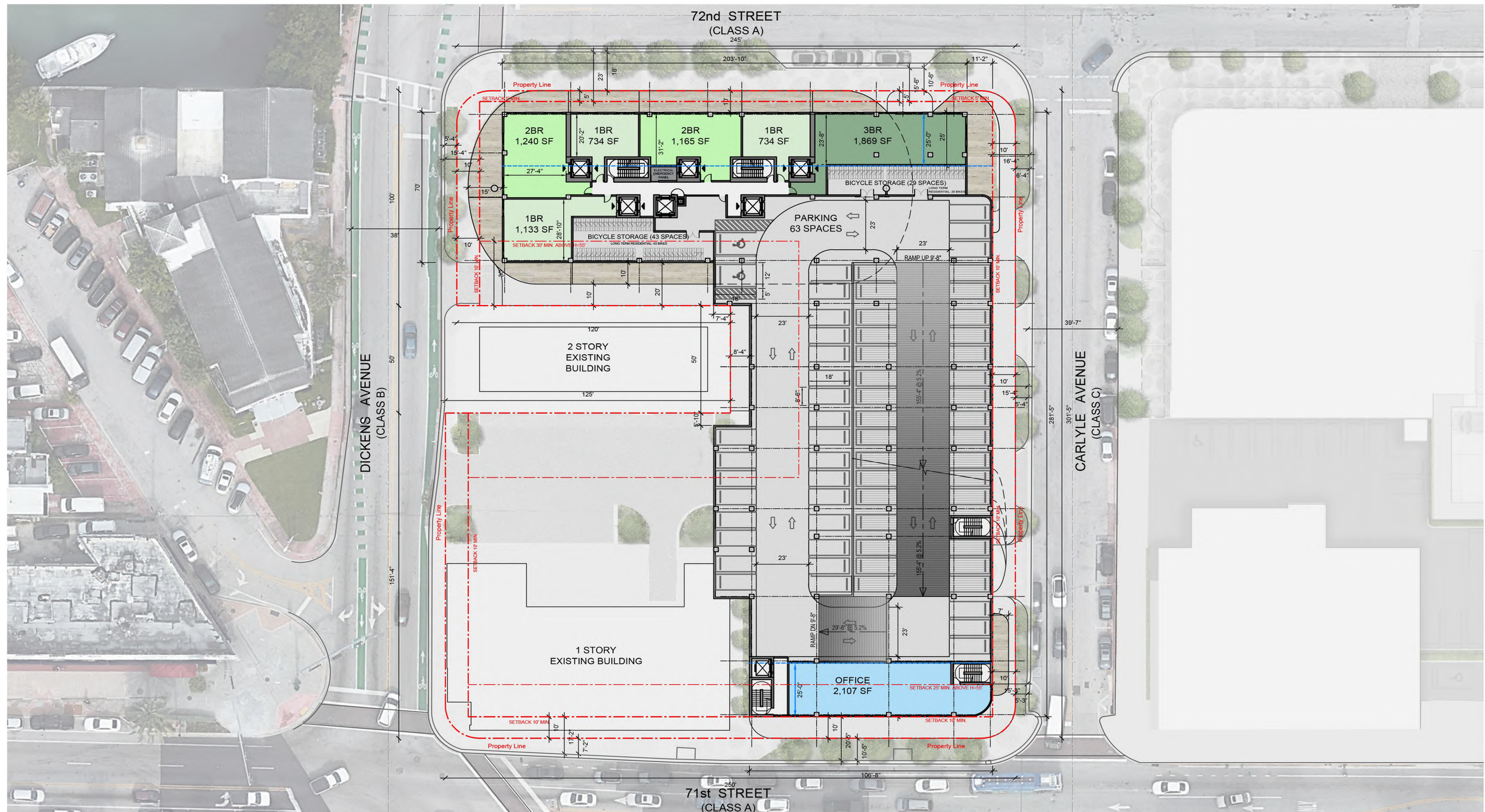
ARQUITECTONICA



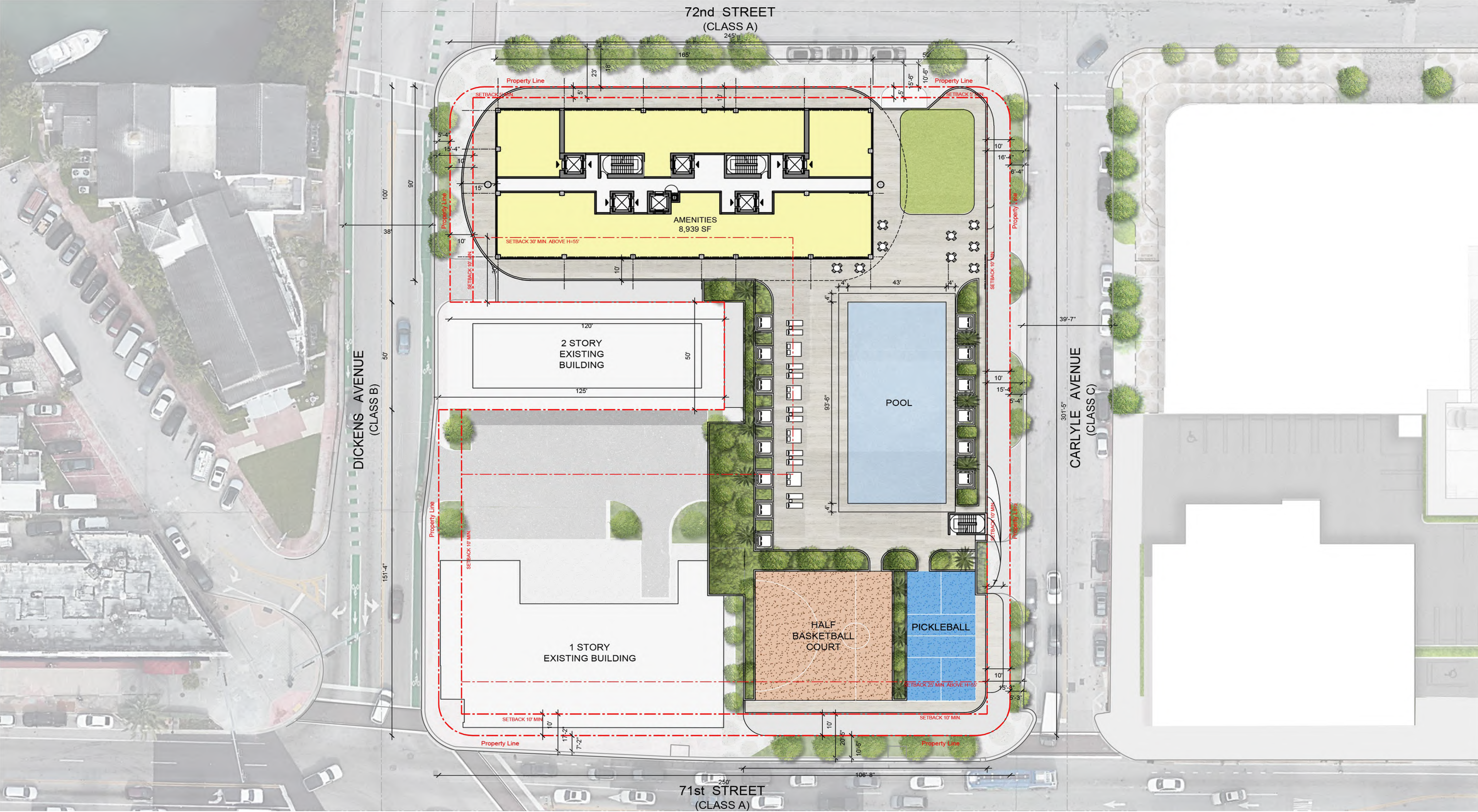
72 NORTH BEACH TOWN CENTER



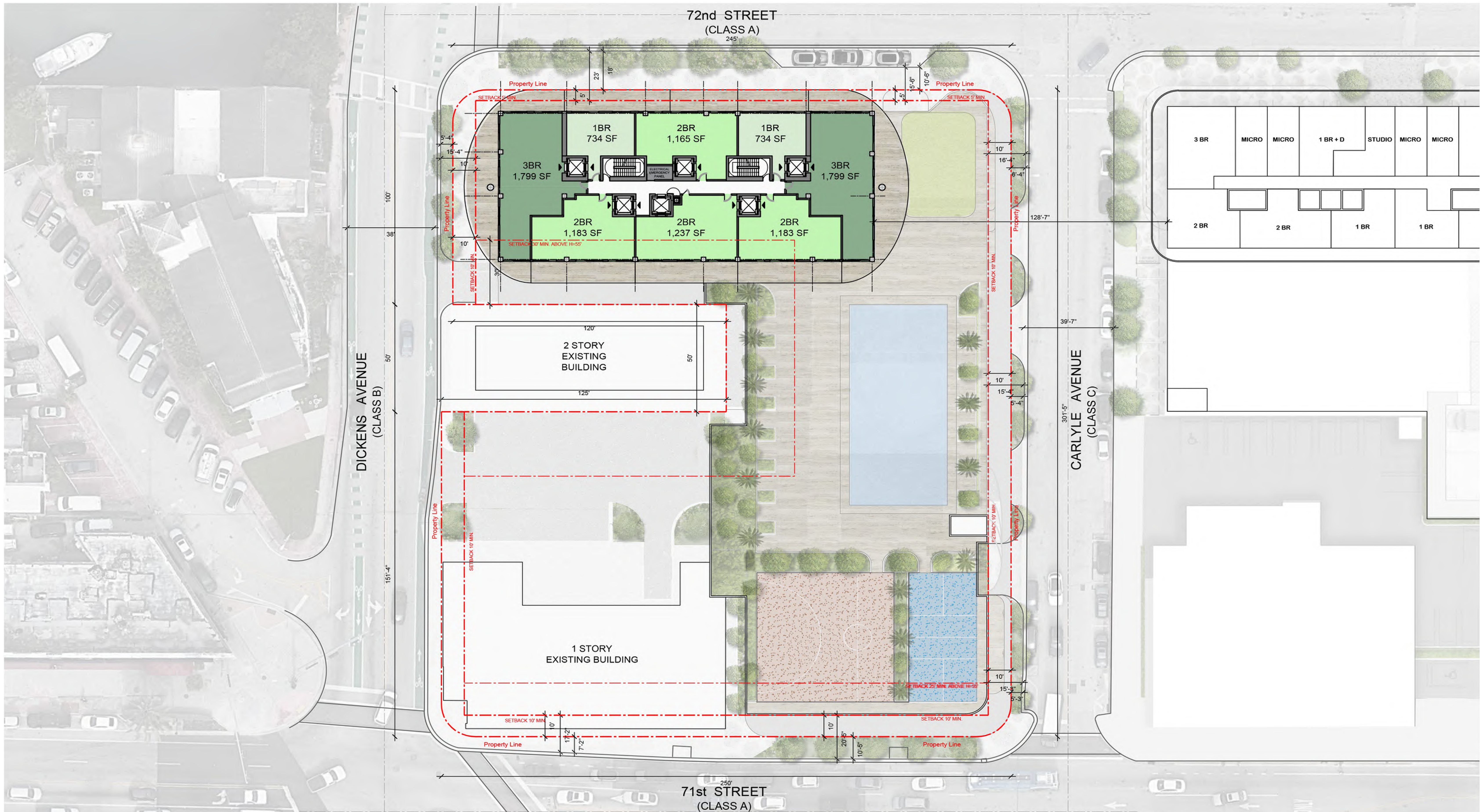
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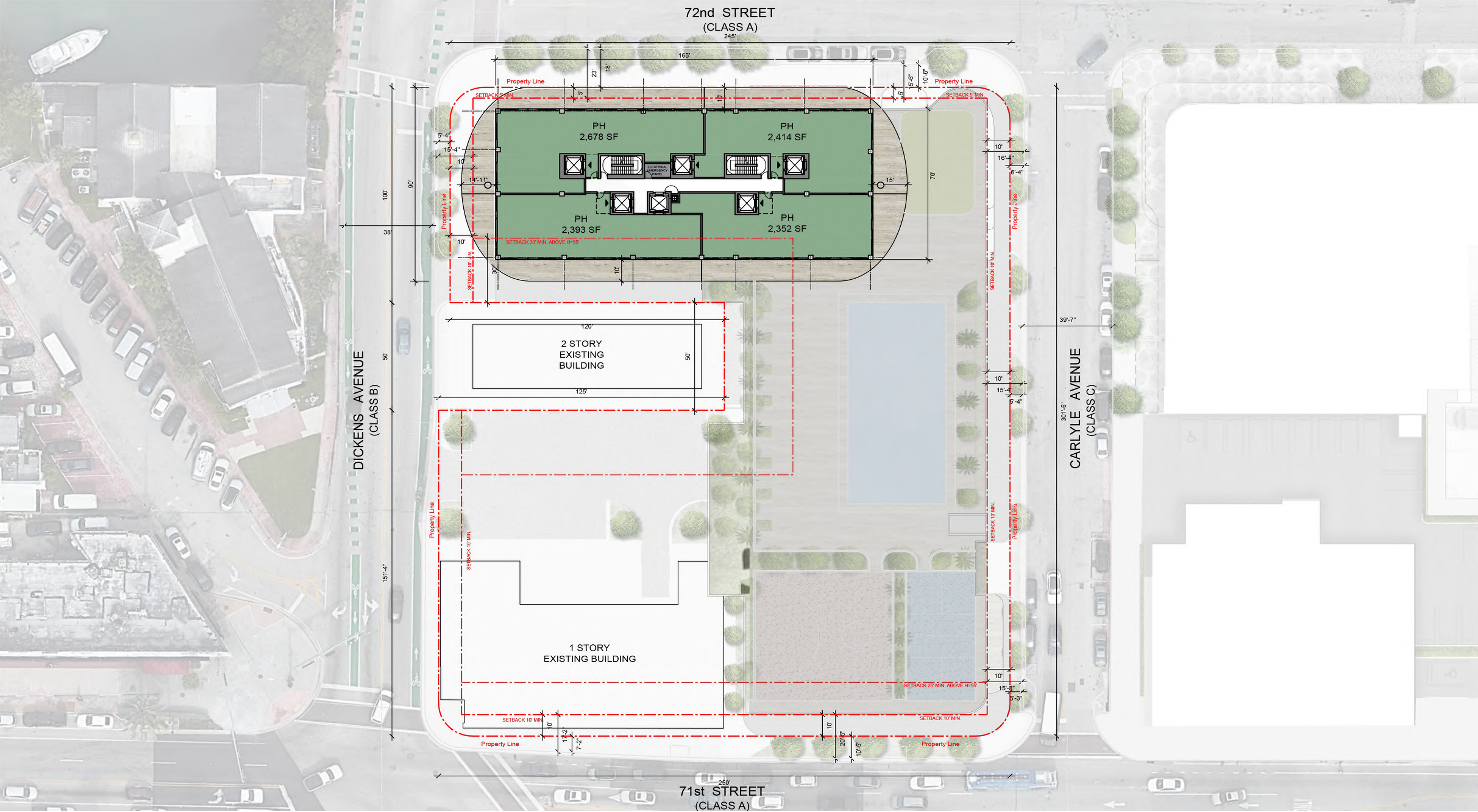
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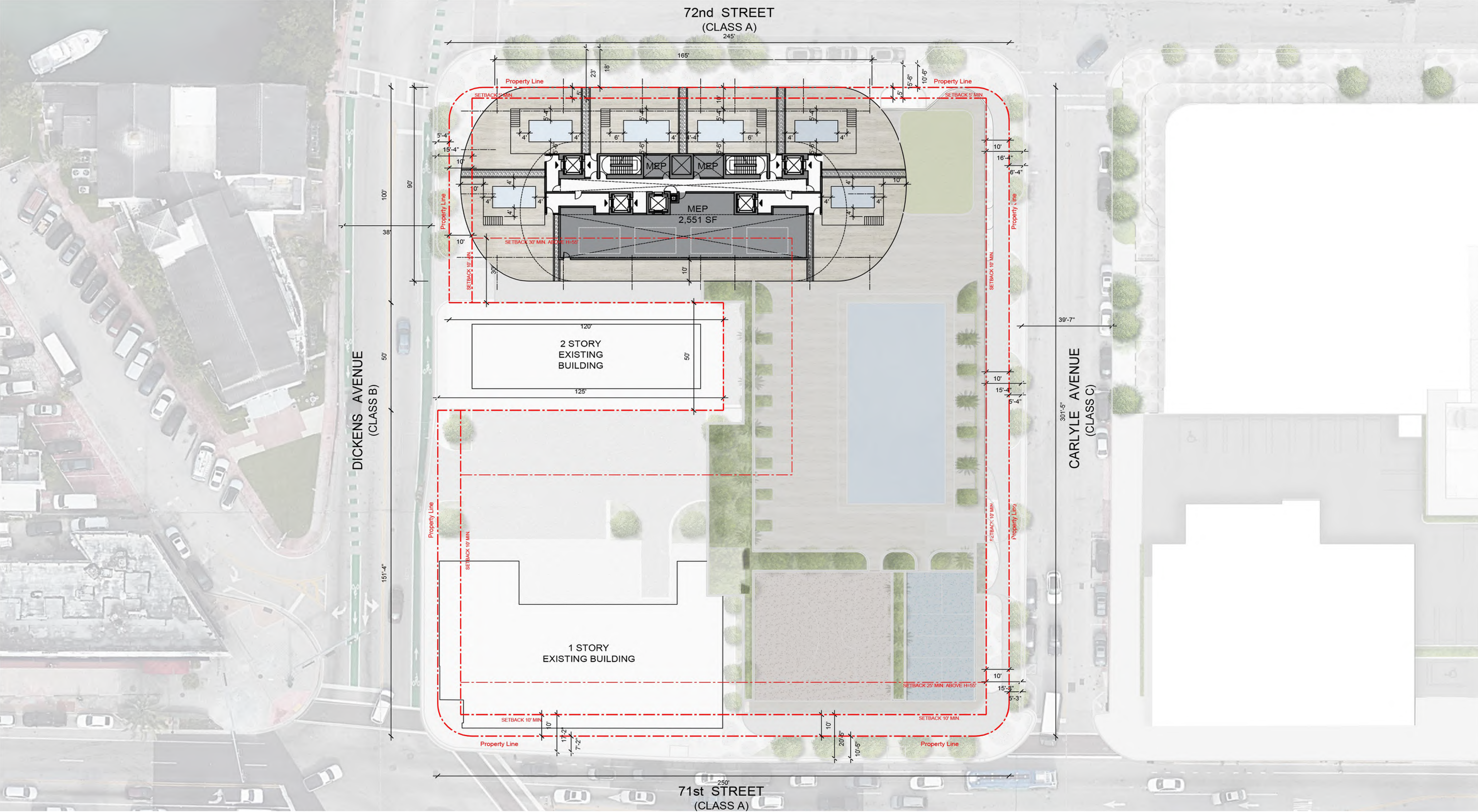
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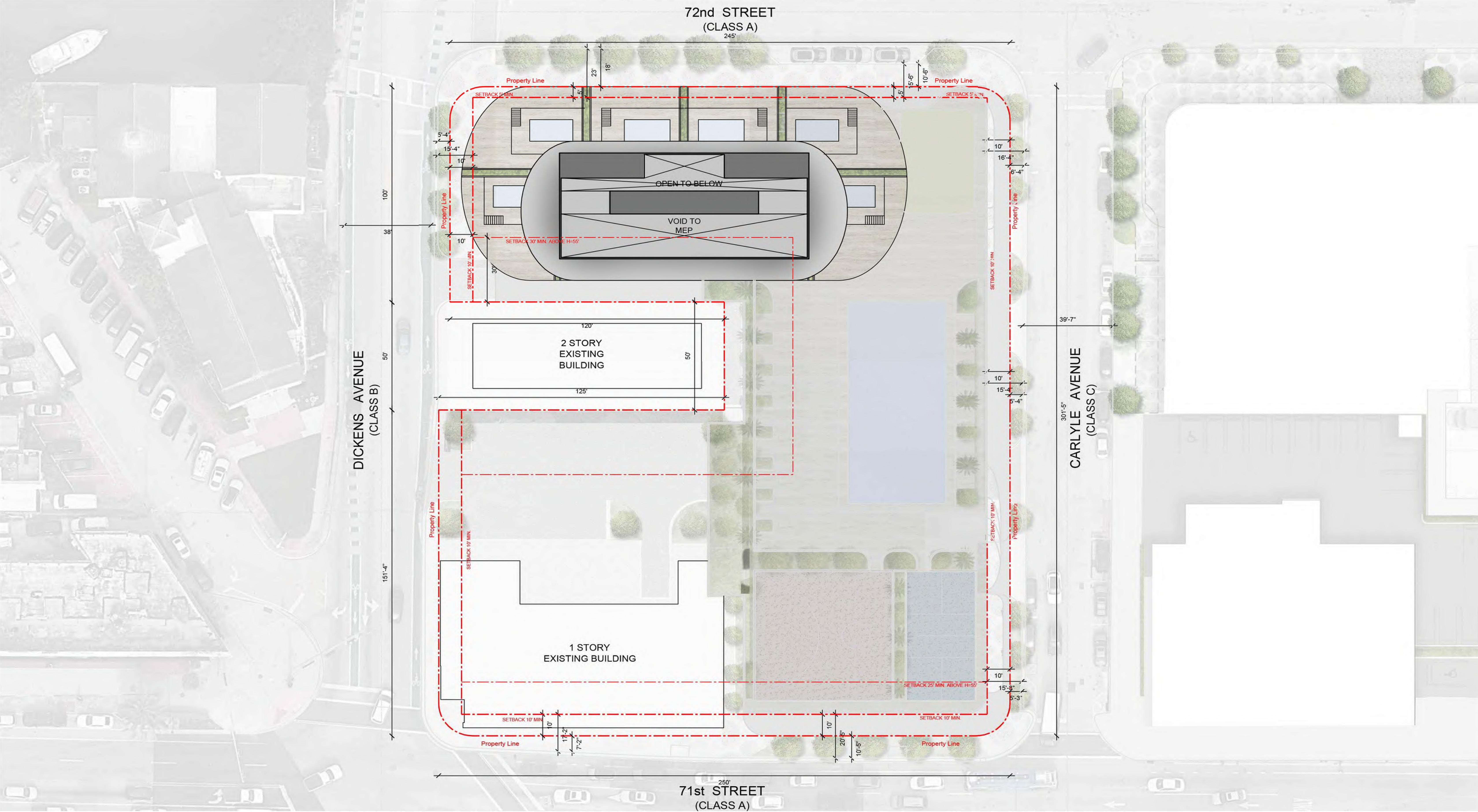
72 NORTH BEACH TOWN CENTER



72 NORTH BEACH TOWN CENTER



72 NORTH BEACH TOWN CENTER



72 NORTH BEACH TOWN CENTER



72 NORTH BEACH TOWN CENTER



TEMPLE MENORAH (MIAMI BEACH)



THE DEAUVILLE HOTEL (MIAMI BEACH)



SEACOAST TOWERS EAST (MIAMI BEACH)



FONTAINEBLEAU HOTEL (MIAMI BEACH)



THE EDEN ROC (MIAMI BEACH)

72 NORTH BEACH TOWN CENTER



LEFFERTS

REFERENCE IMAGES - MIMO DESIGN

ARQUITECTONICA



72 NORTH BEACH TOWN CENTER



LEFFERTS

REFERENCE IMAGES - BREEZE BLOCK DESIGN

ARQUITECTONICA



72 NORTH BEACH TOWN CENTER





72 NORTH BEACH TOWN CENTER





CARLYLE AVENUE (CLASS A)

72 NORTH BEACH TOWN CENTER

EAST ELEVATION



72 NORTH BEACH TOWN CENTER



LEFFERTS

VIEW FROM 72ND STREET

ARQUITECTONICA



72 NORTH BEACH TOWN CENTER



LEFFERTS

VIEW FROM 71ST STREET

ARQUITECTONICA



72 NORTH BEACH TOWN CENTER



LEFFERTS

VIEW FROM 72ND STREET

ARQUITECTONICA



72 NORTH BEACH TOWN CENTER



LEFFERTS

VIEW FROM 72ND STREET

ARQUITECTONICA



72 NORTH BEACH TOWN CENTER



LEFFERTS

VIEW FROM NORTHWEST

ARQUITECTONICA



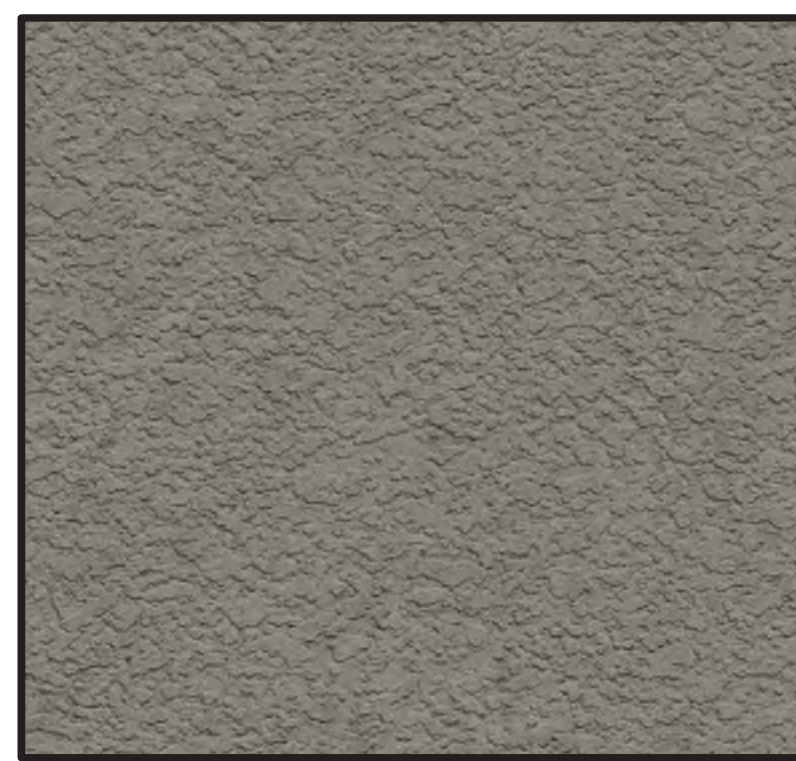
72 NORTH BEACH TOWN CENTER



LEFFERTS

VIEW FROM 71ST STREET

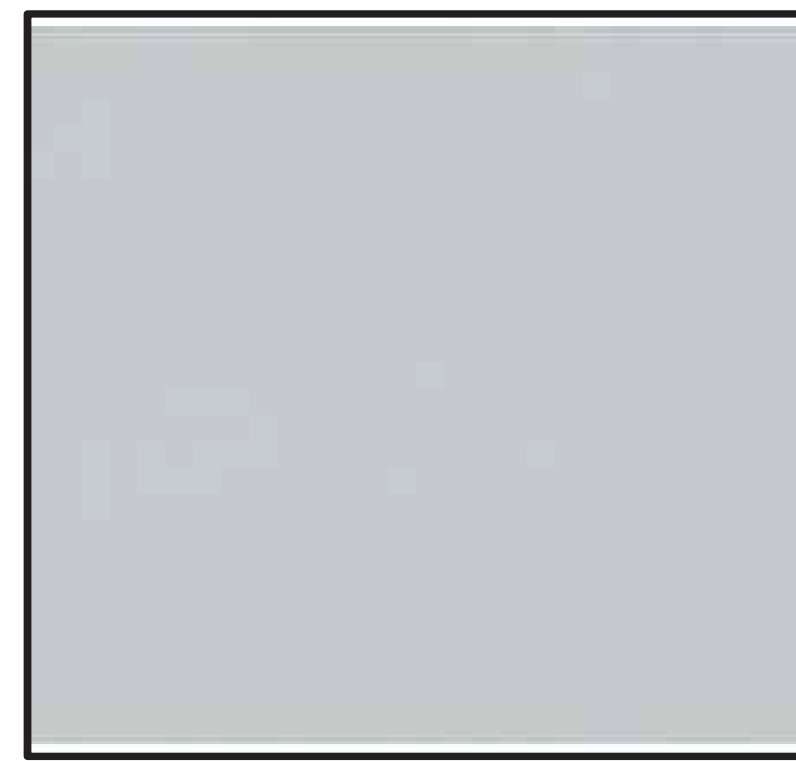
ARQUITECTONICA



① DARK GRAY STUCCO



② GLASS RAILING



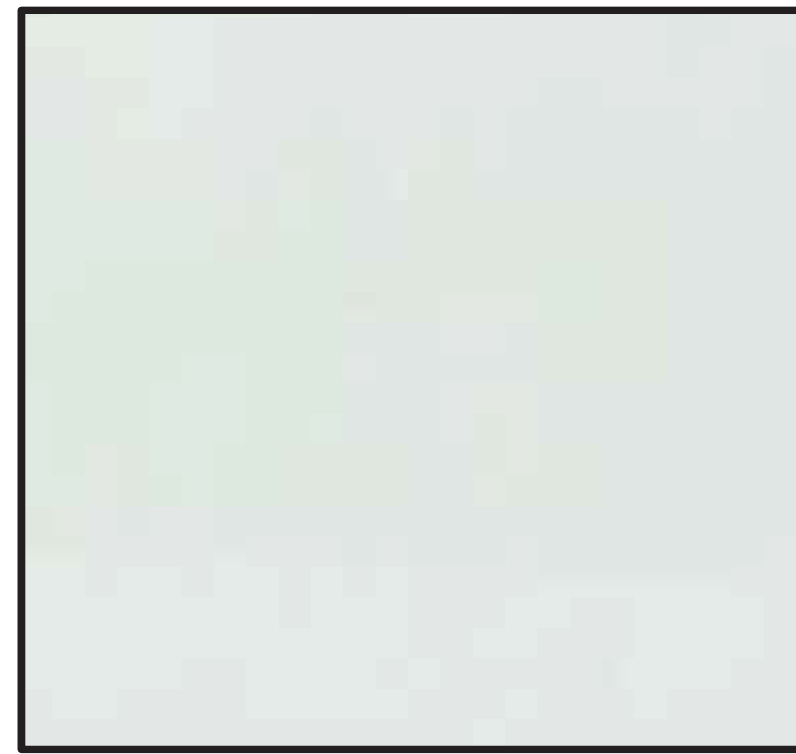
③ GRAY GLASS



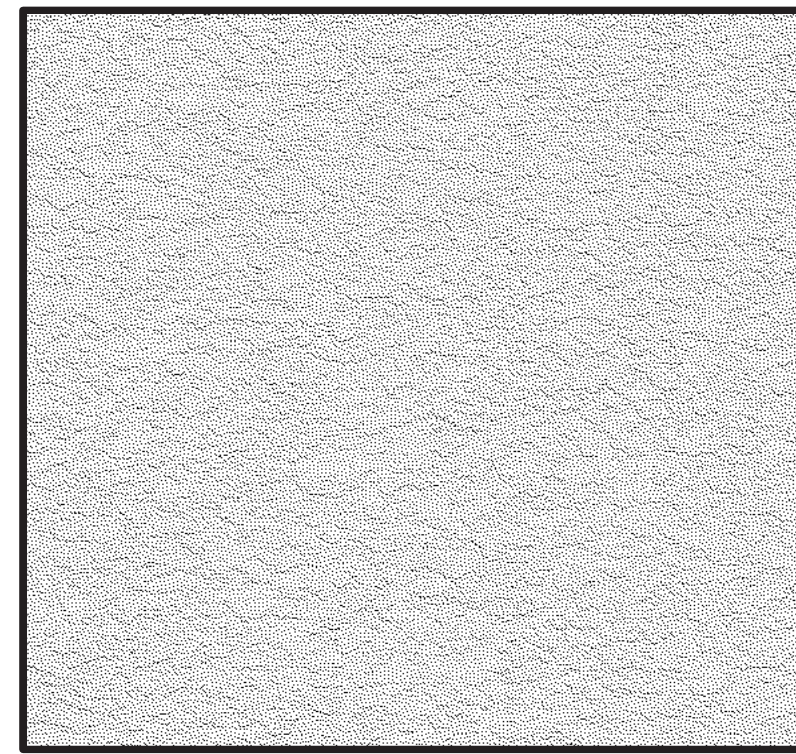
④ ENGINEERED WOOD



⑤ SCORED WHITE STUCCO



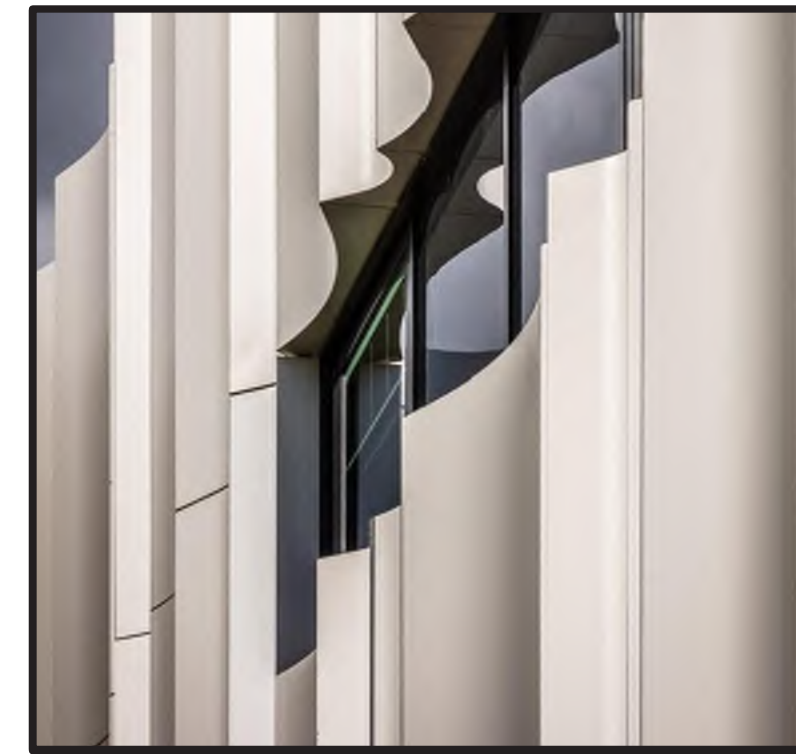
⑥ CLEAR GLASS



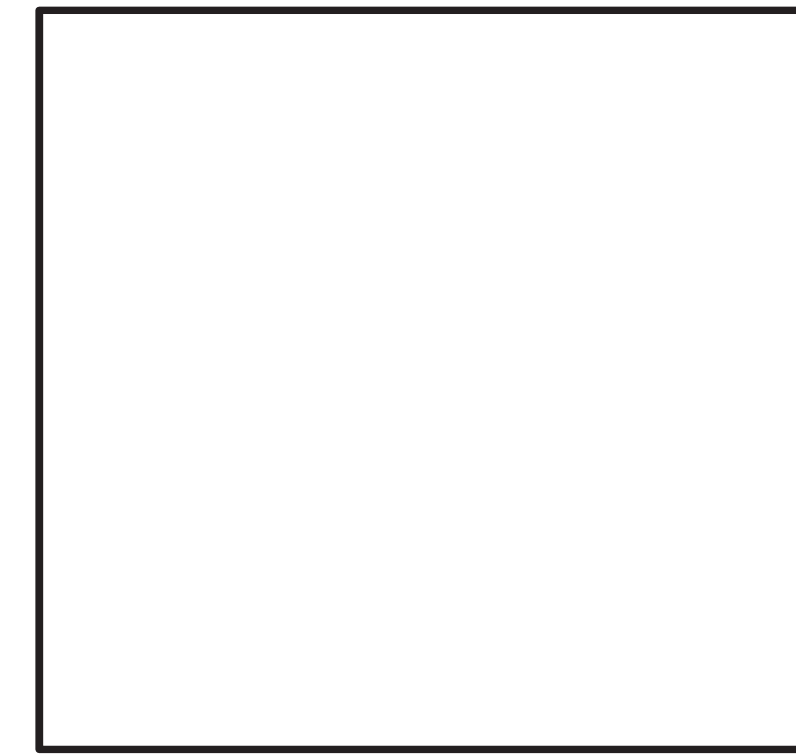
⑦ WHITE STUCCO



⑧ BREEZE BLOCK



⑨ METAL CLADDING



⑩ WHITE SLAB



1

2

3

4

5

6

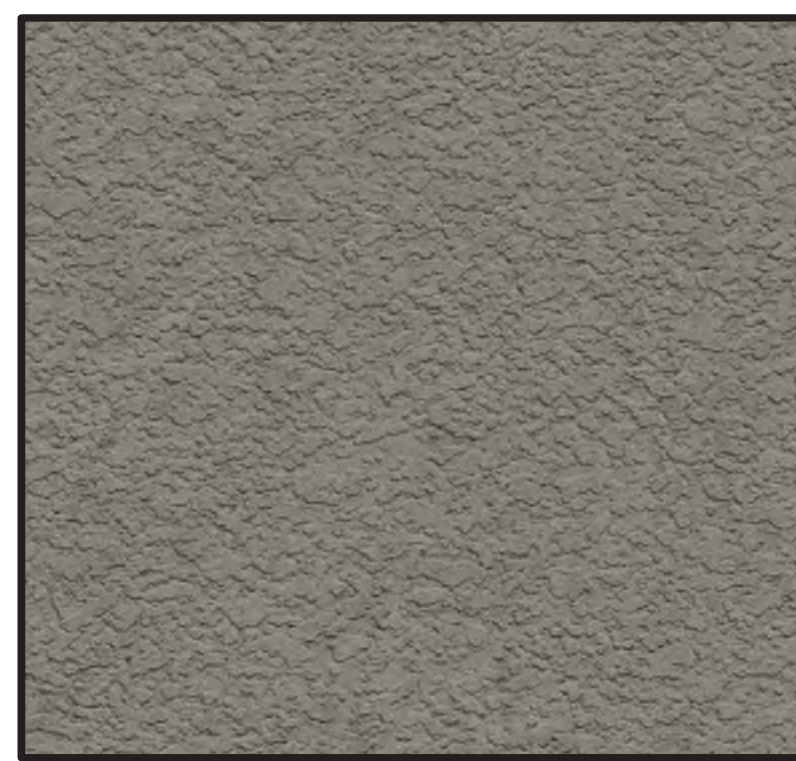
72 NORTH BEACH TOWN CENTER



LEFFERTS

MATERIAL BOARD

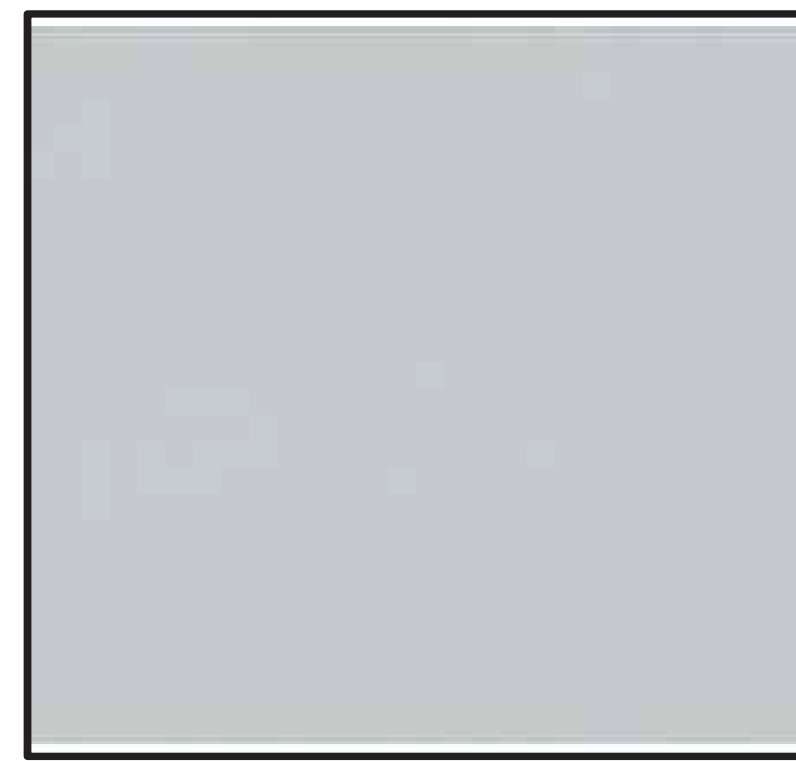
ARQUITECTONICA



① DARK GRAY STUCCO



② GLASS RAILING



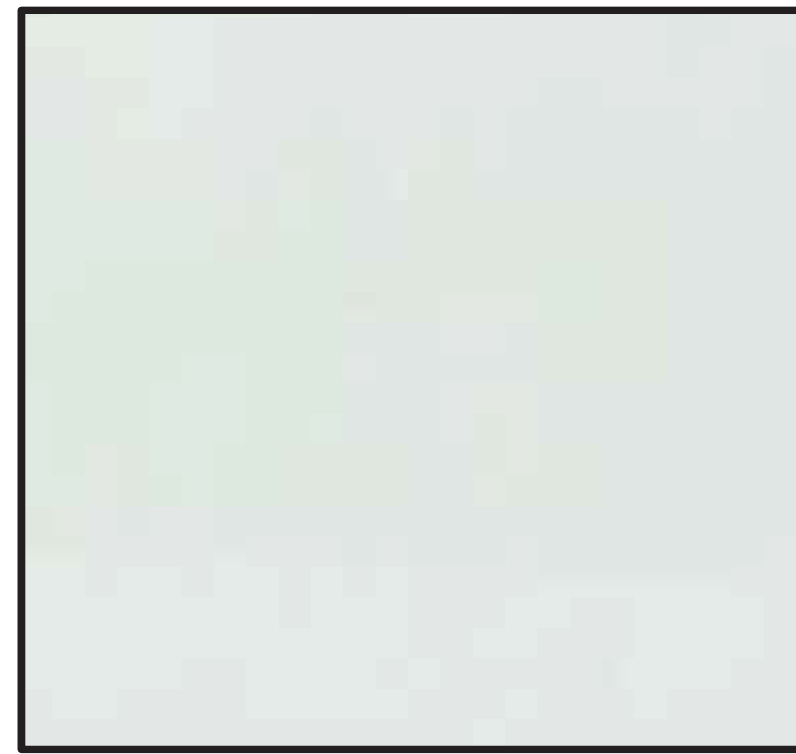
③ GRAY GLASS



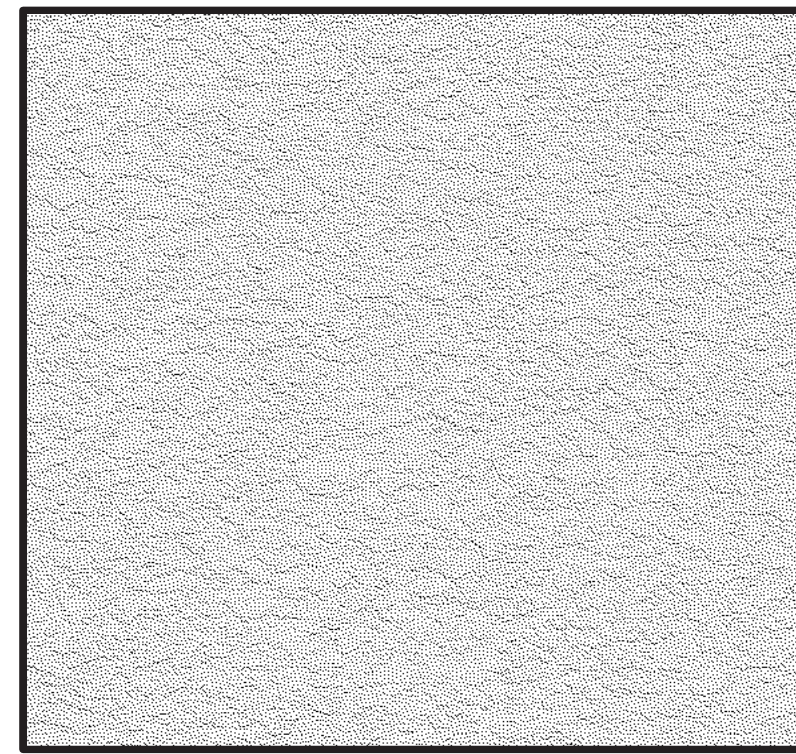
④ ENGINEERED WOOD



⑤ SCORED WHITE STUCCO



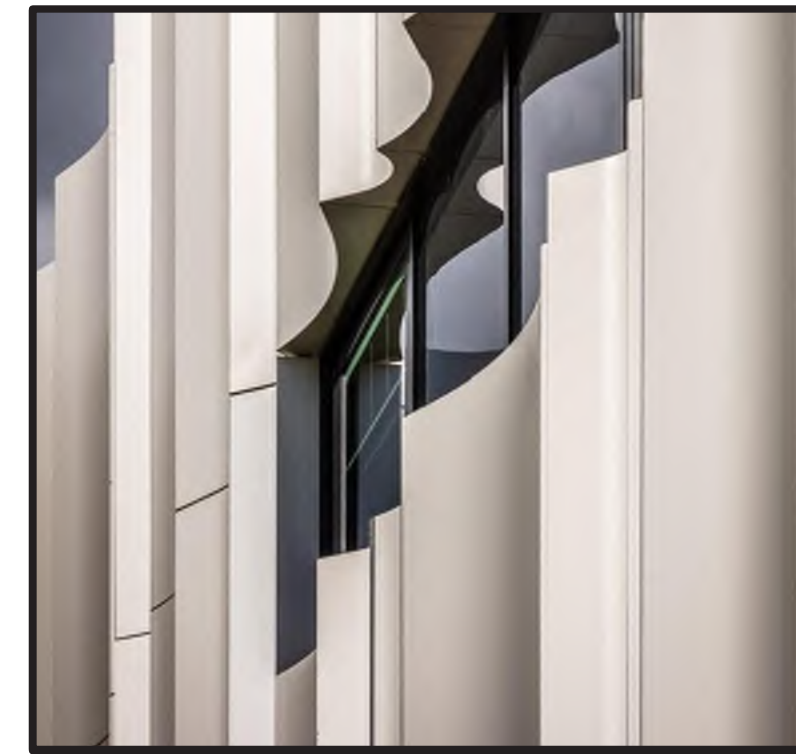
⑥ CLEAR GLASS



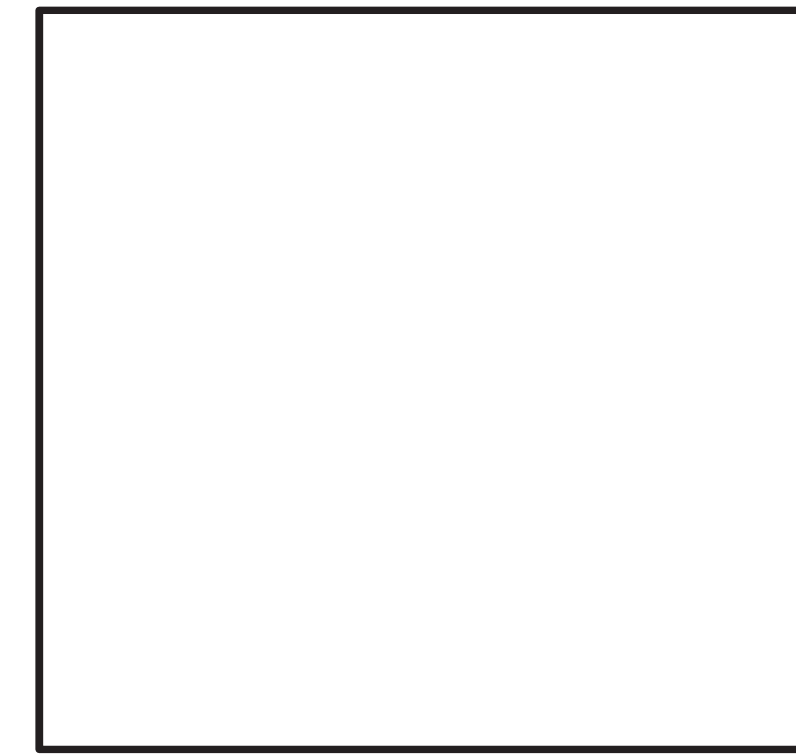
⑦ WHITE STUCCO



⑧ BREEZE BLOCK



⑨ METAL CLADDING



⑩ WHITE SLAB



10

9

2

8

4

5

6

72 NORTH BEACH TOWN CENTER





72nd STREET (CLASS A)

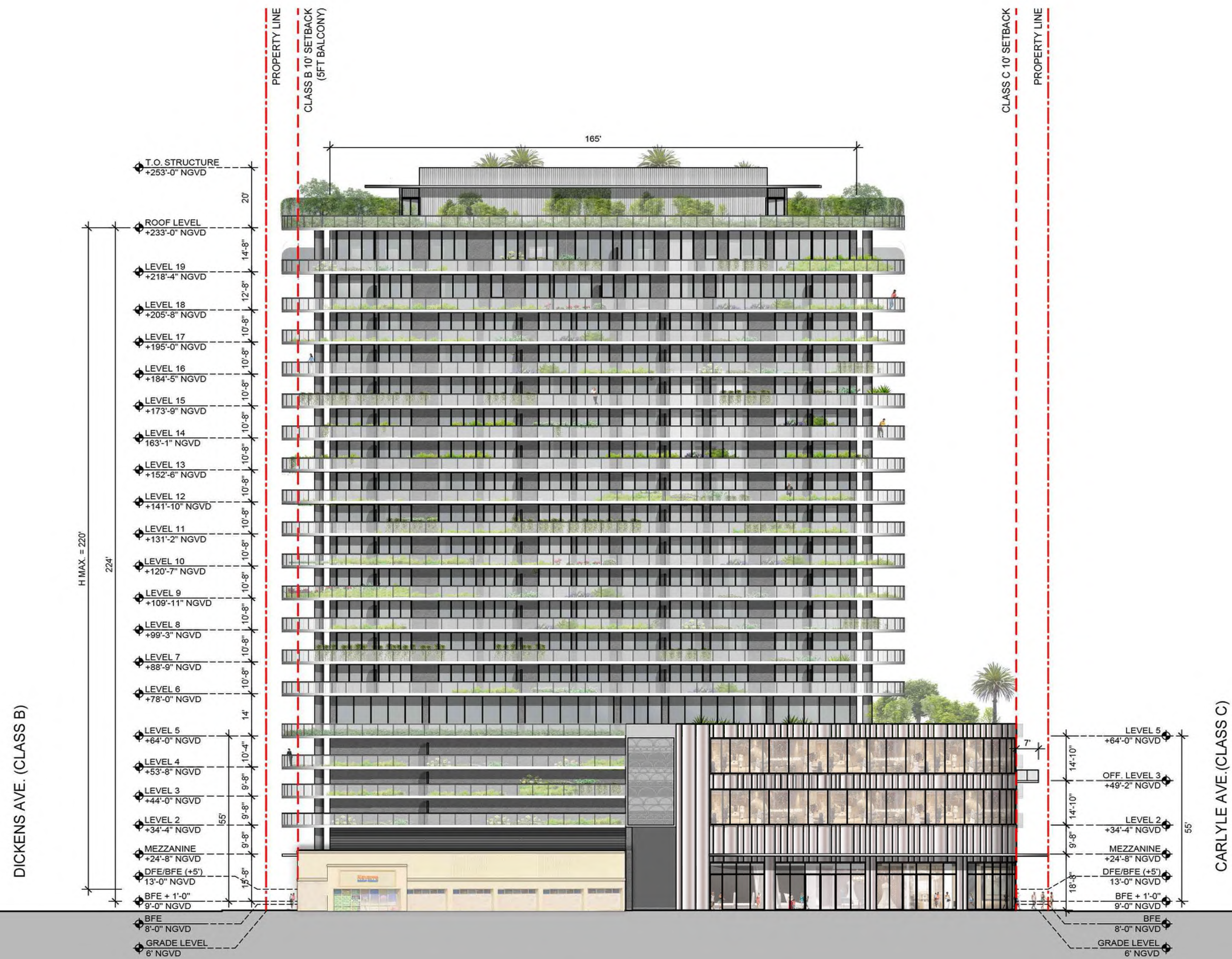
72 NORTH BEACH TOWN CENTER

NORTH ELEVATION



LEFFERTS

ARQUITECTONICA



71st STREET (CLASS A)

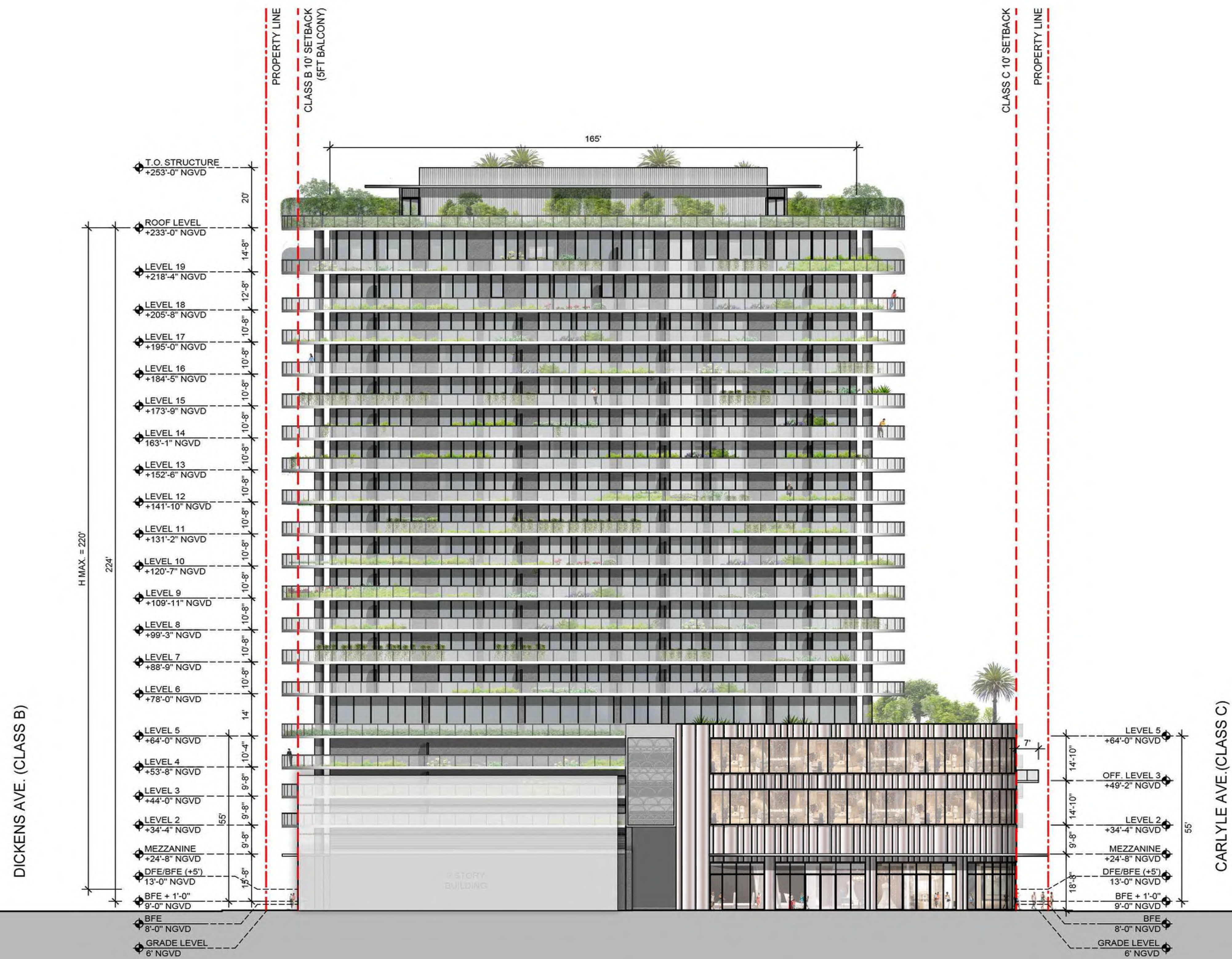
72 NORTH BEACH TOWN CENTER

SOUTH ELEVATION - PHASE I



LEFFERTS

ARQUITECTONICA



71st STREET (CLASS A)

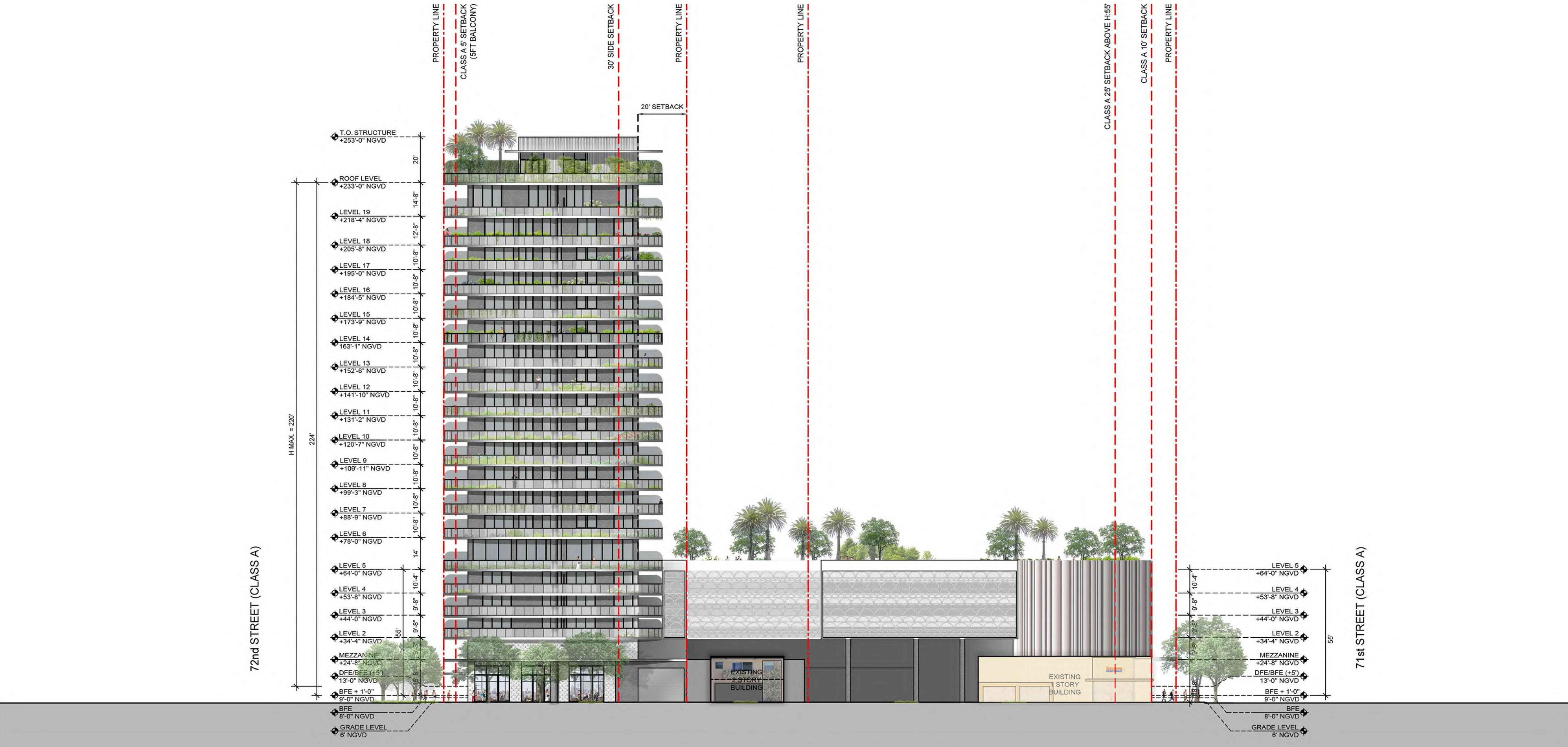
72 NORTH BEACH TOWN CENTER

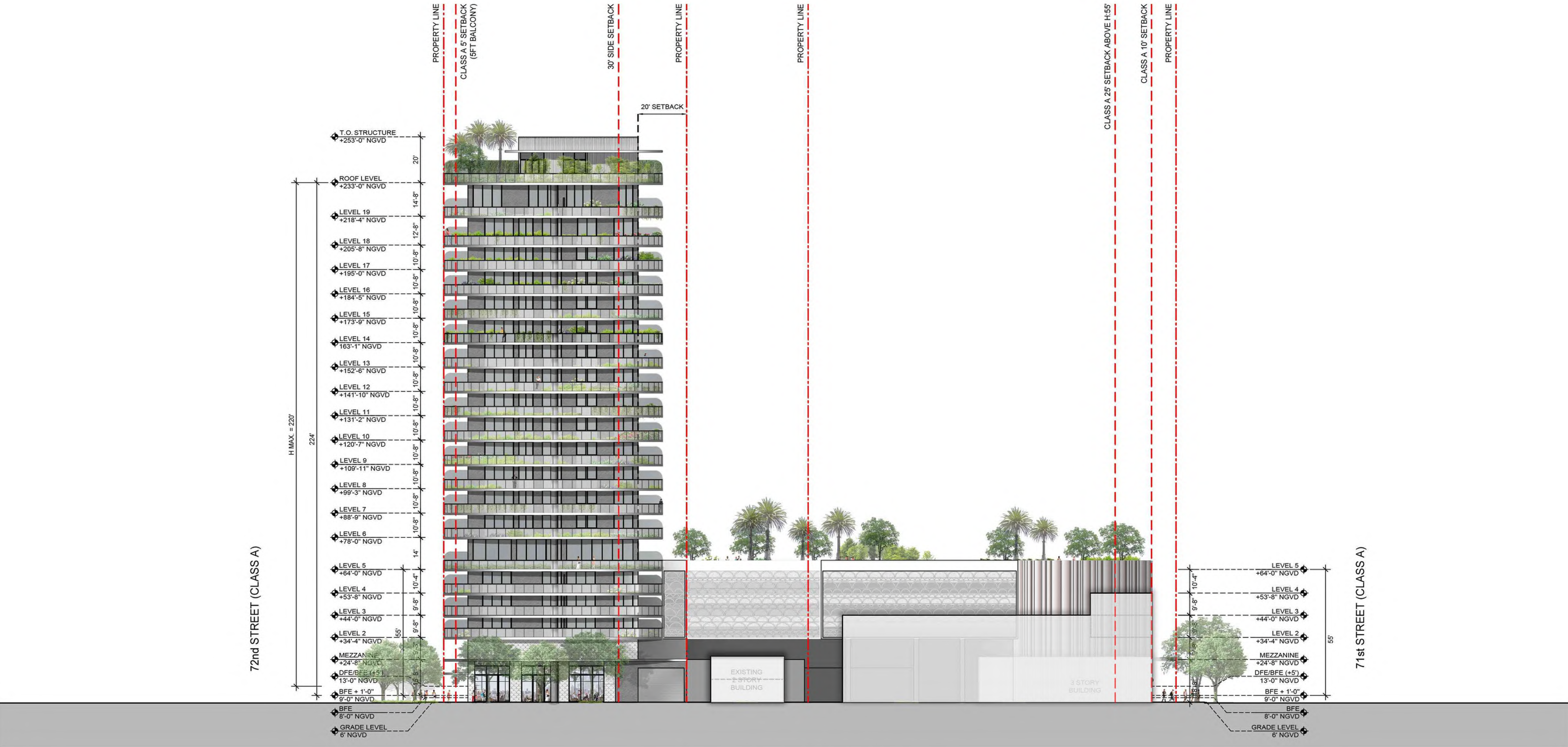
SOUTH ELEVATION - PHASE II



LEFFERTS

ARQUITECTONICA





An architectural rendering of a modern, multi-story building. The building features a prominent facade with a repeating pattern of white, semi-circular arches. Several floors have large, curved balconies with glass railings and light-colored wooden decking. People are visible on these balconies. The ground floor has large glass windows and doors, with people walking on the sidewalk in front. There are trees and parked cars (a black SUV, a red car, and a dark sedan) in the foreground. The scene is set in a bright, sunny environment.

Thank you