

"PINNACLE AT SOUTHLAND"

PROPOSED MIXED - USE PROJECT

11155 SW 211th STREET, CUTLER BAY, FLORIDA



ANILLO
TOLEDO
LOPEZ

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ATL ARCHITECTURE

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ARCH. LICENSE
AR 0016093
AA 26003571

job no.
*
date.
12 - 19 - 2025
scale.
As Shown
drawn by.
A.T.L. TEAM

A-0.01



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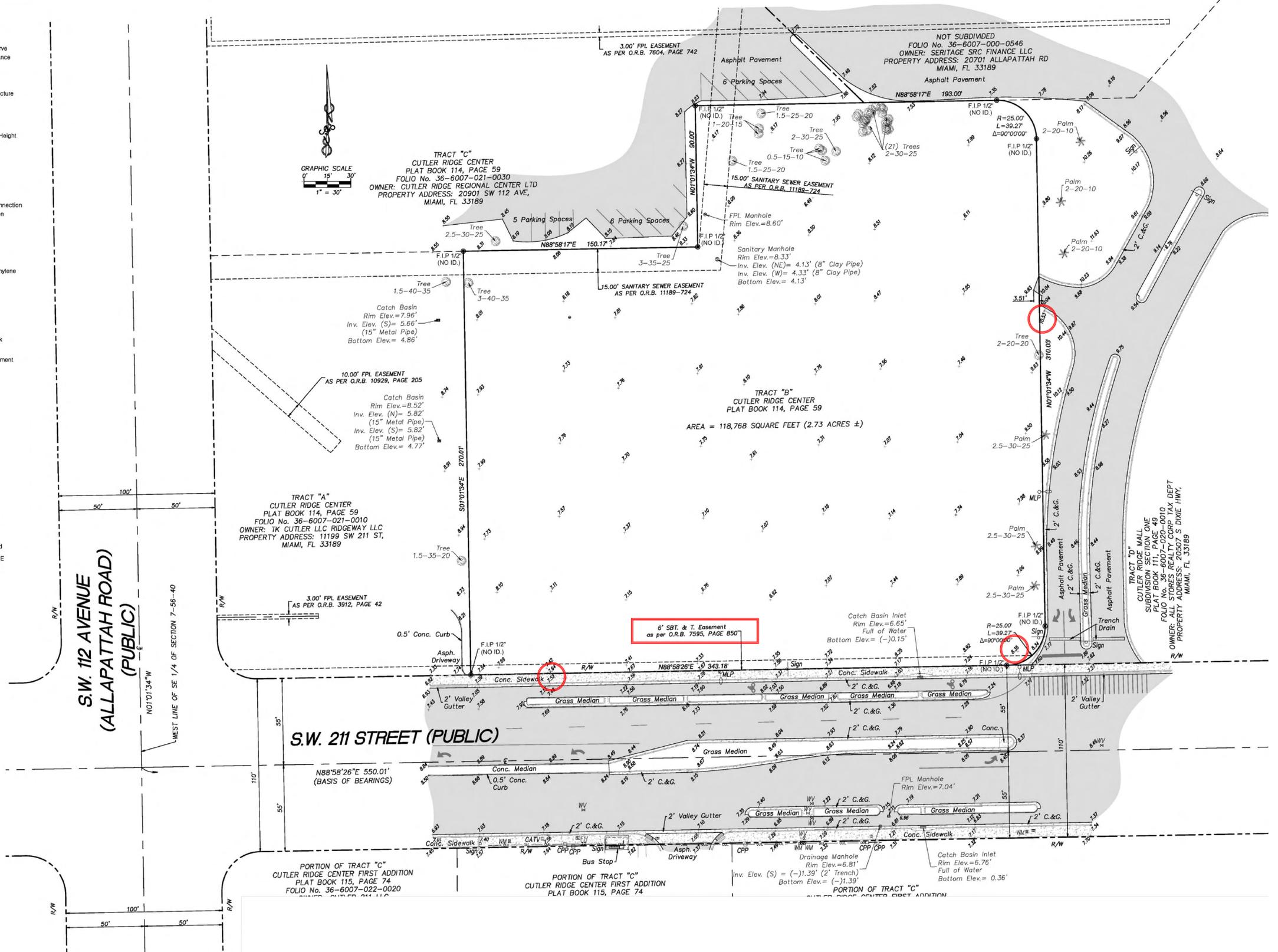
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LEGEND

- Anchor
- Asphalt
- Backflow Preventer
- Basketball Stand
- Bell South Manhole
- Bike Rack
- Brick
- Cable Box
- Catch Basin
- Centerline
- Chain Link Fence
- Cleanout
- Concrete
- Concrete Light Pole
- Cross Walk Sign
- Concrete Power Pole
- Concrete Column
- Drain
- Drainage Manhole
- Dual Cross Walk Sign
- Electric Box
- Electric Manhole
- FPL Box
- Fiber Optic Box
- Fire Department Connection
- Fire Hydrant
- Gas Valve
- Grease Trap
- Guard Post
- Guardrail
- Irrigation Valve
- Light Pole
- Lot Corner
- Mail Box
- Metal Fence
- Metal Cover
- Metal Light Pole
- Monitoring Well
- Palm (No Identified)
- Parking Meter
- Parking Bumper
- Pedestrian Lighting
- Right-of-Way Line
- Roofed Area
- Section Corner
- Typical
- Utility Easement
- Vitrified Clay Pipe
- Sewer Manhole
- Sewer Valve
- Shrub
- Spot Elevation
- Street Lighting Box
- Sign
- Telephone Box
- Telephone Manhole
- Traffic Street Box
- Tree (No Identified)
- Utility Concrete Power Pole
- Unknown Manhole
- Water Meter
- Water Valve
- Water Manhole
- Wood Fence
- Wood Utility Power Pole
- Communication Line
- Electric Line
- Force Main Line
- Gas Line
- Sanitary Line
- Storm Line
- Water Line
- Overhead Wire

ABBREVIATIONS

- A/C Air Conditioner
- Asph. Asphalt
- Baseline
- BFP Backflow Preventer
- (C) Calculated
- C Centerline
- CA Central Angle of Curve
- C.B.D. Chord Bearing Distance
- CLF Chain Link Fence
- CONC. Concrete
- CO Cleanout
- CB Concrete Block Structure
- C.B.S. Curb & Gutter
- C.&G. Dead
- (D) Diameter
- Dim. Dimension
- DBH Diameter @ Breast Height
- DIP Ductile Iron Pipe
- DWY. Driveway
- D.H. Drill Hole
- EB Electric Box
- E.O.W. Edge of Water
- ELEV. Elevation
- ENCR. Encroachment
- FDC Fire Department Connection
- F.F.E. Finish Floor Elevation
- FH Fire Hydrant
- F.I.P. Found Iron Pipe
- F.N.D. Found Nail & Disc
- G.P. Guard Post
- G.R. Guardrail
- HDPE High Density Polyethylene
- ID. Identification
- L Length of Curve
- MH Manhole
- (M) Measured
- M.F. Metal Fence
- M Monument Line
- O.R.B. Official Record Book
- POB Point of Beginning
- POC Point of Commencement
- POT Point of Tangency
- P.B. Plat Book
- PG. Page
- PL Property Line
- PVC Polyvinyl Chloride
- R Radius
- (R) Recorded
- R/W Right-of-Way
- SEC. Section
- SWK. Sidewalk
- SF Square Feet
- T.O.B. Top of Bank
- T.O.P. Top of Pipe
- TYP. Typical
- U.E. Utility Easement
- VCP Vitrified Clay Pipe
- W.F. Wood Fence
- 1-15-5 DBH-Height-Spread
- BBL BUILDING BASE LINE



BOUNDARY SURVEY
 (FOR REFERENCE PURPOSES ONLY, REFER TO S&S SURVEY)
 NOT TO SCALE



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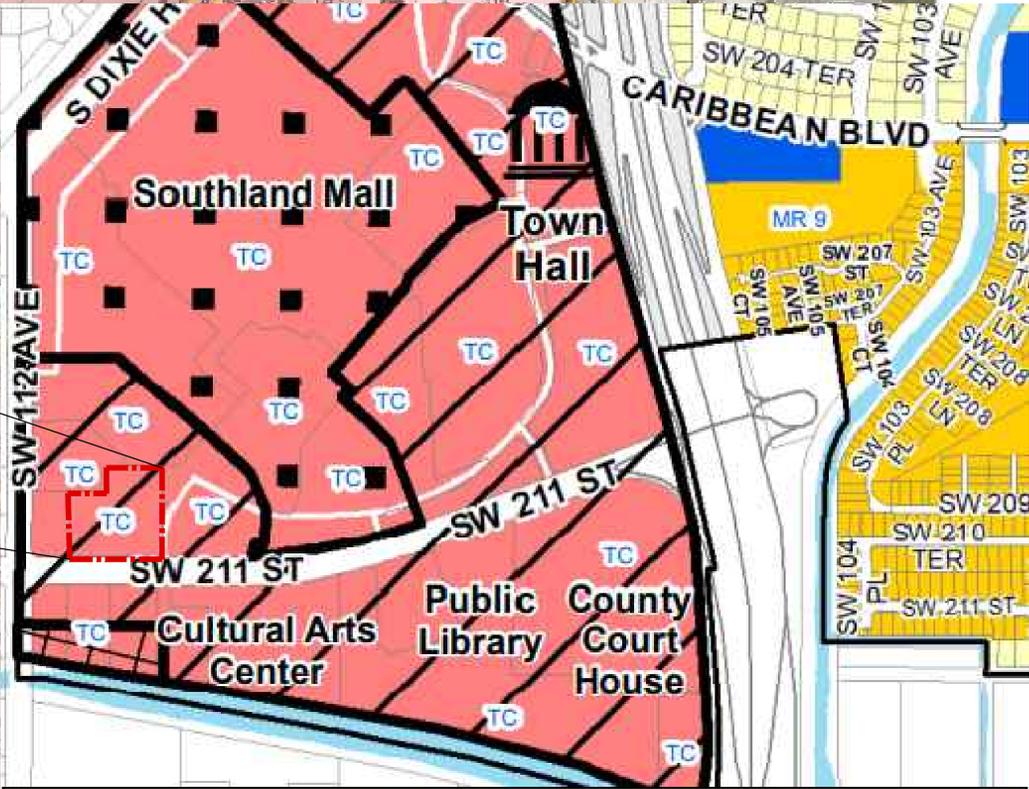
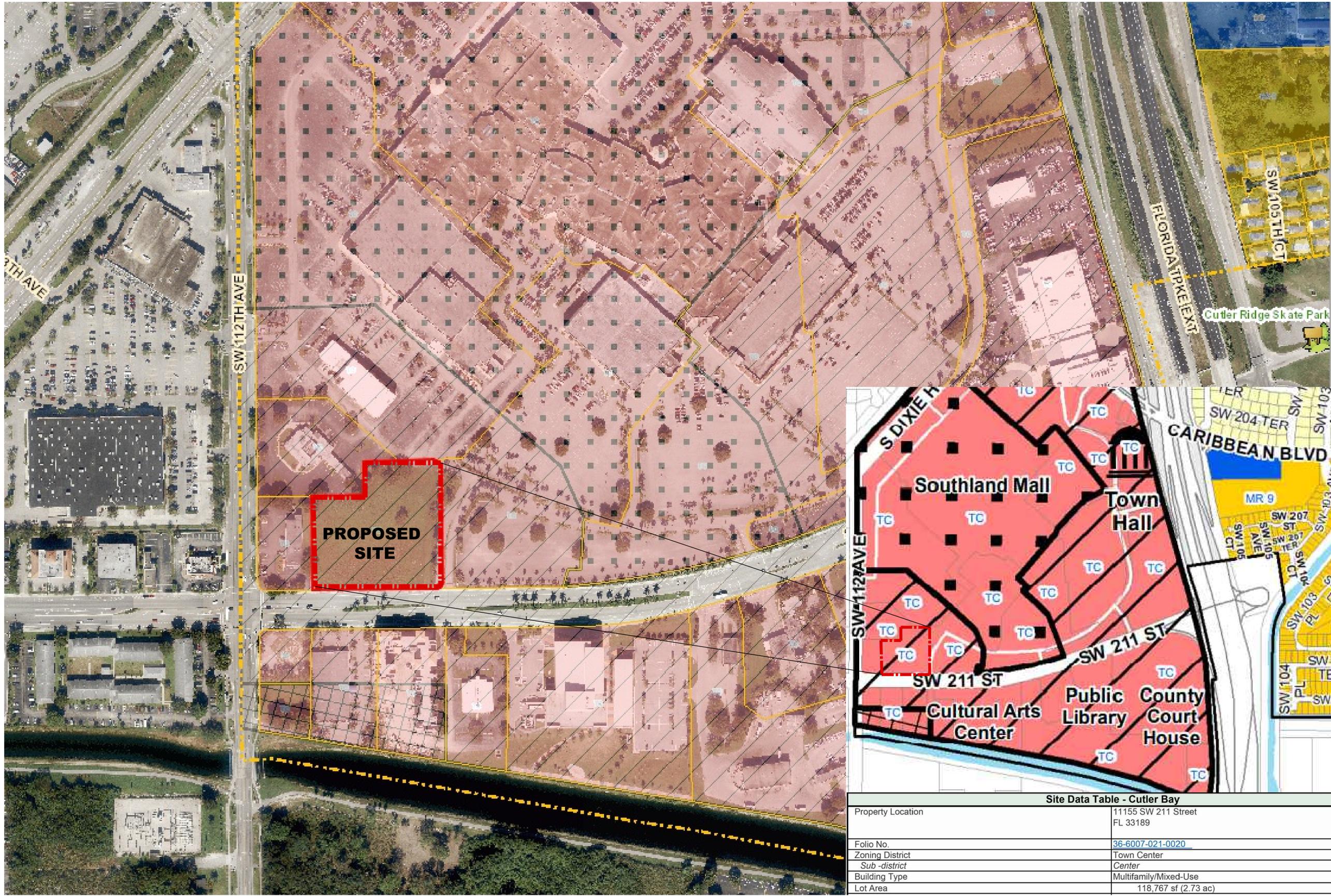
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 AA 26003571
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 12-19-2025
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 As Shown
 drawn by:
 A.T.L. TEAM

A-0.02

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Site Data Table - Cutler Bay	
Property Location	11155 SW 211 Street FL 33189
Folio No.	36-6007-021-0020
Zoning District	Town Center
Sub-district	Center
Building Type	Multifamily/Mixed-Use
Lot Area	118,767 sf (2.73 ac)

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CONTEXT PLAN
 NOT TO SCALE



A-0.2

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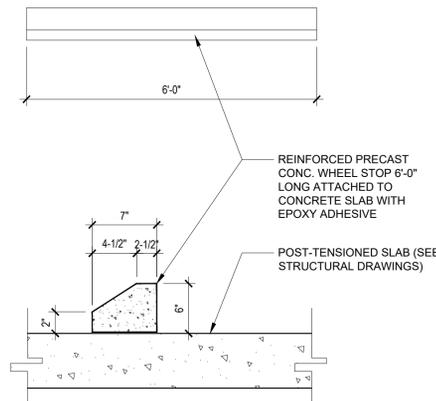
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CONTEXT PLAN
 NOT TO SCALE

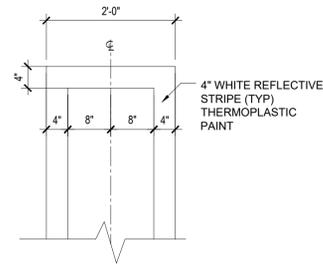


A-0.3

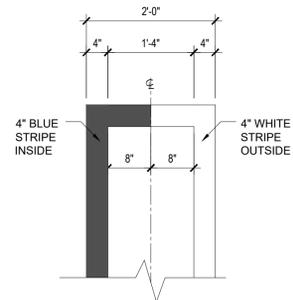
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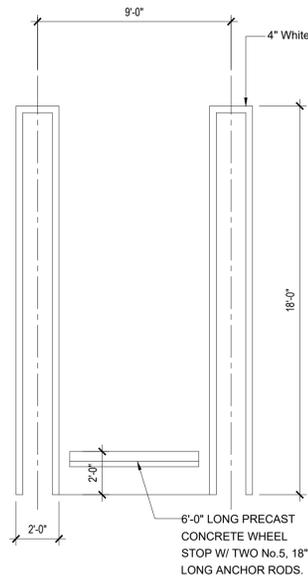
1 SECTION
SCALE: 3/16" = 1'-0"



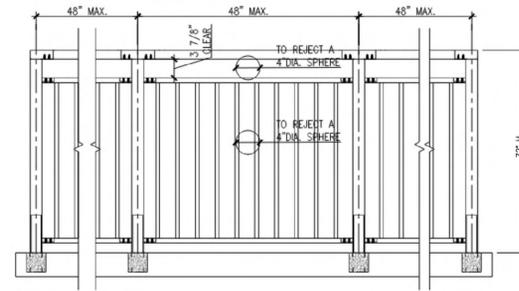
2 DETAIL
SCALE: 3/4" = 1'-0"



3 DETAIL
SCALE: 3/4" = 1'-0"

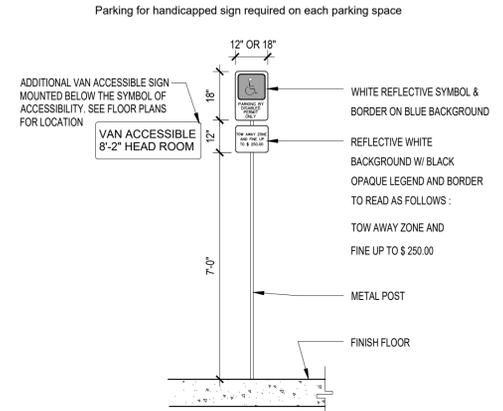


4 DETAIL
SCALE: 1/4" = 1'-0"



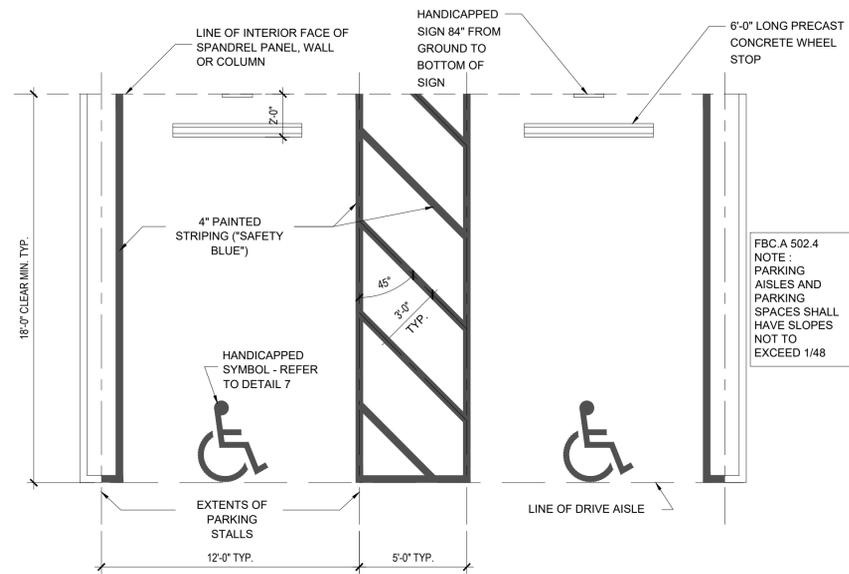
NOTE: SHOP DRAWINGS TO BE PROVIDED DURING PERMITTING PROCESS

5 DETAIL
SCALE: 1/4" = 1'-0"

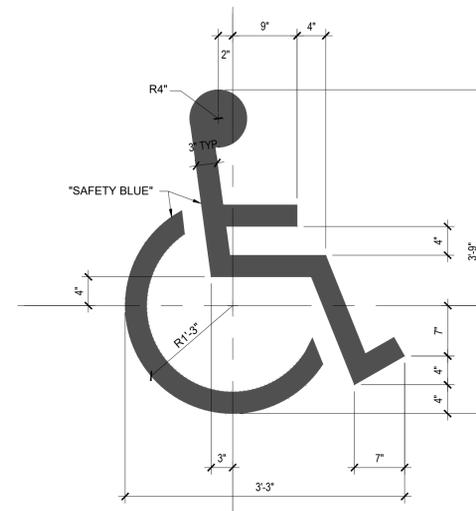


ACCESSIBILITY TO BUILDING SHALL BE PROVIDED FOR FROM RIGHT-OF-WAY AND PARKING AREAS BY MEANS OF WALKS, CURB-CULS AND /OR RAMPS TO AT LEAST ONE ENTRANCE GENERALLY USED BY THE PUBLIC. SUCH PATHS SHALL BE A MINIMUM OF 44 INCHES IN WIDTH, AND SHALL BE UNOBSTRUCTED, DEVOID OF STAIRS, OR OTHER ABRUPT CHANGES IN ELEVATION IN EXCESS OF ONE-HALF INCH.

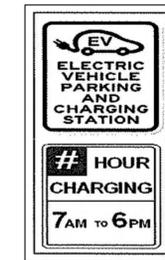
6 DETAIL
SCALE: 3/8" = 1'-0"



7 DETAIL
SCALE: 1/4" = 1'-0"



8 SYMBOL STRIPING DETAIL
SCALE: 1" = 1'-0"



9 ELECTRIC VEHICLE SIGNAGE
SCALE: N.T.S.



10 PROPOSED BICYCLE RACK
SCALE: N.T.S.

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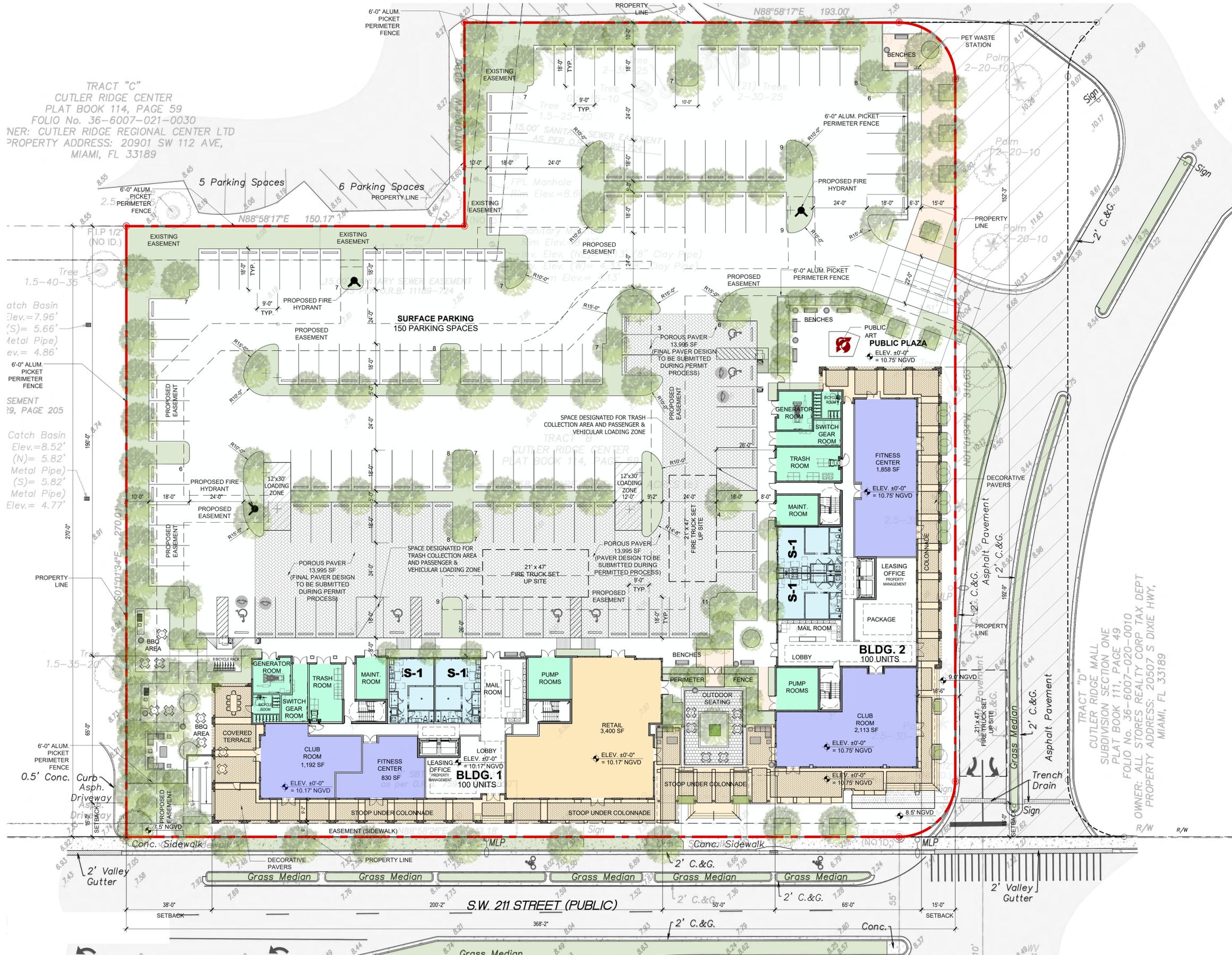


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A-0.4



TRACT "C"
 CUTLER RIDGE CENTER
 PLAT BOOK 114, PAGE 59
 FOLIO No. 36-6007-021-0030
 NER: CUTLER RIDGE REGIONAL CENTER LTD
 PROPERTY ADDRESS: 20901 SW 112 AVE,
 MIAMI, FL 33189

TRACT "D"
 CUTLER RIDGE MALL
 SUBDIVISION SECTION ONE
 PLAT BOOK 111, PAGE 49
 FOLIO No. 36-6007-020-0010
 OWNER: ALL STORES REALTY CORP. TAX DEPT
 PROPERTY ADDRESS: 20507 S DIXIE HWY,
 MIAMI, FL 33189

SITE PLAN
 SCALE 1"=20'



ELDERLY AFFORDABLE
 8 STORIES | 200 UNITS | 145 PARKING SPACES
 LOT SIZE: 118,767 SF (2.7265 ACRES)

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A-1.1

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TABLE 1

ARCHITECTURE AND FORM STANDARDS (Sec. 3-80. Nonresidential and mixed use)		
(New development in the transit corridor district on sites three acres or greater and new developments in the town center district on sites 25,000 square feet or greater shall provide at least four site amenities)		
SITE AMENITIES PROVIDED	LOCATION	
Artwork accessible and visible to the public.	①	DECORATIVE MURAL IN BUILDING FACADES
Pedestrian plaza with seating areas and shade structures—Minimum 500 square feet.	②	PEDESTRIAN PLAZA LOCATED BETWEEN BUILDINGS
Covered area along the primary façade—Minimum of 200 linear feet.	③	COLONNADE CONNECTING BOTH BUILDINGS
Clock tower or other focal feature at a human and pedestrian scale.	④	PUBLIC ART SCULPTURE ON THE N.E. PUBLIC PLAZA
Green Standards. (As per Article V, Sec.3-72)		
Low emitting materials. The project will incorporate low emitting building or construction materials and substances containing minimal or no levels of volatile organic compounds (low-VOC or no-VOC) for paints, coatings, adhesives, sealants, composite wood, and agrifiber products.		
Water conservation. The project will meet the requirements of the Miami-Dade County Water-Use Efficiency Standards Manual, effective January 2009, as may be amended from time to time.		
Paving materials. The project will use paving materials for sidewalks, courtyards, and non-covered parking lots with a minimum solar reflective index (SRI) of 29		
Roof finishes. Roof finishes for residential and nonresidential developments shall have a minimum solar reflective index (SRI) of 65 for slopes up to a 2:12 and 25 for slopes greater than 2:12. The minimum SRI shall apply to 75 percent of the roof surface.		
Storage and collection of recyclables. The project will dedicate an accessible area, serving the entire building, for the collection and storage of non-hazardous recycling materials, including paper, corrugated cardboard, glass, plastic and metals. Such areas will be a sufficient size to be able to store recyclables for at least one week.		
Bicycle parking/storage. The project shall provide secure bicycle parking/storage spaces at a ratio of one parking space for each five residential units or fraction thereof. The location of the space shall be indicated on the site plan and located in a prominent location near the main entrance of the building.		
Additional landscape requirements. The project shall comply with the state friendly landscaping guiding principles of the Florida yard and neighborhood programs. The applicant shall provide written evidence of compliance with each principle.		

TABLE 2

SITE DATA TABLE- CUTLER BAY				
PROPERTY LOCATION	11155 SW 211 STREET FL 33189			
FOLIO No	36-6007-021-0020			
ZONING DISTRICT	TOWN CENTER (TC)			
SUB-DISTRICT	CENTER			
BUILDING TYPE	MULTIFAMILY/MIXED USE			
LOT AREA	118,767.00 SF	2.73 ACRES		
FOOTPRINT AREA	23,410.00 SF	0.54 ACRES		
FAR				
	ALLOWED	PROVIDED		
MAXIMUM FAR (WITHOUT GREE BONUS)	2.00	1.57		
	237,534.00 SF	187,000.00 SF		
TABLE OF STANDARD TC - CENTER				
	ALLOWED	PROVIDED		
MINIMUM LOT AREA	N/A	N/A		
MAXIMUM DENSITY PER ACRE ALLOWED	150 DU/AC	73.4 DU/AC		
TOTAL NUMBER OF UNITS ALLOWED	409 UNITS	200 UNITS		
MAXIMUM HEIGHT (FEET)	180 FEET	89-10" FEET		
MAXIMUM HEIGHT (STORIES)	15 STORIES	8 STORIES		
BUILDING FRONTAGE				
	REQUIRED	PROVIDED		
ALONG PRIMARY STREET (SW 211th STREET))	100%	89.24%		
(REFER TO DIAGRAM ON SHEET A-1.3)		(100% INCLUDING OPEN AREAS)		
BUILDING FRONTAGE VARIANCE HAS BEEN REQUESTED				
PRINCIPAL STRUCTURE SETBACKS (FEET)				
	10' MIN/20' MAX	15'-0"		
FRONT (MIN/MAX)				
INTERIOR SIDE (WEST)	0'-0"	38'-0"		
INTERIOR SIDE (NORTH)	0'-0"	162'-4"		
REAR	20'-0"	154'-10"		
EASEMENT SIDE (15'-0")	15'-0"	135'-6"		
SETBACK OF FAÇADE ABOVE FIFTH FLOOR	15'-0"	15'-0"		
OPEN SPACE				
	ALLOWED / RQUIRED	PROVIDED		
MAX. IMPERVIOUS SURFACE COVERAGE	90%	106,890.30 SF	99,667.00 SF	83.90%
PRIVATE OPEN SPACE	10%	11,876.70 SF	14,200.00 SF	11.95%
PUBLIC OPEN SPACE	15%	17,815.05 SF	17,875.00 SF	15.05%
(REFER TO DIAGRAM ON SHEET A-1.3)				
UNIT MIX				
	MIN. AREA REQUIRED	AVERAGE PROVIDED		
STUDIOS (74 ELDERLY UNITS)	600.00 SF	601.00 SF		
1 BEDROOM (126 ELDERLY UNITS)	700.00 SF	715.00 SF		
(REFER TO UNIT BREAKDOWN TABLE ON SHEET: A-1.2)				
PARKING CALCULATIONS				
PARKING SPACES REQUIRED: AS PER RIGTH		REQUIRED		
RESIDENTIAL				
(1 SPACE PER ELDERLY UNIT) AS PER RIGHT	200 UNITS	200 SP		
RETAIL @ 1 SPACE PER 300 SF.	3,400.00 SF	11.00 SP		
TOTAL REQUIRED WITHOUT REDUCTIONS		211.00 SP		
REDUCTIONS				
LESS 20% REDUCTION (GREEN BUILDING)		42.00 SP		
LESS 10% REDUCTION (SHARED PARKING)		21.00 SP		
(REFER TO PARKING REDUCTIONS NOTES ON THIS SHEET)				
TOTAL REQUIRED AFTER REDUCTIONS		148.00 SP		
PARKING SPACES PROVIDED		PROVIDED		
STANDARD (9'-0" X 18'-0")		144 SP		
ADA		6 SP		
* INCLUDING (4) HEV PARKING SPACES				
HEV REQUIREMENTS HAVE BEEN REDUCED BASED ON PROJECT'S USE (ELDERLY PROJECT)				
TOTAL PROVIDED		150 *SP		
BICYCLE PARKING REQUIREMENTS		REQUIRED		
1 BICYCLE SPACE PER 5 RES. UNITS	40 BSP	30 BSP		
		BICYCLE SPACES REQUIREMENTS HAVE BEEN REDUCED BASED ON PROJECT'S USE (ELDERLY PROJECT)		

TABLE 3

UNIT BREAKDOWN (BUILDING 1)						
UNIT TYPE	S-1	1B-1	1B-1U	1B-2	1B-2B	TOTAL
	STUDIO	ONE BEDROOM	ONE BEDROOM	ONE BEDROOM	ONE BEDROOM	
AREA (S.F.)	601	725	725	702	708	
GROUND	2	0	0	0	0	2
2ND	5	5	1	2	1	14
3RD	5	5	1	2	1	14
4TH	5	5	1	2	1	14
5TH	5	5	1	2	1	14
6TH	5	5	1	2	1	14
7TH	5	5	1	2	1	14
8TH	5	5	1	2	1	14
TOTAL UNITS	37	35	7	14	7	100
TOTAL LEASABLE AREA (SQ.FT.)	22,237.00	25,375.00	5,075.00	9,828.00	4,956.00	67,471.00
BEDS	37	35	7	14	7	100
PERCENTAGE	37.00%	35.00%	7.00%	14.00%	7.00%	100.00%

RETAIL PROVIDED IN BUILDING 1 : 3,400.00 SF.

TABLE 4

UNIT BREAKDOWN (BUILDING 2)						
UNIT TYPE	S-1	1B-1	1B-1U	1B-2	1B-2C	TOTAL
	STUDIO	ONE BEDROOM	ONE BEDROOM	ONE BEDROOM	ONE BEDROOM	
AREA (S.F.)	601	725	725	702	708	
GROUND	2	0	0	0	0	2
2ND	5	5	1	2	1	14
3RD	5	5	1	2	1	14
4TH	5	5	1	2	1	14
5TH	5	5	1	2	1	14
6TH	5	5	1	2	1	14
7TH	5	5	1	2	1	14
8TH	5	5	1	2	1	14
TOTAL UNITS	37	35	7	14	7	100
TOTAL LEASABLE AREA (SQ.FT.)	22,237.00	25,375.00	5,075.00	9,828.00	4,956.00	67,471.00
BEDS	37	35	7	14	7	100
PERCENTAGE	37.00%	35.00%	7.00%	14.00%	7.00%	100.00%

RETAIL PROVIDED IN BUILDING 2 : 0.00 SF.

PARKING REDUCTIONS:

1. THE PROJECT IS SEEKING A 20% PARKING REDUCTION AS PER SECTION 3-74(5) GREEN BUILDING PROGRAM DESIGNATION
2. THE PROJECT IS SEEKING A SHARED PARKING REDUCTION OF 10% AS PER SECTION 3-145.

TOWN'S LAND DEVELOPMENT NOTES:

PARKING POROUS SURFACE AREA NOTE:

1. AS PER SEC. 3-80(D)(2)(C), SURFACE PARKING AREA INCLUDES AT LEAST 25% OF THE POROUS SURFACE FOR PERMITTING PROCESS. FINAL PAVER DESIGN TO BE SUBMITTED DURING PERMIT PROCESS.

PROPOSED PARKING SF x 25% = REQUIRED POROUS SURFACE
55,977.74 SF x 25% = 13,994.44 SF PROVIDED: 13,995 SF

LIGHTING FOR CPT ED NOTE:

1. LIGHTING ON SITE TO COMPLY WITH THE REQUIREMENTS SET FORTH IN SEC. 3-151 AND CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPT ED).

PET WASTE SERVICE STATION NOTE:

1. PET WASTE SERVICE STATIONS WILL BE PROVIDED IN THE OPEN SPACE AREAS AS PER SEC. 3-80(D)(13).

SITE LIGHTING, AMENITIES AND SITE FURNITURE NOTE:

1. SITE LIGHTING, AMENITIES, AND SITE FURNITURE STYLE TO BE COMPLIMENTARY TO ARCHITECTURAL STYLE OF THE BUILDING.

PEDESTRIAN WALKWAY NOTE:

1. PEDESTRIAN WALKWAYS WILL BE CONSTRUCTED WITH DECORATIVE PAVERS CONSISTENT WITH SEC. 3-80(D)(6)A OF THE TOWNS LAND DEVELOPMENT REGULATIONS.

PUBLIC WORKS SIDEWALK NOTE:

1. ANY BROKEN SIDEWALK AND/OR NOT MEETING ADA REQUIREMENTS ALONG FRONTAGES TO BE REPLACED.

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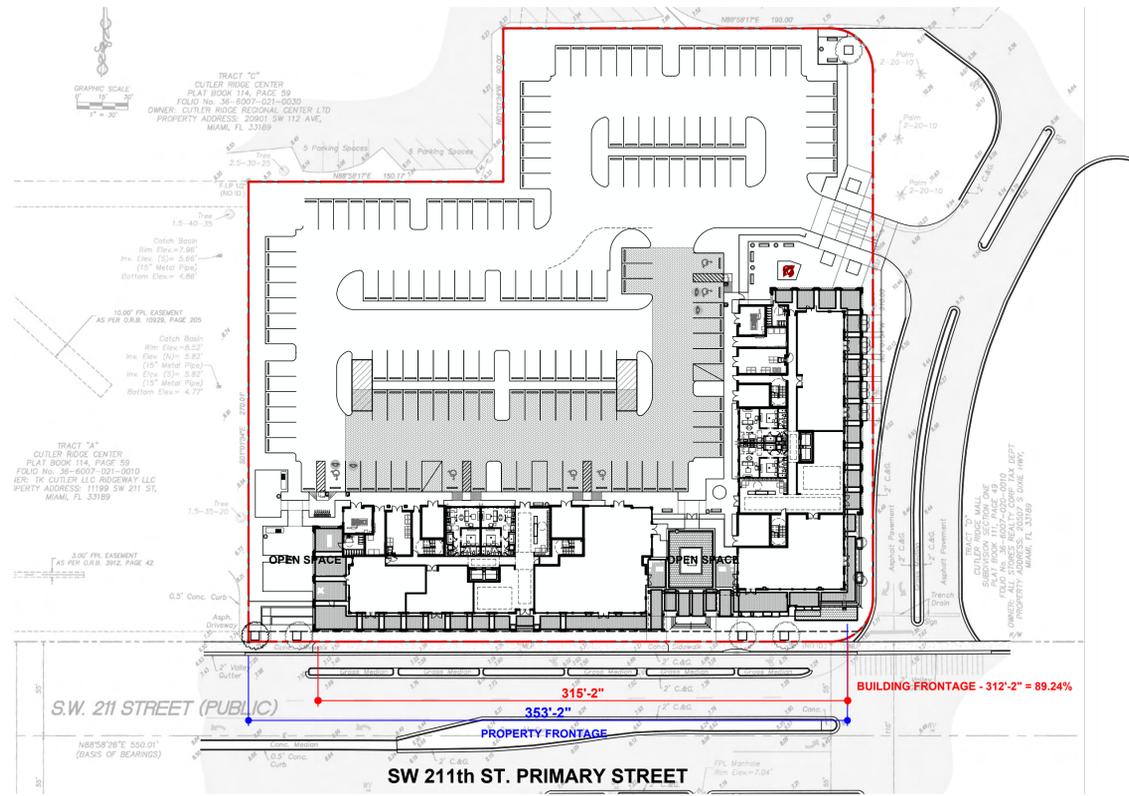
ATL ARCHITECTURE

project name:
PINNACLE AT SOUTHLAND
PROPOSED MIXED-USE PROJECT
11155 SW 211 STREET, CUTLER BAY, FL 33189

ARCH. LICENSE
AR 0016093
AA 26003571

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A-1.2

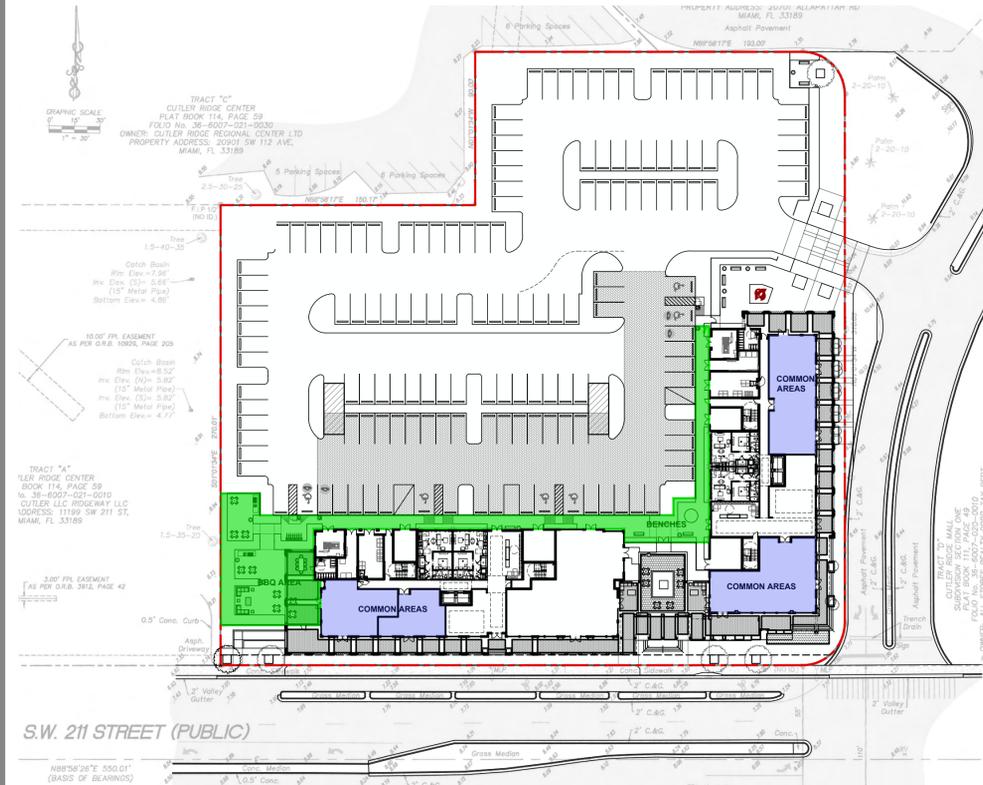


BUILDING FRONTAGE DIAGRAM

SCALE 1"=100'



PRIVATE OPEN SPACE CALCULATION NET LOT SIZE - 118,767 SF		
REQUIRED- 10%	PROVIDED	
11,876.7 SF	BENCH AREAS, BBQ AREAS AND WALKWAYS	7,200.00 SF
	BALCONIES	1,000.00 SF
	COMMUNITY BUILDINGS / ROOMS	6,000.00 SF
		14,200.00 SF

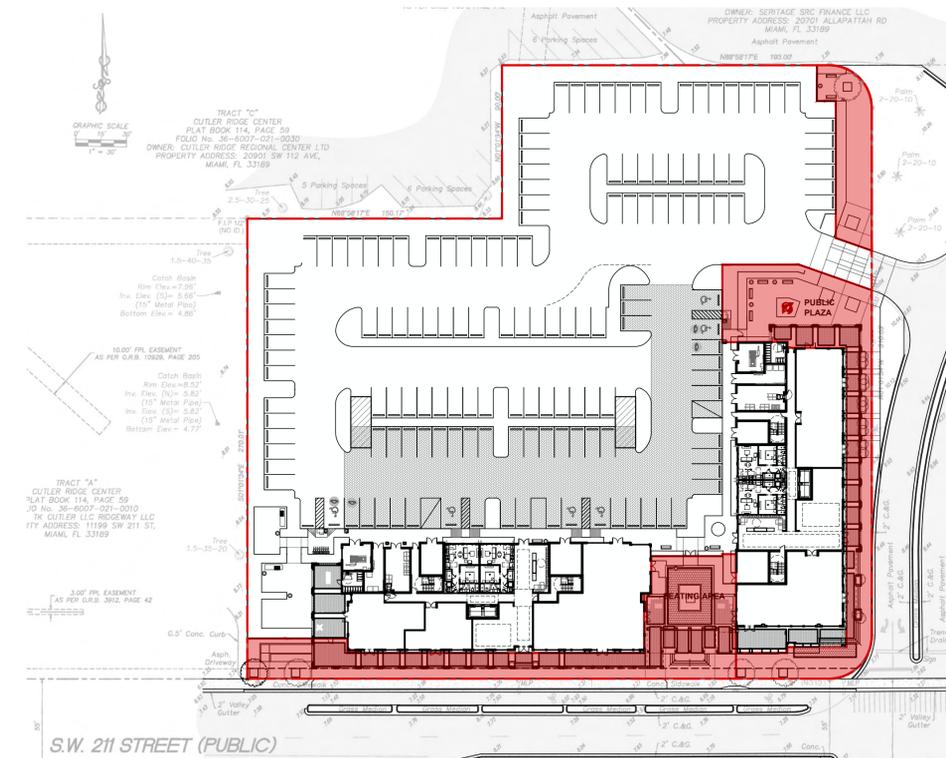


PRIVATE OPEN SPACE DIAGRAM

SCALE 1"=100'



PUBLIC OPEN SPACE CALCULATION NET LOT SIZE - 118,767 SF		
REQUIRED- 15%	PROVIDED	
17,815.05 SF	PLAZAS, SEATING AREAS AND WALKWAYS	17,840.00 SF
		17,875.00 SF



PUBLIC OPEN SPACE DIAGRAM

SCALE 1"=100'



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GROUND FLOOR PLAN

SCALE 1/16"=1'-0"



ELDERLY AFFORDABLE

8 STORIES | 200 UNITS | 145 PARKING SPACES

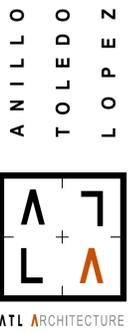
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A-2.1



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2ND FLOOR PLAN
SCALE 1/16"=1'-0"



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3RD FLOOR PLAN
SCALE 1/16"=1'-0"



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AA 26003571

job no.
*
date.
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scale.
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project name:
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6TH FLOOR PLAN

SCALE 1/16"=1'-0"



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 *
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project name:
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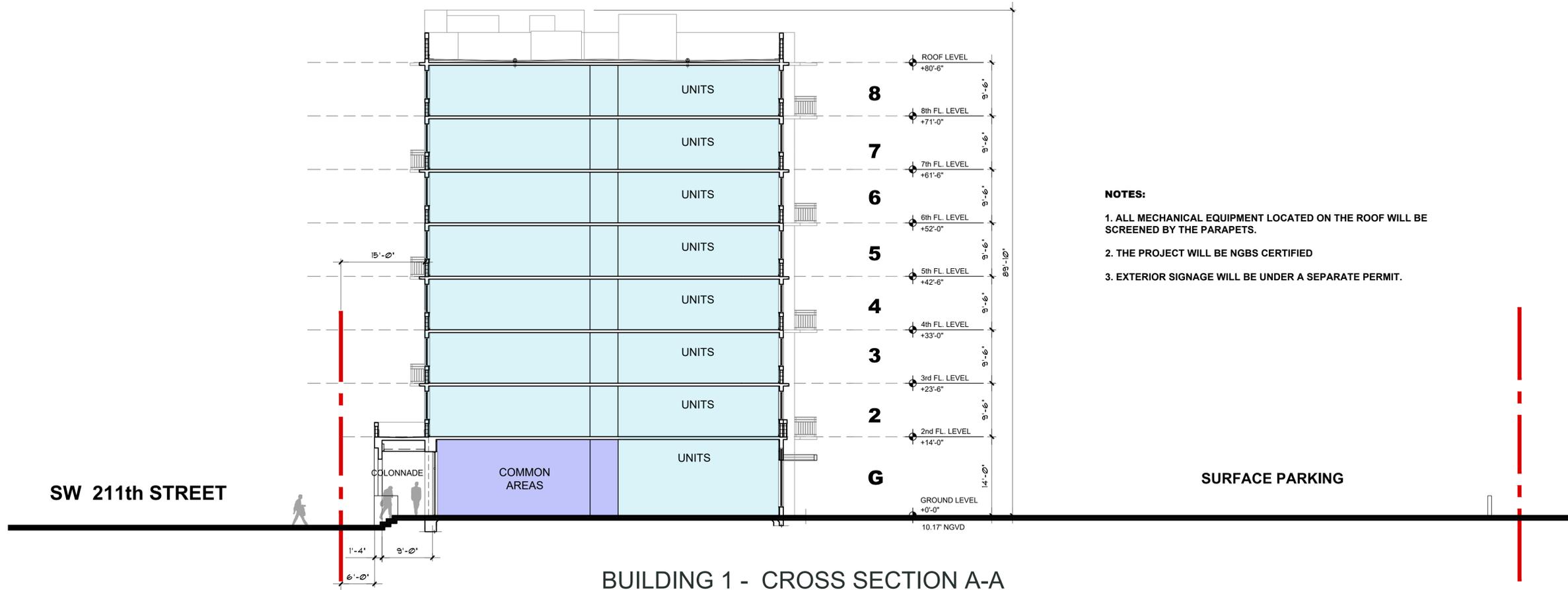
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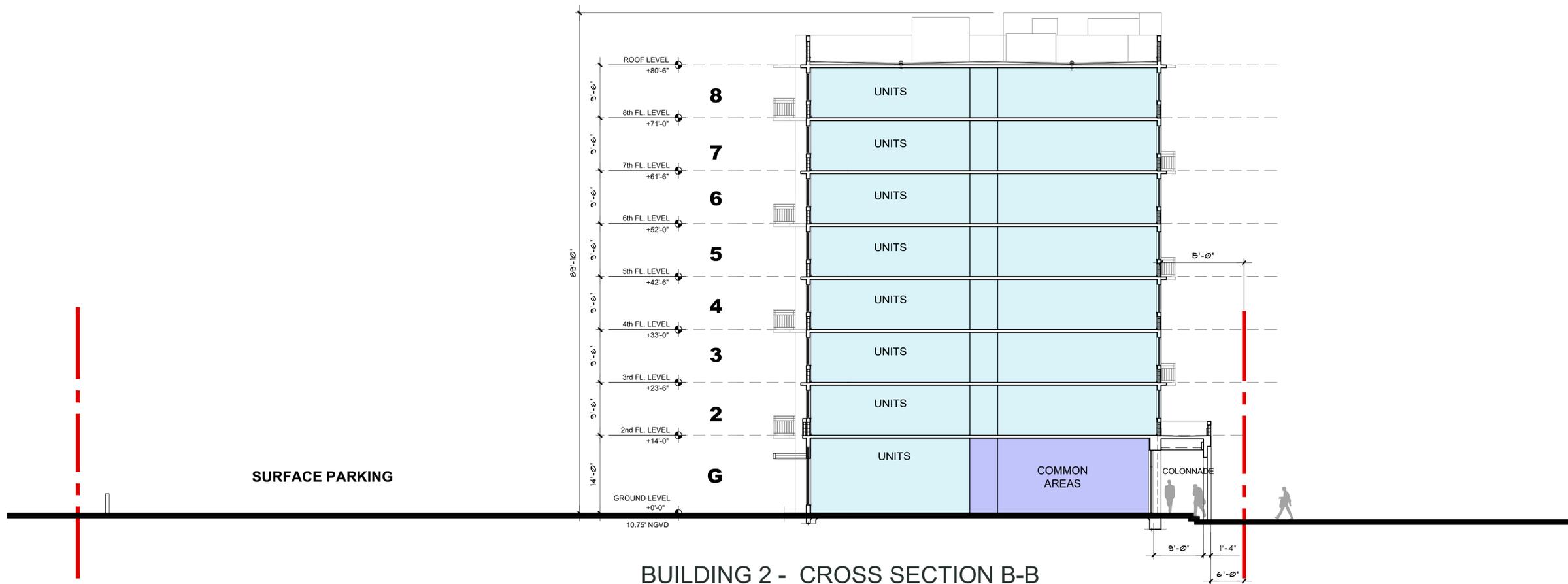
A-2.6

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BUILDING 1 - CROSS SECTION A-A

SCALE 1"=10'



BUILDING 2 - CROSS SECTION B-B

SCALE 1"=10'

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 drawn by:
 A.T.L. TEAM

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89'-10" BUILDING HEIGHT

ROOF T.O.S.
EL. +80'-6"

9'-6"

8TH FLOOR T.O.S.
EL. +71'-0"

9'-6"

7TH FLOOR T.O.S.
EL. +61'-6"

9'-6"

6TH FLOOR T.O.S.
EL. +52'-0"

9'-6"

5TH FLOOR T.O.S.
EL. +42'-6"

9'-6"

4TH FLOOR T.O.S.
EL. +33'-0"

9'-6"

3TH FLOOR T.O.S.
EL. +23'-6"

9'-6"

2TH FLOOR T.O.S.
EL. +14'-0"

14'-0"

GROUND FLOOR T.O.S.
EL. 0'-0" = 10.17' NGVD

1 NORTH ELEVATION
BUILDING 1 Not To Scale



89'-10" BUILDING HEIGHT

ROOF T.O.S.
EL. +80'-6"

9'-6"

8TH FLOOR T.O.S.
EL. +71'-0"

9'-6"

7TH FLOOR T.O.S.
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EL. +52'-0"

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9'-6"

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EL. +33'-0"

9'-6"

3TH FLOOR T.O.S.
EL. +23'-6"

9'-6"

2TH FLOOR T.O.S.
EL. +14'-0"

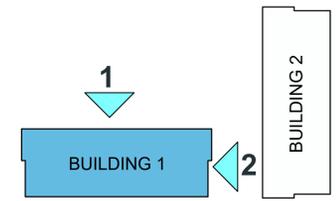
14'-0"

GROUND FLOOR T.O.S.
EL. 0'-0" = 10.17' NGVD

2 EAST ELEVATION
BUILDING 1 Not To Scale

COLOR PALLET :

	A - SW 6995 SUPERWHITE		E - SW 7664 STEELY GRAY
	B - SW 7701 CAVERN CLAY		F - SW 7629 GRAPY
	C - SW 7597 TREK TAN		G - SW 7596 ONLY NATURAL
	D - SW 7069 IRON ORE		



KEY PLAN
Scale: NTS

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11155 SW 211 STREET, CUTLER BAY, FL 33189

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AR 0016093
AA 26003571

job no.
date:
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scale:
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drawn by:
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A-3.1

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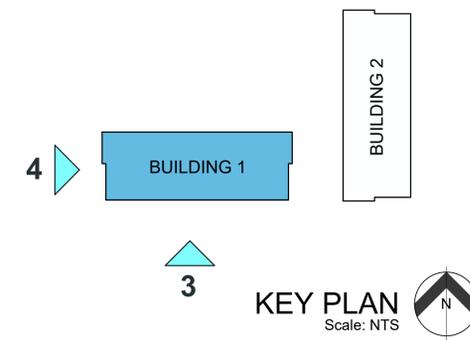
3 SOUTH ELEVATION
BUILDING 1 Not To Scale



4 WEST ELEVATION
BUILDING 1 Not To Scale

COLOR PALLET :

	A - SW 6995 SUPERWHITE		E - SW 7664 STEELY GRAY
	B - SW 7701 CAVERN CLAY		F - SW 7629 GRAPY
	C - SW 7597 TREK TAN		G - SW 7596 ONLY NATURAL
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ATL ARCHITECTURE

project name:
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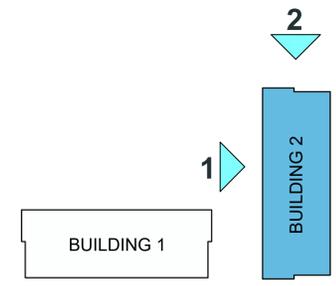
1 WEST ELEVATION
BUILDING 2 Not To Scale



2 NORTH ELEVATION
BUILDING 2 Not To Scale

COLOR PALLET :

	A - SW 6995 SUPERWHITE		E - SW 7664 STEELY GRAY
	B - SW 7701 CAVERN CLAY		F - SW 7629 GRAPY
	C - SW 7597 TREK TAN		G - SW 7596 ONLY NATURAL
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KEY PLAN
Scale: NTS

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89'-10" BUILDING HEIGHT

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EL. +80'-6"

9'-6"

8TH FLOOR T.O.S.
EL. +71'-0"

9'-6"

7TH FLOOR T.O.S.
EL. +61'-6"

9'-6"

6TH FLOOR T.O.S.
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9'-6"

4TH FLOOR T.O.S.
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9'-6"

3TH FLOOR T.O.S.
EL. +23'-6"

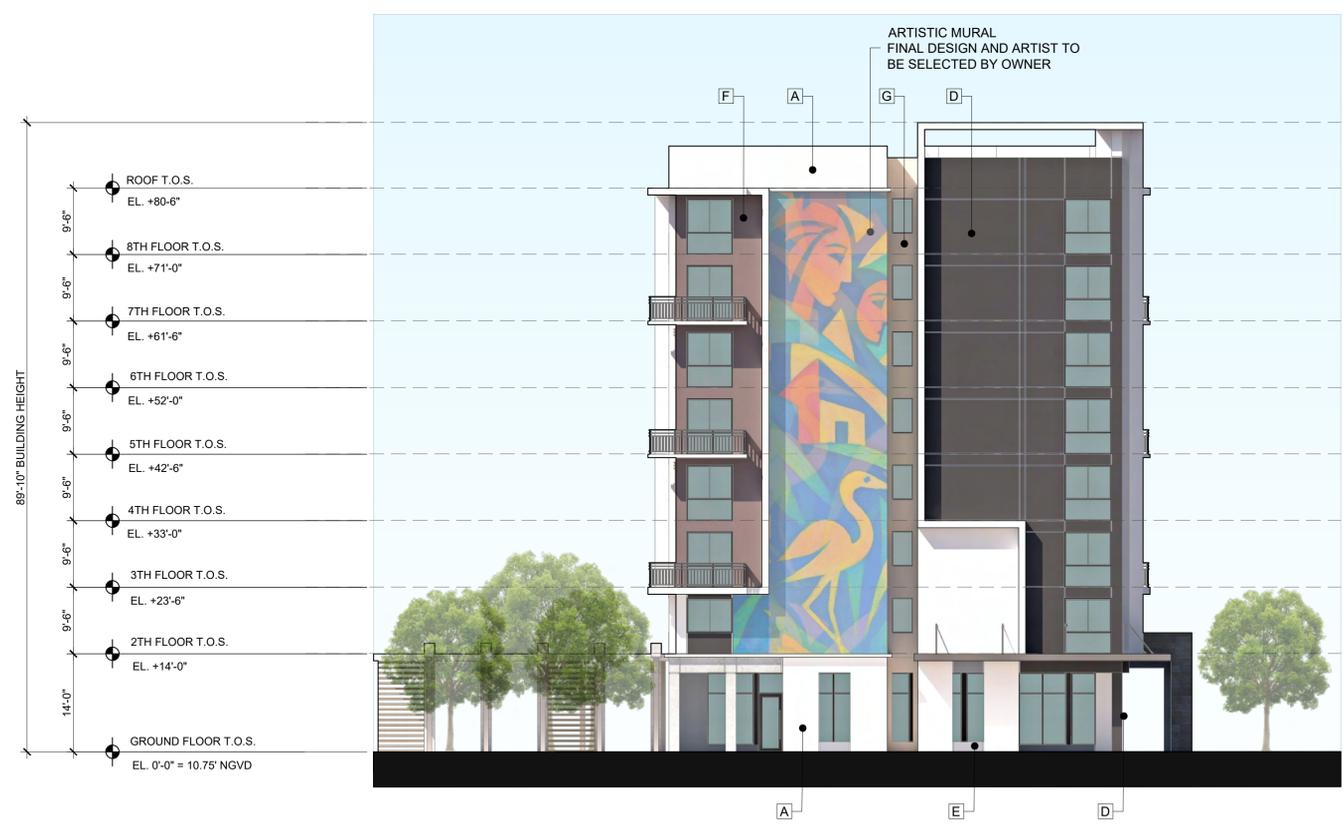
9'-6"

2TH FLOOR T.O.S.
EL. +14'-0"

14'-0"

GROUND FLOOR T.O.S.
EL. 0'-0" = 10.75' NGVD

3 EAST ELEVATION
BUILDING 2 Not To Scale



89'-10" BUILDING HEIGHT

ROOF T.O.S.
EL. +80'-6"

9'-6"

8TH FLOOR T.O.S.
EL. +71'-0"

9'-6"

7TH FLOOR T.O.S.
EL. +61'-6"

9'-6"

6TH FLOOR T.O.S.
EL. +52'-0"

9'-6"

5TH FLOOR T.O.S.
EL. +42'-6"

9'-6"

4TH FLOOR T.O.S.
EL. +33'-0"

9'-6"

3TH FLOOR T.O.S.
EL. +23'-6"

9'-6"

2TH FLOOR T.O.S.
EL. +14'-0"

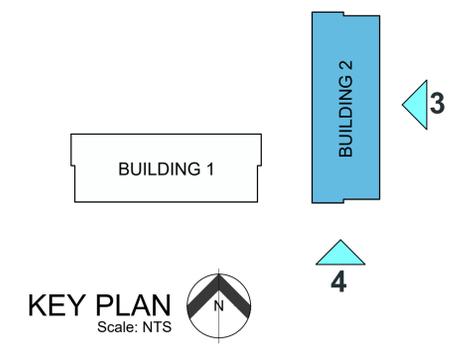
14'-0"

GROUND FLOOR T.O.S.
EL. 0'-0" = 10.75' NGVD

4 SOUTH ELEVATION
BUILDING 2 Not To Scale

COLOR PALLET :

	A - SW 6995 SUPERWHITE		E - SW 7664 STEELY GRAY
	B - SW 7701 CAVERN CLAY		F - SW 7629 GRAPY
	C - SW 7597 TREK TAN		G - SW 7596 ONLY NATURAL
	D - SW 7069 IRON ORE		



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ATL ARCHITECTURE

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job no.
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 scale:
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 drawn by:
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A-3.5



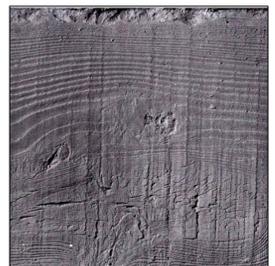
SW 6995 SUPERWHITE
 EYEBROW
 ALUM./GLASS
 GLASS WINDOW
 STUCCO SCORE LINES
 SLIDING GLASS DOOR
 ALUM. PICKET RAILING
 SW 7069 IRON ORE
 SW 7664 STEELY GRAY
 SW 7701 CAVERN CLAY
 PRECAST CONCRETE FINS
 ALUM./GLASS
 GLASS WINDOW
 SW 7069 IRON ORE
 SW 7596 ONLY NATURAL
 CONCRETE TEXTURE
 FINISH (CHARCOAL)
 CONCRETE TEXTURE
 FINISH (LIGHT GRAY)
 STOREFRONT
 GLASS SYSTEM
 COMPOSITE
 WOOD CLADDING
 ALUM. PICKET RAILING

PARTIAL ELEVATION & MATERIAL SAMPLE



SW 6995 SUPERWHITE
 EYEBROW
 ALUM./GLASS GLASS WINDOW
 SW 7629 GRAPY
 SW 7596 ONLY NATURAL
 SLIDING GLASS DOOR
 ALUM. PICKET RAILING
 PRECAST CONCRETE FINS
 STUCCO SCORE LINES
 ALUM./GLASS GLASS WINDOW
 ALUM. PICKET RAILING
 SW 6995 SUPERWHITE
 PRECAST CONCRETE FINS
 SW 7069 IRON ORE
 ALUM. CANOPY
 SW 7069 IRON ORE
 CONCRETE TEXTURE
 FINISH (CHARCOAL)
 STOREFRONT
 GLASS SYSTEM

PARTIAL ELEVATION & MATERIAL SAMPLE



CONCRETE TEXTURE FINISH (CHARCOAL)



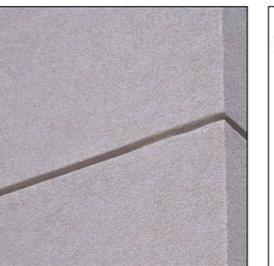
CONCRETE TEXTURE FINISH (LIGHT GRAY)



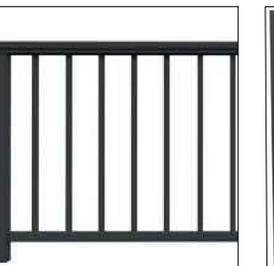
COMPOSITE WOOD CLADDING



ALUMN. CANOPY



STUCCO SCORE LINES



ALUM. PICKET RAILING



SLIDING GLASS DOOR



ALUM. STOREFRONT

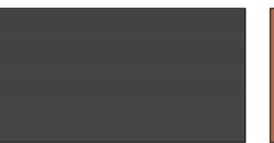
EXTERIOR MATERIAL SELECTION



SW 7596 ONLY NATURAL



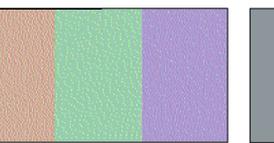
SW 7629 GRAPY



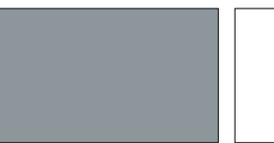
SW 7069 IRON ORE



SW 7701 CAVERN CLAY



SW 7597 TREK TAN



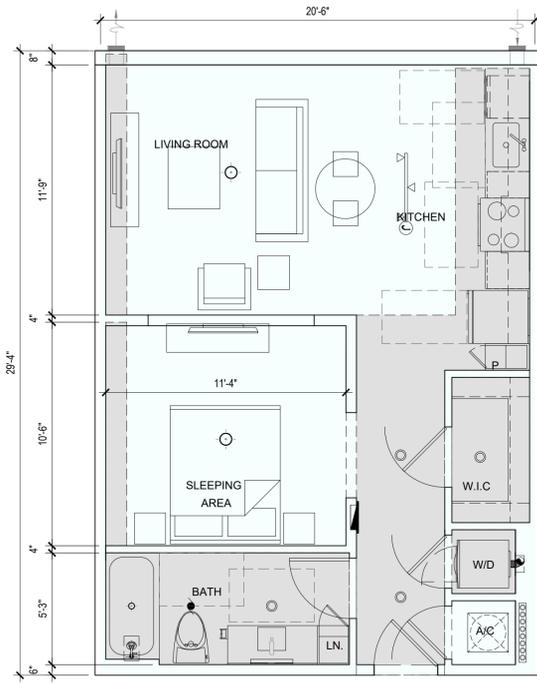
SW 7664 STEELY GRAY



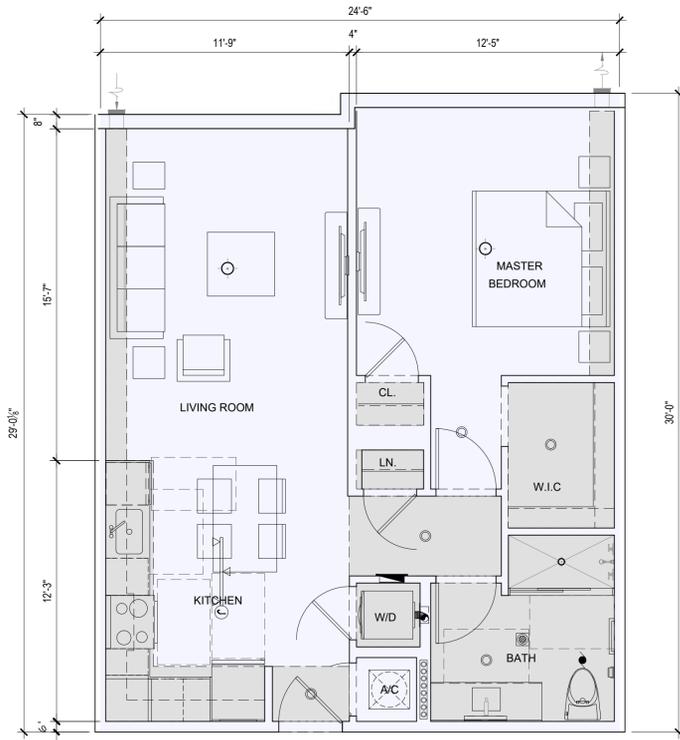
SW 6995 SUPERWHITE

EXTERIOR COLOR SELECTION

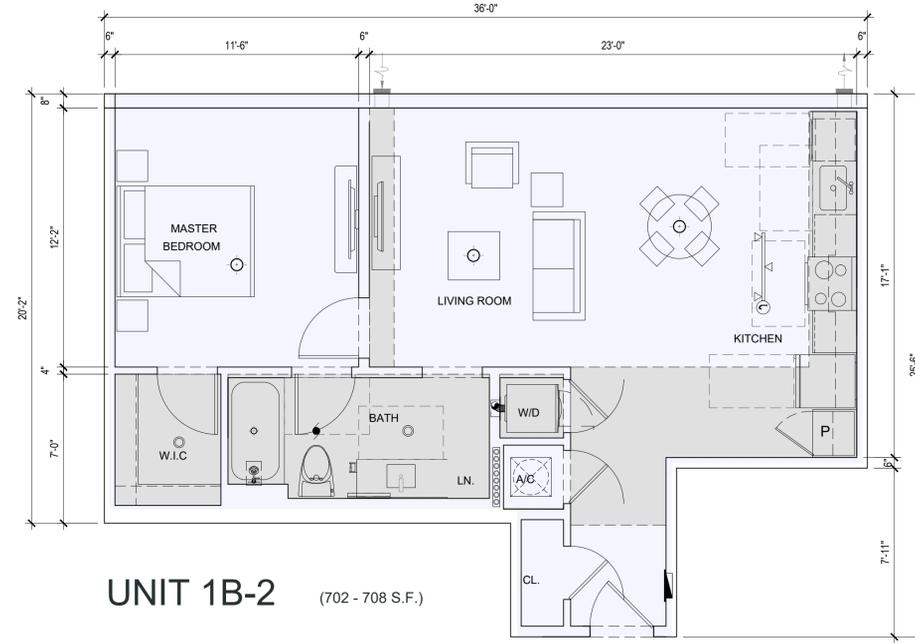
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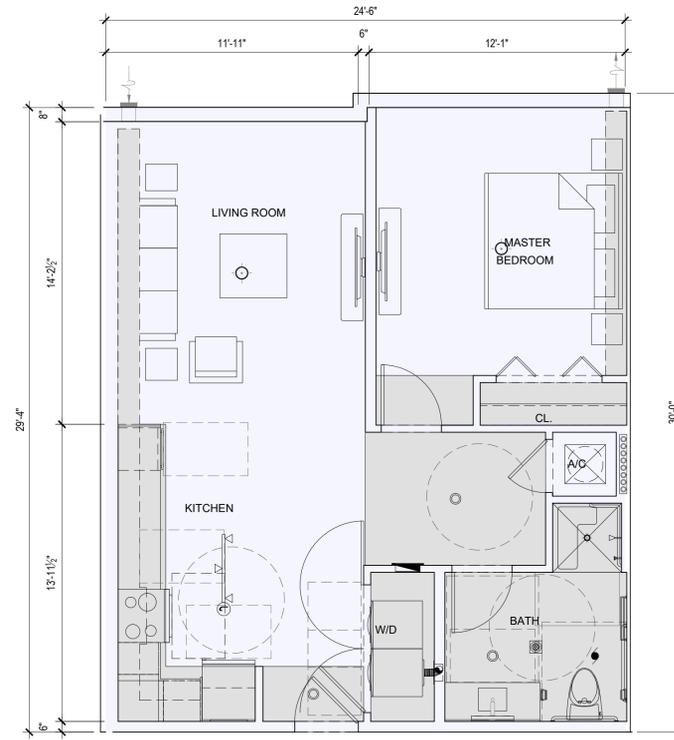
UNIT S-1 (601 S.F.)



UNIT 1B-1 (725 S.F. MIN)



UNIT 1B-2 (702 - 708 S.F.)



UNIT 1B-1U (725 S.F. MIN)

project name:
PINNACLE AT SOUTHLAND
 PROPOSED MIXED-USE PROJECT
 11155 SW 211 STREET, CUTLER BAY, FL 33189

ARCH. LICENSE
 AR 0016093
 AA 26003571

job no.
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 scale.
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 A.T.L. TEAM



ATL ARCHITECTURE

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3191 coral way, suite 1000
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 t e l : (3 0 5) 8 5 4 - 4 0 7 0
 t e l : (3 0 5) 8 5 4 - 4 0 7 9
 a r c h i t e c t s @ a t l a r c h i t e c t u r e . c o m
 w w w . a t l a r c h i t e c t u r e . c o m

revisions:
 02-12-2026 SPR RESPONSES



3D VIEW FROM SW 211th STREET
 FOR MATERIALS & COLOR SELECTION NOT SHOWN REFER TO SHEET A-3.5

revisions:
 02-12-2026 SPR RESPONSES

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A-5.1

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3D VIEW FROM SW 211th STREET

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A-5.2

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3D VIEW FROM SW 112th AVENUE

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3D VIEW FROM SW 112th AVENUE

FOR MATERIALS & COLOR SELECTION NOT SHOWN REFER TO SHEET A-3.3

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