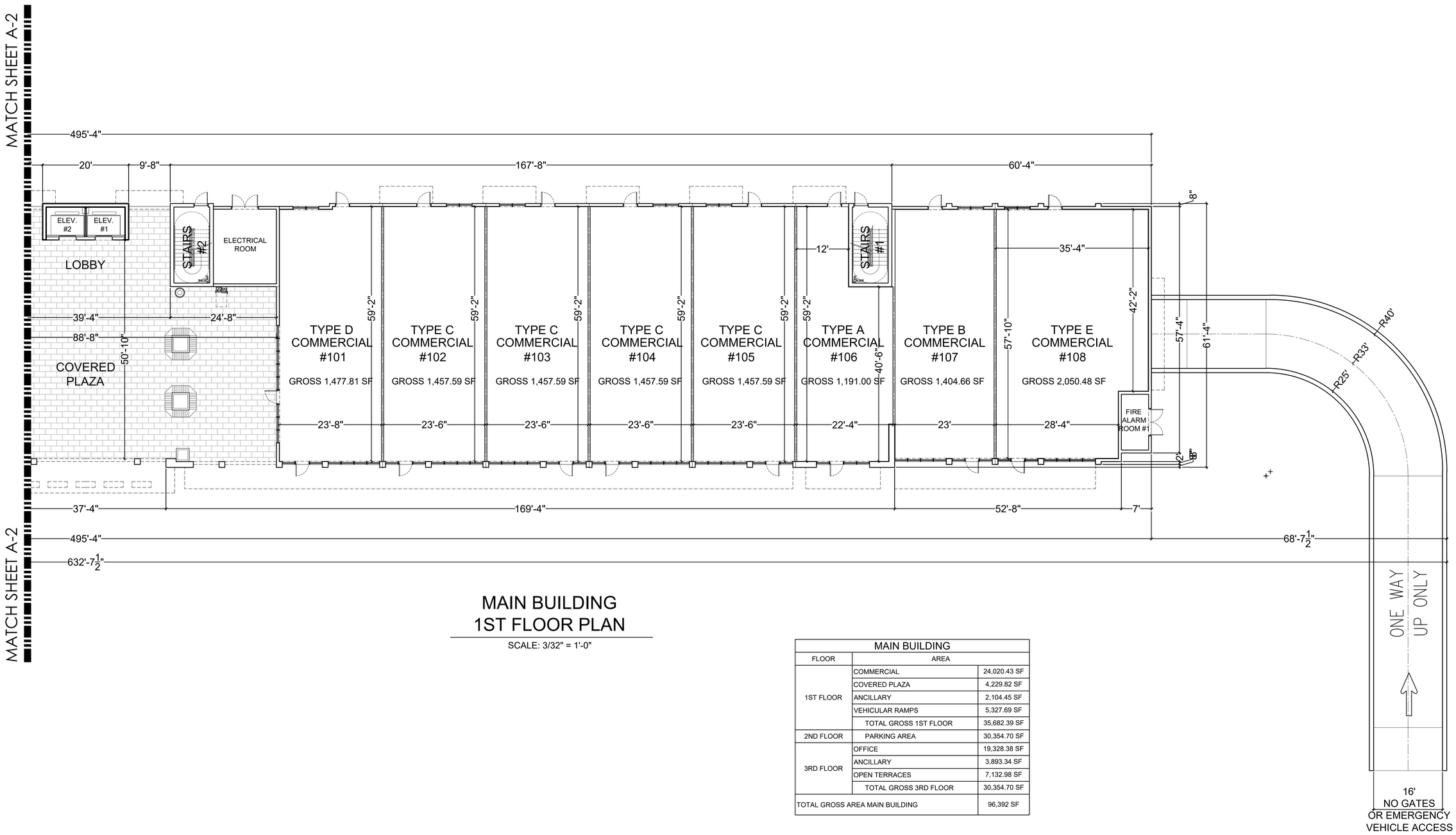
RECEIVED
By puglias at 1:23 pm, Oct 24, 2025



MAIN BUILDING
1ST FLOOR PLAN

SCALE: 3/32" = 1'-0"

MAIN BUILDING		
FLOOR	AREA	
1ST FLOOR	COMMERCIAL	24,020.43 SF
	COVERED PLAZA	4,229.82 SF
	ANCILLARY	2,104.45 SF
	VEHICULAR RAMPS	5,327.69 SF
	TOTAL GROSS 1ST FLOOR	35,682.39 SF
2ND FLOOR	PARKING AREA	30,354.70 SF
3RD FLOOR	OFFICE	19,328.38 SF
	ANCILLARY	3,893.34 SF
	OPEN TERRACES	7,132.98 SF
	TOTAL GROSS 3RD FLOOR	30,354.70 SF
TOTAL GROSS AREA MAIN BUILDING		96,392 SF

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL
PEREZ
KILIDDJIAN
STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com

COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
BRCC DEVELOPMENT GROUP, LLC

PRIME SQUARE DORAL
BY
BRCC DEVELOPMENT GROUP, LLC
NW 74TH ST, NW 102ND AVENUE, DORAL, FLORIDA

SEAL:

STATE OF FLORIDA
EDGARDO PEREZ
AR0015394
REGISTERED ARCHITECT

Digitally signed by Edgardo Perez
DN: E=e_perez@ppkarch.com, CN=Edgardo Perez, O=Pascual, Perez, Kiliddjian, Starr & Assoc., L=Doral, S=Florida, C=US
Date: 2025.10.21 16:32:32-04'00'

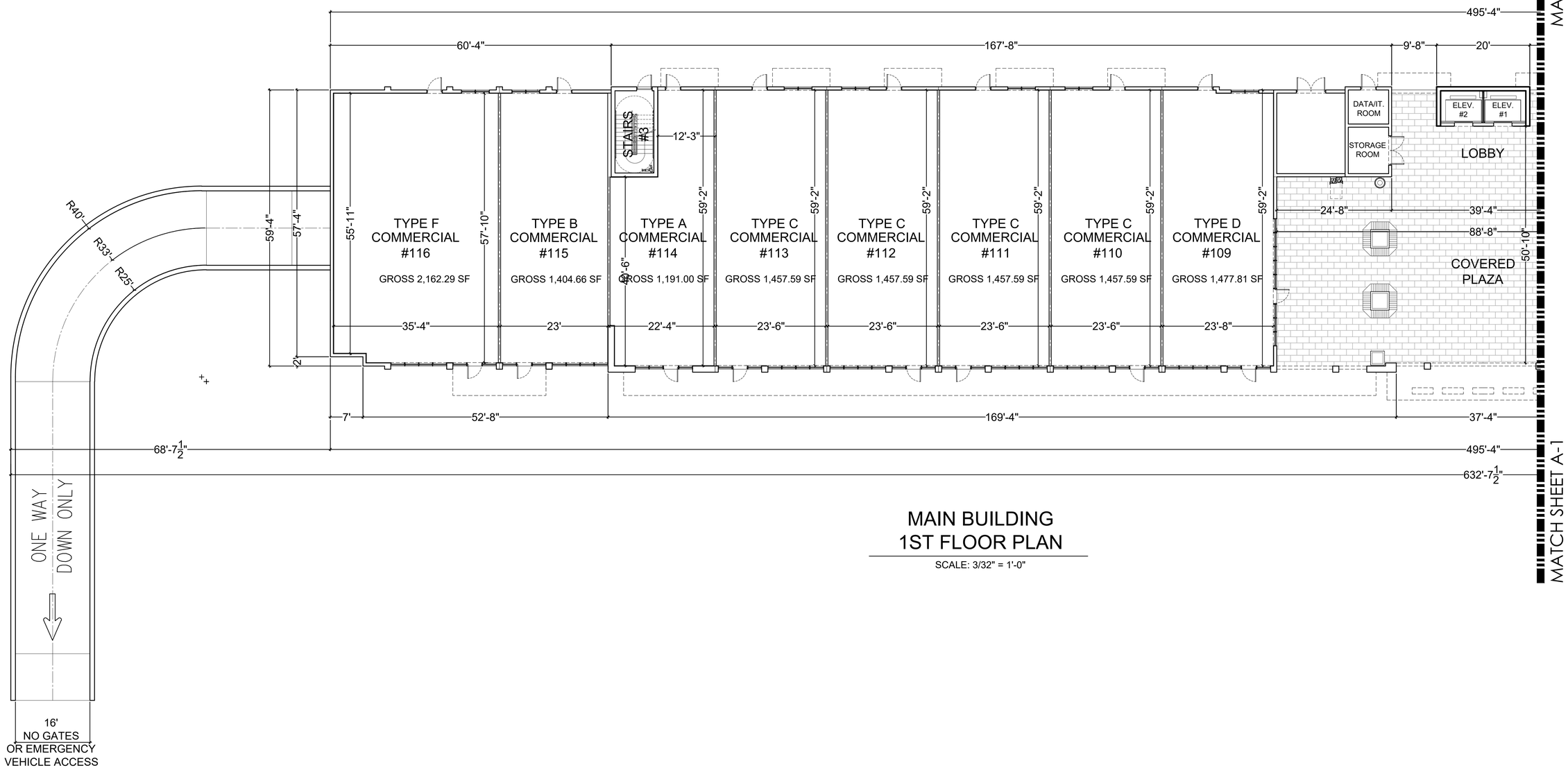
MAIN BUILDING

1ST FLOOR

DATE :	2025-10-21
SCALE :	AS SHOWN
DRAWN :	S.J
CHECK BY:	PPKS
JOB NO. :	24-06

A-1

SHEET NO. :



MAIN BUILDING
1ST FLOOR PLAN

SCALE: 3/32" = 1'-0"

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS

LICENSE # AA 26001357

EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130

AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com

COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
BRCC DEVELOPMENT GROUP, LLC

PRIME SQUARE DORAL
BY
BRCC DEVELOPMENT GROUP, LLC
NW 74TH ST, NW 102ND AVENUE, DORAL, FLORIDA

SEAL:

STATE OF FLORIDA · EDGARDO PEREZ · AR0015394 · REGISTERED ARCHITECT

Digitally signed by Edgardo Perez
DN: C=US, E=ep_perez@ppkarch.com, CN=Edgardo Perez, O="Pascual, Perez, Kiliddjian, Starr & Assoc", L=Doral, S=Florida, C=US
Date: 2025.10.21 16:32:44-04'00'

MAIN BUILDING

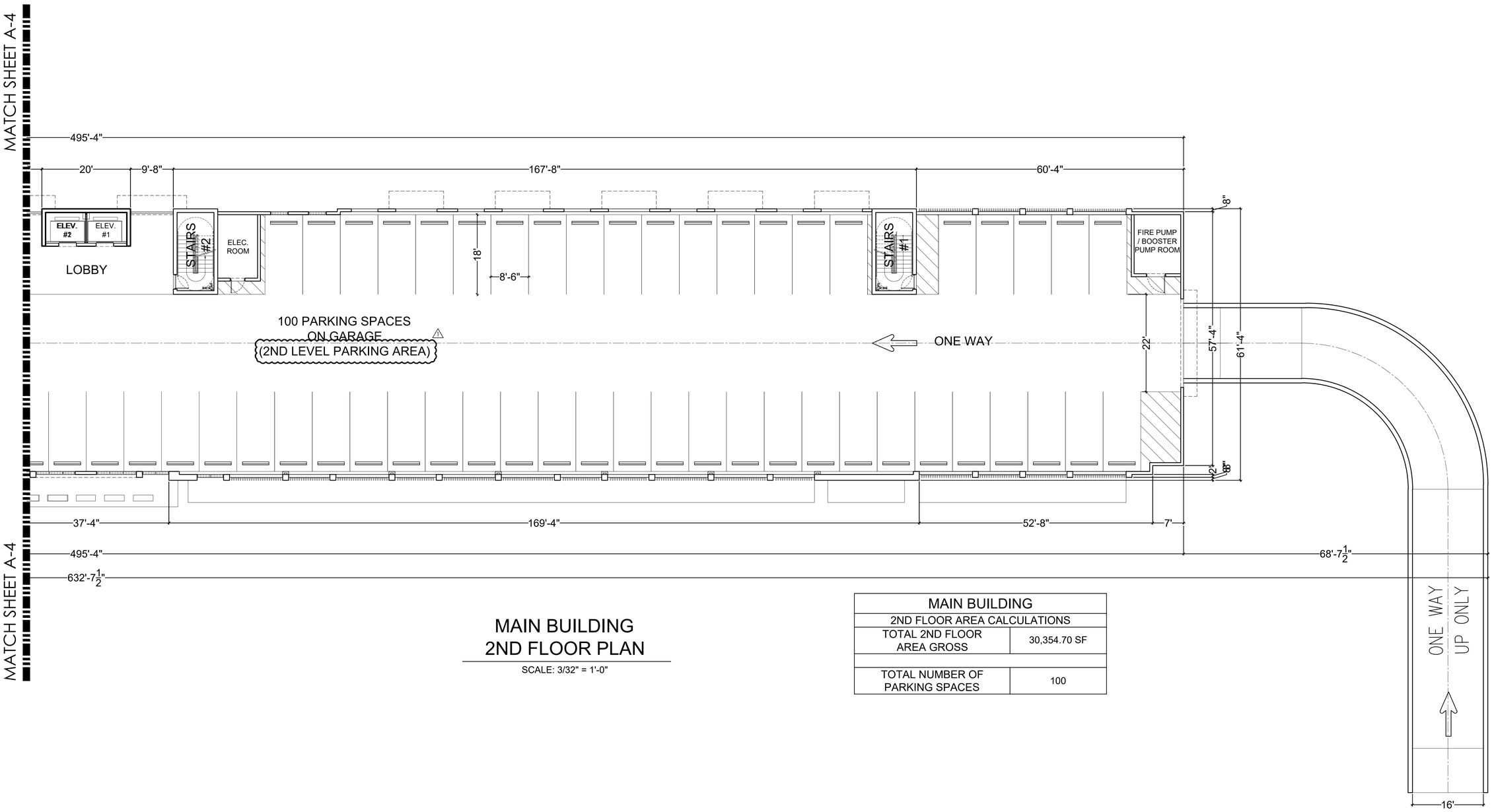
1ST FLOOR

DATE :	2025-10-21
SCALE :	AS SHOWN
DRAWN :	S.J
CHECK BY:	PPKS
JOB NO. :	24-06

A-2

SHEET NO. :

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



MAIN BUILDING
2ND FLOOR PLAN

SCALE: 3/32" = 1'-0"

MAIN BUILDING	
2ND FLOOR AREA CALCULATIONS	
TOTAL 2ND FLOOR AREA GROSS	30,354.70 SF
TOTAL NUMBER OF PARKING SPACES	100

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL
PEREZ
KILIDDJIAN
STARR
ARCHITECTS + PLANNERS

LICENSE # AA 26001357

EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130

AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com

COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

1 11.22.24 PLANNING + ZONING DEP. REVISIONS

OWNER:
BRCC DEVELOPMENT GROUP, LLC

PRIME SQUARE DORAL
BY
BRCC DEVELOPMENT GROUP, LLC
NW 74TH ST, NW 102ND AVENUE, DORAL, FLORIDA

SEAL:

STATE OF FLORIDA
EDGARDO PEREZ
AR0015394
REGISTERED ARCHITECT

Digitally signed by Edgardo Perez
DN: C=US, E=ep_perez@ppkarch.com, CN=Edgardo Perez, O="Pascual, Perez, Kiliddjian, Starr & Assoc", L=Doral, S=Florida, C=US
Date: 2025.10.21 16:32:56-04'00'

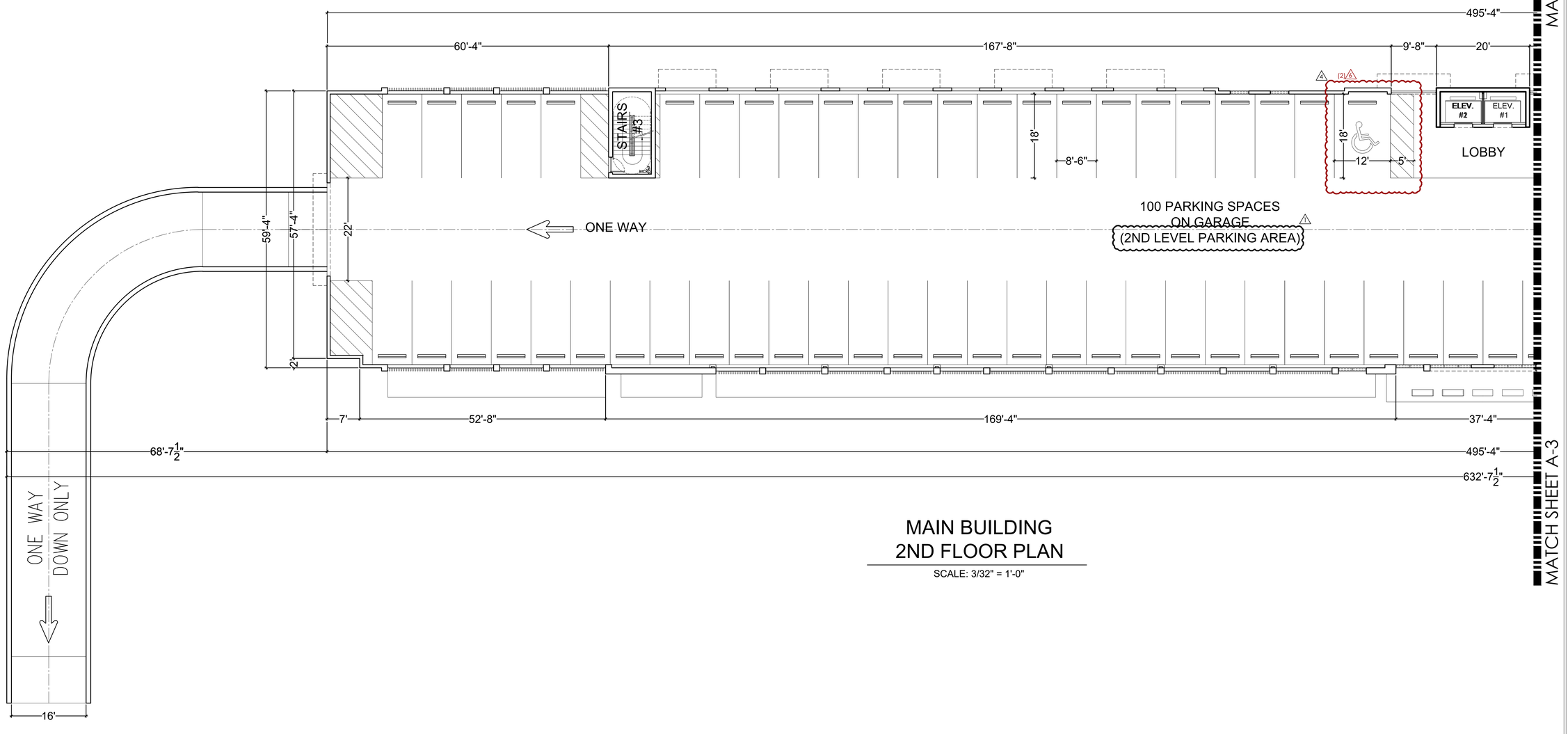
MAIN BUILDING

2ND FLOOR

DATE :	2025-10-21
SCALE :	AS SHOWN
DRAWN :	S.J
CHECK BY:	PPKS
JOB NO. :	24-06

A-3

SHEET NO. :



MAIN BUILDING
2ND FLOOR PLAN

SCALE: 3/32" = 1'-0"

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS

LICENSE # AA 26001357

EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130

AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com

COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS.
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

1. 11.22.24 PLANNING + ZONING DEP. REVISIONS
2. 08.27.25 WORKSHOP REVISIONS
3. 10.21.25 CITY COMMENTS

OWNER:
BRCC DEVELOPMENT GROUP, LLC

PRIME SQUARE DORAL
BY
BRCC DEVELOPMENT GROUP, LLC
NW 74TH ST, NW 102ND AVENUE, DORAL, FLORIDA

SEAL:

STATE OF FLORIDA · EDGARDO PEREZ · AR0015394 · REGISTERED ARCHITECT

Digitally signed by Edgardo Perez
DN: C=US, E=ep_perez@ppkarch.com, CN=Edgardo Perez, O="Pascual, Perez, Kiliddjian, Starr & Assoc", L=Doral, S=Florida, C=US
Date: 2025.10.21 16:33:08-04'00'

MAIN BUILDING

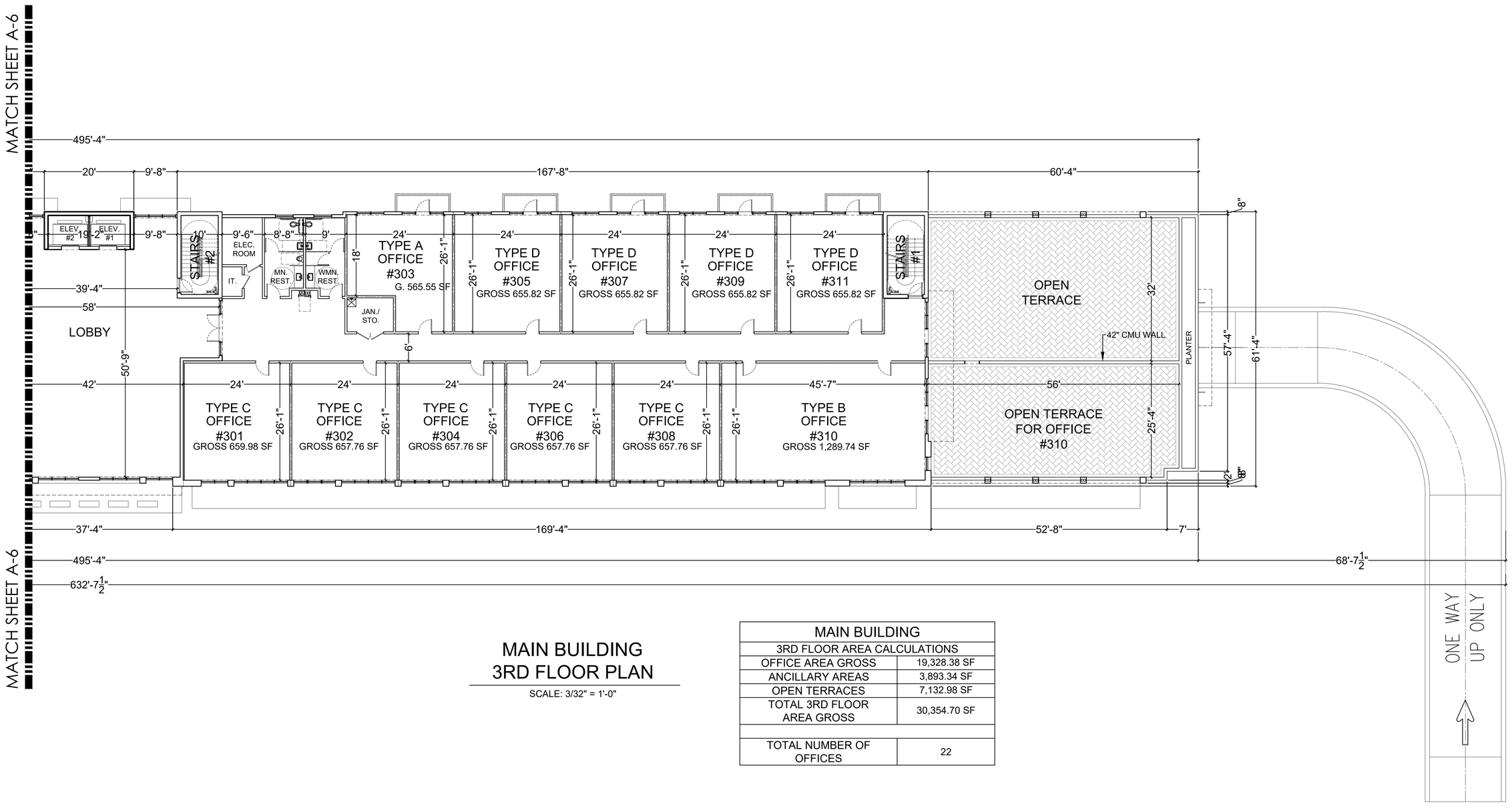
2ND FLOOR

DATE :	2025-10-21
SCALE :	AS SHOWN
DRAWN :	S.J
CHECK BY:	PPKS
JOB NO. :	24-06

A-4

SHEET NO. :

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



MAIN BUILDING
3RD FLOOR PLAN

SCALE: 3/32" = 1'-0"

MAIN BUILDING	
3RD FLOOR AREA CALCULATIONS	
OFFICE AREA GROSS	19,328.38 SF
ANCILLARY AREAS	3,893.34 SF
OPEN TERRACES	7,132.98 SF
TOTAL 3RD FLOOR AREA GROSS	30,354.70 SF
TOTAL NUMBER OF OFFICES	22

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL
PEREZ
KILIDDJIAN
STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com

COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
BRCC DEVELOPMENT GROUP, LLC

PRIME SQUARE DORAL
BY
BRCC DEVELOPMENT GROUP, LLC
NW 74TH ST, NW 102ND AVENUE, DORAL, FLORIDA

SEAL:

STATE OF FLORIDA · EDGARDO PEREZ · AR0015394 · REGISTERED ARCHITECT

Digitally signed by Edgardo Perez
DN: E=e_perez@ppkarch.com, CN=Edgardo Perez, O=Pascual, Perez, Kiliddjian, Starr & Assoc., L=Doral, S=Florida, C=US
Date: 2025.10.21 16:33:20-04'00'

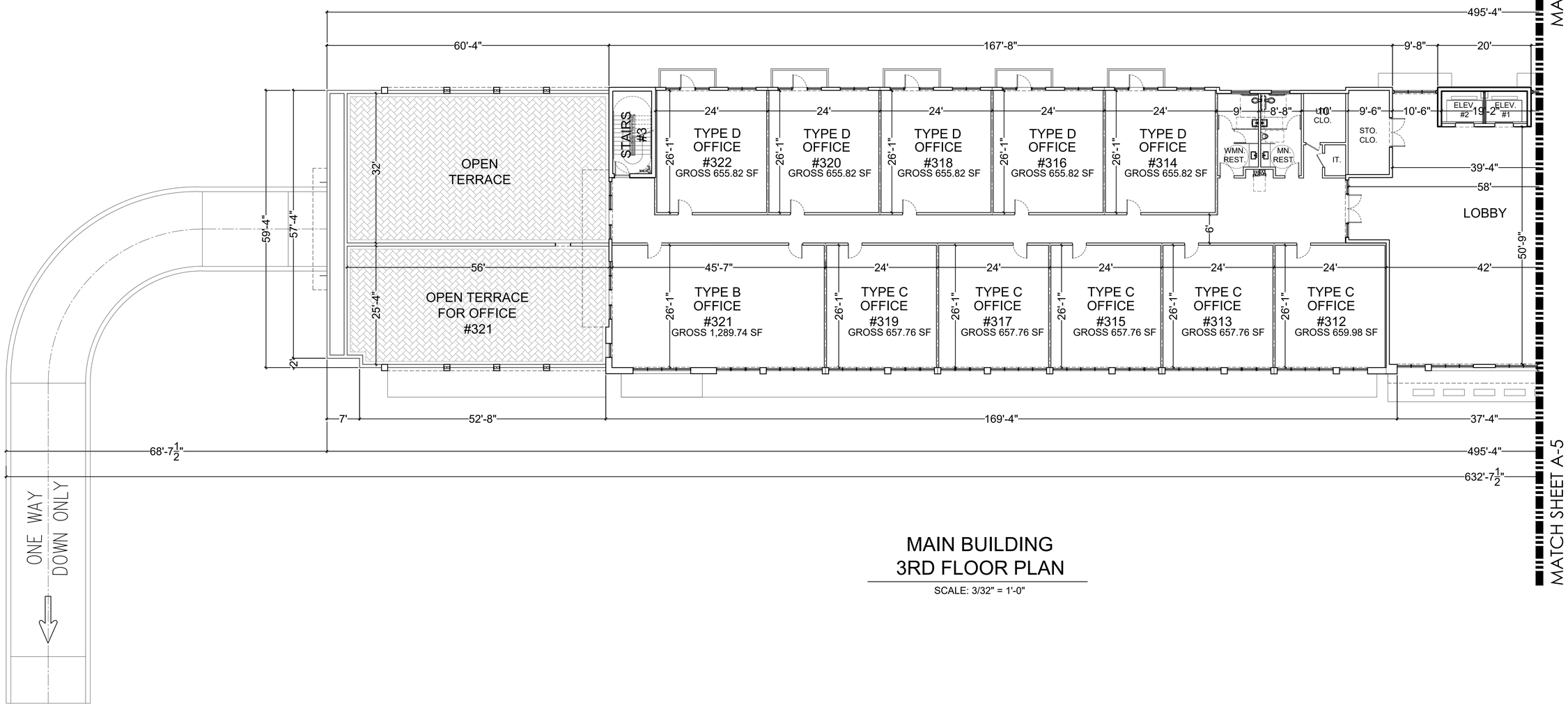
MAIN BUILDING

3RD FLOOR

DATE :	2025-10-21
SCALE :	AS SHOWN
DRAWN :	SJ
CHECK BY:	PPKS
JOB NO. :	24-06

A-5

SHEET NO. :



MAIN BUILDING
3RD FLOOR PLAN

SCALE: 3/32" = 1'-0"

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS

LICENSE # AA 26001357

EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130

AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com

COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS.
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
BRCC DEVELOPMENT GROUP, LLC

PRIME SQUARE DORAL
BY
BRCC DEVELOPMENT GROUP, LLC
NW 74TH ST, NW 102ND AVENUE, DORAL, FLORIDA

SEAL:

STATE OF FLORIDA EDGARDO PEREZ AR0015394 REGISTERED ARCHITECT

Digitally signed by Edgardo Perez
DN: C=US, E=ep_perez@ppkarch.com, CN=Edgardo Perez, O="Pascual, Perez, Kiliddjian, Starr & Assoc", L=Doral, S=Florida
Date: 2025.10.21 16:33:30-04'00'

MAIN BUILDING

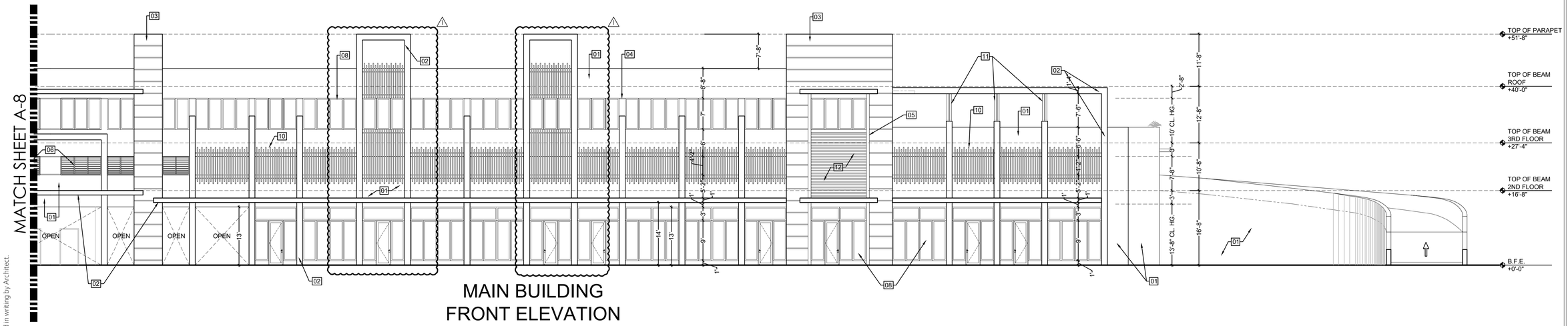
3RD FLOOR

DATE :	2025-10-21
SCALE :	AS SHOWN
DRAWN :	SJ
CHECK BY:	PPKS
JOB NO. :	24-06

A-6

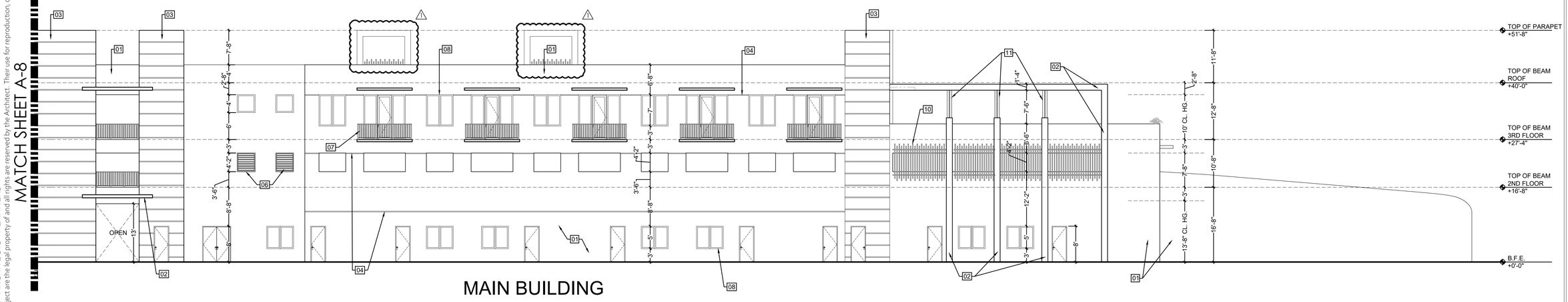
SHEET NO. :

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



MAIN BUILDING FRONT ELEVATION

SCALE: 3/32" = 1'-0"



MAIN BUILDING REAR ELEVATION

SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

01	SMOOTH STUCCO FINISH. COLOR SW 7006 EXTRA WHITE
02	SMOOTH STUCCO FINISH. COLOR SW 7674 PEPPERCORN
03	SMOOTH 2" SCORED STUCCO FINISH @ 30" O.C. COLOR SW 6431 LEAPFROG
04	2" SCORED STUCCO LINE
05	8" WIDE, 4" THICK CONCRETE TRIM. COLOR 7674 PEPPERCORN
06	ALUMINUM LOUVERS COLOR GRAY
07	ALUMINUM RAILINGS. COLOR GRAY
08	CAT II SAFETY GLASS WINDOWS/DOOR. FRAME COLOR GRAY
10	2" x 6" ALUMINUM FACADE BLADE SYSTEM. COLOR ANODIZED/BROWN
11	5" x 5" METAL COLUMN. COLOR GRAY
12	HORIZONTAL CORRUGATED METAL SIDING IN GRAY

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS

LICENSE # AA 26001357

EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130

AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com

COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

1 11.22.24 PLANNING + ZONING DEP. REVISIONS

OWNER:
BRCC DEVELOPMENT GROUP, LLC

PRIME SQUARE DORAL
BY
BRCC DEVELOPMENT GROUP, LLC
NW 74TH ST, NW 102ND AVENUE, DORAL, FLORIDA

SEAL:

STATE OF FLORIDA · EDGARDO PEREZ · AR0015394 · REGISTERED ARCHITECT

Digitally signed by Edgardo Perez
DN: E=e.perez@ppkarch.com, CN=Edgardo Perez, O="Pascual, Perez, Kiliddjian, Starr & Assoc", L=Doral, S=Florida, C=US
Date: 2025.10.21 16:33:44-04'00'

MAIN BUILDING

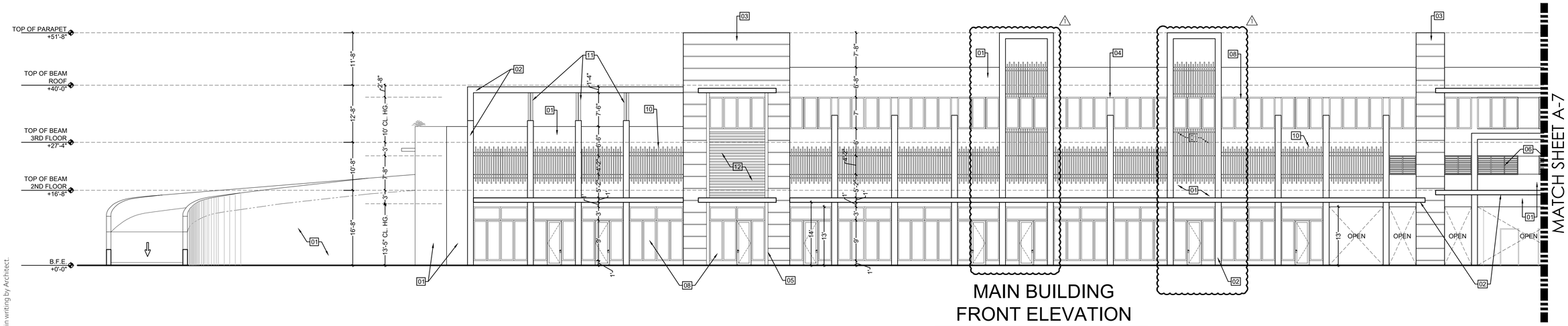
ELEVATIONS

DATE :	2025-10-21
SCALE :	AS SHOWN
DRAWN :	SJ
CHECK BY:	PPKS
JOB NO. :	24-06

A-7

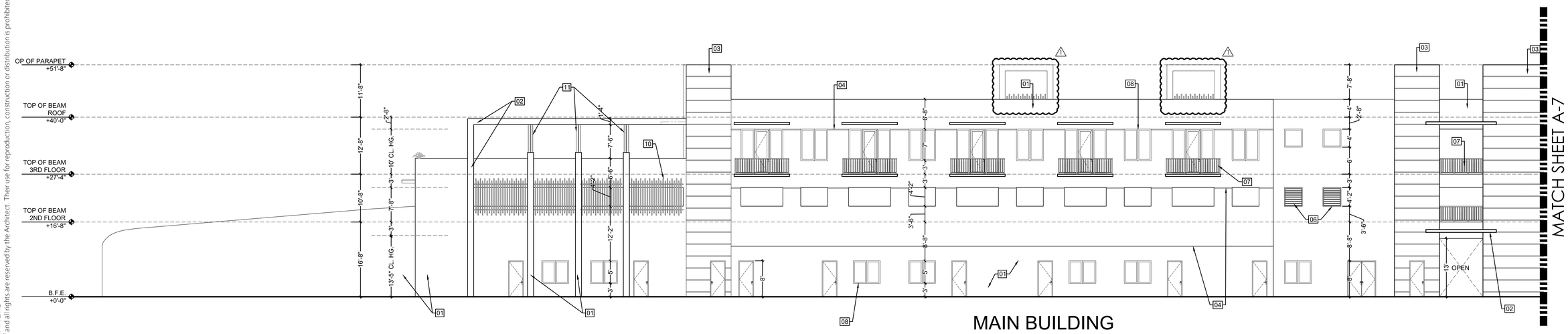
SHEET NO. :

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



MAIN BUILDING
FRONT ELEVATION

SCALE: 3/32" = 1'-0"



MAIN BUILDING
REAR ELEVATION

SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

01	SMOOTH STUCCO FINISH. COLOR SW 7006 EXTRA WHITE
02	SMOOTH STUCCO FINISH. COLOR SW 7674 PEPPERCORN
03	SMOOTH 2" SCORED STUCCO FINISH @ 30" O.C. COLOR SW 6431 LEAPFROG
04	2" SCORED STUCCO LINE
05	8" WIDE, 4" THICK CONCRETE TRIM. COLOR 7674 PEPPERCORN
06	ALUMINUM LOUVERS COLOR GRAY
07	ALUMINUM RAILINGS. COLOR GRAY
08	CAT II SAFETY GLASS WINDOWS/DOOR. FRAME COLOR GRAY
10	2" x 6" ALUMINUM FACADE BLADE SYSTEM. COLOR ANODIZED/BROWN
11	5" x 5" METAL COLUMN. COLOR GRAY
12	HORIZONTAL CORRUGATED METAL SIDING IN GRAY

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com

COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

1 11.22.24 PLANNING + ZONING DEP. REVISIONS

OWNER:
BRCC DEVELOPMENT GROUP, LLC

PRIME SQUARE DORAL
BY
BRCC DEVELOPMENT GROUP, LLC
NW 74TH ST, NW 102ND AVENUE, DORAL, FLORIDA

SEAL:

STATE OF FLORIDA · EDGARDO PEREZ · AR0015394 · REGISTERED ARCHITECT

Digitally signed by Edgardo Perez
DN: cn=Edgardo Perez, e=e.perez@ppkarch.com, o="Pascual, Perez, Kiliddjian, Starr & Assoc", L=Doral, S=Florida, C=US
Date: 2025.10.21 16:33:56-04'00'

MAIN BUILDING

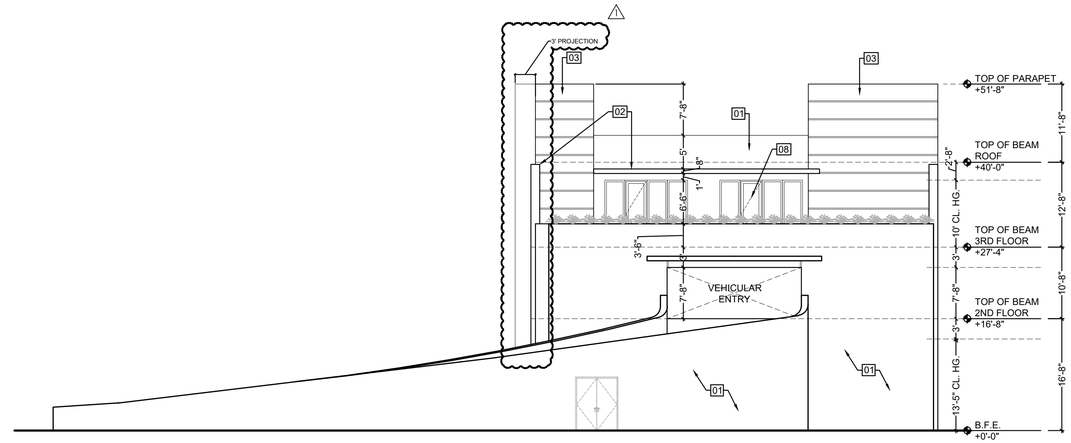
ELEVATIONS

DATE :	2025-10-21
SCALE :	AS SHOWN
DRAWN :	SJ
CHECK BY:	PPKS
JOB NO. :	24-06

A-8

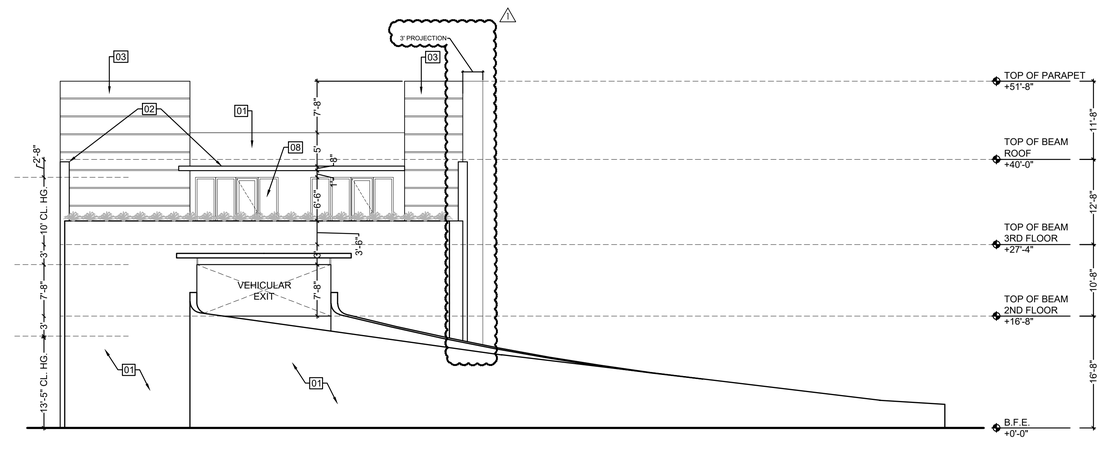
SHEET NO. :

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



MAIN BUILDING
RIGHT SIDE ELEVATION

SCALE: 3/32" = 1'-0"



MAIN BUILDING
LEFT SIDE ELEVATION

SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

01	SMOOTH STUCCO FINISH. COLOR SW 7006 EXTRA WHITE
02	SMOOTH STUCCO FINISH. COLOR SW 7674 PEPPERCORN
03	SMOOTH 2" SCORED STUCCO FINISH @ 30" O.C. COLOR SW 6431 LEAPFROG
04	2" SCORED STUCCO LINE
05	8" WIDE, 4" THICK CONCRETE TRIM. COLOR 7674 PEPPERCORN
06	ALUMINUM LOUVERS COLOR GRAY
07	ALUMINUM RAILINGS. COLOR GRAY
08	CAT II SAFETY GLASS WINDOWS/DOOR. FRAME COLOR GRAY
10	2" x 6" ALUMINUM FACADE BLADE SYSTEM. COLOR ANODIZED/BROWN
11	5" x 5" METAL COLUMN. COLOR GRAY
12	HORIZONTAL CORRUGATED METAL SIDING IN GRAY

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS

LICENSE # AA 26001357

EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130

AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com

COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN, STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

1 11.22.24 PLANNING + ZONING DEP. REVISIONS

OWNER:
BRCC DEVELOPMENT GROUP, LLC

PRIME SQUARE DORAL
BY
BRCC DEVELOPMENT GROUP, LLC
NW 74TH ST, NW 102ND AVENUE, DORAL, FLORIDA

SEAL:

STATE OF FLORIDA · EDGARDO PEREZ · AR0015394 · REGISTERED ARCHITECT

Digitally signed by Edgardo Perez
DN: C=US, E=ep.perez@ppkarch.com, O=Pascual, Perez, Kiliddjian, Starr & Assoc., L=Doral, S=Florida, C=US
Date: 2025.10.21 16:34:08-04'00'

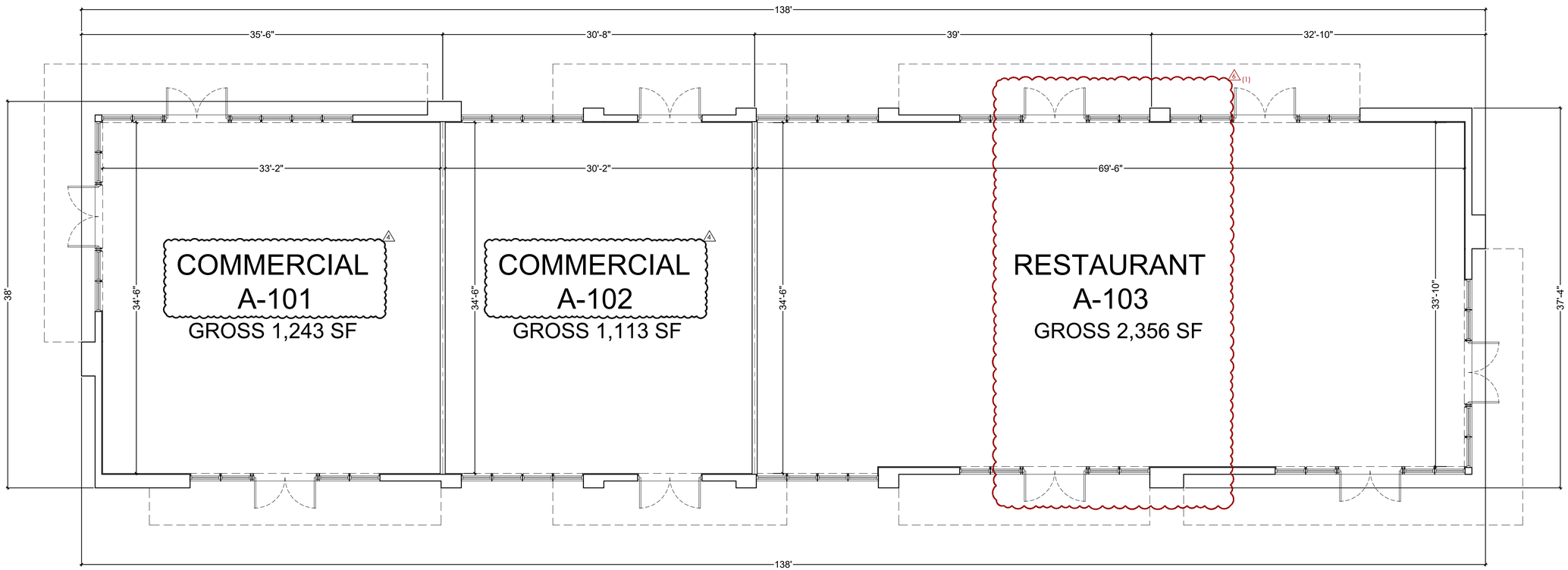
MAIN BUILDING

ELEVATIONS

DATE :	2025-10-21
SCALE :	AS SHOWN
DRAWN :	SJ
CHECK BY:	PPKS
JOB NO. :	24-06

A-9

SHEET NO. :



BUILDING A
FLOOR PLAN

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

BUILDING A (COMMERCIAL & RESTAURANT)			
UNIT	AREA GROSS	USE	TOTAL
UNIT A-101	1,128 SF	COMMERCIAL	2,519 SF
UNIT A-102	1,391 SF	COMMERCIAL	
UNIT A-103	2,356 SF	RESTAURANT	2,356 SF
		TOTAL GROSS	4,875 SF

(13)
(1)

PASCUAL
PEREZ
KILIDDJIAN
STARR
ARCHITECTS + PLANNERS

LICENSE # AA 26001357

EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130

AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com

COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS.
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

1 08.27.25 WORKSHOP REVISIONS

2 10.21.25 CITY COMMENTS

OWNER:
BRCC DEVELOPMENT GROUP, LLC

PRIME SQUARE DORAL
BY
BRCC DEVELOPMENT GROUP, LLC
NW 74TH ST, NW 102ND AVENUE, DORAL, FLORIDA

SEAL:

STATE OF FLORIDA
EDGARDO PEREZ
AR0015394
REGISTERED ARCHITECT

Digitally signed by Edgardo Perez
DN: c=US, e=ep_perez@ppkarch.com, cn=Edgardo Perez, o=Pascual, Perez, Kiliddjian, Starr & Assoc., l=Doral, S=Florida
Date: 2025.10.21 16:34:20-04'00'

BUILDING A

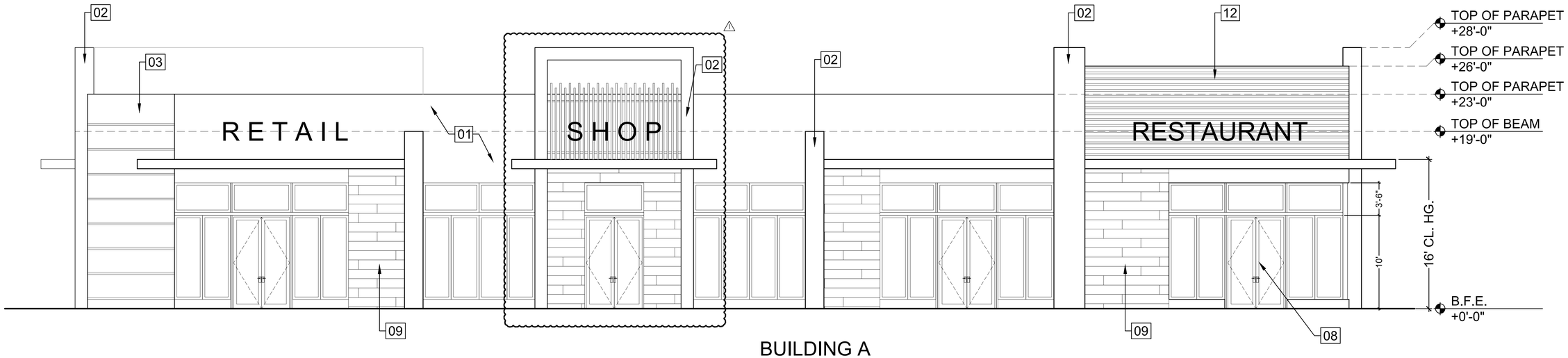
FLOOR PLAN

DATE :	2025-10-21
SCALE :	AS SHOWN
DRAWN :	SJ
CHECK BY:	PPKS
JOB NO. :	24-06

A-10

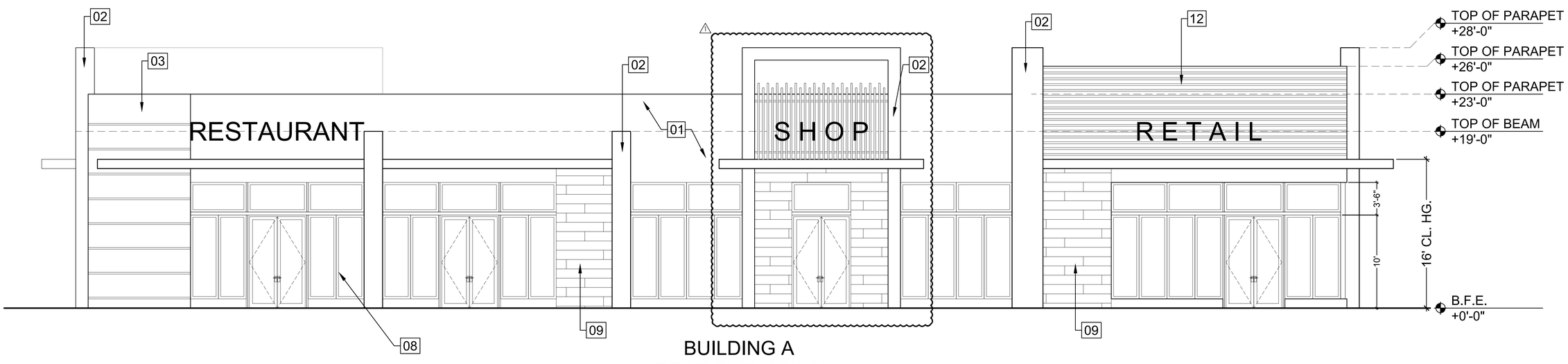
SHEET NO. :

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



BUILDING A
FRONT ELEVATION
(NW 102ND AVENUE)

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



BUILDING A
REAR ELEVATION

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

NOTE:
SHOP/RESTAURANT/RETAIL NAME SHOWN
FOR GRAPHICAL PURPOSES ONLY.
ACTUAL SPACE USE/NAME TO BE
DETERMINE AT TIME OF CDs PERMITTING.

MATERIAL LEGEND

01	SMOOTH STUCCO FINISH. COLOR SW 7006 EXTRA WHITE
02	SMOOTH STUCCO FINISH. COLOR SW 7674 PEPPERCORN
03	SMOOTH 2" SCORED STUCCO FINISH @ 30" O.C. COLOR SW 6431 LEAPFROG
08	CAT II SAFETY GLASS WINDOWS/DOOR. FRAME COLOR GRAY
09	COMPOSITE WOOD VENEER
12	HORIZONTAL CORRUGATED METAL SIDING IN GRAY

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL
PEREZ
KILIDDJIAN
STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com

COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN
STARR, ARCHITECTS - PLANNERS.
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:
1 11.22.24 PLANNING + ZONING DEP. REVISIONS

OWNER:
BRCC DEVELOPMENT GROUP, LLC

PRIME SQUARE DORAL
BY
BRCC DEVELOPMENT GROUP, LLC
NW 74TH ST, NW 102ND AVENUE, DORAL, FLORIDA

SEAL:
STATE OF FLORIDA · EDGARDO PEREZ · AR0015394 · REGISTERED ARCHITECT
Digitally signed by Edgardo Perez
DN: C=US, E=ep.perez@ppkarch.com, CN=Edgardo Perez, O="Pascual, Perez, Kiliddjian, Starr & Assoc", L=Doral, S=Florida, C=US
Date: 2025.10.21 16:34:32-04'00'

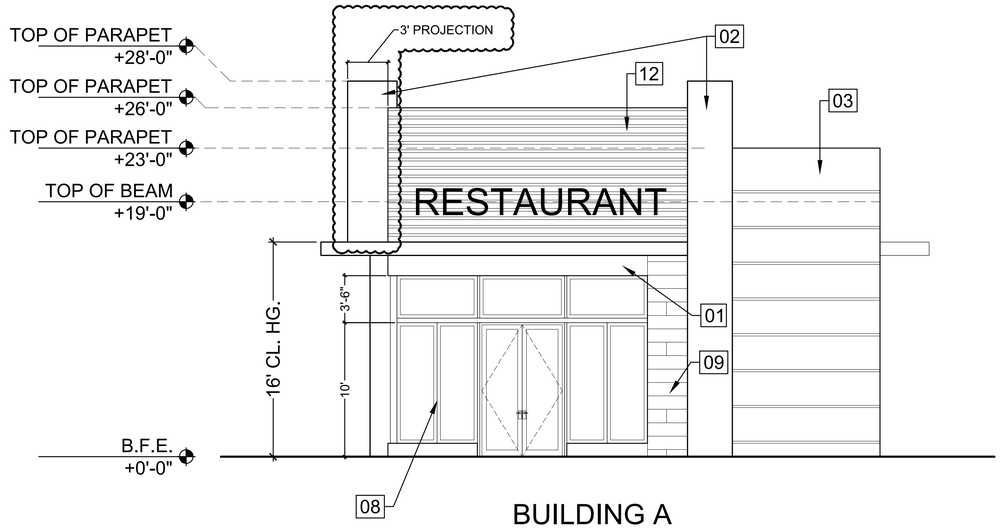
BUILDING A

ELEVATIONS

DATE :	2025-10-21
SCALE :	AS SHOWN
DRAWN :	SJ
CHECK BY:	PPKS
JOB NO. :	24-06

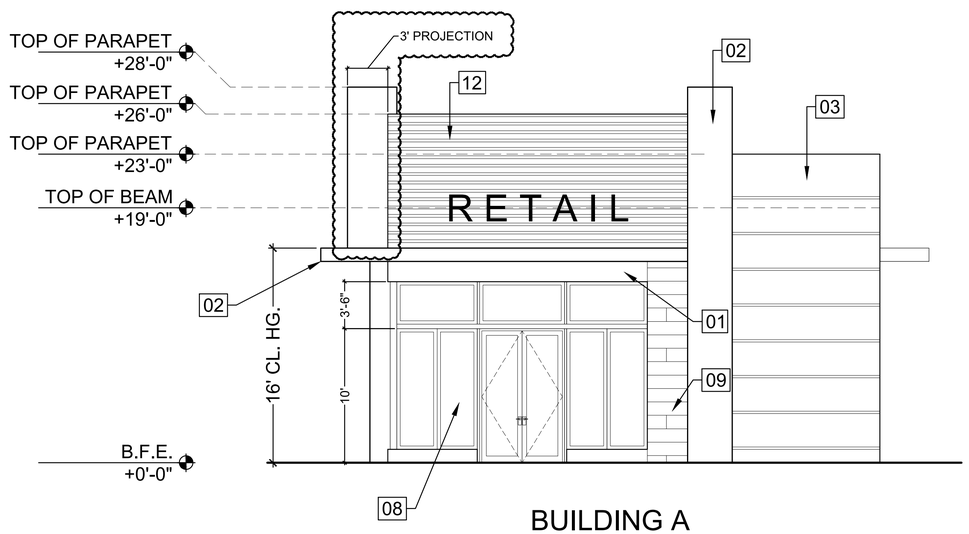
A-11

SHEET NO. :



BUILDING A
RIGHT SIDE ELEVATION

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



BUILDING A
LEFT SIDE ELEVATION

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

NOTE:
SHOP/RESTAURANT/RETAIL NAME SHOWN
FOR GRAPHICAL PURPOSES ONLY.
ACTUAL SPACE USE/NAME TO BE
DETERMINE AT TIME OF CDs PERMITTING.

MATERIAL LEGEND

01	SMOOTH STUCCO FINISH. COLOR SW 7006 EXTRA WHITE
02	SMOOTH STUCCO FINISH. COLOR SW 7674 PEPPERCORN
03	SMOOTH 2" SCORED STUCCO FINISH @ 30" O.C. COLOR SW 6431 LEAPFROG
08	CAT II SAFETY GLASS WINDOWS/DOOR. FRAME COLOR GRAY
09	COMPOSITE WOOD VENEER
12	HORIZONTAL CORRUGATED METAL SIDING IN GRAY

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL
PEREZ
KILIDDJIAN
STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com

COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:
1 11.22.24 PLANNING + ZONING DEP. REVISIONS

OWNER:
BRCC DEVELOPMENT GROUP, LLC

PRIME SQUARE DORAL
BY
BRCC DEVELOPMENT GROUP, LLC
NW 74TH ST, NW 102ND AVENUE, DORAL, FLORIDA

SEAL:
STATE OF FLORIDA
EDGARDO PEREZ
AR0015394
REGISTERED ARCHITECT
Digitally signed by Edgardo Perez
DN: C=US, S=Florida, L=Doral, O=Pascual, Perez, Kiliddjian, Starr & Assoc., CN=Edgardo Perez, E=ep_perez@ppkarch.com
Date: 2025.10.21 16:34:44-04'00'

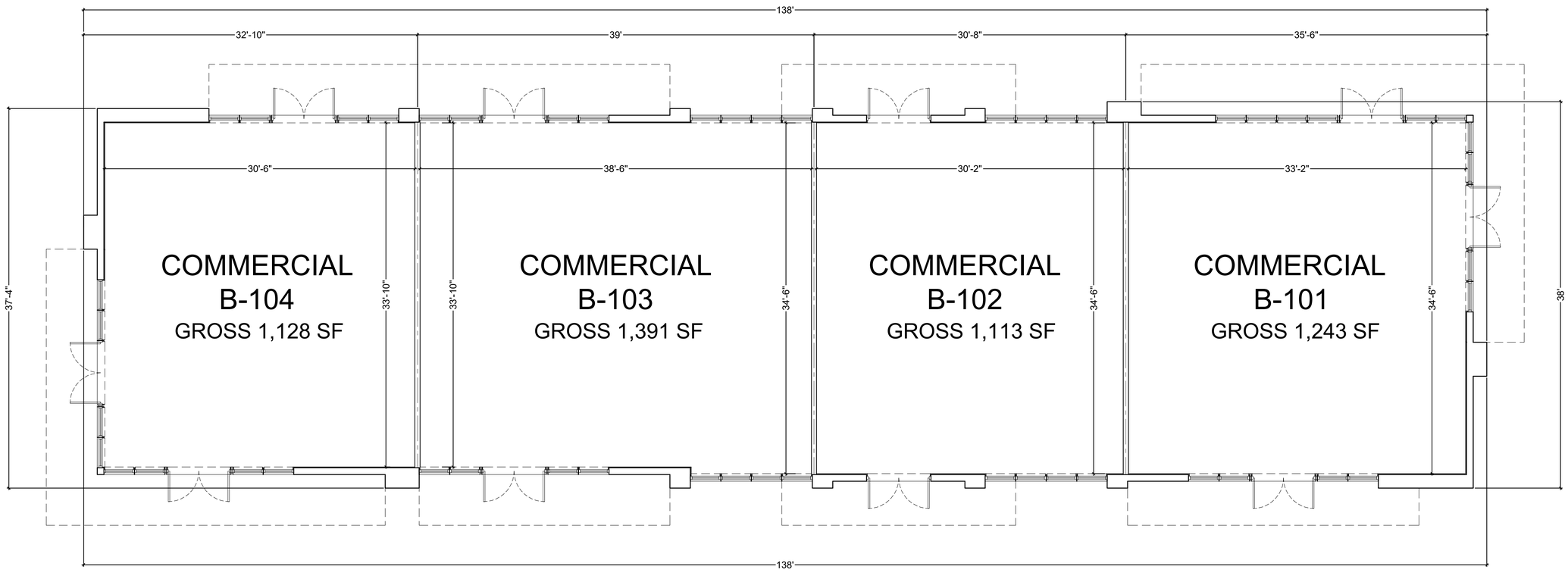
BUILDING A

ELEVATIONS

DATE :	2025-10-21
SCALE :	AS SHOWN
DRAWN :	SJ
CHECK BY:	PPKS
JOB NO. :	24-06

A-12

SHEET NO. :



BUILDING B
FLOOR PLAN

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

BUILDING B (MIRROR OF A) (COMMERCIAL)	
AREA CULCULATIONS	
UNIT B-101	1,128 SF
UNIT B-102	1,391 SF
UNIT B-103	1,113 SF
UNIT B-104	1,243 SF
TOTAL GROSS	4,875 SF

PASCUAL
PEREZ
KILIDDJIAN
STARR
ARCHITECTS + PLANNERS

LICENSE # AA 26001357

EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130

AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
BRCC DEVELOPMENT GROUP, LLC

PRIME SQUARE DORAL
BY
BRCC DEVELOPMENT GROUP, LLC
NW 74TH ST, NW 102ND AVENUE, DORAL, FLORIDA

SEAL:

STATE OF FLORIDA
EDGARDO PEREZ
AR0015394
REGISTERED ARCHITECT

Digitally signed by Edgardo Perez
DN: C=US, E=ep_perez@ppkarch.com, CN=Edgardo Perez, O="Pascual, Perez, Kiliddjian, Starr & Assoc", L=Doral, S=Florida, C=US
Date: 2025.10.21 16:34:56-04'00'

BUILDING B

FLOOR PLAN

DATE :	2025-10-21
SCALE :	AS SHOWN
DRAWN :	S.J
CHECK BY:	PPKS
JOB NO. :	24-06

A-13

SHEET NO. :

BUILDING B
FRONT ELEVATION
(NW 102ND AVENUE)

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

BUILDING B
FRONT ELEVATION
(NW 102ND AVENUE)

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

MATERIAL LEGEND

01	SMOOTH STUCCO FINISH. COLOR SW 7006 EXTRA WHITE
02	SMOOTH STUCCO FINISH. COLOR SW 7674 PEPPERCORN
03	SMOOTH 2" SCORED STUCCO FINISH @ 30" O.C. COLOR SW 6431 LEAPFROG
08	CAT II SAFETY GLASS WINDOWS/DOOR. FRAME COLOR GRAY
09	COMPOSITE WOOD VENEER
12	HORIZONTAL CORRUGATED METAL SIDING IN GRAY

NOTE:
SHOP/RESTAURANT/RETAIL NAME SHOWN
FOR GRAPHICAL PURPOSES ONLY.
ACTUAL SPACE USE/NAME TO BE
DETERMINE AT TIME OF CDs PERMITTING.

PASCUAL
PEREZ
KILIDDJIAN
STARR
ARCHITECTS + PLANNERS

LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130

AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com

COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:
1 11.22.24 PLANNING + ZONING DEP. REVISIONS

OWNER:
BRCC DEVELOPMENT GROUP, LLC

PRIME SQUARE DORAL
BY
BRCC DEVELOPMENT GROUP, LLC
NW 74TH ST, NW 102ND AVENUE, DORAL, FLORIDA

SEAL:
STATE OF FLORIDA · EDGARDO PEREZ · AR0015394 · REGISTERED ARCHITECT
Digitally signed by Edgardo Perez
DN: c=US, o=ppkarch.com, ou=Edgardo Perez, cn="Pascual, Perez, Kiliddjian, Starr & Assoc", L=Doral, S=Florida, C=US
Date: 2025.10.21 16:35:08-04'00'

BUILDING A

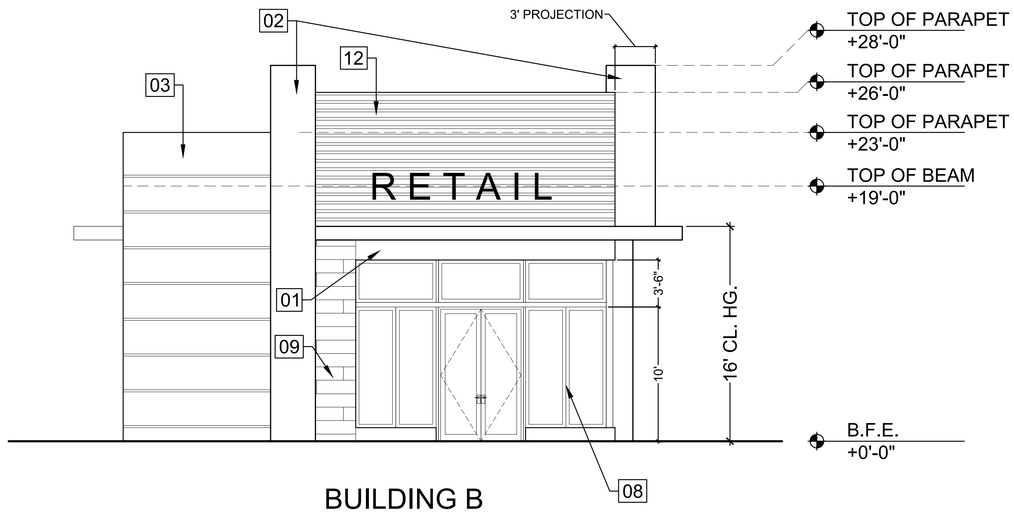
ELEVATIONS

DATE :	2025-10-21
SCALE :	AS SHOWN
DRAWN :	SJ
CHECK BY:	PPKS
JOB NO. :	24-06

A-14

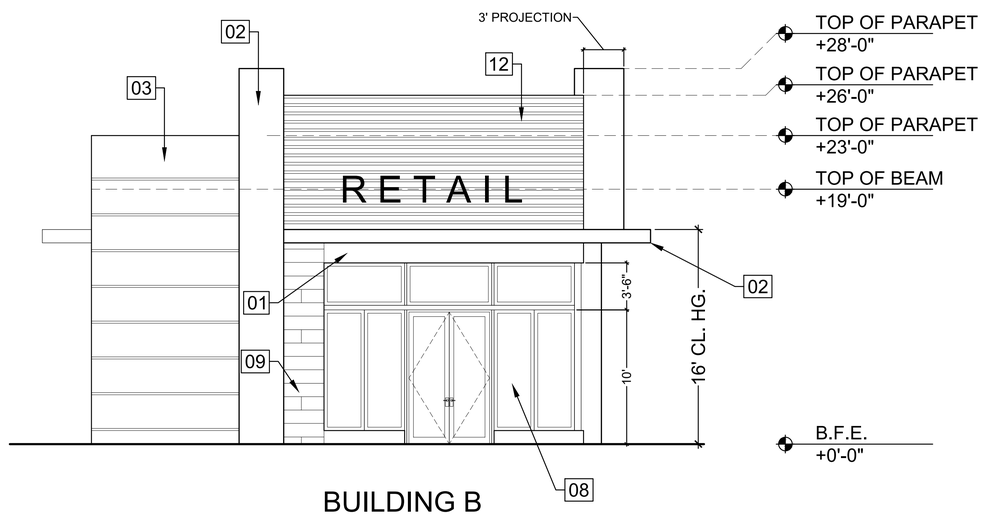
SHEET NO. :

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



BUILDING B
RIGHT SIDE ELEVATION

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



BUILDING B
LEFT SIDE ELEVATION

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

NOTE:
SHOP/RESTAURANT/RETAIL NAME SHOWN
FOR GRAPHICAL PURPOSES ONLY.
ACTUAL SPACE USE/NAME TO BE
DETERMINE AT TIME OF CDs PERMITTING.

MATERIAL LEGEND

01	SMOOTH STUCCO FINISH. COLOR SW 7006 EXTRA WHITE
02	SMOOTH STUCCO FINISH. COLOR SW 7674 PEPPERCORN
03	SMOOTH 2" SCORED STUCCO FINISH @ 30" O.C. COLOR SW 6431 LEAPFROG
08	CAT II SAFETY GLASS WINDOWS/DOOR. FRAME COLOR GRAY
09	COMPOSITE WOOD VENEER
12	HORIZONTAL CORRUGATED METAL SIDING IN GRAY

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Ther use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL
PEREZ
KILIDDJIAN
STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com

COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS.
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Ther use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:
1 11.22.24 PLANNING + ZONING DEP. REVISIONS

OWNER:
BRCC DEVELOPMENT GROUP, LLC

PRIME SQUARE DORAL
BY
BRCC DEVELOPMENT GROUP, LLC
NW 74TH ST, NW 102ND AVENUE, DORAL, FLORIDA

SEAL:
STATE OF FLORIDA
EDGARDO PEREZ
AR0015394
REGISTERED ARCHITECT
Digitally signed by Edgardo Perez
DN: C=US, E=ep_perez@ppkarch.com, CN=Edgardo Perez, O=Pascual, Perez, Kiliddjian, Starr & Assoc., OU=Arch, Edgardo Perez, C=US
Date: 2025.10.21 16:35:20-04'00'

BUILDING A

ELEVATIONS

DATE :	2025-10-21
SCALE :	AS SHOWN
DRAWN :	SJ
CHECK BY:	PPKS
JOB NO. :	24-06

A-15

SHEET NO. :