



A-4.01 PERSPECTIVE VIEW

**Shulman +
Associates**

Allan
Shulman
Digitally signed
by Allan
Shulman
Date: 2026.02.07
01:07:39 -05'00'

San Juan Hotel - Historic Preservation Board - Final Submittal - HPB 25-0683

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02/08/2026

p64



A-4.02 PERSPECTIVE VIEW



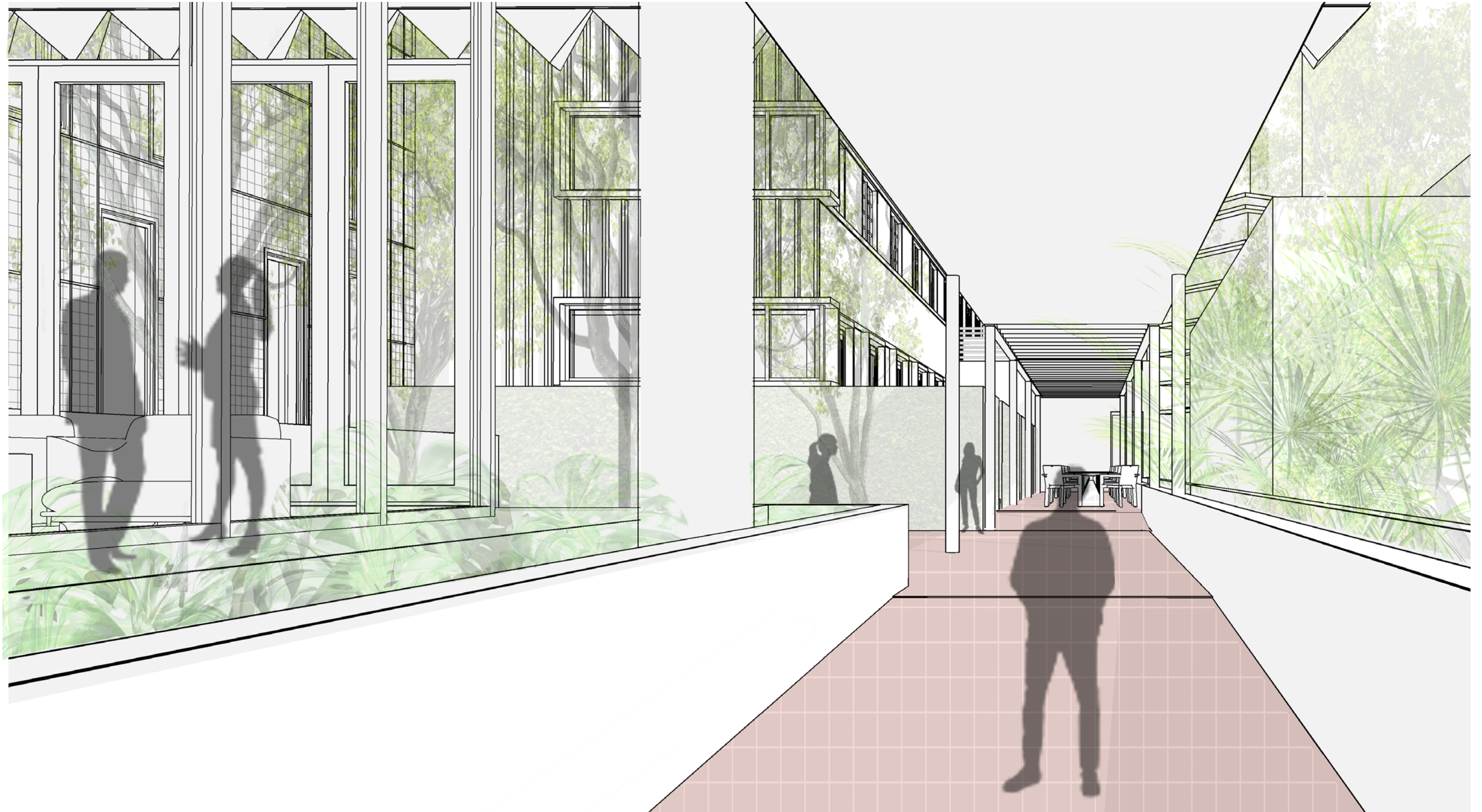
A-4.03 PERSPECTIVE VIEW



A-4.04 PERSPECTIVE VIEW



A-4.05 PERSPECTIVE VIEW



A-4.06 PERSPECTIVE VIEW

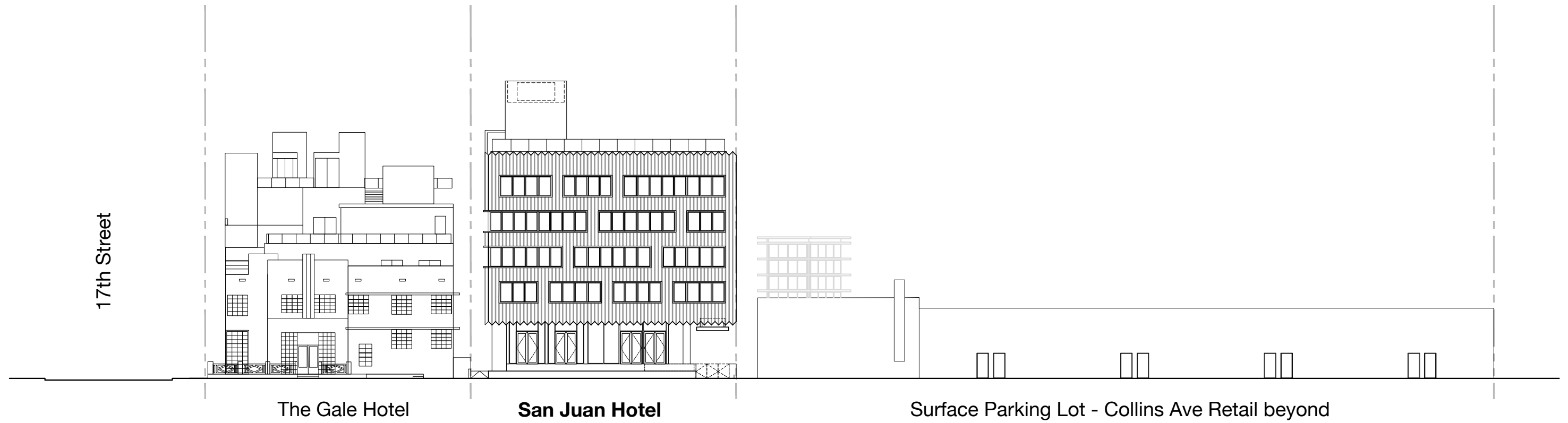
Shulman + Associates
Allan Shulman
Digitally signed by Allan Shulman
Date: 2026.02.07 01:11:20 -05'00'



A-4.07 AERIAL VIEW



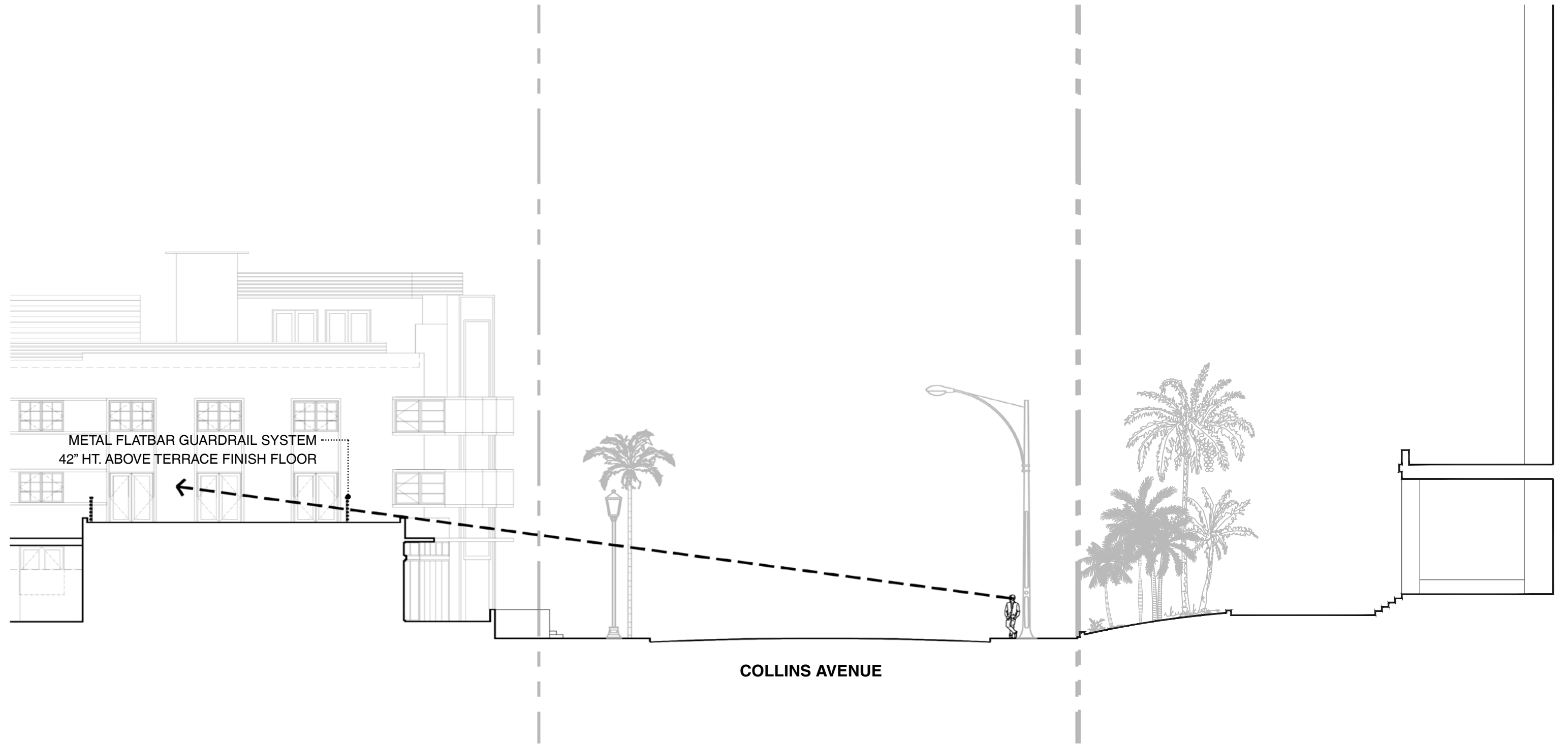
Collins Ave. West Elevation



James Ave. East Elevation

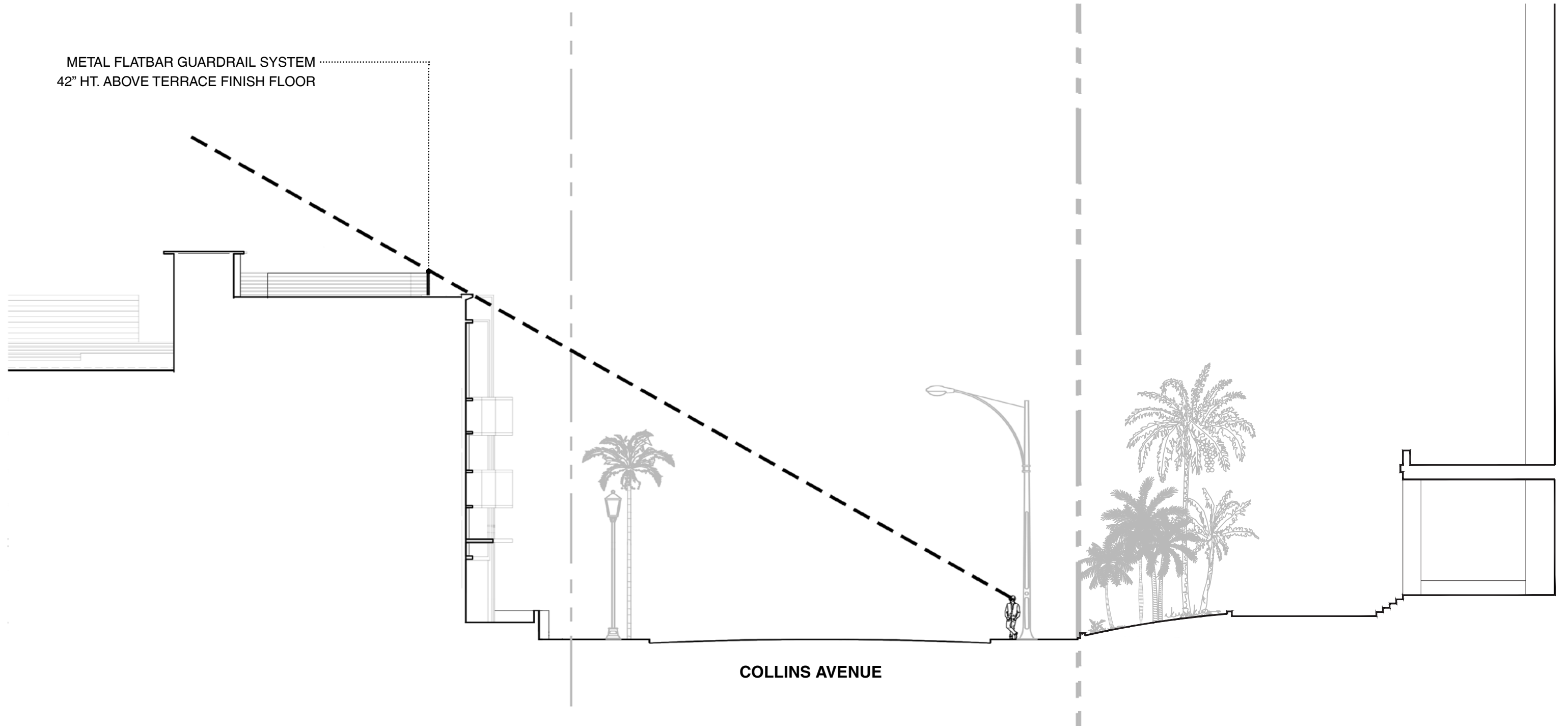
A-5.00 CONTEXT ELEVATIONS

Shulman + Associates
 Allan Shulman
 Digitally signed by Allan Shulman
 Date: 2026.02.07 01:12:43 -05'00'



A-5.01 LINE OF SIGHT ANALYSIS @ HISTORIC LOBBY EXTENSION

METAL FLATBAR GUARDRAIL SYSTEM
42" HT. ABOVE TERRACE FINISH FLOOR



A-5.02 LINE OF SIGHT ANALYSIS @ CENTER OF HISTORIC FACADE



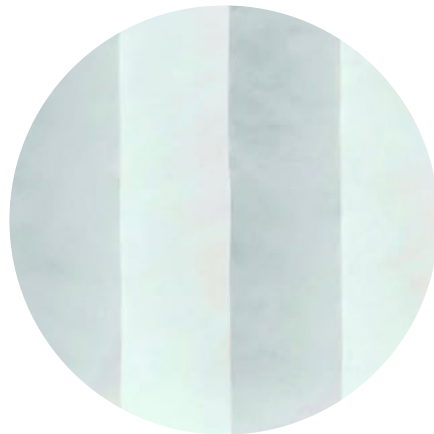
IMPACT RESISTANT
GLASS BLOCK WALL SYSTEM
DESIGN BASIS: SEVES GLASS BLOCK
ENDURA 8x8x4 THICKSET® 90



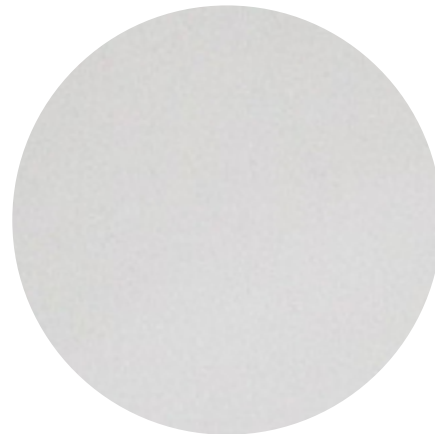
BRICK PAVING
DESIGN BASIS: CHICAGO BRICK
4" X 8", NATURAL



METAL GUARDRAIL - ALUMINUM
FLATBAR GUARDRAIL SYSTEM,
POWDER COATED FINISH
SILVER COLOR



ZIG ZAG WALL
STUCCO OR GFRC CONCRETE
PANELS IN WHITE



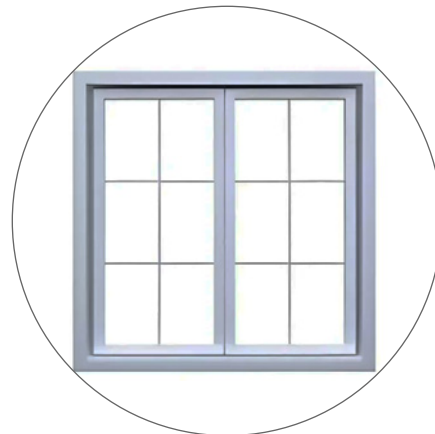
PAINTED SMOOTH STUCCO FINISH



CLEAR GLASS GUARDRAIL SYSTEM
FRAMELESS, NO TOP CAP



CRAB ORCHARD STONE FINISH TO
MATCH HISTORIC DESIGN

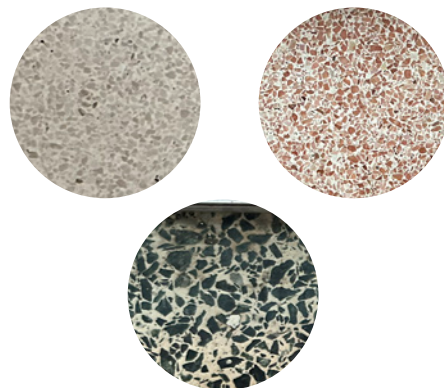


IMPACT RESISTANT DOORS &
WINDOWS W/ CLEAR GLASS - SILVER
FINISH

CASEMENT WINDOWS DESIGN
BASIS: ES WINDOWS ES-5000
CASEMENT
FIXED WINDOWS DESIGN BASIS: ES
WINDOWS ES-5000 FIXED WINDOW
STOREFRONT SYSTEM DESIGN
BASIS: ES WINDOWS ES-8000
ALUM & GLASS DOORS DESIGN
BASIS: ES-WINDOWS ES-9000



MECHANICAL SCREEN SYSTEM
HORIZONTAL LOUVERS
POWDER COATED FINISH
WHITE COLOR



TERRAZZO FLOOR TILE
AT HISTORIC LOBBY AND PORCH

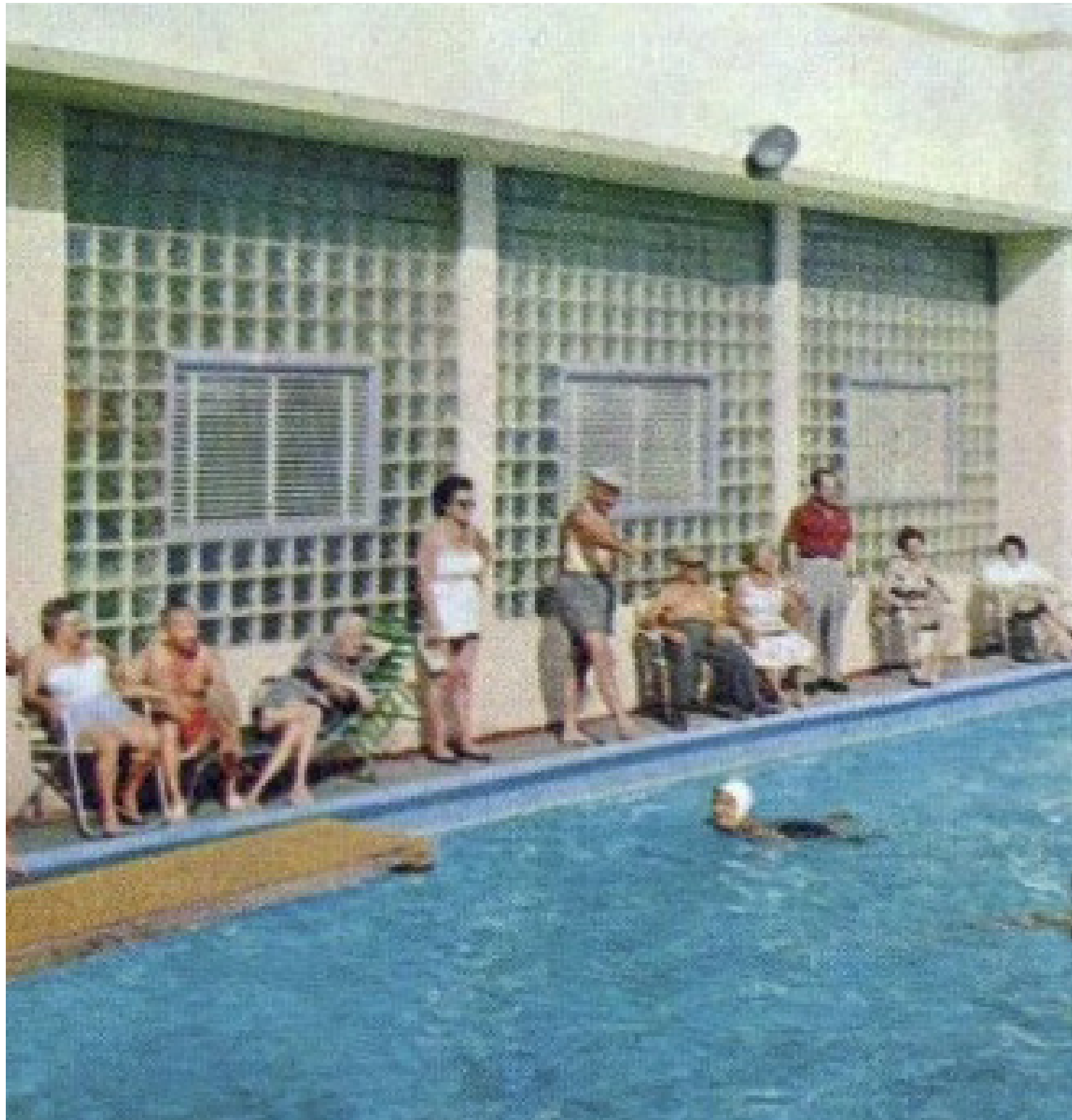


ALUMINUM ROOFTOP TRELLIS
POWDER COATED FINISH - WHITE



GARDEN FABRIC CANOPY
RETRACTABLE FABRIC AWNING
SUPPORTED BY ALUMINUM FRAME
POWDER COATED FINISH - WHITE

A-5.03 PROPOSED MATERIALS



Historic postcard, Curteich Color, c.1960



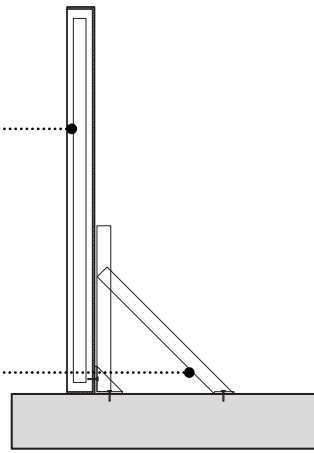
COFFEE SHOP—Tempting cuisine that lingers long in your memory, and the ever-present courteous service of an attentive personnel . . . little things that have helped to make the San Juan famous.

Coffee shop ad, date unknown. Courtesy of owner.

A-5.04 MATERIALITY - GLASS BLOCK

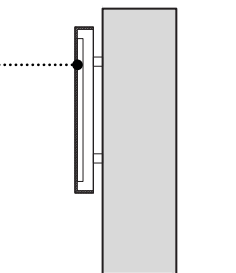
ILLUMINATED METAL CHANNEL
LETTERS NEON SIGN TO
MATCH HISTORIC DESIGN

SIGN MOUNTED TO CONCRETE
EYEBROW, SUPPORT BRACING
AS REQUIRED



“SAN JUAN HOTEL”
SIGN SECTION

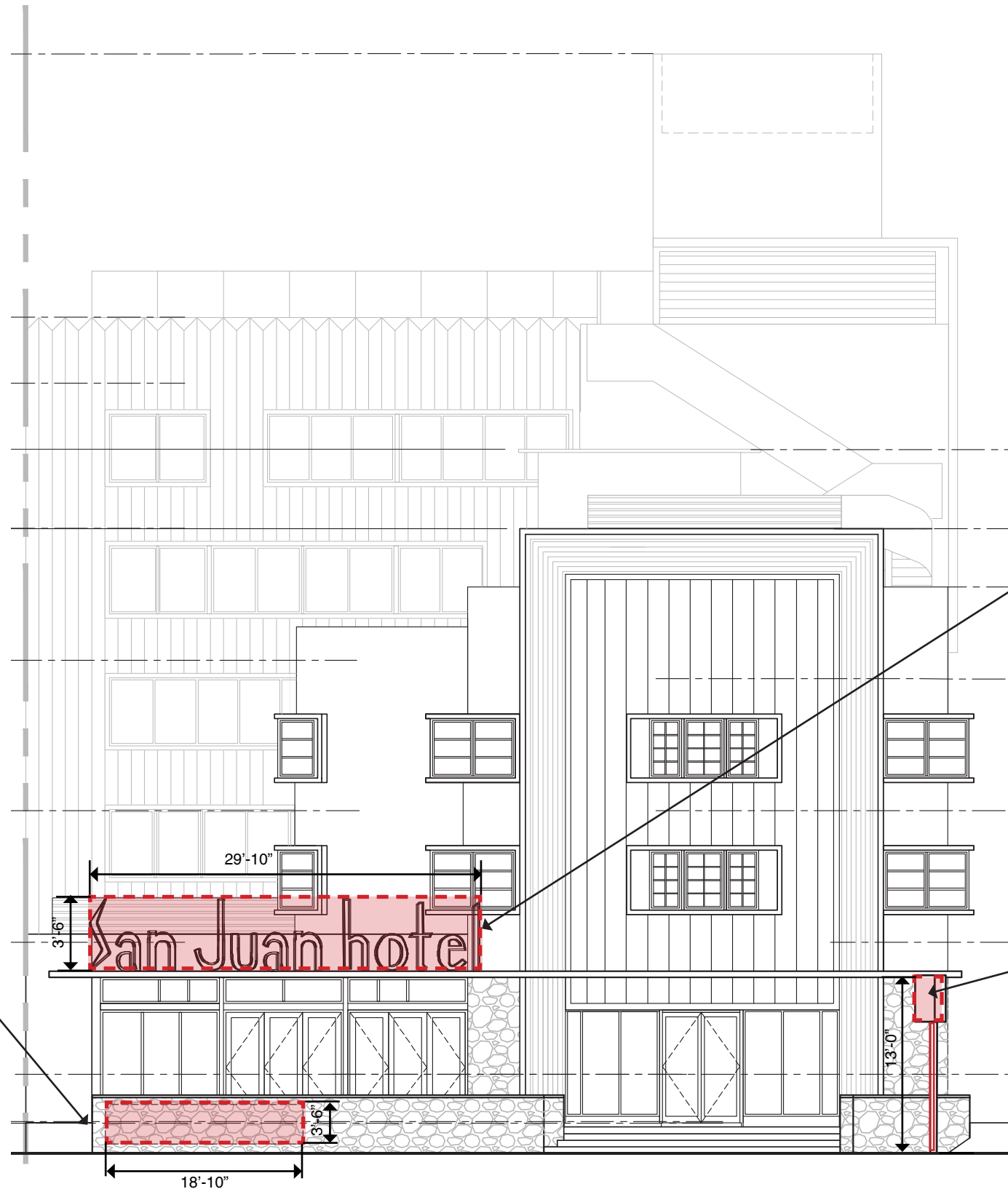
LED ILLUMINATED REVERSE
METAL CHANNEL LETTERS
PIN MOUNTED ON WALL



WALL MOUNTED
SIGN SECTION



WALL SIGN ON LOW WALL
REVERSE CHANNEL LETTERS - ILLUMINATED
PIN MOUNTED INDIVIDUAL LETTERS



COLLINS AVENUE FRONTAGE = 76'-4"

ALLOWABLE WALL SIGN AREA = .75 X 76'-4" = 57sf
 ALLOWABLE PROJECTING SIGN AREA = 15 sf
 ALLOWABLE DETACHED SIGN AREA = 15 sf



RELOCATING AND RESTORING OF HISTORIC
CHANNEL LETTERS - ILLUMINATED
EYEBROW MOUNTED SIGN
29'-10" W X 5'-6" H - AREA = 164 SF



RESTORING OF HISTORIC POLE SIGN
CHANNEL LETTERS - ILLUMINATED
13 FT HEIGHT
SIGN DIMENSIONS = 6'-3" W X 3'-5" H - AREA = 21.3 SF

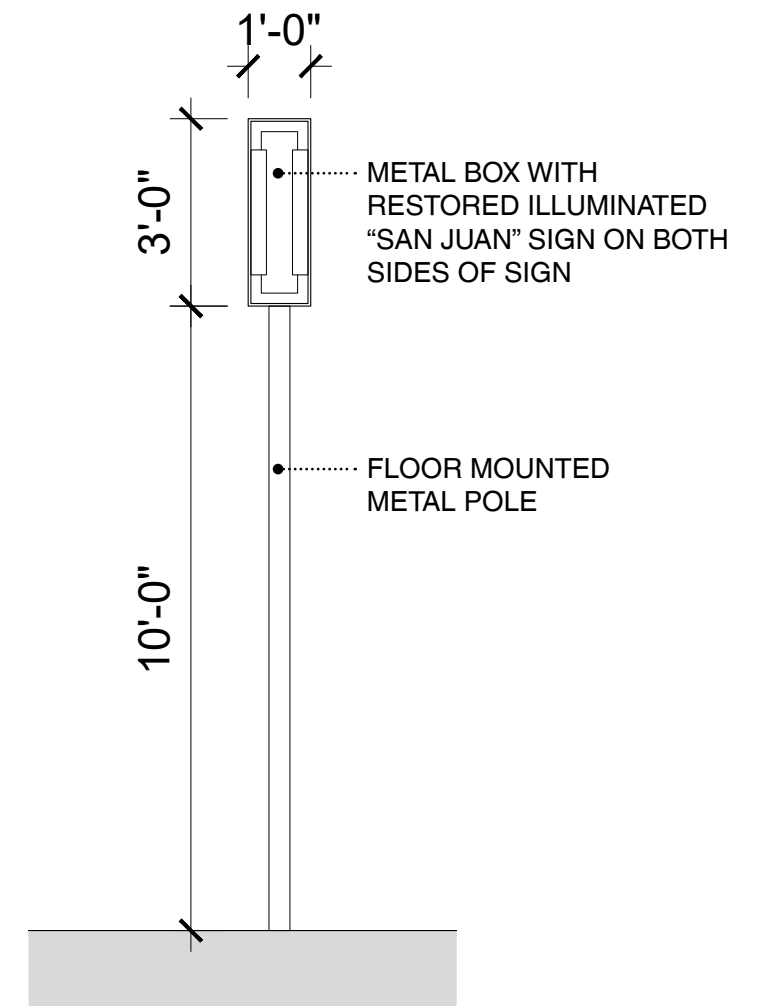
A-6.00 SIGNAGE - COLLINS AVENUE



HISTORIC POLE SIGN LOCATED ON NORTH SIDE OF PROPERTY

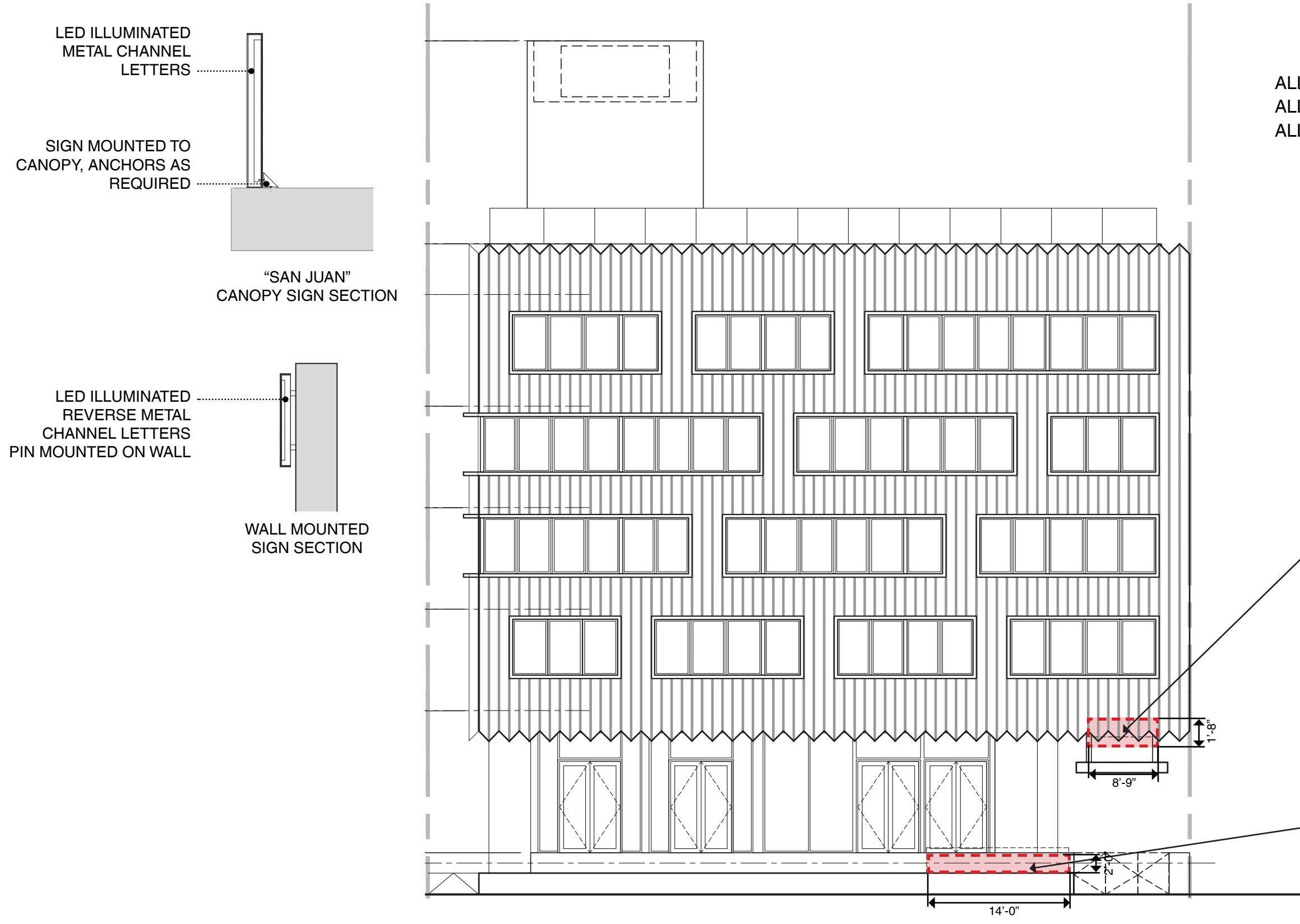


HISTORIC POLE SIGN LOCATED ON NORTH SIDE OF PROPERTY



HISTORIC POLE SIGN SECTION

A-6.01 SIGNAGE - HISTORIC POLE SIGN LOCATION



JAMES AVENUE FRONTAGE = 75'-0"

ALLOWABLE WALL SIGN AREA = .75 X 75' = 56 sf
 ALLOWABLE PROJECTING SIGN AREA = 15 sf
 ALLOWABLE DETACHED SIGN AREA = 15 sf



PROJECTING SIGN ON ENTRANCE CANOPY
 CHANNEL LETTERS - ILLUMINATED
 8'-9" W X 1'-8" H - AREA = 15 SF



WALL SIGN ON LOW WALL
 REVERSE CHANNEL LETTERS - ILLUMINATED
 PIN MOUNTED INDIVIDUAL LETTERS
 14'-0" W X 2'-0" H - AREA = 28 SF

A-6.02 SIGNAGE - JAMES AVENUE

Shulman + Associates
 Allan Shulman
 Digitally signed by Allan Shulman
 Date: 2026.02.07 01:16:39 -05'00'



James Avenue



James Avenue night signage representation - for signage purposes only

A-6.03 NIGHT SIGNAGE REPRESENTATION



Collins Avenue



Collins Avenue night signage representation - for signage purposes only

A-6.04 NIGHT SIGNAGE REPRESENTATION



San Juan Hotel
Henry Hohausner Architects
1948



Partial Lobby Demo + Retail Reconfiguration
Walter Quintyn (Engineer)
1995

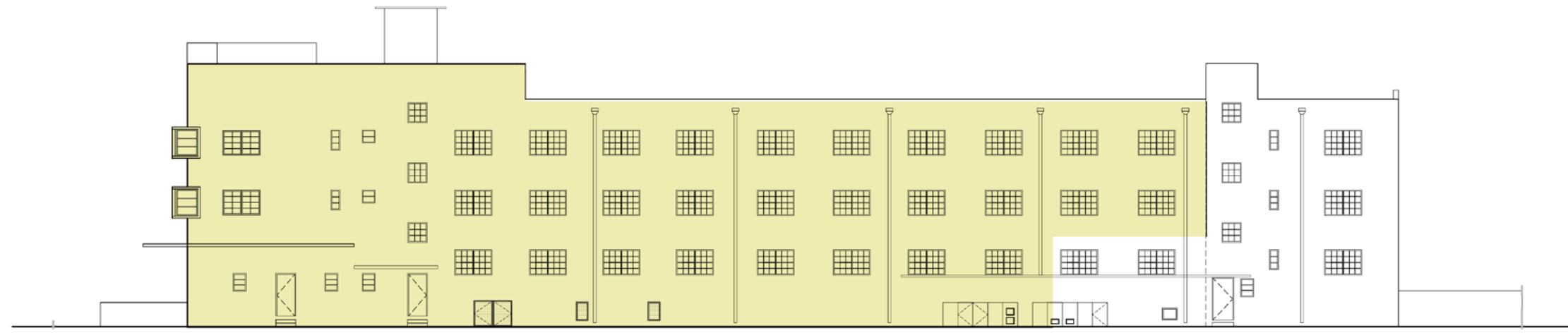


General Renovation
ADD Inc
2014

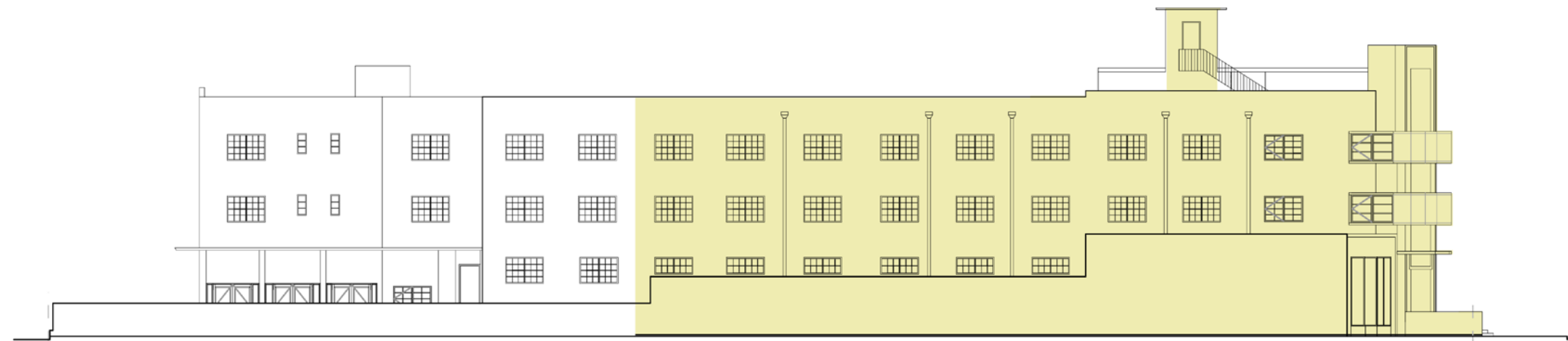


Proposed Renovation + Addition
Shulman + Associates
2025

A-6.05 TIMELINE DIAGRAM



NORTH ELEVATION
 EXISTING FACADE AREA = 8196 SF = 100%
 FACADE AREA TO REMAIN = 6544 SF = 80%



SOUTH ELEVATION
 EXISTING FACADE AREA = 7828 SF = 100%
 FACADE AREA TO REMAIN = 5268 SF = 67%



EAST ELEVATION
 EXISTING FACADE AREA = 2580 SF = 100%
 FACADE AREA TO REMAIN = 2023 SF = 75%

A-6.06 FACADE AREA CALCULATIONS

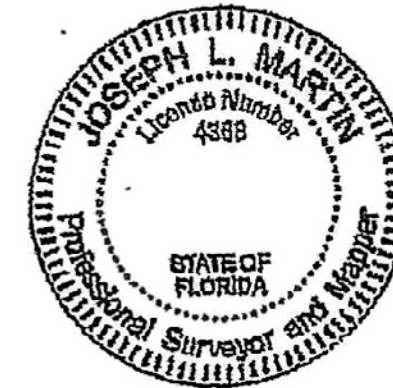
COUNTY-WIDE LAND SURVEYORS, INC.
Land Surveyors Planners

San Juan Hotel
1680 Collins Ave.
Miami Beach, Fl. 33139

We hereby certified that there are no residential use within 200 feet of the San Juan Hotel.
Certified correct this 17th day of December, 2025.

BY: _____

JOSEPH L. MARTIN
PLS#4368
STATE OF FLORIDA



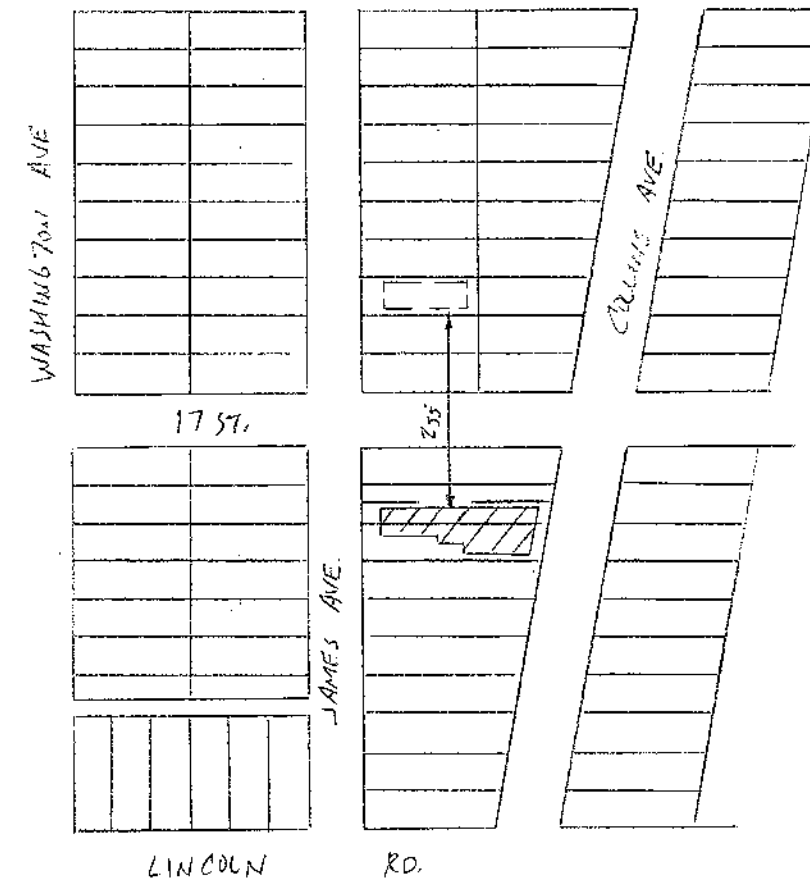
A-6.07 RESIDENTIAL SETBACK SURVEY

COUNTY-WIDE LAND SURVEYORS INC.
LAND SURVEYORS - PLANNERS

(305) 772-0766

15358 S.W. 140 St. Miami, FL 33196

THIS SURVEY IS TO LOCATE RESIDENTIAL UNITS WITHIN 200 FEET OF THE SAN JUAN HOTEL.
THE LEE MANOR CONDO AT 1725 JAMES AVE. IS 255 FEET FROM THE SAN JUAN HOTEL.



RESIDENTIAL SETBACK SURVEY																				
SURVEY FOR: SAN JUAN HOTEL LLC 1680 COLLINS AVE. MIAMI BEACH, FL. 33139																				
<small>SURVEYORS CERTIFICATE: NOTE: "NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL." I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREOF COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.</small>				LB # 4680																
<small>THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOSEPH L. MARTIN, PSM #4368 ON THE DATE ADJACENT TO THE SEAL.</small> <small>PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.</small>		<small>Digitally signed by Joseph L. Martin DN: E=nuthousejm@comcast.net, CN=Joseph L. Martin, O=COUNTY-WIDE LAND SURVEYORS, INC., SERIALNUMBER=AATL20240620354693, L=Miami, S=Florida, C=US Date: 2026.01.14 11:23:44-05'00'</small>	<table border="1"> <thead> <tr> <th>REVISIONS</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS	BY	DATE				<table border="1"> <thead> <tr> <th>DRAWN BY</th> <th>SCALE</th> <th>DATE</th> <th>FB./PG.</th> <th>JOB #</th> </tr> </thead> <tbody> <tr> <td>JL</td> <td>1"=200'</td> <td>1-13-2026</td> <td> </td> <td>22-277</td> </tr> </tbody> </table>	DRAWN BY	SCALE	DATE	FB./PG.	JOB #	JL	1"=200'	1-13-2026		22-277
REVISIONS	BY	DATE																		
DRAWN BY	SCALE	DATE	FB./PG.	JOB #																
JL	1"=200'	1-13-2026		22-277																

A-6.08 RESIDENTIAL SETBACK SURVEY