

Rev.	Date	Rev.	Date

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**PB23-0629 FINAL SUBMISSION**

**OSP - OFFICE BUILDING**  
 1665 - 1667 WASHINGTON AVENUE  
 MIAMI BEACH, FL 33139

**Owner:**  
 Name: SHVO  
 Address: New York, NY  
 Address: -  
 Tel: -  
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 Email: carolina@cladlandscape.com

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**Architect:**  
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KOBİ KARP  
 Lic. # AR0012578

**PROPOSED NORTH ELEVATION**

1 PROPOSED NORTH ELEVATION  
 Scale: 1/16" = 1'-0"  
**PROPOSED**

Date	09-26-2023	Sheet No.	
Scale			A4.01.1
Project	2132		



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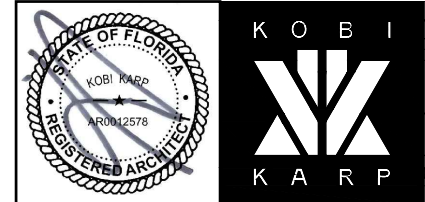
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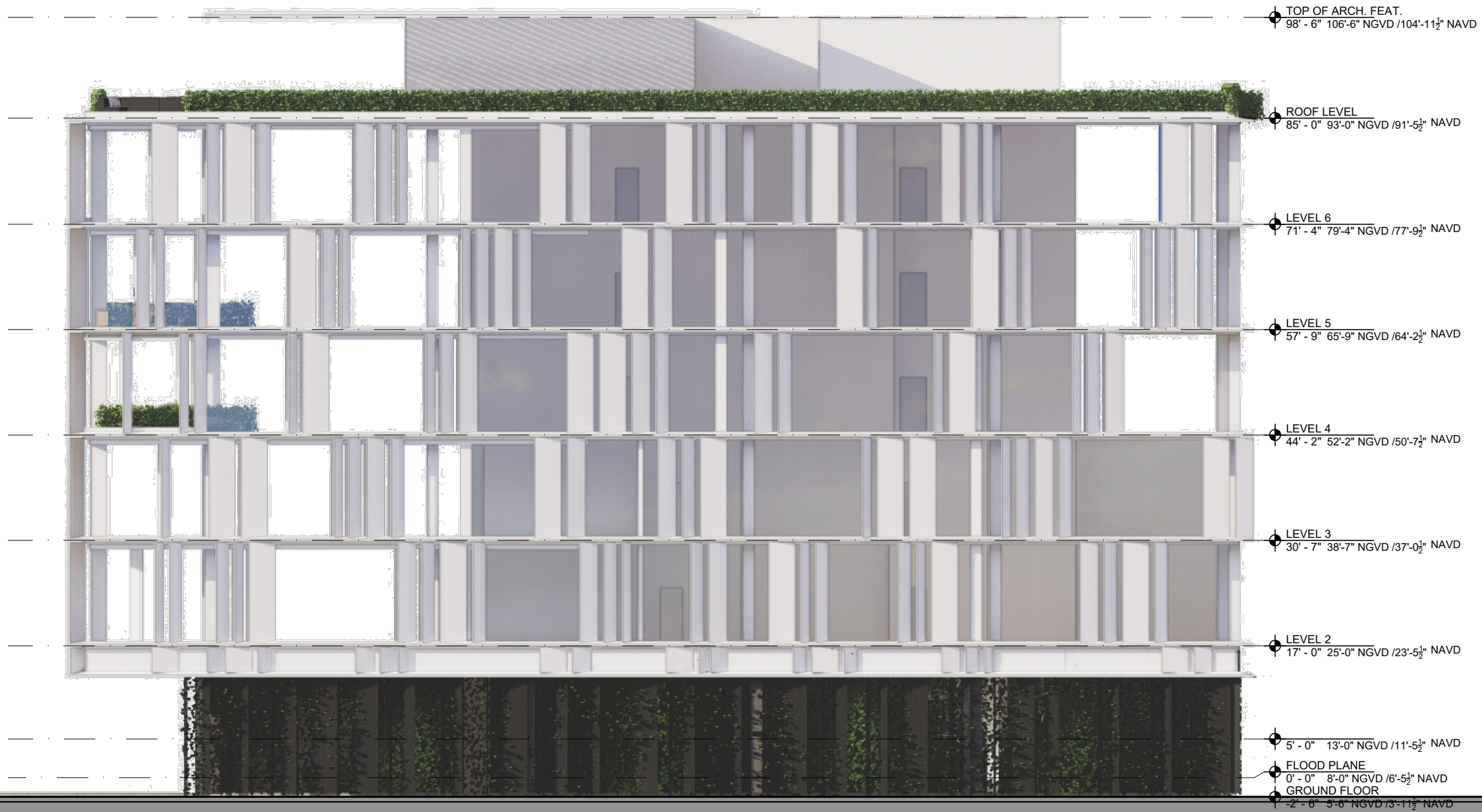
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**PROPOSED COLOR NORTH ELEVATION**

**1** PROPOSED COLOR ELEVATION NORTH  
 SCALE: 1/16" = 1'-0"  
**APPROVED PB22-0503**

Date	06.24.2022	Sheet No.	
Scale	1/16"=1'-0"		A4.41
Project	2132		



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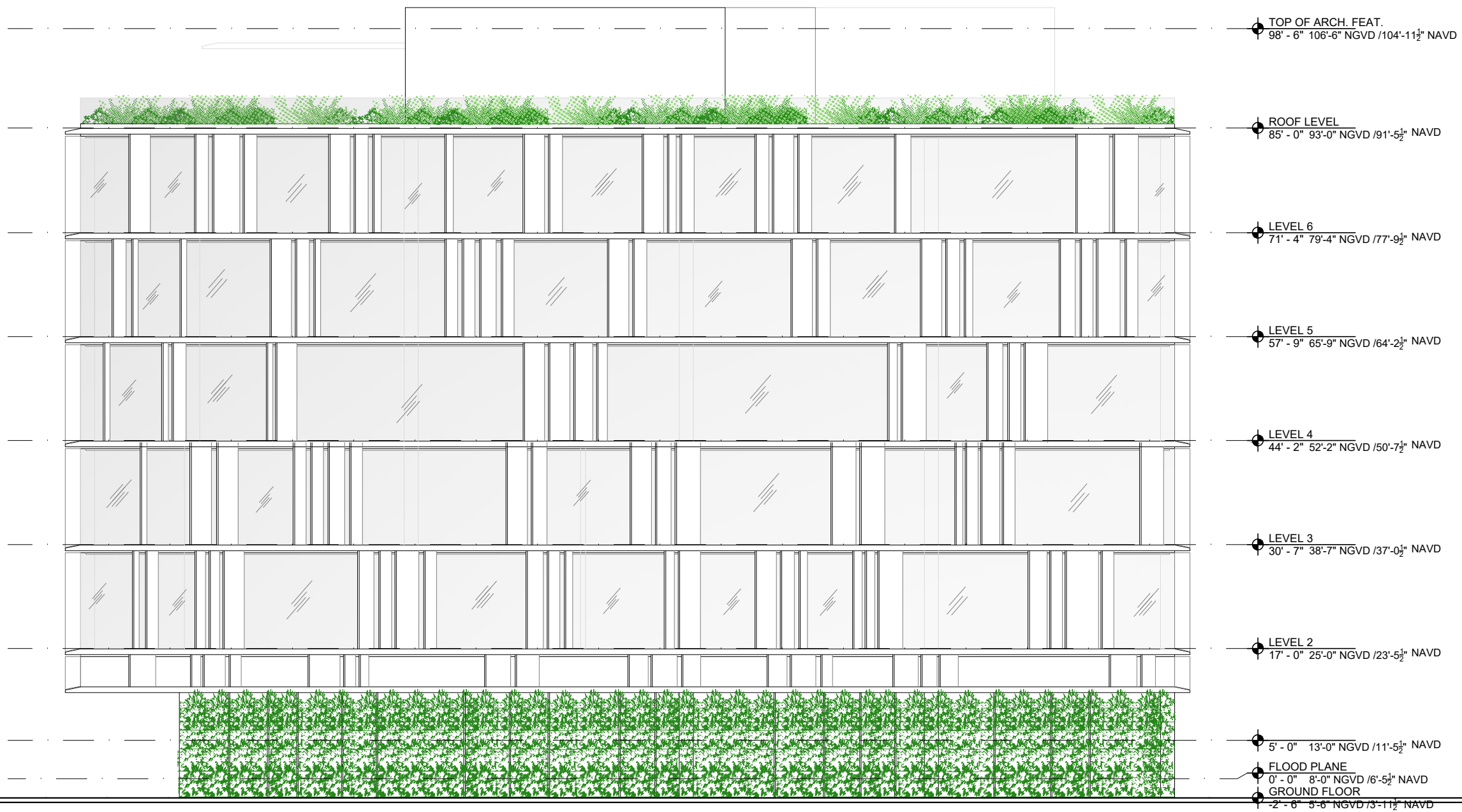


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**PROPOSED COLOR SOUTH ELEVATION**

① **PROPOSED COLOR SOUTH ELEVATION**  
 Scale: 1/16" = 1'-0"  
**PROPOSED**

Date	09-26-2023	Sheet No.	A4.03
Scale			
Project	2132		



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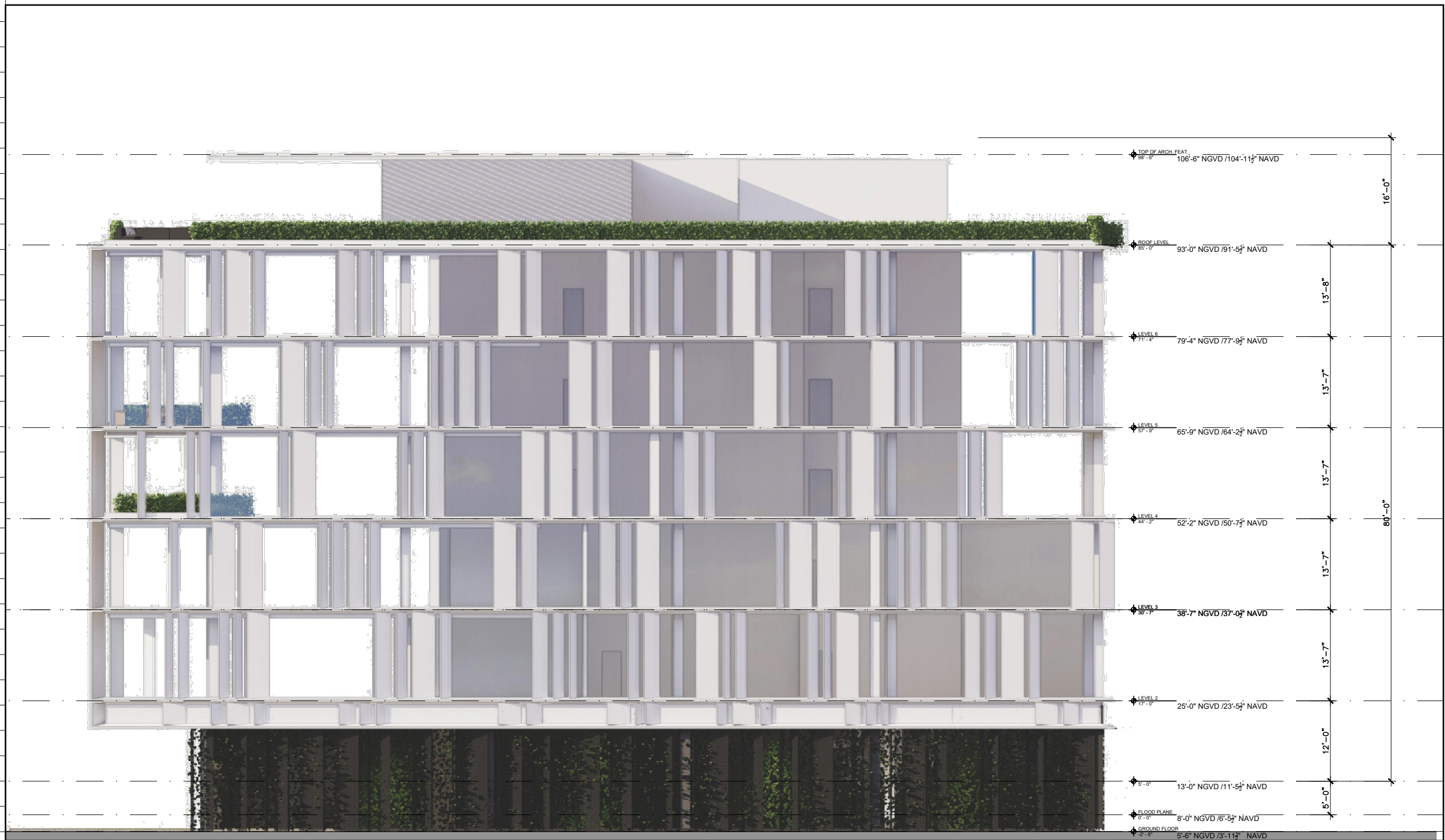
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**PROPOSED SOUTH ELEVATION**

① **PROPOSED SOUTH ELEVATION**  
 Scale: 1/16" = 1'-0"  
**PROPOSED**

Date	09-26-2023	Sheet No.	A4.03.1
Scale			
Project	2132		



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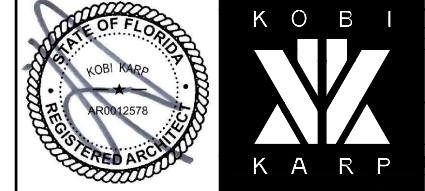
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**PROPOSED COLOR SOUTH ELEVATION**

**1** PROPOSED COLOR ELEVATION SOUTH  
 SCALE: 1/16" = 1'-0"  
**APPROVED PB22-0503**

Date	06.24.2022	Sheet No.	
Scale	1/16"=1'-0"		A4.42
Project	2132		



- TOP OF ARCH. FEAT.  
98' - 6" 106'-6" NGVD /104'-11½" NAVD
- ROOF LEVEL  
85' - 0" 93'-0" NGVD /91'-5½" NAVD
- LEVEL 6  
71' - 4" 79'-4" NGVD /77'-9½" NAVD
- LEVEL 5  
57' - 9" 65'-9" NGVD /64'-2½" NAVD
- LEVEL 4  
44' - 2" 52'-2" NGVD /50'-7½" NAVD
- LEVEL 3  
30' - 7" 38'-7" NGVD /37'-0½" NAVD
- LEVEL 2  
17' - 0" 25'-0" NGVD /23'-5½" NAVD
- 5' - 0" 13'-0" NGVD /11'-5½" NAVD
- FLOOD PLANE  
0' - 0" 8'-0" NGVD /6'-5½" NAVD
- GROUND FLOOR  
-2' - 6" 5'-6" NGVD /3'-11½" NAVD

① PROPOSED COLOR WEST ELEVATION  
Scale: 1/16" = 1'-0"  
**PROPOSED**

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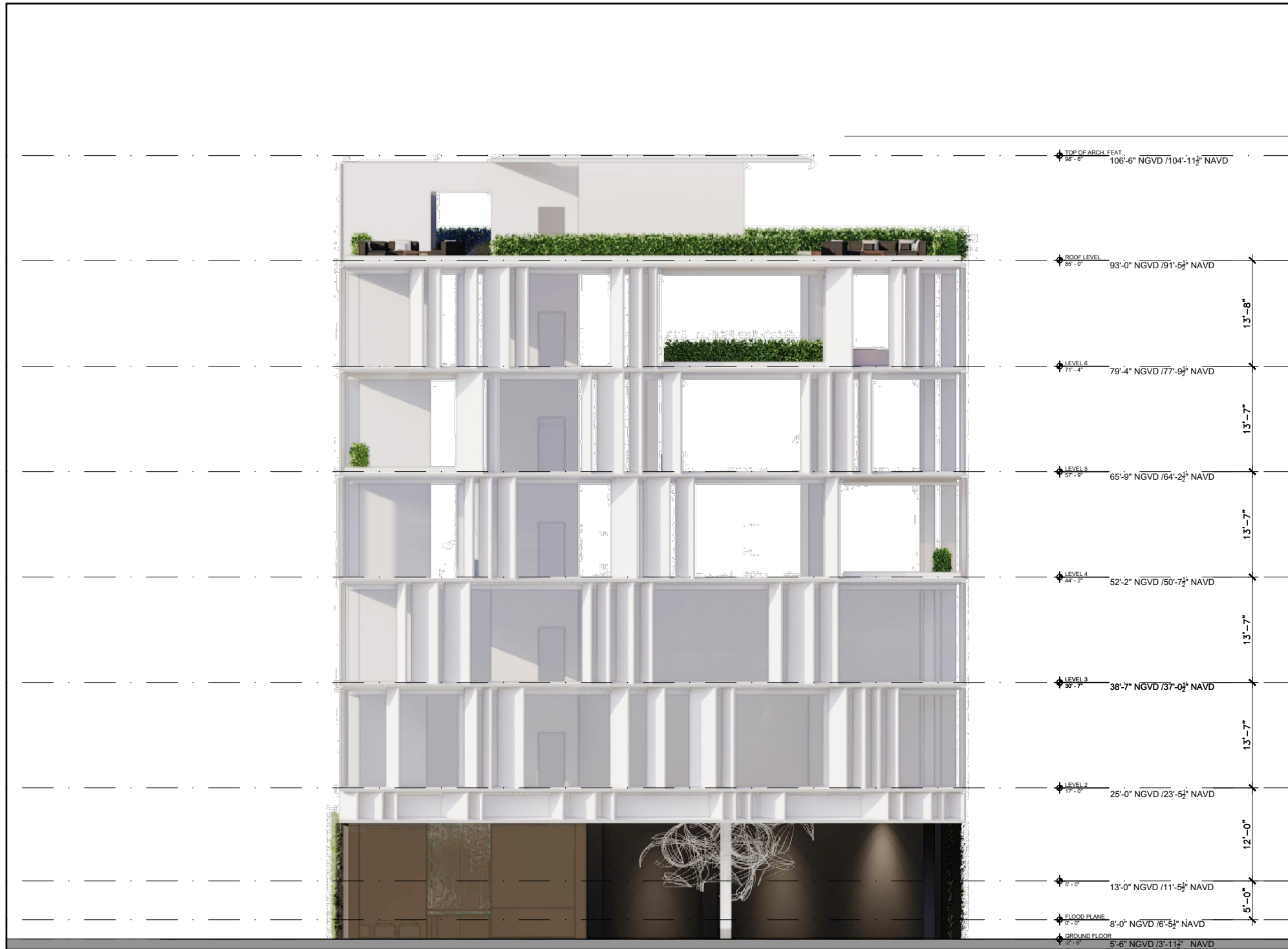
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**PROPOSED COLOR WEST ELEVATION**

Date	09-26-2023	Sheet No.	A4.00
Scale			
Project	2132		



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**OFFICE BUILDING**  
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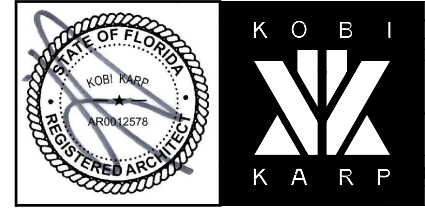
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**PROPOSED COLOR WEST ELEVATION**

1 PROPOSED COLOR ELEVATION WEST  
 SCALE: 1/16" = 1'-0"  
**APPROVED PB22-0503**

Date	06.24.2022	Sheet No.	
Scale	1/16"=1'-0"		A4.43
Project	2132		



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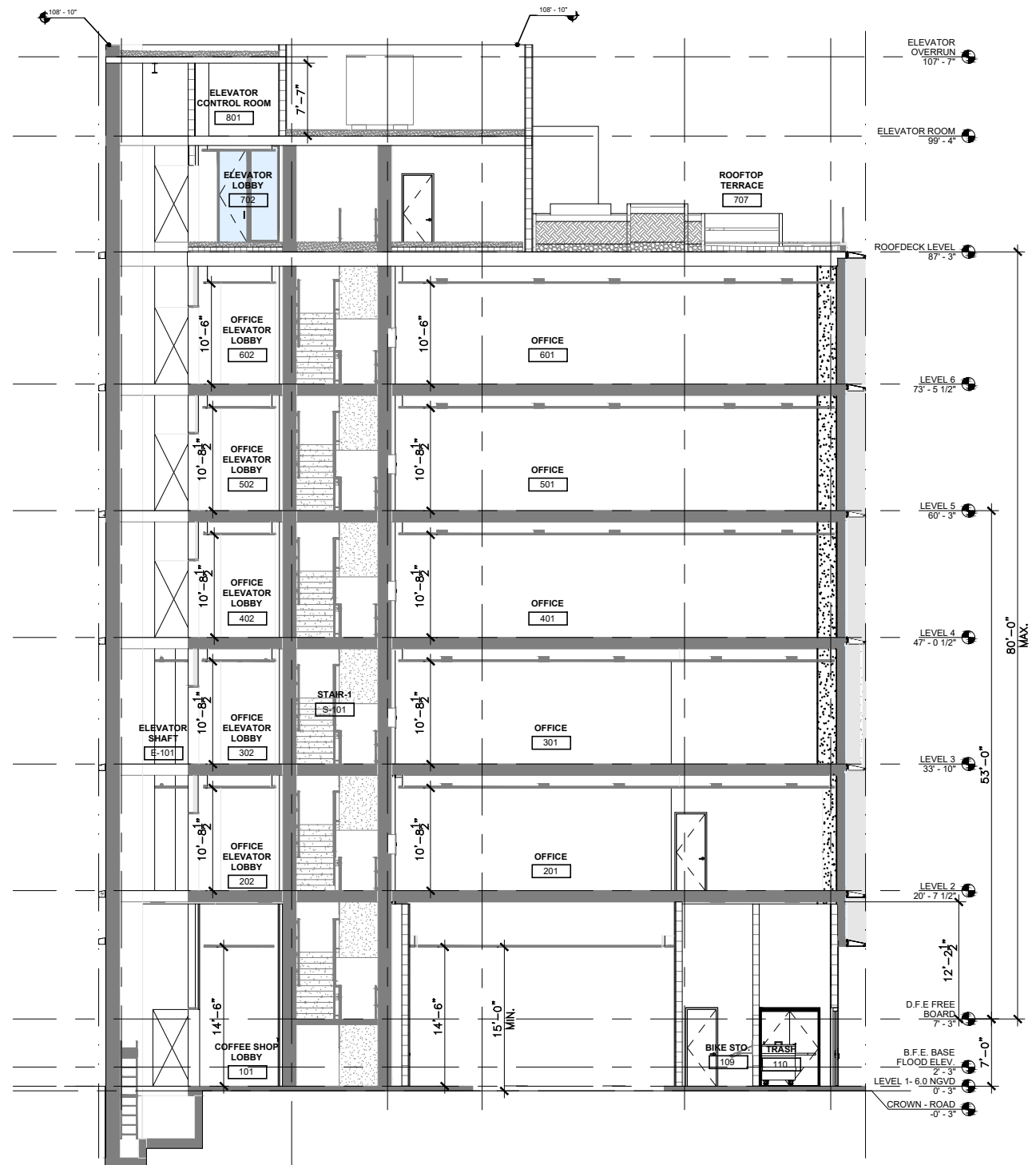
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**PROPOSED WEST ELEVATION**

1 PROPOSED WEST ELEVATION  
 Scale: 1/16" = 1'-0"  
**PROPOSED**

Date	09-26-2023	Sheet No.	A4.00.1
Scale			
Project	2132		



1 PROPOSED SECTION 1  
 Scale: 1/16" = 1'-0"  
**PROPOSED**

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**PROPOSED SECTION 1**

Date	09-26-2023	Sheet No.	
Scale			A5.00
Project	2132		

Sec. 142-1161. - Height regulation exceptions.

(a) The height regulations as prescribed in these land development regulations shall not apply to the following when located on the roof of a structure or attached to the main structure. For exceptions to the single-family residential districts, see subsection 142-105(e).

- (1) Air conditioning, ventilation, electrical, plumbing equipment or equipment rooms.
- (2) Chimneys and air vents.
- (3) Decks, not to exceed three feet above the main roofline and not exceeding a combined deck area of 50 percent of the enclosed floor area immediately one floor below.
- (4) Decorative structures used only for ornamental or aesthetic purposes such as spires, domes, belfries, not intended for habitation or to extend interior habitable space. Such structures shall not exceed a combined area of 20 percent of the enclosed floor area immediately one floor below.
- (5) Elevator bulkheads or elevator mechanical rooms.
- (6) Flagpoles subject to the provisions of section 138-72.

(7) Parapet walls, not to exceed three and one-half feet above the main roofline unless otherwise approved by the design review board up to a maximum of 25 feet in height.

- (8) Planters, not to exceed three feet in height above the main roofline.
- (9) Radio, television, and cellular telephone towers or antennas, and rooftop wind turbines.
- (10) Stairwell bulkheads.
- (11) Skylights, not to exceed five feet above the main roofline.
- (12) Stage towers or scenery lofts for theaters.

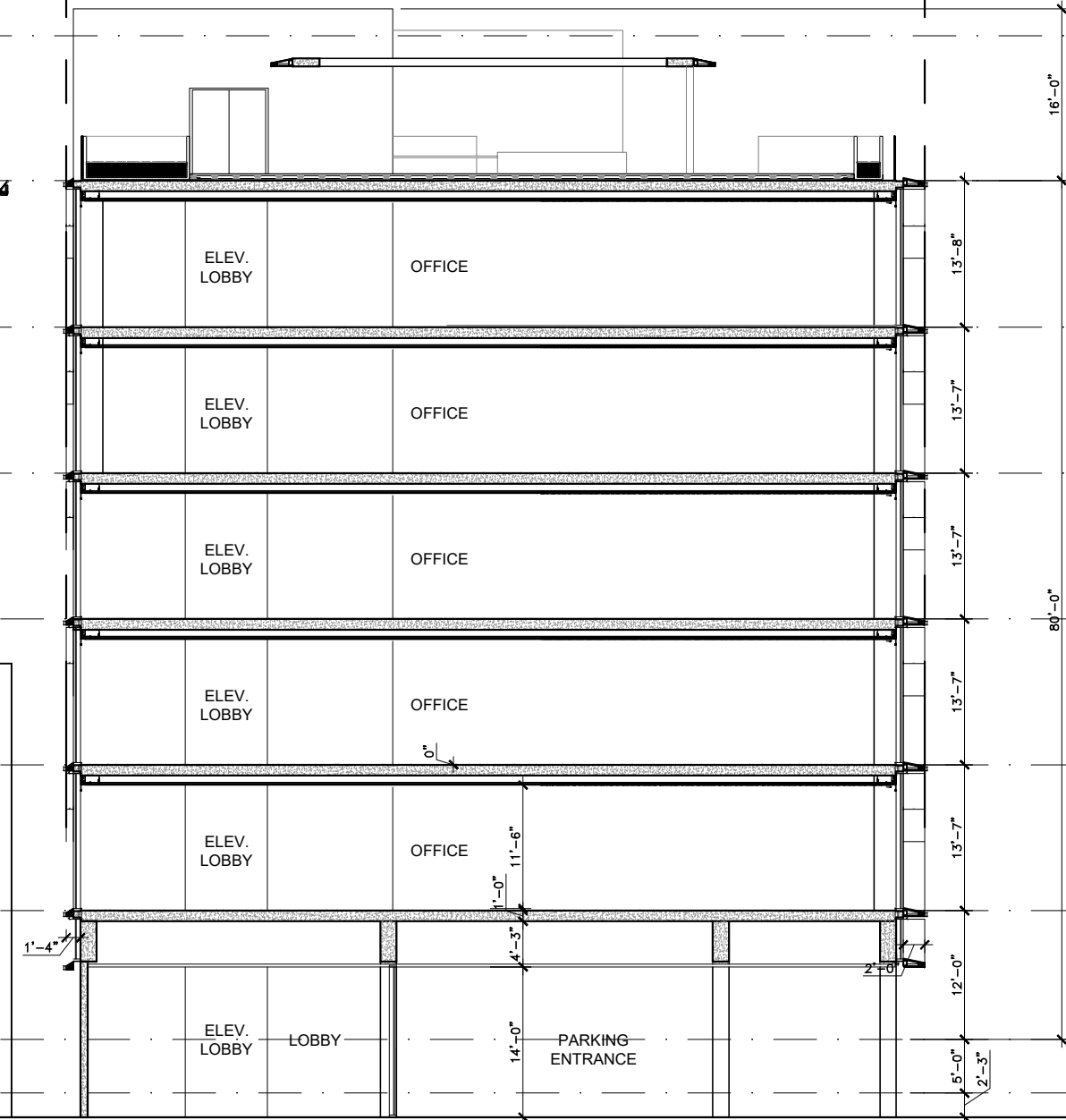
- (13) Swimming pools, whirlpools or similar structures, which shall have a four-foot wide walkway surrounding such structures, not to exceed five feet above the main roofline.
- (14) Trellis, pergolas or similar structures that have an open roof of cross rafters or latticework.
- (15) Water towers.

(16) Bathrooms required by the Florida Building Code, not to exceed the minimum size dimensions required under the Building Code, provided such bathrooms are not visible when viewed at eye level (five feet, six inches from grade) from the opposite side of the adjacent right-of-way; for corner properties. Such bathrooms shall also not be visible when viewed at eye level (five feet, six inches from grade) from the diagonal corner at the opposite side of the right-of-way and from the opposite side of the side street right-of-way.

- (17) Solar panels.
- (18) Wind turbines on oceanfront properties.
- (19) Sustainable roofing systems.

(20) Display or screen structures, projection devices, lobby, concession space, and sound attenuation and screening devices, any of which serve an outdoor movie theater fronting on Alton Road as provided in section 142-310 of this chapter. (b) The height of all allowable items in subsection (a) of this section, unless otherwise specified, shall not exceed 25 feet above the height of the roofline of the main structure. With the exception of items described in subsection (a)(17) and (a)(18) of this section, when any of the above items are freestanding, they shall follow the height limitations of the underlying zoning district (except flagpoles which are subject to section 138-72). (c) Notwithstanding other provisions of these regulations, the height of all structures and natural growth shall be limited by the requirements of the Federal Aviation Agency and any airport zoning regulations applicable to structure and natural growth.

(4) Decorative structures used only for ornamental or aesthetic purposes such as spires, domes, belfries, not intended for habitation or to extend interior habitable space. Such structures shall not exceed a combined area of 20 percent of the enclosed floor area immediately one floor below.



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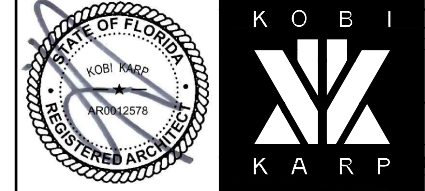
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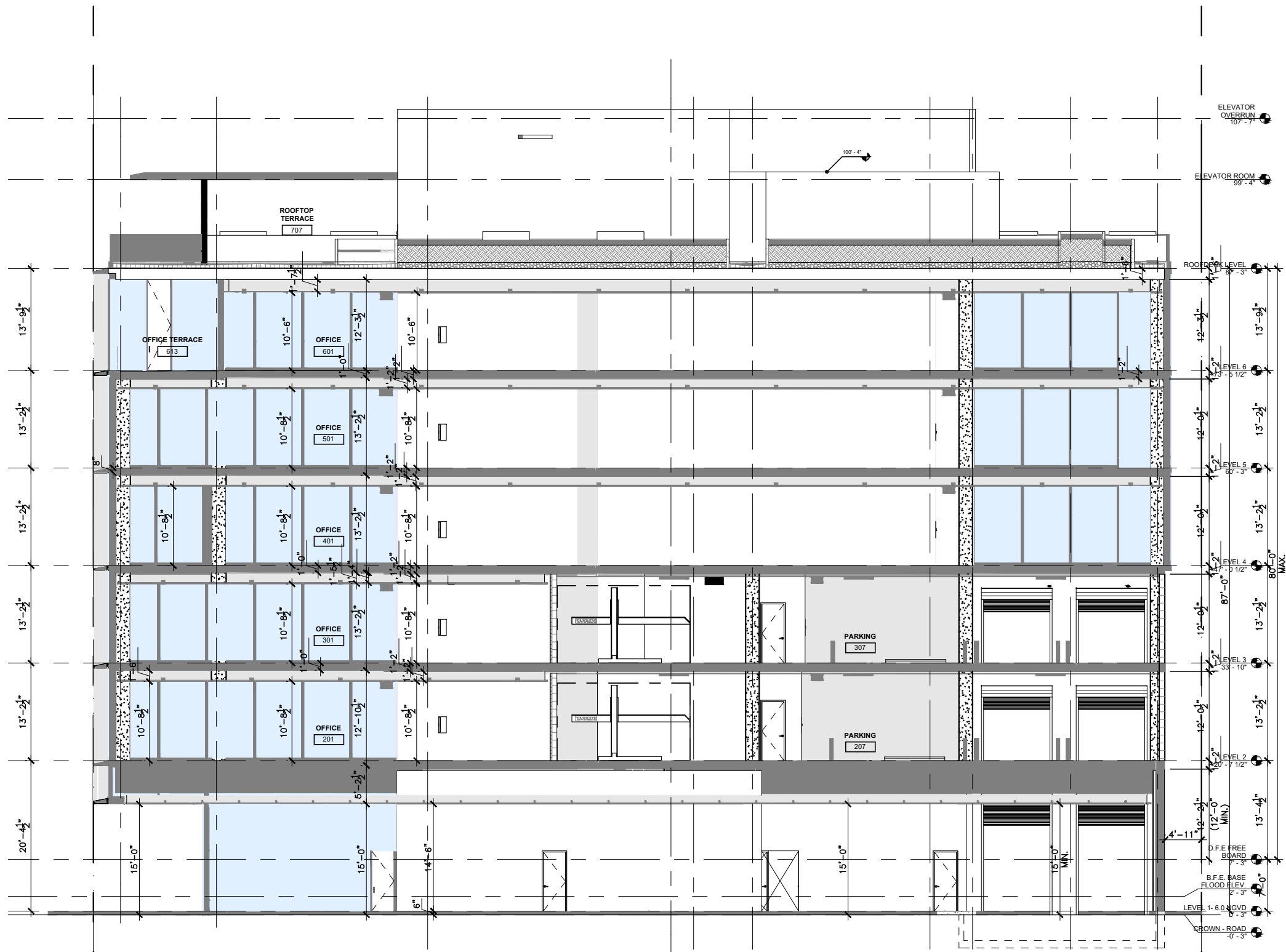


1 PROPOSED SECTION  
SCALE: 1/16" = 1'-0"  
APPROVED PB22-0503

PROPOSED SECTION

Date	06.24.2022	Sheet No.	A5.01
Scale	1/16"=1'-0"		
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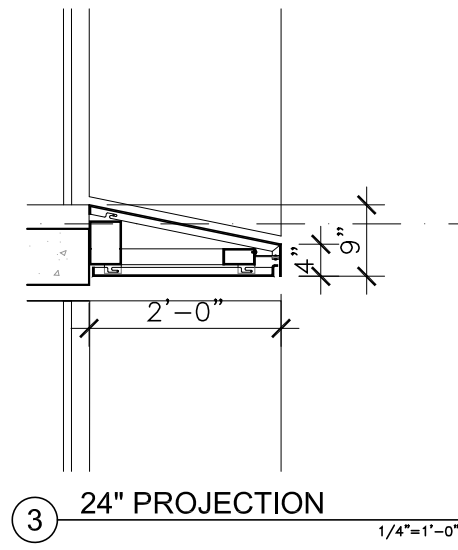
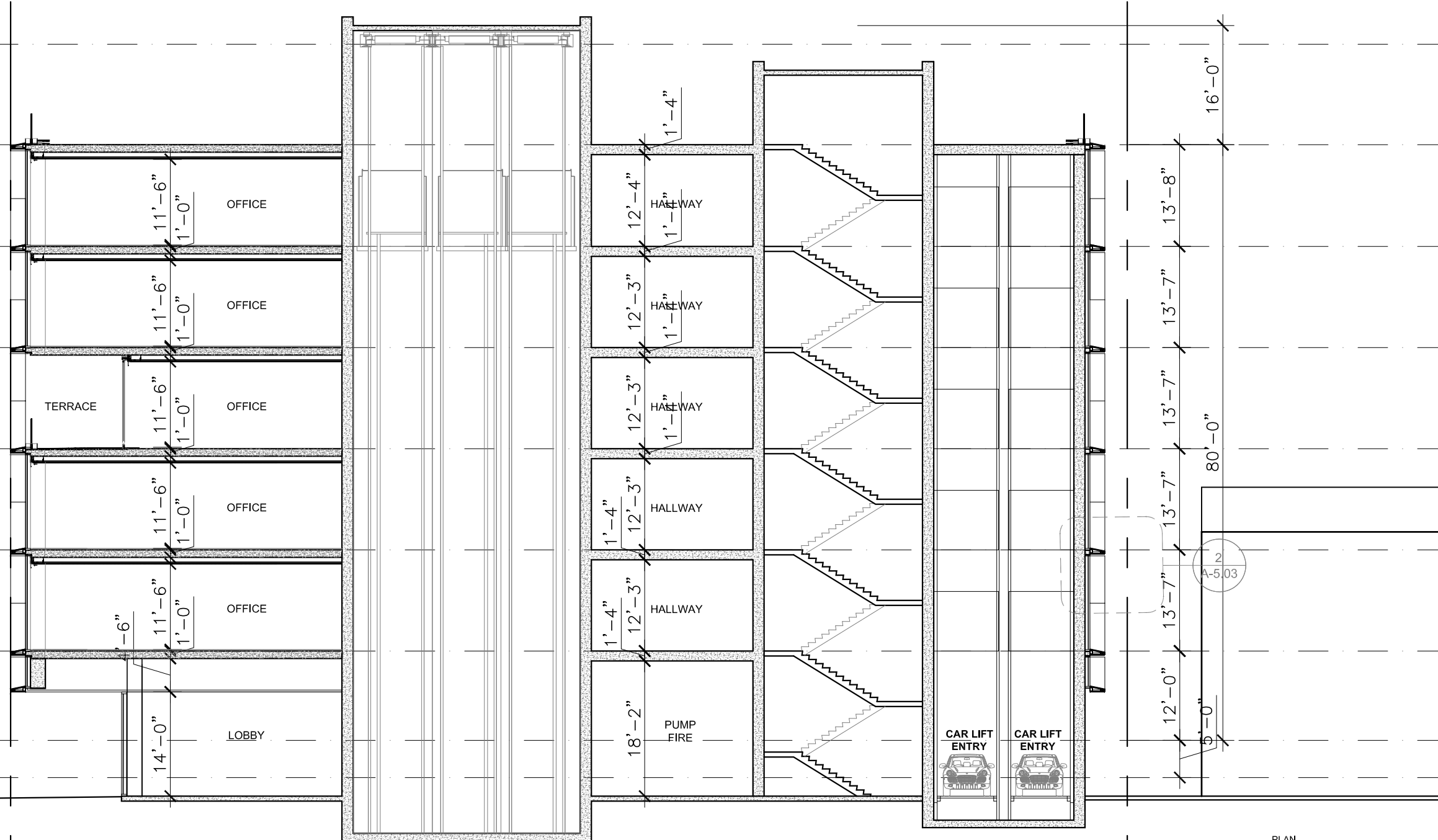


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**PROPOSED SECTION 3**

1 **PROPOSED SECTION 3**  
 Scale: 1/16" = 1'-0"  
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Date	09-26-2023	Sheet No.	A5.02
Scale			
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1 SECTION 2  
1/16"=1'-0"



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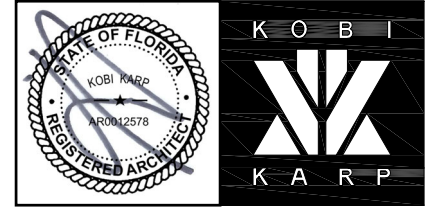
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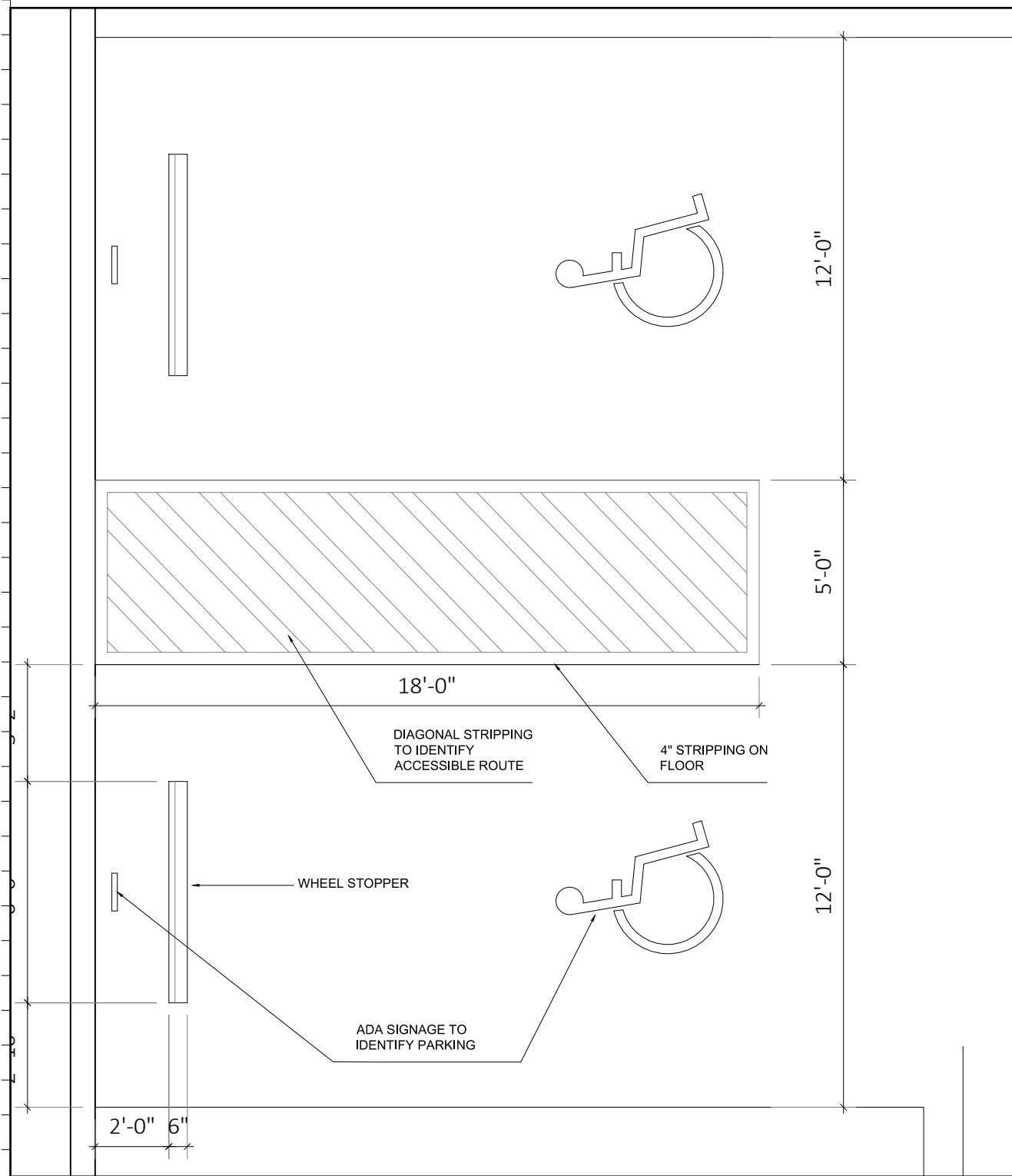
**Architect:**  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
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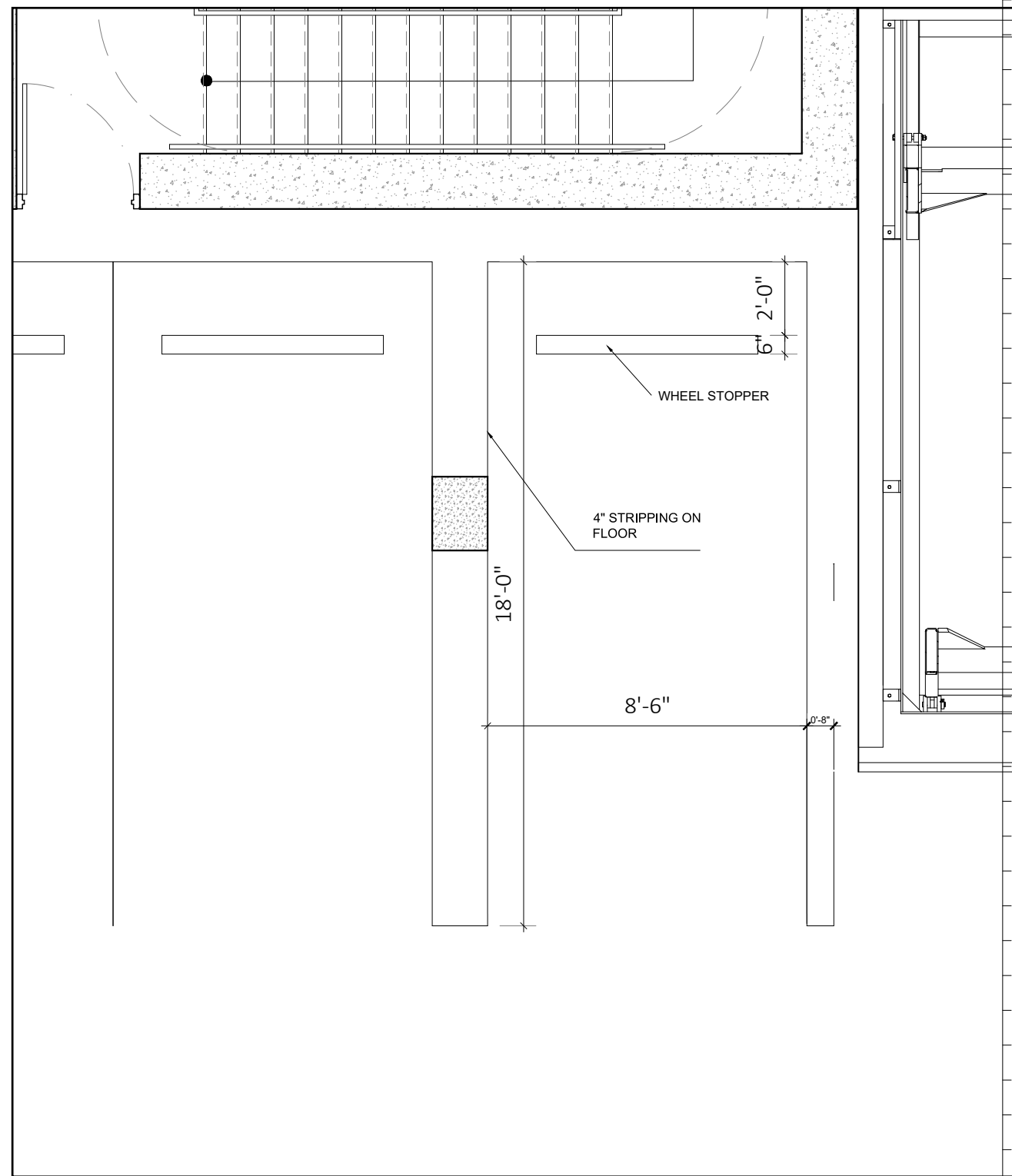
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Date	06.24.2022	Sheet No.	A5.02
Scale			
Project	2132		

APPROVED PB22-0503



1 ADA Parking Detail 1  
SCALE: 1" = 1/4"



1 Standard Parking Detail 2  
SCALE: 1" = 1/4"

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**PB SUBMITTAL**

**OFFICE BUILDING**  
1665-1667 WASHINGTON AVENUE  
MIAMI BEACH, FLORIDA 33139

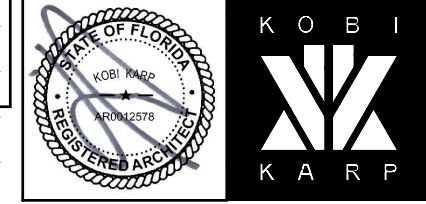
**Owner:**  
Name: SHVO  
Address: New York, NY  
Address:  
Tel:  
Email:

**Landscape:**  
CLAD  
8020 NE 4th Ave  
Studio 113, Miami Fl  
(786) 536-6076  
Email: carolina@cladlandscape.com

**Consultant:**  
Name:  
Address:  
Address:  
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Name:  
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**Architect:**  
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**PARKING DETAILS**

Date	06.24.2022	Sheet No.	
Scale	1" = 16'-0"		A8.00
Project	2132		

**APPROVED PB22-0503**



Page 1 of 5

### Product Data SingleVario 2061

**Loadable up to 2,500 kg**  
A system for any height subsequently adjustable!

**Dimensions:** All space requirements are minimum finished dimensions. Tolerances for space requirements  $\pm 3$ . Dimensions in cm. EB (single platform) = 2 vehicles

Type	H	DH**
2061-160	320	160
2061-170*	330	170
2061-180	340	180
2061-190	350	190
2061-200	360	200
2061-210	370	210

\* = standard type \*\* = without car

**Suitable for:** Standard passenger car, station wagon/Van/SUV. Height and length according to contour.

Type	H	car height	
		upper	lower
2061-160	320	150	150
2061-170*	330	150	160
2061-180	340	150	170
2061-190	350	150	180
2061-200	360	150	190
2061-210	370	150	200

\* = standard type

**width** 190 cm  
**weight** max. 2000/2500 kg  
**wheel load** max. 500/625 kg

**Standard passenger car**

**Standard station wagon/Van/SUV**

Standard passenger cars are vehicles without any sports options such as spoilers, low-profile tyres etc.

**KLAUS multiparking**  
Klaus Multiparking GmbH  
Hermann-Krum-Straße 2  
D-88319 Aitrach  
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E-Mail info@multiparking.com  
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SingleVario 2061 | Code number 584.69.890-002 | Version 09.2009

Page 2 of 5

### Width for basement garage

**Dividing walls**

Single Platform (EB) Double arrangement (2 x EB) Tripple arrangement (3 x EB)

usable platform width	B1	usable platform width	B1	usable platform width	B1
230*	260	230*	520	230*	780
240	270	240	540	240	810
250	280	250	560	250	840
260	290	260	580	260	870
270	300	270	600	270	900

**Columns in system zone**

Single Platform (EB) Double arrangement (2 x EB) Tripple arrangement (3 x EB)

usable platform width	B2	B3	usable platform width	B2	B3	usable platform width	B2	B3
230*	255	250	230*	515	510	230*	775	770
240	265	260	240	535	530	240	805	800
250	275	270	250	555	550	250	835	830
260	285	280	260	575	570	260	865	860
270	295	290	270	595	590	270	895	890

**Columns outside of system zone**

Single Platform (EB) Double arrangement (2 x EB) Tripple arrangement (3 x EB)

usable platform width	B4	B5	usable platform width	B4	B5	usable platform width	B4	B5
230*	250	240	230*	510	500	230*	770	760
240	260	250	240	530	520	240	800	790
250	270	260	250	550	540	250	830	820
260	280	270	260	570	560	260	860	840
270	290	280	270	590	580	270	890	860

**Widths for garage with door in front of car parking system**

Single platform (EB) Double arrangement (2 x EB)

usable platform width	door entrance width DF	L	S	usable platform width	door entrance width DF	L	S
230*	237*	12*	25	230*	475	22*	45
240	240	12*	25	240	500	20	40
250	250	15	30	250	520	20	40
260	260	15	30	260	540	20	40
270	270	15	30	270	560	20	40

\* = standard width (parking space width 2.30 m)    • = no standard width for doors!

**Please note:**  
End parking spaces are generally more difficult to drive into. Therefore we recommended for end parking spaces our wider platforms. Parking on standard width platforms with larger vehicles may make getting into and out of the vehicle difficult. This depends on type of vehicle, approach and above all on the individual driver's skill.

Rev.	Date	Rev.	Date

**PB23-0629 FIRST SUBMISSION**

**OSP - OFFICE BUILDING**  
1665 - 1667 WASHINGTON AVENUE  
MIAMI BEACH, FL 33139

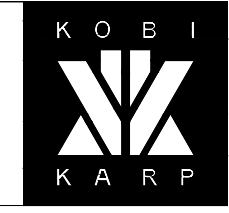
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Name SHVO  
Address New York, NY  
Address  
Tel: -  
Email: -

**Landscape Architect:**  
Name CLAD  
Address 8020 NE 4th Ave  
Address Studio 113, Miami, FL  
Tel: (786) 536-6076  
Email carolina@cladlandscape.com

**Structural:**  
Name YHE Engineering  
Address 99 NW 27 Avenue  
Address Miami, FL 33131  
Tel: (305) 969-9423  
Email yhe@yheengineering.com

**MEP:**  
Name Cosentini  
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Address New York, NY 10018  
Tel: (212) 615-3602  
Email dmass@cosentini.com

**Architect:**  
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Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



KOBI KARP  
Lic. # AR0012578

**1 Lift Parking Detail 1**

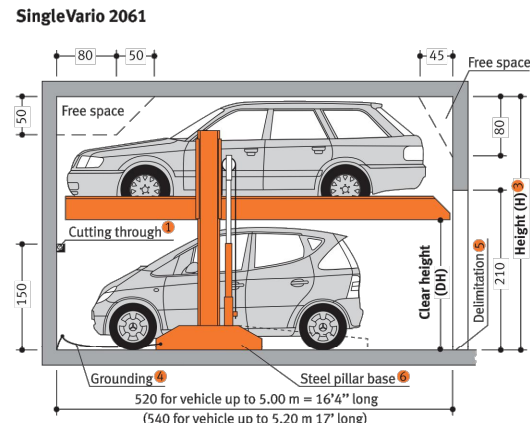
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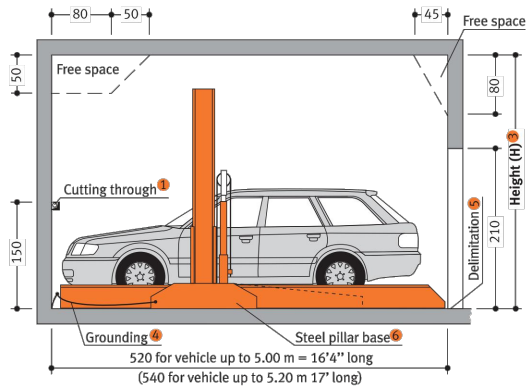
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Project	2132	

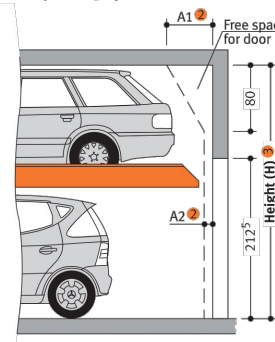
- Page 1 Section Dimensions Car data
- Page 2 Width dimensions
- Page 3 Approach Load plan Installation
- Page 4 Electrical installation Technical data
- Page 5 To be performed by the customer Description



Before lowering the platform, the vehicle parked in the lower parking space must be driven off!



**Garage with door in front of the car parking system**



**Notes**

- 1 For dividing walls: cutting through 10 x 10 cm (for pipes).
- 2 Dimensions A1, A2 and A3 must be coordinated with the door supplier.
- 3 If the total height is greater, the max. vehicle height for the upper parking space increases accordingly.
- 4 Potential equalization from foundation grounding connection to system (provided by the customer).
- 5 In compliance with DIN EN 14 010, 10 cm wide yellow-black markings compliant to ISO 3864 must be applied by the customer to the edge of the platform in the access area to mark the danger zone in front of the supporting surface of the upper platform edge (see »Load Plan«, Page 3).
- 6 Variable steel pillar bases in two sizes (see »Load Plan«, Page 3).
- 7 Maximum load of 2,500 kg for extra charge.

**Product Data SingleVario 2061**



Loadable up to 2,500 kg  
A system for any height  
subsequently adjustable!

**Dimensions:**  
All space requirements are minimum finished dimensions. Tolerances for space requirements \* $\pm$ . Dimensions in cm.  
EB (single platform) = 2 vehicles

Type	H	DH**
2061-160	320	160
2061-170*	330	170
2061-180	340	180
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2061-200	360	200
2061-210	370	210

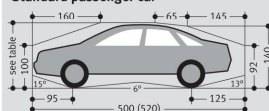
\* = standard type \*\* = without car

**Suitable for:**  
Standard passenger car, station wagon/Van/SUV.  
Height and length according to contour.

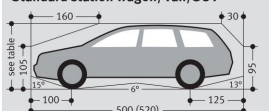
Type	H	car height	
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2061-170*	330	150	160
2061-180	340	150	170
2061-190	350	150	180
2061-200	360	150	190
2061-210	370	150	200

\* = standard type  
**width** 190 cm  
**weight** max. 2000/2500 kg  
**wheel load** max. 500/625 kg

**Standard passenger car**



**Standard station wagon/Van/SUV**



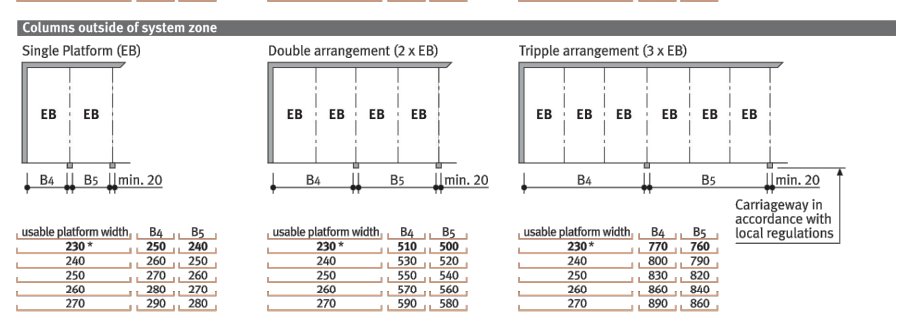
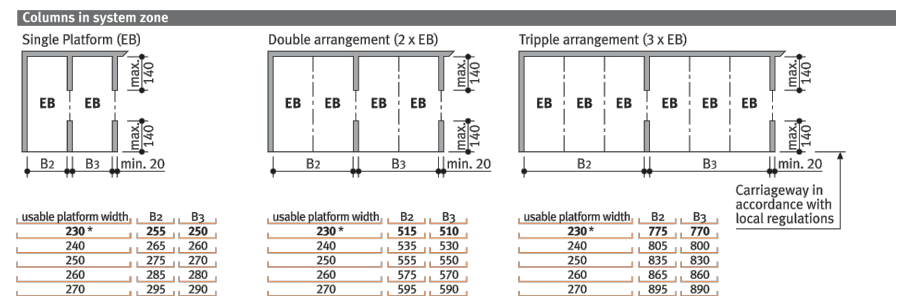
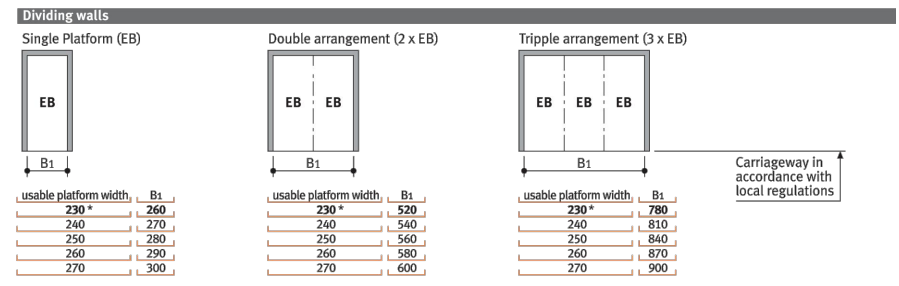
Standard passenger cars are vehicles without any sports options such as spoilers, low-profile tyres etc.



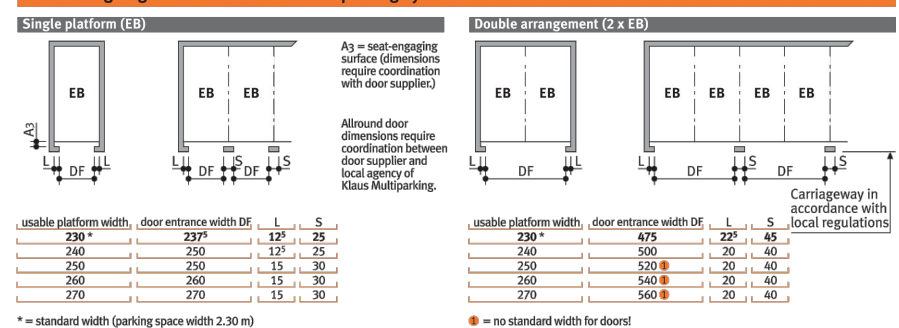
**Klaus Multiparking GmbH**  
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Fax +49-75 65-5 08-88  
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Internet www.multiparking.com

SingleVario 2061 | Code number 584.69.890-002 | Version 09.2009

**Width for basement garage**



**Widths for garage with door in front of car parking system**



\* = standard width (parking space width 2.30 m)      ● = no standard width for doors!

**Please note:**

End parking spaces are generally more difficult to drive into. Therefore we recommended for end parking spaces our wider platforms. Parking on standard width platforms with larger vehicles may make getting into and out of the vehicle difficult. This depends on type of vehicle, approach and above all on the individual driver's skill.

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**PB SUBMITTAL**

**OFFICE BUILDING**  
1665-1667 WASHINGTON AVENUE  
MIAMI BEACH, FLORIDA 33139

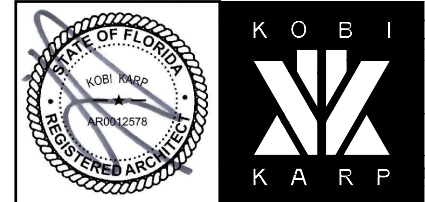
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Name SHVO  
Address New York, NY  
Address  
Tel:  
Email

**Landscape:**  
CLAD  
8020 NE 4th Ave  
Studio 113, Miami FL  
(786) 536-6076  
Email: carolina@cladlandscape.com

**Consultant:**  
Name  
Address  
Address  
Tel:  
Email

**Consultant:**  
Name  
Address  
Address  
Tel:  
Email

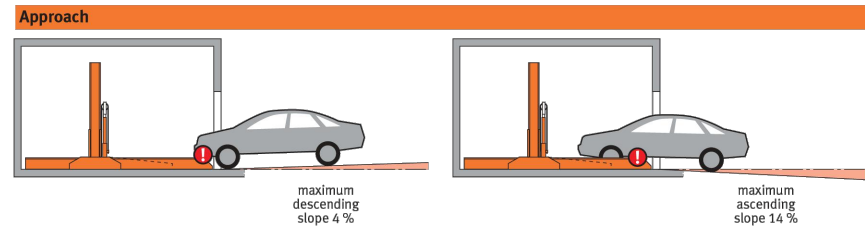
**Architect:**  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



**PARKING DETAILS**

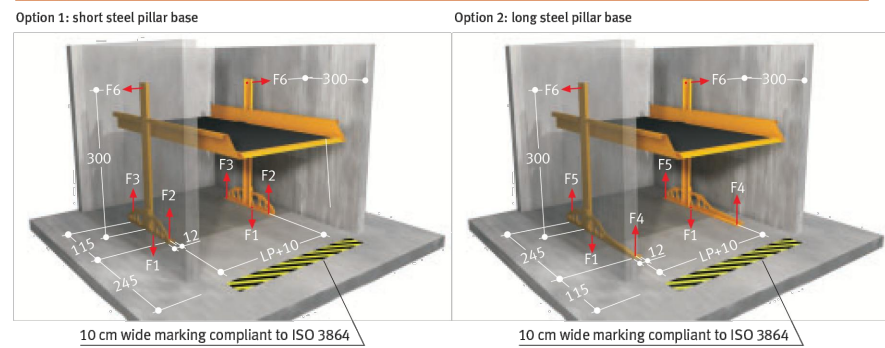
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Scale	NTS		A8.01
Project	2132		

- Page 1 Section Dimensions Car data
- Page 2 Width dimensions
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- Page 5 To be performed by the customer Description



! The illustrated maximum approach angles must not be exceeded. Incorrect approach angles will cause serious manoeuvring & positioning problems on the parking system for which the local agency of Klaus accepts no responsibility.

**Load plan**

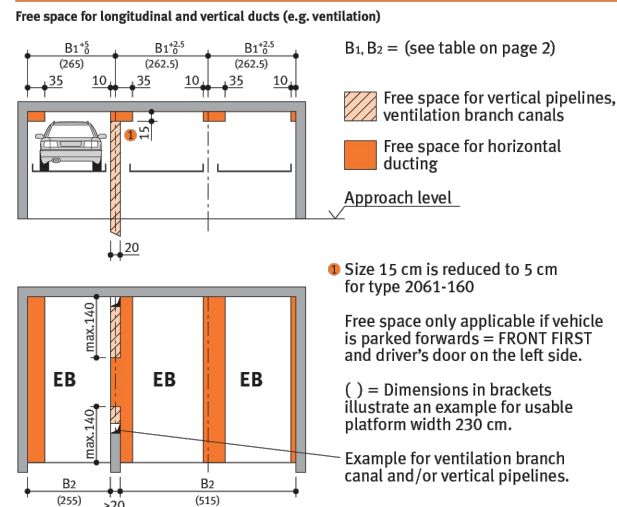


platform load	F1	F2	F3	F4	F5	F6
2,000 kg	30	1.1	7.4	0.5	7.7	±1
2,500 kg	35	1.3	8.9	0.6	9.3	±1

Forces in kN

! The steel pillar base can be selected optionally (short or long). Please make sure to note the corresponding forces that apply! Units are dowelled to the floor. Drilling depth: approx. 15 cm. Floor and walls are to be made of concrete (quality minimum C20/25!)

**Installation data**



- Page 1 Section Dimensions Car data
- Page 2 Width dimensions
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**To be performed by the customer**

- Safety fences**  
Any constraints that may be necessary according to DIN EN ISO 13857 in order to provide protection, for pathways directly in front, next to or behind the unit. This is also valid during construction.
- Numbering of parking spaces**  
Consecutive numbering of parking spaces.
- Building services**  
Lighting, ventilation, fire extinguishing and fire alarm systems.
- Marking**  
According to DIN EN 14 010, a warning that identifies this danger area must be placed in the entrance area that conforms to ISO 3864. This must be done according to EN 92/58/EWG for systems without a pit 10 cm from the edge of the platform.
- Wall cuttings**  
Any necessary wall cuttings according to page 1.
- Electrical supply to the main switch / Foundation earth connector**  
Suitable electrical supply to the main switch and the control wire line must be provided by the customer during installation. The functionality can be monitored on site by our fitters together with the electrician. If this cannot be done during installation for some reason for which the customer is responsible, the customer must commission an electrician at their own expense and risk.  
In accordance with DIN EN 60204 (Safety of Machinery. Electrical Equipment), grounding of the steel structure is necessary, provided by the customer (distance between grounding max. 10 m).
- Operating device**  
Cable conduits and recesses for operating device (for double wing doors: please contact the local agency of Klaus Multiparking).
- Operating device exposed**  
Consecutive numbering of parking spaces.
- Operating device concealed**  
110 above carriageway level  
120 above carriageway level
- Conduit EN 25 (M25)**
- If the following are not included in the quotation, they will also have to be provided / paid for by the customer:**
  - Mounting of contactor and terminal box to the wall valve, complete wiring of all elements in accordance with the circuit diagram
  - Costs for final technical approval by an authorized body
  - Main switch
  - Control line from main switch to hydraulic unit

**Description**

- General description**  
Multiparking system providing dependent parking spaces for 2 cars one on top of the other each. The lower vehicle parks directly on the floor plate. The vehicle parked on the bottom must be driven out before lowering the platform.  
The height of the platform can be adjusted flexibly (even subsequently).  
Adjustment of maximum load of 2,500 kg can be made subsequently.  
Dimensions are in accordance with the underlying dimensions of parking pit, height and width  
The parking bays are accessed horizontally (installation deviation ± 1%).  
Vehicles are positioned on the upper parking space using wheel stops on the right side (adjust according to operating instructions).  
Operation via operating device with hold-to-run-device using master keys.  
The operating elements are usually mounted either in front of the column or on the outside of the door frame  
Operating instructions are attached to each operator's stand.  
For garages with doors at the front of the parking system the special dimensional requirements have to be taken into account.
- Platforms consisting of:**
  - Platform base sections
  - Adjustable wheel stops
  - Canted access plates
  - Side members
  - Cross members
  - Screws, nuts, washers, distance tubes, etc.
- Hydraulic system consisting of:**
  - Hydraulic cylinder
  - Solenoid valve
  - Safety valve
  - Hydraulic conduits
  - Screwed joints
  - High-pressure hoses
  - Installation material
- Electric system consisting of:**
  - Operating device (Emergency Stop, lock, 1 master key per parking space)
  - Terminal box at wall valve
  - Electrical locking device
  - Chain control
- Hydraulic unit consisting of:**
  - Hydraulic power unit (low-noise, installed onto a console with a rubber-bonded-to-metal mounting)
  - Hydraulic oil reservoir
  - Oil filling
  - Internal geared wheel pump
  - Pump holder
  - Clutch
  - 3-phase-AC-motor (3.0 kW, 230/400 V, 50 Hz)
  - Contactor (with thermal overcurrent relay and control fuse)
  - Test manometer
  - Pressure relief valve
  - Hydraulic hoses (which reduce noise transmission onto the hydraulic pipe)

**We reserve the right to change this specification without further notice**

The Klaus company reserves the right in the course of technical progress to use newer or other technologies, systems, processes, procedures or standards in the fulfillment of their obligations other than those originally offered provided the customer derives no disadvantage from their so doing.

Rev.	Date	Rev.	Date

**PB23-0629 FIRST SUBMISSION**

**OSP - OFFICE BUILDING**  
1665 - 1667 WASHINGTON AVENUE  
MIAMI BEACH, FL 33139

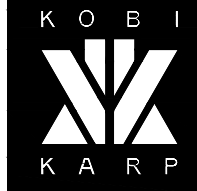
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Name: SHVO  
Address: New York, NY  
Tel: -  
Email: -

**Landscape Architect:**  
Name: CLAD  
Address: 8020 NE 4th Ave  
Address: Studio 113, Miami, FL  
Tel: (786) 536-6076  
Email: carolina@cladlandscape.com

**Structural:**  
Name: YHE Engineering  
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Address: Miami, FL 33131  
Tel: (305) 969-9423  
Email: yhe@yheengineering.com

**MEP:**  
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Email: dmass@cosentini.com

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Date	09-05-2023	Sheet No.	A8.02
Scale			
Project	2132		