PB22-0562 The Alton
OPERATIONAL PLAN
07/31/2023

- **SECURITY:**

  - Security will be provided commensurate with requirements for a Class A Office building, residential and commercial ground floor uses. There will also be cameras and personnel throughout the public areas in order to address safety concerns. The security plan will be modified and developed as the tenants and uses are identified so their requirements are addressed. The security plan will include the combination of technology and personnel needed in order to maintain safety throughout all the areas of commercial uses on the ground floor, office, parking areas, residential and public walkways developed as tenants are identified. Prior to CU/BTR, Applicant will provide to Planning Department the final proposed security plan for review.

- **PARKING:**

  - Parking will be provided by a Valet Operator (TBD). Operator will maintain, at a minimum, the number of valet attendants required per Traffic Analysis prepared by David Plumber & Associates dated January 5, 2023. The valet operations will include valet only mechanical parking as well as the 2nd level with self-parking. In the event recommended staff is not sufficient, the applicant will increase the personnel to avoid any potential problems on the right of way. Furthermore, there will be personnel and a plan as required to address any issues with the mechanical parking in the event there is a breakdown. Bicycle parking is also being provided, as required.

- **SECTION 130-33 (C) (6)- SHUTTLE SERVICE & EMPLOYEE PARKING PLAN:**

  - A shuttle service will be employed once the parking lots/garages that will be used by employees are identified and approved by the Planning Department. While the location of the parking is within 500', most of the spaces are within a short walking distance from the site and a shuttle service will typically not be used. In addition, once the tenants have been identified, Applicant will work with tenants so an employee parking plan

can be approved by the Planning Department that shall include mandatory measures to address employee parking including but not limited to, provision of transit passes, carpool or vanpool programs, off- site parking when available, monthly city parking passes and/or other measures intended to limit the impact of employee parking on surrounding neighborhoods. Once the tenants are identified, a complete employee parking plan will be submitted to the Planning Department for approval prior to any CU/BTR being issued.

- **LOADING/DELIVERIES:**

  - The project will maintain onsite loading areas to service the loading and deliveries. A Circulation plan and location of the 4 loading spaces are included in the submitted plans.
  - Additional loading can be accommodated in the alley if needed without any impact to Alton Alley.
  - It should be noted that on the entire city block, the overwhelming use is commercial and there will be coordination with all the property owners to effectively operate the alley.
  - Prior to this project, there was an Epicure supermarket, Ace Hardware, and Gym. The proposed project is a substantial improvement from the current operations.

- **SANITATION PLAN:**

  - The project will contract with a sanitation operator to collect trash as needed for the project to a maximum of 7 days a week and operate during permitted times allowed by the City of Miami Beach regulations. As part of the sanitation operations, there will be recycling as part of operations. Once all the operators are determined, there will be coordination to minimize the sanitation collections and impacts to the area.

ZERTIFIKAT ◆ CERTIFICATE ◆ 認証書 ◆ СЕРТИФИКАТ ◆ CERTIFICADO ◆ CERTIFICAT

Industrie Service

Certificate concerning the examination of conformity

Certificate no:	**KP 527**
Certification body:	TÜV SÜD Industrie Service GmbH Zertifizierungsstelle für Produkte der Fördertechnik Gottlieb-Daimler-Str. 7 70794 Filderstadt - Germany
Applicant / Certification holder:	KLAUS Multiparking GmbH Hermann-Krum-Str. 2 88319 Aitrach - Germany
Date of application:	2016-08-16
Manufacturer:	KLAUS Multiparking GmbH Hermann-Krum-Str. 2 88319 Aitrach - Germany
Product:	Equipment for power driven parking of motor vehicles
Type:	**SingleVario 2061 EB 2,000 kg** **SingleVario 2061 EB 2,600 kg**
Test laboratory:	TÜV SÜD Industrie Service GmbH Prüflaboratorium für Produkte der Fördertechnik Prüfbereich Maschinen der Fördertechnik Gottlieb-Daimler-Str. 7 70794 Filderstadt – Germany
Date and number of the test report / mark of conformity:	2017-02-20 **KP 527**
Test specifications:	- 2006 / 42 / EC, Annex I - DIN EN 14010
Validity:	**This Certificate is valid until 2022-02-28**
Result:	The equipment fulfills the requirements of the test specifications for the respective scope of application stated in the annex (page 1) of this certificate, keeping the mentioned conditions.
Date of issue:	2017-03-01

Certification body for lifts and cranes

Achim Janocha

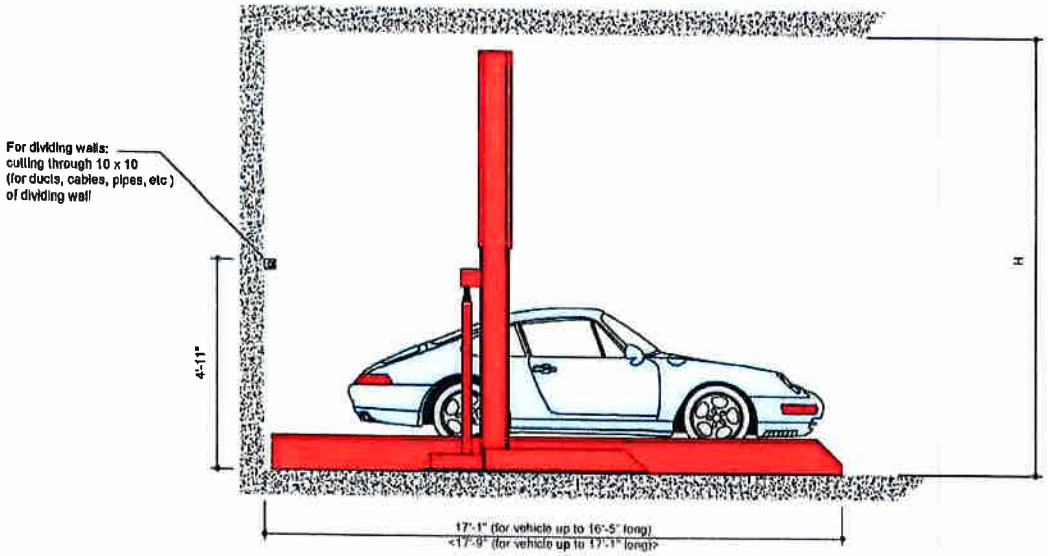
TÜV SÜD Industrie Service GmbH Certification Body

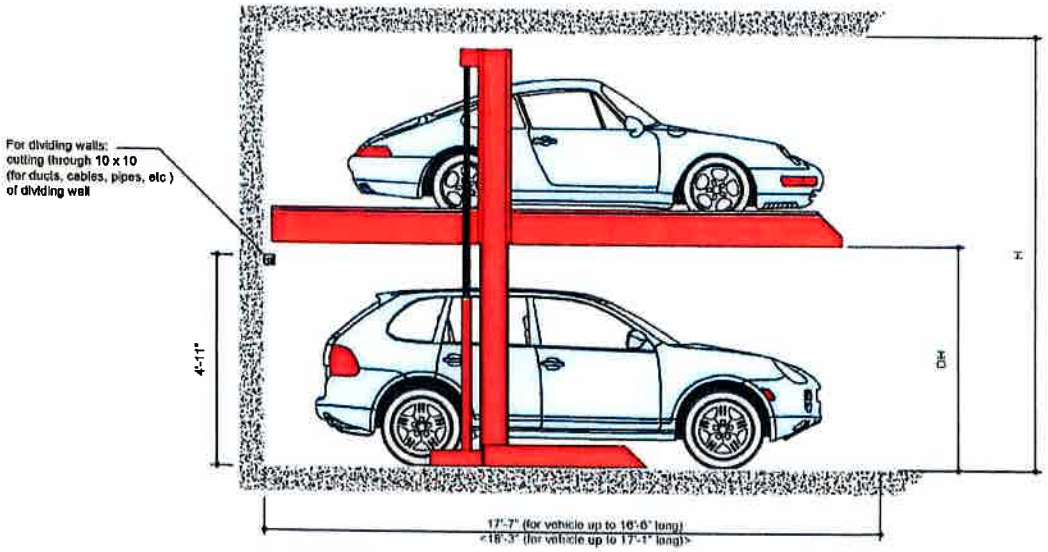
TÜV®

KLAUS Auto-Parksysteme GmbH
Hermann-Krum-Str. 2 · D-88319 Altrach
Tel. 0 75 65 / 508-0 · Fax 0 75 65 / 508-88
http://www.klaus-autopark.de · e-mail: info@klaus-autopark.de

Stack Parker

Series G 61 (Horizontal)
EB (Single Platform) = 2 vehicles





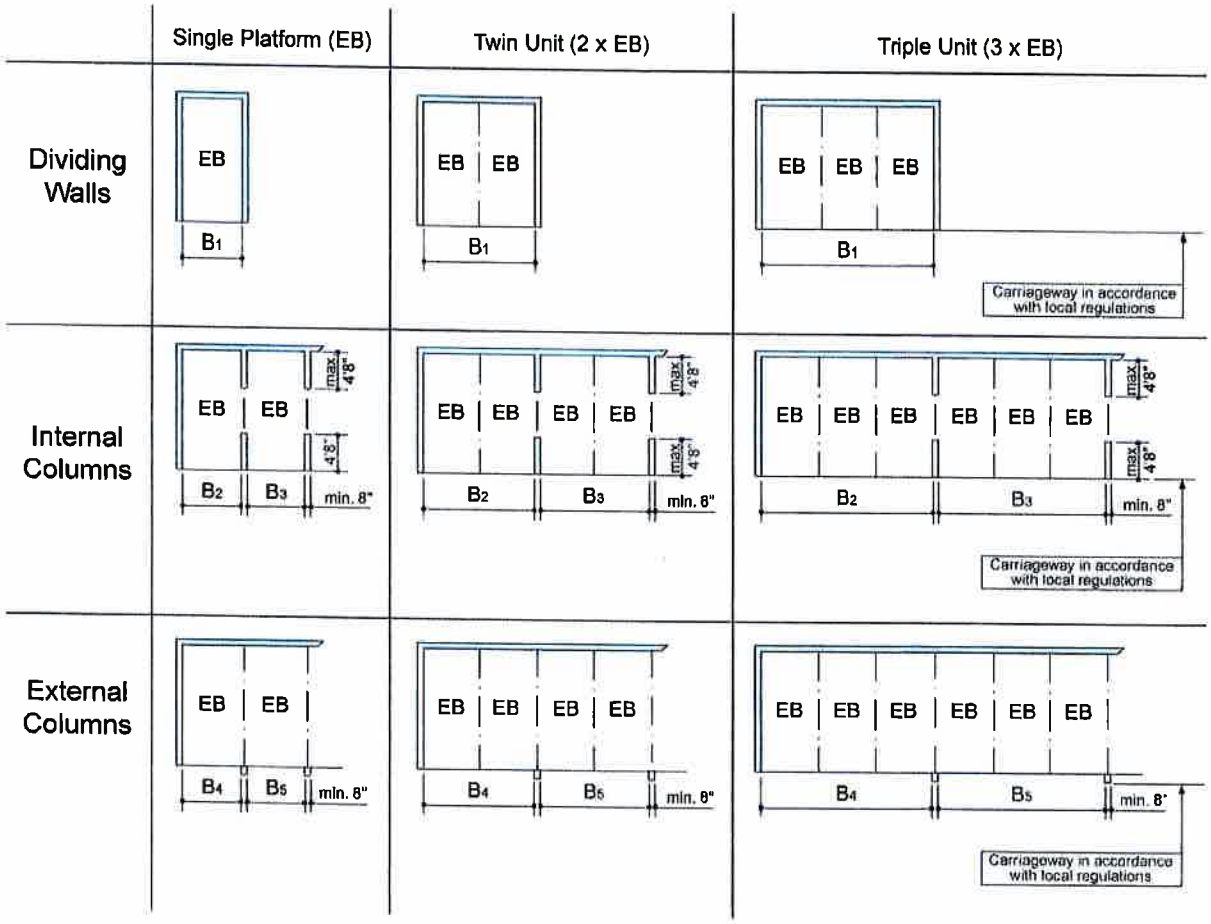
Type	H	DH	Suitable for	Maximum vehicle dimensions
G 61-160	**10'6"**	**5'3"**	upper: standard passenger cars & station wagons, max. veh. height 4'11" lower: standard passenger cars & station wagons, max. veh. height 4'11"	Length 17'-0" Width 7'-0" Height see "Suitable for" Weight 6,600 lbs Wheel Load 1,650 lbs
G 61-170	**10'10"**	**5'7"**	upper: standard passenger cars & station wagons, max. veh. height 4'11" lower: standard passenger cars & station wagons, max. veh. height 5'3"	
G 61-180	**11'2"**	**5'11"**	upper: standard passenger cars & station wagons, max. veh. height 4'11" lower: standard passenger cars & station wagons, max. veh. height 5'8"	
G 61-190	**11'6"**	**6'3"**	upper: standard passenger cars & station wagons, max. veh. height 4'11" lower: standard passenger cars & station wagons, max. veh. height 6'0"	
G 61-200	**11'10"**	**6'7"**	upper: standard passenger cars & station wagons, max. veh. height 4'11" lower: standard passenger cars & station wagons, max. veh. height 6'3"	
G 61-210	**12'2"**	**6'11"**	upper: standard passenger cars & station wagons, max. veh. height 4'11" lower: standard passenger cars & station wagons, max. veh. height 6'7"	

If dimension height "H" is increased by customer, correspondingly higher vehicles may be parked on the upper platform(s).

Widths – Basement Garage

Series G 61 (Horizontal)

All space requirements are minimum finished dimensions in cm



	Usable Platform Width	Dividing Walls B_1	Internal Columns B_2	Internal Columns B_3	External Columns B_4	External Columns B_5
EB	7'7"	8'7"	8'5"	8'3"	8'3"	7'11"
	7'11"	8'11"	8'9"	8'7"	8'7"	8'3"
	8'3"	9'3"	9'1"	8'11"	8'11"	8'7"
2 x EB	7'7"	17'1"	16'11"	16'9"	16'9"	16'6"
	7'11"	17'9"	17'7"	17'5"	17'5"	17'1"
	8'3"	18'5"	18'3"	18'1"	18'1"	17'9"
3 x EB	7'7"	25'8"	25'6"	25'4"	25'4"	25'0"
	7'11"	26'7"	26'5"	26'3"	26'3"	26'0"
	8'3"	27'7"	27'5"	27'3"	27'3"	27'0"

☐ Standard width = parking space width 7'7"

PLEASE NOTE:

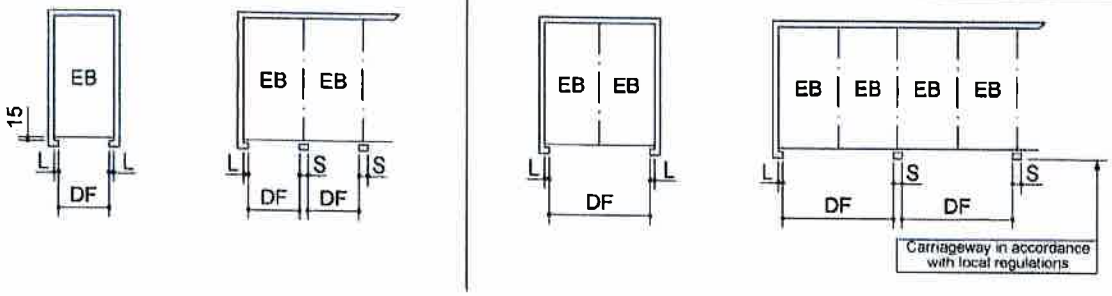
- End parking spaces are generally more difficult to drive into. Therefore we recommend for end parking spaces our wider platforms.
- Parking on standard width platforms with larger vehicles may make getting into and out of the vehicle difficult. This depends on type of vehicle, approach and above all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

Widths – Garage with door in front of the car parking system

All space requirements are minimum finished dimensions in inch

Series G 61 (Horizontal)

Single Platform (EB) | Twin Unit (2 x EB)

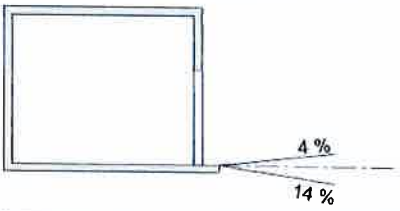


	Usable Platform Width	DF	L	S
EB	7'7"	7'10"	5"	10"
	7'11"	8'3"	5"	10"
	8'3"	8'3"	6"	1'0"
2 x EB	7'7"	15'7"	9"	1'6"
	7'11"	16'6"	8"	1'4"
	8'3"	17'1"	8"	1'4"

DF = door entrance width

Door dimensions require coordination with door supplier.

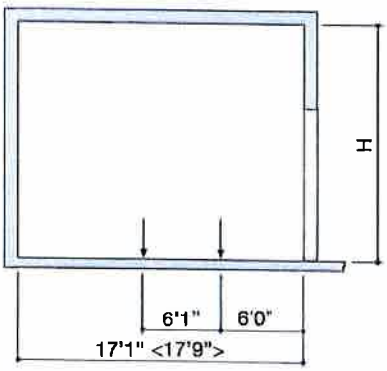
Approach



These illustrated maximum approach angles must **NOT** be exceeded. Incorrect approach angles will cause **SERIOUS MANEOUVRING & POSITIONING PROBLEMS** on the parking system for which the local agency of Klaus accepts no responsibility.

Load plan

forces in kN
dimensions in inch



Units are bolted to the floor. Drilling depth approx. 6"

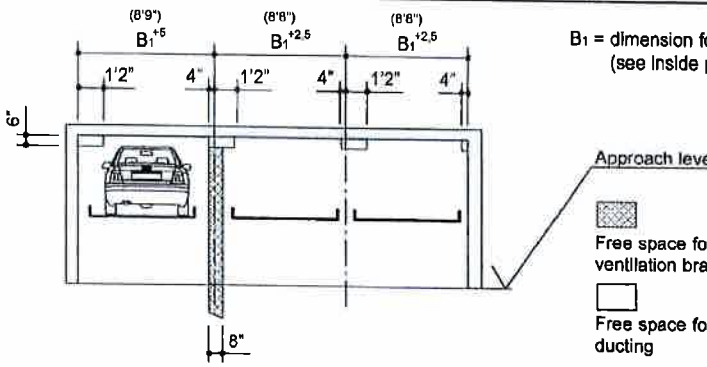
Installation Data

Garage ventilation, drainage, heating, electrical wiring

Series G 61 (Horizontal)

Free space for longitudinal and vertical ducts (e.g. ventilation)

dimensions in inch

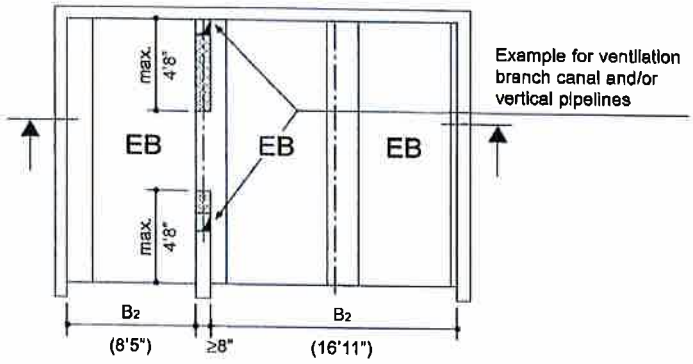


B_1 = dimension for dividing walls (see inside page)

Approach level

Free space for vertical pipelines, ventilation branch canals

Free space for horizontal ducting



Example for ventilation branch canal and/or vertical pipelines

Free space only applicable if vehicle is parked forwards = with FRONT FIRST and driver's door on the left side.

( )-dimensions illustrate an example for usable platform width 7'7"

Electrical Data

dimensions in inch

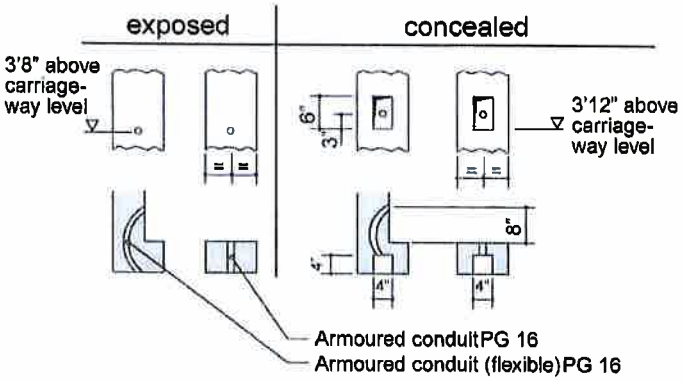
Generally to be effected by customer:

- electrical wiring 5 x 2.5 mm² per unit
- delayed-action mains fuse 3 x 16 A per unit
- "EMERGENCY-OFF"/main power supply switch, lockable, per unit

Electrical wiring:

Electrical wiring is carried out by the customer or by the local agency of Klaus in accordance with our circuit diagram/s. (Please see the respective quotation at hand)

Cable conduits and recesses for operating element



Technical Data as of issue 06/98:

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

Stamp

Units

Low-noise power units mounted to rubber-bonded-to-metal mountings are installed. Nevertheless we recommend to build the parking system's garage separately from the dwelling house.

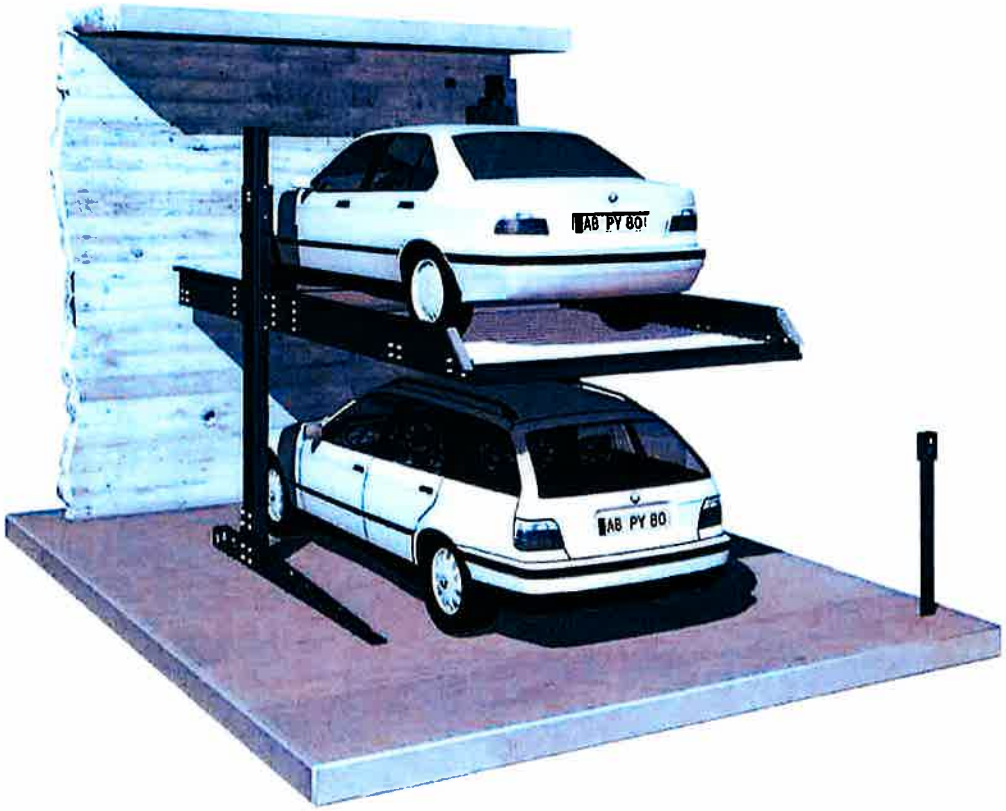
Safety railings

Any safety railings which become necessary due to the installation of the system at access points, walkways, traffic lanes etc. will have to be provided/paid for by customer.

The following documents can be supplied upon request:

wall recess plans
test sheet on airborne and solid-borne sound

KLAUS
multiparking



Technical Manual

Operating-, Adjustment- and Maintenance instructions

SingleVario 2061-160/320

© KLAUS, Aitrach Article-Number 2009-03-10-08-14-10-835

Generel Instructions

The system consists of one single car platform, which is leveled when in the entry/exit position and has a parking space below.

Emty the space below the platform completely before lowering the platform!

Drivers with severely restricted mobility (e.g. those in wheelchairs) cannot use the parking system due to the space constrictions.

Safety Regulations

Please closely observe the safety information provided in these operating instructions!

If you park an unauthorized vehicle type, your utillzation permit will be revoked!

Except for the entrance side, no other accesses are allowed!

Keep the key in a safe place!

Never lend the key to an unauthorized person!

Ensure that children cannot gain access to your key!

Before driving onto the platform for the first time, or when parking a new vehicle type the front wheel stop has to be adjusted (see chapter Adjustment Instructions)!

Park only roadworthy and standard vehicles, without sports design, low profile tyres, etc., in the installation!
You will find details about model, weight and dimensions in the chapter Permissible dimensions and maximum weights!

Do not park or leave any defective vehicles and vehicle parts, such as tyres, or bicycles on the platform!
Do not misuse the installation as a car lift or for transporting people!

Ensure that no persons, animals or pieces of luggage are within the potentially dangerous areas of the platform!
Do not move the platform, if there are persons, pets or any objects on or under the platform!

Never allow passengers and pets to get on or off the vehicle while it is parked on the platform!

Never load or unload your vehicle while it is parked on the platform!
Never make repairs to your vehicle while it is parked on the platform!
Do not carry out any repairs on the installation yourself!
If your garage has a door, your duty to take care also extends to the door!

If the installation is installed outdoors, remove any snow and ice that may collect on the platform!

For measures to be taken after longer periods of standstill and general maintenance instructions, see the chapter Maintenance Information and the Maintenance Instructions!

Emty the space below the platform completely before lowering the platform!

Make sure that no objects protrude from the opposite or adjoining parking spaces!

In the event of an emergency

In the event of an emergency, press the red EMERGENCY STOP BUTTON!

(Unlock the button to continue the lifting or lowering operation.)

In the event of imminent danger or if people are endangered, call:

- **the fire service**
- **the police emergency number**

Malfunctions

In the event of malfunctions, please contact:

- **the responsible caretaker**
- **or the KLAUS maintenance service**

Do not attempt to repair the parking system yourself!

Maintenance Information

Please refer to the separate Maintenance Instructions.
Notify the caretaker immediately if you notice any loose parts, oil stains, suspicious or unusual noises, etc.

Check monthly whether the positioning device is still securely in place or whether it has moved or shifted

If you have not used your platform for longer than six months:

- Raise and lower the platform several times without a vehicle on it and make a visual inspection. Then park your vehicle in the usual way.
- If you have not used your platform for longer than 12 months, we recommend that you have Klaus perform a maintenance check.

Lifting and lowering the platform

In the event of an emergency, press the red EMERGENCY STOP BUTTON!

(Unlock the button to continue the lifting or lowering operation.)

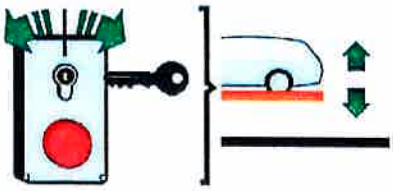
Ensure that no persons, animals or pieces of luggage are within the potentially dangerous areas of the platform! Do not move the platform, if there are persons, pets or any objects on or under the platform!

Warning! Danger of being crushed between the platform and the carriageway! Make sure your feet and / or other parts of your body are well away from potentially dangerous parts of the platform!



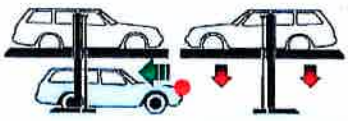
Emty the space below the platform completely before lowering the platform!





- Insert the key into the operating device
- Turn the key in the desired direction and hold it in this position
- The platform is now lifted or lowered until you release the key
- Hold the key in this position until the platform is locked in the upper position or until the platform is lowered completely (never leave the platform in a middle position!)
- Remove the key

Make sure that no objects protrude from the opposite or adjoining parking spaces!



Driving on and from the platform

Before parking generally

Risk of damage:
Before parking in and out, make sure that the platform is locked in upper position or lowered completely!

Turn on the garage lights!

Make sure that you are about to drive into your parking space! Ensure that the wheel stop has been adjusted to your vehicle and securely fastened!

Before entering or leaving a parking space, make sure that the platform is in the end position!

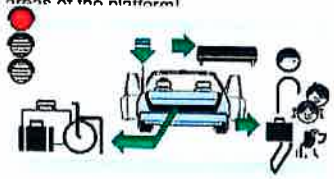
Make sure that the platform is free from foreign objects!

Be careful when entering and driving on the platform!

Never allow passengers and/or pets to get on or off the vehicle while it is parked on the platform!

Never load or unload your vehicle while it is parked on the platform!
Remove any roof racks and fixed antennas, if the total height is greater than the allowed height!
Push in retractable antennas!
Fold in exterior mirrors!

Ensure that no persons, animals or pieces of luggage are within the potentially dangerous areas of the platform!



If you have a car with hydraulic height adjustment: Put your car in the middle position!

If possible, ask another adult to help you supervise the parking process!

Parking in

Drive onto the platform slowly and in forward direction!

Drive forward onto the platform until the front wheels touch the wheel stop!
Do not drive over the wheel stop!

Put on the handbrake and switch to first gear! If you have an automatic transmission, set the gear-shift lever in "park" (P) position!



If you have a car with hydraulic height adjustment: Lower your car to the lowest position!
Turn off the engine!

Warning! Danger of injury while getting on and off the vehicle:

- Pay attention to the limited headroom!
- Hold onto the railing if necessary!
- Never reach beyond the platform outlines!
- **Walk carefully on the platform!**

Parking out

If you have a car with hydraulic height adjustment: Raise your car to the middle position!

Keep an eye on the area behind you!

Drive from the platform slowly!

Permissible dimensions and maximum weights (per parking space)

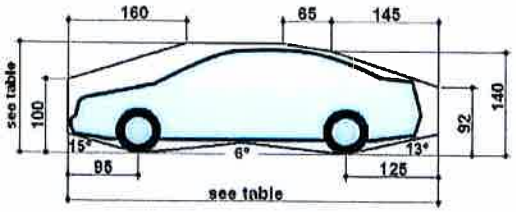
parking space	upper	lower
Type	car / station wagon	car / station wagon
max. length	500 cm	500 cm
max. width	190 cm	190 cm
max. height*	150 cm	150 cm
max. load	2000 kg	2000 kg
max. wheel load	500 kg	500 kg

Vehicle limitations

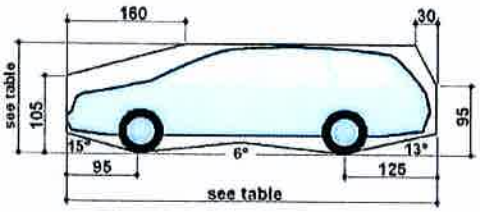
Structural components may impose limits on the maximum vehicle dimensions!

*Height with roof equipment such as railing, luggage racks, antennas, etc.

Car



Station wagon



Adjustment Instructions

General information

The wheel stop must be adjusted for the respective vehicle type before the platform is parked on for the first time!

The wheel stop has to be readjusted each time, when parking a new vehicle type!

Only drive the type of vehicle for which the platform has been adjusted onto the platform. Your vehicle may be damaged, if you violate this stipulation.

Entitlement to adjustment works

The works mentioned in this instruction shall be performed only by trained persons instructed by the company Klaus!

For safety reasons two persons are required for the performance of these works!

The Operating instructions must be read in advance!

If the wheel stop is not adjusted by an authorized person, your utilization permit will be revoked!

Report

Write down on the last page of the Operating instructions, when and for which type of vehicle the front wheel stop has been adjusted.

In the event of an emergency

In the event of an emergency, press the red EMERGENCY STOP BUTTON!

(Unlock the button to continue the lifting or lowering operation.)

In the event of imminent danger or if people are endangered, call:

- **the fire service**
- **the police emergency number**

Adjusting the wheel stop

If the front wheel stop is correctly adjusted, the distance between the wall and the front or back edge of the parked vehicle is approx. 5 cm.

The wheel stop is mounted in the middle position at the plant and therefore can be used for most standard vehicle types, but it must be checked!

Sports versions with spoiler and low profile tyres are not allowed!

Make sure that there is sufficient lighting on the platform!

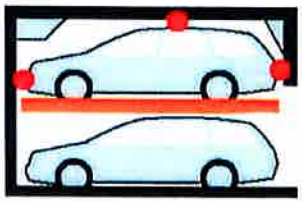
Danger of crushing!
Take note of reduced overhead area when lifting or lowering the platform!

Risk of injury!
Do not reach outside the contour of the platform!

Danger of damage!
When the minimum clearance of 5 cm is exceeded, there is danger of damage!

Upper Platform

- First person:
  Be sure to drive straight onto the platform, and be aware of overhangs, embankment angle, floor clearance, etc.!
- Second person:
  Drive very slowly onto the platform until the front wheel touches the wheel stop. Apply parking brake, get out of the vehicle and remain on the platform.
- First person:
  Lift platform.
- Second person:
  Take note of the point marked on the pictogram!

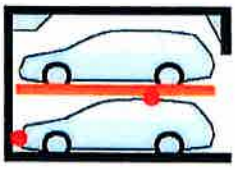


Danger of damage!
If 5 cm clearance is not present on the marked points or other areas (e.g. antenna), there is danger of damage! The lifting procedure must be stopped and the wheel stop set as required while the platform is empty.
Recheck vehicle clearance!

- Second person:
  Get into the vehicle.
- First person:
  Lower platform.
- Second person:
  Drive vehicle out of parking space.

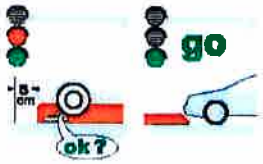
Lower parking space

- A wheel stop is not needed for the lower parking space.
- Take note of the point marked on the pictogram. The safety clearance of 5 cm must be present!



Regular control of wheel stop

Check regularly, whether the wheel stop is still securely fastened!



Maintenance schedule

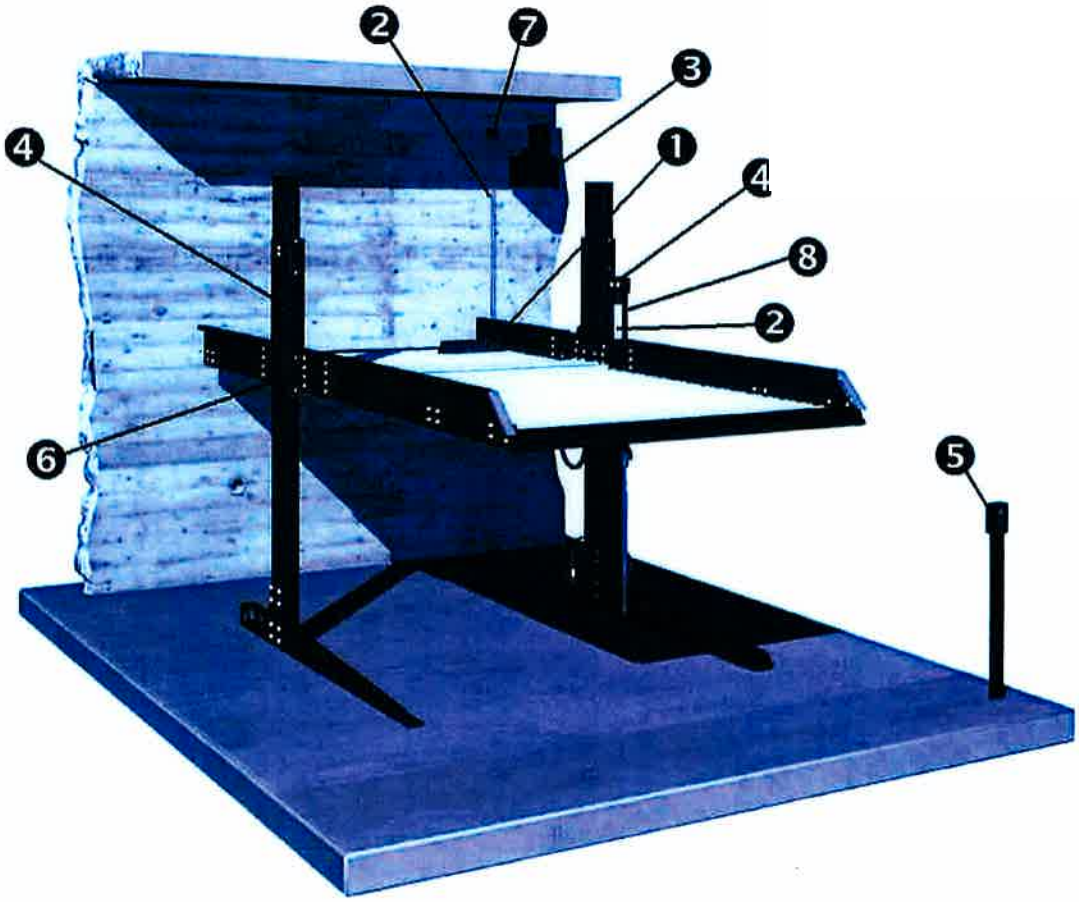
Safety regulations

Maintance / adjustment works shall be carried out by authorized and trained personnel only.
Please comply with the safety regulations, as set out in the operating and Adjustment instructions, and the general regulations for the prevention of accidents.

Before conducting works in accordance with the Maintanance schedule ensure that:

- An information sign is put up at the parking system: **MAINTENANCE - NO ENTRY**
- The parking system ist protected against unintentional start-up, the voltage selector switch is turned off and locked!
- If possible, no vehicles are parked!
- The Parking system is secured with supporting beams!
- The hydraulic unit is depressurized!
- If work is carried out on electrical parts, the parking system is free of electric currents!

System Representation



Works to be carried out and tests

Works	Tested parts	Position	Test / activity	Interval	Comment
O	Positioning aid	1	Check if fastened securely	monthly	
O	The System	-	Check for oil leak stains.	every 3 months	
O	Hydraulic cylinder and hydraulic pipes	2	Check for leaks.	every 3 months	
	The system	-	Clean (see Maintenance instructions)	every 6 months	before and after the winter season
O	Mechanical parts	-	Check for damage, wear and tear	once a year	
O	Hydraulic unit	3	Visual control and function test	once a year	
O	Oil container	3	Check oil level, refill if necessary	once a year	Klaus special hydraulic oil
O	Chains and Chain control	8	Check functionality, wear and tear, regrease	once a year	Klaus special grease
O	All bearings, gliding and lubricating points (left and right)	4	Check functionality, wear and tear, regrease	once a year	Klaus special grease
O	Locking unit	6	Check smooth-running and functionality	once a year	
O	Operating device Chain control	5 8	Test switching operations	once a year	
O	Protective motor switch	7	Function test	once a year	
O	The system	-	Function test	once a year	raising and lowering
	The system	-	Repair or renew surface protection (e.g. paint work)	once a year	see separate Maintenance Instructions
O	Hydraulic cylinder and hydraulic pipes	2	Check working pressure, when cylinders are fully extended	once a year	max. 20 MPa (200 bar)
O	The system	-	Check signs	once a year	type plate and operating sign
O	All screws	-	Check if fastened securely	once a year	
O	Hydraulic hoses	-	Replace	every 6 years	
O	Hydraulic oil	3	Change hydraulic oil	every 6 years	Klaus special hydraulic oil
↑		↑		↑	
O	Works according to Maintenance contract	1,2,3,.. -	see at System Representation Tested part not illustrated	**Note: Works, which have to be performed at intervals less than one year have to be carried out by the operator and/or user of the parking system**	

Maintance / adjustment works shall be carried out by authorized and trained personnel only.
Please comply with the safety regulations, as set out in the operating and Adjustment instructions, and the general regulations for the prevention of accidents.

Confirmation

I hereby confirm that I received proper instruction in the operation of the parking system, and that I have read and understood these operating instructions.

Date / Signature

License plate number

Vehicle type

Parking space identifier

Malfunctions



In the event of malfunction/operating difficulties, please check first:

- if the EMERGENCY STOP BUTTON is pressed.

If you cannot correct the error in the above described manner, please contact:

- the appropriate caretaker
- or the KLAUS maintenance service

Do not attempt to repair the parking system yourself!

Other applicable documents: **Instruktion plate** **2009-03-10-08-14-10-835**
Maintenance instruction **929.06.010**

KLAUS multiparking

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Dealer:

Note: Customers outside Germany may please contact their authorized dealer!