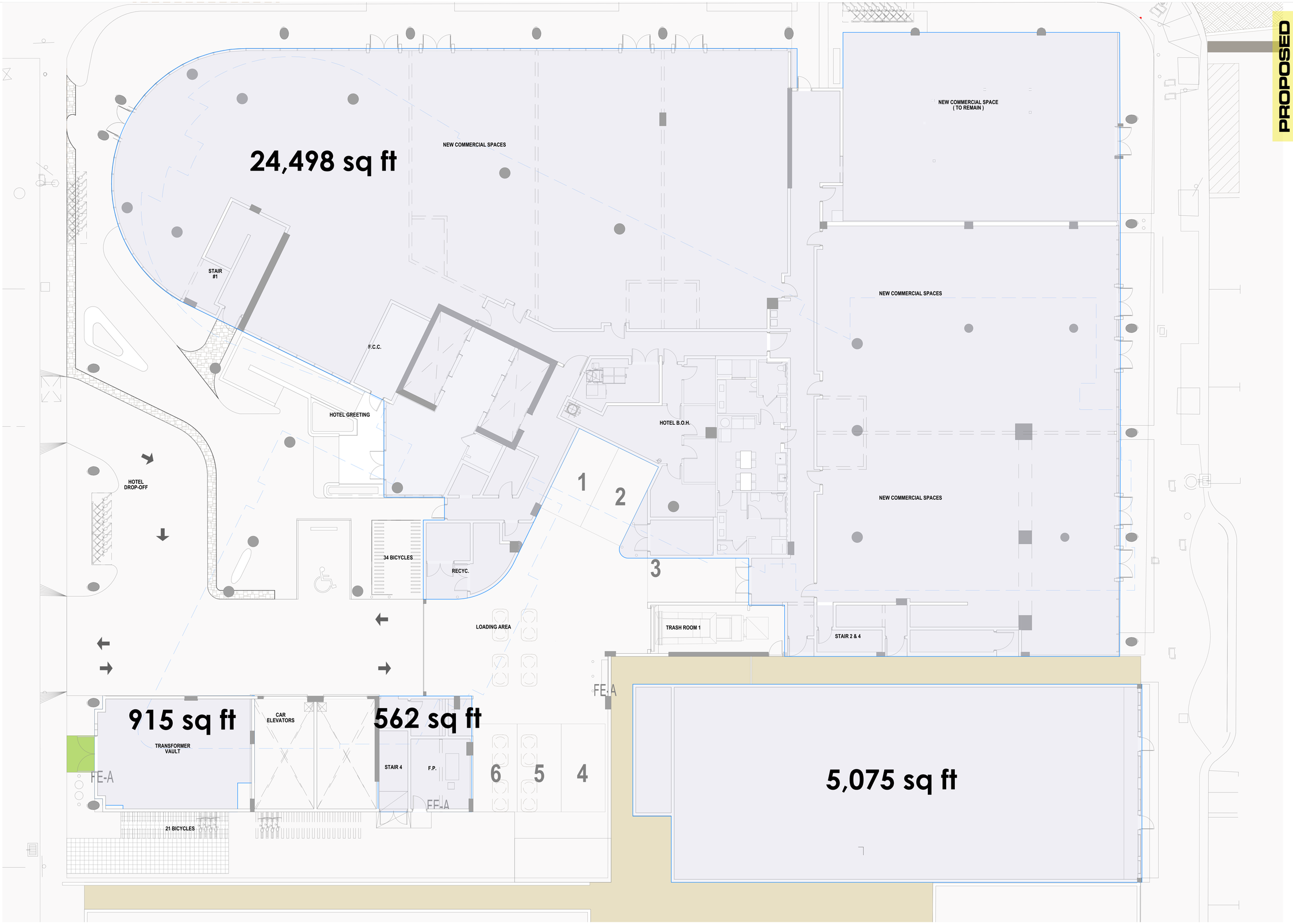
NOT FOR CONSTRUCTION



NOTES:

PER MIAMI BEACH CODE, MECHANICAL EQUIPMENT ROOMS LOCATED ABOVE MAIN ROOF DECK ARE EXCLUDED FROM F.A.R.

GROUND LEVEL-DROP OFF- LOADING-COMMERCIAL | 1

TOTAL FAR = 30,841 SQ FT

SCALE 1/8"=1'-0"

N

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Project

72+COLLINS HOTEL & CONDOMINIUM

7118 - 7140 COLLINS AVENUE & 7121 - 7145 HARDING AVENUE
MIAMI BEACH - FLORIDA. 33141

Permit Revisions

Owner Information

COLLINS & 72nd. DEVELOPERS

9537 Harding Avenue
Surfside, Florida 33154

(305) 867-6344

Consultant

Design by

Luis O. Revuelta
AR-0007972

ZONING PRESENTATION

Date
04.06.2018

Scale
AS SHOWN

Project No.
1729

Sheet Name

GROUND LEVEL-DROP OFF/RETAIL

Sheet No.
001

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Revit Model: 1729 Collins & 1745 Harding - Revuelta Architecture International P.A. - Revit Server 2016 File: 2-CONDO 1729 COLLINS & CONDO 1729 HARDING.rvt Plot Date: 4/25/2018 By: Luis Revuelta Version: 4.0.0.0 Plot Scale: 1:1 Plot Size: 24x36 Note: Do Not Scale Plot Drawings To Obtain Measurements.

NOT FOR CONSTRUCTION

NOTES:

PER MIAMI BEACH CODE, MECHANICAL EQUIPMENT ROOMS LOCATED ABOVE MAIN ROOF DECK ARE EXCLUDED FROM F.A.R.

INTERMEDIATE LEVEL 1 | 1

TOTAL FAR = 1,227 SQ FT

SCALE 1/8"=1'-0"

N

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Consultant

Design by

Luis O. Revuelta
AR-0007972

ZONING PRESENTATION

Date
04.06.2018

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Project No.
1729

Sheet Name
INTERMEDIATE LEVEL 1

Sheet No.
002

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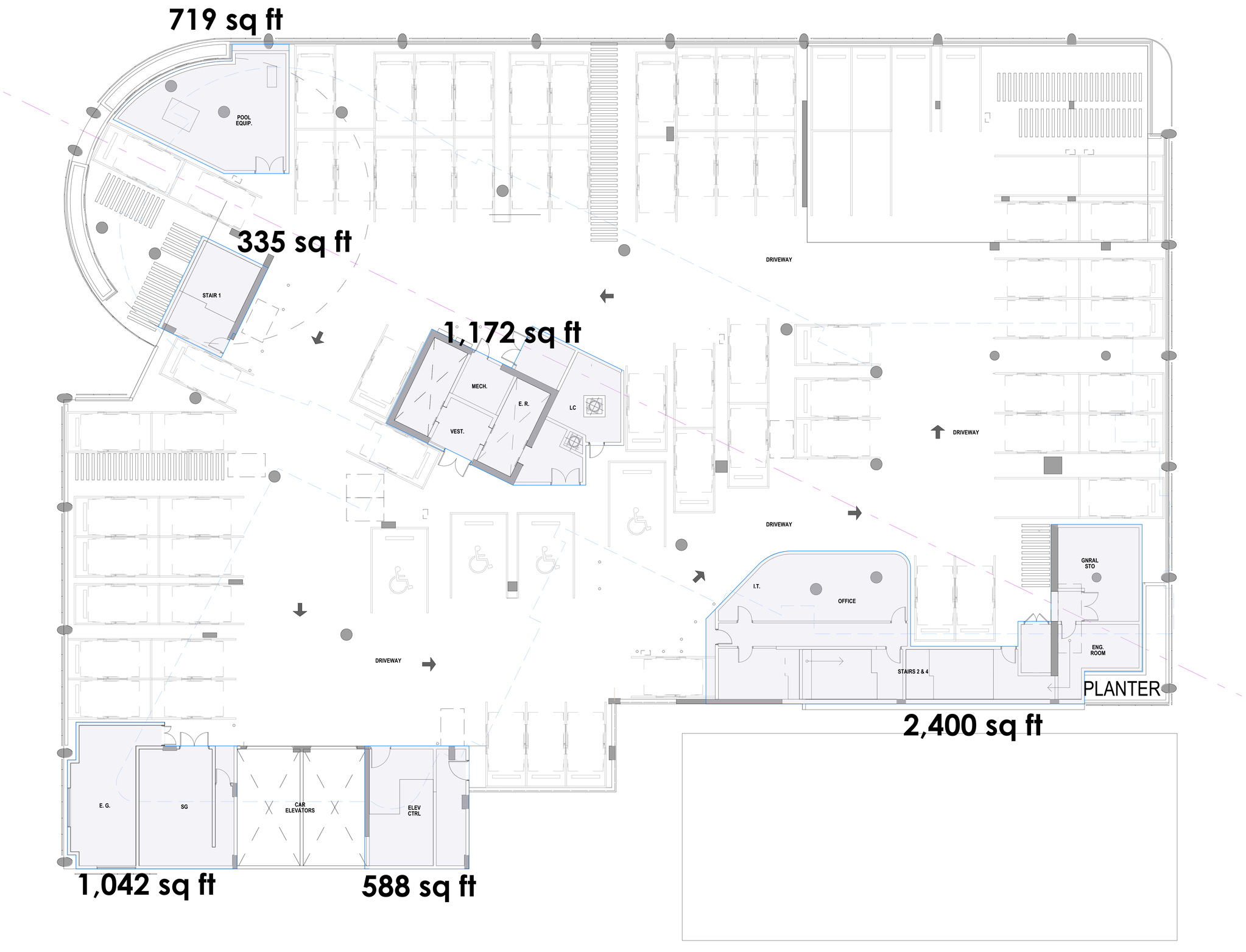
Revit File Name: 1729 Collins & Harding Revuelta Architecture International P.A. 2950 SW 27th Ave, Suite 110 Miami, FL 33133 T: 305.590.5000 F: 305.590.5040 Revision Date: 4/20/2018 Revision Number: 0 Revision Description: Zoning Presentation Revision Notes: Do Not Scale Drawings - Use Dimensions Only

NOT FOR CONSTRUCTION



LEVEL 2 - PARKING / BOH | 1

TOTAL FAR = 5,895 SQ FT

SCALE 1/8"=1'-0"

N

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Consultant

Design by

Luis O. Revuelta
AR-0007972

ZONING PRESENTATION

Date
04.06.2018

Scale
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Project No.
1729

Sheet Name

LEVEL 2- PARKING/BOH

Sheet No.
003

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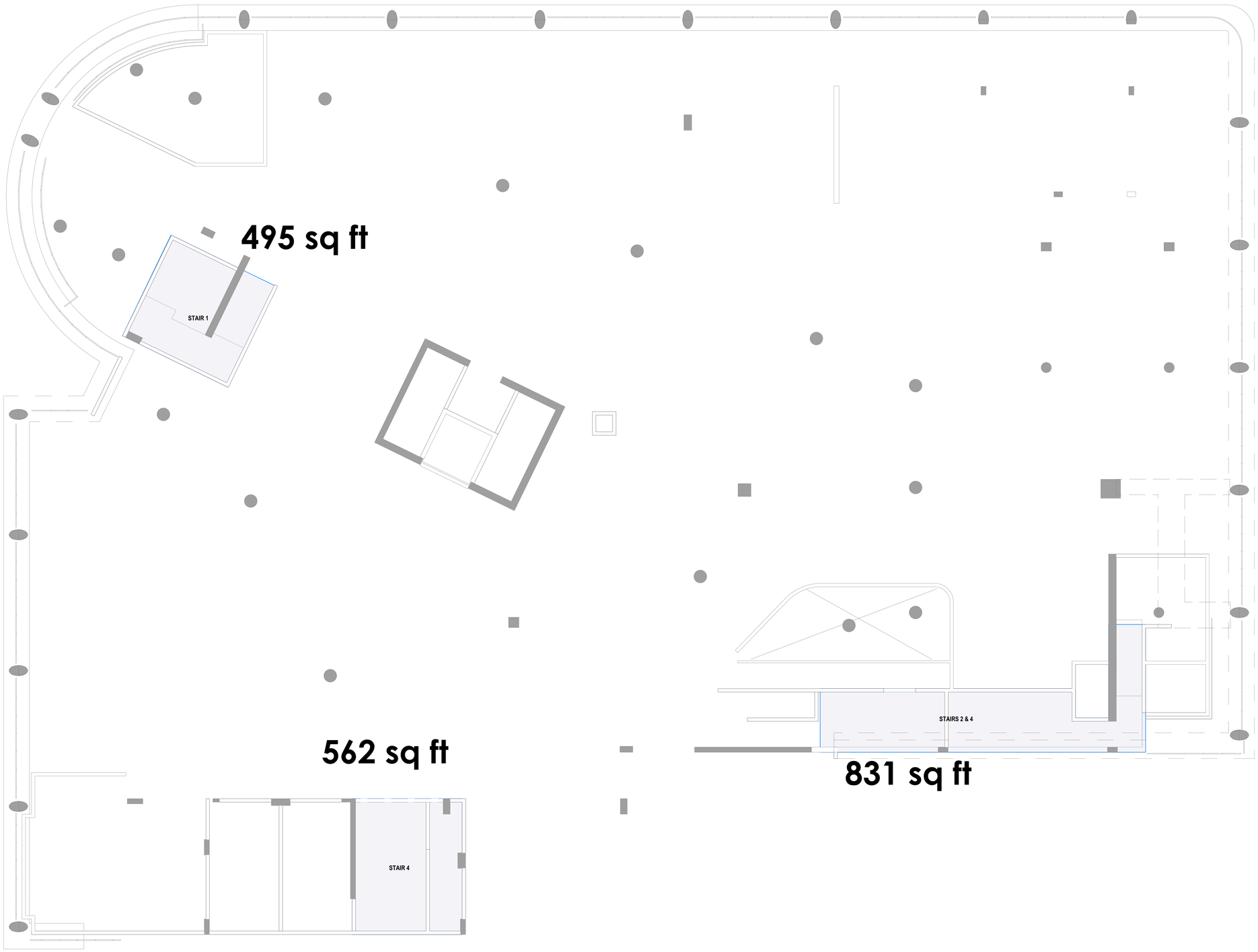
Revit Server: 5001 Revit Server: 1 Revit Server: 1 Revit Server: 1 Z:\+COLLINS & 72nd\Revit\1729\1729_72+COLLINS & HARDING v 2018_Central.rvt Plotted On: 4/25/2018 By: Admin Date: 4/25/2018

NOT FOR CONSTRUCTION



INTERMEDIATE LEVEL 2 | 1

TOTAL FAR = 1,681 SQ FT

SCALE 1/8"=1'-0"

N

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Consultant

Design by

Luis O. Revuelta
AR-0007972

ZONING PRESENTATION

Date
04.06.2018

Scale
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Project No.
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Sheet Name
INTERMEDIATE LEVEL 2

Sheet No.
004

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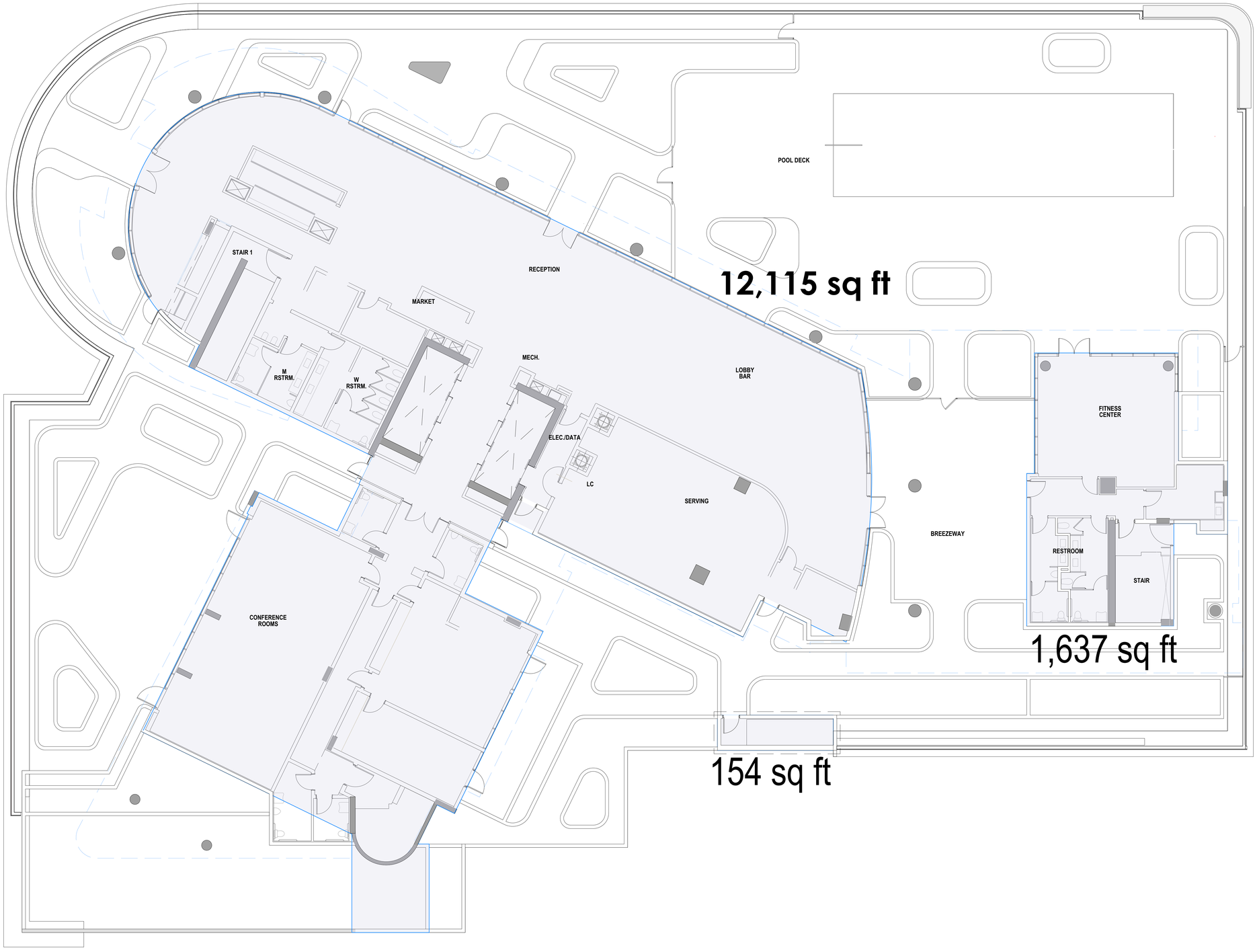
NOT FOR CONSTRUCTION



NOTES:

PER MIAMI BEACH CODE, MECHANICAL EQUIPMENT ROOMS LOCATED ABOVE MAIN ROOF DECK ARE EXCLUDED FROM F.A.R.

LEVEL 3 - LOBBY/AMENITIES | 1

TOTAL FAR = 13,573 SQ FT

SCALE 1/8"=1'-0"

N

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Permit Revisions

Owner Information

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(305) 867-6344

Consultant

Design by

Luis O. Revuelta
AR-0007972

ZONING PRESENTATION

Date
04.06.2018

Scale
AS SHOWN

Project No.
1729

Sheet Name
LEVEL 3-LOBBY/AMENITIES

Sheet No.
005

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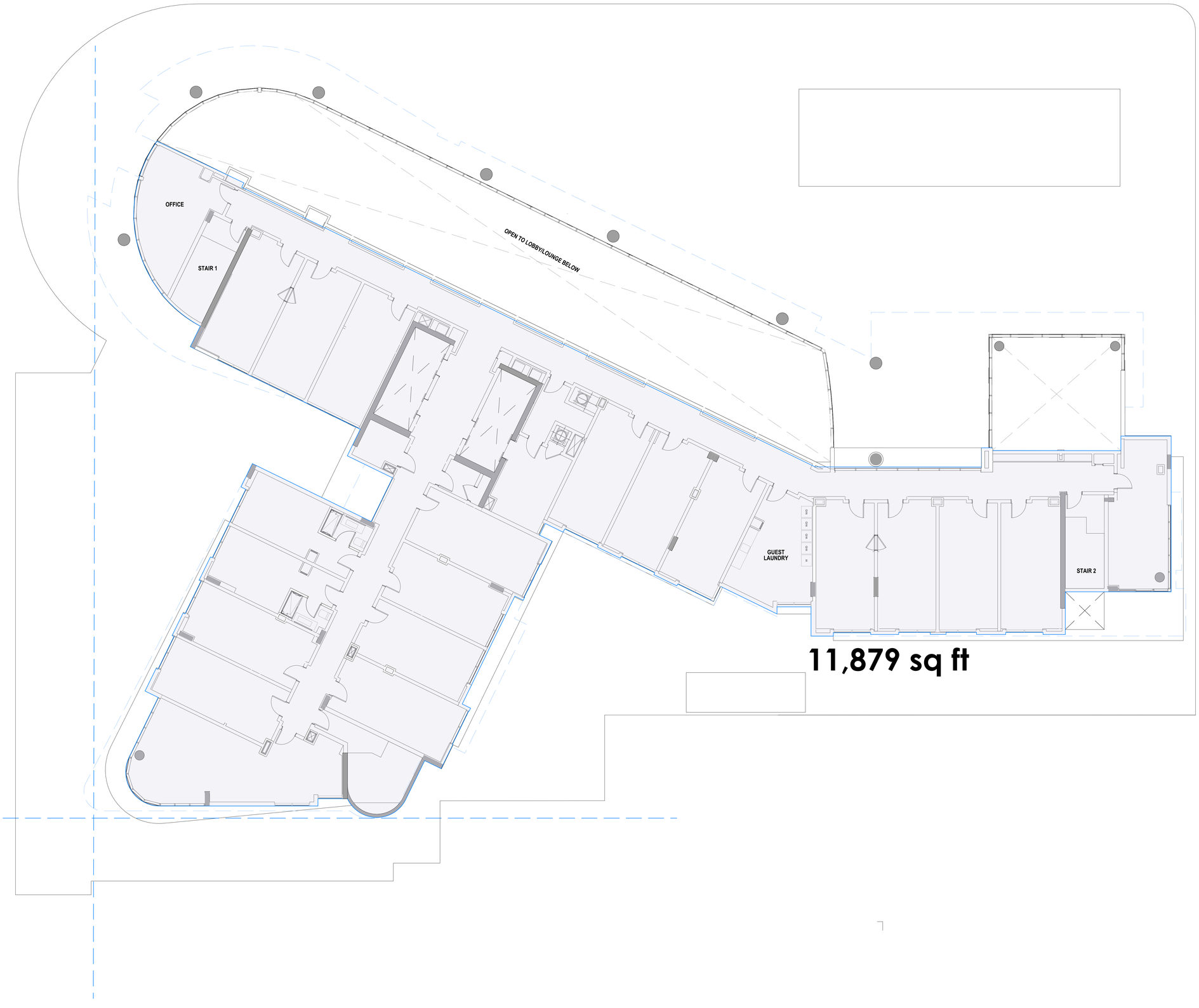

NOTES:

PER MIAMI BEACH CODE, MECHANICAL EQUIPMENT ROOMS LOCATED ABOVE MAIN ROOF DECK ARE EXCLUDED FROM F.A.R.

LEVEL 4 - LOBBY AMENITIES / ROOMS | 1

TOTAL FAR = 11,925 SQ FT

SCALE 1/8"=1'-0"

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Project

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Owner Information
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(305) 867-6344

Consultant

Design by

Luis O. Revuelta
AR-0007972

ZONING PRESENTATION

Date
04.06.2018

Scale
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Project No.
1729

Sheet Name
LEVEL 4-LOBBY AMENITIES/ ROOMS

Sheet No.
006

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NOT FOR CONSTRUCTION

NOTES:

PER MIAMI BEACH CODE, MECHANICAL EQUIPMENT ROOMS LOCATED ABOVE MAIN ROOF DECK ARE EXCLUDED FROM F.A.R.

LEVEL 5 | 1

TOTAL FAR = 17,585 SQ FT

SCALE 1/8"=1'-0"

N

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Consultant

Design by

Luis O. Revuelta
AR-0007972

ZONING PRESENTATION

Date
04.06.2018

Scale
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Project No.
1729

Sheet Name

LEVEL 5

Sheet No.
007

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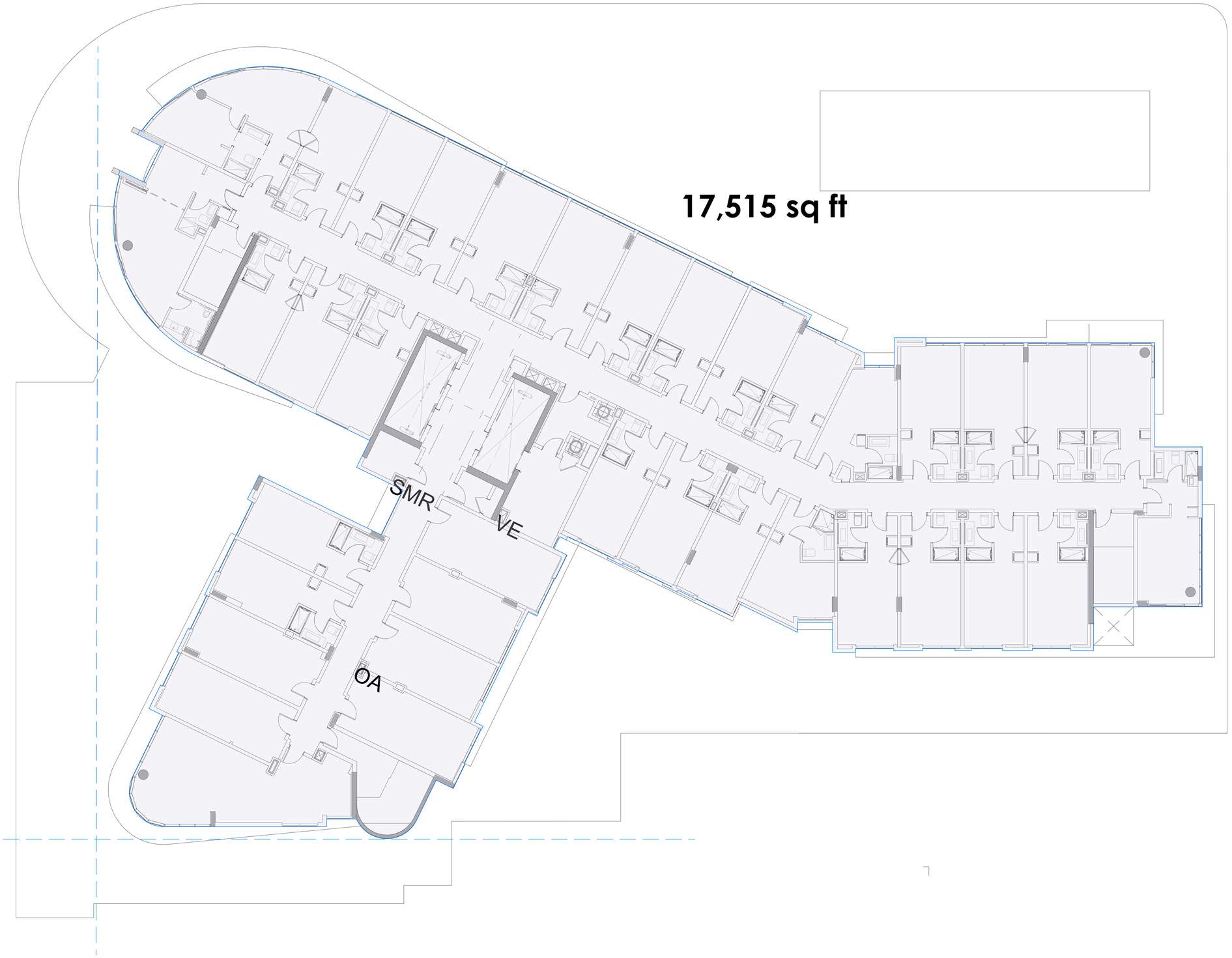
36-1883 Revised: 0/0/0 - 36-1883 Revised: 0/0/0 - 36-1883 Revised: 0/0/0 -

NOT FOR CONSTRUCTION



NOTES:

PER MIAMI BEACH CODE, MECHANICAL EQUIPMENT ROOMS LOCATED ABOVE MAIN ROOF DECK ARE EXCLUDED FROM F.A.R.

LEVEL 6 | 1

TOTAL FAR = 17,585 SQ FT

SCALE 1/8"=1'-0"

N

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Consultant

Design by

Luis O. Revuelta
AR-0007972

ZONING PRESENTATION

Date
04.06.2018

Scale
AS SHOWN

Project No.
1729

Sheet Name

LEVEL 6

Sheet No.
008

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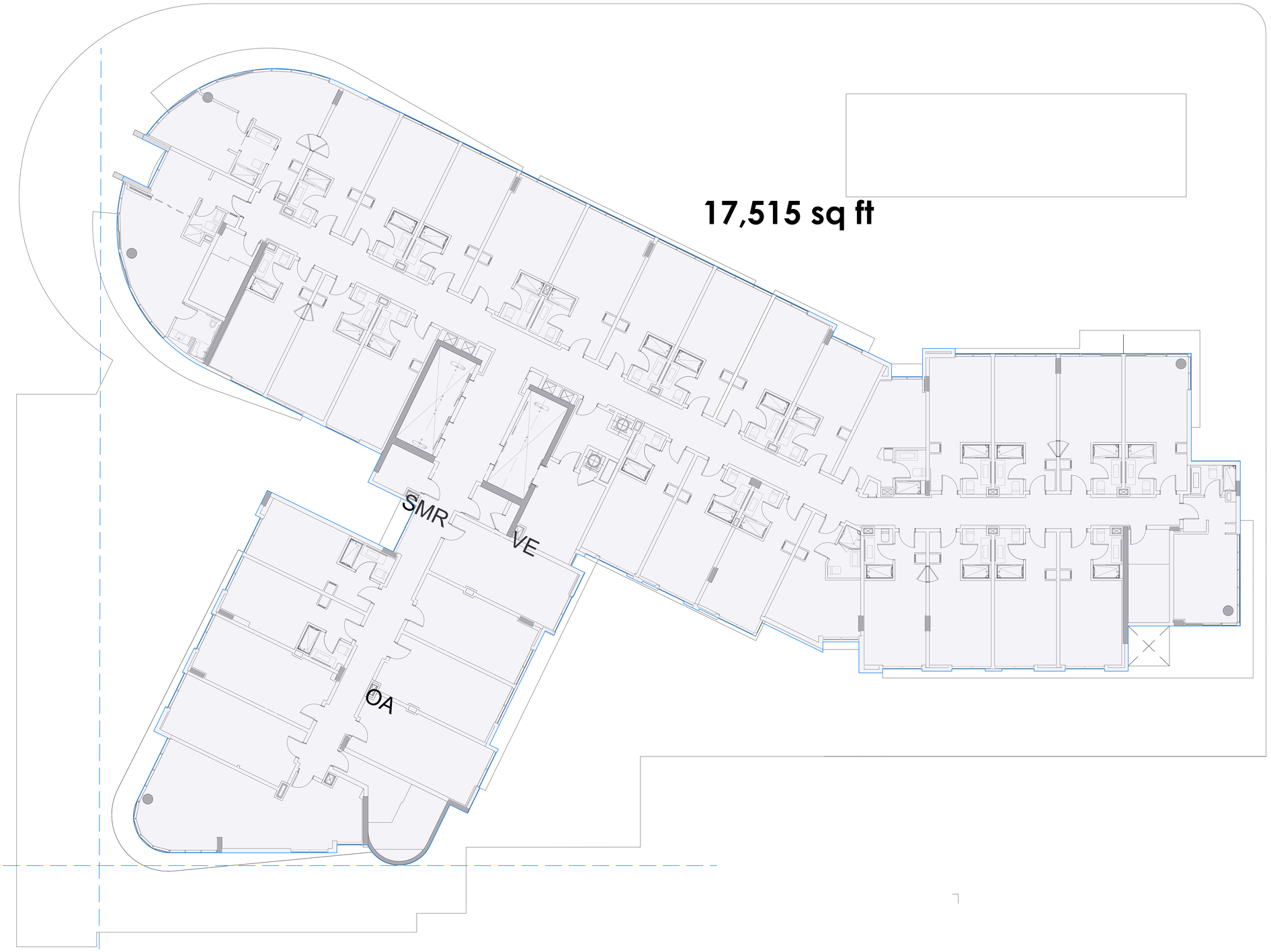
Revit File Name: 1729_COLLINS 72 - 7118 Collins Ave - 7121 Harding Ave - 7145 Harding Ave - 7140 Collins Ave - Revuelta Architecture - Revit 2018 - Central File - 1729_COLLINS 72 - 7118 Collins Ave - 7121 Harding Ave - 7145 Harding Ave - 7140 Collins Ave - Revuelta Architecture - Revit 2018.rvt - Plot Date: 4/23/2018

NOT FOR CONSTRUCTION



NOTES:

PER MIAMI BEACH CODE, MECHANICAL EQUIPMENT ROOMS LOCATED ABOVE MAIN ROOF DECK ARE EXCLUDED FROM F.A.R.

LEVEL 7 | 1

TOTAL FAR = 17,585 SQ FT

SCALE 1/8"=1'-0"

N

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Project

72+COLLINS HOTEL & CONDOMINIUM

7118 - 7140 COLLINS AVENUE & 7121 - 7145 HARDING AVENUE
MIAMI BEACH - FLORIDA. 33141

Permit Revisions

Owner Information
COLLINS & 72nd. DEVELOPERS

9537 Harding Avenue
Surfside, Florida 33154

(305) 867-6344

Consultant

Design by

Luis O. Revuelta
AR-0007972

ZONING PRESENTATION

Date
04.06.2018

Scale
AS SHOWN

Project No.
1729

Sheet Name

LEVEL 7

Sheet No.
009

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Revit File Name: 1729_72+COLLINS & CONDO_R18.rvt Revit Sheet: 009 LEVEL 7 Revit Version: 2018 Plot Date: 4/23/2018 File Name: 72+COLLINS & CONDO_R18.rvt Plot Scale: 1/8" = 1'-0" By Author: Luis O. Revuelta

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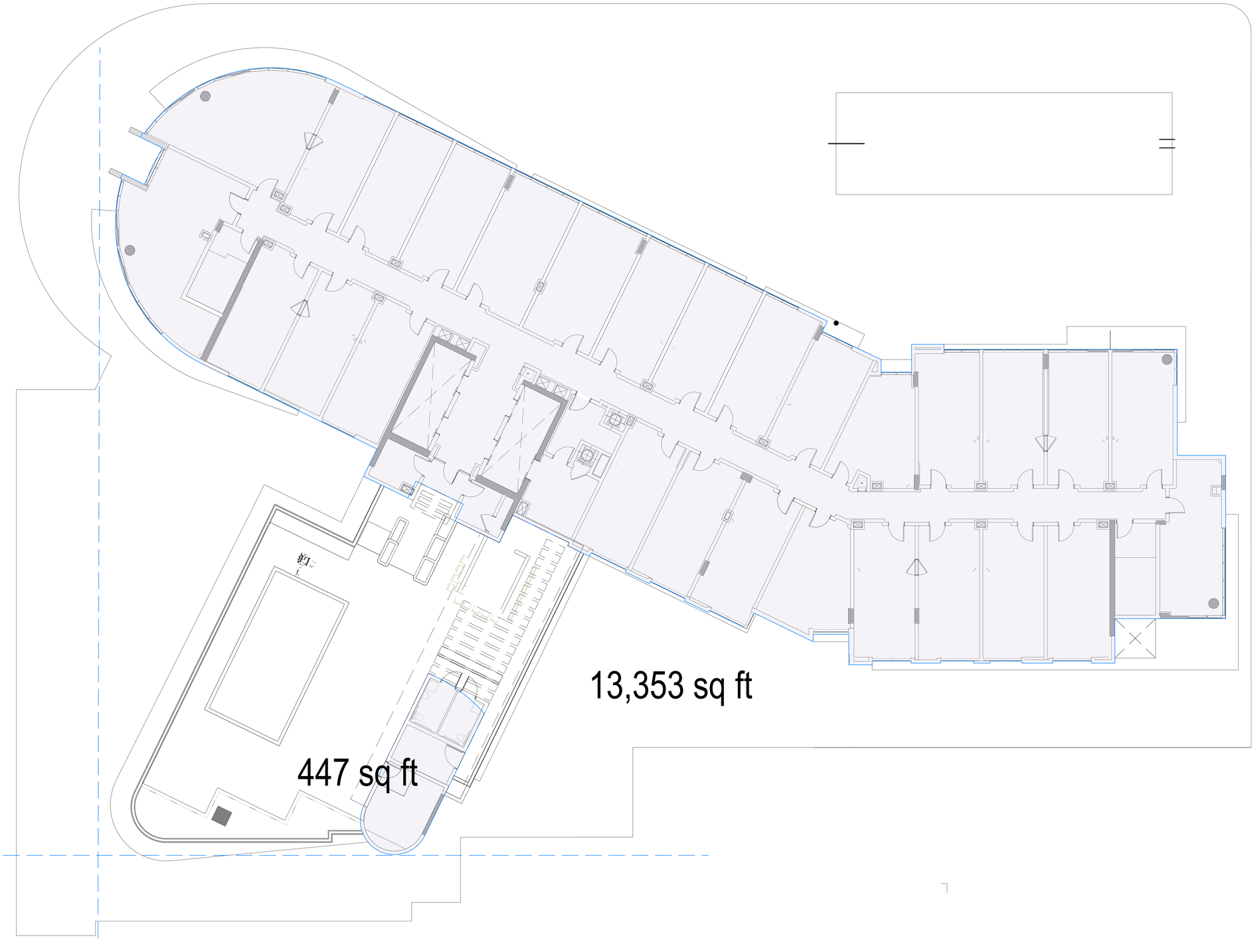

NOTES:

PER MIAMI BEACH CODE, MECHANICAL EQUIPMENT ROOMS LOCATED ABOVE MAIN ROOF DECK ARE EXCLUDED FROM F.A.R.

LEVEL 8 | 1

TOTAL FAR = 14,202 SQ FT

SCALE 1/8"=1'-0"

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Date
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Project No.
1729

Sheet Name

LEVEL 8

Sheet No.
010

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Revit Version: R24 - 1918 Build: 20170926_1515(x64) Scale: 1/8 Plot Driver: PDF-XchangeDriver Date/Time: 2018-06-04 4:11:17 PM, Plotted By: Luis Revuelta, Time: 4:20:15

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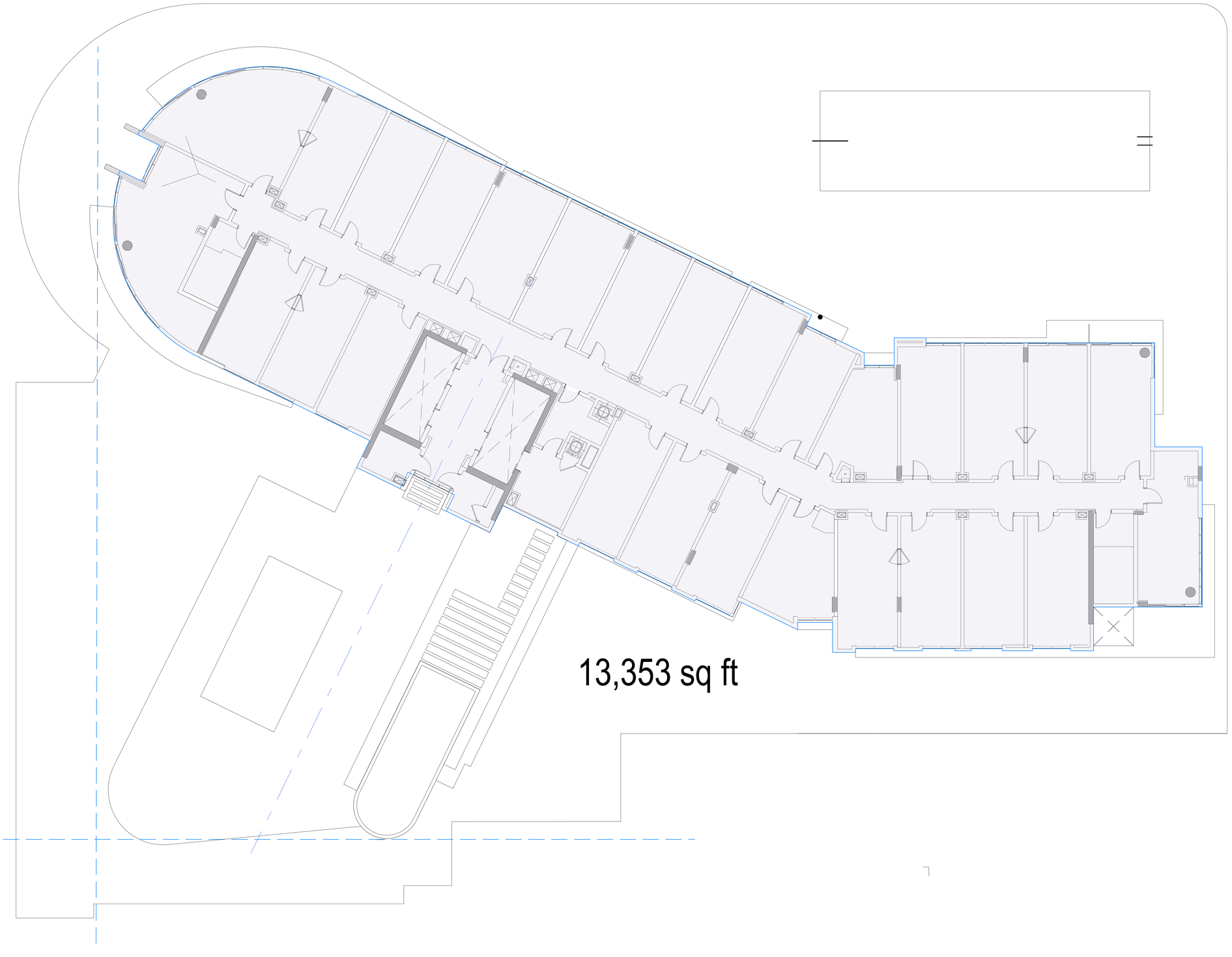

NOTES:

PER MIAMI BEACH CODE, MECHANICAL EQUIPMENT ROOMS LOCATED ABOVE MAIN ROOF DECK ARE EXCLUDED FROM F.A.R.

LEVEL 9 | 1

TOTAL FAR = 13,398 SQ FT

SCALE 1/8"=1'-0"

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Scale
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Project No.
1729

Sheet Name

LEVEL 9

Sheet No.
011

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Revit File Name: 1729_72+COLLINS_CONDO_R18.rvt Revision 2/11/2018 File Location: C:\Users\Luis\Desktop\1729_72+COLLINS & CONDO_R18_Central_Detached.rvt Revision Date: 4/20/2018 Drawings Not to be Scaled.

NOT FOR CONSTRUCTION

NOTES:

PER MIAMI BEACH CODE, MECHANICAL EQUIPMENT ROOMS LOCATED ABOVE MAIN ROOF DECK ARE EXCLUDED FROM F.A.R.

LEVEL 10 | 1

TOTAL FAR = 13,398 SQ FT

SCALE 1/8"=1'-0"

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Design by

Luis O. Revuelta
AR-0007972

ZONING PRESENTATION

Date
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Scale
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1729

Sheet Name

LEVEL 10

Sheet No.
012

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Revit File Name: 1729 - 72 COLLINS - CONDO - 2018.rvt Revision 2017/09/29 Par Ana Maria Vieira Revit Version: 2018 Date: 2018-04-06 Time: 12:00:00 By Jesus Torres Plotted Scale: 1:100 Scale: 1:100 Sheet 2017/09/29 Par Ana Maria Vieira Revit Version: 2018 Date: 2018-04-06 Time: 12:00:00 By Jesus Torres Plotted Scale: 1:100 Scale: 1:100 Sheet

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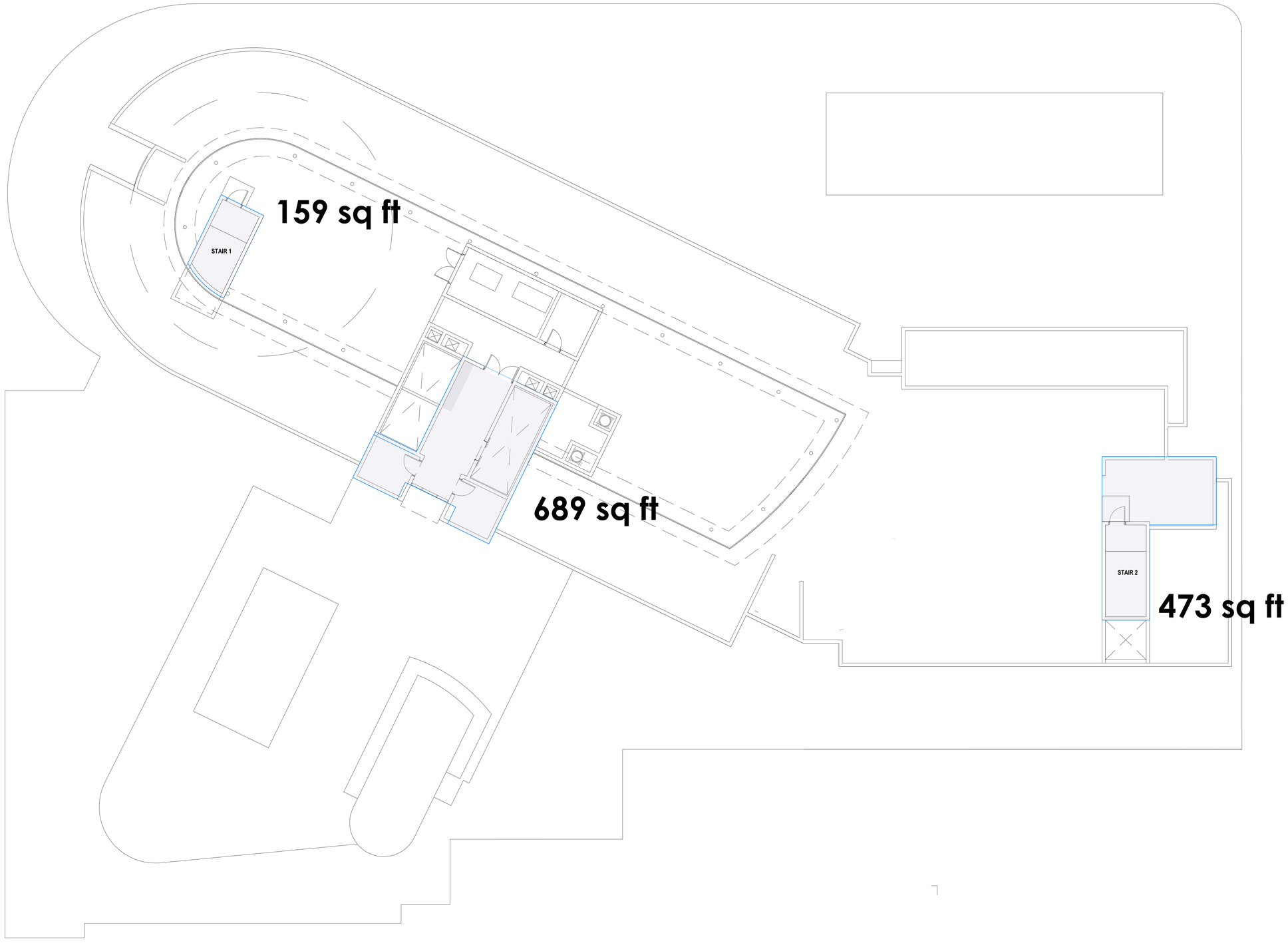

NOTES:

PER MIAMI BEACH CODE, MECHANICAL EQUIPMENT ROOMS LOCATED ABOVE MAIN ROOF DECK ARE EXCLUDED FROM F.A.R.

ROOF | 1

TOTAL FAR = 1,321 SQ FT

SCALE 1/8"=1'-0"

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Sheet Name

ROOF

Sheet No.
013

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Plot Scale: 1:1 Plot Date: 4/17/2018 File: C:\Users\luisrevuelta\Desktop\72 COLLINS & 7145 HARDING - R18.rvt

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CITY OF MIAMI BEACH PLANNING BOARD

72+ COLLINS HOTEL & CONDOMINIUM

MIAMI BEACH, FL.

7124 - 7140 Collins Avenue
MIAMI BEACH, FL 33139

APPENDIX II - CONVENTIONAL PARKING

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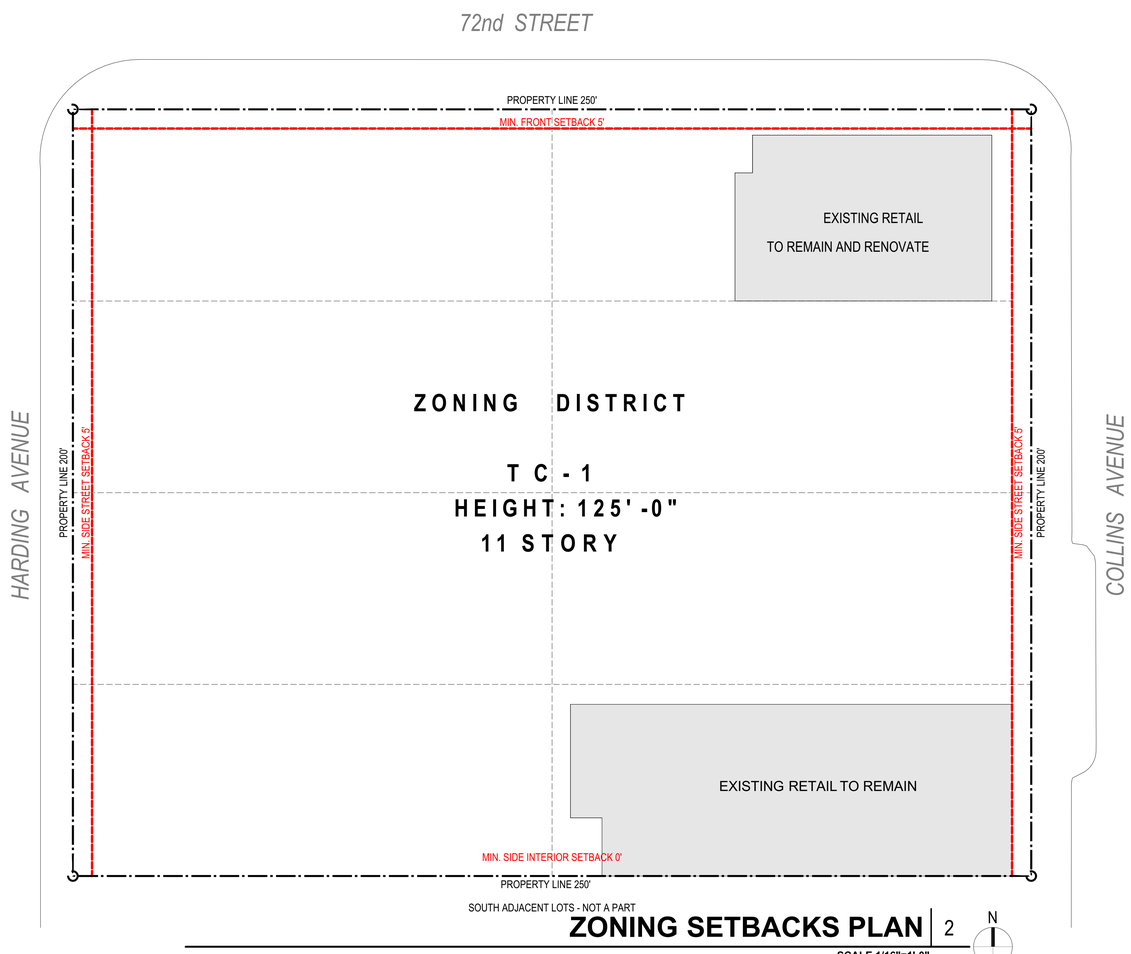

ZONING SETBACKS PLAN | 2

SCALE 1/16"=1'-0"

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PROPOSED

7140 COLLINS AV. - ZONING SUMMARY

7140, 7134, 7124, 7121, 7118 Collins Avenue, and 3 additional lots (no address provided)

	SF	Acres
Lot Area		
Net Lot Area	**49,890**	**1.145**

Legal Description

LOTS 1, 2 AND 3, BLOCK 8, NORMANDY BEACH SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21 AT PAGE 54 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
LOT 4 BLOCK 8, NORMANDY BEACH SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21 AT PAGE 54 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
LOTS 9, 10, 11 AND 12, BLOCK 8, NORMANDY BEACH SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21 AT PAGE 54 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Per Survey 161128 performed by Fortyn, Leavy, Skyles, Inc. - Original date: 10/3/16

Flood Elevation

This property lies n Flood Zone AE, Base Flood Elevation 8', as per Flood Insurance Rate Map.

Applicable Codes
Code of Ordinances City of Miami Beach, Florida.
2014 (Fifth edition) Florida Building Code
NFPA 101 - Life safety Code

Zoning Classification

Town Center Core District 1 — **TC-1** — Section 142-734 (a)

Building Use
Hotel & Retail at Ground Level

Minimum Room Size
15% of rooms 300 Sf & 85% of rooms 335 Sf plus.

Hotel Rooms Provided	**187**
Condominium Units	**24**

Setbacks
TC-1 - All lots

From property Line	From North Side 72nd St. (Front).		From East side Collins Av. (Side street)		From West side Harding Av. (Side street)		From South side Adjacent Lots (side interior)	
	Required	Provided	Required	Provided	Required	Provided	Required	Provided
TC-1 - All lots	5'	5'	5'	5'	5'	5'	0'	0'-0" on East Parcel 10'-0" on West Parcel

F.A.R. Calculation

	AREA SF	F.A.R.	SF Allowed	SF Provided
Total Assemblage	49,890	**3.5**	**174,615**	
Minus area used by Lot 7118/7122			5,075	
TOTAL F.A.R.			**169,540**	**169,530**

Maximum Building Height — **Allowed** / **Provided**

Measured from Base Floor Elevation (BFE) = + 8'-0" N.G.V.D. + Freeboard (1'-0") = + 9'-0" N.G.V.D.
TC-1 All lots — 125' — **124'-8"**

Projections into Setbacks

	Maximum Encroachment
Front Yard Balcony	1'-3"
Side Yard Balcony	1'-3"
Rear Yard Balcony	0'-0"

Open Space Requirement — **Required** / **Proposed**

TC-1 All lots (if total over 20,000 sf) — 5% of lot area. — 2,495 SF — 3,309 SF

Parking Space Requirements - Parking District #4 (Sec. 130-31 (a) (4) — **Required** / **Proposed**

							Required	Proposed
Hotel								
Hotel use - 173 Rooms	0.5 spaces per room, up to 100 units and 1 space per unit for all units in excess of 100						123	
Hotel Suites	14 Suites @	1.5					21	
Meeting Rooms & Gym	1 space for 60 sf of floor area, minus 15 sf/room			3,338	2,760	578.00	10	
Lounge / Bar / Pool Terrace	1 space per 4 seats - minus 1 seat for every 2 Units			270	68	93.00	0	
Condominium								
Units	18 Units @	1.5					27	
	6 Units @	1.75					11	
Visitors	10 %	38					4	
Total Required							**195**	
Reductions - Not to exceed 50% of Total Parking Requirement (95.5)								
Long Term	1 p.s./ 5 bicycles		141 Bicycles		Reduction of	28.20	28	
Short Term	1 p.s./ 10 bicycles		249 Bicycles		Reduction of	24.90	25	
Total Reduction							**53**	
Parking Provided								
Ground Level Parking								1
Parking Level 2								71
Parking Level 3								70
Total Parking Spaces							**142**	**142**
Total Handicap Spaces							5	5

Loading Zone Requirements:

Size: 10' by 20' each loading bay		
More than 100 Rooms, but less than 200	3	
Commercial spaces	2	
Total loading spaces required:	5	5

Bicycle Parking Requirements (Sec. 130-33 (b) (7) — **Required** / **Proposed**

Short Term				
Retail	1 / 5,000 sf	18,520 sf	3.70	4
Hotel	1/10 rooms	187 rooms	18.70	19
Condominium	1/10 Unit	24 Units	2.40	3
Long Term				
Retail	3 for 5,000 - 20,000 sf			3
Employees	1/10 % employees			5
Condominium	1/Unit	24 Units	24.00	24
				58

ZONING DATA | 1

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MIAMI BEACH - FLORIDA. 33141

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Owner Information
COLLINS & 72nd. DEVELOPERS

9537 Harding Avenue
Surfside, Florida 33154

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Consultant

Design by

Luis O. Revuelta
AR-0007972

ZONING PRESENTATION

Date
04.06.2018

Scale
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Project No.
1729

Sheet Name

ZONING DATA

Sheet No.
001

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Revit Server: 5-01 - 1729 Server 1 - 1729 Server 2/1729 2/7 - COLLINS & HARDING + CONDOS/1729_COLLINS & HARDING + CONDOS_Central.rvt - Plot Date: 4/5/2018 - By: luisrevuelta - Scale: 1:1 - Do Not Scale Drawings - Use Dimensions Only.

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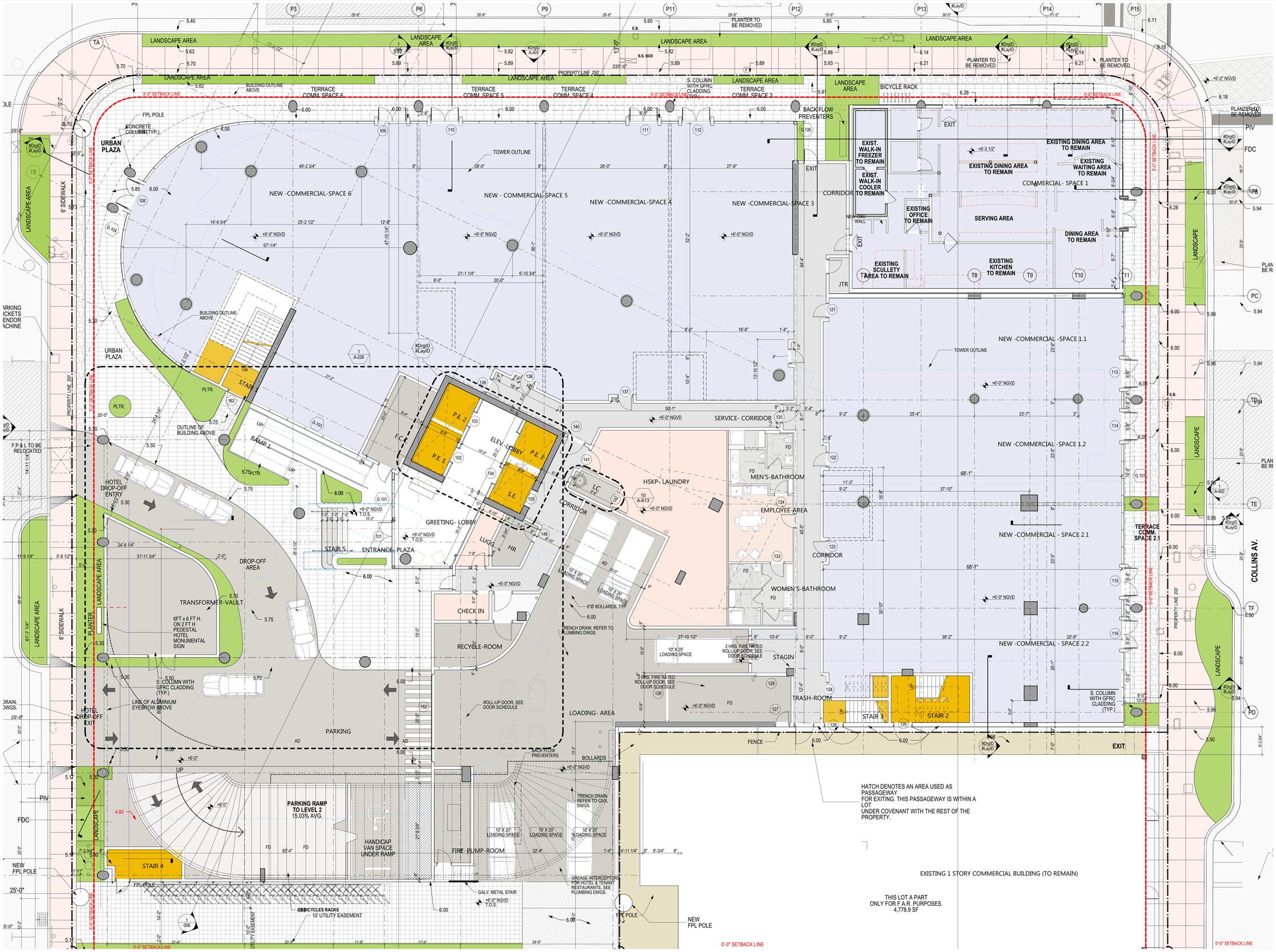

GROUND LEVEL - DROP OFF / RETAIL | 1

SCALE 1/8"=1'-0"

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Date
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Scale
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1729

Sheet Name
GROUND LEVEL

Sheet No.
002

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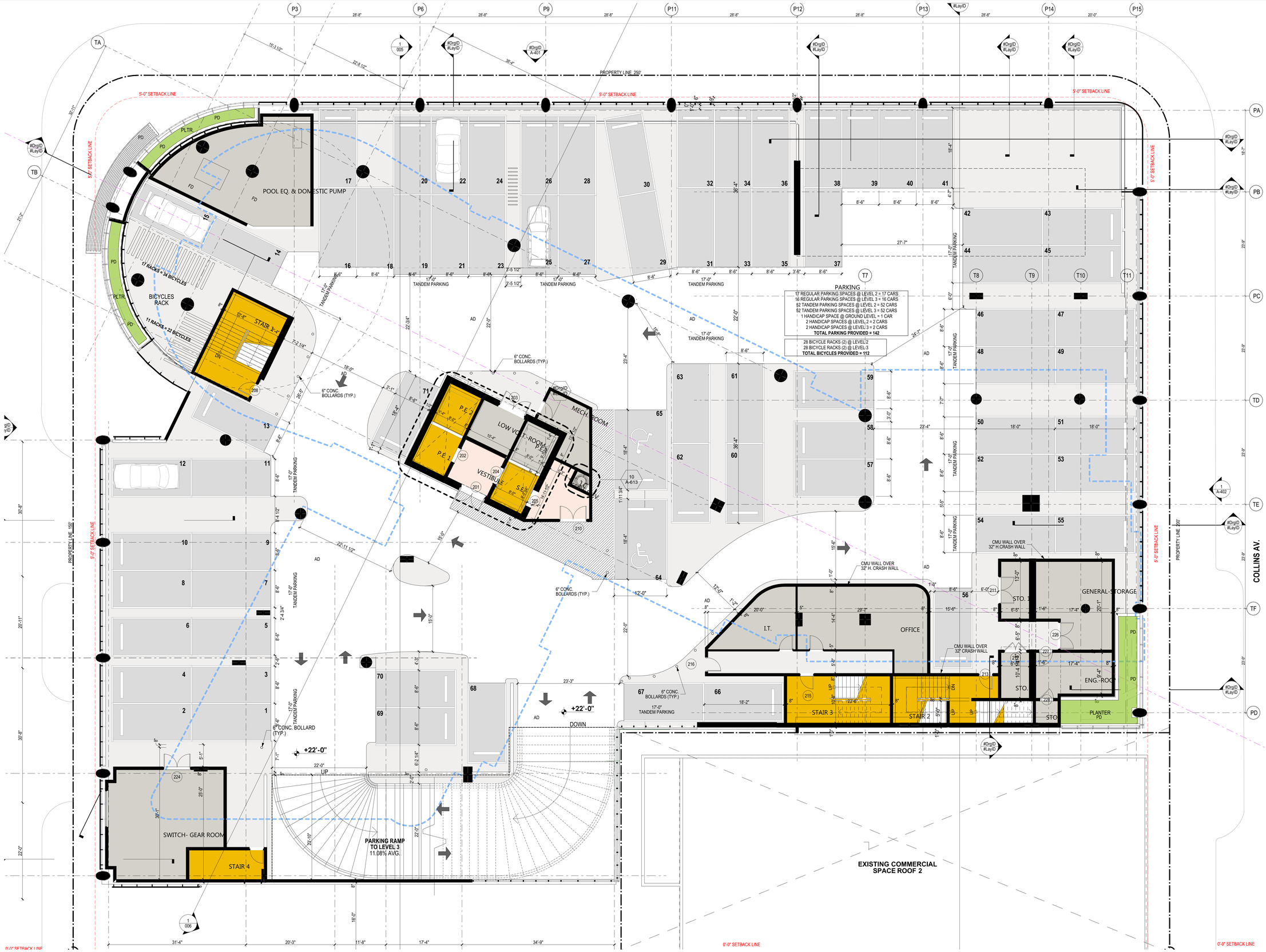

SECOND LEVEL - PARKING | 1

SCALE 1/8"=1'-0"

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Sheet Name
SECOND LEVEL

Sheet No.
003

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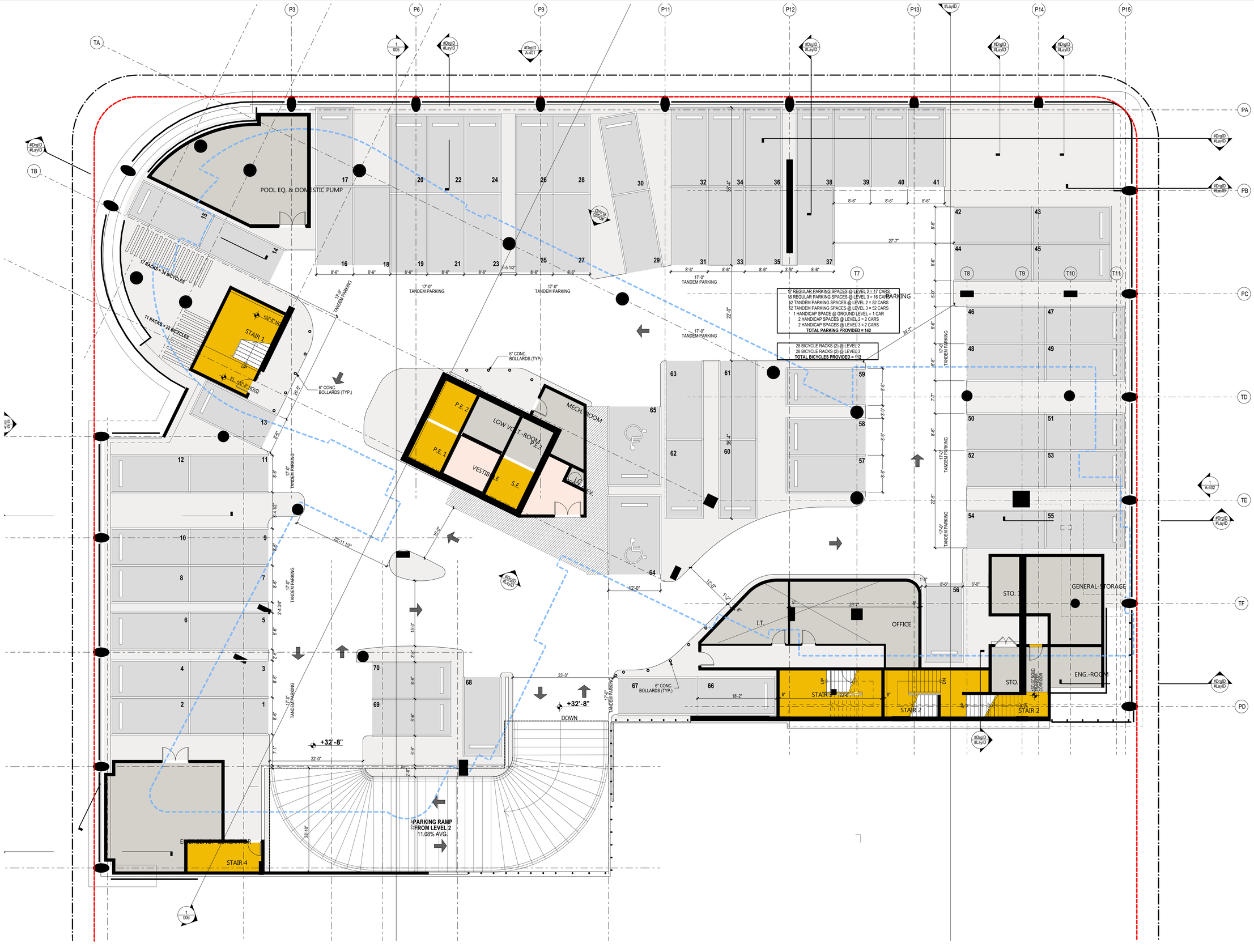

THIRD LEVEL - PARKING | 1

SCALE 1/8"=1'-0"

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Sheet Name
THIRD LEVEL

Sheet No.
004

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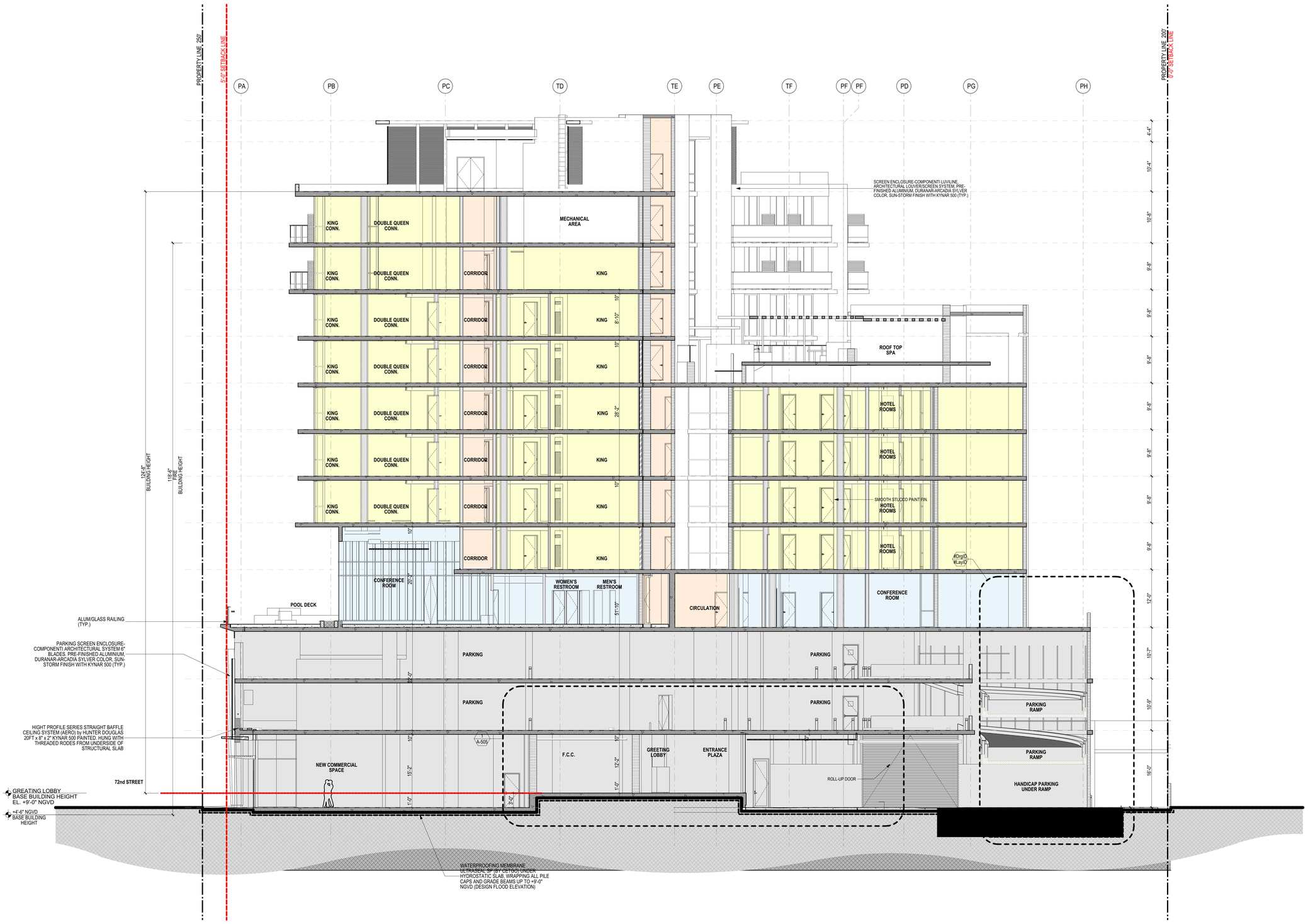

SECTION A | 1

SCALE 1/8"=1'-0"

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Scale
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Project No.
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Sheet Name

SECTION A

Sheet No.
005

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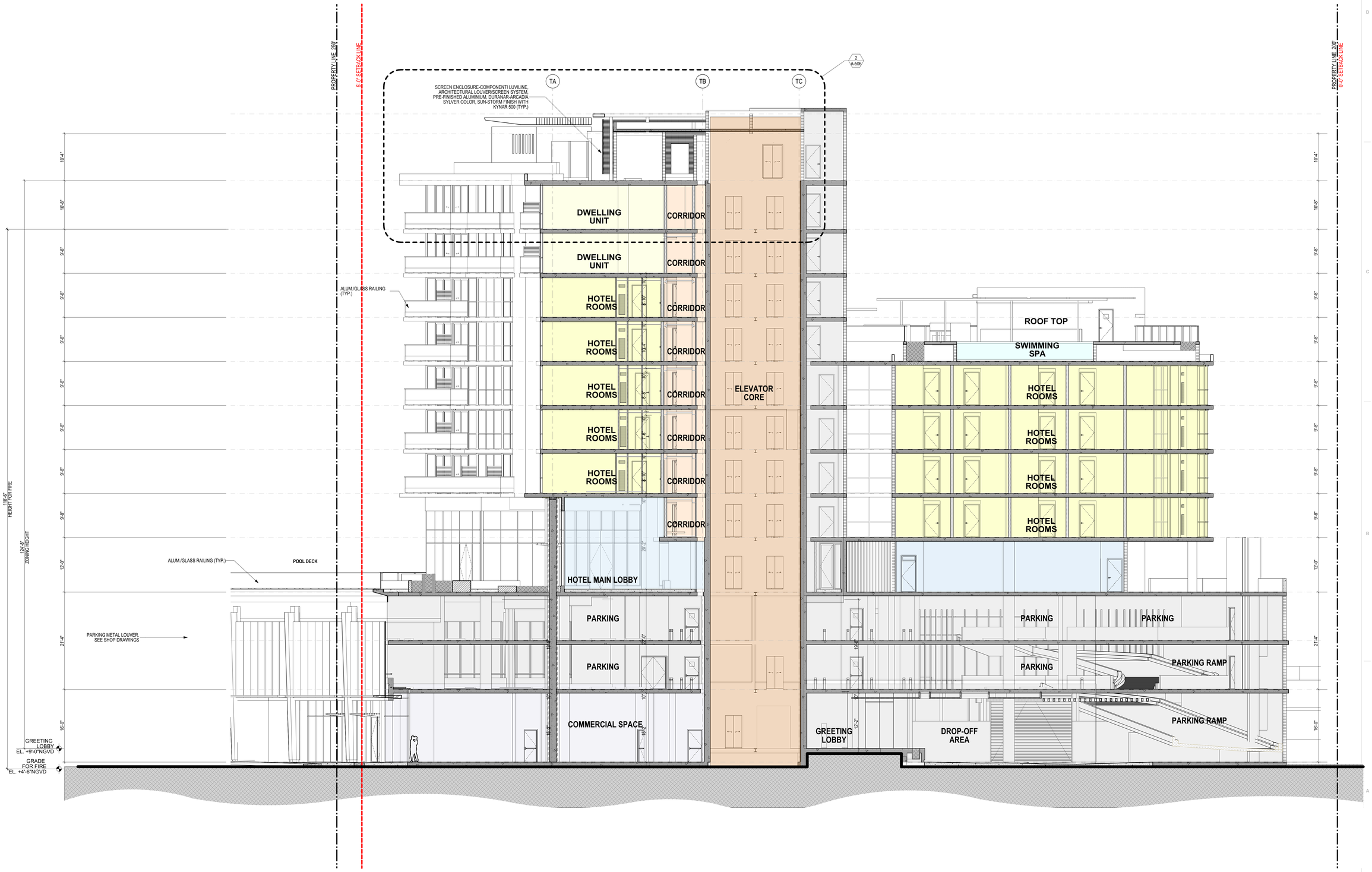

SECTION B | 1

SCALE 1/8"=1'-0"

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Sheet Name

SECTION B

Sheet No.
006

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36 1/8 Second-Floor Slab, 33 1/8 Second-Floor Slab, 29 1/8 Second-Floor Slab, 26 1/8 Second-Floor Slab, 23 1/8 Second-Floor Slab, 20 1/8 Second-Floor Slab, 17 1/8 Second-Floor Slab, 14 1/8 Second-Floor Slab, 11 1/8 Second-Floor Slab, 8 1/8 Second-Floor Slab, 5 1/8 Second-Floor Slab, 2 1/8 Second-Floor Slab, 1 1/8 Ground-Floor Slab, 1 1/8 Ground-Floor Slab, 2 1/8 Ground-Floor Slab, 3 1/8 Ground-Floor Slab, 4 1/8 Ground-Floor Slab, 5 1/8 Ground-Floor Slab, 6 1/8 Ground-Floor Slab, 7 1/8 Ground-Floor Slab, 8 1/8 Ground-Floor Slab, 9 1/8 Ground-Floor Slab, 10 1/8 Ground-Floor Slab,