

OLGA V. CORDERO, P.E.

Structural Engineer.

August 2nd, 2019

To: Historic Preservation Board
City of Miami Beach
1700 Convention Center Dr.
Miami Beach, FL 33139.

RE: Regency House Apartments.
353 W 47 Street.
Miami Beach, FL 33140.

Dear Board Members:

This letter is to report about the feasibility analysis performed at the property in reference for the installation of an emergency generator on the roof.

This analysis has been based on field observation, review of limited available as built drawings, load calculations and the following factors:

- Weight of proposed generator = 10,300 LBS
- Plan dimensions of the proposed generator = 4.2' x 16.4'
- Year of Building Construction = 1962

Based on above weight and dimensions the additional load to be imposed to the structure if the generator is installed on the roof would be in the magnitude of 150 PSF.

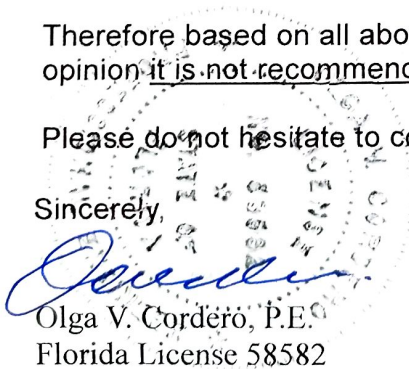
The existing roof structure is composed of a concrete waffle system with 3" thick slab and 12" stems, which at the time of construction is safe to assume was designed for a total superimposed load not greater than 50 PSF (Dead + Live Loads). It is wise to consider that the structural capacity would have decreased at the building age.

Building an additional structure to transfer the load out of the existing structure or reinforcing the existing structure to increase its capacity would involve a great cost since it would have to affect all 9 floors and foundations. This option was not assessed since it doesn't appeal financially, or from service and construction perspective.

Therefore based on all above considerations and to the best of my knowledge and professional opinion it is not recommended to install the generator on the roof of the structure.

Please do not hesitate to contact me if you have additional questions or concerns.

Sincerely,



Olga V. Cordero, P.E.
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