PAUL STRESING ASSOCIATES, INC.

ARCHITECTURE ▪ SPACE PLANNING ▪ INTERIOR DESIGN

Paul R. Stresing, President
Certificate of Authorization No. AA-0003377
Florida Architectural License No. AR0013985

American Institute of Architects
National Council of Architectural
Registration Boards

July 2, 2024

Mr. Danny Moore
Capital Projects Coordinator
Facilities Management
915 SE 5th Street
Gainesville, FL 32601

RE: Due Diligence Report – Burkhardt Sales & Service

Mr. Moore,

As part of the County's due diligence efforts to evaluate the conditions of the existing commercial industrial warehouse building (Burkhardt Sales & Service) located at 6125 NW 18th Drive, Gainesville, FL 32653, Paul Stresing Associates (PSA) was tasked with conducting an inspection of the facility to evaluate its condition prior to entering into a full purchase agreement to its purchase. On May 30, 2024, I was accompanied by KPI Engineering (KPI) where we walked the roof and interior of the facility with Mr. Matt Fultz of the Alachua County Facilities Department and Mr. Daniel Burkhardt, representing the seller where we gained access to the site and buildings to begin our evaluation efforts.

We first gathered in the front administration conference room table where Mr. Burkhardt had the original construction documents laid out on the conference room table where Shawn Jefferys of KPI and I spent roughly 45 minutes looking through both the original buildings drawings dated 12/10/1999 (this set contained six (6) revisions) and the warehouse addition dated 9/24/2010 (which contained one (1) revision), to gain an appreciation for the facilities layout and construction components. I have included a copy of the facilities site plan, floor plans and a few building sections and roof framing plan at the end of this report for the benefit of the reader to assist in the comprehension of the information presented in this assessment report.

The following information is provided to assist in the basic understanding of how the building and fire authorities will assess the building during future inspections and building assessments.

Basic Site and Building Code Information:

- Original Site Information
  - Total Site Area 440,616 sqft
  - Total Main Building Area 50,185 sqft
  - Total Out Building Area 2500 sqft

14617 Main Street, Alachua, Florida 32615
Telephone: (386) 462-6407 ▪ E-Mail: PSA@PaulStresingAssociates.com

- Concrete Paved Area 11,939 sqft
- Light Duty Paved Area 21,922 sqft
- Heavy Duty Paved Area 169,155 sqft
- Impervious Area 169,155 sqft
- Open Area 271,461 sqft

■ Original Primary Building
- Date of Construction = 1999 / 2000
- Building Area = 50,185 sqft
- Construction Type = Type IV Unprotected Fully Sprinklered
- Occupancy Type = Group S-2 Storage
- Number of Stories = (1) Story
- Parking Requirements / Provided = 54 Standard & 4 Handicap for a total of 58
- Utilities (Water, Sewer, Elec.) = GRU with Gravity Sewer & Overheard Elec.
- Stormwater = On Site

■ Original Out (Maintenance Vehicle Service) Building
- Date of Construction = 1999 / 2000
- Building Area = 2,500 sqft
- Construction Type = Type IIB Unprotected Fully Sprinklered
- Occupancy Type = Mixed Use B-Business / S-1 Storage (Section FBC 508.3.2 Non-Separated)
- Number of Stories = (1) Story

■ Warehouse Addition
- Date of Construction = May 26, 2011 (Date of As-Built Documents)
- Building Area = 23,698 sqft
- Construction Type = Type IIB Unprotected Fully Sprinklered
- Occupancy Type = Mixed Use B-Business / S-1 Storage (Section FBC 508.3.2 Non-Separated)
- Number of Stories = (1) Story

The original building was constructed in the year 2000 which consisted of 50,185 sqft subdivided into and administration area of 12,063 sqft at the main public entry along the west portion of the building and main warehouse area which provides 38,120 sqft of both dry and refrigerated storage with roll-up doors to allow centrally located thru traffic bay for storage drop-off and pick-up in addition to recessed truck loading dock areas along the south elevation of the building. The building construction of both the initial 2000 construction and the 2011 warehouse addition consists of the following.

The building's foundation system consists of a perimeter grade beam designed to accommodate the walls tilt wall construction. The concrete slab is documented to be a 6" thick reinforced poured in place concrete over a vapor barrier with an unknown thickness

because it could not be verified, however it is assumed to comply with the applicable building code at the time of construction.

The building's roof assembly of the original 2000 construction consists of a single-ply EPDM roof membrane adhered directly to rigid insulation which is mechanically attached to a 1 ½" deep 22 gage galvanized metal "B" type roof deck over steel bar joists. The steel bar joists range from 20", 22", 24" and 28" deep spaced at ±6'-0" O.C. depending on the span and presence of roof top equipment. The structural roof bar joist bear on a steel shelf angle embedded in the tilt wall exterior wall panel and the interior joist bearing is on a steel girder (28" deep in the administration area and 40" and 48" deep structural girders in the warehouse area) supported by interior 6"x6" and 8"x8" steel columns strategically spaced throughout the interior to accommodate the long span girder members. The administration area has a lay-in ceiling system concealing the roof framing where the warehouse area has the roof framing exposed. The structural bar joist bearing and top of exterior tilt wall ±27'-0" and ±30'-0" above the finish floor (AFF) in the warehouse area and ±15'-6" AFF in the administration portion of the building.

The building's exterior wall construction consists of a ±12" thick insulated concrete tilt panel wall system in the conditioned areas and in the unconditioned areas, the wall thickness is reduced to a ±8" thick concrete tilt wall system both finished on the exterior with a skim coat waterproof exterior finish. The wall "R" values consist of,

- Office Area R-20
- Cooler Area R-24
- Warehouse Area R-18

The actual roof system installed on the main (original) building constructed in 2000 consists of a single-ply (black) EPDM roof membrane with its seams torched to bond into a single membrane and to adhered to tapered rigid insulation. The lower admin roof area drainage to three roof drains located directly over the administrative area (lower roof). The taller 38,120 sqft warehouse area roof has a consistent 5" thick rigid insulation (the roof slope is in the deck and the bar joist) with north to south ridge draining the storm water of the east roof edge of the roof to a gutter and downspout system discharging it to the grade and away from the building and the west portion of the roof consisting of tapered insulation sloped to (4) roof drains running along the west parapet of the upper warehouse roof area to evacuate the roof water (refer to the roof plan located at the end of this report).

The 2011 warehouse addition was similar construction and added to the north end of the original building's north end and the original parapet wall allowed the new roof to neatly transition into the original building.

The 2011 warehouse addition has a different roof system consisting of a 60-mil white single-ply TPO roof membrane over a similar 5" thick rigid insulation and mechanically attached to a 1 ½" deep 22 gage "B" deck over both 20 and 28" deep bar joists bearing on the perimeter tilt wall and interior 40 deep girder truss supported by 8"x8" steel interior column system.

An assessment of the current mechanical, plumbing, fire protection and electrical systems designed for the building have been conducted by KPI which are included with the following encountered conditions below.

Once we had a basic appreciation for the buildings by reviewing the construction documents we began touring the main building's administration, warehouse area, their three roof areas, the maintenance service building and the parking lot area to evaluate their condition. The following conditions were encountered.

- The interior of the administration area did not show any signs of concerning deterioration or damage it appears the building has been well maintained. I did notice a few small moisture stains on the ceiling tile in a few of the offices but nothing major. I popped a few ceilings tile and noticed an A/C supply duct in close proximity but no obvious indications of a source. The water stains were not fresh and would be the result of one of two possible sources first supply duct sweating under extreme warm conditions or a breach in the roof membrane which will be highlighted in another observation bullet.
- The carpet, wall finishes, and ceiling were in good condition and well maintained.
- The interior and exterior doors and door hardware appeared fully functional and are operating as designed. The interior of the administrative area contained much of the existing administrative furniture and cubical office furniture which appeared to be in very good condition. I asked Mr. Burkhardt if the furniture was included in the purchase of the building, and he thought it was. This should be confirmed.
- The water pressure was verified, and all faucets and toilets flushed without any issues.
- A large portion of the offices were entered, and light fixtures were turned on and off without issues.
- Cabinet doors and drawers in the lounge areas checked were found to be in fine condition. The lounge is equipped with a stove / oven and an Ansul exhaust hood. The Ansul system was not tested.
- Using a roof access ladder and roof hatch we gained access to the lower roof administration area roof we walked the roof area, and four roof top air handlers were mounted ranging from 6 to 10-ton units, two of which were original and two units that appear to be about three to four years old based on their information plates. Even through the two original units are functioning they are roughly 22 to 23 years old and have served their expected service life, therefore anticipate their replacement in the near future.
- Once on the roof, it was immediately noted that the roof was a black colored single-ply roof membrane which confirms it being an EPDM membrane (EPDM single-ply roofing are more common in the northern region of the U.S. and not used as much in the Southeast). EPDM single-ply roof membrane is comprised of a synthetic rubber that is vulnerable to high temperatures and the membrane is prone to punctures and tears so it should only be used on roofs with little to no roof top equipment. The EPDM single-ply membrane has been a popular choice by roofs and owners because if its affordability and ease of installation however as mentioned this product is vulnerable to high

temperatures, climate regions of high temperatures or high precipitation. Over time the higher temperatures can cause the rubber to shrink and crack which can lead to seam separation and compromise. With its black color the EPDM membrane is not in any way energy efficient, and its black color makes the roof highly absorbative of heat from the sun, adding extra demand on the air conditioning system. The typical performance expectation and warranty is at its best, 20 years, and its performance warranty consisting of numerous special conditions. The 2000 main building means that the EPDM' is 24 years old and shows obvious signs of previous membrane and seam repairs. Walking the roof, a number of large vapor bladders were encountered, many of them being as large as a watermelon or football. These bladders or ballon type deformations are typically due to entrapped moisture that vaporizes during the heat of the day causing a shrink / expansion cycling of the single-ply membrane. Refer to the attached photographic documentation.

- Walking the warehouse area and inspecting the concrete slab I did not see any compromised concrete slab conditions.
- Walking the exterior of the building looking at the tilt wall joints and exterior finish I didn't see any issues with the joint other than normal wear and minor maintenance can be expected in the near future.
- The paved parking lot areas were walked and photographically documented memorializing the condition and need address surface repair and maintenance efforts should be taken to preserve the paving underlayment and base.
- The out or service maintenance building is in fairly good condition considering it is 24 years old and exposed to heavy industrial use. General painting and minor resealing would clean the building up and be readily available for occupancy.

KPI Engineering, Inc. was commissioned to provide evaluation and recommendations of the mechanical, electrical, plumbing, fire alarm and fire protection systems of the Old Budweiser Warehouse Facility at N.W. 60th Lane and N.W. 18th Drive, Gainesville, Florida. KPI was instructed to review the building systems for current conditions and possible facility upgrades with the County proposing to purchase the facility.

Mechanical

The original buildings (built around 2001) current HVAC system are provided by four (4) rooftop units (RTUs), ranging in tonnage from 6-tons to 12-tons. RTU-1 is a 6-ton unit, RTU-2 is an 8.5-ton unit, RTU-3 is a 12-ton unit, and RTU-4 is an 8.5-ton unit. As well as a 2.5-ton split DX air handling unit that serves the Repack Room. All units were operational with no noticeable issues during our walkthrough. RTU-1, and RTU-4 have been replaced around 2020, however RTU-2, and RTU-3 are original to the building and will need replacement soon.

In the expansion building (built around 2011) there are no HVAC systems installed, only exhaust fans to keep airflow throughout the warehouse spaces, and evaporator/condensers for the freezer/cooler portions of the building. There are six (6) Freezer/Cooler evaporators and condensing units (located at the rear of the building) that were not running at the time of the walkthrough. It is assumed that these units are in good condition and were just left shut off

due to no need for their operation in the empty building state. All equipment looks to be in good condition.

The truck maintenance building (no information on construction),

Plumbing

The existing domestic water system is currently served from the front of the building were the backflow preventor is above grade, next to an existing below grade shut off. All observed fixtures were in good working condition with no noticeable issues.

The existing showers in the Men's and Women's restrooms have 3'x3' shower that does not meet current ADA requirements and needs an adjustable spray-head and fold-down seat.

Fire Protection

The existing fire sprinkler system is currently served from the front of the building with an insulated 8" backflow preventor above grade. All observed piping, valves and sprinkler heads looked to be in good working condition with no noticeable issues. It was observed that the yearly system inspections have been completed as of February 2024.

Electrical

The existing main electrical Service – 480V/277V, 3Φ 1200A service located in Utility Room 150 with panels throughout the building. The electrical infrastructure is observed to be in good working order with no noticeable issues.

The existing lighting throughout is a mixture of parabolic and prismatic lenses with high-bay metal halide fixtures in the warehouse areas. All observed fixtures looked to be in good working condition with no noticeable issues.

There are four (4) electric vehicle charging stations located by the vehicle maintenance building. Unknown if they function

Site lighting needs to be observed during nighttime hours to verify operation.

In general, the 24-year-old facility has been maintained exceptionally well. Other than a few of the buildings systems serving or almost serving there warranted performance expectations and life expectations (the single-ply roof membrane, two of the roof top A/C units and patching and maintenance of the heavy-duty traffic paved areas) are all typical items considered normal wear and tear.

With all things considered pre-emptive measures could be taken while the building is unoccupied or not fully occupied would be an ideal time to conduct repair efforts to the

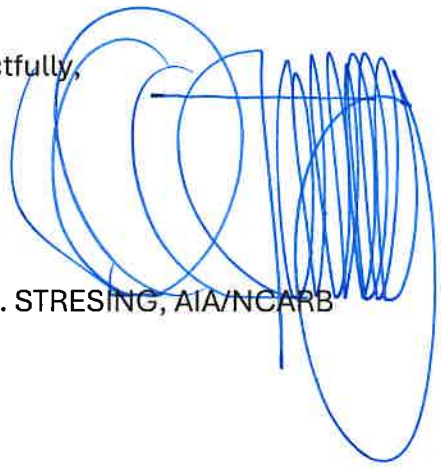
asphalt paved areas and replacement of the two-roof top A/C units this could be done to minimize daily operation inconvenience once the facility is fully operational. The re-roofing efforts can occur at this time or with substantial patching and repairs the building can gain a little more time out of the 24-year-old roof, but it needs to be pointed out the roof has exceeded any roof warranty issued at the time its installation.

In conclusion, the building is in very good general shape and there are no signs of structural concerns or compromises, three items do need to be addressed within the near future, the replacement of two of the A/C units on the lower administration roof will be required in the near future, the re-roofing of the original 2000 building should be considered to preserve the condition of the insulation and metal roof framing and interior finishes. Because of the amount of roof top equipment located on the lower roof area I would recommend a two-ply roof system to minimize exposure to tears and punctures. The upper roof of the warehouse does have exhaust fans which do not really require the maintenance that A/C equipment does so the exposure to damage is lessoned, and you could go back with a white fleece back PTO product. The 2011 warehouse addition is capped with a single-ply TPO type membrane and was found to be in reasonably good shape and has a number of additional years of performance in it so this area could wait a few years before being re-roofed or you could decide to simply use this time to re-roof the entire building and get a single building roof warranty. The asphalt heavy duty truck paving requires maintenance that I would do immediately to ensure the subgrade and paving base do not become compromised.

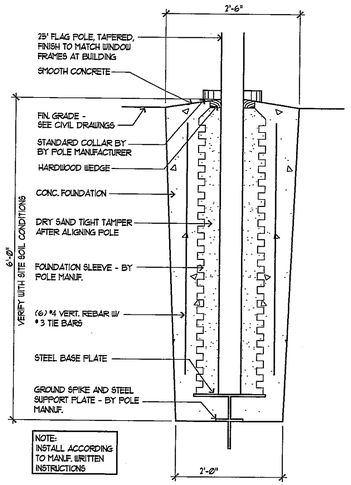
For your convenience I have included photographic documentation memorializing the condition of the facility at the time of this field investigation.

If you have any questions about any part of this report, please contact me at your earliest convenience.

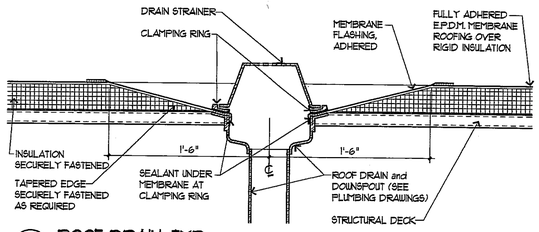
Respectfully,



PAUL R. STRESING, AIA/NCARB

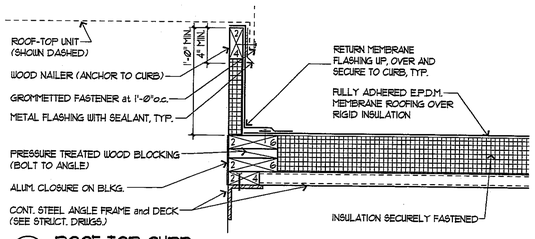


5 FLAG POLE DETAIL
3/4"=1'-0"

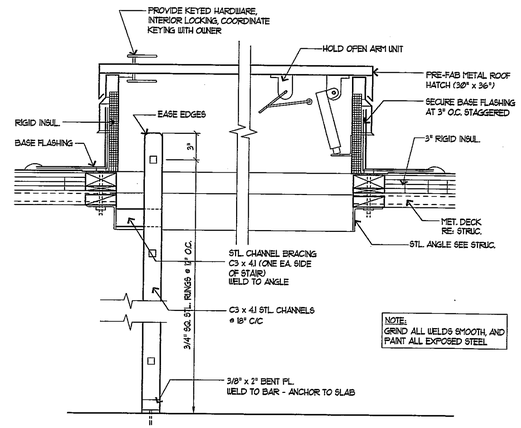


1 ROOF DRAIN, TYP.
1-1/2"=1'-0"

NOTE: VERIFY WITH LOCAL CODES FOR OVERFLOW REQUIREMENTS

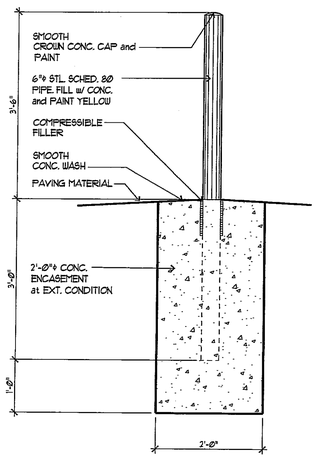


2 ROOF TOP CURB
1-1/2"=1'-0"

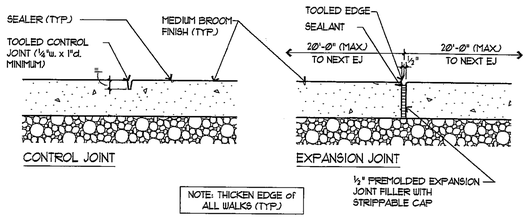


3 ACCESS HATCH
1-1/2"=1'-0"

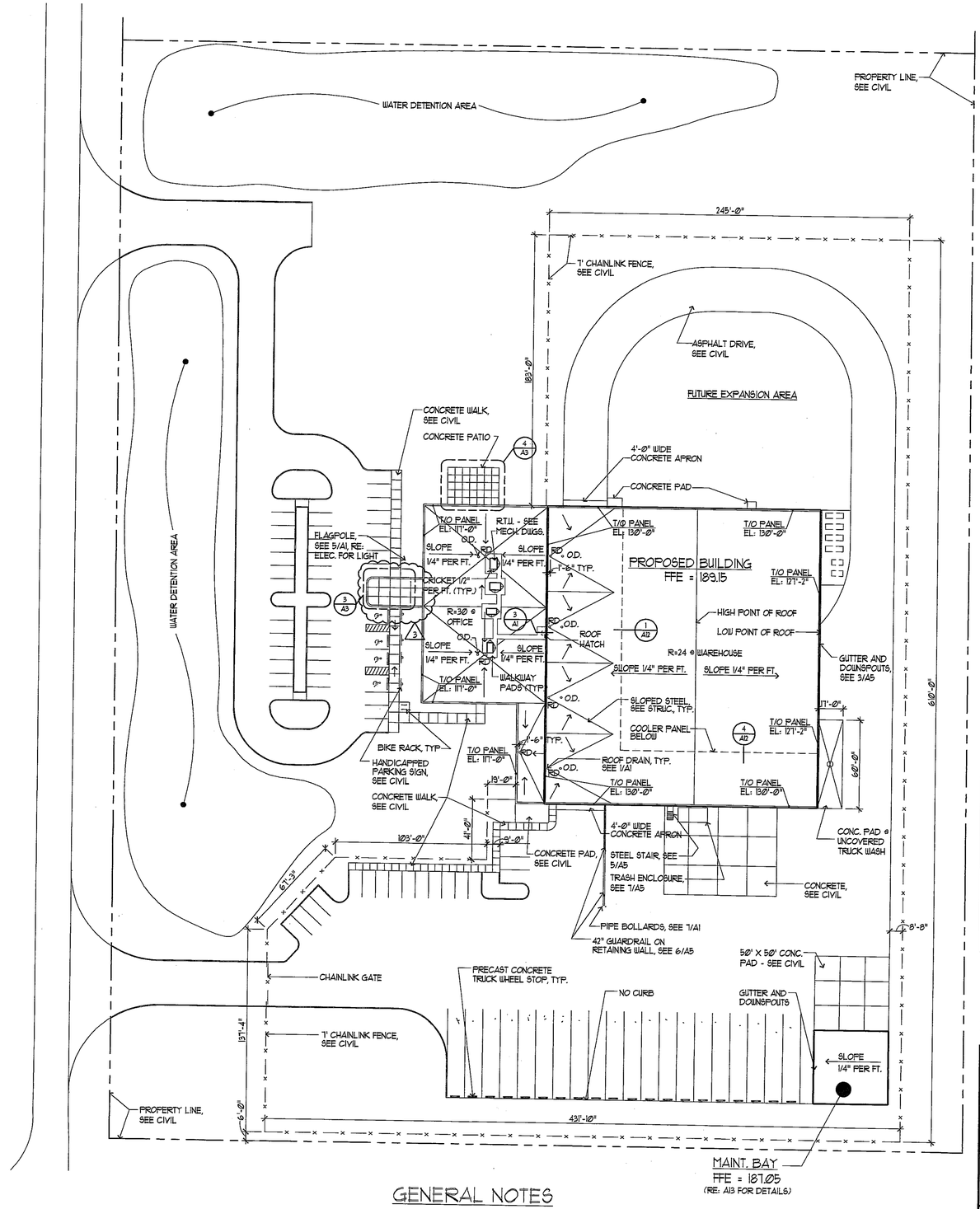
6 NOT USED



7 PIPE BOLLARD DETAIL
3/4"=1'-0"



4 CONCRETE JOINT DETAILS
1-1/2"=1'-0"



SITE and ROOF PLAN
1"=40'

GENERAL NOTES

1. GUTTER, DOWNSPOUT AND FLASHING TO BE FABRICATED AND INSTALLLED PER SMACNA STANDARDS
2. ALL CRICKETS TO BE 1/2"/FL PROVIDE CRICKETS AT HIGH SIDE OF ALL ROOF TOP EQUIP. TO ASSURE POSITIVE DRAINAGE
3. T.O. PNL. = TOP OF TILT-UP CONCRETE PANEL
4. FOR CURB AT TYPICAL R.T.U. SEE DETAIL 2/A1
5. PROVIDE WALK PADS AT ALL R.T.U. LOCATIONS FROM ROOF HATCH LOCATION
6. FOR SITE LIGHTING REFER TO ELECTRICAL DRAWINGS
7. REFER TO CIVIL DRAWINGS FOR BUILDING LAYOUT, UTILITIES, PAVEMENT SECTIONS AND GRADE INFORMATION
8. FOR TYPICAL COOLER PANEL / ROOF TRUSS AND ROOF DECK INTERSECTIONS SEE DETAILS 1 & 4 ON SHEET A12
9. ROOF INSULATION VALUES: CEIL, DRIVE-THRU, MAINT. BLDG. AND RECEIVING = R-24, OFFICE = R-30
10. WITHIN GUTTER PROVIDE POSITIVE DRAINAGE TO ALL DOWNSPOUTS

Beverage Distribution Facilitators International, L.L.C. ("BDFI")

Project Coordinator
Anheuser-Busch, Inc. — Wholesaler Operations Consulting
Causseaux & Ellington, Inc. — Civil Engineer
Alper Ladd, Inc. — Structural Engineer
Murphy Company — Mechanical
Sachs Electric — Electrical
ARCO Beverage Company — General Contractor

Burkhardt Distributing Co. Inc.
6125 N.W. 18th Drive
Gainesville, Florida

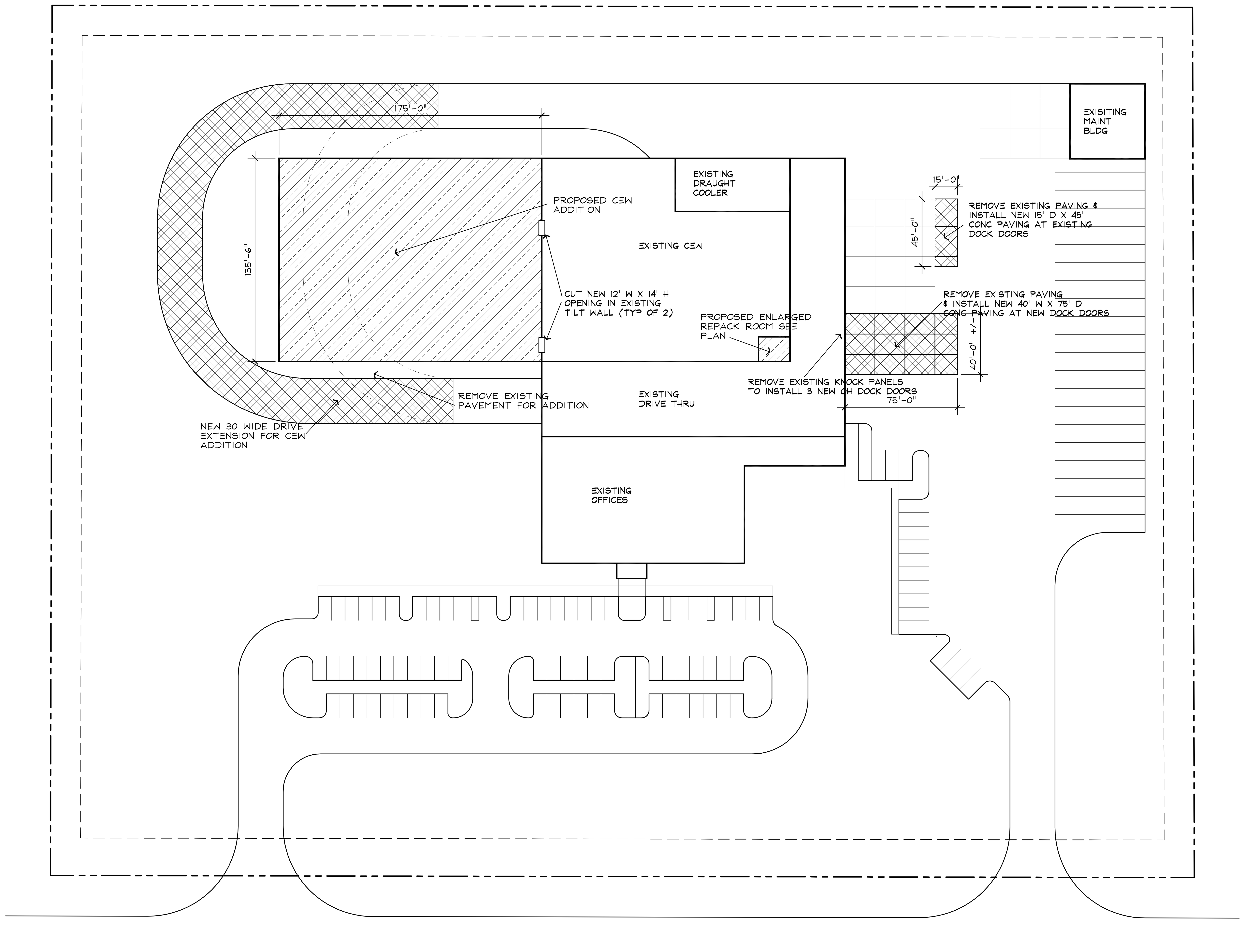
HOLLERAN DUITSMAN ARCHITECTS, INC.
1350 Eldridge Payne Road, Suite 202
St Louis, Missouri 63017
636-537-1175 Fax: 636-537-1357

Issue Date :
PERMIT ISSUE: 12-10-99
1 1/21/00 CONSTR. ISSUE
2 02-09-00 BLDG DEPT. COMMENTS
3 4/21/00 OWNER REVISIONS

Sheet Title: SITE PLAN

Sheet Number: A1

Date: 12-10-99
Project Number: 9038



NORTH
SITE PLAN
SCALE: 1" = 40'-0"

AS BUILTS
MAY 26,2011

CONSULTING ENGINEERS

CIVIL: CAUSSEAUX, HEWETT & WALPOLE, INC
6011 NW 1ST PLACE
GAINESVILLE, FL 32607
C: SHAWN WEBBER - P:(352).331.1976

STRUCTURAL: CONSULTING ENGINEERS, CORP
13C OLD STREET
CINCINNATI, OH 45050
C: TRACY MITCHELL - P:(513).229.9000

MECHANICAL: ICON MECHANICAL
1616 CLEVELAND BLVD
GRANITE CITY, IL 62040
C: TIM SCHAEFFER- P:(618).452.0035

ELECTRICAL: OTTO ENGINEERING
9385 N 56TH STREET #200
TEMPLE TERRANCE, FL 33617
C: MATT OTTO - P:(813).731.7165

PLUMBING: DIAMONDBACK ENGINEERING
1801 NORTH HINES AVE
TAMPA, FL 33607
C: BOB - P:(813).350.0080

FIRE PROTECTION: RODAN FIRE SPRINKLERS, INC
2501 NORTH 70TH ST
TAMPA, FL 33619
C: JERRY BARROW - P:(813).628.0143

CONTRACTOR

ARCO National Construction Company, Inc. BEVERAGE GROUP
15500 LIGHTWAVE DR. #100
CLEARWATER, FL 33760
(P) (727).524.6000 (F) (727).524.6998

ARCHITECT

GMA DESIGN GROUP, INC.
ARCHITECTURAL DESIGN SERVICES
A DIVISION OF ARCO NATIONAL CONSTRUCTION
1750 SOUTH BRENTWOOD
SUITE 601
ST. LOUIS, MISSOURI 63144
(P) 314-822-5191 (F) 314-965-4758
WWW.GMADESIGN.COM

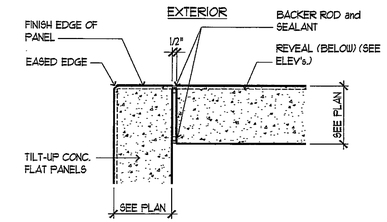
PROPOSED
BURKHARDT DISTRIBUTING
BUILDING EXPANSION

6125 NW 18TH DRIVE
GAINESVILLE, FL 32653

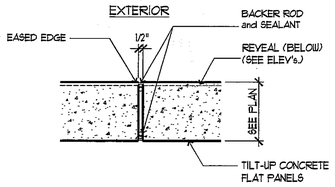
JOB NO : SJ1028
DRAWN BY : JWB
ISSUE DATE : 09/24/10

REVISIONS △
1 10/21/10
2
3
4
5

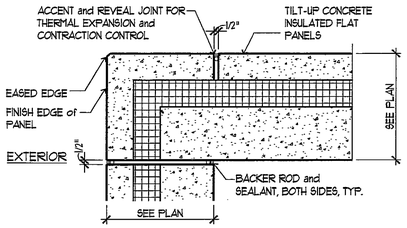
SHEET NUMBER
A-1



1 A2 PANEL JOINT DETAIL
1-1/2"=1'-0"



2 A2 PANEL JOINT DETAIL
1-1/2"=1'-0"



3 A2 PANEL JOINT DETAIL
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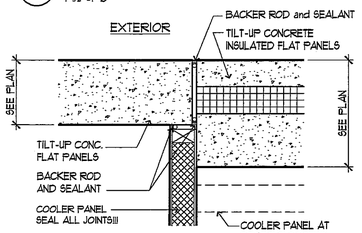
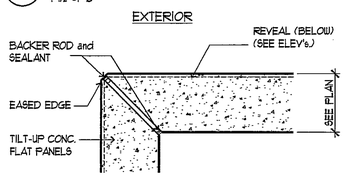
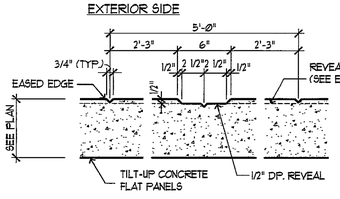


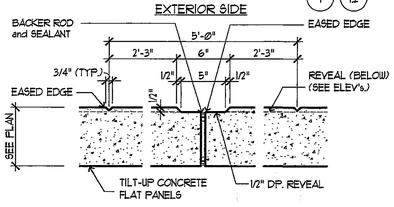
4 A2 PANEL JOINT DETAIL
1-1/2"=1'-0"



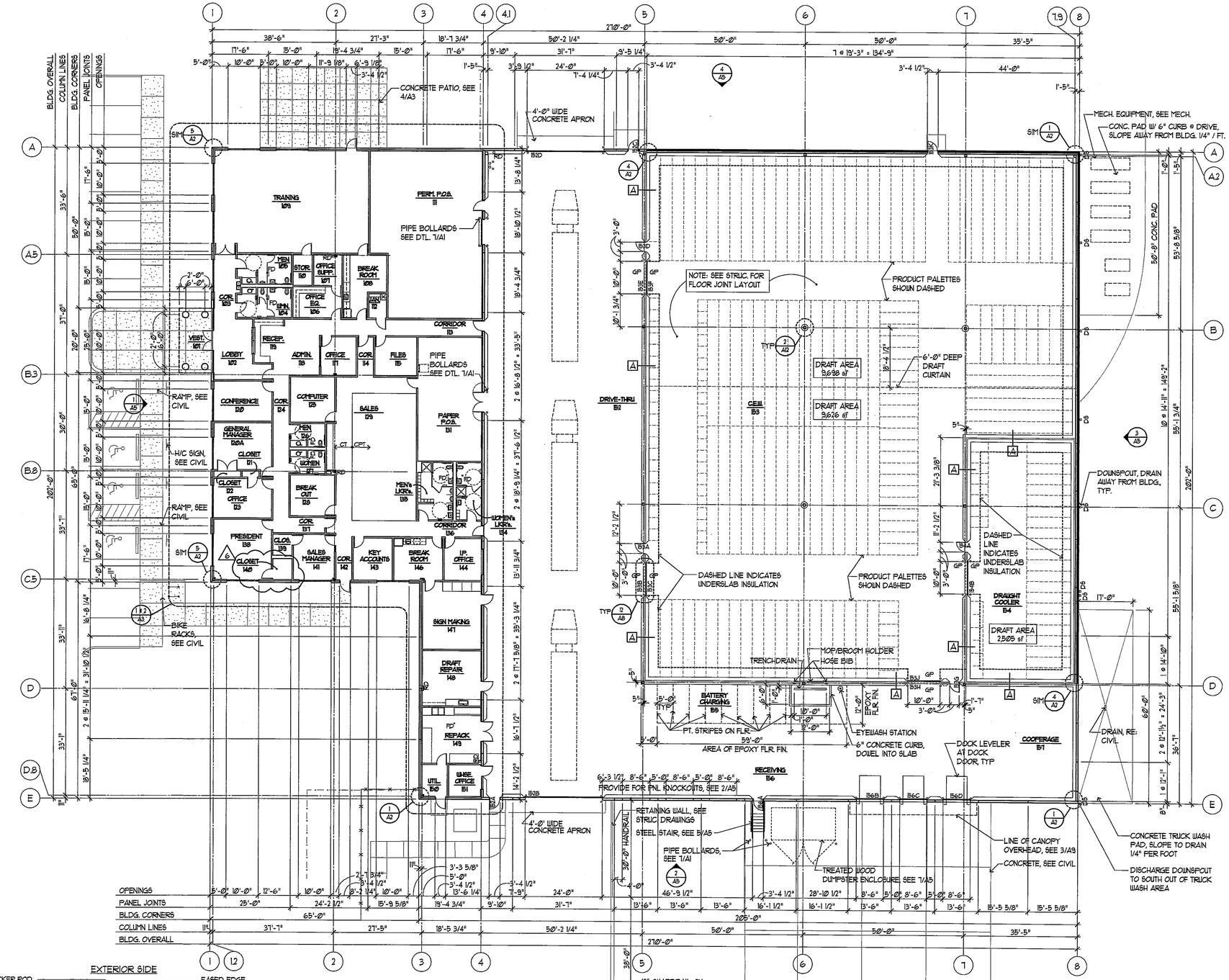
5 A2 PANEL JOINT DETAIL
1-1/2"=1'-0"



6 A2 PANEL JOINT DETAIL (PLAN)
1-1/2"=1'-0"



7 A2 PANEL JOINT DETAIL (PLAN)
1-1/2"=1'-0"



GENERAL NOTES:

1. DOORS SHOWN ADJACENT TO WALLS ARE TYPICALLY 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
2. SEE ENLARGED PLANS FOR ADDITIONAL DIMENSIONS AND NOTES IN DETAILED AREAS.
3. USE TAPEABLE METAL CORNER CASING BEADS AT ALL GYP. BD. CORNERS
4. FIRE RET. BLOCKING SHALL BE PROVIDED PER THE 1991 SBC IN ALL WALLS AS REQUIRED AND/OR AS RECOMMENDED FOR THE SUPPORT OF VENEER PANELS, STANDARDS, CABINETS, TOILET ACCESSORIES, ETC. BY THE G.C.
5. CASEWORK, MILLWORK, ETC. SUPPLIERS SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.
6. G.C. SHALL PROVIDE FLOOR MATERIAL TRANSITION STRIPS WHERE REQUIRED BY CHANGE IN FLOORING MATERIAL. SUBMIT ALL PARTS AS RECOMMENDED (i.e. TRACKS, STRIPS, FILLERS, ETC.) TO ARCHITECT FOR REVIEW.
7. PROVIDE MOISTURE RESISTANT GYP. BD. AT ALL WET WALLS.
8. GENERAL CONTRACTOR TO PROVIDE ACCESS PANELS AS REQUIRED. COORDINATE W/ M.E.P. & F.P.
9. ISOLATE ALL DISSIMILIAR METALS
10. EASED EDGE = 1/4" CHAMFER (TYPICAL)

FLOOR PLAN
1/16"=1'-0"

NOTE: GP = "GOAL POST", SEE DETAIL 5/A12 FOR CONSTRUCTION

Burkhardt Distributing Co. Inc.
6125 N.W. 18th Drive
Gainesville, Florida

Beverage Distribution Facilitators International, L.L.C. ("BDFI")

Project Coordinator	Anheuser-Busch, Inc.
Civil Engineer	Causseaux & Ellington, Inc.
Structural Engineer	Alper Ladd, Inc.
Mechanical	Murphy Company
Electrical	Sachs Electric
General Contractor	ABCO Beverage Company

HOLLERAN DUITSMAN ARCHITECTS, INC.
1350 Eldridge Payne Road, Suite 202
St. Louis, Missouri 63017
636-537-1175 Fax 636-537-1357

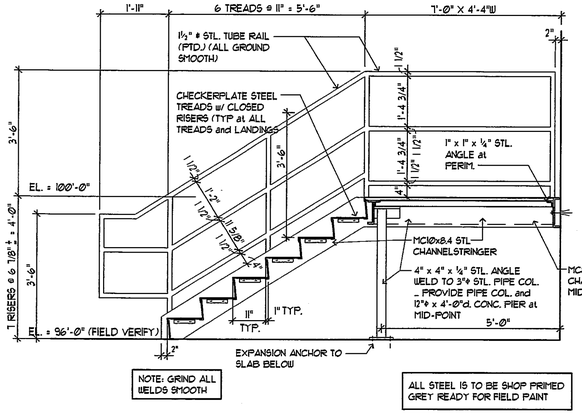
Issue Date :

	PERMIT ISSUE:	12-10-99
1	1/21/00	CONSTR. ISSUE
2	02-09-00	BLDG DEPT. COMMENTS
3	4/21/00	OWNER REVISIONS
4	6/16/00	MISC. REVS.
5	7/28/00	OFFICE REV.
7	10/17/00	AS BUILT

Sheet Title: FLOOR PLAN

Sheet Number: A2

Date: 12-10-99
Project Number: 9038

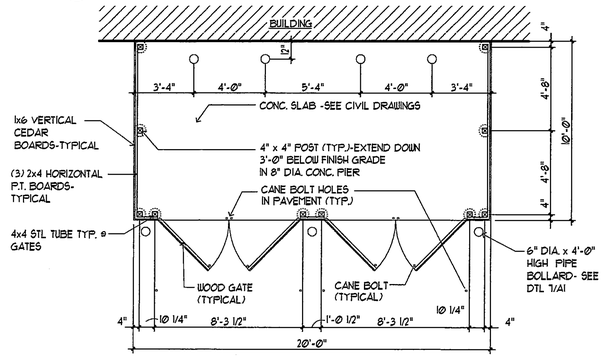


NOTE: GRIND ALL WELDS SMOOTH

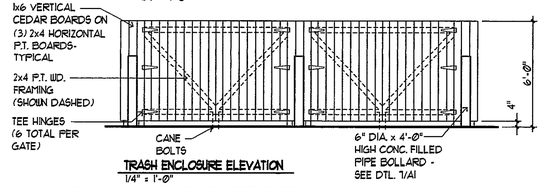
ALL STEEL IS TO BE SHOP PRIMED GREY READY FOR FIELD PAINT

5 SECTION / ELEVATION at EXTERIOR STEEL STAIR
1/2"=1'-0"

6 CONCRETE RETAINING WALL SECTION at DRIVE-IN RAMP
1"=1'-0"

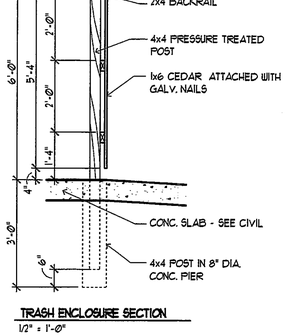


TRASH ENCLOSURE PLAN
1/4" = 1'-0"

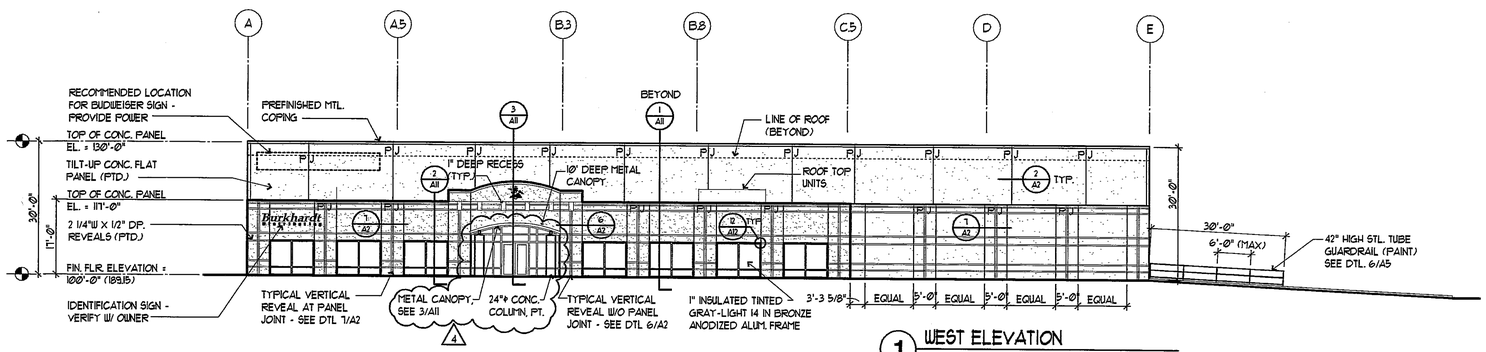


TRASH ENCLOSURE ELEVATION
1/4" = 1'-0"

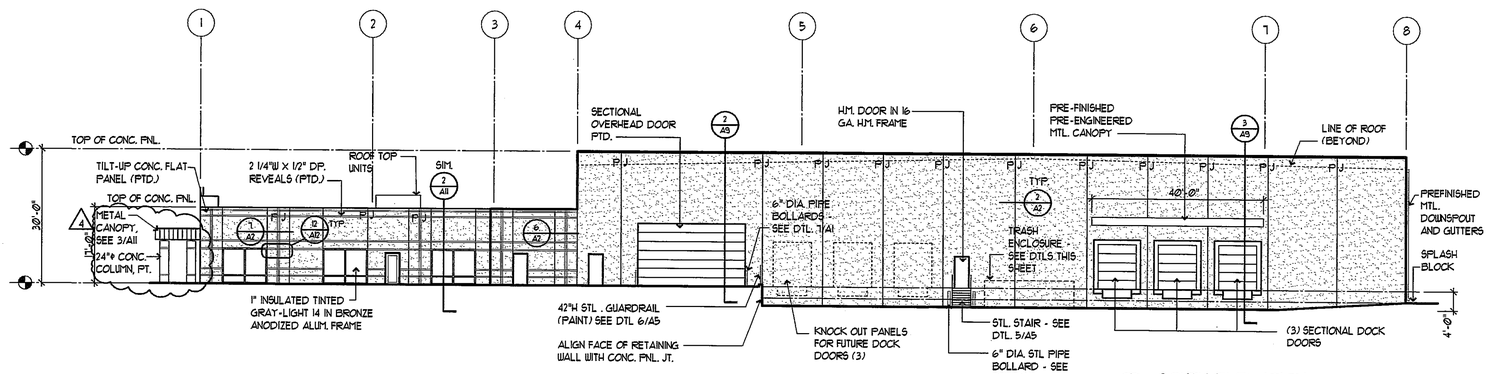
7 TRASH ENCLOSURE DETAILS



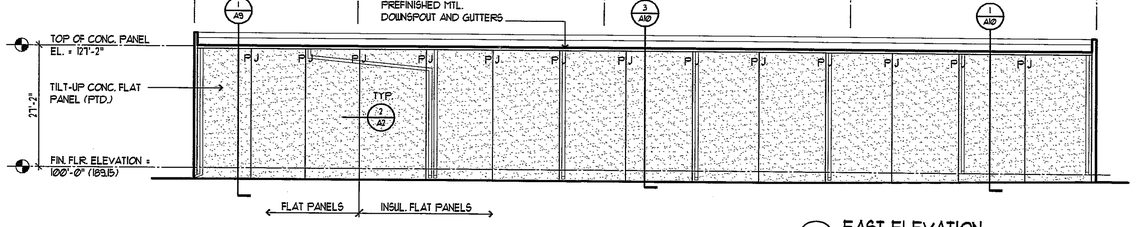
TRASH ENCLOSURE SECTION
1/2" = 1'-0"



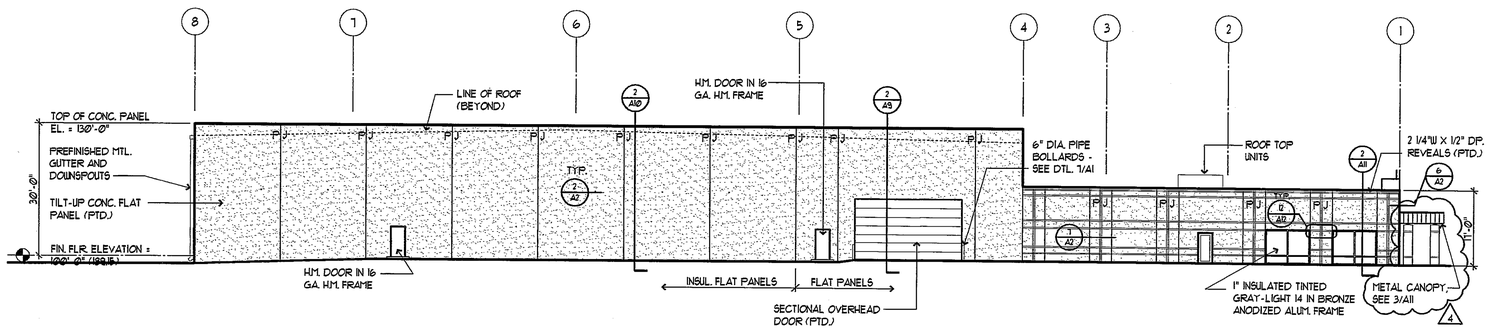
1 WEST ELEVATION
1/16"=1'-0"



2 SOUTH ELEVATION
1/16"=1'-0"



3 EAST ELEVATION
1/16"=1'-0"



4 NORTH ELEVATION
1/16"=1'-0"

Beverage Distribution Facilitators International, L.L.C. ("BDFI")

Project Coordinator	
Anheuser-Busch, Inc.	Wholesaler Operations Consulting
Causseaux & Ellington, Inc.	Civil Engineer
Alper Ladd, Inc.	Structural Engineer
Murphy Company	Mechanical
Sachs Electric	Electrical
ARDO Beverage Company	General Contractor

Burkhardt Distributing Co. Inc.

6125 N.W. 18th Drive
Gainesville, Florida

HOLLERAN DUITSMAN ARCHITECTS, INC.
1350 Eldridge Payne Road, Suite 202
St. Louis, Missouri 63017
636-537-1175 Fax: 636-537-1357

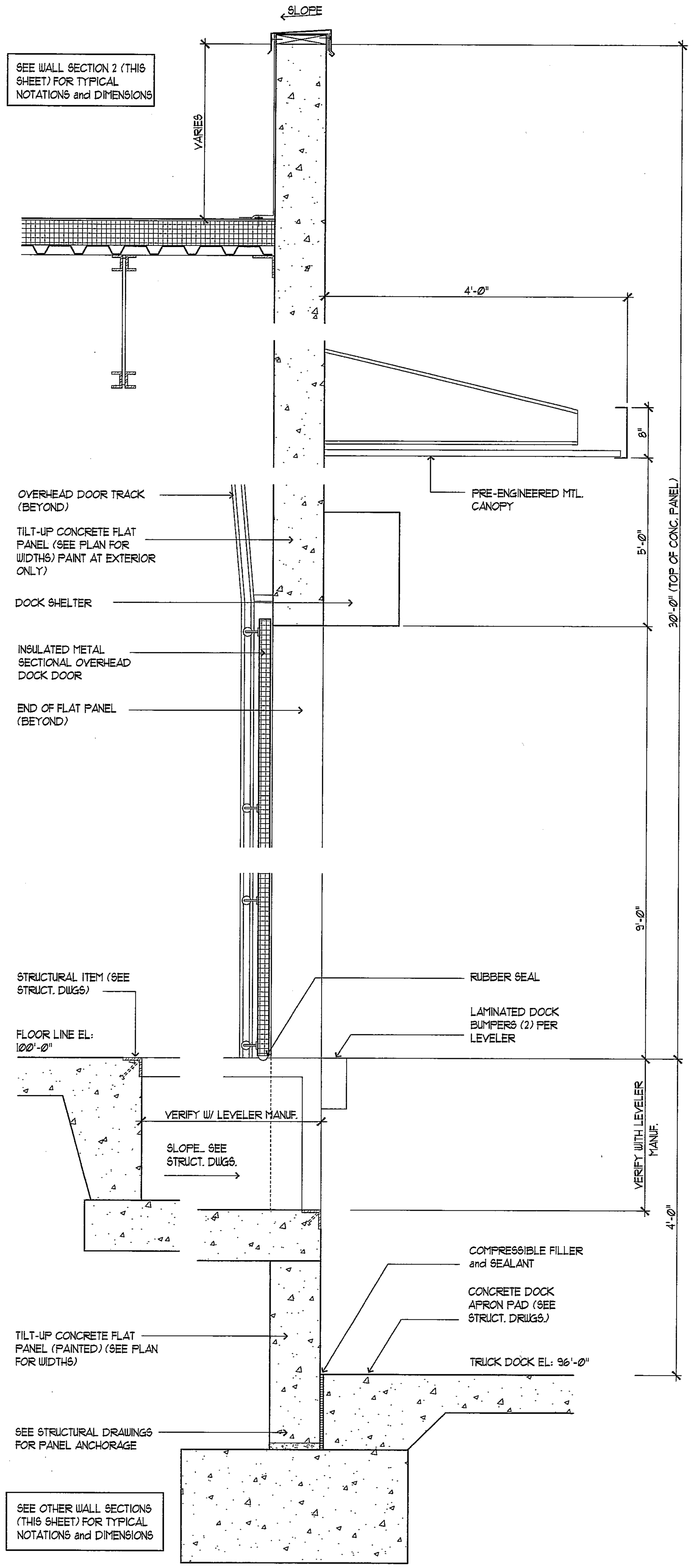
Issue Date :

PERMIT ISSUE: 12-10-99
1 1/21/00 CONSTR. ISSUE
2 02-09-00 BLDG DEPT. COMMENTS
3 4/21/00 OWNER REVISIONS
4 6/16/00 MISC. REVS.

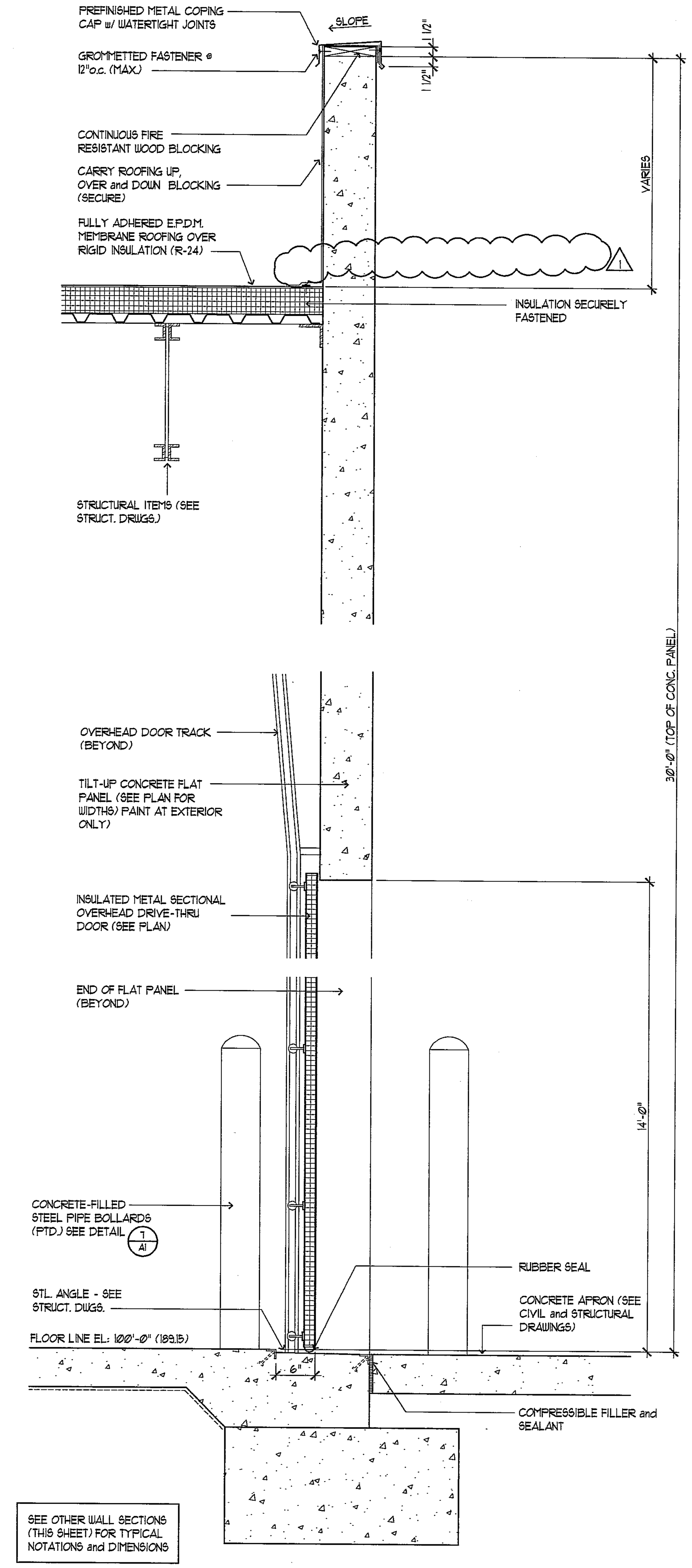
Sheet Title:
BUILDING ELEVATIONS

Sheet Number:
A5

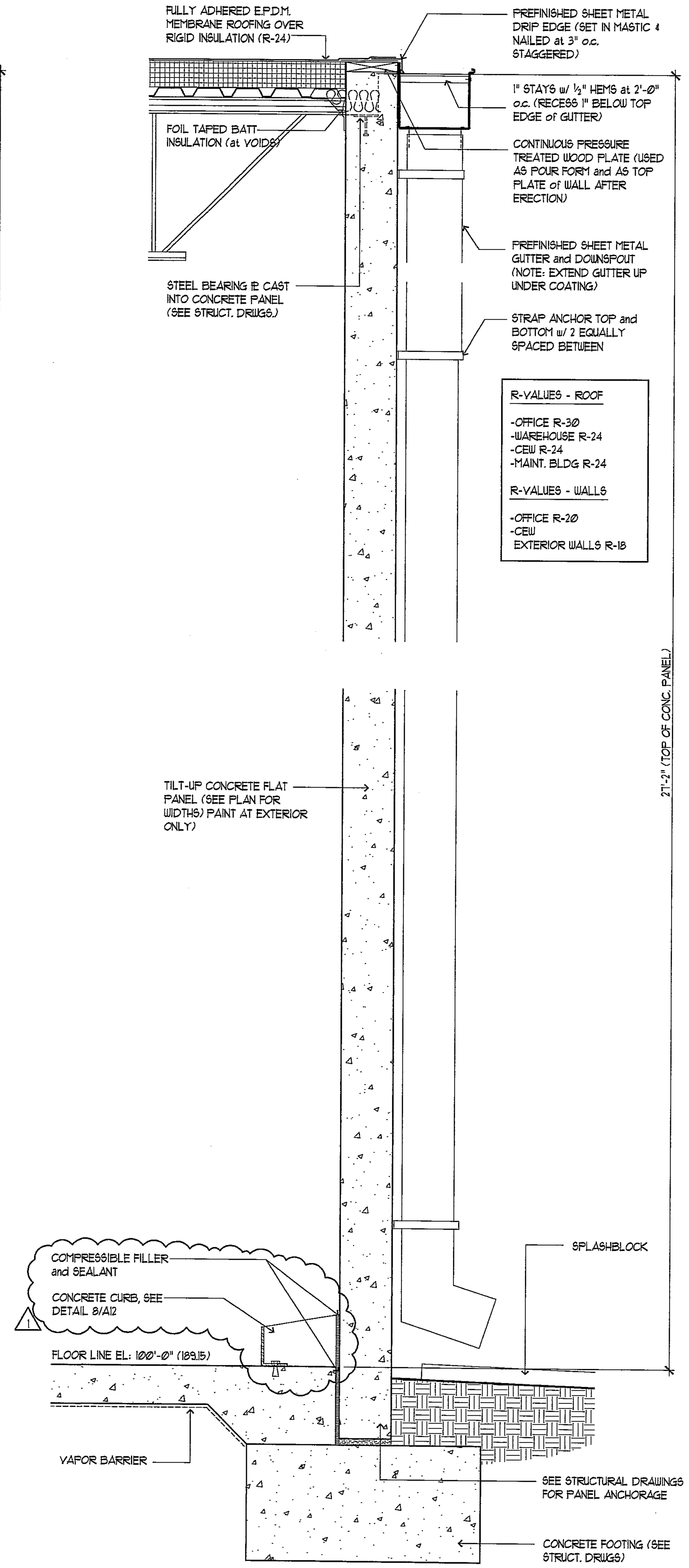
Date: 12-10-99
Project Number: 9038



3/A9 WALL SECTION AT OVERHEAD DOOR
1"=1'-0"



2/A9 WALL SECTION AT DRIVE THRU DOOR
1"=1'-0"



1/A9 WALL SECTION AT GUTTER & DOWNSPOUT
1"=1'-0"

Filename: J:\9038\09BD-WS
XREF Files: 00BD-TB,
Date/Time: 4-17-00 @ 14:08

Project Coordinator	Beverage Distribution Facilitators International, L.L.C. ("BDFI")
Wholesaler Operations Consulting	Anheuser-Busch, Inc.
Civil Engineer	Causseaux & Ellington, Inc.
Structural Engineer	Alper Ladd, Inc.
Mechanical	Murphy Company
Electrical	Sachs Electric
General Contractor	ARCO Beverage Company

Burkhardt Distributing Co. Inc.

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St Louis, Missouri 63017
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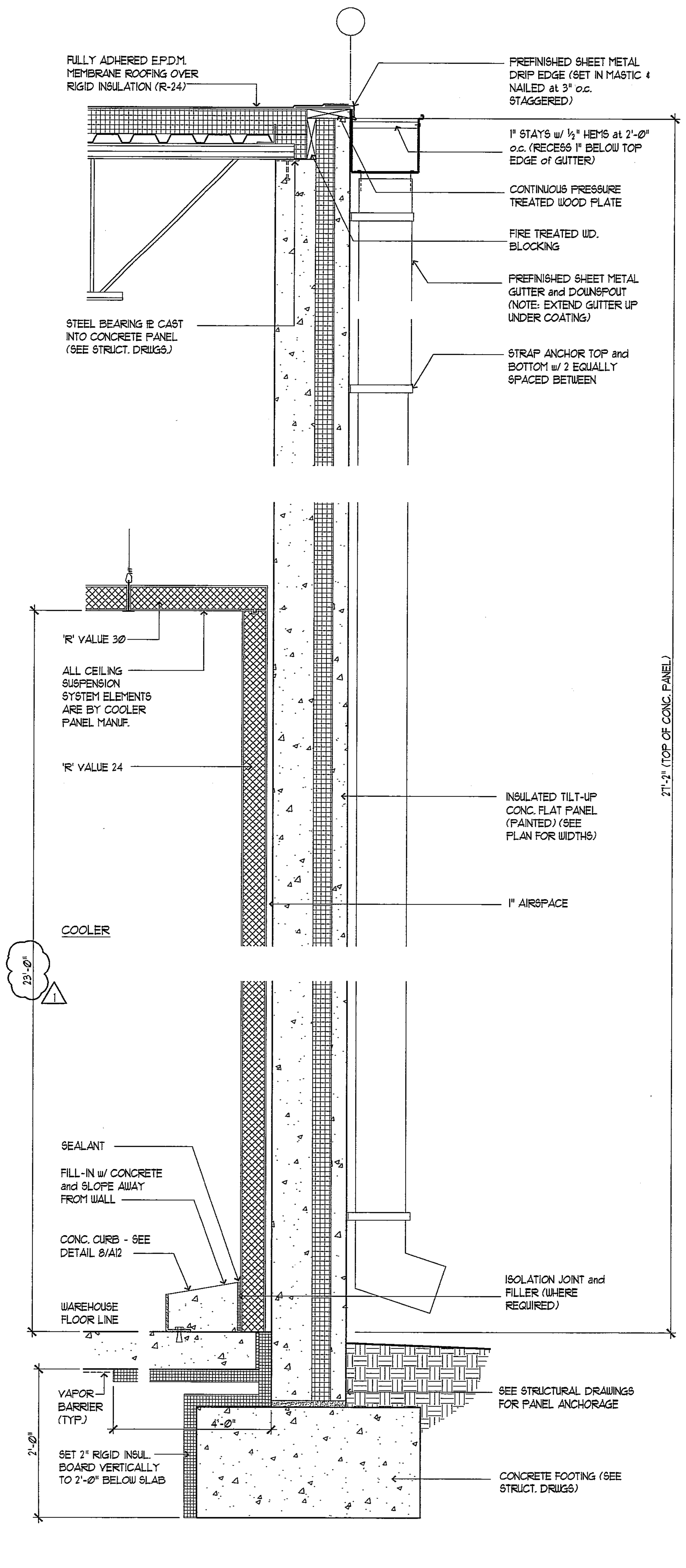
Issue Date :
PERMIT ISSUE: 12-10-99
1 1/21/00 CONSTR. ISSUE

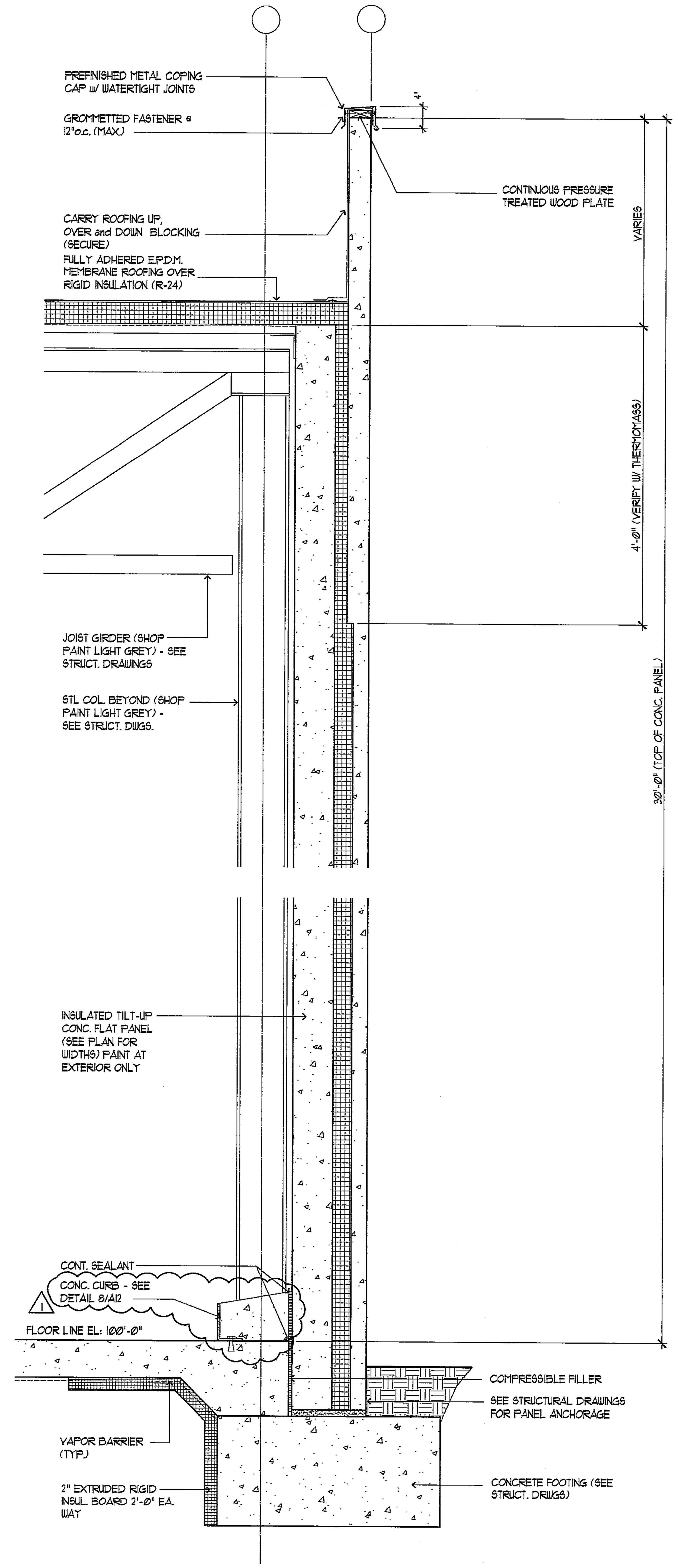
Sheet Title: WALL SECTIONS

Sheet Number: A9

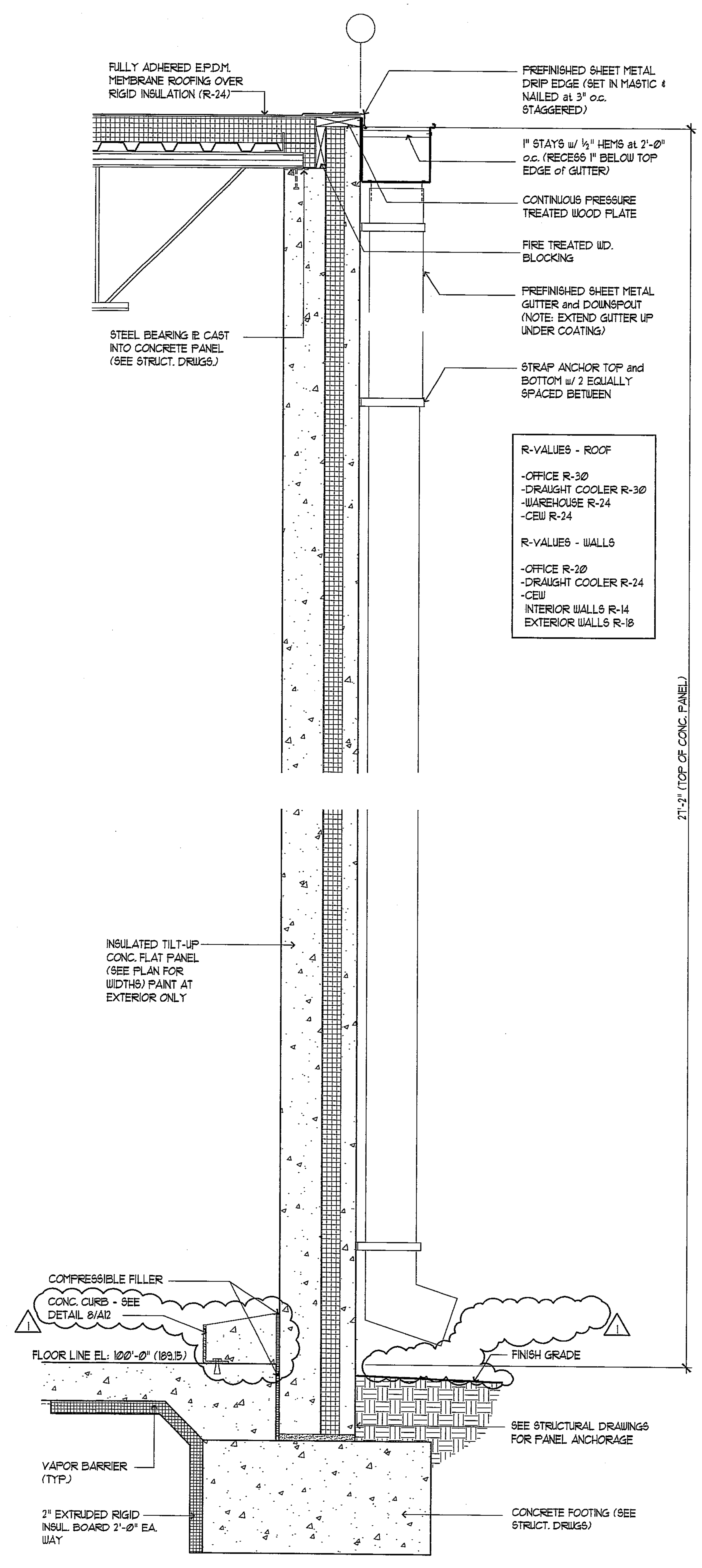
Date: 12-10-99
Project Number: 9038



3/A10 WALL SECTION @ COOLER PANEL & EXTERIOR WALL
1"=1'-0"



2/A10 WALL SECTION @ C.E.W.
1"=1'-0"



1/A10 WALL SECTION @ C.E.W.
1"=1'-0"

Filename: J:\9038\OBD-N5
XREF Files: OOBD-TB,
Date/Time: 4-17-00 @ 14:09

BDFI Beverage Distribution Facilitators International, L.L.C. ("BDFI") — Project Coordinator
Anheuser-Busch, Inc. — Wholesaler Operations Consulting
Causseaux & Ellington, Inc. — Civil Engineer
Alper Ladd, Inc. — Structural Engineer
Murphy Company — Mechanical
Sachs Electric — Electrical
ARCO Beverage Company — General Contractor

Burkhardt Distributing Co. Inc.

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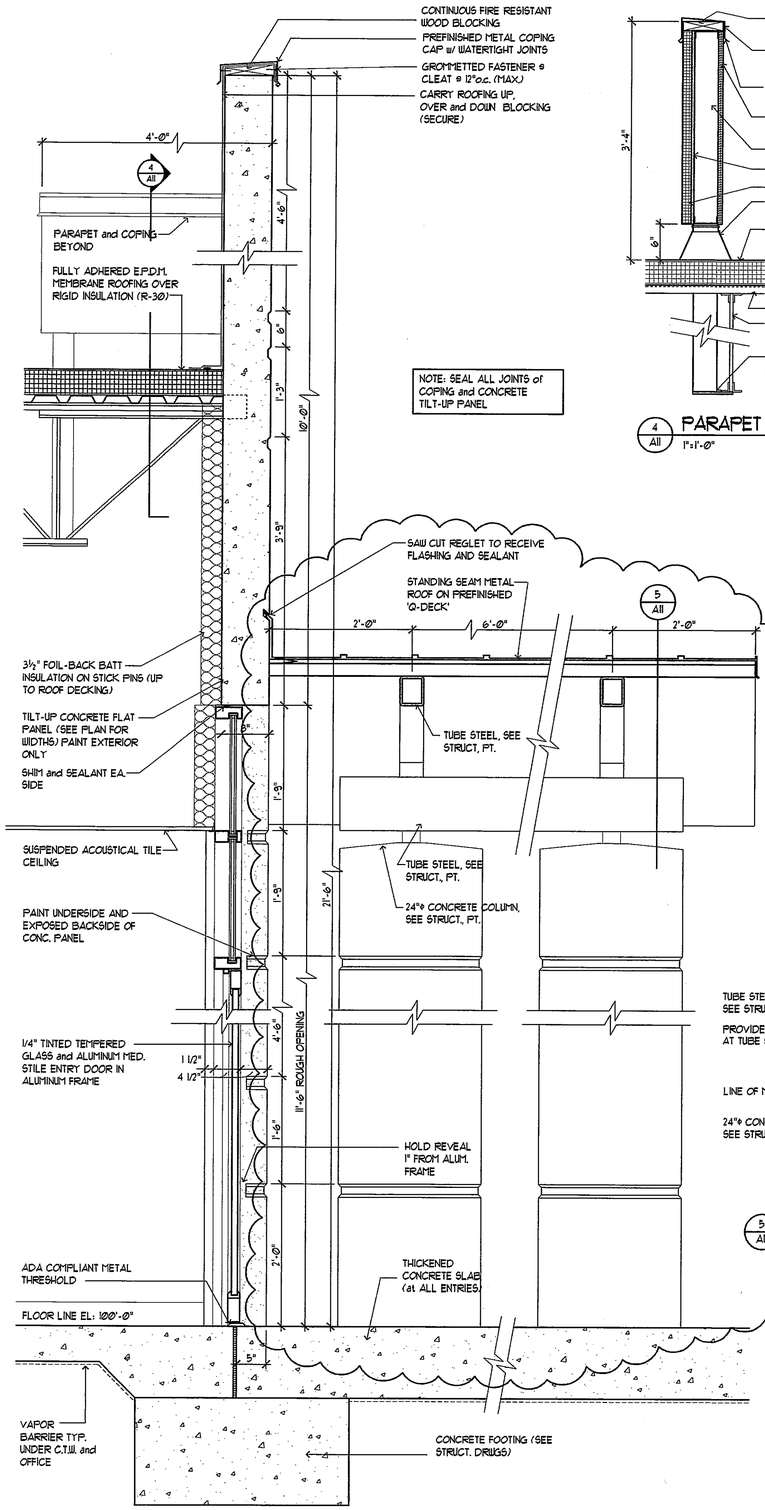
Issue Date :
PERMIT ISSUE: 12-10-99
1 1/21/00 CONSTR. ISSUE

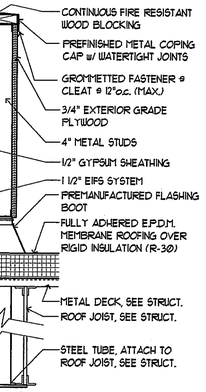
Sheet Title:
WALL SECTIONS

Sheet Number:
A10

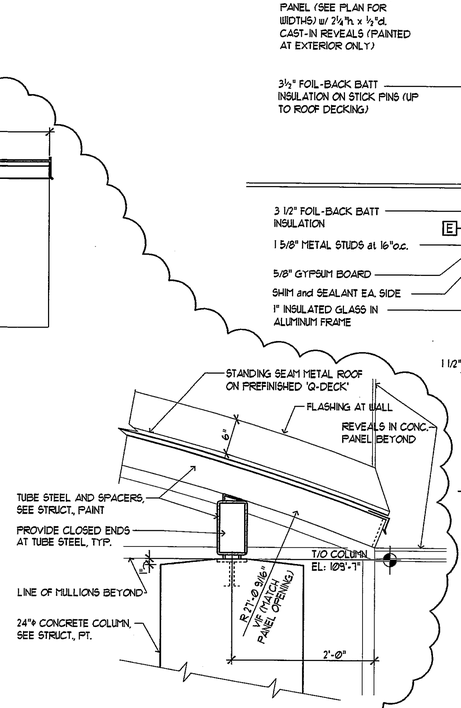
Date: 12-10-99
Project Number: 9038



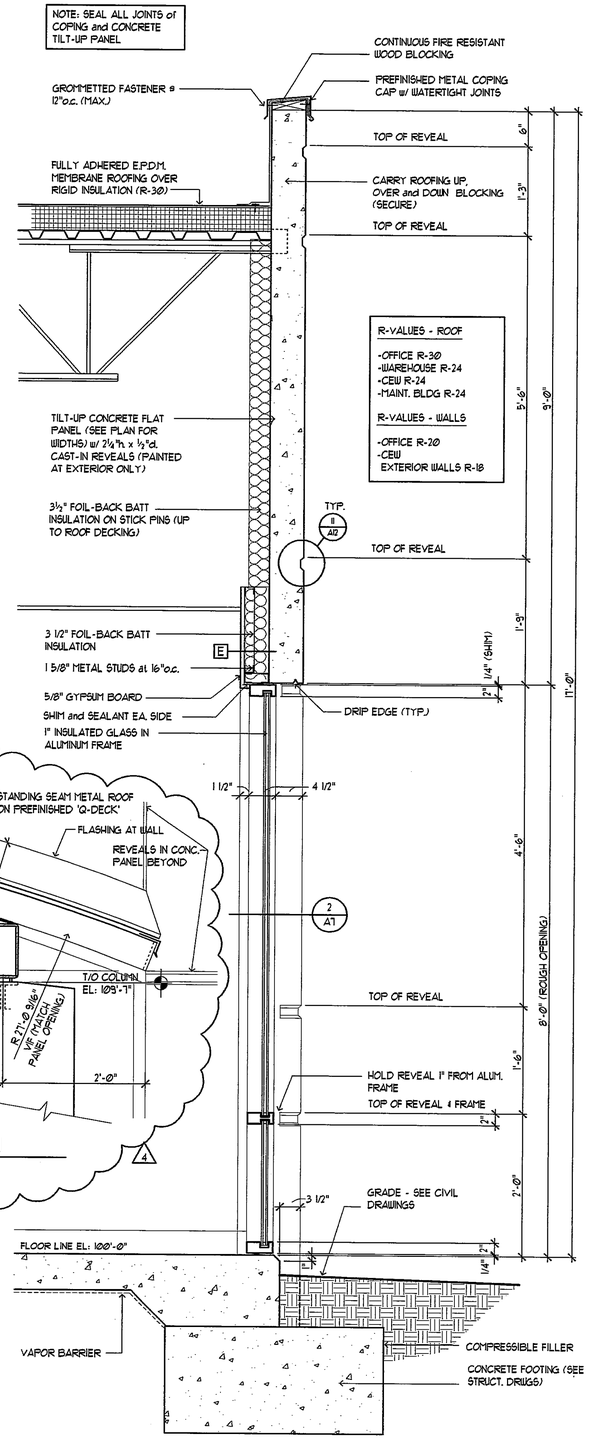
3 All WALL SECTION AT OFFICE ENTRY VESTIBULE
1"=1'-0"



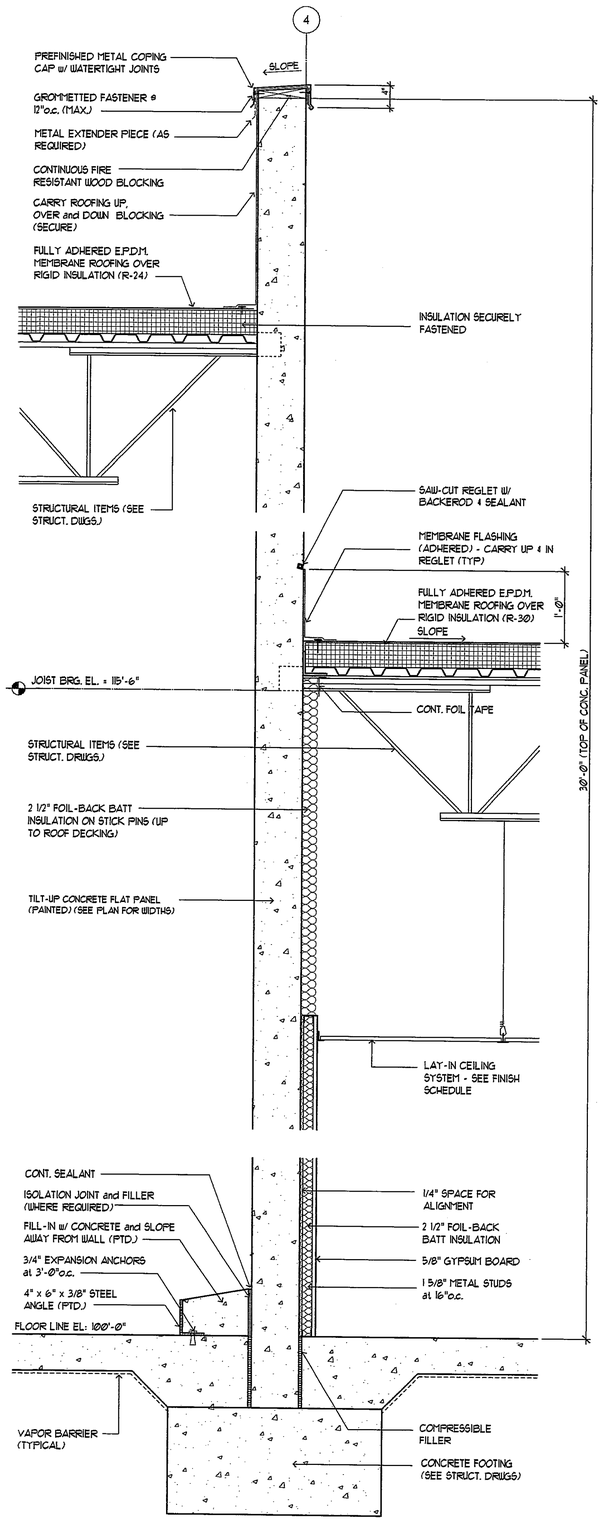
4 All PARAPET SECTION
1"=1'-0"



5 All CANOPY SECTION
1"=1'-0"



2 All WALL SECTION
1"=1'-0"



1 All WALL SECTION
1"=1'-0"

Beverage Distribution Facilitators International, L.L.C. ("BDFI")

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Burkhardt Distributing Co. Inc.

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1350 Elbridge Payne Road, Suite 202
St. Louis, Missouri 63017
636-537-1173 Fax: 636-537-1357

Issue Date :
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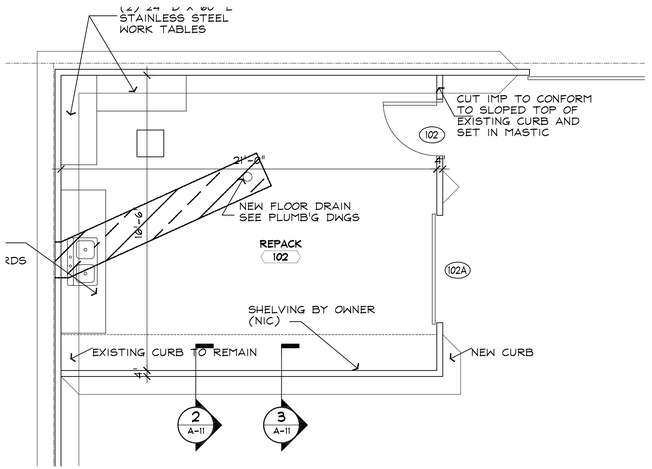
1 1/21/00 CONSTR. ISSUE
3 4/21/00 OWNER REVISIONS
4 6/16/00 MISC. REVS.

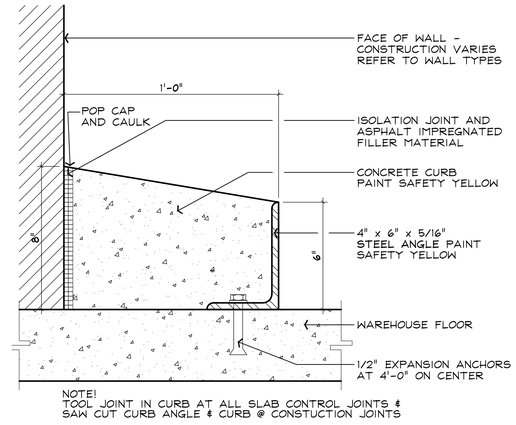
Sheet Title:
WALL SECTIONS

Sheet Number:
A11

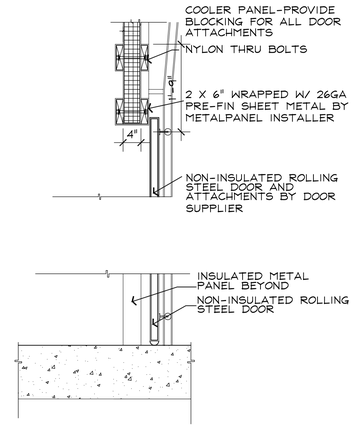
Date: 12-10-99
Project Number: 9038



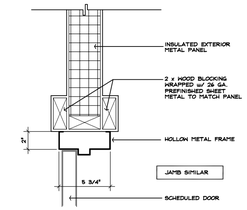
1 A-11 ENLARGED REPACK ROOM
SCALE: 1/4" = 1'-0"



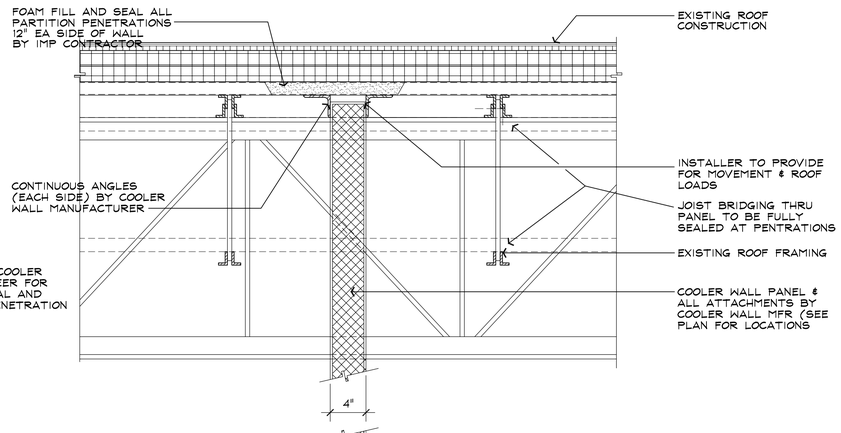
3 A-11 CURB DETAIL
SCALE: 3" = 1'-0"



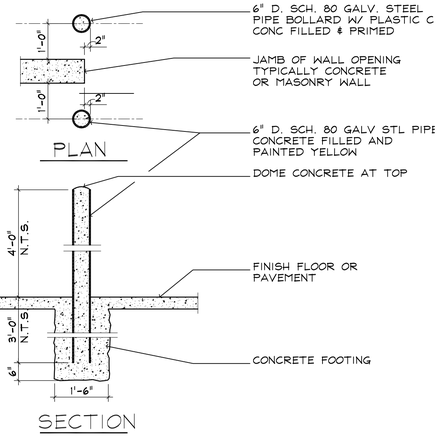
4 A-11 OH DOOR HEAD/SILL
SCALE: 1 1/2" = 1'-0"



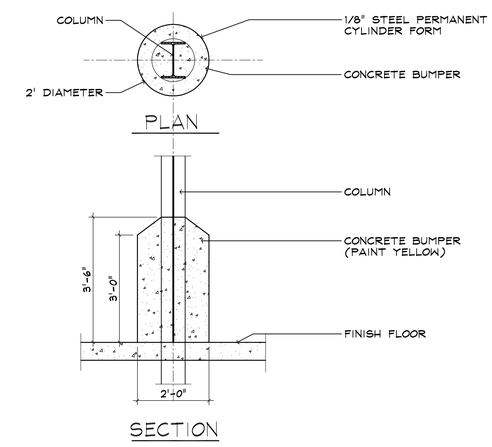
5 A-11 MAN DOOR HEAD
SCALE: 1 1/2" = 1'-0"



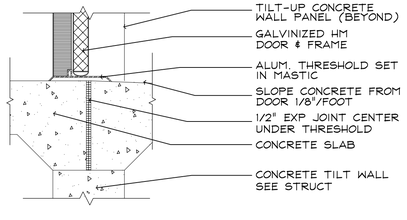
2 A-11 COOLER WALL @ REPACK
SCALE: 1 1/2" = 1'-0"



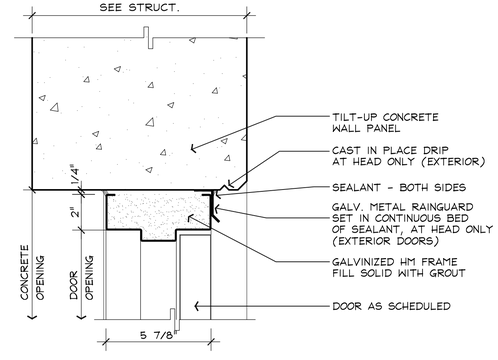
6 A-11 BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



7 A-11 COLUMN PROTECTION DETAIL
SCALE: 1/2" = 1'-0"



8 A-11 MAN DOOR SILL
SCALE: 1 1/2" = 1'-0"



JAMB SIMILAR

9 A-11 MAN DOOR HEAD JAMB SIM
SCALE: 3" = 1'-0"

AS BUILTS
MAY 26,2011

CONSULTING ENGINEERS
CIVIL: CAUSSEAUX, HEWETT & WALPOLE, INC
6011 NW 1ST PLACE
GAINESVILLE, FL 32607
C/ SHAWN WEBBER - P:(352) 331-1976
STRUCTURAL: CHOU & ASSOCIATES, CORP
130 OLD STREET
CINCINNATI, OH 45050
C/ CHAU-MING CHOU - P:(513) 221-9000
MECHANICAL: JCON MECHANICAL
1618 CLEVELAND BLVD
GREENSBORO, NC 27405
C/ TIM SCHAEFFER - P:(919) 452-0035
OTTO ENGINEERING
10014 N. DALE MABRY HWY #200
TEMPLE TERRACE, FL 33617
C/ MATT OTTO - P:(813) 731-7165
CAMPBELL ENGINEERING
1801 NORTH HINES AVE
TAMPA, FL 33607
C/ JIM CAMPBELL - P:(813) 250-0080
FIRE PROTECTION: RODAN FIRE SPRINKLERS, INC
2501 NORTH 70TH ST
TAMPA, FL 33619
C/ JERRY BARROW - P:(813) 628-0143

CONTRACTOR
VARCO
General Construction Company, LLC
VARCO GENERAL, INC.
15500 LIGHTHOUSE DR. #100
CLEARWATER, FL 33760
PH/FAX (727) 524-8999

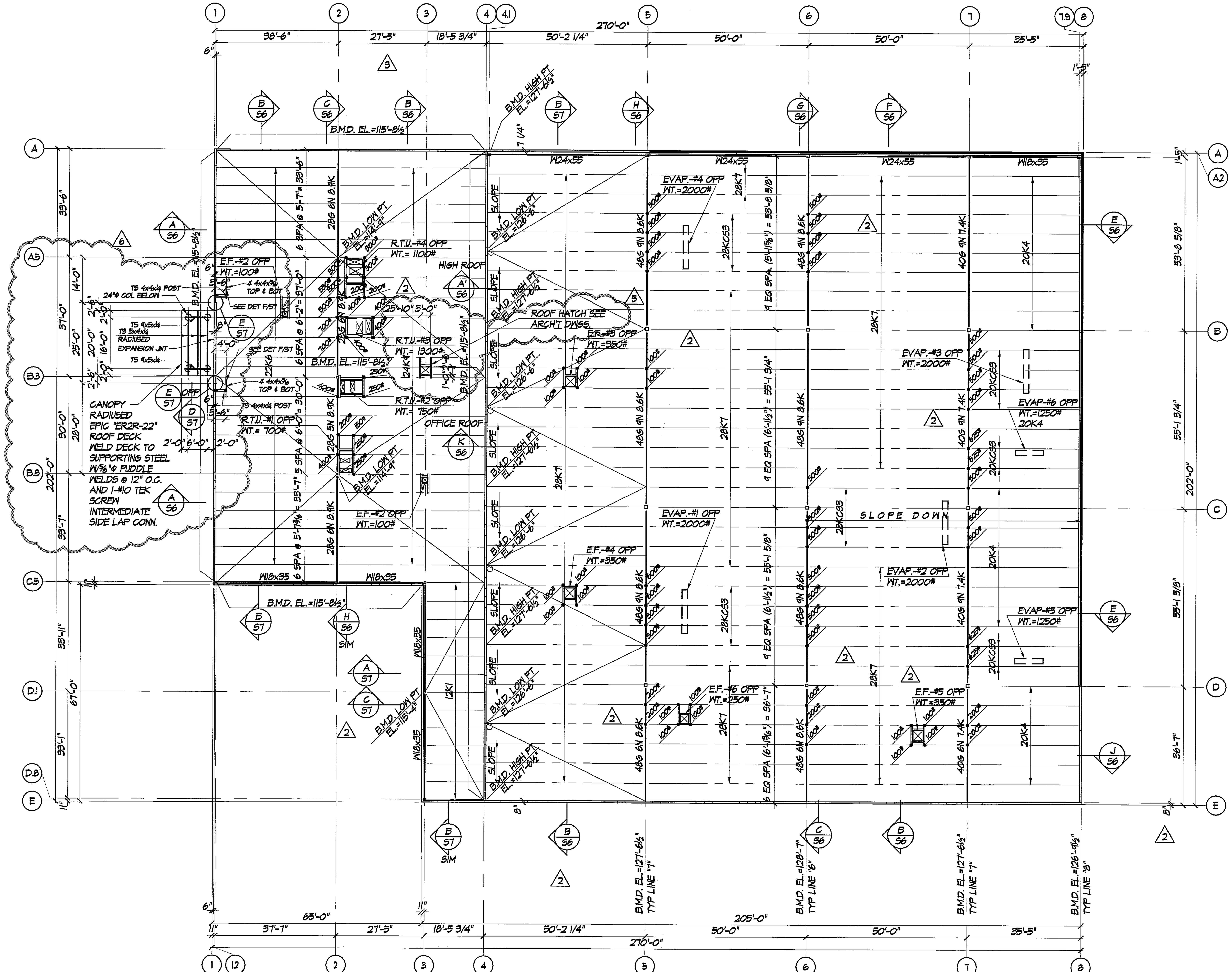
ARCHITECT
GMA DESIGN GROUP, INC.
ARCHITECTURE • PLANNING • INTERIORS
A DIVISION OF GMA MATERIAL CONSTRUCTION
1750 SOUTH BRENTWOOD
SUITE 600
ST. LOUIS, MISSOURI 63144
(P) 314-822-5191 (F) 314-968-4798
WWW.GMADESIGN.COM

PROPOSED
BURKHARDT DISTRIBUTING
BUILDING EXPANSION
6125 NW 18TH DRIVE
GAINESVILLE, FL 32653

JOB NO : SJ1028
DRAWN BY : JWB
ISSUE DATE : 09/24/10

REVISIONS △
1 10/21/10 ENTIRE SHEET
2
3
4
5

SHEET NUMBER
A-11



ROOF FRAMING PLAN

SCALE = 1/16"=1'-0"

NORTH

ROOF NOTES: △1

1. ROOF CONSTRUCTION SHALL BE 1-1/2" -22 GA. WIDE RIB GREY PRIMED METAL DECK (MIN. PROPERTIES: I=.167 IN4/FT.,+S = .186 IN3/FT., -S = .194 IN3/FT) OVER STEEL BEAMS & JOISTS. WELD METAL DECK TO ALL SUPPORTING STEEL PER DECK ATTACHMENT PLAN ON SHT S4-1.
2. FASTEN SIDE LAP OF METAL DECK PER DECK ATTACHMENT PLAN ON SHEET S4-1.
3. "B.M.D." NOTED ON PLAN INDICATES BOTTOM OF METAL DECK ELEVATION.
4. STRUT JOIST TO OCCUR ON ALL COLUMN CENTER LINES U.N.O. ON PLAN. SEE SHEET S5 FOR TYPICAL TIE JOIST DETAIL.
5. PROVIDE ∠ 1 1/4X 1 1/4X 1/8 HORIZ. JOIST BRIDGING SPACED PER LATEST S.J.I. (U.N.O.)
6. ALL STRUCTURAL STEEL SHALL BE ASTM A36, FY=36 K.S.I. STEEL UNLESS NOTE (A572) ON PLAN THEN USE ASTM A572, FY=50 K.S.I.
7. TYP. ROOF PERIMETER "B.M.D." EL. = (SEE PLAN).
8. COORDINATE FINAL ROOF TOP MECH. UNITS LOCATIONS, SIZES & WTS. WITH STRUCTURAL ENGINEER BEFORE FABRICATION OF ROOF MEMBERS.

BDFI Beverage Distribution Facilitators International, L.L.C. ("BDFI") — Project Coordinator

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Alper Ladd, Inc.	Structural Engineer
Murphy Company	Mechanical
Sachs Electric	Electrical
ARCO Beverage Company	General Contractor

Burkhardt Distributing Co. Inc.

N.W. 60th Lane and N.W. 18th Drive
Gainesville, Florida

HOLLERAN DUITSMAN ARCHITECTS, INC.
1350 Elbridge Payne Road, Suite 202
St. Louis, Missouri 63017
636-537-1175 Fax: 636-537-1357

Issue Date :
PERMIT ISSUE 12-10-99

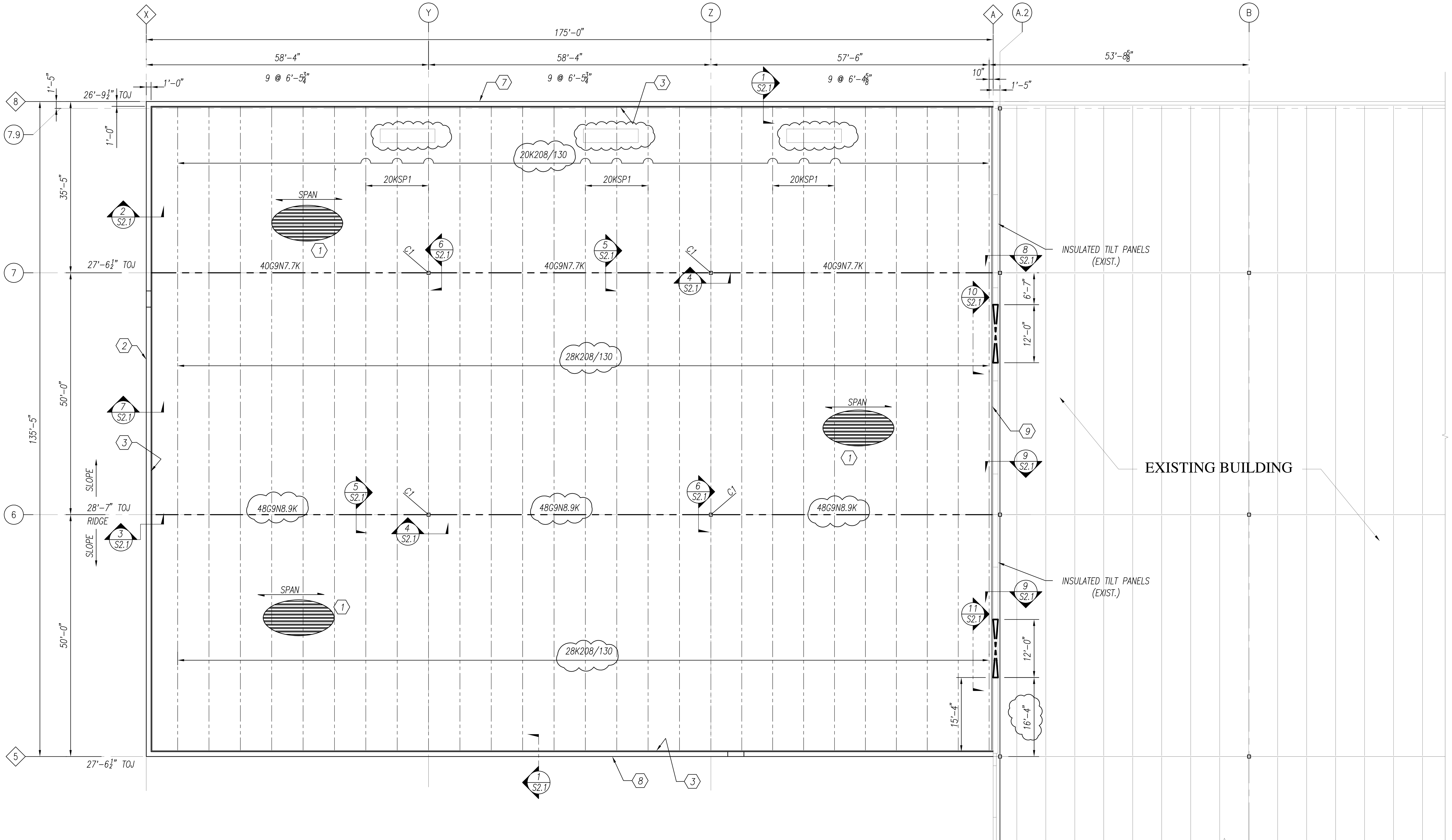
Revisions:
- △1 REV #1 1-24-00
- △2 REV #2 2-11-00
- △3 REV #3 4-14-00
- △4 REV #4 4-21-00
- △5 REV #5 5-1-00
- △6 REV #6 5-31-00

Sheet Title: ROOF FRAMING PLAN

Sheet Number: S4

Date: 10-DEC-99
Project Number: 99097

FINAL DRAWINGS 10-16-00

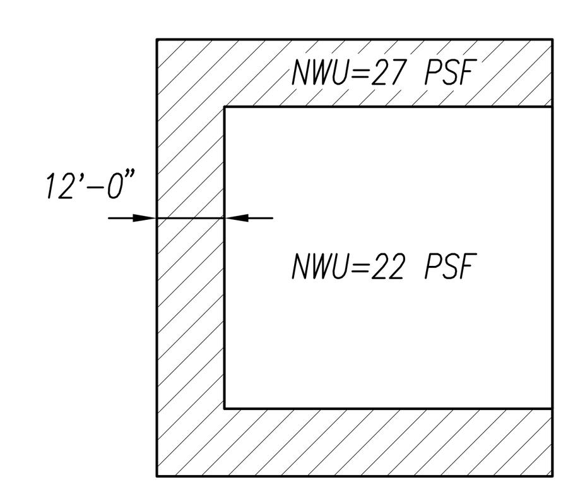


DRAWING NOTES

1. 1 1/2"x 22 GAGE WIDE-RIB, TYPE B METAL ROOF DECK (GALVANIZED)
2. TOP OF 12" CONCRETE TILT-UP WALL PANELS = 30'-0" NAILER ON TOP OF CONCRETE
3. CONT L3x3x1/4 FIELD WELDED TO STEEL JOISTS.
4. HORIZONTAL UPLIFT BRIDGING PLACED AT FIRST PANEL POINT OF BOTTOM CHORD
5. DIAGONAL BOLTED "X" BRIDGING PER SJI SPECIFICATION
6. HORIZONTAL BRIDGING PER SJI SPECIFICATION
7. TOP OF 12" CONCRETE TILT-UP WALL PANELS= 27'-2"
8. TOP OF 12" CONCRETE TILT-UP WALL PANELS= 27'-11"
9. CONT L3x3x1/4 FIELD BOLTED TO EXIST CONC. PANEL

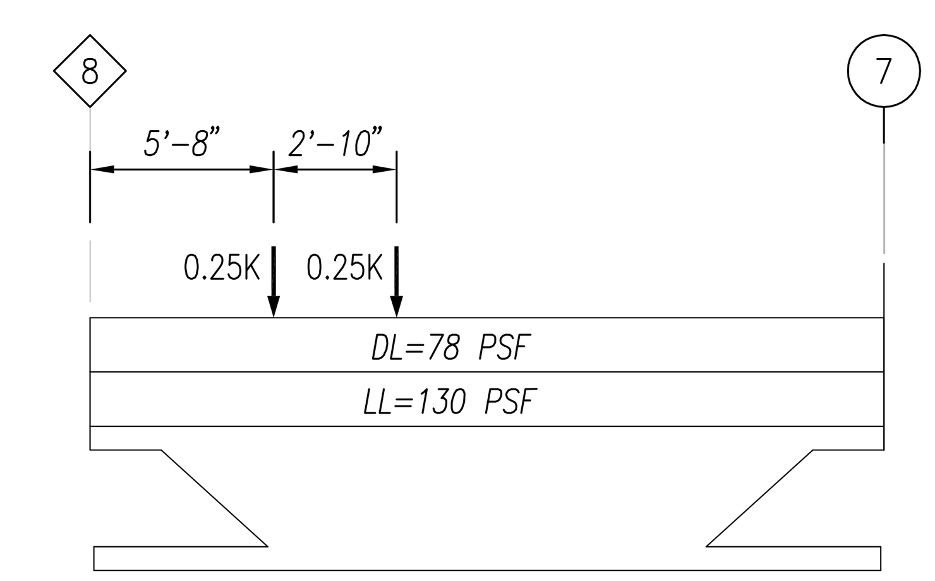
ROOF FRAMING PLAN

SCALE: 3/32"=1'-0"
C1 HSS8x8x3/16"
GIRDER SELF WEIGHT NOT INCLUDED
23'-0" CLEAR HEIGHT



NET WIND UPLIFT DIAGRAM

JOIST & GIRDERS



LOAD DIAGRAM ~ 20KSP1

CONSULTING ENGINEERS

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GAINESVILLE, FL 32607
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C: TRACY MITCHELL - P:(513).229.9000

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C: TIM SCHAEFFER- P:(618).452.0035

ELECTRICAL: OTTO ENGINEERING
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PLUMBING: DIAMONDBACK ENGINEERING
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TAMPA, FL 33607
C: BOB - P:(813).350.0080

FIRE PROTECTION: RODAN FIRE SPRINKLERS, INC
2501 NORTH 70TH ST
TAMPA, FL 33619
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PROPOSED
BURKHARDT DISTRIBUTING
BUILDING EXPANSION

6125 NW 18TH DRIVE
GAINESVILLE, FL 32653

JOB NO : CEC318
DRAWN BY : SPH
ISSUE DATE : FOR PERMIT 9.24.10

REVISIONS
1 COMMENTS 10.21.10
2
3
4
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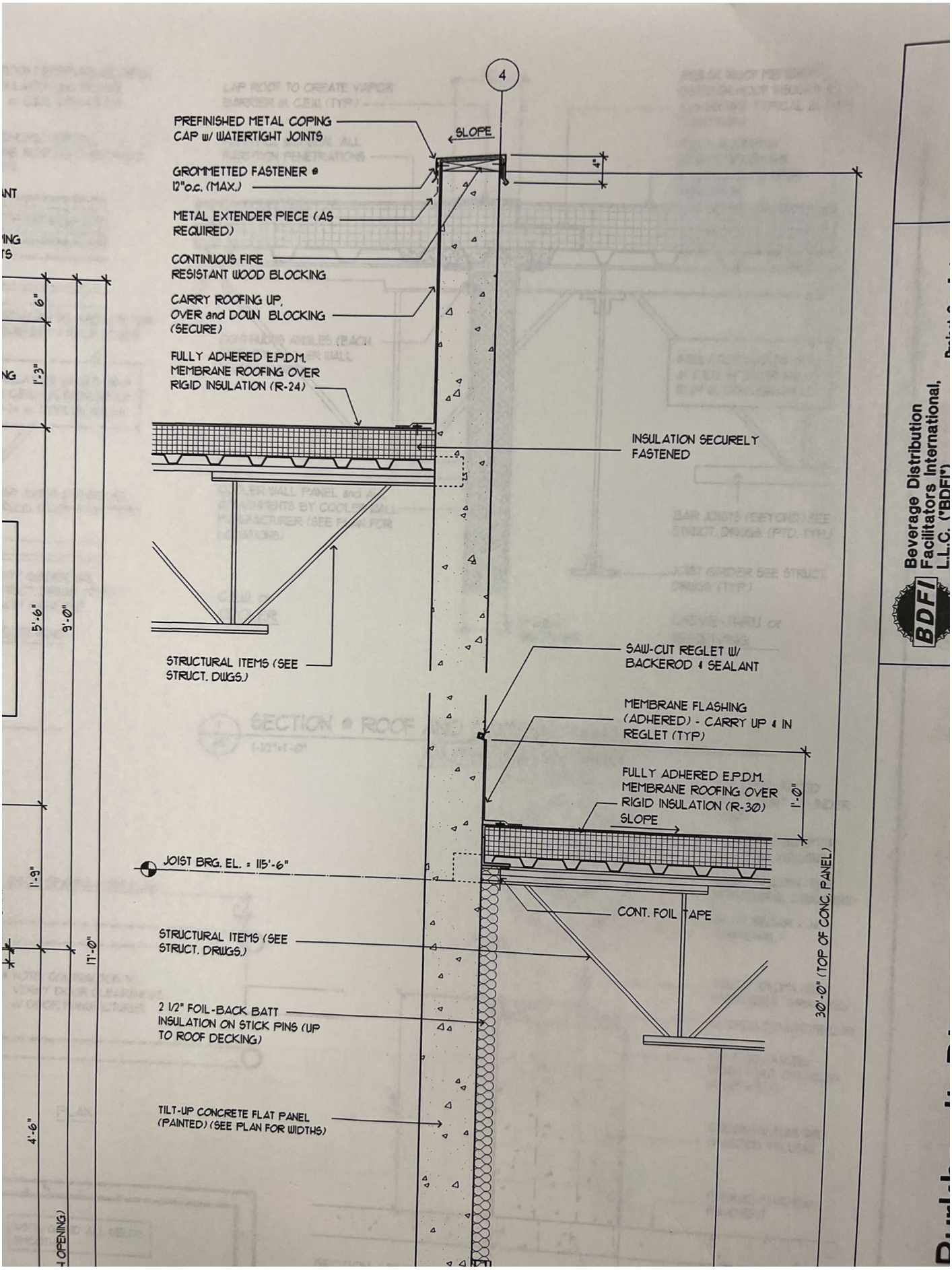
SHEET NUMBER
S1.1



Front Admin Lower Roof to Upper Warehouse Roof

Admin area (lower) roof single-ply EPDM membrane w/ torched edges - exhaust fan on curb

Admin area (lower) roof single-ply EPDM membrane w/ torched edges - one of four roof top

Admin area (lower) roof single-ply EPDM membrane - Roof top A/C unit configuration & walk

Admin area (lower) roof single-ply EPDM membrane - Roof access hatch & A/C configuration

Admin roof area mechanical equipment roof curb flashing corners beginning to break down fr

Admin roof area mechanical equipment roof curb flashing corners beginning to break down fr

Open roof area with large vapor bladders scattered throughout the roof deck

Admin roof area EPDM roof membrane breaking down from intense UV exposure

Lower Admin roof area previous patching

Lower Admin roof area previous patching

Lower Admin roof area previous patching

Lower admin roof area - Roof top A/C units

Lower Admin roof area with previous patching

Lower Admin roof area with previous patching

Lower Admin roof area with previous patching

Lower Admin roof area with previous patching

Lower admin roof south end roof drain & emergency overflow & roof membrane vapor bladd

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Lower admin roof south end roof drain & emergency overflow & roof membrane vapor bladd

Roof to parapet patching

Lower admin roof area seam & membrane patching

Lower admin roof area seam & membrane patching

Lower admin roof area seam & membrane patching

Lower admin roof area seam & membrane patching

Lower admin roof area with (4) A/C units and a roof exhaust

Lower to upper roof wall transition

Access to the lower admin roof area

Electrical room

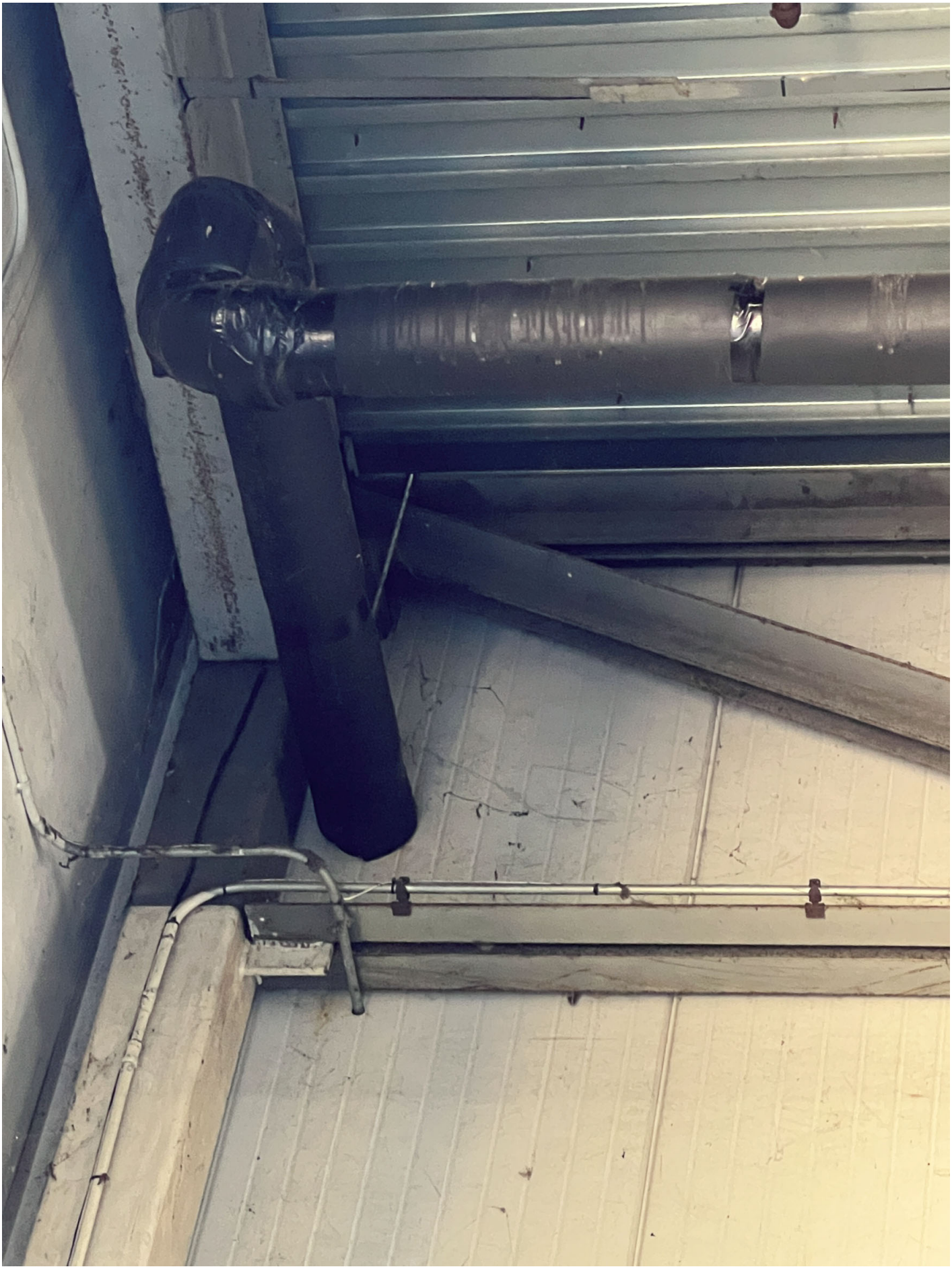
Warehouse fire sprinkler main

Warehouse fire sprinkler main

Motorized roll-up door operator - typical each door

West drive-thru warehouse bay

Joist with metal "B" deck roof structure



Utility penetration

Primary structure girder with roof bar joist at +/-6'-0" O.C.

West side of the 2011 warehouse expansiion

Storage room off west drive-thru warehouse bay

East wall of west drive-thru warehouse

East wall of the west drive-thru bay - Emergency & general disconnects

East wall of the west drive-thru bay - Emergency & general disconnects

West drive-thru bay with exposed utilities for easy access

South reccessed loading dock service doors

South storage / staging area for service truck loading at recessed loading dock

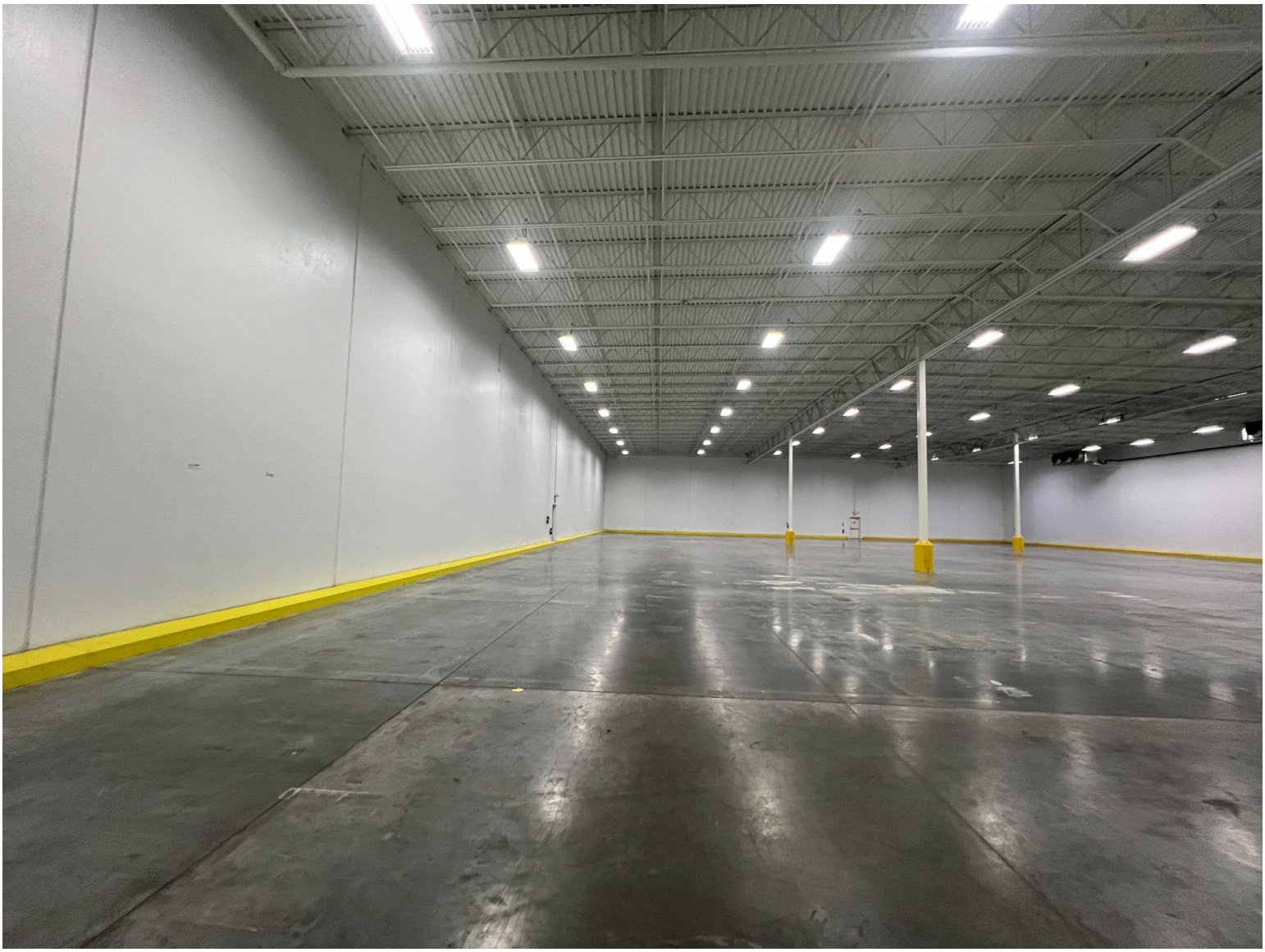
South storage / staging area for service truck loading at recessed loading dock

Central storage area with exposed utilities

Central storage area with exposed utilities

Central storage area with exposed utilities

Central storage area view into refrigerated 2011 addition thru the large opening



2011 Addition

2011 Addition

2011 Addition

Fire sprinkler system

Central refrigerated storage area

Typical interior corridor

Conference room

Open work area with reception desk

Staff lounge

Lounge kitchen with microwave & stove & oven

Stove / Oven with exhaust hood & Ansul system

Stove / Oven with exhaust hood & Ansul system

Large open planning area with cubicals

Large open planning area with cubicals

Large open planning area with cubicals

Open work area with break area

Executive office

Executive office

Executive office

Male group restroom

Male group restroom

Male locker room & 3'x3' shower stall

Male locker room & 3'x3' shower stall

3' x 3' shower stall

Male group restroom

Male group restroom

Executive office

Small lounge

Shipping work room

Shipping work room

Female restroom

Female restroom & shower

Handicap stall female restroom

Shower needs hand held sprayer & fold down seat to make handicap

Lower admin roof viewing south

Lower admin roof viewing south large vapor bladders & patching

Upper 2000 warehouse roof east portion

2000 warehouse roof viewing east/ roof exhaust fans / misc. paching / vapor bladders

2000 warehouse roof viewing east/ roof exhaust fans / misc. paching / vapor bladders

2000 warehoouse roof with exhaust fan hoods

Large vapor bladders under the EPDM single-ply roof membrane

2000 warehouse roof west roof area adjacent to lower admin roof / roof drain & emergency o

Large vapor bladders under the EPDM single-ply roof membrane

2000 warehouse roof open roof area with large vapor bladders plaguing the roof area

2000 warehouse roof open roof area with large vapor bladders plaguing the roof area

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2000 warehouse roof open roof area with large vapor bladders plaguing the roof area

2000 warehouse east roof edge deterioration / gutters & downspouts along east edge of the

2000 warehouse east roof edge with gutters & downspouts / roof membrane deterioration

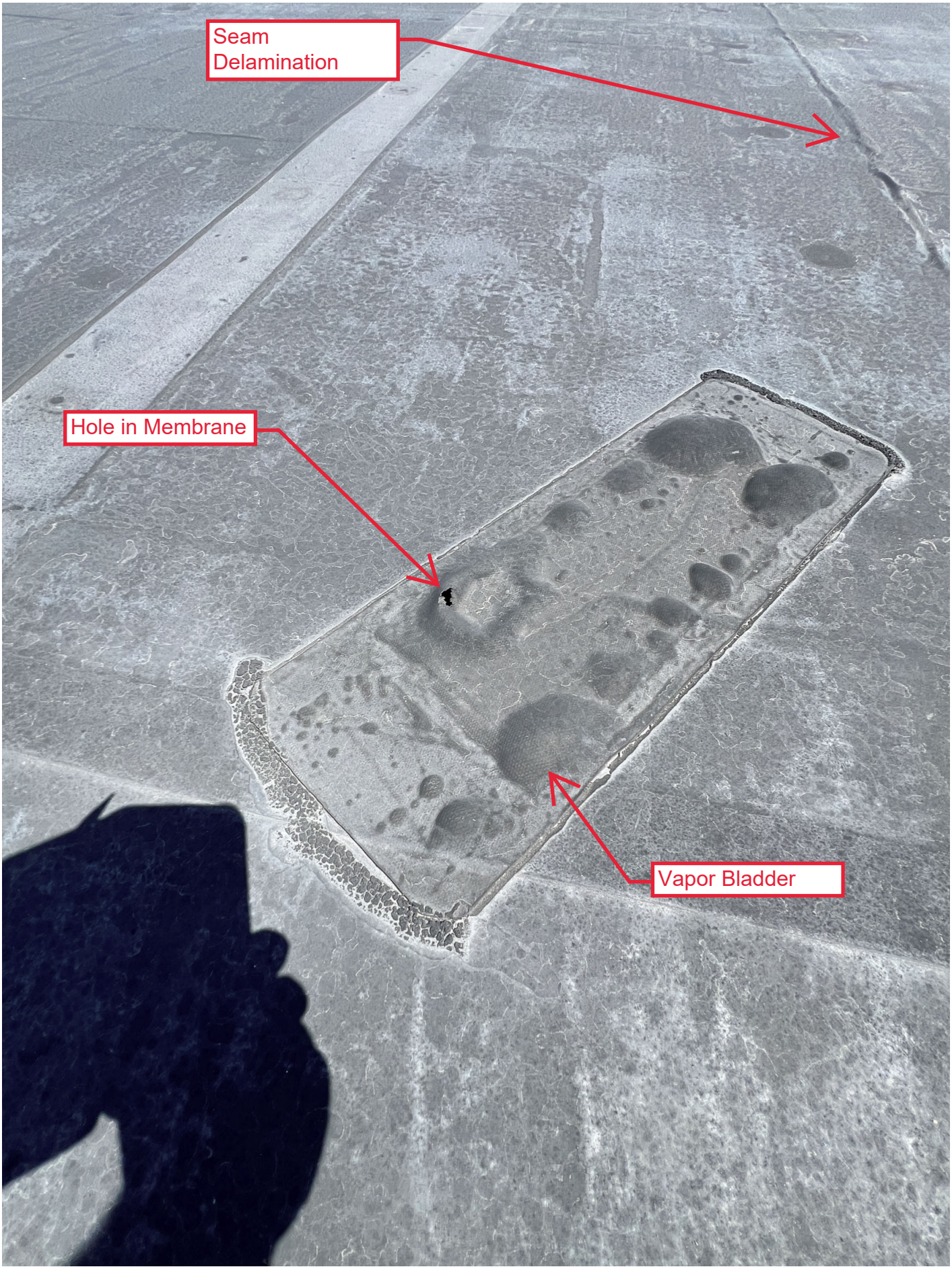
2000 warehouse roof large vapor bladder across the roof area

2011 warehouse addition with whole PTO single-ply roof membrane reasonable condition

2011 warehouse addition single-ply PTO roof membrane, a few small vapor bladders

2011 warehouse addition single-ply PTO roof membrane, a few small vapor bladders

2000 warehouse northeast corner viewing west



2000 warehouse EPDM roof membrane patch that has compromised

Male admin toilet room

Female admin toilet room

Executive office

Heavy duty truck paving & parking area asphalt paving requiring maintenance

Heavy duty truck paving & parking area asphalt paving requiring maintenance

2000 warehouse drive-thru bay / asphalt paving requires attention

South elevation recessed loading docks with concrete paving at (3) west roll-up service doors

South elevation with two groups of (3) service doors, asphalt paving requires maintenance due to heavy duty semi-truck maneuvering

Southeast asphalt paved area requiring maintenance

2000 warehouse east elevation with roof gutters & downspout systems evacuting water off the east half of the warehouse area

South end of east elevation of the 2000 warehouse hose bibbs

East drive along the west side of the 2000 warehouse, asphalt paving deterioration

East drive along the west side of the 2000 warehouse, asphalt paving deterioration / east elevation A/C equipment

North end of east elevation at the 2011 addition - A/C equipment and a fire hydrant

South elevation of the 2000 warehouse loading dock service area

South elevation of the 2000 warehouse loading dock service area

West end of the south elevation of the 2000 warehouse at the recessed & drive-thru service area

General paving of the heavy duty equipment parking and loading area

Freestanding maintenance / out building at southeast corner of site

Freestanding maintenance / out building at southeast corner of site

Out building / maintenance building southeast corner of site asphalt shows signs of wear & tear

Out building / maintenance building southeast corner of site asphalt shows signs of wear & tear

Maintenance / service building with vertical lift

Maintenance / service building with vertical lift

Maintenance / service building admin office

East wall of oopen interior bays

Unisex restroom

Miantenance / service building office

Maintenance / service building storage room with electrical

Maintenance / service building storage & electrical room

Maintenance / service building storage & electrical room

Maintenance / service building fluid containment area southeast corner of building

Maintenance / service building fluid containment area southeast corner of building

Vertical lift

Maintenance / service building vertical lift information

Maintenance / service building vertical lift information

Maintenance / service building vertical lift information

Maintenance / service building vertical lift information