



PHOTOGRAPHS
BEFORE REHABILITATION

CLARK
BARNES

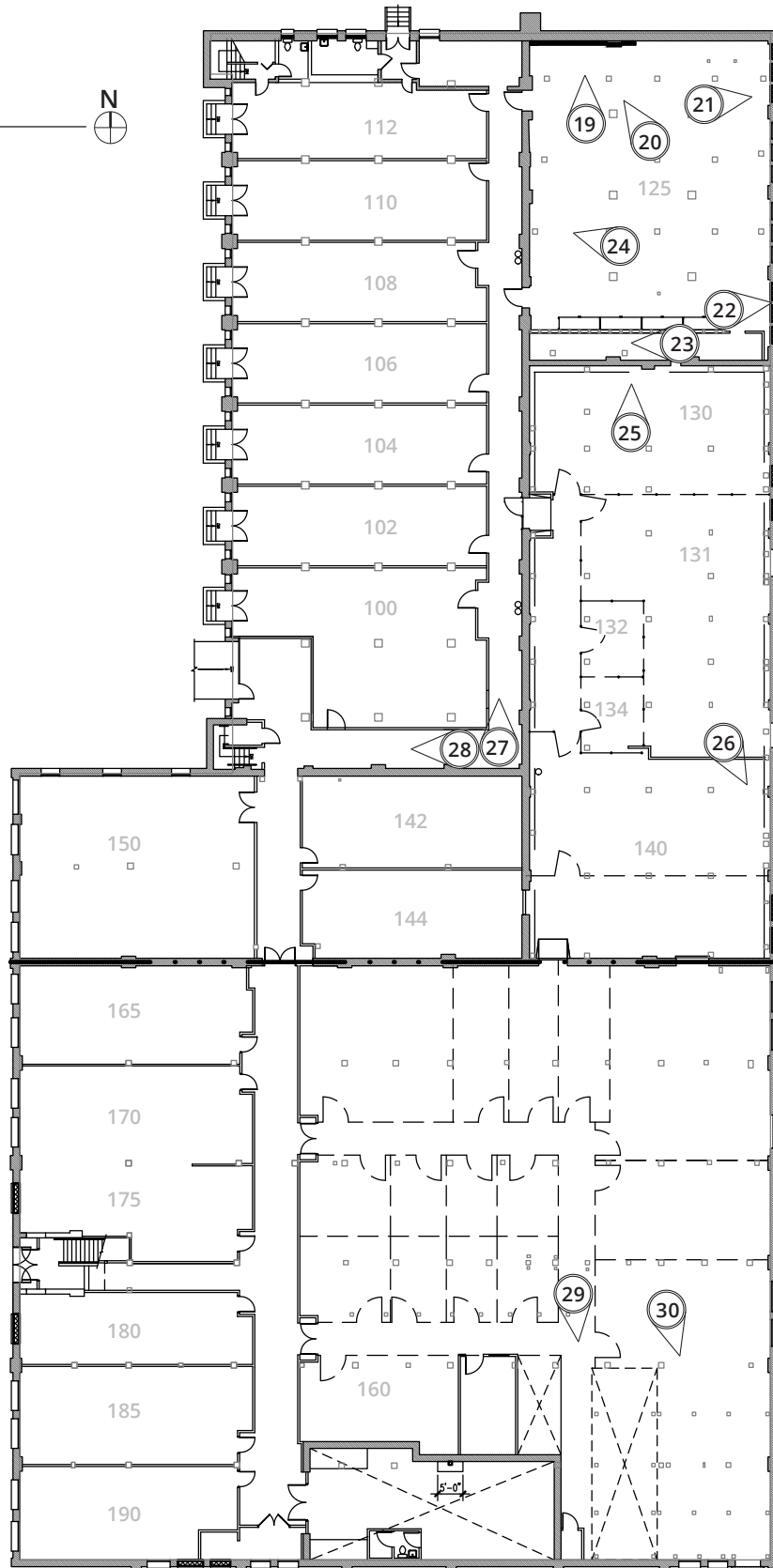
JANUARY 2022

RAINIER BREWERY
BOTTLING PLANT
(SEATTLE BREWING & MALTING CO)

5710 Airport Way S, Seattle, WA 98108

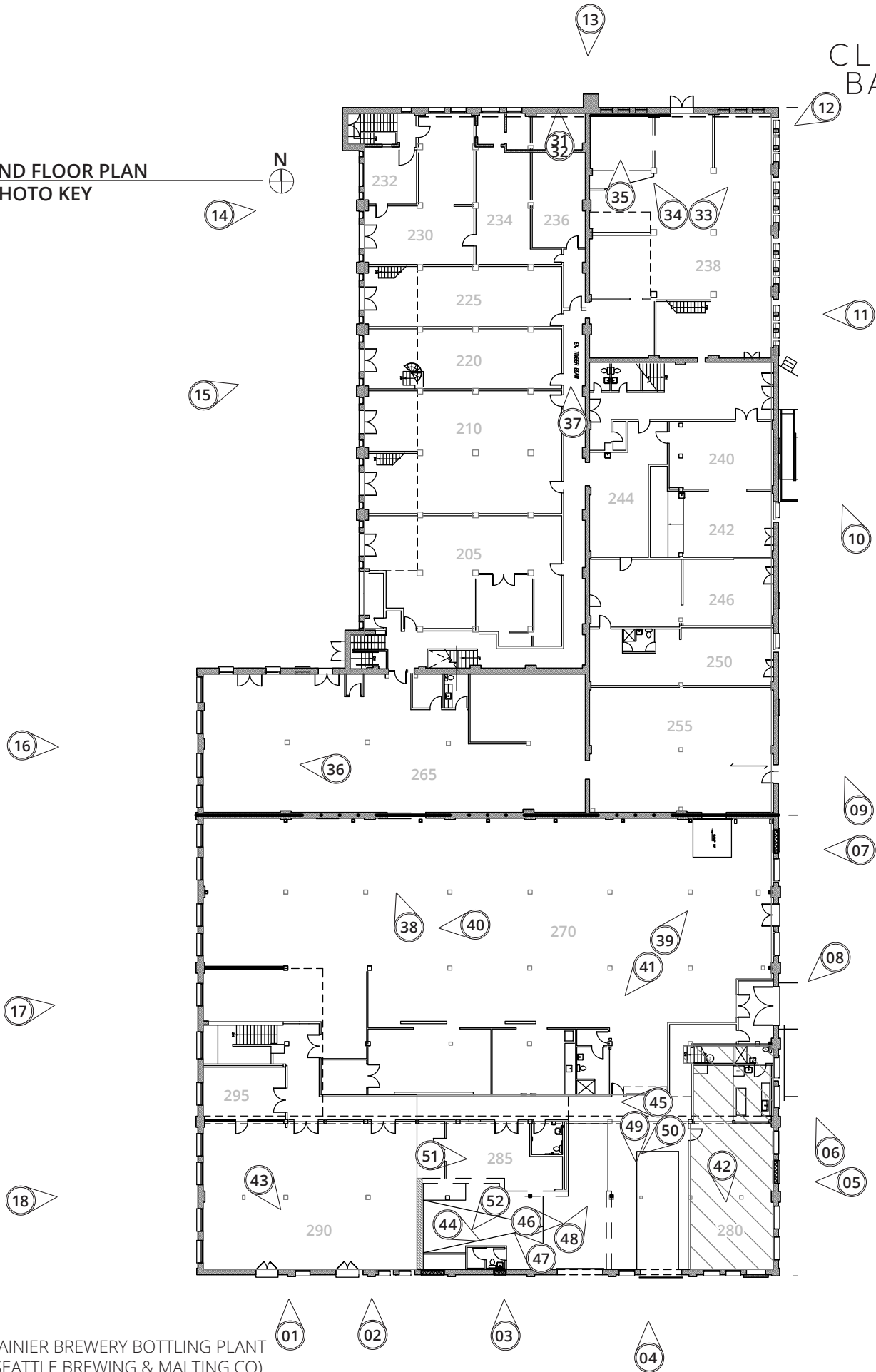


1ST FLOOR PLAN
PHOTO KEY

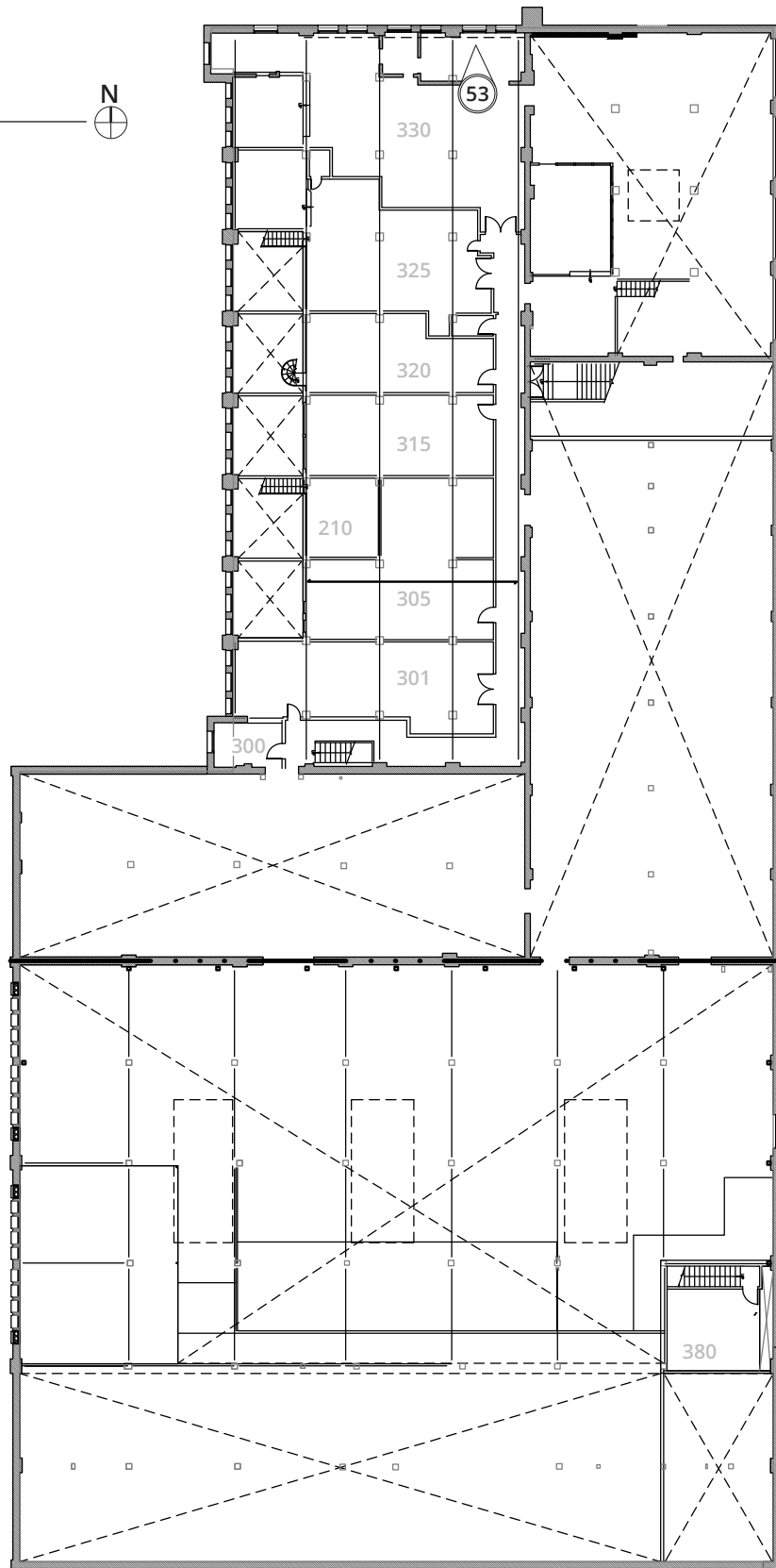


2ND FLOOR PLAN
PHOTO KEY

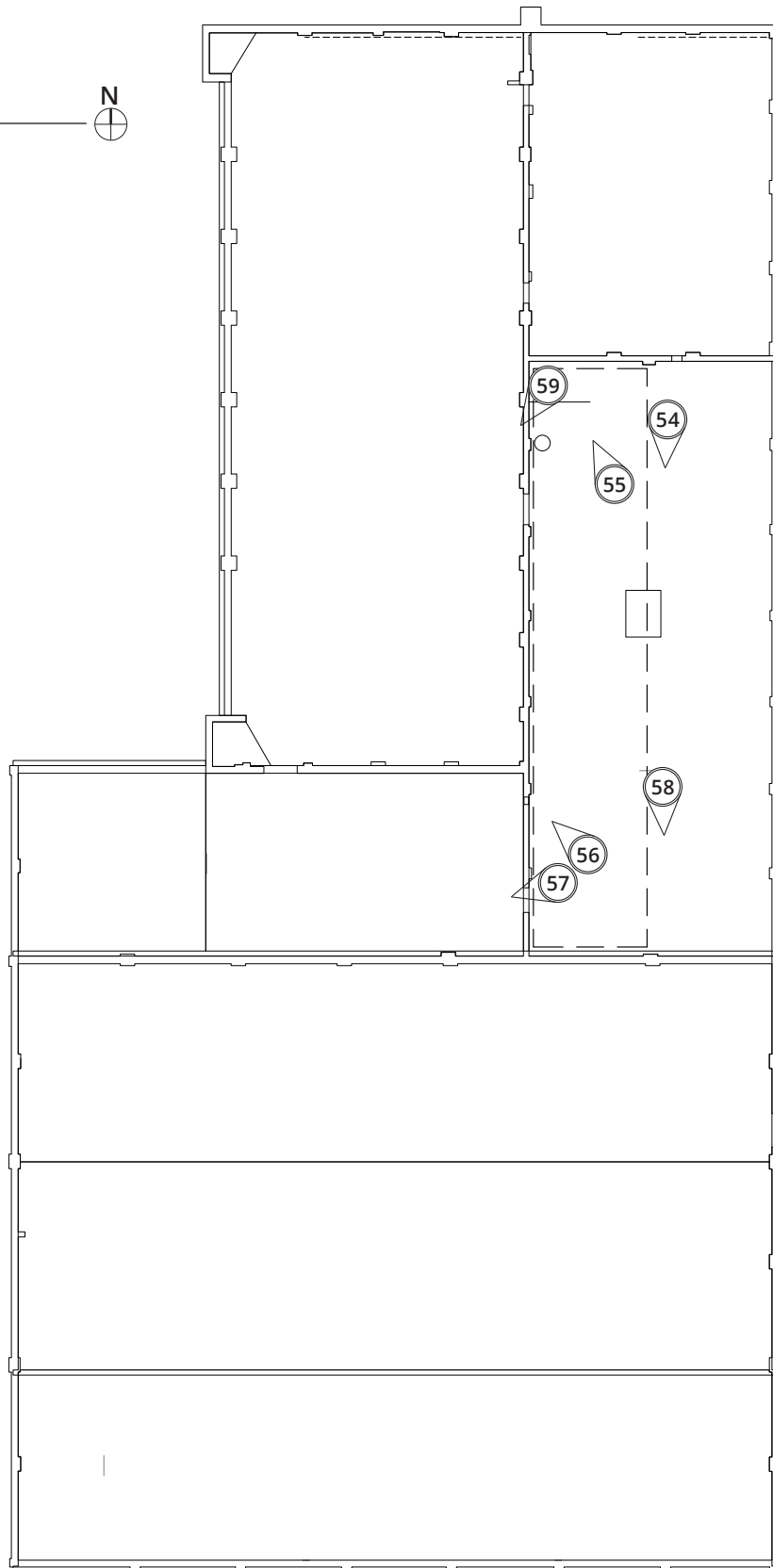
CLARK
BARNES



3RD FLOOR PLAN
PHOTO KEY



ROOF PLAN
PHOTO KEY



CLARK BARNES

01

View:
South Elevation

Description:

Brick wall; previous infill opening; painted wood windows and doors



Photo before rehabilitation

02

View:
South Elevation

Description:

Brick wall; painted wood windows and doors



Photo before rehabilitation

CLARK BARNES

03

View:
South Elevation

Description:

Brick wall; previous infill openings; painted wood window and opening infill



Photo before rehabilitation

04

View:
South Elevation

Description:

Brick wall; previous infill openings; painted wood windows and doors



Photo before rehabilitation

CLARK BARNES

05

View:

East Elevation

Description:

Brick wall; previous infill opening; painted wood windows and roll-up door



Photo before rehabilitation

06

View:

East Elevation

Description:

Brick wall; previous infill openings; painted wood ramp



Photo before rehabilitation

CLARK BARNES

07

View:

East Elevation

Description:

Brick wall; painted wood
windows



Photo before rehabilitation

CLARK BARNES

08

View:
East Elevation

Description:

Brick wall; previous infill opening; painted wood doors and ramp



Photo before rehabilitation

09

View:
East Elevation

Description:

Brick wall; painted wood windows and doors; previous painted CMU infill below window; wood door landings



Photo before rehabilitation

CLARK BARNES

10

View:
East Elevation

Description:

Brick wall; painted wood windows and doors (right); unpainted aluminum windows (left); wood door landing and ramp



Photo before rehabilitation

11

View:
East Elevation

Description:

Brick wall; previous infill openings



Photo before rehabilitation

CLARK BARNES

12

View:

East Elevation

Description:

Brick wall; previous infill openings



Photo before rehabilitation

13

View:

North Elevation

Description:

Brick wall; previous infill openings; painted wood windows and doors; metal trash enclosure



Photo before rehabilitation

CLARK BARNES

14

View:

West Elevation

Description:

Brick wall; painted wood windows and doors



Photo before rehabilitation

15

View:

West Elevation

Description:

Brick wall; painted wood windows and doors



Photo before rehabilitation

CLARK BARNES

16

View:

West Elevation

Description:

Brick wall; painted wood
windows



Photo before rehabilitation

17

View:

West Elevation

Description:

Brick wall; painted wood
windows and doors



Photo before rehabilitation

CLARK BARNES

18

View:

West Elevation

Description:

Brick wall; painted wood
windows



Photo before rehabilitation

View:

Description:

Intentionally Left Blank

19

View:
Suite 120

Description:

Brick wall; concrete pony wall; painted wood ceiling



Photo before rehabilitation

20

View:
Suite 120

Description:

Brick wall; concrete pony wall; painted wood ceiling, beam and column

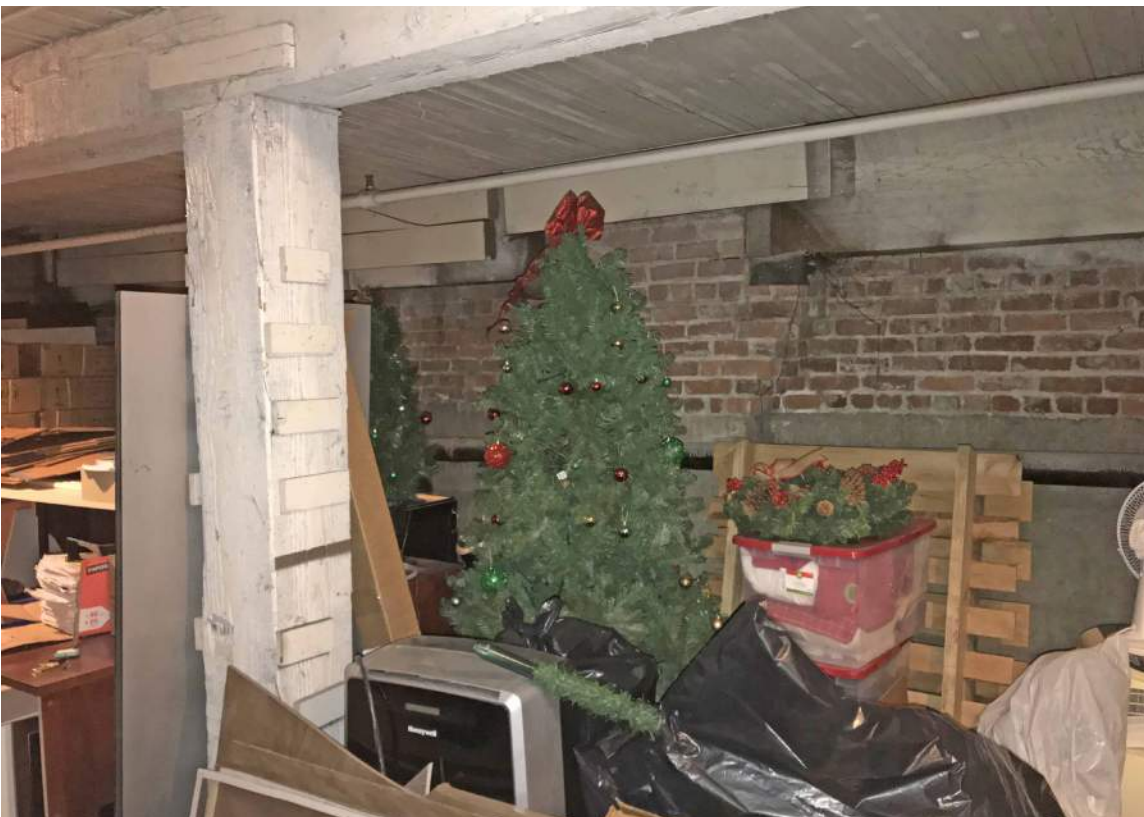


Photo before rehabilitation

21

View:
Suite 120

Description:

Brick wall; concrete pony wall; painted wood ceiling; beam and column; previous infill openings



Photo before rehabilitation

22

View:
Suite 125

Description:

Brick wall; concrete pony wall; painted wood ceiling; previous infill openings; painted window



Photo before rehabilitation

23

View:

Suite 125

Description:

Brick wall (beyond);
wood ceiling, beams and
columns

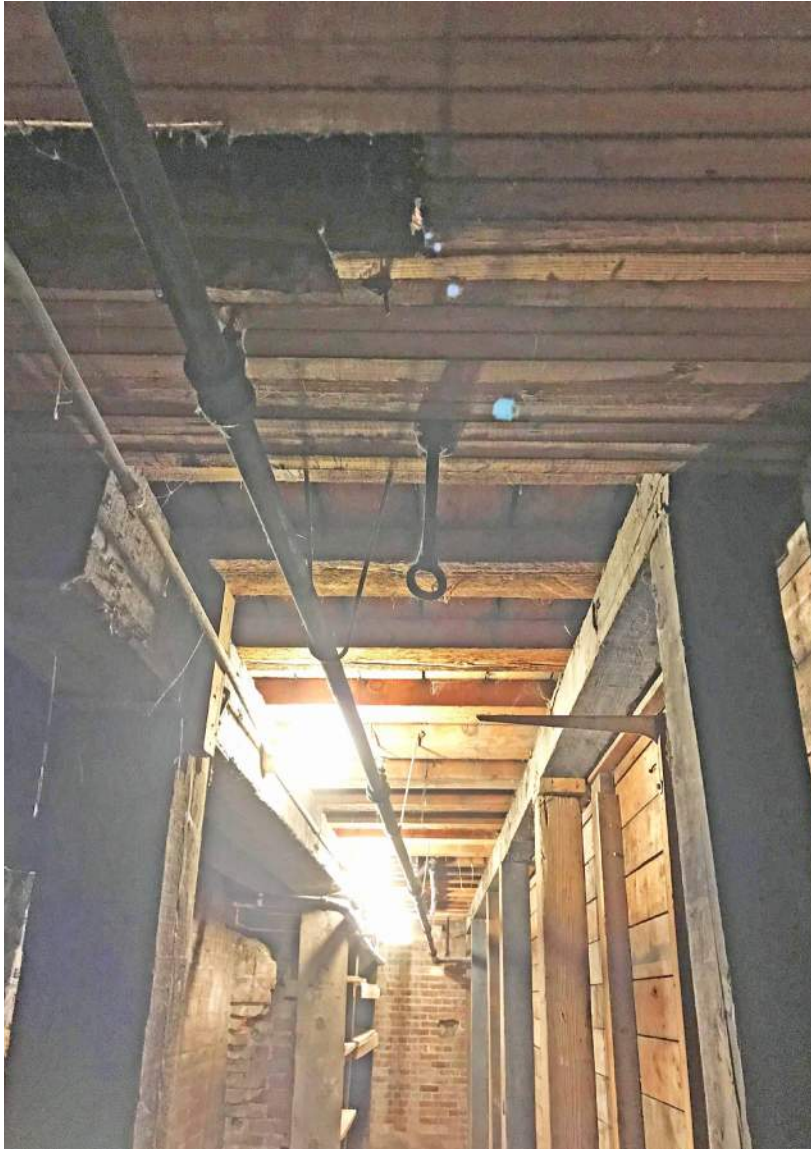


Photo before rehabilitation

24

View:
Suite 125

Description:

Brick wall; painted wood ceiling, beams and columns



Photo before rehabilitation

25

View:
Suite 130

Description:

Brick wall; wood ceiling and beam



Photo before rehabilitation

26

View:
Suite 140

Description:

Brick wall; wood ceiling, beams and columns; previous CMU infill



Photo before rehabilitation

27

View:
Level 1 North Corridor

Description:

Brick and gypsum board walls; wood ceiling and beams; concrete floor



Photo before rehabilitation

28

View:

Level 1 North Corridor

Description:

Brick and gypsum board walls; wood ceiling and beams; concrete floor; painted wood stair (beyond)



Photo before rehabilitation

29

View:
Suite 160



Description:

Brick walls (beyond);
wood ceiling, beams and
columns; wood loading
dock build-out for level 2
(left); concrete floor

Photo before rehabilitation

30

View:
Suite 160



Description:

Brick walls; wood ceiling,
beams and columns;
pallets of salvaged brick;
concrete floor

Photo before rehabilitation

31

View:
Suite 236

Description:

Gypsum board walls;
painted wood ceiling;
painted wood windows
and trim



Photo before rehabilitation

32

View:
Suite 236

Description:

Gypsum board walls;
wood floor; painted wood
windows and trim



Photo before rehabilitation

CLARK BARNES

33

View:
Suite 238

Description:

Brick walls; wood ceiling, beams and columns; painted wood windows and trim; previous infill openings (left)



Photo before rehabilitation

34

View:
Suite 238

Description:

Brick walls; painted gypsum board partial-height wall; wood ceiling, beams and columns; painted wood door; previous infill openings (center)



Photo before rehabilitation

CLARK BARNES

35

View:
Suite 238

Description:

Brick walls; painted gypsum board partial-height wall (right); wood floor; previous infill openings (center)



Photo before rehabilitation

36

View:
Suite 265

Description:

Brick walls; insulated wood ceiling; wood beams and columns; painted wood windows and trim; previous infill opening (left)



Photo before rehabilitation

37

View:

Level 2 North Corridor

Description:

Painted brick and gypsum board walls; painted brick pilasters (right); painted wood ceiling and beams (right); painted metal doors

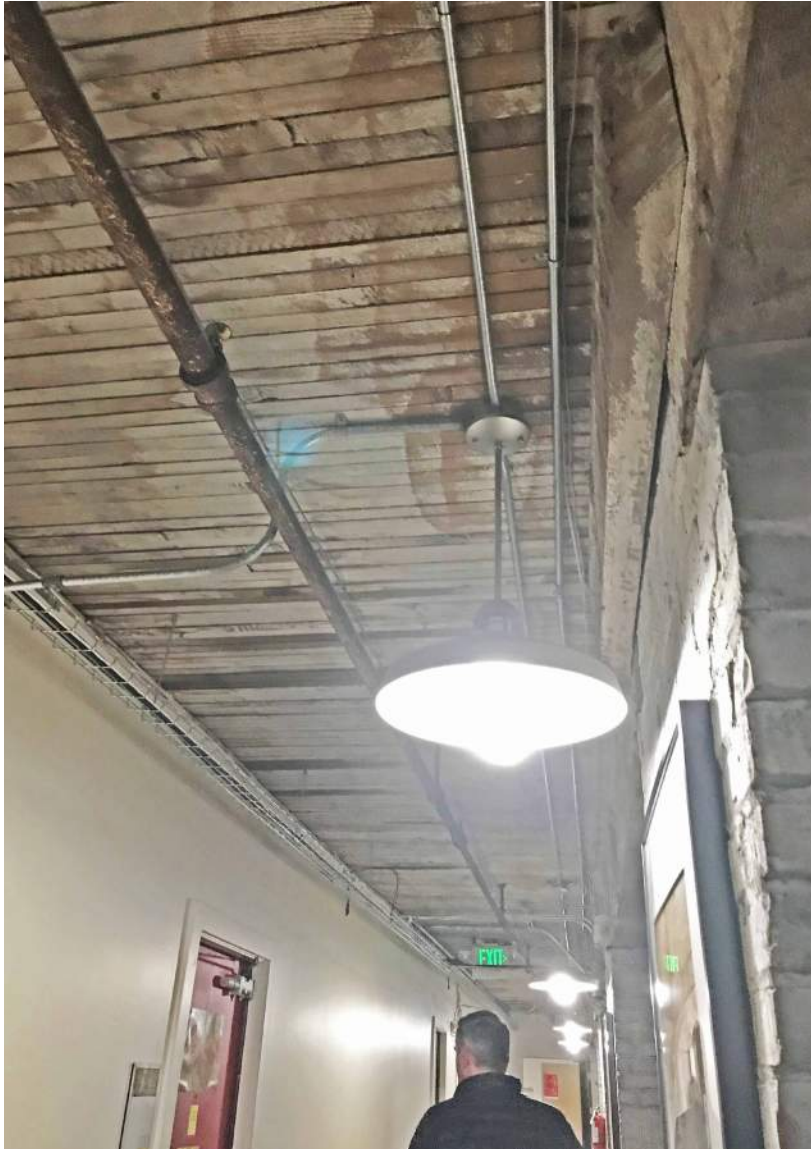


Photo before rehabilitation

CLARK BARNES

38

View:
Suite 270

Description:

Brick walls; partially insulated painted wood ceiling; painted wood beams and columns; painted wood clerestory windows and trim; previous brick and CMU infill openings



Photo before rehabilitation

39

View:
Suite 270

Description:

Partially painted brick walls; painted wood ceiling, beams and columns; painted wood clerestory windows and trim; painted wood windows and trim

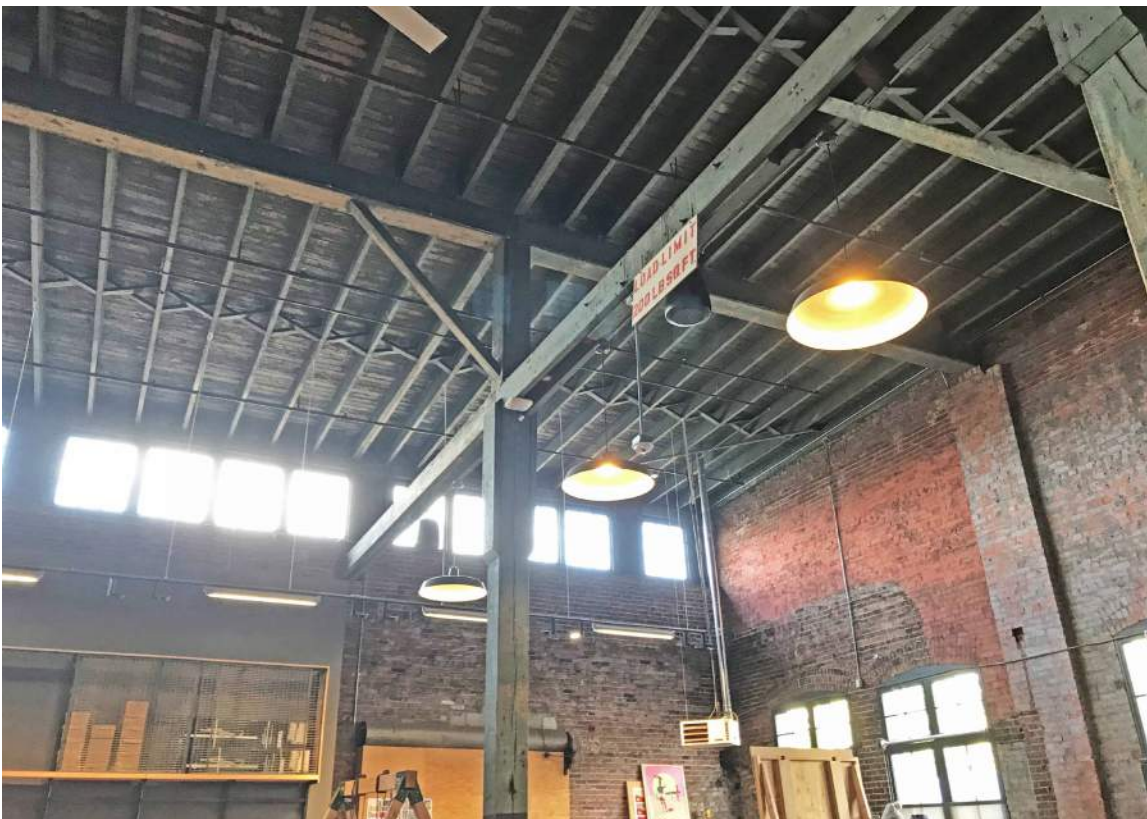


Photo before rehabilitation

CLARK BARNES

40

View:
Suite 270

Description:

Brick and gypsum board walls; painted wood ceiling, beams and columns; painted wood clerestory windows and trim; painted wood windows and trim



Photo before rehabilitation

41

View:
Suite 270

Description:

Gypsum board walls; painted wood ceiling, beams and columns; painted wood clerestory windows and trim

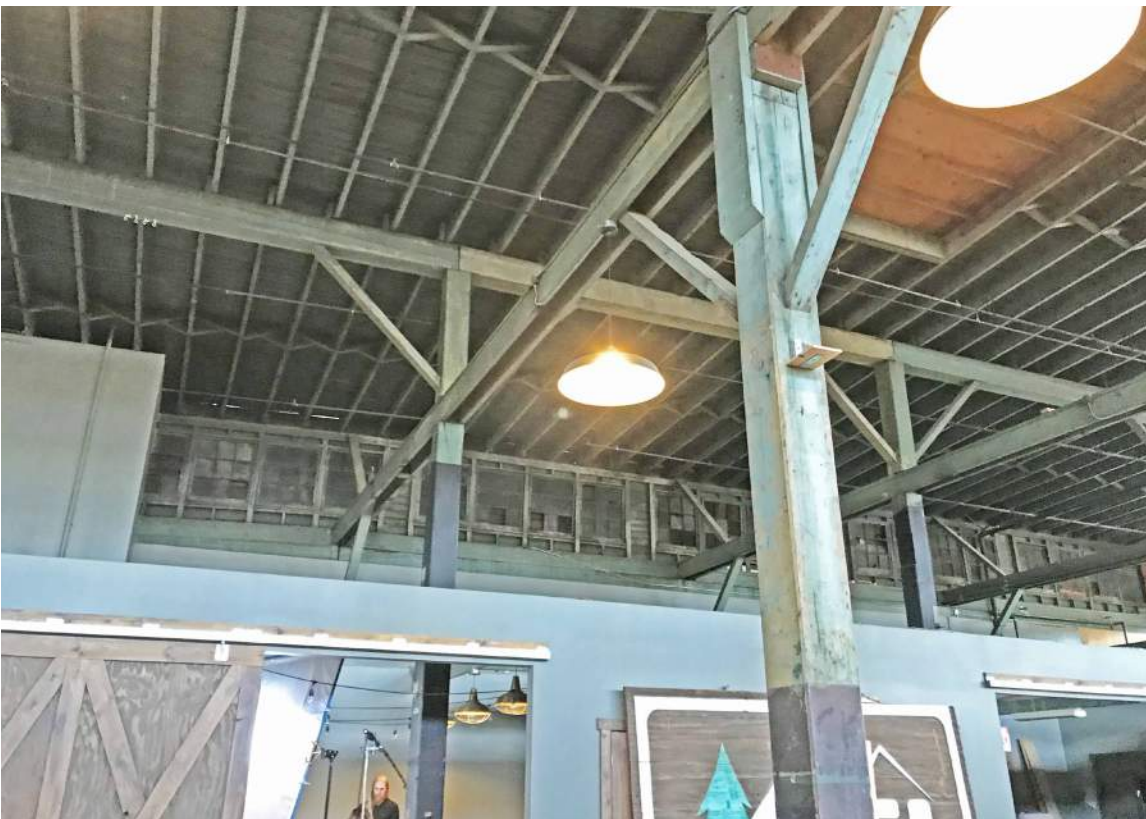


Photo before rehabilitation

CLARK BARNES

42

View:
Suite 280

Description:

Brick and gypsum board walls; insulated wood ceiling; previous infill opening; painted wood windows and trim



Photo before rehabilitation

43

View:
Suite 290

Description:

Partially painted brick walls; gypsum board wall (left); painted wood ceiling, beams and columns; painted wood windows and trim



Photo before rehabilitation

CLARK BARNES

44

View:

Level 2 South Common
Area

Description:

Brick walls with cork
insulation finish; gypsum
board walls (center);
painted wood ceiling and
beams; concrete floor and
raised platform



Photo before rehabilitation

45

View:

Level 2 South Common
Area

Description:

Gypsum board walls and
corridor ceiling; painted
wood ceiling, beams and
column; concrete and
plywood floors; brick wall
with cork insulation finish
(left/beyond); painted
metal doors and frames



Photo before rehabilitation

46

View:

Level 2 South Common
Area

Description:

Brick wall with cork
insulation finish and
previous infill openings;
painted wood ceiling and
beams; concrete floor



Photo before rehabilitation

47

View:

Level 2 South Common
Area

Description:

Brick walls with cork
insulation finish; gypsum
board walls (top of photo);
painted wood columns;
wood beams; concrete
floor



Photo before rehabilitation

48

View:

Level 2 South Common
Area

Description:

Brick walls with cork
insulation finish; gypsum
board walls (beyond);
painted metal doors
(beyond); painted wood
ceiling, beams and
columns; concrete floor



Photo before rehabilitation

49

View:

Level 2 South Common
Area

Description:

Brick walls; gypsum
board wall (left of photo);
painted wood barn door;
previous infill opening
(right of photo); painted
wood ceiling and beams;
concrete floors; wood infill
around interior loading
dock



Photo before rehabilitation

CLARK BARNES

50

View:

Level 2 South Common
Area

Description:

Partially painted brick walls; gypsum board wall (right); painted wood barn door; previous infill openings; painted wood ceiling, beams and column; concrete floors; wood infill around interior loading dock; brick wall with cork insulation finish (beyond)



Photo before rehabilitation

51

View:

Suite 285

Description:

Gypsum board walls;
Plywood floor; painted
wood ceiling



Photo before rehabilitation

52

View:

Level 2 South Common
Area Window Infill

Description:

Painted brick wall with
partial cork insulation
finish below; gypsum
board walls (right of
photo); wood ceiling and
beams; previous infill
opening



Photo before rehabilitation

53

View:
Suite 330

Description:

Gypsum board walls;
painted wood ceiling;
painted wood windows
and trim; wood floor



Photo before rehabilitation

View:

Description:

Intentionally Left Blank

CLARK BARNES

54

View:
North Roof



Description:

Built-up roof membrane;
exposed painted brick
walls; skylight; painted
wood clerestory windows
and trim (beyond); brick
parapet (left/beyond)

Photo before rehabilitation

55

View:
North Roof



Description:

Built-up roof membrane;
exposed painted brick
walls; roof access hatch

Photo before rehabilitation

CLARK BARNES

56

View:
North Roof

Description:

Built-up roof membrane;
exposed painted brick
walls



Photo before rehabilitation

57

View:
North Roof

Description:

Built-up roof membrane;
exposed painted brick
walls; painted wood
clerestory windows and
trim



Photo before rehabilitation

CLARK BARNES

58

View:
North Roof

Description:

Built-up roof membrane;
exposed painted brick
walls; painted wood
clerestory windows and
trim; brick parapet (left)



Photo before rehabilitation

59

View:
North Roof

Description:

Built-up roof membrane;
exposed painted brick
walls; painted wood
clerestory windows and
trim (beyond)

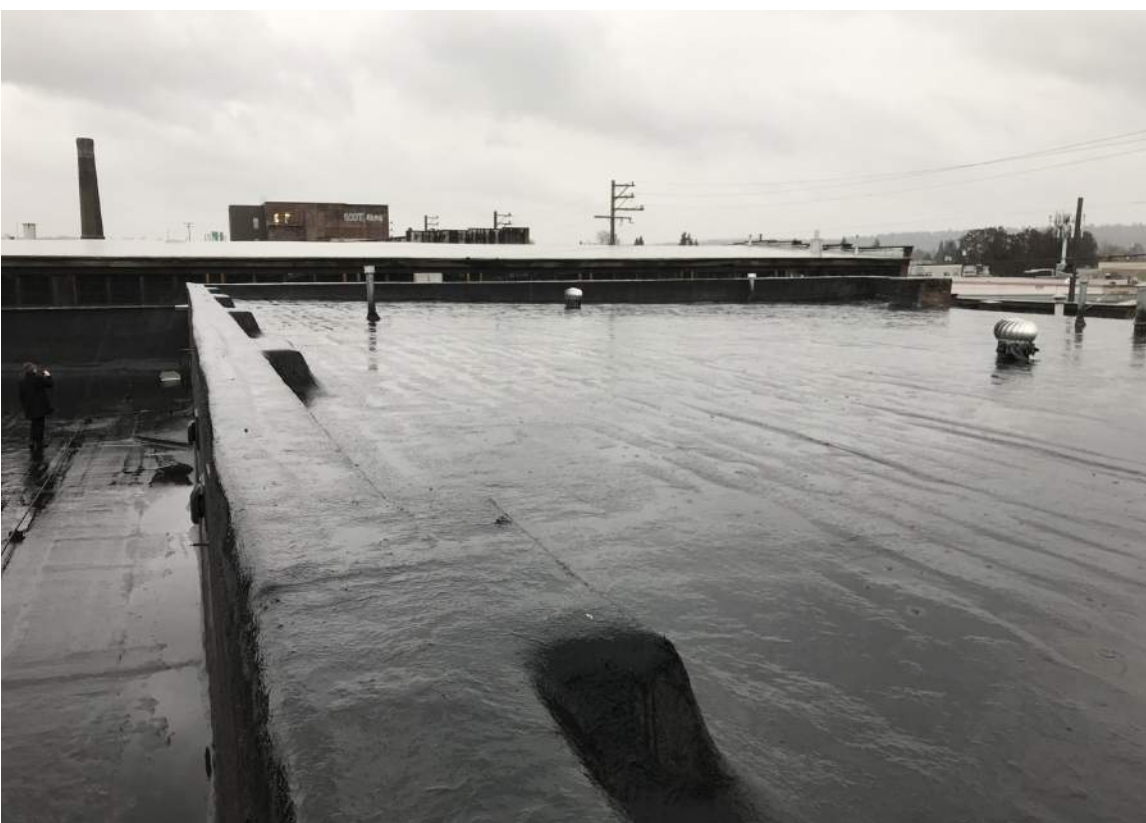


Photo before rehabilitation

60

View:
South Roof

Description:

Built-up roof membrane;
single clerestory window;
brick parapets (right)



Photo before rehabilitation

View:

Description:

Intentionally Left Blank



PHOTOGRAPHS
AFTER REHABILITATION

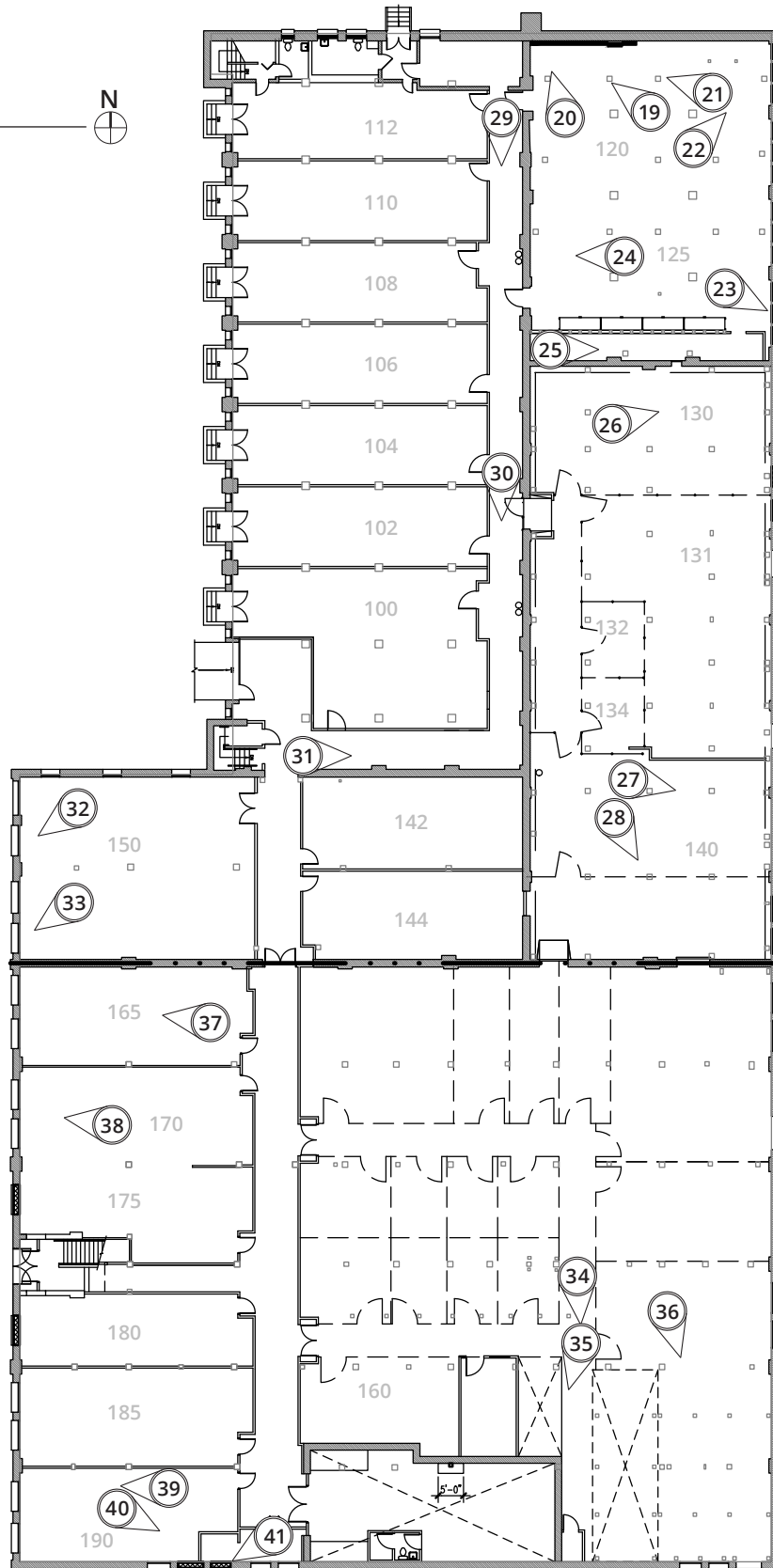
CLARK
BARNES

JANUARY 2022

RAINIER BREWERY
BOTTLING PLANT
(SEATTLE BREWING & MALTING CO)

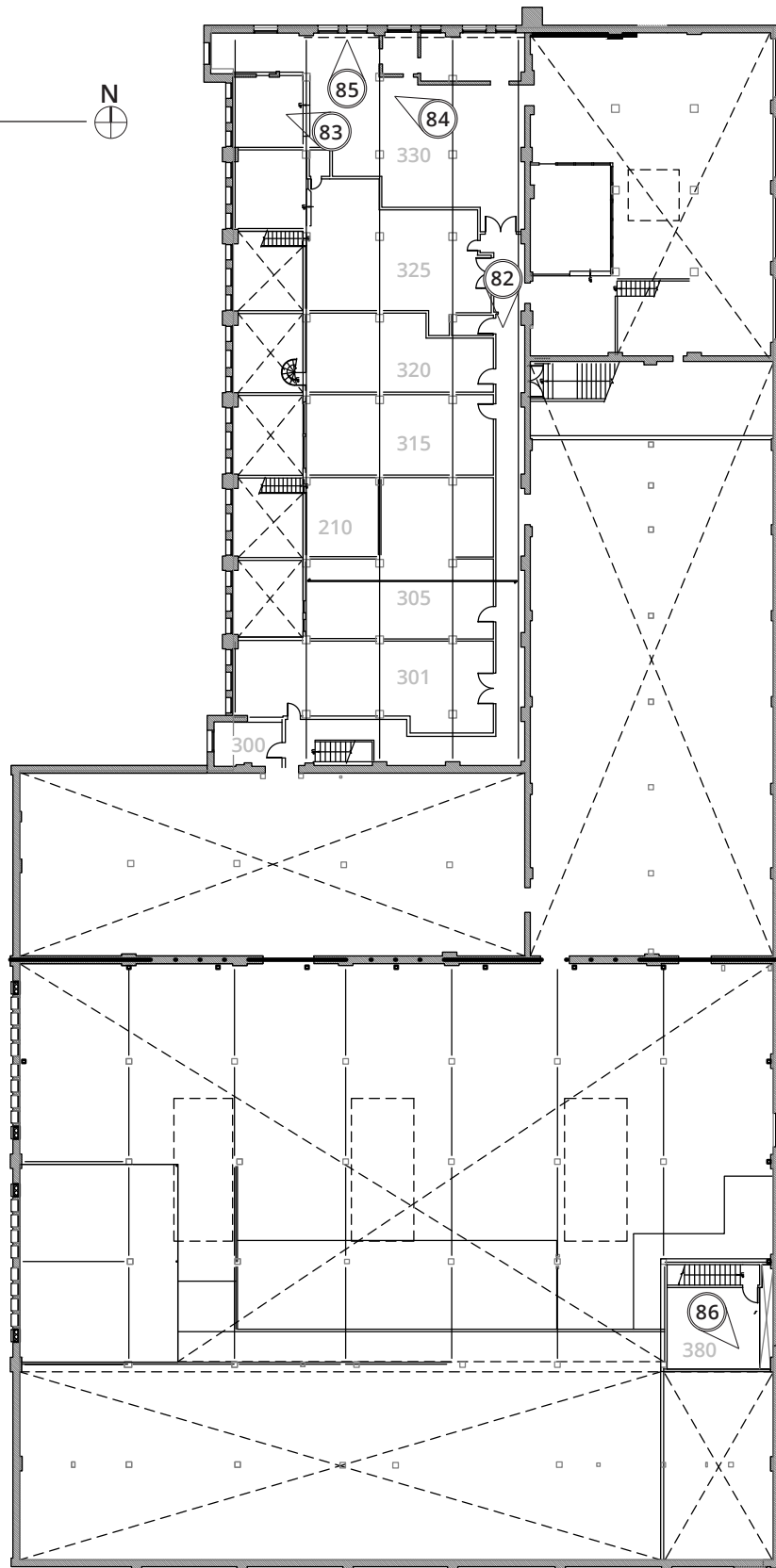
5710 Airport Way S, Seattle, WA 98108

1ST FLOOR PLAN
PHOTO KEY

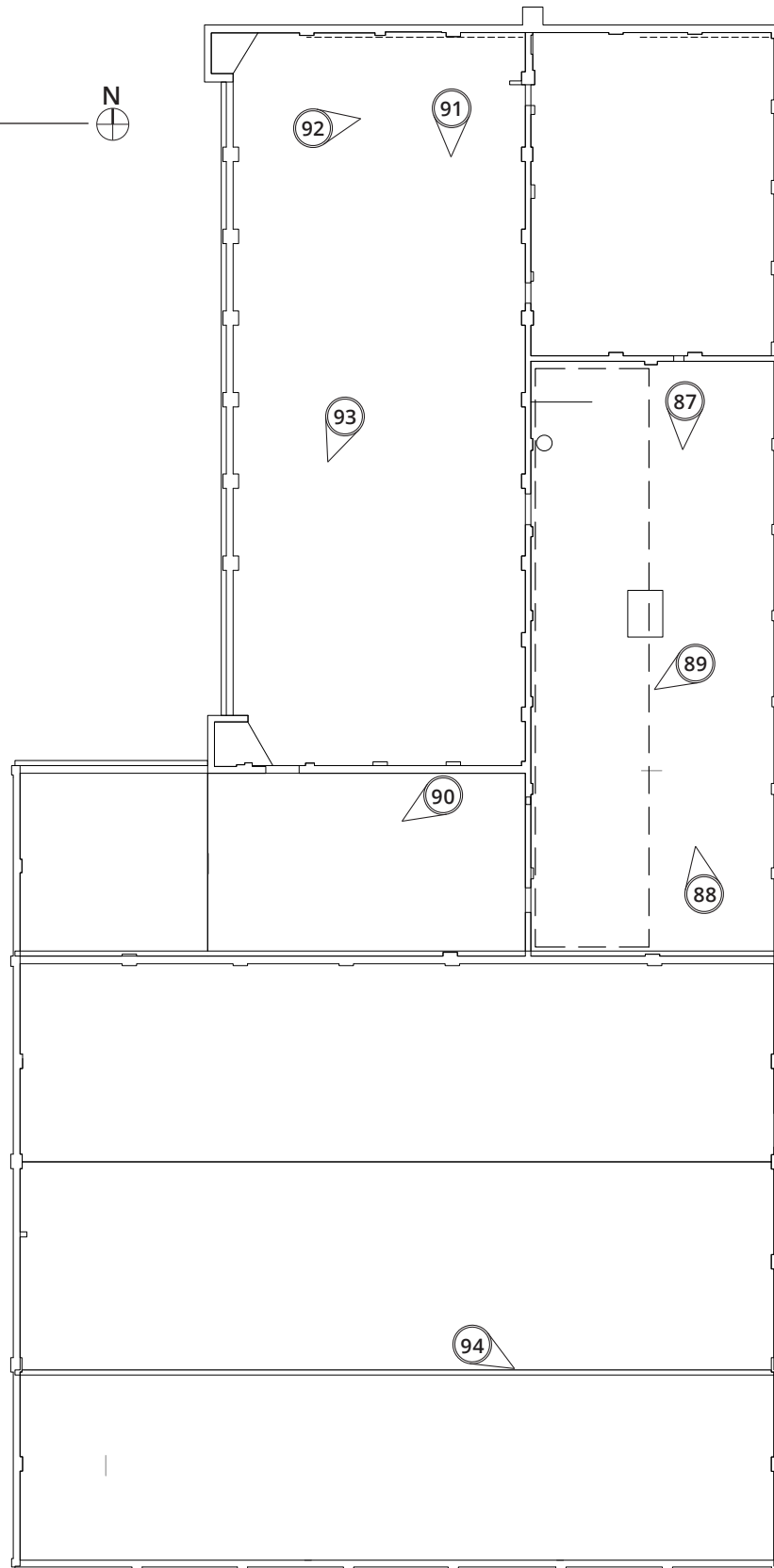




3RD FLOOR PLAN
PHOTO KEY



ROOF PLAN
PHOTO KEY



CLARK BARNES

01

View:

South Elevation

Description:

Brick wall; wood windows; repointed brick; new roof trim and gutter; new conduit and string lighting.



Photo after rehabilitation

02

View:

South Elevation

Description:

Brick wall; wood windows; new brick infill at existing openings; new light fixture and conduit; new downspouts; new conduit and string lighting.



Photo after rehabilitation

CLARK BARNES

03

View:

South Elevation

Description:

Brick wall; wood windows; previous infill openings; new brick infill at existing openings; new light fixtures and conduit; new storefront in existing opening; repointed brick at West end; new roof trim and gutter; new conduit and string lighting.



Photo after rehabilitation

04

View:

South Elevation

Description:

Brick wall; wood windows; previous infill openings; new light fixtures and conduit; new storefront in existing opening; new windows and infill at existing opening; new roof trim, parapet cap, and gutter; new downspouts; new conduit and string lighting.



Photo after rehabilitation

CLARK BARNES

05

View:
East Elevation

Description:

Brick wall; wood windows;
new wood infill at existing
opening; new light
fixtures; new roof trim
and parapet cap.



Photo after rehabilitation

06

View:
East Elevation

Description:

Brick wall; wood windows;
previous infill openings;
new storefront in existing
opening; new wood infill
at existing opening; new
light fixtures; new ramp
and railings; new roof
trim, parapet cap, and
gutter.



Photo after rehabilitation

CLARK BARNES

07

View:

East Elevation

Description:

Brick wall; wood windows;
previous infill openings;
new storefront in existing
opening; new light fixture;
new ramp and railings.



Photo after rehabilitation

08

View:

East Elevation

Description:

Brick wall; wood windows;
previous new wood infill
at existing opening; new
roof trim, parapet cap,
and gutter; new rooftop
mechanical.



Photo after rehabilitation

CLARK BARNES

09

View:

East Elevation

Description:

Brick wall; previous replacement windows; previous infill openings; new wood infill at existing opening; new light fixtures; new roofing; new roof trim, parapet cap, and gutter; new downspouts; new rooftop mechanical.



Photo after rehabilitation

10

View:

East Elevation

Description:

Brick wall; previous replacement windows; previous infill openings; new wood infill at existing opening; new light fixtures; new roofing; new roof trim, parapet cap, and gutter; new downspouts; new rooftop mechanical.



Photo after rehabilitation

11

View:
East Elevation

Description:

Brick wall; wood windows;
new wood infill at
existing opening; new
downspouts.

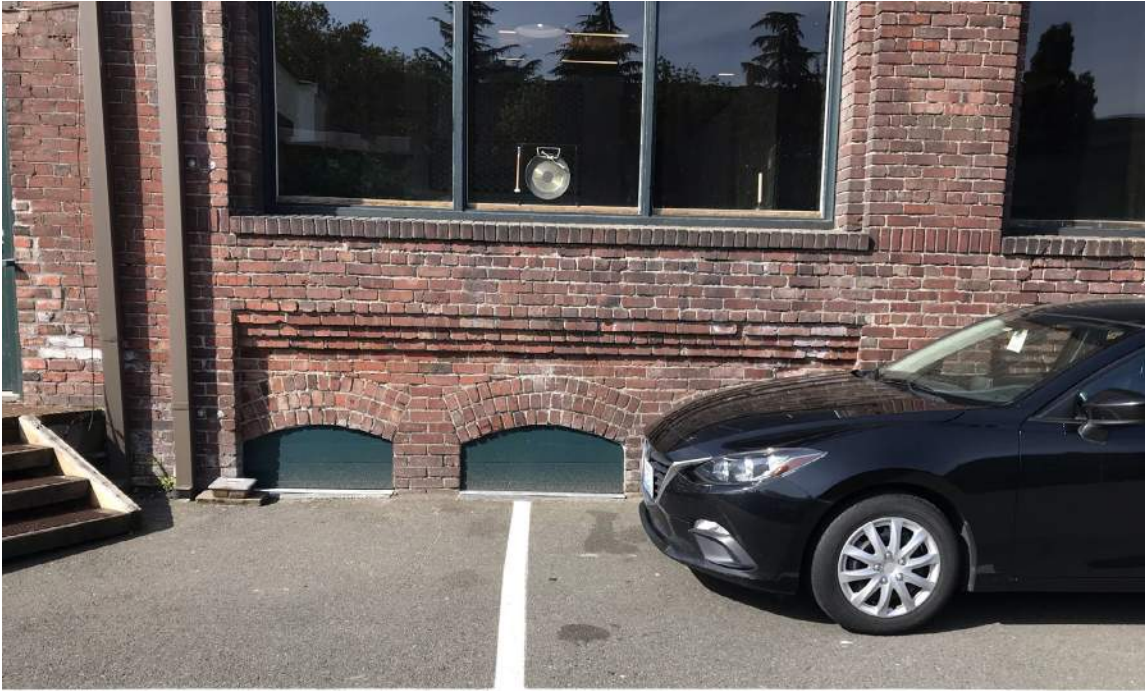


Photo after rehabilitation

12

View:
East Elevation

Description:

Brick wall; wood windows;
previous infill openings;
new wood infill at
existing opening; new
downspouts.



Photo after rehabilitation

CLARK BARNES

13

View:

North Elevation

Description:

Brick wall; wood windows; previous infill openings; new light fixtures and conduit; new roof trim and parapet cap.



Photo after rehabilitation

14

View:

West Elevation

Description:

Brick wall; wood windows; new light fixtures and conduit; new roof trim, parapet cap, and gutter; new downspouts.



Photo after rehabilitation

CLARK BARNES

15

View:

West Elevation

Description:

Brick wall; wood windows; new light fixtures and conduit; new roofing; new roof trim, parapet cap, and gutter; new downspouts.



Photo after rehabilitation

16

View:

West Elevation

Description:

Brick wall; wood windows; new brick infill at existing openings; new roof trim, parapet cap, and gutter; new downspouts.



Photo after rehabilitation

CLARK BARNES

17

View:

West Elevation

Description:

Brick wall; wood windows; new brick infill at existing openings; new roof trim, parapet cap, and gutter; new downspouts.



Photo after rehabilitation

18

View:

West Elevation

Description:

Brick wall; wood windows; new brick infill at existing openings; new roof trim, parapet cap, and gutter; new downspouts.



Photo after rehabilitation

19

View:
Suite 120

Description:

Painted wood ceiling;
wood beam & column;
brick walls; concrete floor;
new concrete shear wall
(beyond); new wood floor
framing; new electrical
conduit and equipment.



Photo after rehabilitation

20

View:
Suite 120

Description:

Painted wood beam &
column; brick walls; new
concrete shear wall; new
wood floor framing; new
electrical conduit.



Photo after rehabilitation

21

View:
Suite 120

Description:

Brick walls; new wood floor framing and decking; new electrical conduit and equipment.



Photo after rehabilitation

22

View:
Suite 120

Description:

Painted wood ceiling; brick walls; concrete pony walls; wood beams & columns; concrete floor; new anchor bolts and wood blocking; new concrete infill at existing opening; new electrical conduit and equipment.



Photo after rehabilitation

23

View:
Suite 125

Description:

Painted wood ceiling;
brick walls; painted wood
wall; concrete pony
walls; wood beam; new
anchor bolts, strapping,
and wood blocking; new
concrete infill at existing
opening; new electrical
conduit.



Photo after rehabilitation

24

View:
Suite 125

Description:

Painted wood ceiling; brick
walls; wood beams; new
anchor bolts, strapping,
and wood blocking.

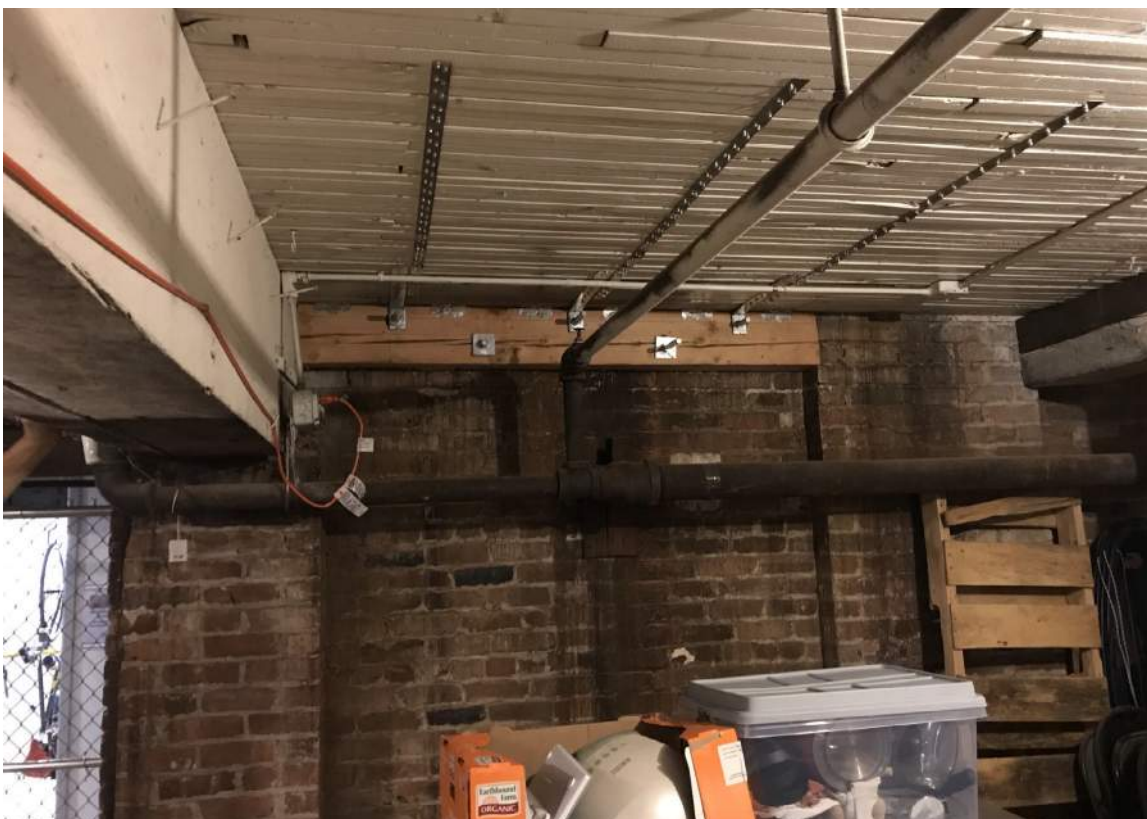


Photo after rehabilitation

25

View:

Suite 125

Description:

Wood ceiling; wood wall;
brick walls; concrete floor;
wood beams & columns;
new anchor bolts,
strapping, and wood
blocking.



Photo after rehabilitation

26

View:
Suite 130

Description:

Wood ceiling; brick walls; concrete floor; wood beams, joists, and columns; concrete pony walls; new anchor bolts, strapping, and wood blocking; new electrical conduit and equipment.



Photo after rehabilitation

27

View:
Suite 140

Description:

Wood ceiling; brick walls; concrete floor; wood beams, joists, and columns; concrete pony walls; previous concrete block infill; new anchor bolts, strapping, and wood blocking; new electrical conduit.

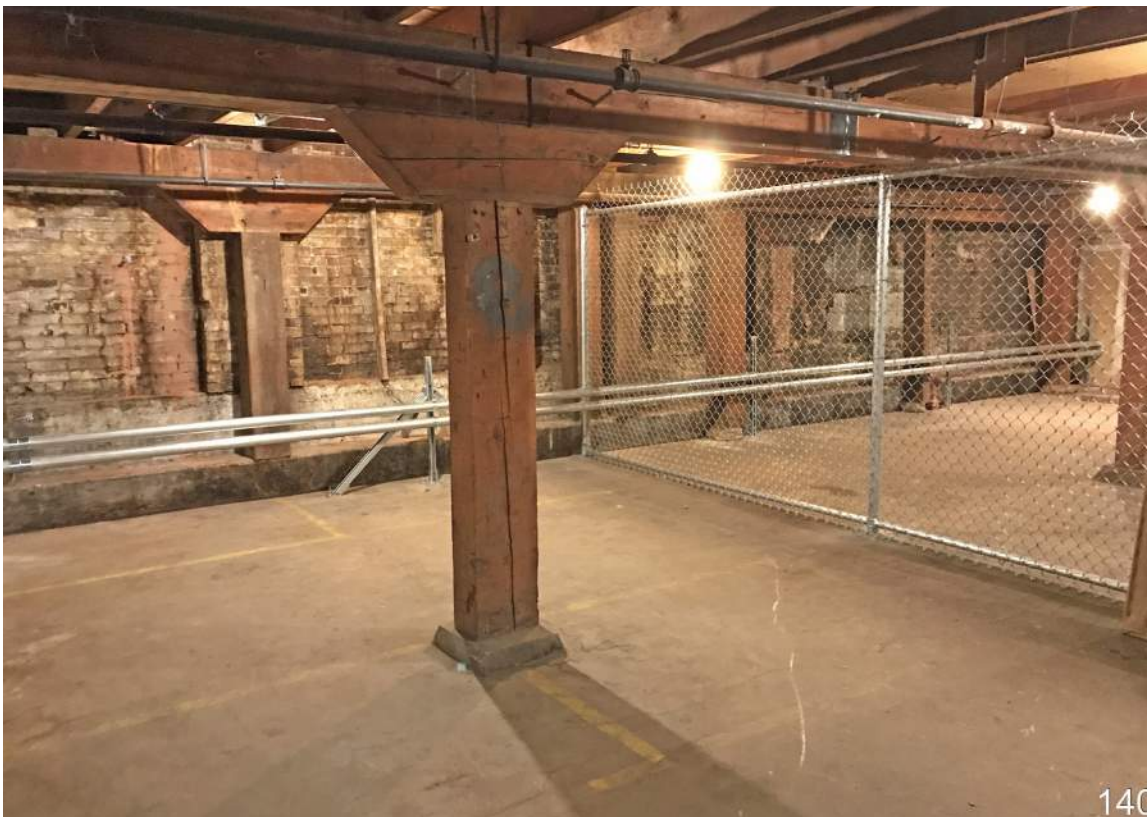


Photo after rehabilitation



28

View:
Suite 140

Description:

Wood ceiling; brick walls; concrete floor; wood beams, joists, and columns; metal fire door; new anchor bolts, strapping, and wood blocking.

Photo after rehabilitation



29

View:
Level 1 North Corridor

Description:

Wood ceiling; brick and gypsum board walls; concrete floor; wood beams; new anchor bolts, strapping, and wood blocking; conduit; new conduit.

Corridor 1

Photo after rehabilitation

30

View:

Level 1 North Corridor

Description:

Wood ceiling; brick and gypsum board walls; wood beams; new anchor bolts, strapping, and wood blocking; new conduit; new ductwork.



Photo after rehabilitation

31

View:

Level 1 North Corridor

Description:

Wood ceiling; brick and gypsum board walls; concrete floor; wood beams; new anchor bolts, strapping, and wood blocking; new ductwork.



Photo after rehabilitation

32

View:

Suite 150

Description:

Painted wood ceiling;
painted brick walls;
gypsum board walls;
wood windows; new
anchor bolts, strapping,
and wood blocking; new
concrete infill at existing
opening.



Photo after rehabilitation

33

View:

Suite 150

Description:

Painted wood ceiling;
brick walls; painted brick
walls; wood windows; new
anchor bolts, strapping,
and wood blocking.



Photo after rehabilitation

34

View:
Suite 160

Description:

Wood ceiling; wood wall; concrete floor; wood beams, joists, and columns; new wood door to crawlspace below amenity area; new conduit.



Photo after rehabilitation

35

View:
Suite 160

Description:

Wood ceiling; wood wall; brick walls; concrete floor; wood beams, joists, and columns; new wood wall on right.



Photo after rehabilitation

CLARK BARNES

36

View:
Suite 160

Description:

Brick walls; concrete floor;
wood beams, joists, and
columns; concrete pony
walls; pallets of salvaged
brick from complex.



Photo after rehabilitation

37

View:
Suite 165

Description:

Wood ceiling; brick and
gypsum board walls;
wood windows; concrete
floor; wood beams and
joists; new anchor bolts,
strapping, and wood
blocking.



Photo after rehabilitation

38

View:
Suite 170

Description:

Wood ceiling; brick and gypsum board walls; wood windows; wood joists; new anchor bolts, strapping, and wood blocking.



170

Photo after rehabilitation

39

View:
Suite 190

Description:

Wood ceiling; brick and gypsum board walls; concrete floor; wood beams, joists, and columns; new anchor bolts, strapping, and wood blocking; new concrete infill at existing opening; new conduit; new mechanical equipment.



Photo after rehabilitation

40

View:

Suite 190

Description:

Wood ceiling; brick and gypsum board walls; wood windows; concrete floor; wood beams, joists, and columns; new concrete infill at existing opening; new ductwork.



Photo after rehabilitation

View:

Description:

Intentionally Left Blank

41

View:

1st Level South Riser
Room

Description:

Brick and gypsum board
walls; wood beam; new
concrete infill at existing
opening.

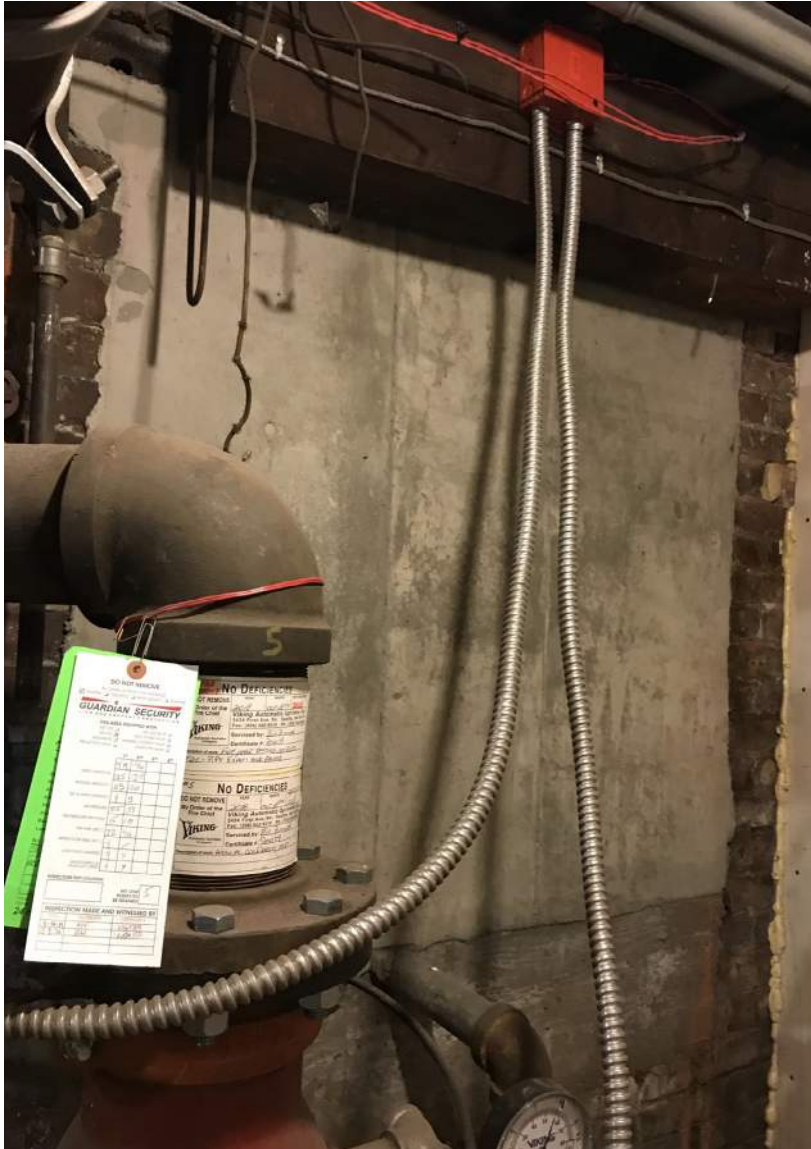


Photo after rehabilitation

42

View:

Suite 210

Description:

Painted wood ceiling;
painted brick walls;
wood windows; wood
beams; new anchor bolts,
strapping, and wood
blocking.

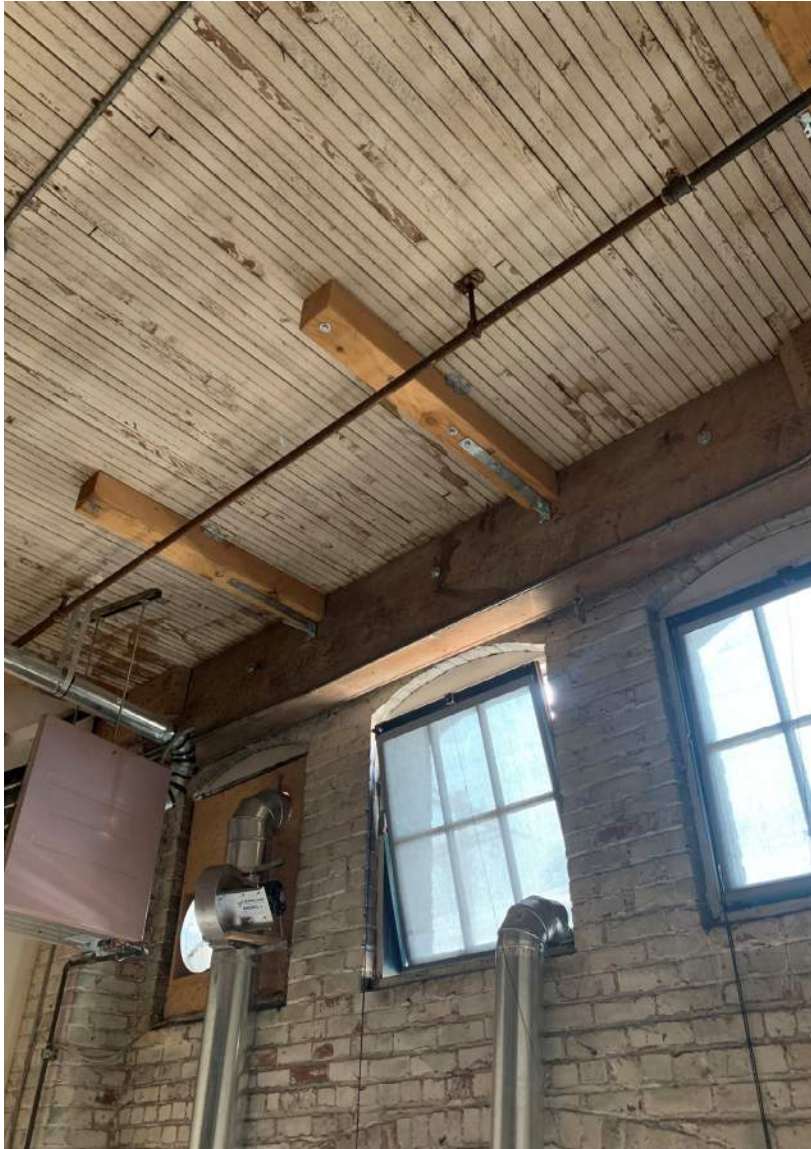


Photo after rehabilitation

43

View:

Suite 215

Description:

Painted wood ceiling;
painted brick walls;
wood windows; wood
beams; new anchor bolts,
strapping, and wood
blocking.



Photo after rehabilitation

44

View:
Suite 230

Description:

Painted wood ceiling;
painted brick walls;
gypsum board walls;
wood floor; wood
windows; wood beams;
new metal strut; new
anchor bolts, strapping,
and wood blocking; new
floor strapping; new
ductwork.



Photo after rehabilitation

45

View:
Suite 230

Description:

Gypsum board ceiling;
painted brick walls;
gypsum board walls;
wood windows; wood
exterior doors; patched
ceiling; new conduit; new
mechanical equipment.

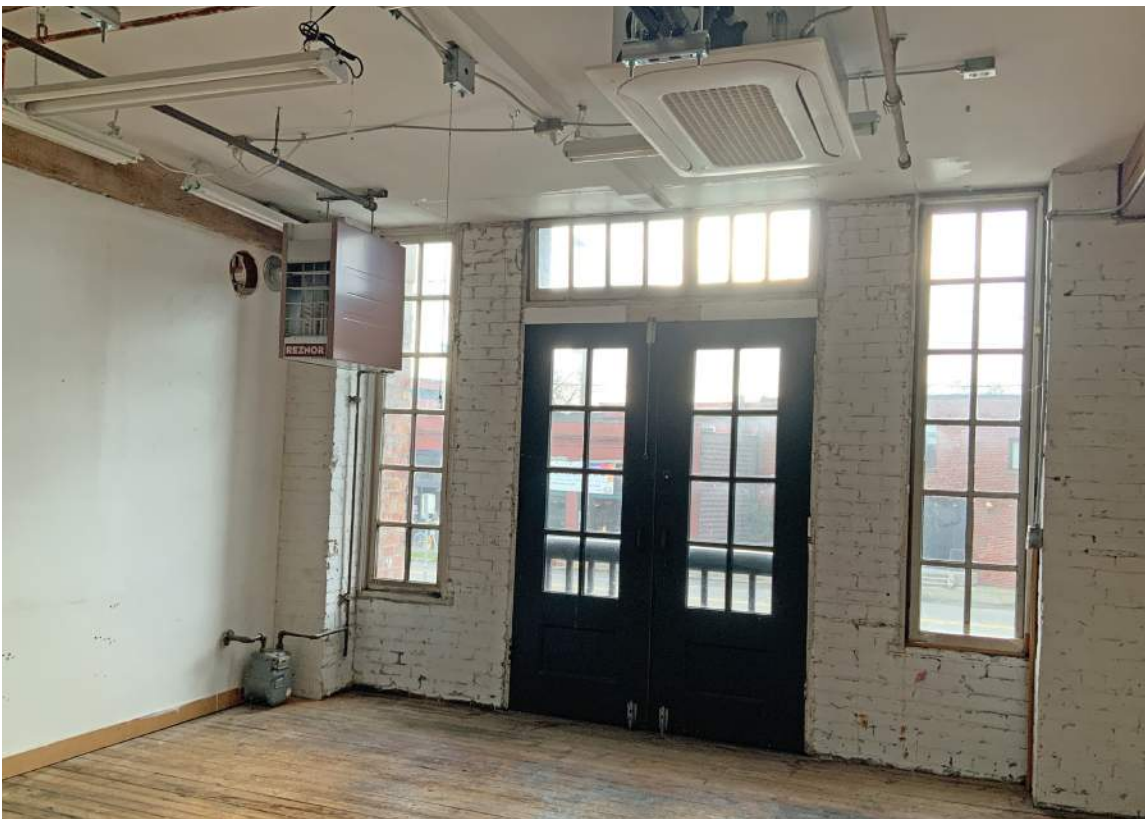


Photo after rehabilitation

46

View:

Suite 234

Description:

Painted wood ceiling;
gypsum board walls;
wood windows; wood
beams; new metal
strut; new anchor bolts,
strapping, and wood
blocking.



Photo after rehabilitation

47

View:

Description:

Gypsum board walls;
wood floor; new metal
strut; new wood blocking;
new floor strapping.

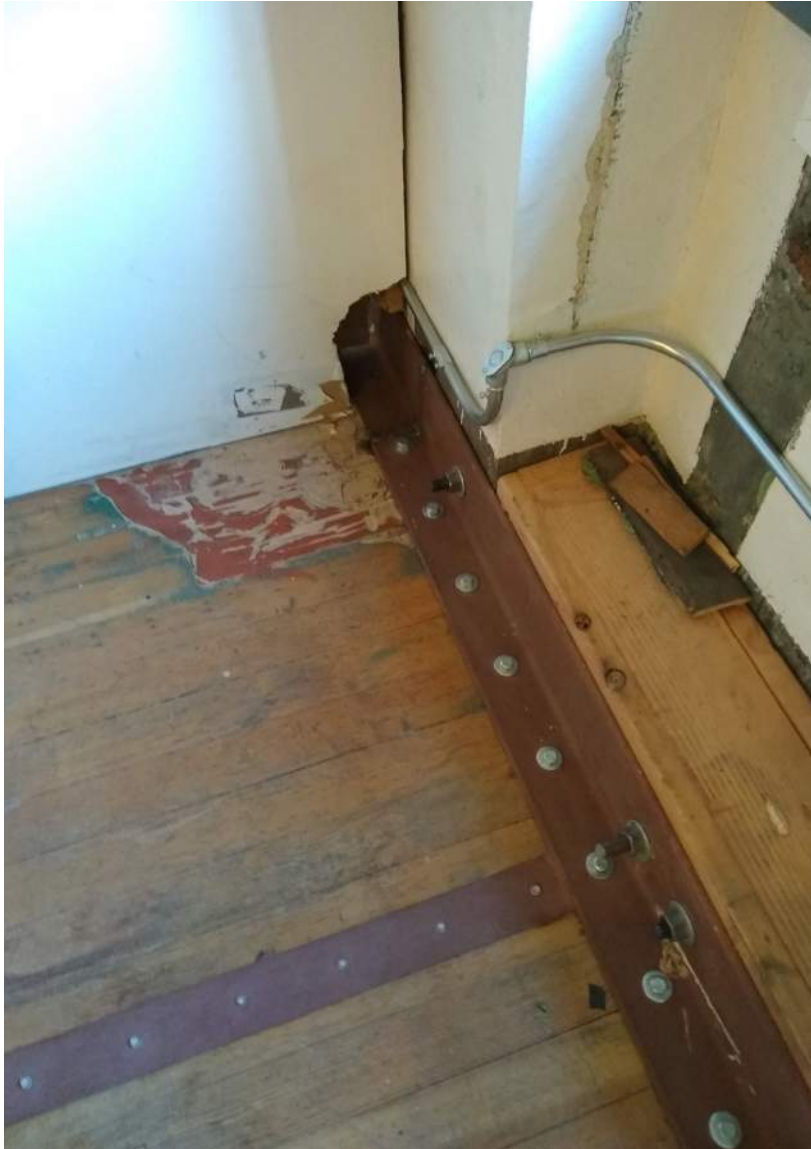


Photo after rehabilitation

48

View:

Suite 236

Description:

Painted wood ceiling;
gypsum board walls;
wood windows; wood
beams; new metal strut;
new anchor bolts and
wood blocking.



Photo after rehabilitation

CLARK BARNES



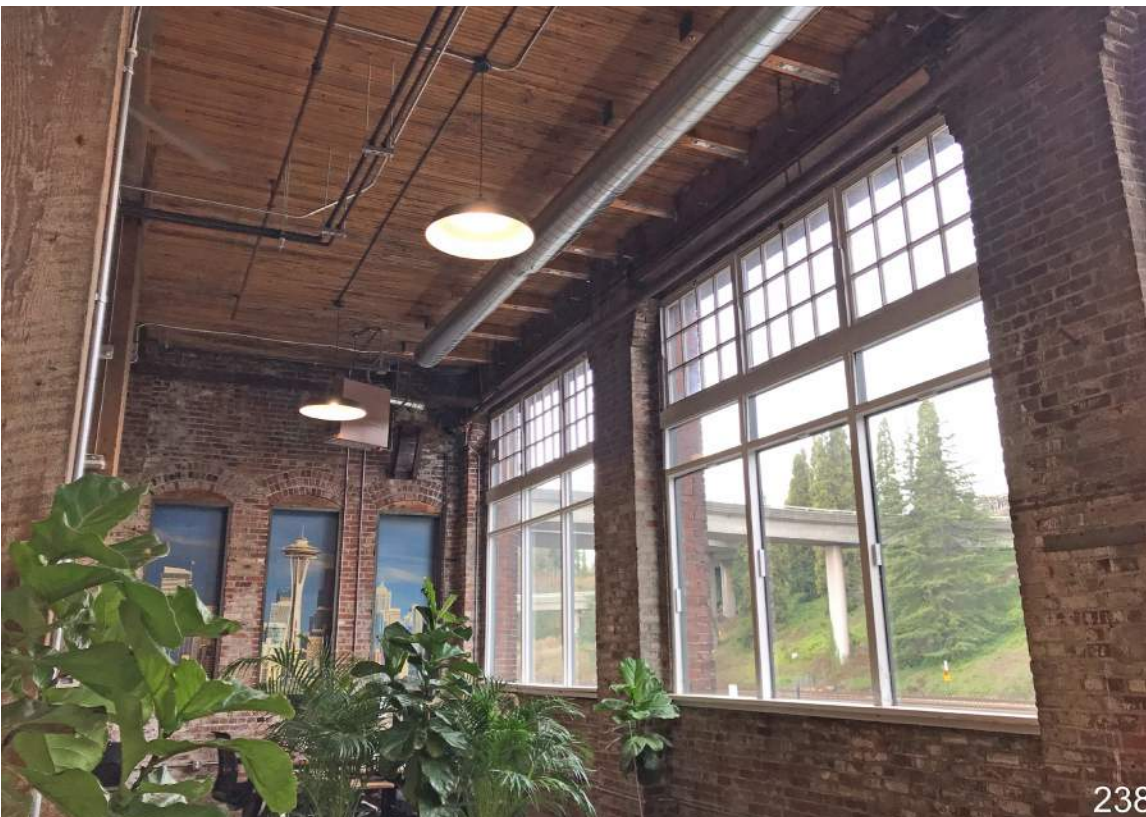
49

View:
Suite 236

Description:

Wood ceiling; painted brick walls; gypsum board walls; wood beams; new anchor bolts, strapping, and wood blocking.

Photo after rehabilitation



50

View:
Suite 238

Description:

Wood ceiling; brick walls; wood windows; wood beams; new anchor bolts, strapping, and wood blocking; new conduit; new mechanical equipment and ductwork.

Photo after rehabilitation

CLARK BARNES

51

View:
Suite 238

Description:

Wood ceiling; brick walls; wood exterior doors; concrete floor; wood beams and columns; new concrete shear wall; new metal strut; new anchor bolts, strapping, and wood blocking; new concrete floor topping; new conduit; new mechanical equipment and ductwork.

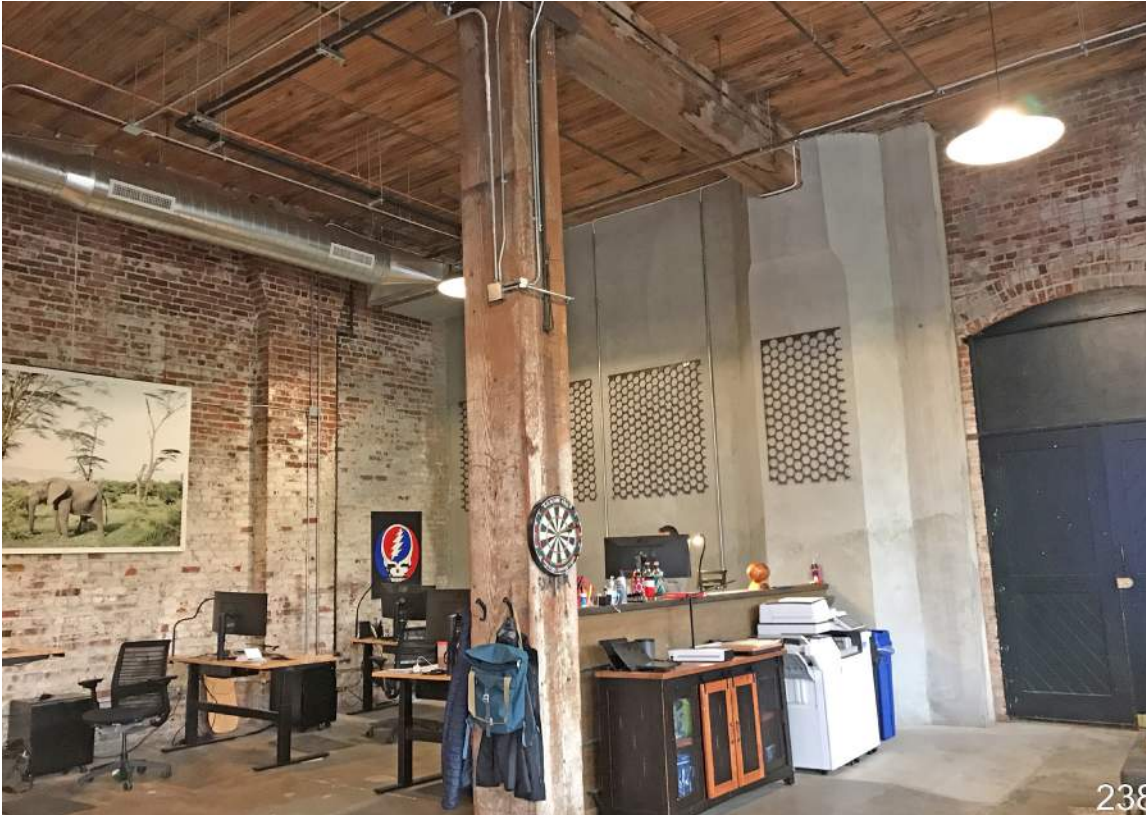


Photo after rehabilitation

52

View:
Suite 238

Description:

Brick walls; concrete floor; new concrete shear wall; new concrete floor topping.



Photo after rehabilitation

CLARK BARNES

53

View:
Suite 238

Description:

Wood ceiling; brick walls; concrete floor; wood beams and columns; new concrete shear wall; new metal strut; new anchor bolts, strapping, and wood blocking; new conduit; new mechanical equipment and ductwork.



Photo after rehabilitation

54

View:
Suite 240

Description:

Painted wood ceiling; painted brick walls; gypsum board walls; wood beams and joists; previous opening infill and replacement windows; new anchor bolts, strapping, and wood blocking; new ductwork.



Photo after rehabilitation

55

View:

Suite 255

Description:

Wood ceiling; brick and gypsum board walls; wood exterior doors; concrete floor; wood beams and joists; steel beam; previous opening infill and replacement windows; new anchor bolts, strapping, and wood blocking.



Photo after rehabilitation

CLARK BARNES

56

View:
Suite 265

Description:

Brick walls; wood windows; wood exterior doors; wood floor; wood beams, joists, and columns; new ceiling insulation with cover; new conduit; new mechanical equipment.



Photo after rehabilitation

57

View:
2nd Level North Corridor

Description:

Wood ceiling; painted brick walls; gypsum board walls; wood beams; new anchor bolts, strapping, and wood blocking; new conduit; new mechanical equipment and ductwork.



Photo after rehabilitation

58

View:

2nd Level North Corridor

Description:

Wood ceiling; painted brick walls; gypsum board walls; wood beams; new anchor bolts, strapping, and wood blocking; new conduit; new ductwork.

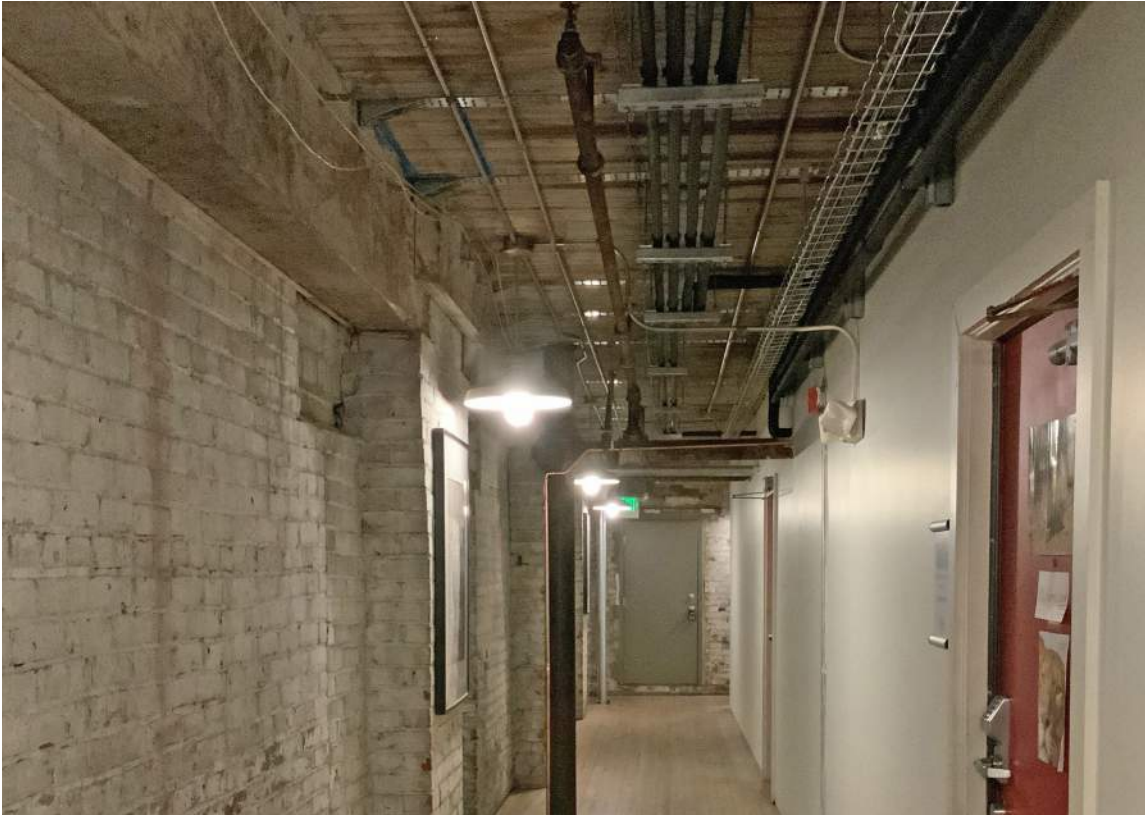


Photo after rehabilitation

59

View:

2nd Level North Corridor

Description:

Wood ceiling; painted brick walls; gypsum board walls; wood beams; new anchor bolts, strapping, and wood blocking.

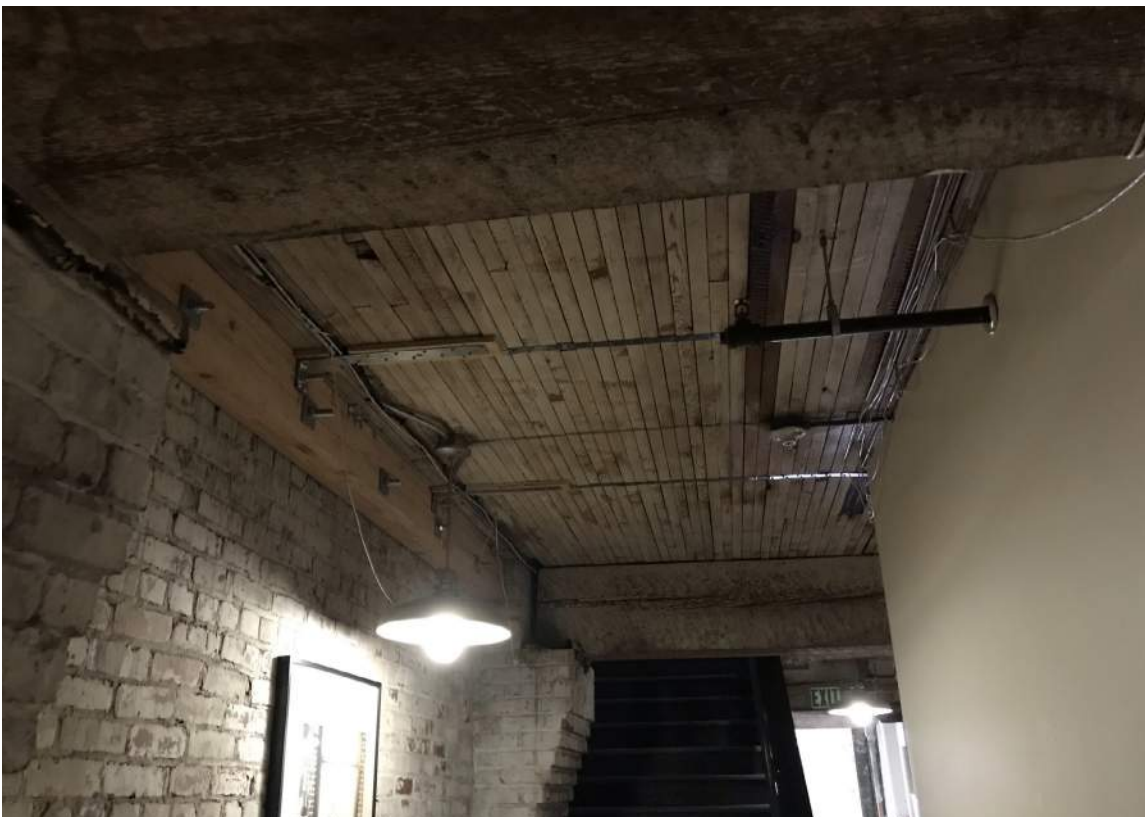


Photo after rehabilitation

CLARK BARNES

60

View:

Suite 270

Description:

Painted wood ceiling;
painted brick walls;
gypsum board walls;
wood windows; wood
floor; wood beams and
joists; new metal strong-
backing; new steel plates
between clerestory
windows.



Photo after rehabilitation

61

View:
Suite 270

Description:

Painted wood ceiling;
painted brick walls;
gypsum board walls;
wood windows; wood
beams and joists; new
steel plates between
clerestory windows.



Photo after rehabilitation

62

View:
Suite 270

Description:

Painted wood ceiling;
painted brick walls; wood
windows; wood joists;
new concrete infill at
existing opening.



Photo after rehabilitation

CLARK BARNES

63

View:
Suite 270

Description:

Painted wood ceiling; brick and gypsum board walls; wood windows; wood floor; wood beams, joists, and columns; new wood shear wall; new concrete infill at existing opening.



Photo after rehabilitation

64

View:
Suite 270

Description:

Painted wood ceiling; painted brick walls; wood windows; wood floor; wood beams, joists, and columns; new wood shear wall; new anchor bolts, strapping, and wood blocking.

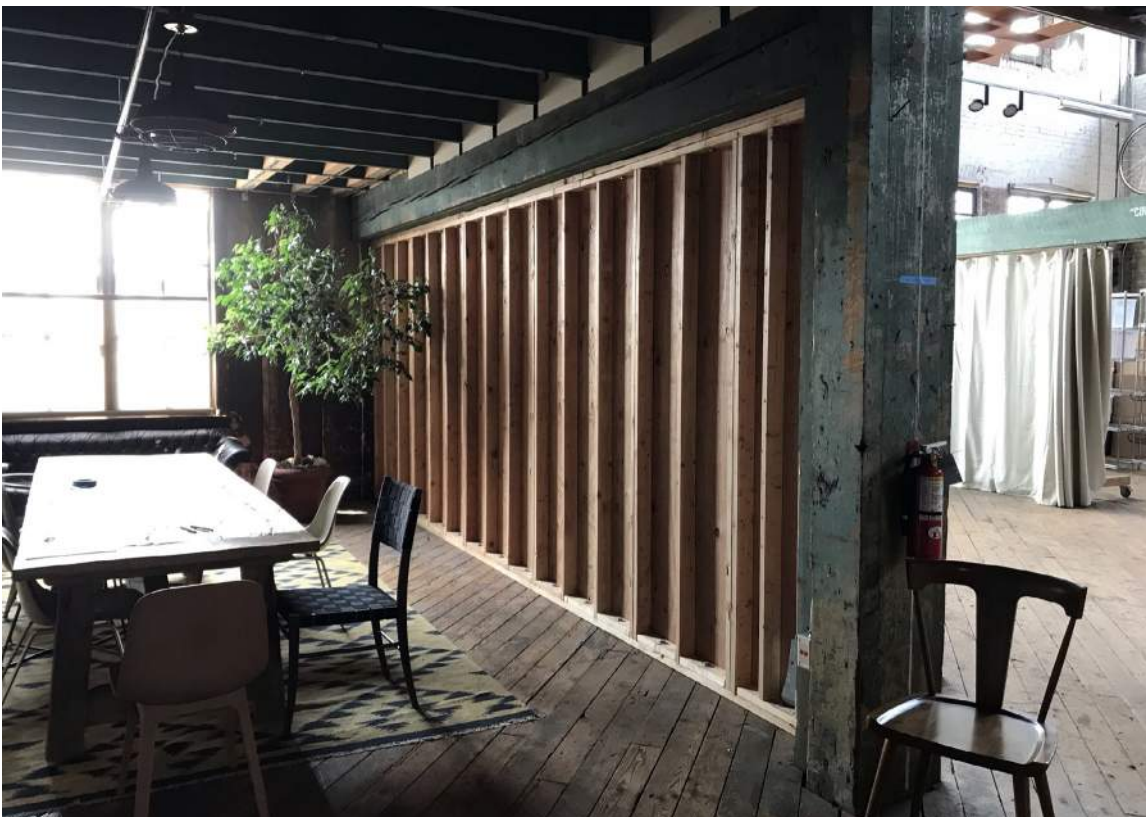


Photo after rehabilitation

CLARK BARNES



65

View:
Suite 270

Description:

Painted wood ceiling;
painted wood wall;
gypsum board walls;
previously covered wood
windows; wood beams,
joists, and columns; new
wood roof framing and
decking; new steel plates
between clerestory
windows.

Photo after rehabilitation



66

View:
Suite 280

Description:

Brick walls; new concrete
infill at existing opening;
new conduit; new
mechanical equipment
and ductwork.

Photo after rehabilitation

CLARK BARNES

67

View:
Suite 280

Description:

Brick walls; wood windows; new ceiling insulation with cover; new anchor bolts, strapping, and wood blocking; new conduit; new mechanical equipment and ductwork.



Photo after rehabilitation

68

View:
Suite 290

Description:

Painted wood ceiling; brick and gypsum board walls; wood floor; wood beams, joists, and columns; new gypsum board wall at back; new anchor bolts and wood blocking; new conduit; new mechanical equipment and ductwork.

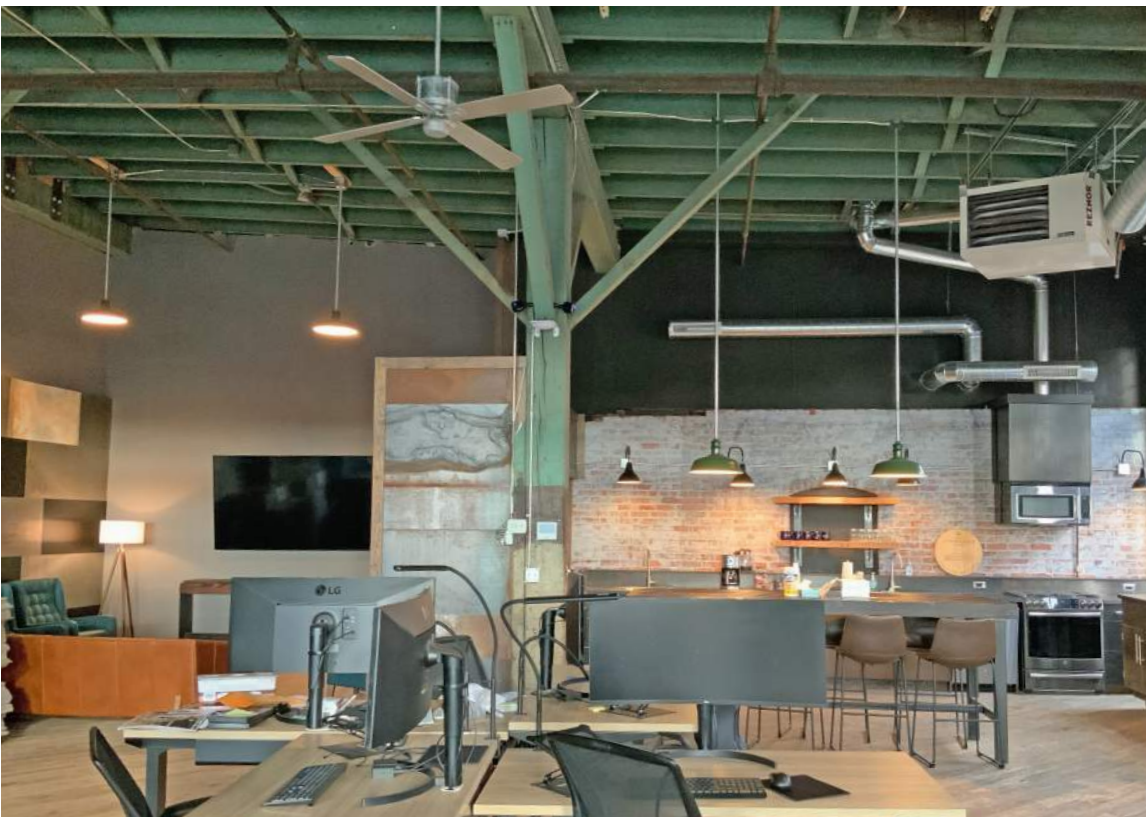


Photo after rehabilitation

CLARK BARNES

69

View:
Suite 290

Description:

Painted wood ceiling; brick walls; wood windows; wood exterior doors; wood floor; wood joists; previous brick infill; new anchor bolts, strapping, and wood blocking; new conduit; new mechanical equipment and ductwork.



Photo after rehabilitation

70

View:
Suite 290

Description:

Painted wood ceiling; brick and gypsum board walls; wood windows; wood floor; wood beams, joists, and columns; new wood shear wall; new anchor bolts and wood blocking; new conduit; new mechanical equipment and ductwork.



Photo after rehabilitation

CLARK BARNES

71

View:
Suite 295

Description:

Painted wood ceiling;
brick walls; wood
windows; wood floor;
wood beams and joists;
new wood shear wall;
new anchor bolts, strapping,
and wood blocking;



Photo after rehabilitation

72

View:
2nd Level South Common
Area

Description:

Wood ceiling; brick walls;
cork insulation finish;
concrete floor; wood
joists; previous brick
infill; new anchor bolts,
and wood blocking;
new concrete floor; new
metal storefront; new
wood windows in existing
opening with gypsum
board wall below; new
wood partial height wall;
new metal railing; new
bicycle parking fixtures.



Photo after rehabilitation

73

View:

2nd Level South Common Area

Description:

Wood ceiling; brick and gypsum board walls; cork insulation finish; wood beams, joists, and columns; previous brick infill; new anchor bolts, and wood blocking; new concrete floor; new metal storefront; new wood windows in existing opening with gypsum board wall below; new gypsum board wall to left; new wood partial height wall; new wood stairs; new metal column; new metal railing; new bicycle parking fixtures; new light fixtures; new conduit; new mechanical equipment and ductwork.

Photo after rehabilitation



74

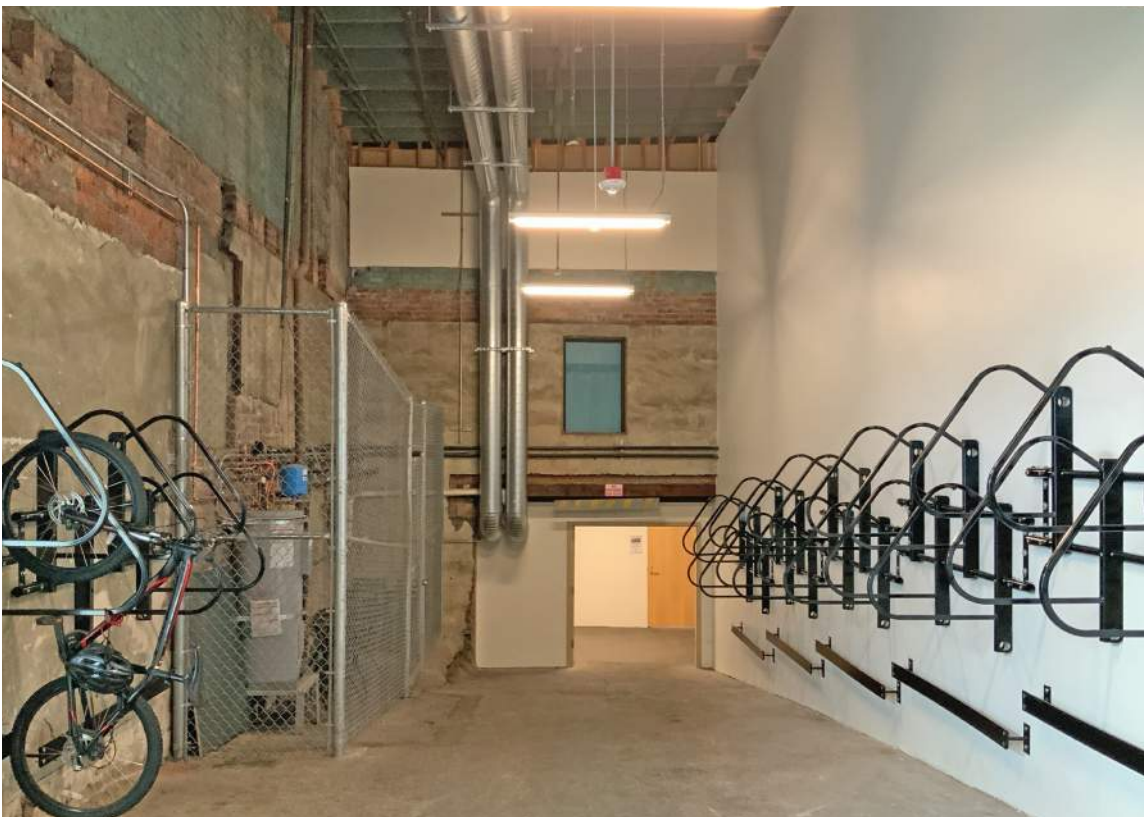
View:

2nd Level South Common Area

Description:

Wood ceiling; brick and gypsum board walls; cork insulation finish; wood beams and joists; concrete floor; new gypsum board wall to right; new bicycle parking fixtures; new conduit; new ductwork.

Photo after rehabilitation



CLARK BARNES

75

View:

2nd Level South Common Area

Description:

Painted wood ceiling; cork insulation finish; painted brick walls; gypsum board walls; wood joists; previous brick infill; new anchor bolts and wood blocking; new concrete infill at existing opening; new ductwork.



Photo after rehabilitation

76

View:

2nd Level South Common Area

Description:

Gypsum board walls; wood columns; new concrete floor; new wood floor; new gypsum board wall to left; new wood partial height wall; new wood stairs; new metal column; new metal railing; new bicycle parking fixtures; new conduit; new mechanical equipment and ductwork.



Photo after rehabilitation

CLARK BARNES

77

View:

2nd Level South Common Area

Description:

Wood ceiling; brick and gypsum board walls; cork insulation finish; wood joists and columns; new anchor bolts, and wood blocking; new wood floor; new metal storefront; new wood windows in existing opening with gypsum board wall below; new metal column; new metal railing; new light fixtures; new conduit; new mechanical equipment and ductwork.



Photo after rehabilitation

78

View:

2nd Level South Common Area

Description:

Wood ceiling; brick and gypsum board walls; cork insulation finish; wood beams, joists, and columns; new anchor bolts, and wood blocking; new wood floor; new metal storefront; new metal column; new metal railing; new gypsum board wall; new built in casework and plumbing fixtures; new light fixtures; new mechanical equipment and ductwork.

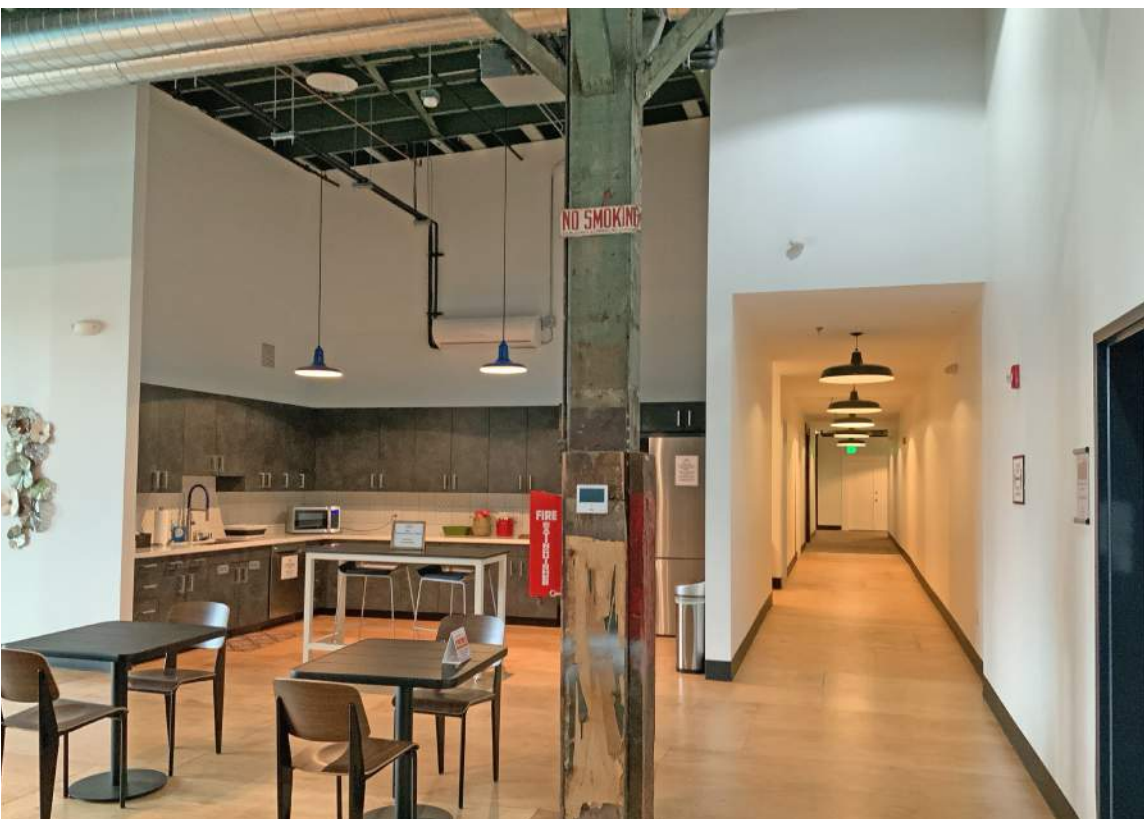


Photo after rehabilitation



79

View:

2nd Level South Women's Restroom

Description:

New gypsum board and tile walls; new tile floor; new casework and plumbing fixtures; new mounted accessories; new toilet partitions.

Photo after rehabilitation



80

View:

2nd Level South Women's Restroom

Description:

New gypsum board ceiling; new gypsum board and tile walls; new casework and plumbing fixtures; new mounted accessories; new toilet partitions; new lighting fixtures.

Photo after rehabilitation

81

View:

2nd Level South Shower

Description:

New gypsum board and tile walls; new tile floor; new shower plumbing fixtures and accessories.



Photo after rehabilitation

CLARK BARNES

82

View:

3rd Level North Corridor

Description:

Wood ceiling; painted brick walls; gypsum board walls; wood beams; new anchor bolts, strapping, and wood blocking; new conduit.



Photo after rehabilitation

83

View:

Suite 330

Description:

Wood ceiling; painted brick walls; wood beams; wood windows; new anchor bolts, strapping, and wood blocking.

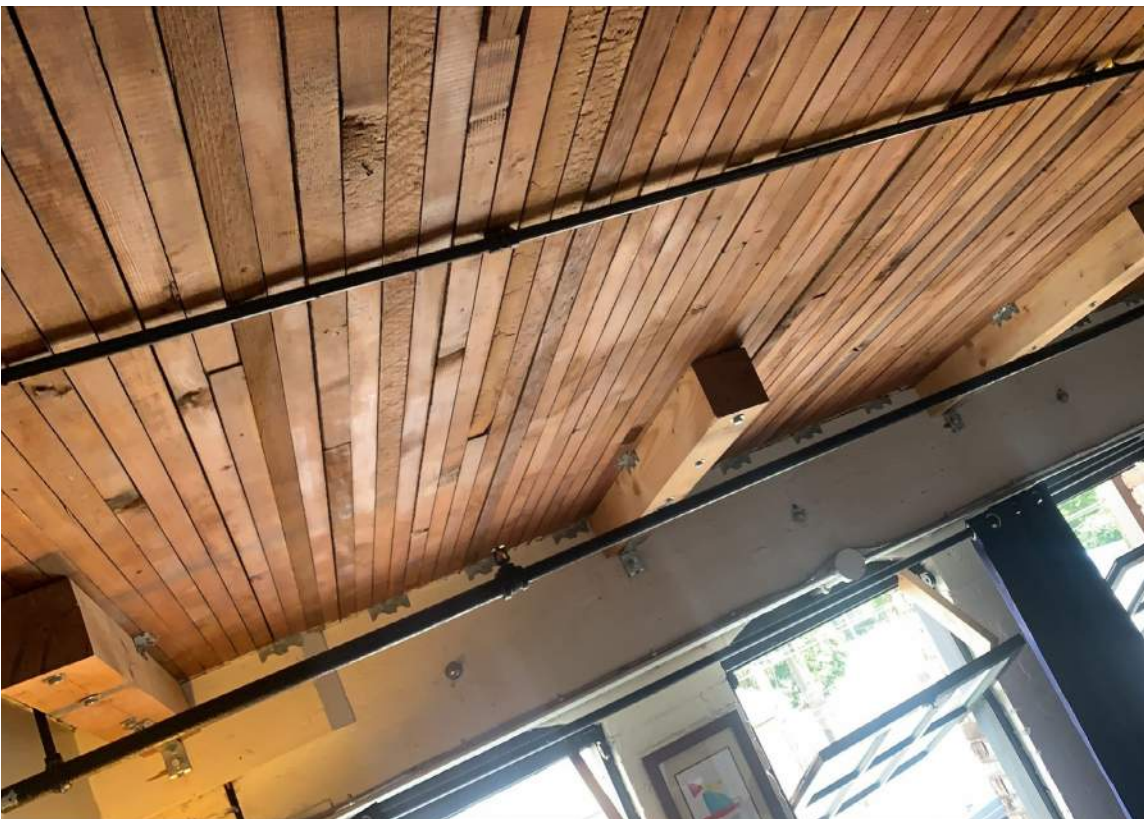


Photo after rehabilitation

CLARK BARNES

84

View:

Suite 330

Description:

Wood ceiling; painted brick walls; wood beams; new anchor bolts, strapping, and wood blocking.



Photo after rehabilitation

85

View:
Suite 330

Description:

Painted brick walls;
painted wood floor; new
anchor bolts and metal
anchors.



Photo after rehabilitation

86

View:
Suite 380

Description:

Wood ceiling; painted
wood wall; brick walls;
wood joists; new steel
plates between previously
infilled clerestory
windows.



Photo after rehabilitation

87

View:
North Roof

Description:

Skylight; wood windows; new metal trim between windows; new TPO roof over insulation and extended up back side of parapet walls; new roof trim and parapet cap; new conduit; new mechanical equipment and ductwork.



Photo after rehabilitation

88

View:
North Roof

Description:

Mechanical equipment; new TPO roof over insulation and extended up back side of parapet walls; new roof access hatch; new roof trim and parapet cap; new conduit; new mechanical equipment and ductwork.



Roof

Photo after rehabilitation

CLARK BARNES

89

View:
North Roof

Description:

New TPO roof over insulation and extended up back side of parapet walls; new conduit; new mechanical equipment and ductwork.



Photo after rehabilitation

90

View:
North Roof

Description:

Wood windows; new metal trim between windows; new TPO roof over insulation; new roof trim and parapet cap.



Photo after rehabilitation

91

View:
North Roof

Description:

Mechanical equipment; skylight; New parapet bracing; new TPO roof over insulation and extended up back side of parapet walls; new roof trim and parapet cap; new mechanical equipment and ductwork.



Photo after rehabilitation

92

View:
South Roof

Description:

New TPO roof over insulation and extended up back side of parapet walls; new roof trim and parapet cap.



Photo after rehabilitation

CLARK BARNES

93

View:
South Roof

Description:

New parapet bracing; new TPO roof over insulation and extended up back side of parapet walls; new roof trim and parapet cap; new mechanical equipment and ductwork.



Roof

Photo after rehabilitation

94

View:
South Roof

Description:

New parapet bracing; new TPO roof over insulation and extended up back side of parapet walls; new roof trim and parapet cap.

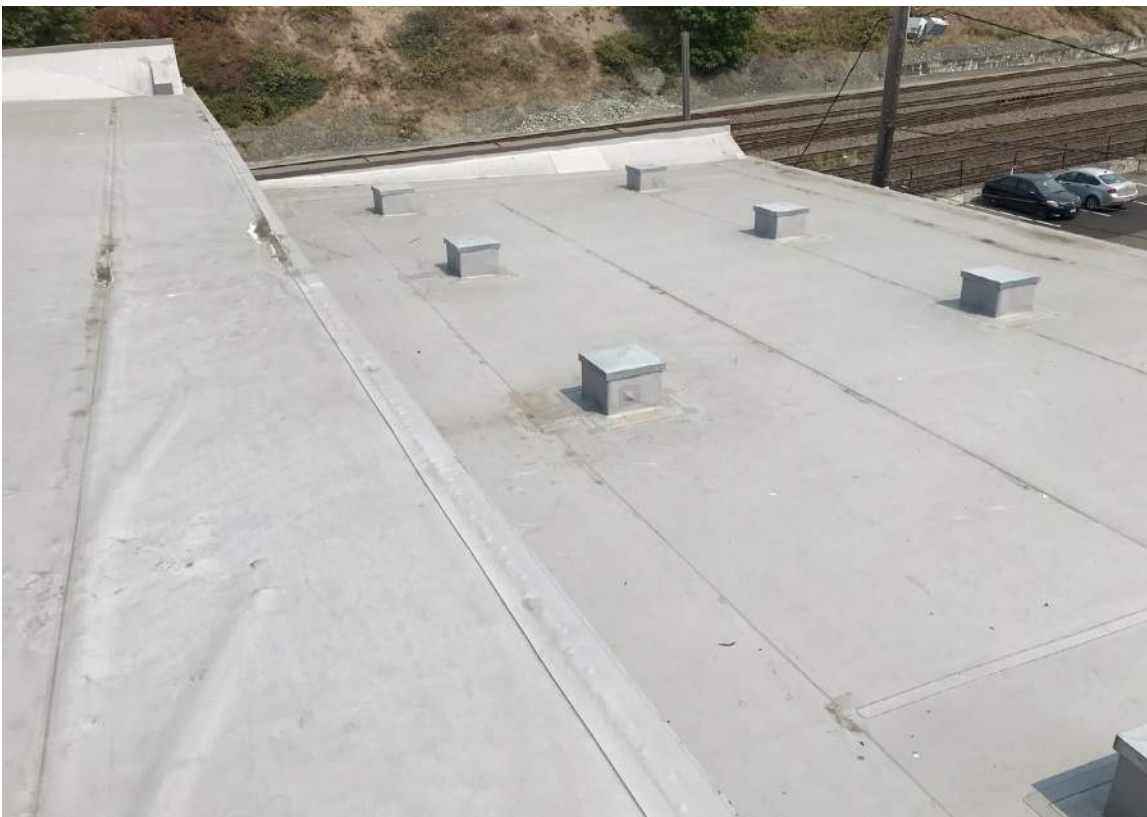


Photo after rehabilitation