

# 1619 MASS AVE – INDIANA UNIVERSITY



## SQUARE FOOTAGE BREAKDOWN

- 1. Approximately 26,000 SF of significant renovation for new restrooms throughout, as well as Level 1, and Level 6-7 residential full rework

## ARCHITECTURE

- 1. New restroom cores all levels
- 2. New electrical closet in place of previous restrooms behind elevators
- 3. Ground floor renovation with new finishes, fixtures, MEP
- 4. Two floors of residential, L6-7 full renovation
- 5. In areas left unmarked, refresh finishes and new lighting. Provide allowance for reconnecting MEP disturbed by restroom renovation
- 6. Elevator modernization inc. New cabs, controls, hoistway doors and devices

## STRUCTURAL

- 1. Repair wall at garage entry
- 2. Coordinate MEP risers

## FIRE PROTECTION

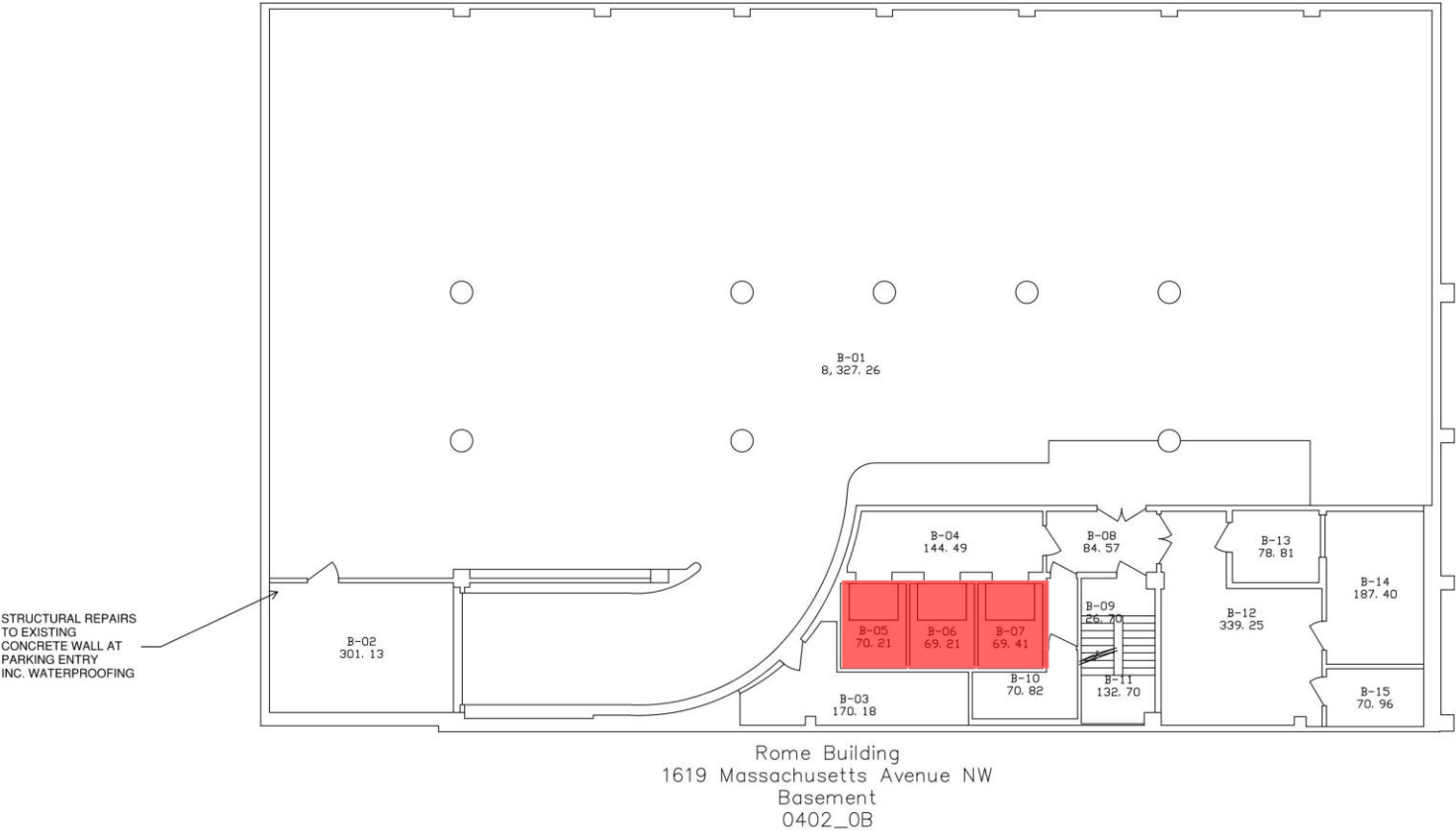
- 1. Extend sprinklers throughout all floors
- 2. As separate line item:
  - 1. Provide new fire pump

## MEP

- 1. New BAS
- 2. New distribution, VAV, radiant heater covers on residential floors 6-7
- 3. Reconfiguration around new restrooms, all floors
- 4. New garage exhaust system
- 5. New restroom cores with new domestic and sanitary risers and distribution
- 6. Backflow for incoming water service
- 7. Add new booster pump and additional water heater
- 8. Replace sump and sewage ejector pumps
- 9. As separate line item:
  - 1. Cost to add overflow storm piping
- 10. New panel boards all levels, in new electrical closets behind elevators. Reconnect circuits on lightly renovated floors.
- 11. New power and lighting on residential levels
- 12. As separate line item:
  - 1. Replace lighting all levels with new LED fixtures and controls

# 1619 MASS AVE (ROME)

PARKING LEVEL – BELOW GRADE

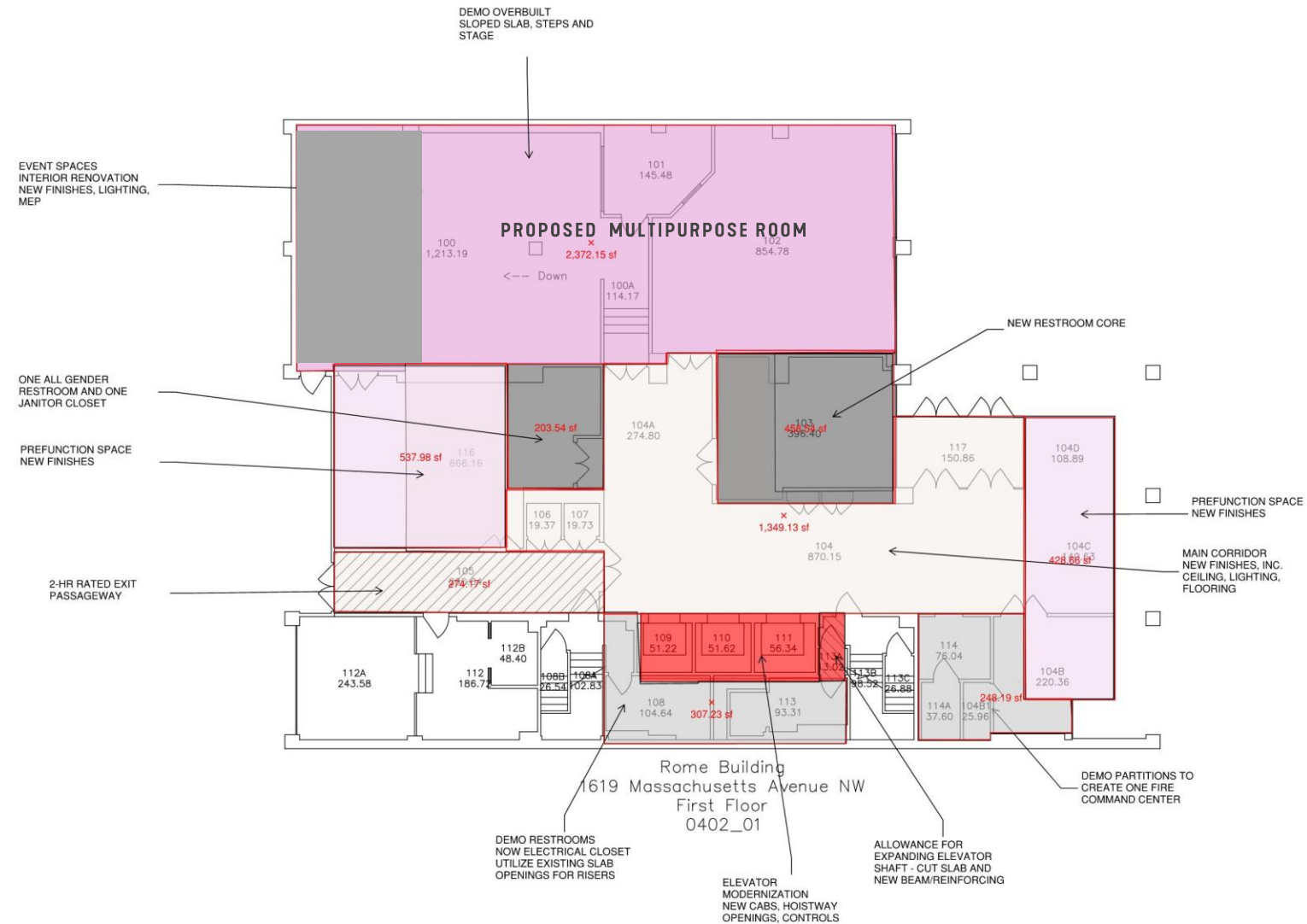


LEGEND












	CORRIDOR
	VERTICAL CIRCULATION
	BUILDING SUPPORT - UTILITIES, MEP, IT, STORAGE, OFFICE
	NEW BATHROOMS
	ASSEMBLY/ EVENT
	ASSEMBLY/ LOUNGE
	CLASSROOM
	OFFICE
	OPEN OFFICE
	RESIDENTIAL/ DORM
	RESIDENTIAL/ LOUNGE

## 1ST FLOOR

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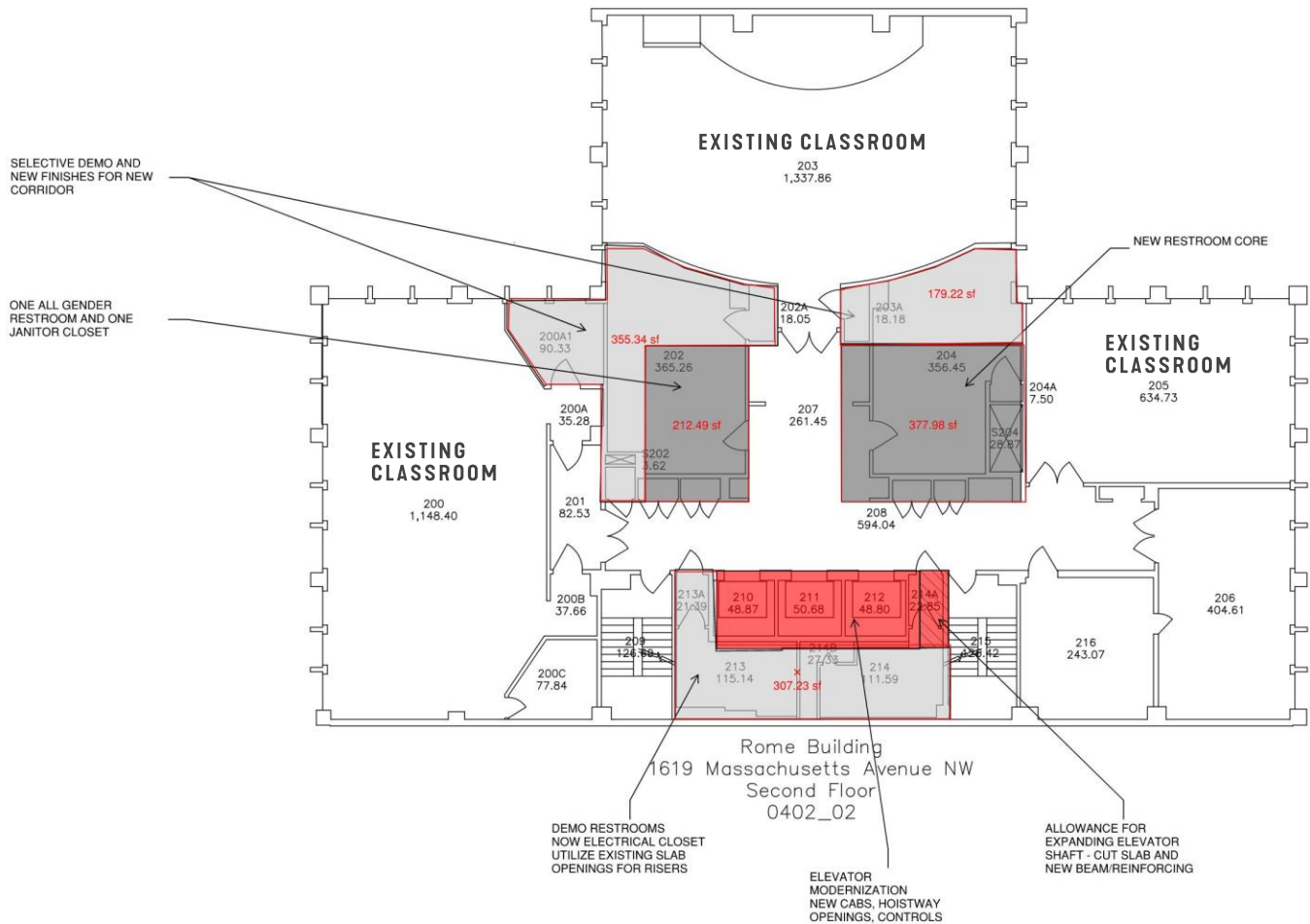


# LEGEND

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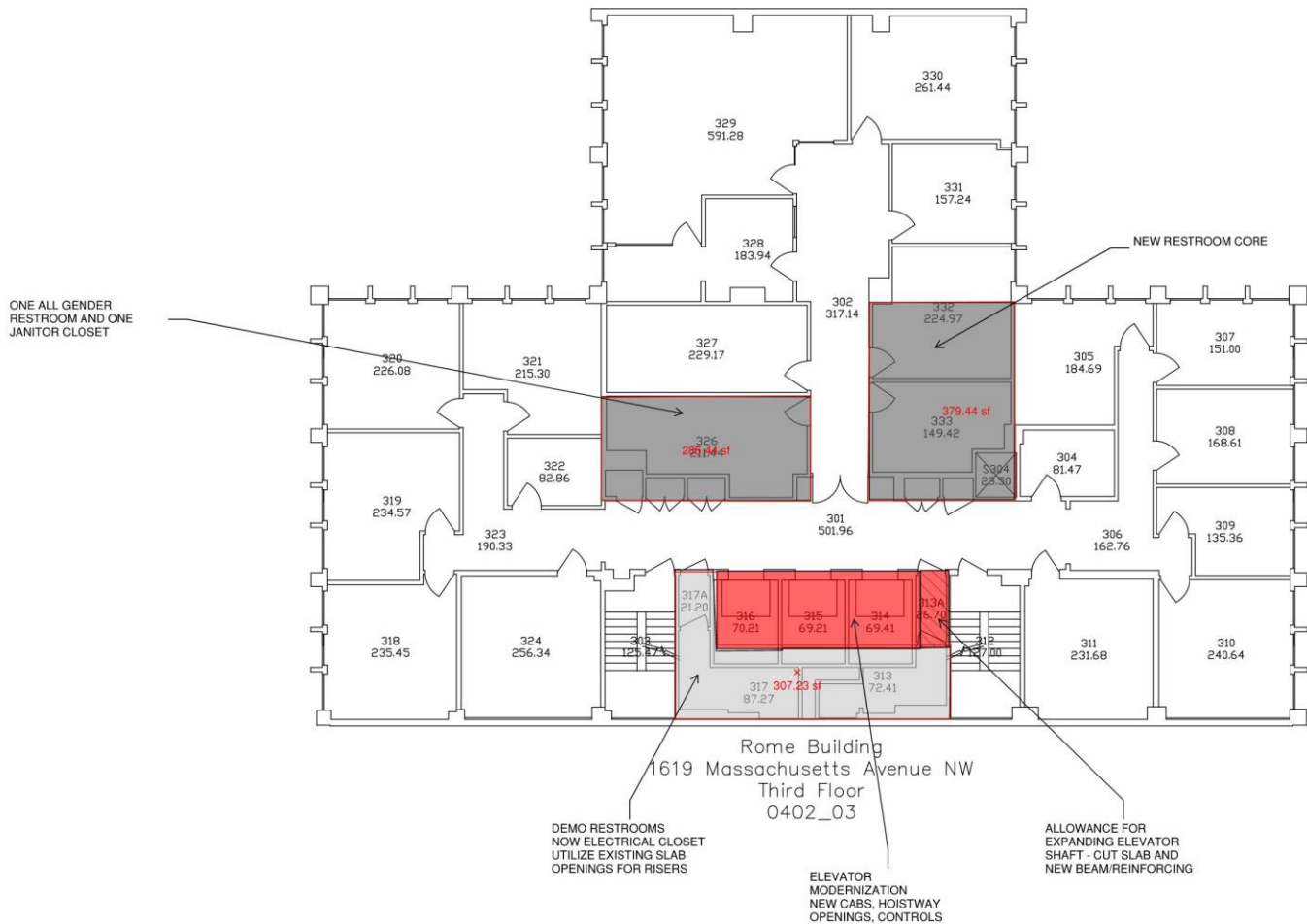
## 2<sup>ND</sup> FLOOR



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## 3<sup>RD</sup> FLOOR



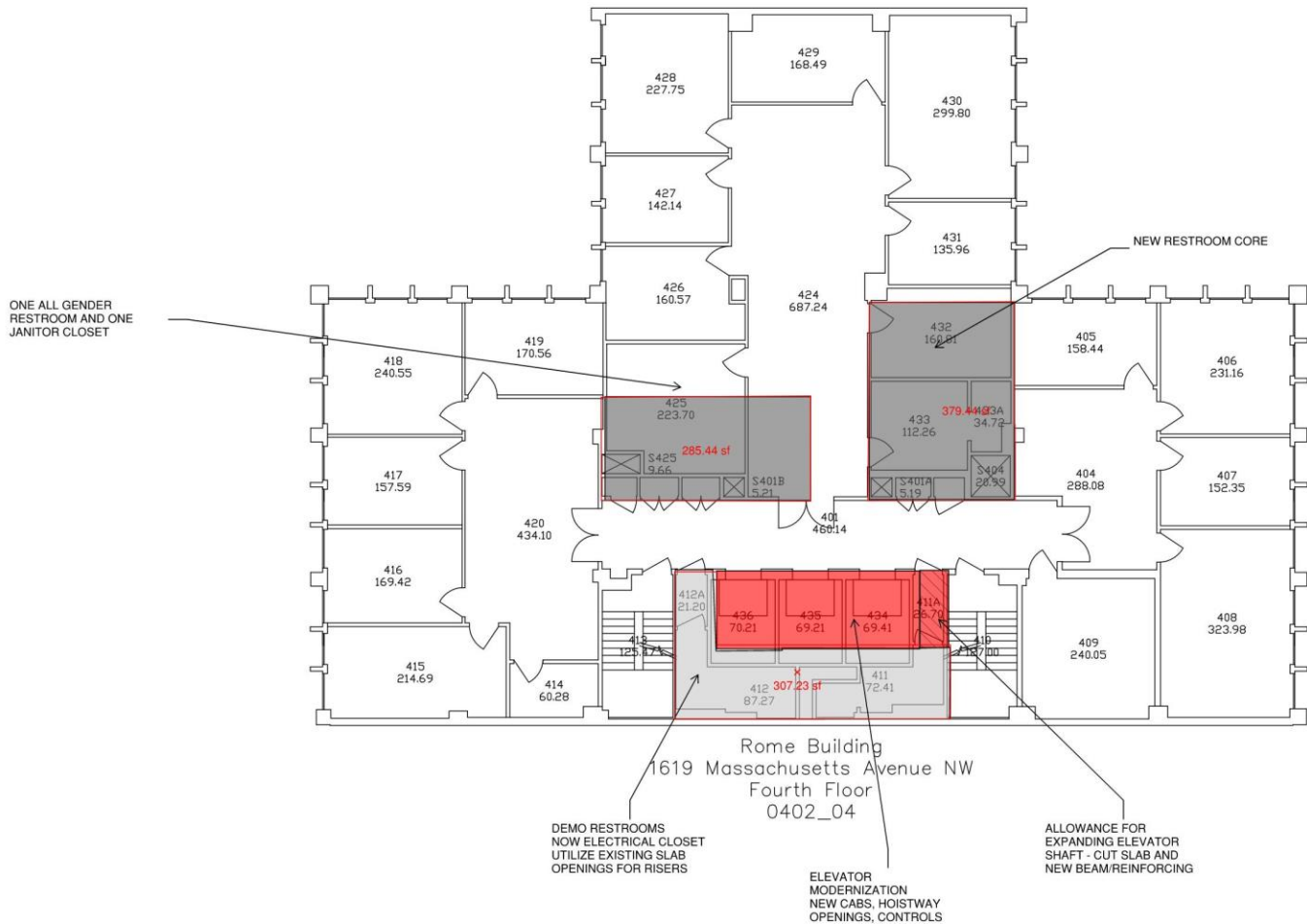
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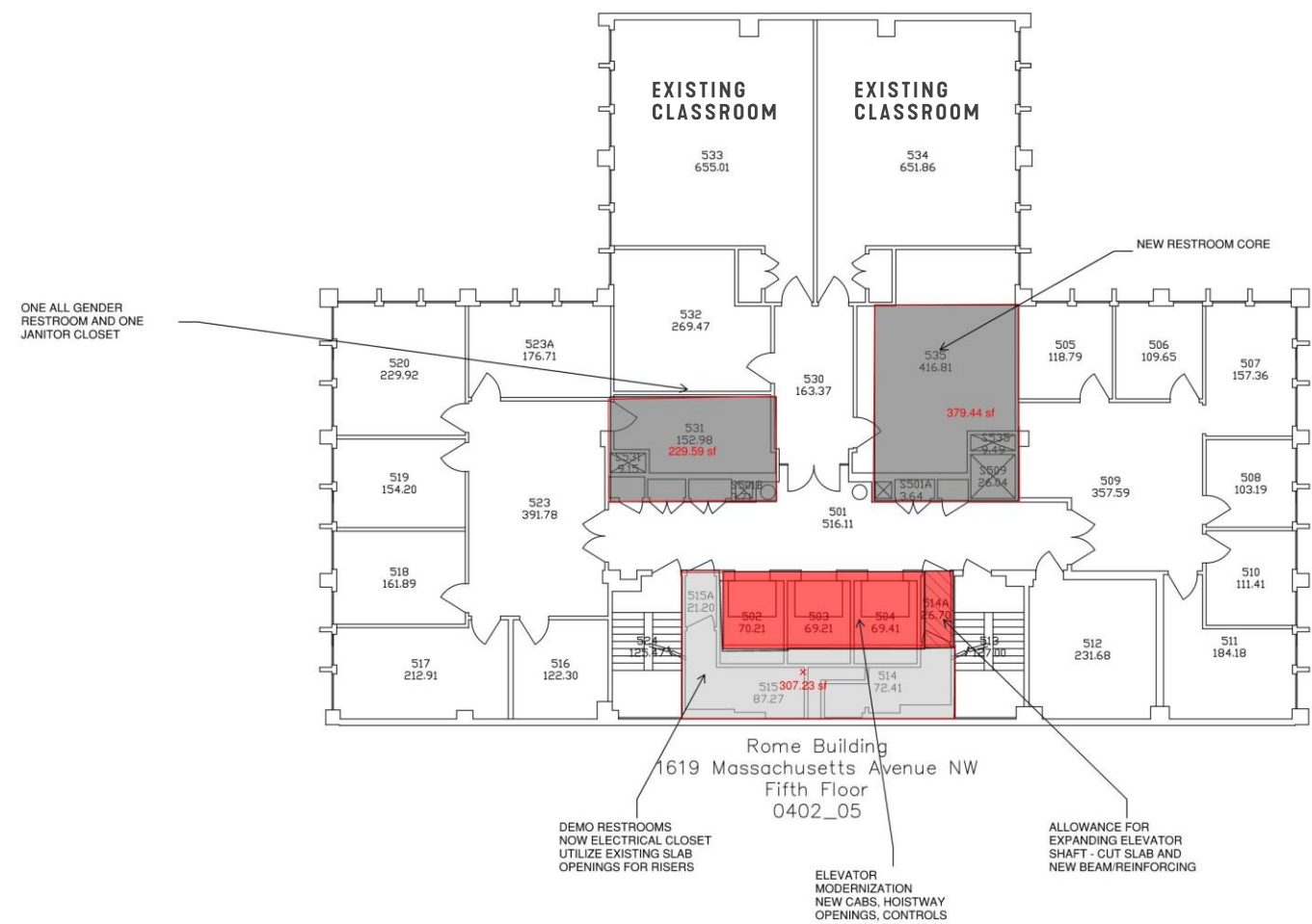
## 4<sup>TH</sup> FLOOR



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## 5<sup>TH</sup> FLOOR

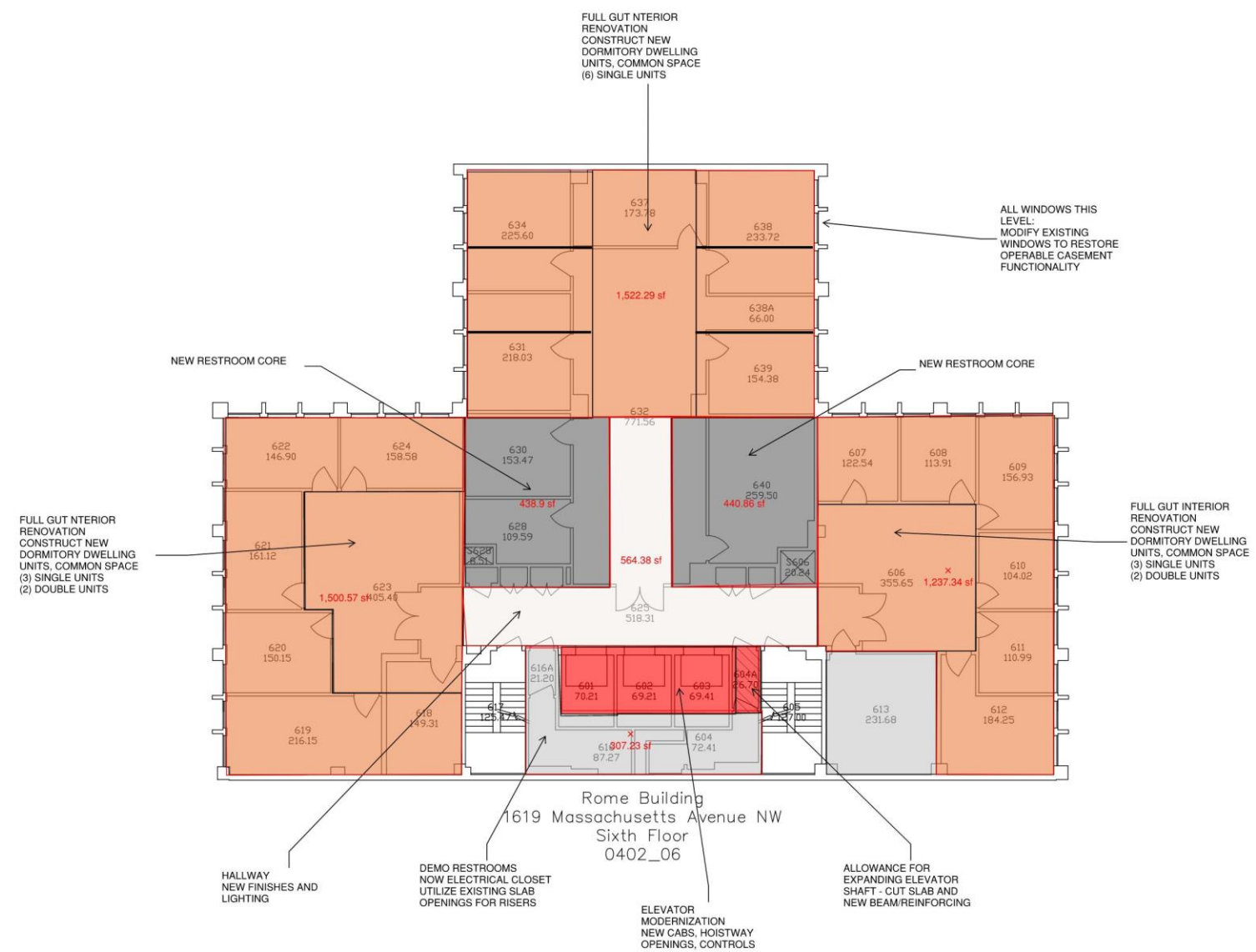


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## 6<sup>TH</sup> FLOOR



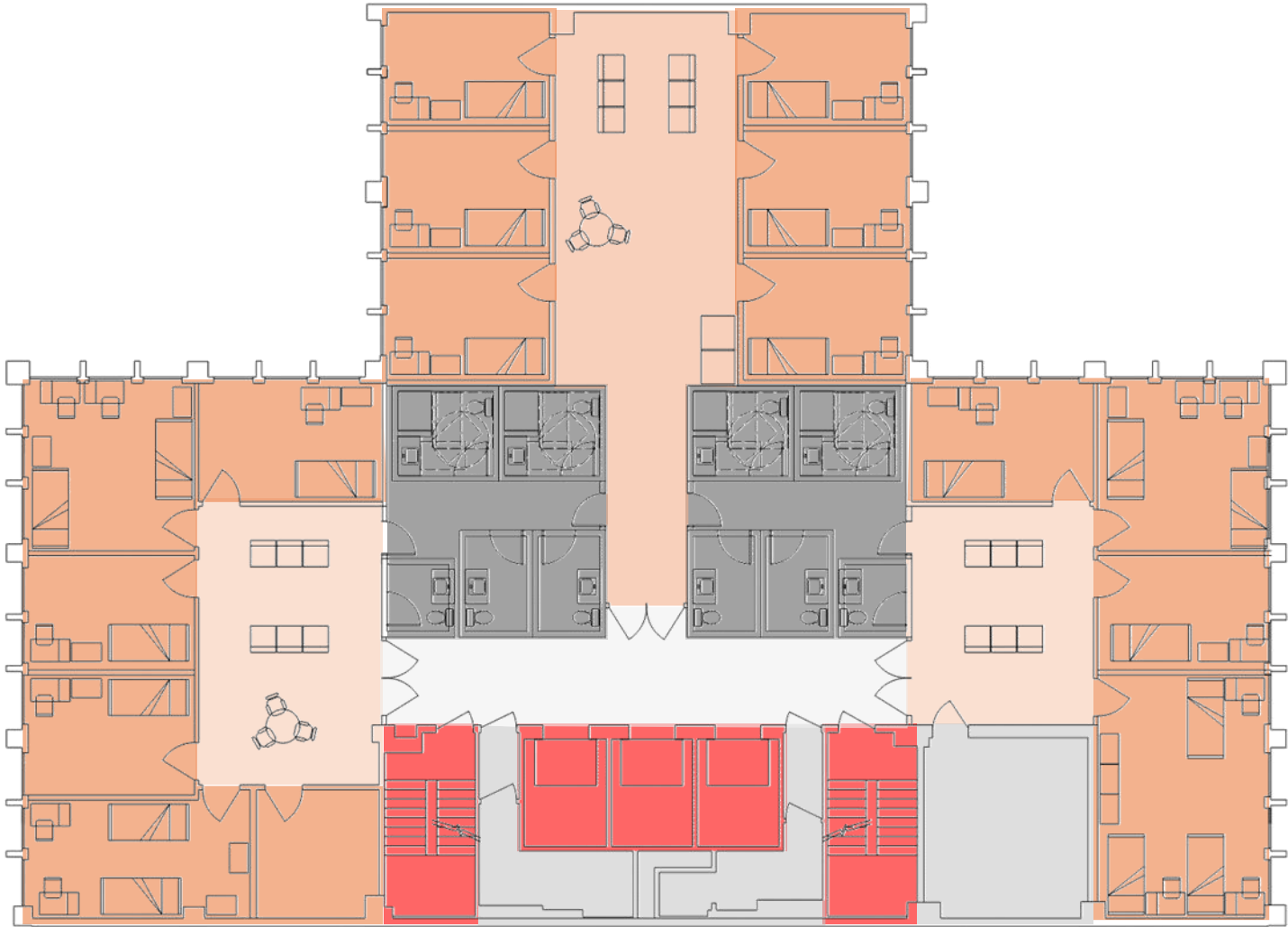
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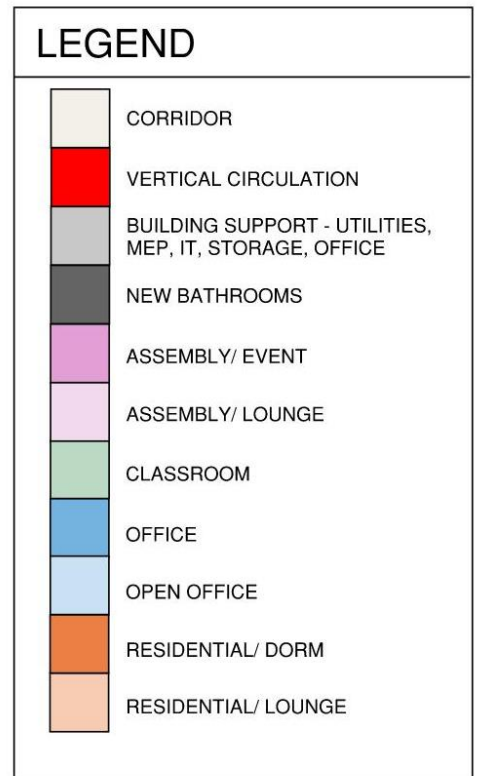
SAMPLE RESIDENTIAL LAYOUT – APPROX. 20 BEDS PER FLOOR



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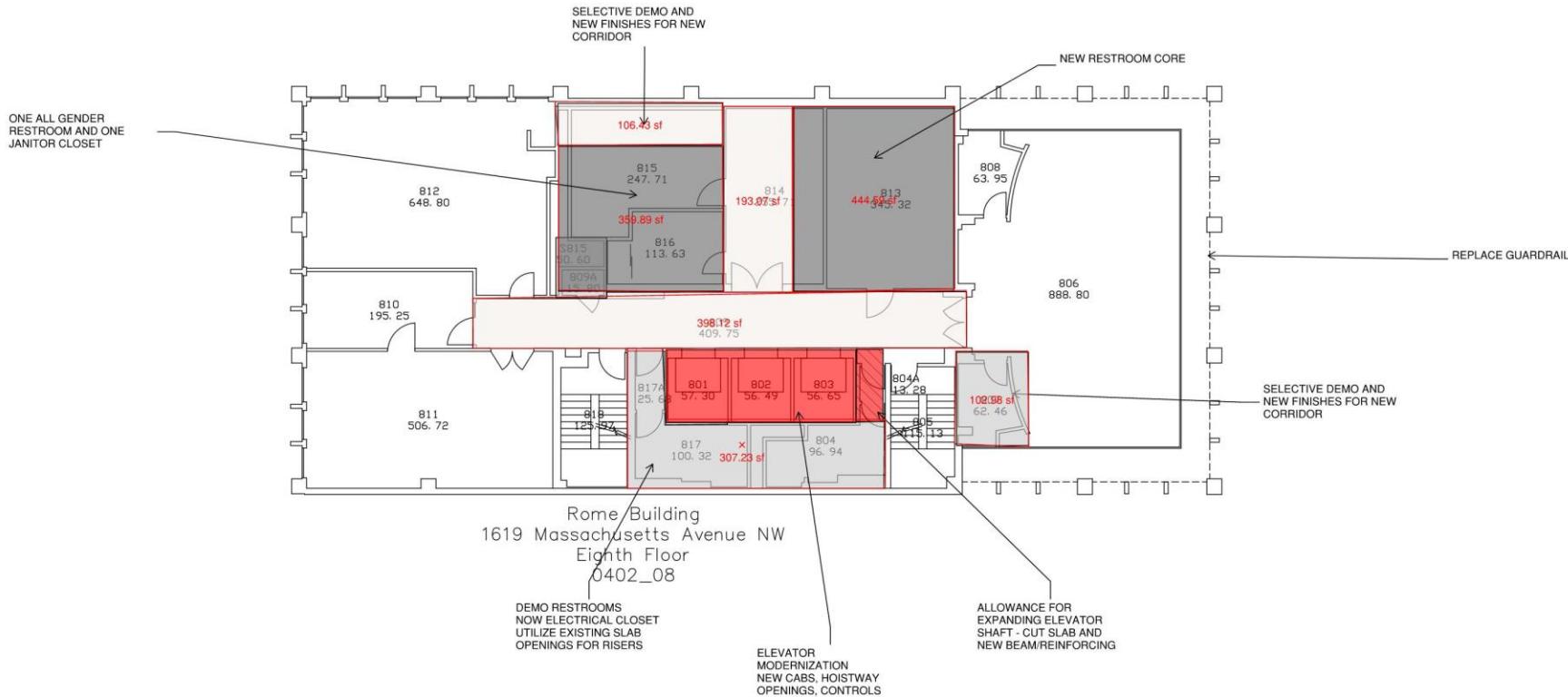
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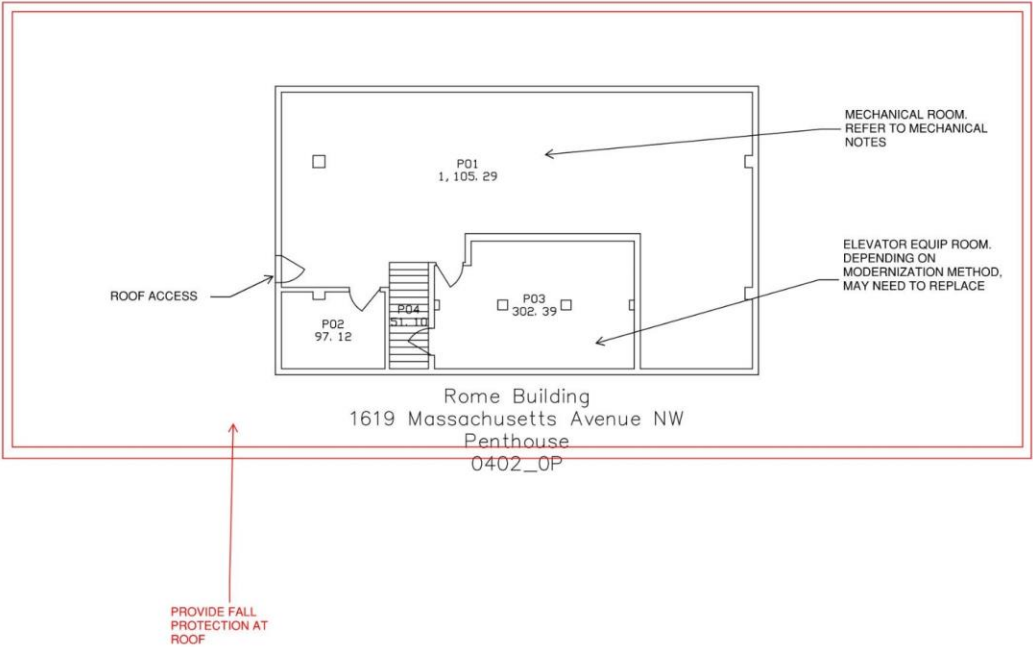
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## 8<sup>TH</sup> FLOOR

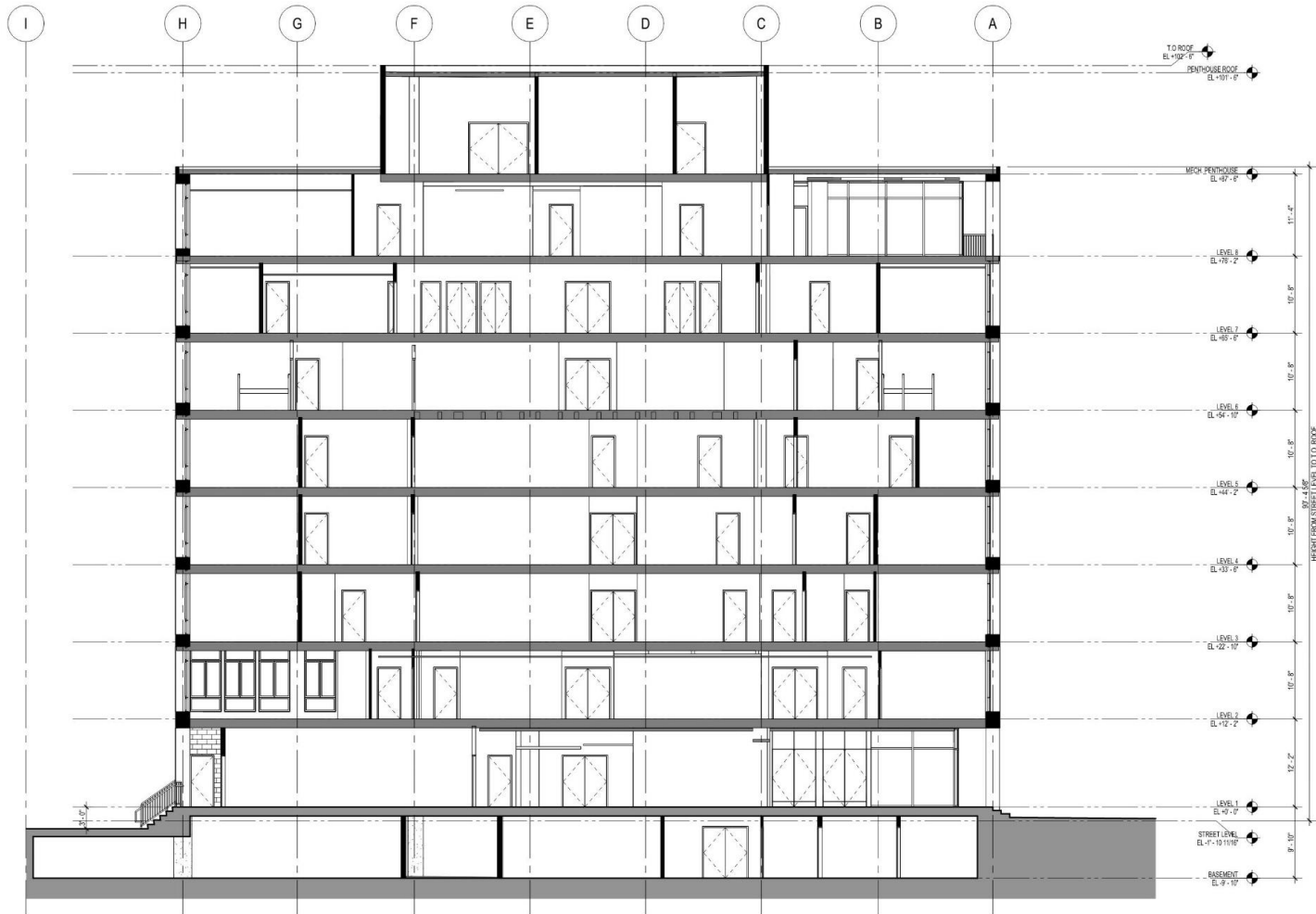


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# ROOF/PENTHOUSE



# ZONING INFORMATION



1 BUILDING SECTION LOOKING EAST  
SCALE: 1/8" = 1'-0"

ZONING INFORMATION

ADDRESS: 1619 MASSACHUSETTS AVENUE NW,  
WASHINGTON DC 20036

LOT: 850    SQUARE: 181

BUILDING GSF: 56,773 SF (SEE CHART, BELOW GRADE  
GARAGE AND MECH PENTHOUSE ARE EXCLUDED)

LOT SIZE (PER CIVIL DRAWINGS): 11037 SF

FAR: 5.14

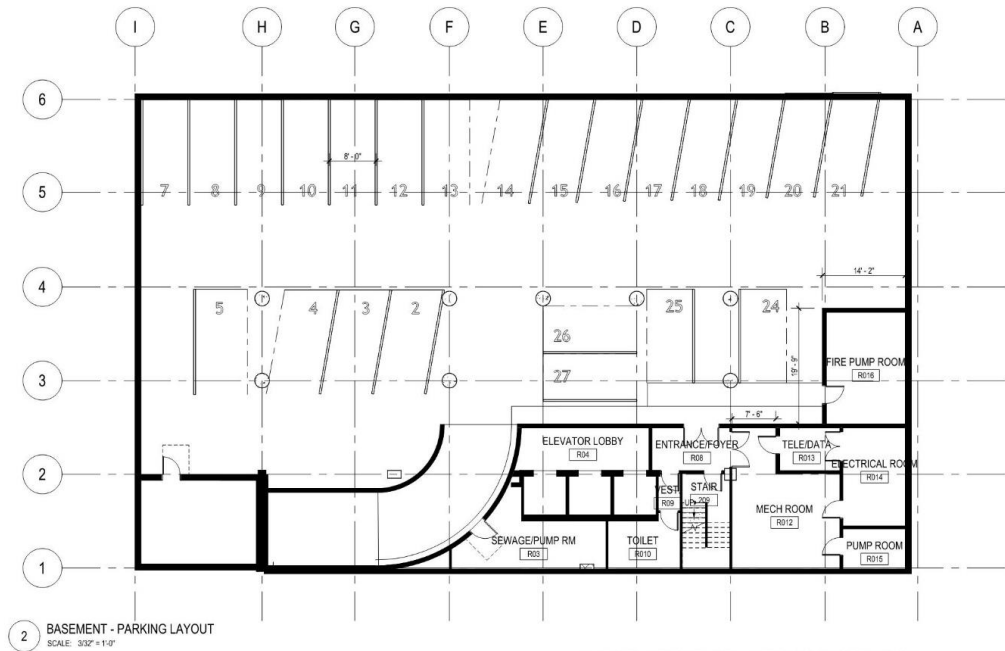
BUILDING MASS: 8 STORIES (PLUS MECH PENTHOUSE  
AND ONE-STORY BELOW GRADE GARAGE)

BUILDING HEIGHT: 90' - 4 5/8" FROM BUILDING FRONT  
LEVEL OF THE CURB TO T.O. 8<sup>TH</sup> FLOOR ROOF.

NOTE: INFORMATION ABOVE IS BASED ON EXISTING  
CONDITIONS AND IS NOT CHANGING

CURRENT BUILDING USES: CLASSROOMS, OFFICES  
PROPOSED BUILDING USES: CLASSROOMS, OFFICES,  
DORMITORIES

GSF	
LEVEL	AREA
LEVEL 1	7637 SF
LEVEL 2	7274 SF
LEVEL 3	7263 SF
LEVEL 4	7258 SF
LEVEL 5	7249 SF
LEVEL 6	7238 SF
LEVEL 7	7230 SF
LEVEL 8	5625 SF
TOTAL	56773 SF



2 BASEMENT - PARKING LAYOUT  
SCALE: 3/32" = 1'-0"

TOTAL EXISTING PARKING SPACES: 23  
TOTAL EXISTING BIKE RACKS ON STREET LEVEL: 19

NO CHANGE TO EXISTING PARKING GARAGE OR  
BIKE RACKS