

← EXISTING RESIDENCE    ADDITION AND RENOVATION    →

GUARDRAIL FOR NEW BALCONY AT RESIDENCE

CURTAINWALL WITH CUSTOM WOOD VERTICAL FINIS

CLERESTORY VISION GLASS

NEW PENTHOUSE SCREENWALL  
ALUMINUM COMPOSITE PANEL

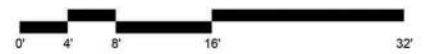
NEW LIMESTONE RETURN  
ALUMINUM AND GLASS CURTAINWALL

STAINLESS STEEL FLAGPOLE  
EXISTING LIMESTONE GARDEN WALL RESTORED  
EXISTING HISTORIC WROUGHT IRON GRILLE RESTORED  
NEW INFILL ALUMINUM AND GLASS WINDOW  
COPPER MANSARD ROOF

FOUR SIDED GLAZED CURTAINWALL ENTRANCE  
COPPER SURROUND

ALUMINUM SURROUND WITH CUSTOM FLUOROPOLYMER FINISH  
CONCRETE KNEEWALL  
EXISTING LIMESTONE FACADE RESTORED

1 ELEVATION - EAST  
A-5.01 SCALE: 1/8" = 1'-0"



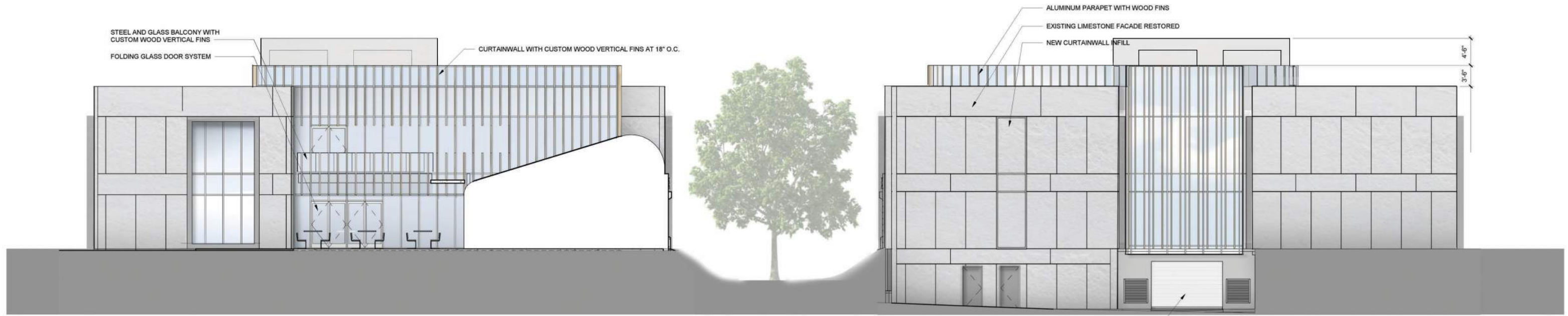
**FENTRESS**  
ARCHITECTS

**NORWEGIAN EMBASSY RENOVATION**

2720 34TH STREET NW, WASHINGTON DC

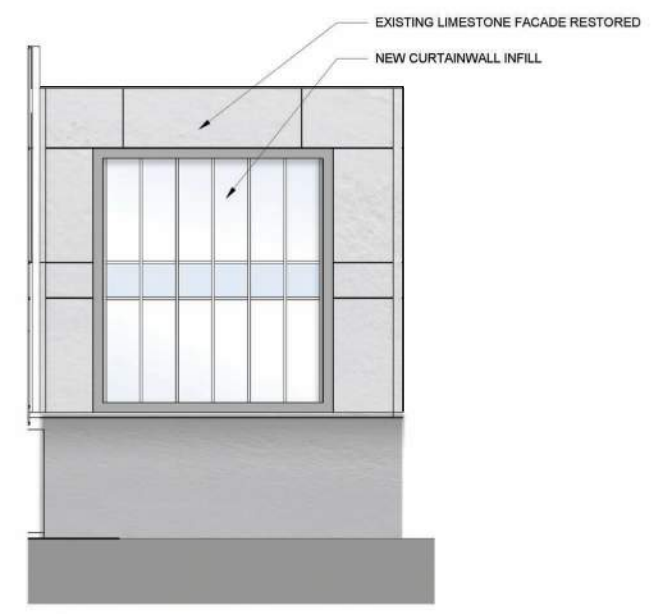
12/18/17

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 19788  
EXHIBIT NO. 15A2  
ELEVATION A-5.01

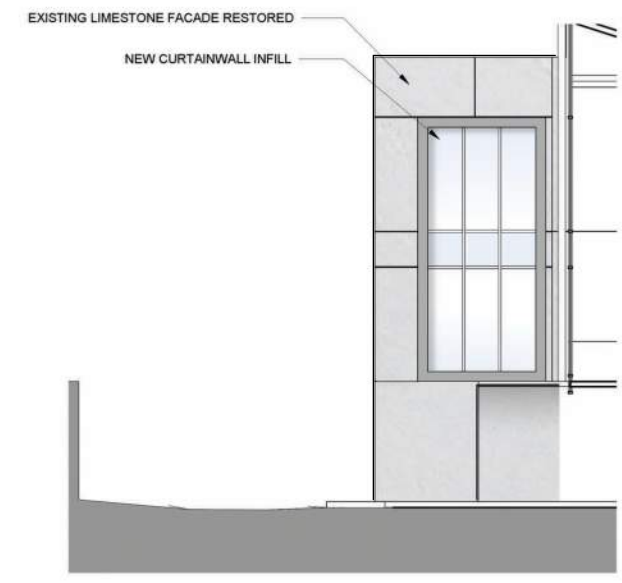


**2 ELEVATION - SOUTH**  
A-5.02 SCALE: 1/8" = 1'-0"

**1 ELEVATION - NORTH**  
A-5.02 SCALE: 1/8" = 1'-0"

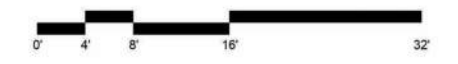


**3 CHANCERY\_PATIO EAST**  
A-1.03/A-5.02 SCALE: 1/8" = 1'-0"



**4 CHANCERY\_PATIO WEST**  
A-1.03/A-5.02 SCALE: 1/8" = 1'-0"

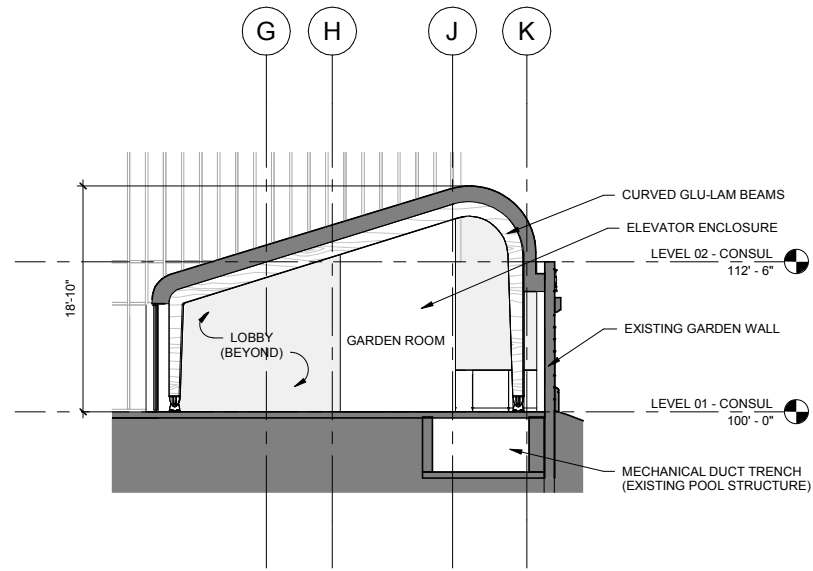
NEW ALUMINUM LOUVERS AND GARAGE ENTRANCE



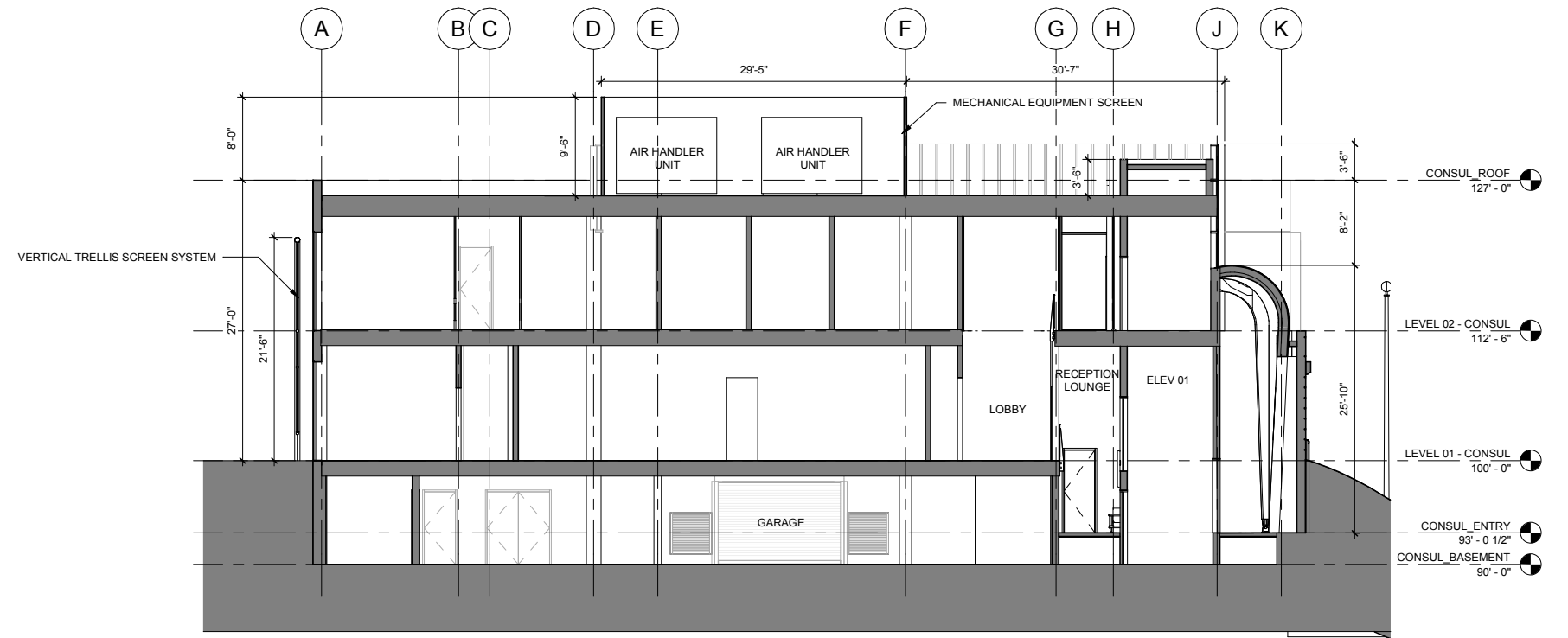


1 ELEVATION - WEST  
 A-5.03 SCALE: 1/8" = 1'-0"

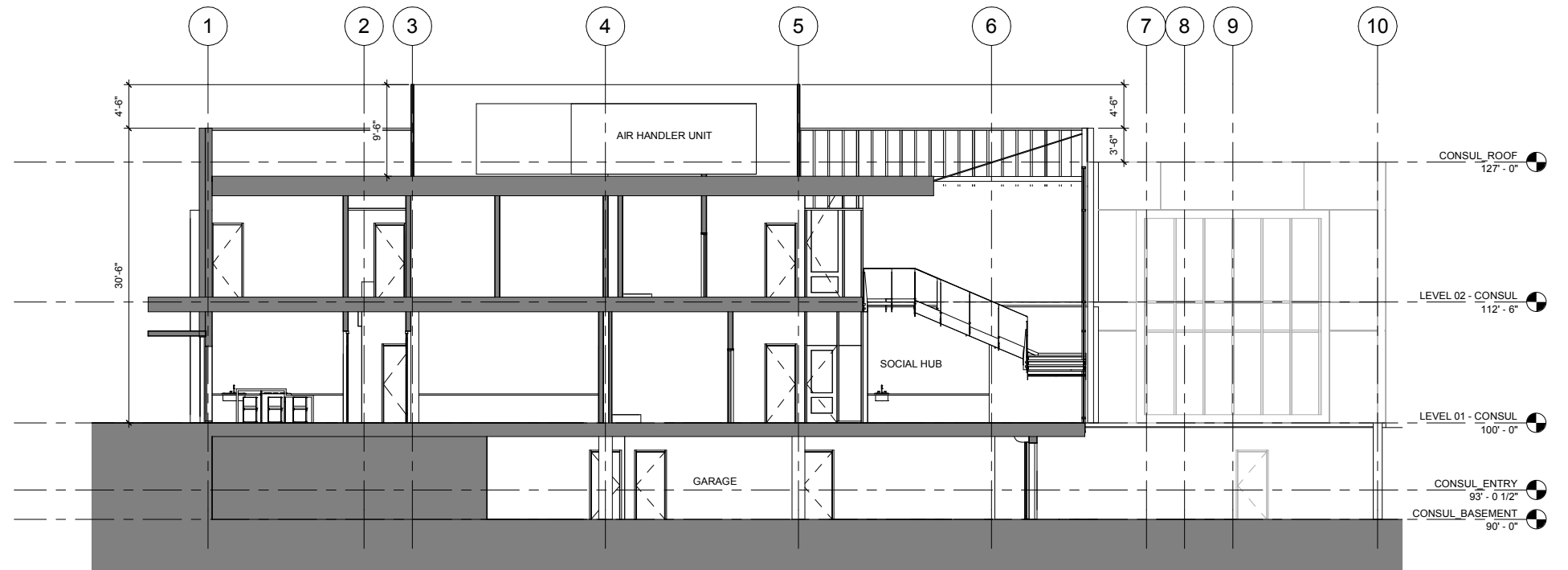




**3 GARDEN ROOM SECTION**  
 00000 A-6.01 SCALE: 1/8" = 1'-0"



**2 SECTION - EAST/WEST**  
 00000 A-6.01 SCALE: 1/8" = 1'-0"



**1 SECTION - NORTH/SOUTH**  
 00000 A-6.01 SCALE: 1/8" = 1'-0"





Photo of Existing  
Page 1-24

Rendering of 34th Street entrance from north



Photo of Existing

Rendering of 34th Street entrance from south



Photo of Existing

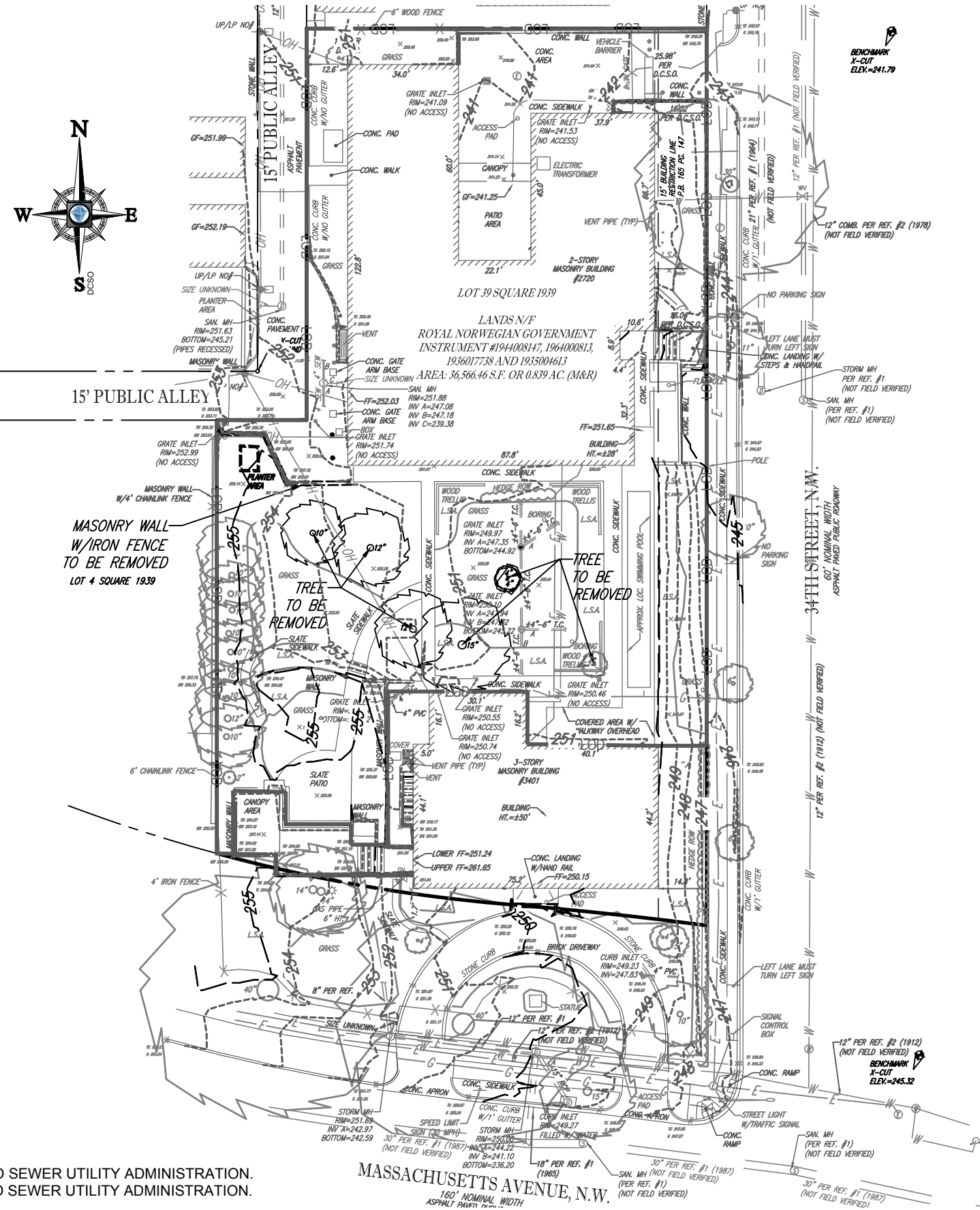
Garden View

NOTES:

- PROPERTY IS LOT 39 SQUARE 1939 AS RECORDED IN BOOK 165 PAGE 147 AMONG THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA AND BEING THE LANDS OF ROYAL NORWEGIAN GOVERNMENT AS RECORDED IN INSTRUMENT NUMBERS 1944008147, 1964000813, 1936017738 AND 1935004613 ALL RECORDED AMONG THE OFFICE OF THE RECORDER OF DEEDS FOR THE DISTRICT OF COLUMBIA.
- AREA = 36,566.46 SQUARE FEET OR 0.839 ACRES (M&R)
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE, SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- THIS FIELD SURVEY WAS PERFORMED UTILIZING THE REFERENCE MATERIAL AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS THEREON, ON SEPTEMBER 29, 2017, BY BOHLER ENGINEERING.
- THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY; HOWEVER, NO PHYSICAL INDICATIONS OF SUCH WERE FOUND AT THE TIME OF THE FIELD INSPECTION OF THIS SITE.
- ELEVATIONS ARE BASED ON DC DPW DATUM AS REFERENCED TO BENCHMARK 5-1 WITH A PUBLISHED ELEVATION OF 376.75'.
- THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, DISTRICT OF COLUMBIA, WASHINGTON, D.C., PANEL 12 OF 100", MAP NUMBER 1100010012C, WITH A MAP REVISED DATE OF SEPTEMBER 27, 2010.
- BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS, AND VERIFIED IN THE FIELD INSOFAR AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH THE ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO REVIEW AND APPROVAL BY THE OFFICE OF THE SURVEYOR, DISTRICT OF COLUMBIA. A "SURVEY TO MARK" PREPARED BY THE DISTRICT OF COLUMBIA REGISTERED LAND SURVEYOR AND VERIFIED BY THE OFFICE OF THE SURVEYOR IS REQUIRED TO ESTABLISH A FINAL BOUNDARY DETERMINATION AND CONFIGURATION FOR THIS PROPERTY. THIS SURVEY DOES NOT REFLECT A "SURVEY TO MARK". THE PROPERTY LINE REFLECTED ON THIS SURVEY IS NOT TO BE USED FOR ANY CONSTRUCTION STAKEOUT PURPOSES; A "SURVEY TO MARK" MUST BE APPROVED BY THE OFFICE OF THE SURVEYOR PRIOR TO BEGINNING ANY BUILDING DEMOLITION OR CONSTRUCTION OPERATIONS.
- ALL UTILITIES INSIDE THE LIMITS OF DISTURBANCE ARE TO REMAIN UNLESS OTHERWISE NOTED.

REFERENCES:

- MAP ENTITLED "SEWER, LM-11-12-N.W.", PREPARED BY THE WATER AND SEWER UTILITY ADMINISTRATION.
- MAP ENTITLED "WATER, LM-11-12-N.W.", PREPARED BY THE WATER AND SEWER UTILITY ADMINISTRATION.



## LEGEND

<p>X 123.45</p> <p>X TC 123.45</p> <p>X G 122.95</p> <p>X TW 123.45</p> <p>X BW 122.95</p> <p>○</p> <p>◇</p> <p>WV</p> <p>GV</p> <p>— OH —</p> <p>— G —</p> <p>— W —</p> <p>— E —</p> <p>— T —</p> <p>●</p> <p>○</p> <p>○</p> <p>○</p> <p>○</p> <p>○</p> <p>●</p> <p>●</p> <p>— X —</p> <p>L.S.A.</p> <p>☀</p> <p>⬮</p> <p>—</p> <p>—</p> <p>—</p> <p>—</p>	<p>EXISTING SPOT ELEVATION</p> <p>EXIST. TOP OF CURB ELEVATION</p> <p>EXIST. GUTTER ELEVATION</p> <p>EXIST. TOP OF WALL ELEVATION</p> <p>EXIST. BOTTOM OF WALL ELEVATION</p> <p>HYDRANT</p> <p>AUTO SPRINKLER</p> <p>WATER VALVE</p> <p>GAS VALVE</p> <p>OVERHEAD WIRES</p> <p>APPROX. LOC. UNDERGROUND GAS LINE</p> <p>APPROX. LOC. UNDERGROUND WATER LINE</p> <p>APPROX. LOC. UNDERGROUND ELEC. LINE</p> <p>APPROX. LOC. UNDERGROUND TEL. LINE</p> <p>UTILITY POLE</p> <p>SANITARY MANHOLE</p> <p>ELECTRIC MANHOLE</p> <p>WATER MANHOLE</p> <p>STORM DRAIN MANHOLE</p> <p>SIGN</p> <p>BOLLARD</p> <p>FENCE</p> <p>LANDSCAPED AREA</p> <p>AREA LIGHT</p> <p>BENCHMARK</p> <p>UTILITY POLE/LIGHT POLE</p> <p>TREE LINE</p> <p>TREE (SIZE AS NOTED)</p>
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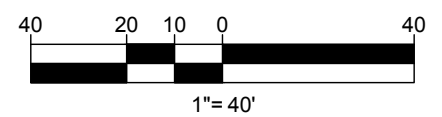
# ROYAL NORWEGIAN EMBASSY - BASIS OF DESIGN

## EXISTING CONDITIONS PLAN SHEET C-100

2720 34TH STREET NW, WASHINGTON, D.C.



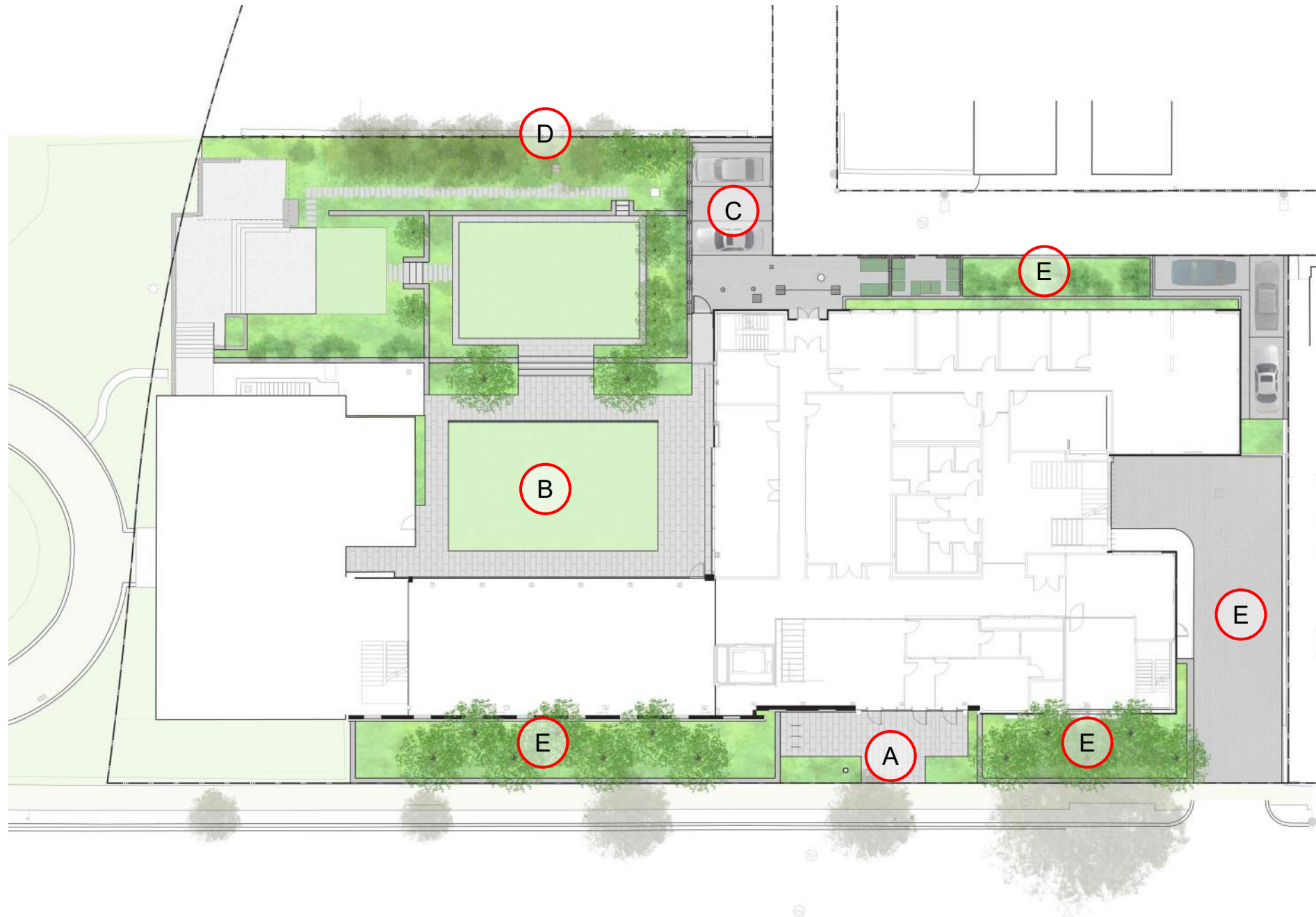
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## 2.0 Landscape and Parking



### 2.1 Basis of Design / Concept Plan – Landscape

The site improvements at the Embassy/Chancery of Norway in Washington, DC will enhance the renovation of the existing chancery building and support the functions of the proposed new garden room. The main priorities for the site improvement plan will address the following:

- A. Entry - Addition of an accessible entrance to the main chancery building lobby from 34th Street.
- B. Garden - Reconfiguration of the existing enclosed garden to extend and enhance proposed program space into the exterior.
- C. Parking – Repair of surface material and determination if additional parking can be defined. Six additional parking spaces are proposed along the alley in a configuration to allow for usage of the neighboring garage parking spaces.
- D. Site Security - Enhanced perimeter security as appropriate.
- E. Stormwater Management - Incorporation of stormwater



Fig. 2.1.1 - Precedent Image - garden



Fig. 2.1.2 - Precedent Image - garden



Fig. 2.1.3 - Precedent Image - permeable paving



Fig. 2.1.4 - Precedent Image - garden



Fig. 2.1.5 - Precedent Image - cable green facade system



Fig. 2.1.6 - Precedent Image - paving



Fig. 2.1.7 - Precedent Image - columnar tree



Fig. 2.1.8 - Precedent Image - garden stair and layered planting



Fig. 2.1.9 - Precedent Image - woodland garden walk



Fig. 2.1.10 - Precedent Image - bioretention planting



# 3.0 CODES & ZONING

## 3.1. CODES & REGULATIONS:

### International building Codes:

- 2012 ICC Building Code
- 2012 ICC Existing Building Code
- 2012 Mechanical Code
- 2012 Plumbing Code
- 2012 Property Maintenance Code
- 2012 ICC Fire Code
- 2012 ICC Energy Conservation Code
- 2012 ICC Green Construction Code
- 2012 ICC Fuel Gas Code

### Other Codes:

- 2010 Americans with Disabilities Act (ADA)
- ANSI/ICC A117.1 (Accessibility)
- 2011 National Electrical Code
- USGBC - LEED v4 for Building Design and Construction
- American Concrete Institute (ACI)
- AISC Manual of Steel Construction, 1969
- American Welding Society Code A.W.S.D. 1-72
- Steel Joist Institute, 1972
- Steel Deck Institute, 1972

The 2013 District of Columbia Construction Codes, integrate the 2012 ICC Codes and the corresponding DC Construction Code Supplement.

- Title 12 DCMR, DC Construction Codes Supplement (2013)

### District of Columbia Construction Codes & Regulations:

- 2013 District of Columbia Building Code
- 2013 District of Columbia Property Maintenance Code
- 2013 District of Columbia Green Construction Code
- 2013 District of Columbia Energy Conservation Code
- 2013 District of Columbia Fire Code
- 2013 District of Columbia Mechanical Code
- 2013 District of Columbia Plumbing
- DCMR Title 11 - Zoning Regulations
- Green Building Act of 2006 as amended
- Green Building Act Regulations
- District Heating Regulations
- District Noise Regulations

### Norwegian Regulations:

- MFA Guidelines
- Universal Design Requirements

## 3.2 ZONING REQUIREMENTS:

### 3.2.1 Building Zoning Information:

Owner: Royal Norwegian Government  
 Lot: 0039  
 Square: 1939  
 Ward: 3  
 ANC: ANC-3C  
 Zoning District: R-12  
 Lot Area (SF): 36,566 sf

### 3.2.2 Basic Requirements:

	Existing/Required:	Proposed:
Allowable Height (D-703.1):	40'-0" (3 stories)	27'
Lot Occupancy (D-704.1):	41.7%	45.4%
Setbacks:		
Front Yard (D-705.1):	16'-0"	16'-0"
Rear Yard (D-706.1):	10'-6"	10'-6"
Side Yard (D-707.1):	10'-6"	10'-6"
Penthouse (D-703.5):	12'-0"	3'-6"   9'-6"
Green Area Ratio:	N/A	

### 3.2.3 Parking:

Vehicle Parking (C-701.5, Table 701.5) 0.5 per 1,000 sq. ft. in excess of 3,000 sq.ft., or as determined by the Foreign Mission Board of Zoning Adjustment.

Existing Vehicle Parking: 19 23

### Bicycle Parking Requirements (C-802.1, Table 802.1)

Long Term: 1 Space per 5,000 sf  
 Short Term: 1 Space per 40,000 sf

### Existing Bicycle Parking:

Long Term: 5 15  
 Short Term: None 7

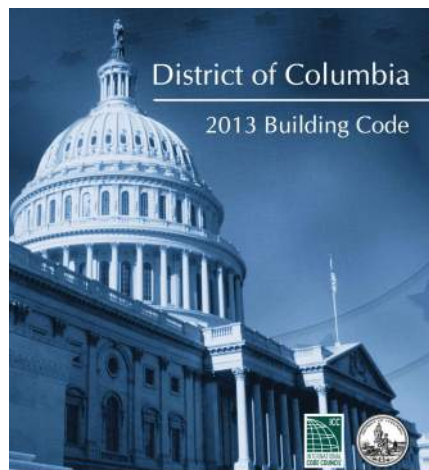


Fig. 3.0 - DC Building Code

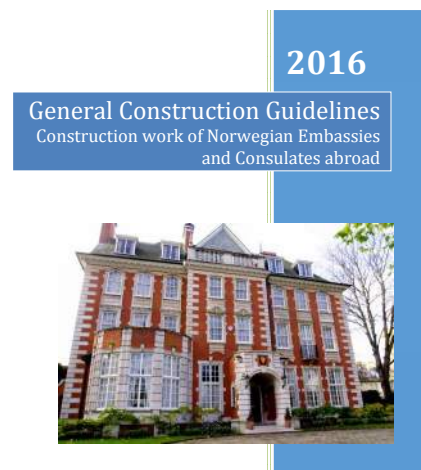


Fig. 3.1 - MFA Guidelines

# 3.0 CODE & ZONING

## 3.3 LOT AREA COVERAGE:

### 3.3.1 Existing Condition:

Lot = 36,566.46 sf  
 Allowable Coverage (40%) = 14,626±sf

Residence (Embassy) = 3,803 sf  
 Covered Pool = 1,175 sf  
 Pavilion = 294 sf  
 Chancery = 10,011 sf

Total = 15,283 sf  
 Total Lot Coverage = 41.7%  
 (1.7±% over the allowable lot coverage)

As shown in the above lot area coverage tally; the current existing condition is non-compliant with the 40% allowable lot coverage.

### 3.3.2 Proposed Condition:

Lot = 36,566.46 sf  
 Allowable Coverage (40%) = 14,626sf

Residence (Embassy) = 3,803 sf  
 Pavilion = 294 sf  
 Chancery = 10,011 sf  
 Garden Room & Entry Addition = 2,500 sf

Total = 16,608 sf  
 Total Lot Coverage = 45.4%  
 (5.4±% over the allowable lot coverage)

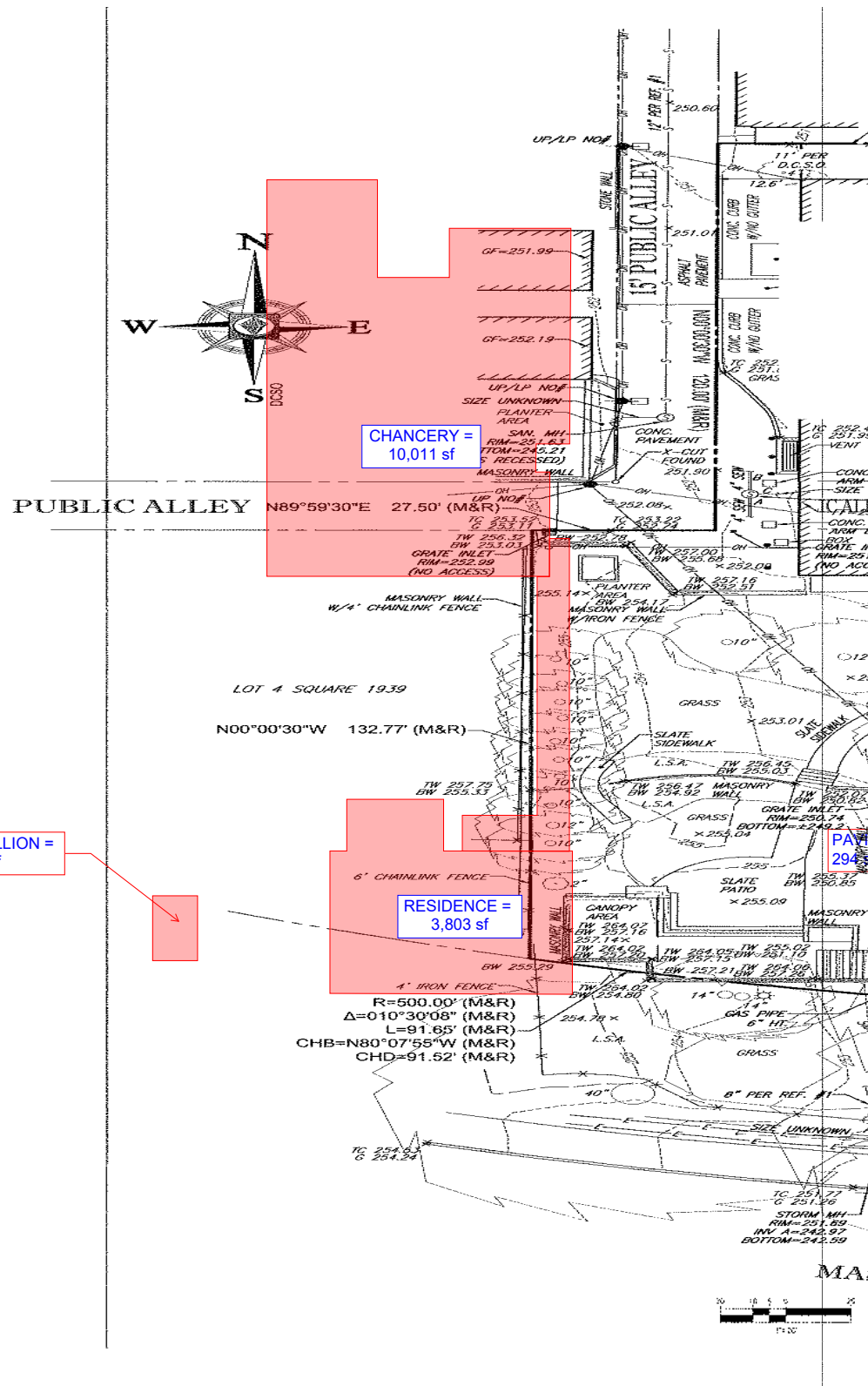


Fig. 3.2 - Existing Lot Coverage Diagram

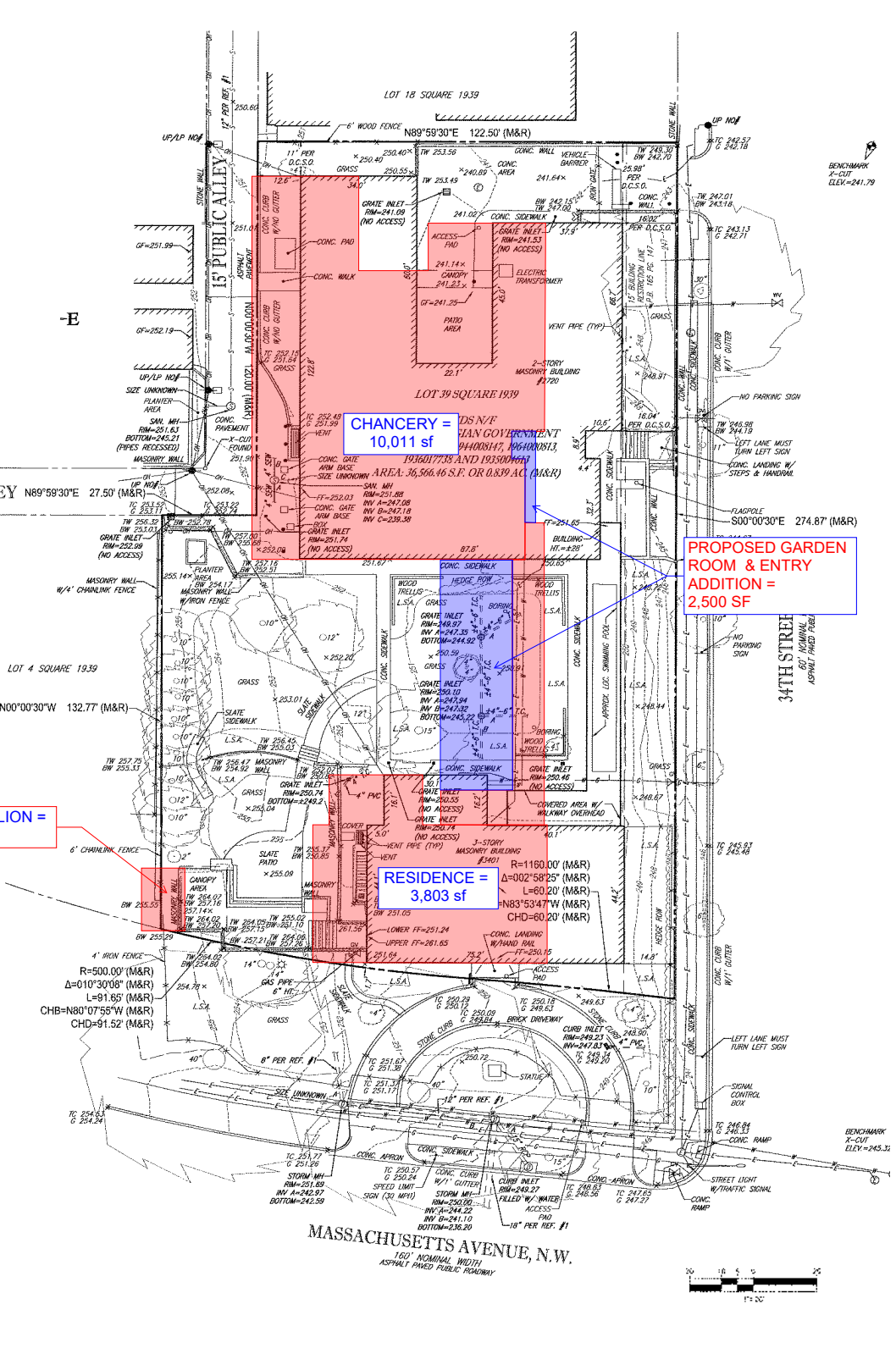


Fig. 3.3 - Proposed Lot Coverage Diagram

# 4.0 CONTEXT



Fig. 4.1 - Overall area map



Fig. 4.2 - Aerial view of Residence & Chancery



Fig. 4.3 - Residence at Massachusetts & 34th Street



Fig. 4.4 - Chancery facade along 34th Street

# 4.0 CONTEXT

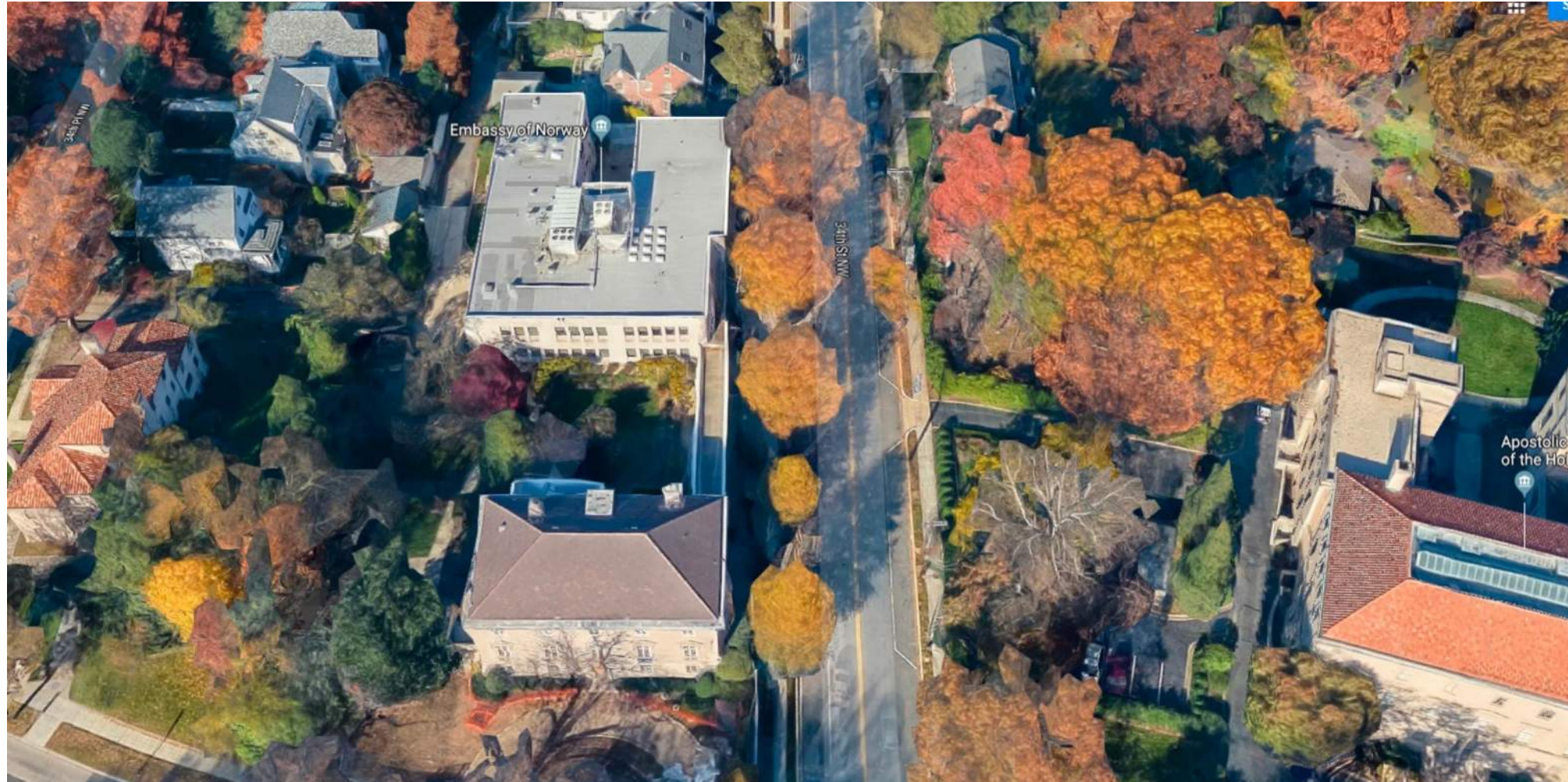


Fig. 4.5 - Aerial view of Residence & Chancery



Fig. 4.6 - View traveling east on 34th Street



Fig. 4.7 - View traveling south on Massachusetts Avenue.



Fig. 4.8 - View traveling north on Massachusetts Avenue.



Fig. 4.9 - View traveling west on 34th Street.



# 4.0 CONTEXT



Fig. 4.10 - GIS Plat and Surrounding Lots

Study of Residential and Non-Residential Uses with Area of Norwegian Chancery/Embassy (excluding Naval Observatory)

Property	Square	Lot	Use	Square Footage	% of total	Note:
2740 34th Place NW	1939	35	Residential	9800	3.3%	
2734 34th Place NW	1939	36	Residential	9188	3.1%	
2730 34th Place NW	1939	33	Diplomatic	7017	2.3%	(Nepal)
3415 Massachusetts Ave NW	1939	43	Diplomatic	11653	3.9%	(Cape Verde)
3417 Massachusetts Ave NW	1939	42	Religious	11485	3.8%	(Soka Gakkai)
2727 34th Place NW	1939	41	Residential	12038	4.0%	
2713 34th Place NW	1939	10	Residential	6125	2.0%	
2711 34th Place NW	1939	9	Residential	6125	2.0%	
2709 34th Place NW	1939	8	Residential	6125	2.0%	
2707 34th Place NW	1939	7	Residential	6125	2.0%	
2705 34th Place NW	1939	6	Residential	6738	2.2%	
2701 34th Place NW	1939	4 and 5	Residential	12447	4.1%	2 lots
3401 Massachusetts Ave NW	1939	39	Diplomatic	36566	12.1%	(Norway)
2724 34th Street NW	1939	18	Residential	6125	2.0%	
2728 34th Street NW	1939	17	Residential	6125	2.0%	
2732 34th Street NW	1939	16	Residential	6125	2.0%	
2740 34th Street NW	1939	15	Residential	6325	2.1%	
3404 Fulton Street NW	1939	14	Residential	5750	1.9%	
3422 Fulton Street NW	1939	801	Residential	5649	1.9%	
2741 34th Street NW	2122	27	Diplomatic	13386	4.4%	(Azerbaijan)
2735 34th Street NW	2122	809, 21 and 20	Religious/Diplomatic	33739	11.2%	(Holy See)(also 2 adjacent lots)
3399 Massachusetts Avenue NW	2122	6, 17, 16, and 804	Religious/Diplomatic	76311	25.4%	(Holy See)(also 4 adjacent lots)
Total				300967	100.0%	
Residential Total				110810	<b>36.8%</b>	
Non-residential Total				190157	<b>63.2%</b>	

# 4.0 CONTEXT

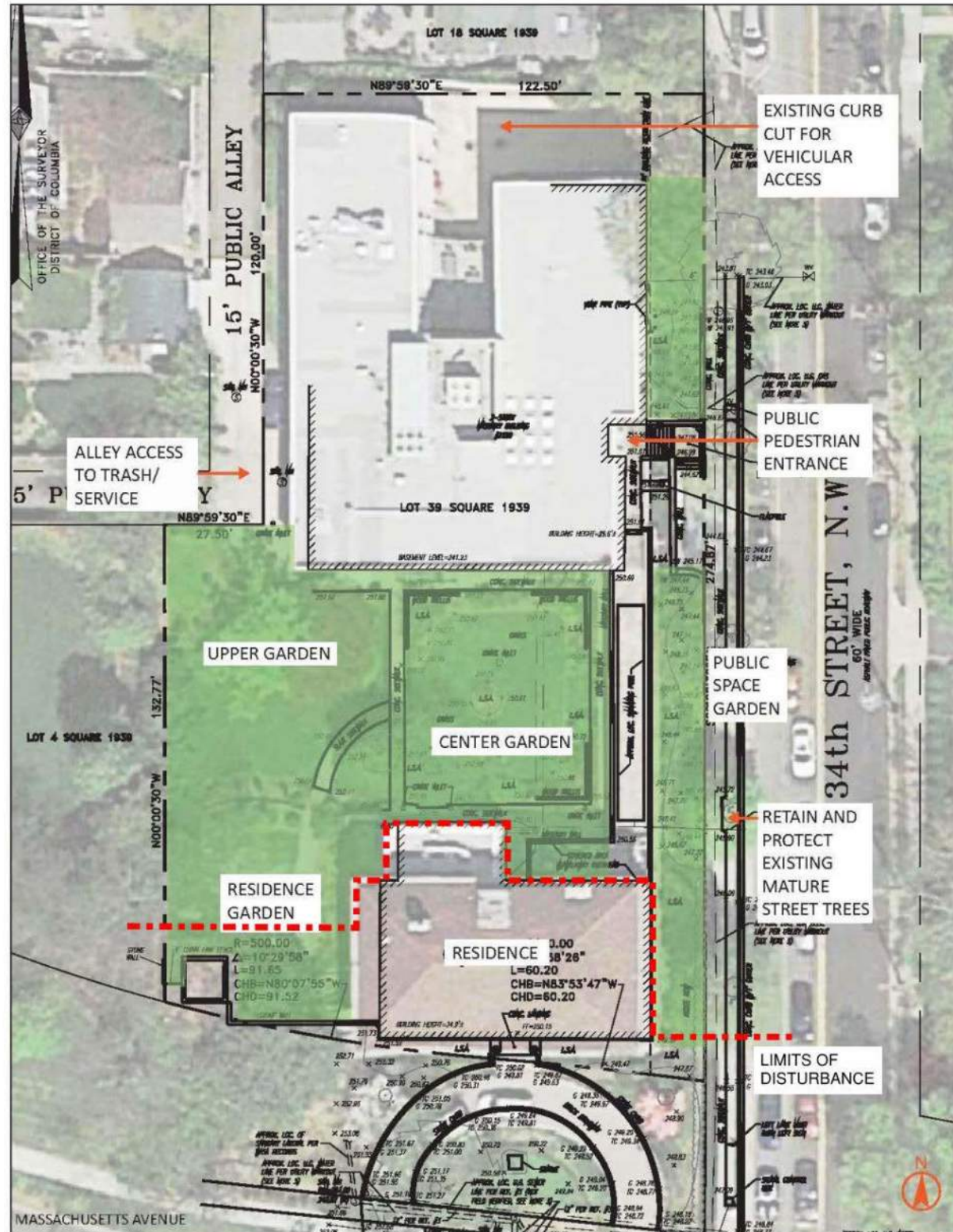


Fig. 4.1.0 - Public Way and Site Access Plan



Fig. 4.1.1 - Existing 34th Street frontage



Fig 4.1.2 - Retaining walls along 34th Street.



Fig. 4.1.3 - Retaining walls along 34th Street.

## 4.1 Public Way and Site Access

The Embassy/Chancery is located at the edge of a single family residential neighborhood along Massachusetts Avenue and 34th Street in Ward 3 of the District of Columbia. The building setback and grade relationship are in keeping with the residential character of the east side of 34th Street (Fig. 4.1.1) An existing concrete wall delineates the planted edge along the public sidewalk in a similar manner as low retaining walls further north on the street. The existing concrete wall is in fair condition, but does require repair of surface treatment (Fig. 4.1.2 & 4.1.3) The proposed design features layered plantings and stormwater management areas along the retaining wall along 34th Street.

A large concrete retaining wall to the north defines the vehicular entrance and below grade parking area accessed from a curb cut at 34th Street. The vehicular entrance is secured via electronically activated swinging gate (Fig. 4.1.4) Parking on the street is limited to 2 hours unless extended with a residential parking permit. Bicycle parking is will be provided at the main entry for Chancery visitors and also within the secured perimeter in the Chancery parking garage for staff.

The main pedestrian entrance to the Embassy/Chancery is accessed by a wide stair from the public sidewalk on 34th Street. This existing entrance is not ADA accessible (Fig. 4.1.5) The proposed design for the Chancery includes lowering the entry to be at street level and the addition of an elevator to make the facility fully ADA accessible.

# 4.0 CONTEXT



Fig. 4.1.4 - Existing swing arm gate and garage driveway



Fig. 4.1.5 - Existing entry along 34th Street



Fig. 4.1.6 - Public art at Chancery Entry - to remain



Fig. 4.1.7 - Existing perimeter fence



Fig. 4.1.8 - Existing public alley facade



Fig. 4.1.9 - Existing parking & garbage storage in public alley

At the eastern edge of the property, along Massachusetts Avenue, a low black ornamental metal fence and pedestrian gate define the front garden of the residence. To the west, the garden is defined by a low stone wall and chain link fence. The western edge perimeter will be upgraded to a 6' ornamental iron fence that meets the appropriate level of security as defined by the Embassy and is keeping with the previously defined aesthetic of the ornamental fence along Massachusetts Avenue. (Fig. 4.1.7) The Embassy sits approximately 12' from the alley and is not secured by a fence or barrier other than the vehicle barrier that protects the rear service entrance. (Fig. 4.1.8) Trash and recycling receptacles are stored in space along the alley. The proposed design includes an enclosure for the trash to screen it from public view and also a growing trellis along the western facade to soften the appearance of the Chancery to its immediate neighbors. (Fig. 4.1.8 & 4.1.9)