



January 30, 2018

Federation of State Medical Boards
1300 Connecticut Avenue, NW Suite 500
Washington, D.C. 20036
Attn: Eric Fish
efish@fsmb.org

RE: 2118 LeRoy Place, NW – Gross Floor Area Analysis

Dear Mr. Fish:

You have asked for a determination regarding the calculation of Gross Floor Area (“GFA”) for the building located on the property at 2118 LeRoy Place, NW (the “Building”)

As you know, our engagement with FSMB on this matter has included a Feasibility Study, which was undertaken for the purpose of providing information on required renovations to the building in order to satisfy requirements for potential office use by FSMB. This Study is preliminary in nature, as we have not determined the interior layout, type of finishes, and other such details.

As part of this Study, however, we have evaluated the amount of Gross Floor Area within the Building. That analysis is included on Page 12 of the Study (Study attached as Exhibit A). For the lower level Gross Floor Area amount, we have based our analysis on the amount calculated by CAS Engineering in a Topographical Survey/Lower Level GFA analysis performed by them (attached as Exhibit B).

The total amount of Gross Floor Area in the Building is as follows:

Total Gross Floor Area - Existing Conditions

Basement Level	2,703.90 sf (out of a total floor area of 3,258.20)
First Floor	3,042.56 sf
Second Floor	2,663.54 sf
Third Floor	2,415.03 sf

Total Gross Floor Area 10,825.03 sf

Please let us know if you have any questions.

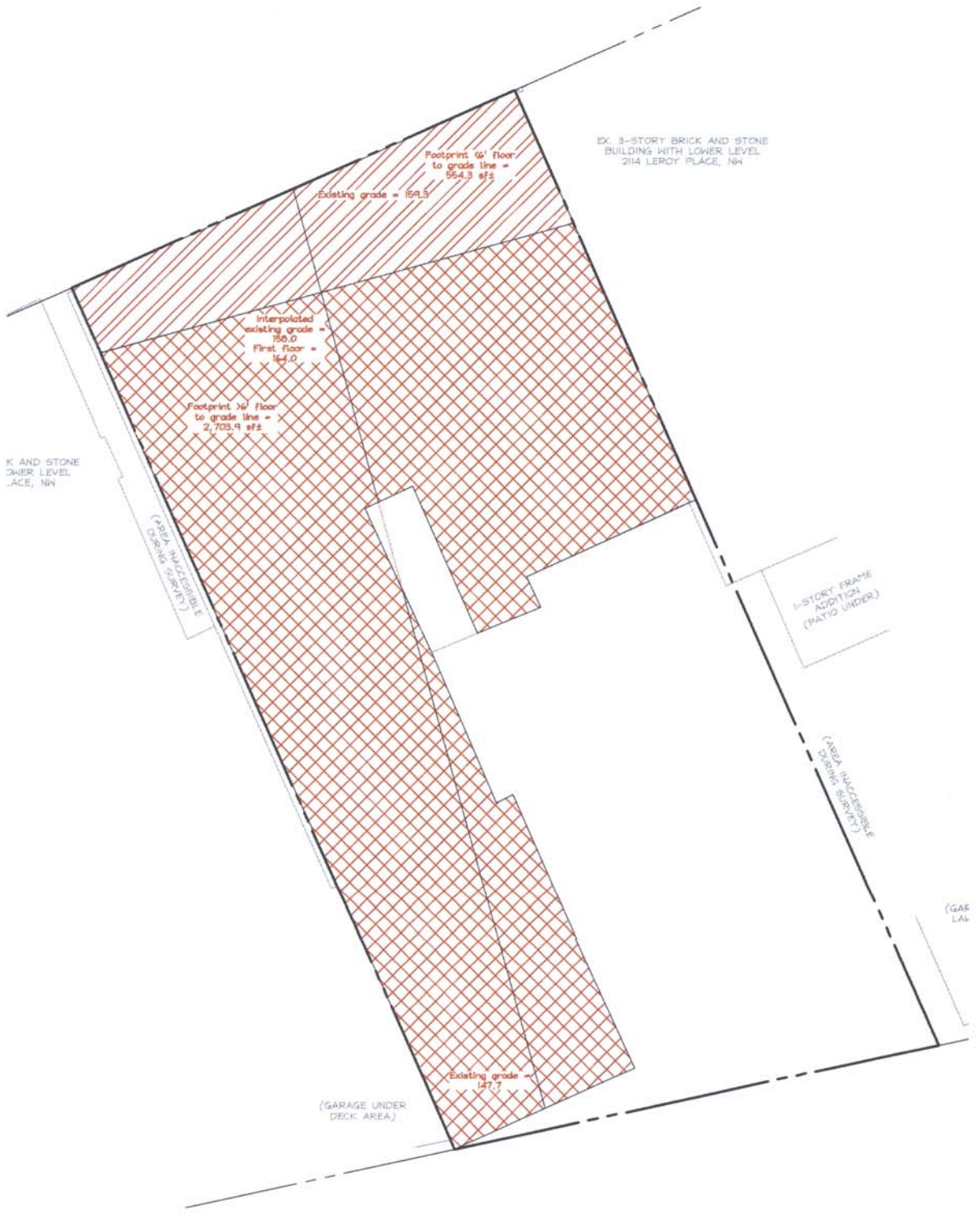
Regards,

A handwritten signature in black ink, appearing to read "G. Bowie". The signature is fluid and cursive, with a prominent initial "G" and a long, sweeping tail.

WINGATE HUGHES ARCHITECTS PLLC.
By: Gavin W. Bowie, AIA, LEED AP
Principal

cc: Gavin H. Daniels, AIA, IIDA





GENERAL NOTES

1. THIS PLAN AND SPECIFICATIONS ARE BASED ON A SURVEY PERFORMED BY C&S ENGINEERING-DC, LLC.
2. DIMENSIONS ARE SHOWN UNLESS OTHERWISE NOTED.
3. DIMENSIONS ARE SHOWN UNLESS OTHERWISE NOTED.
4. TOTAL LOT AREA IS 9,233.5 SQUARE FEET (261,300 S.F.).
5. PROJECT IS BEING PLACED IN THE DISTRICT OF COLUMBIA. THE DISTRICT OF COLUMBIA DEPARTMENT OF GENERAL SERVICES (DGS) HAS REVIEWED AND APPROVED THIS PLAN FOR THE DISTRICT OF COLUMBIA.



VICINITY MAP
ADC MAP 8028, GRID C-4
SCALE: 1" = 200'



ENGINEERING-DC, LLC

EXPERIENCE YOU CAN BUILD ON

C&S ENGINEERING-DC, LLC

1001 Connecticut Avenue, NW

Suite 401

Washington, DC 20008

(202) 779-7300

www.candc.com

info@candc.com

DCAL # 100120001414001414000014

OWNER

THE DISTRICT OF COLUMBIA

1001 CONNECTICUT AVENUE, NW

SUITE 401

WASHINGTON, DC 20008

TEL: (202) 779-7300

FAX: (202) 779-7300

PROJECT

EXISTING CONDITIONS PLAN

LOT 0049, SQUARE 2531

KALORAMA

2118 LEROY PLACE, NW

KALORAMA

N.W. WASHINGTON,

DISTRICT OF COLUMBIA

REVISION

DATE

17-788-02

15/2007

00

00

00

1"=10'

1"

1"

1"

1"

1"

1"

1"

1"

1"

1"

1"

1"

1"

1"

1"

1"

1"

1"

1"

1"

1"

1"

1"

1"

1"

1"

1"

1"

1"

1"

1"

1"

1"

1"

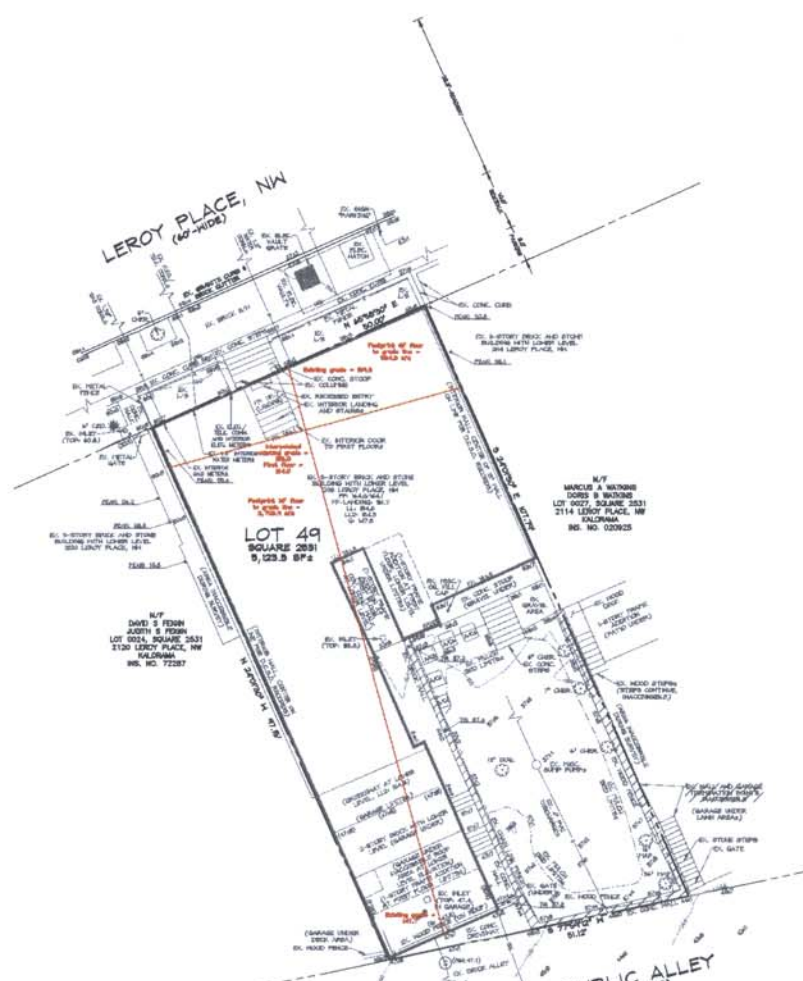
1"

1"

1"

1"

1"

**LEGEND**

EXISTING FEATURES	
[Symbol]	PROPERTY LINE
[Symbol]	EX. MASTERY BENCHER LINE
[Symbol]	EX. MASTERY LINE
[Symbol]	EX. GAS LINE
[Symbol]	EX. UNDERGROUND ELECTRIC LINE
[Symbol]	EX. OVERHEAD UTILITY LINE
[Symbol]	EX. TRENCH AND TRENCH FOOT CONTOURS
[Symbol]	EX. SPOT ELEVATION
[Symbol]	EX. HOOD FENCE
[Symbol]	EX. CHAIN LINK FENCE
[Symbol]	EX. HIGH
[Symbol]	EX. PAVED DRIVEWAY
[Symbol]	EX. SPILLED DRIVEWAY
[Symbol]	EX. TREE
[Symbol]	EX. WALL

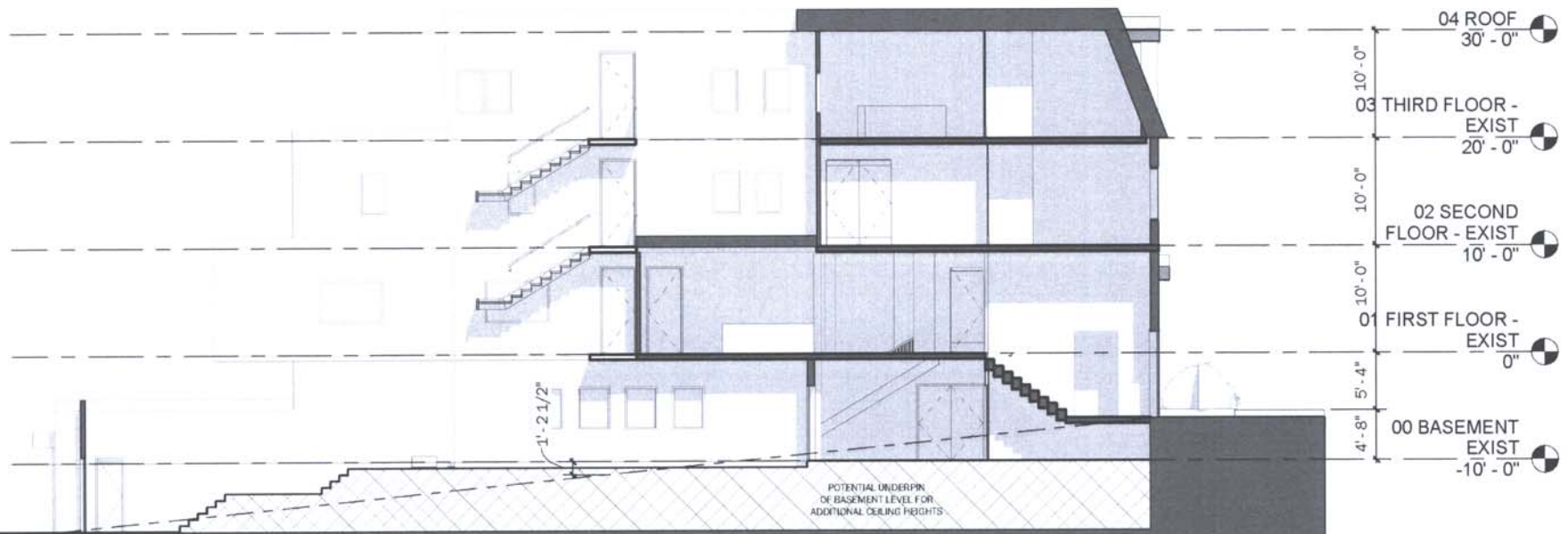
UTILITY INFORMATION

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

UTILITY	DEPT. DATE	BY	APP. REVISION	PLAN NUMBER	BY
WATER	05/24/2007	SSB	05/24/2007	05	SSB
SEWER	05/24/2007	SSB	05/24/2007	06	SSB
ELECTRIC	05/24/2007	SSB	05/24/2007	07	SSB
TELEPHONE	05/24/2007	SSB	05/24/2007	08	SSB
CABLE	05/24/2007	SSB	05/24/2007	09	SSB
TELEVISION	05/24/2007	SSB	05/24/2007	10	SSB
CONCRETE	05/24/2007	SSB	05/24/2007	11	SSB
ASBESTOS	05/24/2007	SSB	05/24/2007	12	SSB
LEAD	05/24/2007	SSB	05/24/2007	13	SSB
MOISTURE	05/24/2007	SSB	05/24/2007	14	SSB
SOIL	05/24/2007	SSB	05/24/2007	15	SSB

MISSING UTILITY

THIS PLAN AND SPECIFICATIONS ARE BASED ON A SURVEY PERFORMED BY C&S ENGINEERING-DC, LLC. THE DISTRICT OF COLUMBIA DEPARTMENT OF GENERAL SERVICES (DGS) HAS REVIEWED AND APPROVED THIS PLAN FOR THE DISTRICT OF COLUMBIA. THE DISTRICT OF COLUMBIA DEPARTMENT OF GENERAL SERVICES (DGS) HAS REVIEWED AND APPROVED THIS PLAN FOR THE DISTRICT OF COLUMBIA. THE DISTRICT OF COLUMBIA DEPARTMENT OF GENERAL SERVICES (DGS) HAS REVIEWED AND APPROVED THIS PLAN FOR THE DISTRICT OF COLUMBIA.



1 SECTION - MAIN ENTRY Copy 1

1" = 10'-0"