

Area Measurement Survey Report

Leisure Centre, Elmpark, Merrion Road, Dublin 4

Duff & Phelps

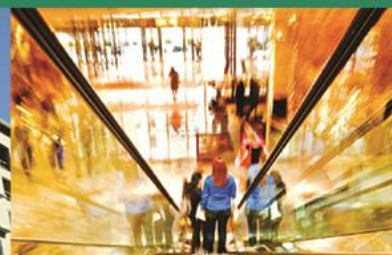
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Survey Report

INTRODUCTION

The Area Measurement Survey was undertaken by Murphy Surveys in August 2015, in accordance with the latest (6th) edition of the Royal Institution of Chartered Surveyors (RICS) Code of Measuring Practice and the Society of Chartered Surveyors Ireland (SCSI) Measuring Practice Guidance Notes.

The measurement was undertaken by Murphy Surveys employee(s) at the date of survey, under site conditions at that time and in line with Murphy Surveys Health & Safety Policy.

SITE INFORMATION

Name	Leisure Centre, Elmpark, Dublin
Address	Leisure Centre, Elmpark, Merrion Road, Dublin 4
Client	Duff & Phelps
Our Reference	13386
Date:	September 2015

SCOPE OF WORKS

Gross internal Area Measurement of the subject property was required which includes a breakdown of areas for each level of the building.

The building was measured as found on site at the time of survey and was carried out in accordance with the RICS Code of Measuring Practice and SCSI Measuring Practice Guidance Notes.

This report includes copies of:

- Schedules of Gross Internal Areas for Leisure Centre, Elmpark, Merrion Road, Dublin 4.
- Area plans highlighting the extent of each unit measured

SITE SURVEY

Measurements were taken to the internal face of perimeter walls and to the face of walls enclosing toilets, stairs and other core areas.

A total station with distance measuring facility was used to observe the geometrical framework of the building. The bearings and distances are automatically stored and downloaded directly to office computers.

Dimensions, using a steel tape and Leica Disto laser device, were taken between turning points around the walls. These dimensions were recorded together with overall distances and, where necessary, diagonals and check measurements.

AREA CALCULATION

Site survey work and corresponding accuracy levels are constrained by the methods adopted to capture relevant site data given the nature of access afforded and the time allocated to complete the work.

All site observations and dimensions were checked using in-house computer technology and any discrepancies exceeding the required tolerance were, if necessary, verified on site.

Modern CAD systems were used to construct accurate internal area drawings from the observed data and then to determine area values from these plans, which are scaled for presentation purposes on the area reference drawings.

The drawings have been retained as digital CAD files comprising accurate data of area extents and configurations that could be used as a basis for your future survey requirements.

QUALITY

Murphy Surveys have implemented a set of policies, processes and procedures which are required for the planning and execution of our services.

Through our Quality Systems, we integrate the various processes within the company and aim to provide a process approach for project execution.

Our Quality System also enables us to identify and measure, control and improve the various core business processes that will ultimately lead to improved performance.

DISCLAIMER

This report complies with the 6th edition of the RICS Code of Measuring Practice and the latest Society of Chartered Surveyors Ireland (SCSI) Measuring Practice Guidance Notes.

This final report should only be used and supersedes all previous preliminary reports issued.

SUMMARY OF AREAS

Leisure Centre, Elmpark, Merrion Road, Dublin 4

GROSS INTERNAL AREAS (GIA)

LEVEL GIA	USE	TENANTS	AREA sq m	AREA sq ft	INCLUDED AREAS sq m ft	EXCLUDED AREAS sq m sq ft
FIRST	Leisure	Vacant	524.3	5643		
GROUND	Leisure	Vacant	187.9	2022		
GROUND	Swimming Pool	Vacant	512.4	5516		
		Ground Floor Total	700.3	7538		
LOWER GROUND FLOOR	Leisure	Vacant	772.3	8313		
BASEMENT	Leisure	Vacant	8.2	88		
		OVERALL TOTAL	2005.1	21582		

AREA PLAN

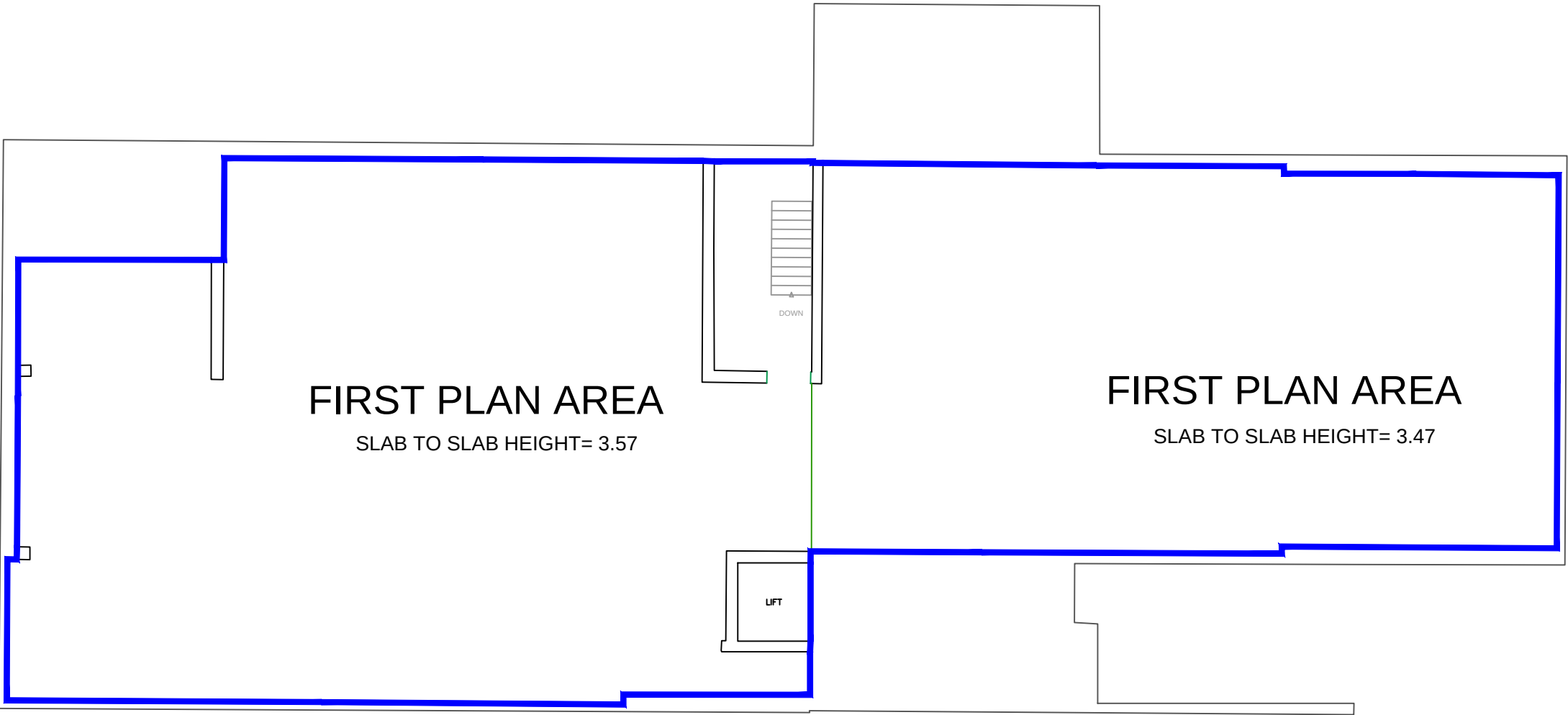
Leisure Centre
Elmpark, Merrion Road,
Dublin 4

First Floor

Gross Internal Area

GIA 524.3 sq m 5643 sq ft

TOTAL GIA: 524.3 sq m 5643 sq ft



LEGEND

	Gross Internal Area		Stairs		Wall
	Net Internal Area		Door		Window
	Excluded Area		Included Area		Ceiling Line

Scaled for presentation purposes

Drawing No. MSL13386_LC_L1
September 2015

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Note:
This drawing complies with the 6th edition of the RICS Code of Measuring Practice and the latest Society of Chartered Surveyors Ireland (SCSI) Measuring Practice Guidance Notes. It also indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

Condition of Site: Vacant Shell and Core		
Surveyed by : MSL Date: August 2015 Datum : Local		
Drawn by : JB Date: 31-08-2015 Grid System: Local		
Checked by : EN Date: 03-09-2015		
Revisions		
No	Date	Description
0	03-09-2015	First Issue

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Co. Kildare
Ireland

AREA PLAN

Leisure Centre
Elmpark, Merrion Road,
Dublin 4

Ground Floor

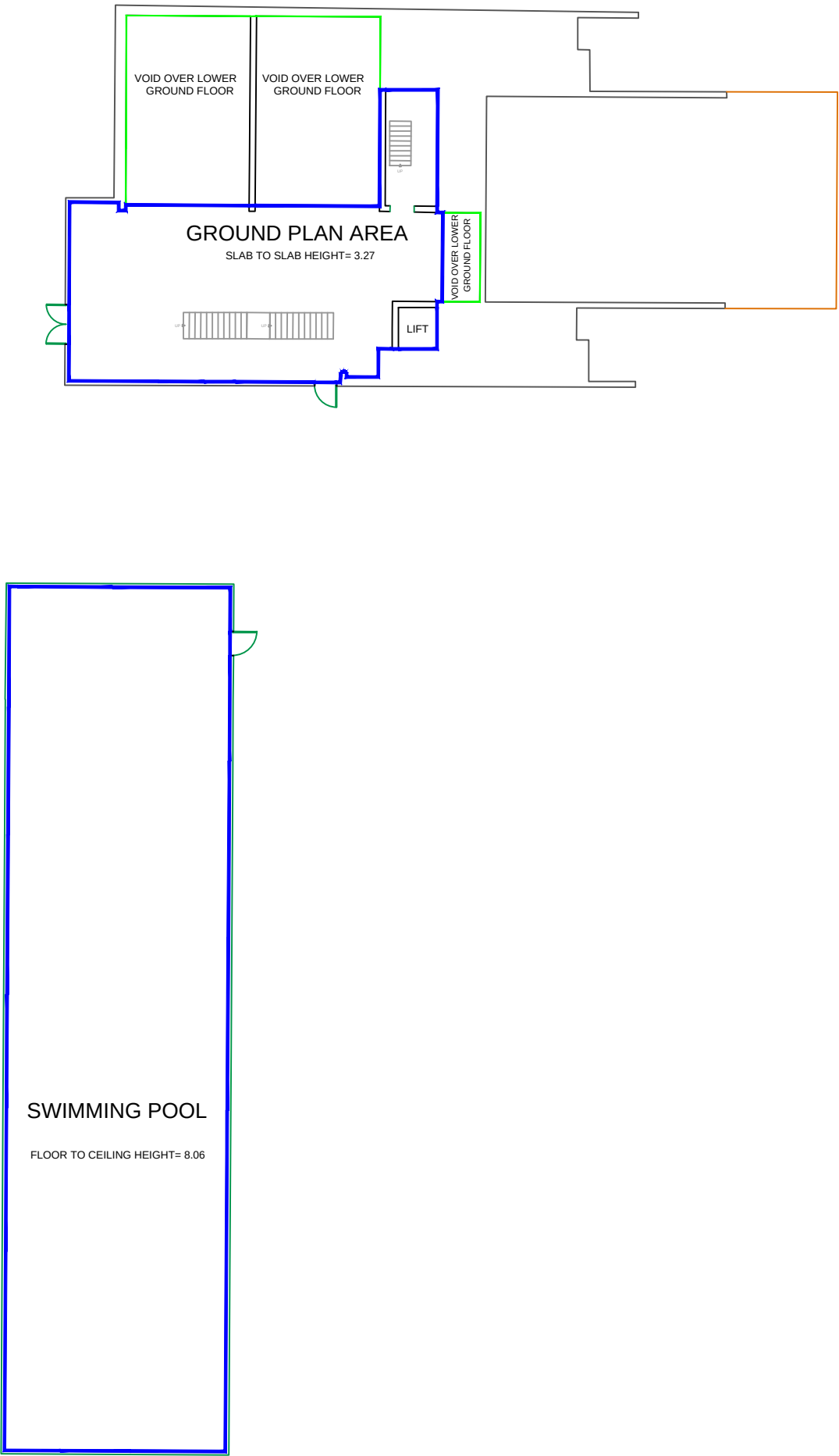
Gross Internal Area

	GIA (Ground Floor)	187.9 sq m	2022 sq ft
	GIA (Swimming Pool)	512.4 sq m	5516 sq ft

TOTAL GIA: 700.3 sq m 7538 sq ft

The following areas have been EXCLUDED from the Total GIA:

Voids Over Lower Ground Floor	138.1 sq m	1487 sq ft
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LEGEND

Gross Internal Area

Net Internal Area

Excluded Area

Stairs

Door

Included Area

Wall

Window

Ceiling Line

Scaled for presentation purposes

Drawing No. MSL13386_LC_L0
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AREA PLAN

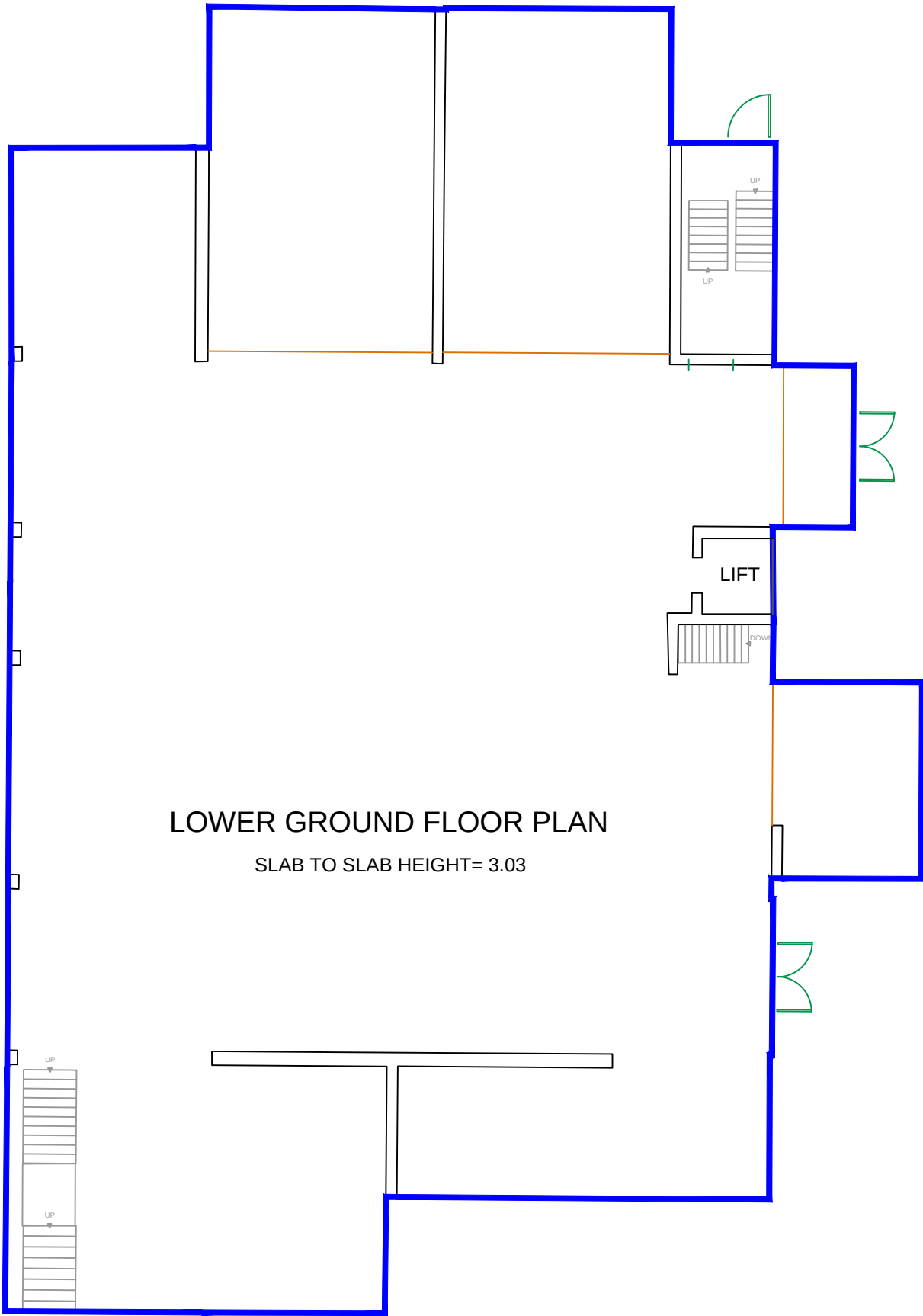
Leisure Centre
Elmpark, Merrion Road,
Dublin 4

Lower Ground Floor

Gross Internal Area

	GIA	772.3 sq m	8313 sq ft
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TOTAL GIA: 772.3 sq m 8313 sq ft



LEGEND

Gross Internal Area	Stairs	Wall
Net Internal Area	Door	Window
Excluded Area	Included Area	Ceiling Line

Scaled for presentation purposes

Drawing No. MSL13386_LC_L-1
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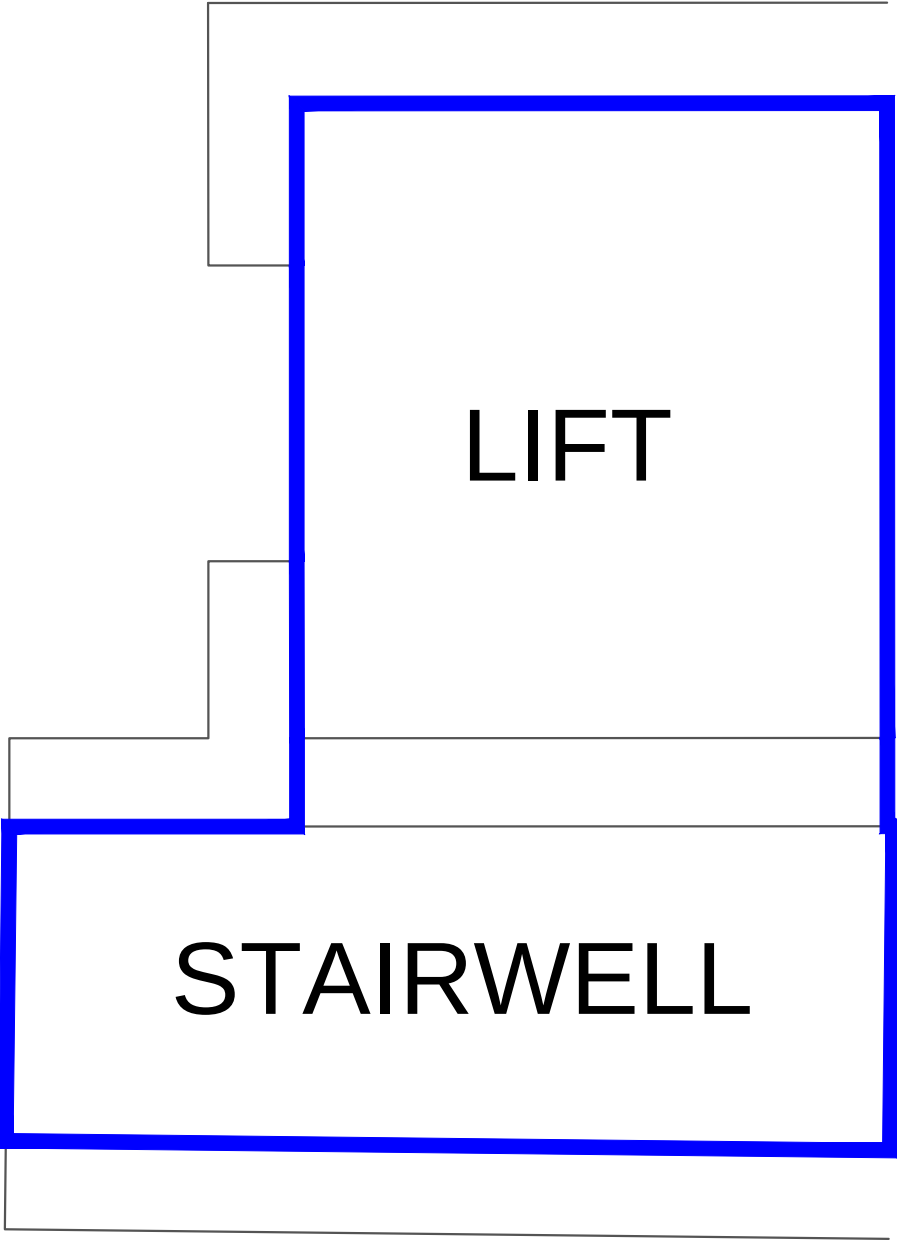
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Condition of Site: Vacant Shell and Core		
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BASEMENT PLAN



AREA PLAN

Leisure Centre
Elmpark, Merrion Road,
Dublin 4

Basement

Gross Internal Area

	GIA	8.2 sq m	88 sq ft
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TOTAL GIA: **8.2 sq m** **88 sq ft**

LEGEND

	Gross Internal Area		Stairs		Wall
	Net Internal Area		Door		Window
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Drawing No. **MSL13386_LC_L-2**
September 2015



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Condition of Site:
Vacant
Shell and Core

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