

The Secretary  
An Bord Pleanála  
64 Marlborough Street,  
Dublin 1

22<sup>nd</sup> March 2019  
[By Hand]

**RE: LIMERICK CITY AND COUNTY COUNCIL: SECTION 175 PLANNING APPLICATION TO AN BORD PLEANÁLA FOR THE OPERA SITE RE-DEVELOPMENT, INCLUDING A MIXED USE SCHEME OF PRIMARILY OFFICES, SUPPORTED BY A RANGE OF RETAIL & NON-RETAIL SERVICES, CAFES/RESTAURANTS, LICENCED PREMISES, APART-HOTEL, CIVIC/CULTURAL USES (INCLUDING A CITY LIBRARY IN THE EXISTING TOWN HALL), RESIDENTIAL, REFURBISHMENT OF EXISTING PROTECTED BUILDINGS AND OPEN SPACE. THE 2.35 HA SITE IS LOCATED ON A CITY BLOCK BOUNDED BY MICHAEL ST, ELLEN ST, RUTLAND ST., PATRICK ST. AND BANK PLACE, LIMERICK**

Dear Sir/Madam

On behalf of the Applicant, Limerick City and County Council, we hereby submit a planning application for approval under Section 175 of the Planning and Development Act, as amended, for the 'Opera Site' Limerick Re-development. Planning permission is being sought for a 10 year permission for;

The development comprises the construction of c.53,532m<sup>2</sup> Gross Floor Area (GFA) mixed-use scheme comprising:

- The erection of a landmark office building which is principally 14-storeys, with a 15-storey element providing for an enclosed plant room (and solar panels above on roof) at Bank Place comprising c. 13,264 sq m office floorspace;
- The erection of a 6-storey over basement building, replacing the existing car park at the corner of Michael Street and Ellen Street, providing c.12,654 m<sup>2</sup> office use, with c.960 m<sup>2</sup> retail, and, c.430 m<sup>2</sup> restaurant/café use at ground level;
- The erection of a 5-storey building at the corner of Patrick St. and Ellen St. comprising; a 57 No. room apart-hotel (c.5,151 m<sup>2</sup>), including balconies to the rear at 7-8 Ellen Street.
- The provision of 9 no. apartments at 1<sup>st</sup> to 3<sup>rd</sup> floor levels (6 No. 2 bed apartments; 1 No. 3 bed; and, 2 No. 4 bed apartments) with balconies to the rear and c.655 m<sup>2</sup> of retail use at ground and basement levels of 1-5 Patrick Street.

TOWN PLANNING CONSULTANTS

**Directors:** Tom Phillips BA MRUP MA (Urb Des) MRTPI FIPI (Managing); Tom AD Phillips BComm Dip Int Arb; Gavin Lawlor BSc Sc MRUP MIPI; and John Gannon BSc (Surv) MRUP MIPI.  
**Associates:** Stephen Barrett BSc (Spatial Planning) Dip. ERM MIPI; Ian Boyle BSc Spatial Planning, MSc Urban Regeneration, MIPI; Julie Costello BA MRUP MIPI; Sine Kelly BAgrSc (Land Hort) MRUP Adv.Dip.PM MIPI Affiliate Member of ILI; Aoife McCarthy BA (Hons) MRUP (Hons) MIPI; Juliet Ryan BA (Hons) MA (TRP) Dip Stat MIPI; and Louise Treacy BA(Mod)(Hons), MRUP, Dip. EIA/SEA Mgmt, Dip. Sc. Env. Protection, MIPI.



- The provision of 4 No. 2 Bed apartments at 1<sup>st</sup> to 3<sup>rd</sup> floor levels with balconies to the rear and c.360 m2 of retail use at ground and basement levels of 7-8 Ellen Street.
- The provision of 3 No. residential dwellings at 1<sup>st</sup> to 3<sup>rd</sup> floor levels (3 No. 1 Bed apartments), with balconies to the rear and c.445 m2 of retail use at ground and basement levels at the existing buildings 4-5 Rutland Street;
- The refurbishment of the 3-storey over basement building at No. 9 -9a Ellen Street (the former Quinn's pub) to provide a c.1,261 m2 licenced bar and restaurant.
- The renovation and adaptation of the 4-storey former Town Hall (a Protected Structure RPS Ref. No. 014), including the demolition of the existing single storey, building adjoining to the rear and the two-bay four-storey end of terrace building adjoining to the south side. Retention of and conservation works to the Town Hall building to include the roof, façade, windows, principal rooms and open well staircase. Integration at ground and top floor level of the Town Hall with Nos. 8 & 9 Rutland Street which will form part of the proposed Library development. The Bruce House Doorway (a Protected Structure, RPS Ref. No. 317) will be relocated at the internal gable of number 8 Rutland Street, within the new library building atrium. The new building will provide a public library of c.4,515 m2, c.2,981 m2 of office floorspace, and, c.197 m2 of retail and c.446 m2 of café/restaurant floorspace in the basement.
- The refurbishment and adaptive re-use of the 4-storey over basement Granary Building on Michael Street (a Protected Structure, RPS Ref. No. 272), including; the change of use of the former Library space within the Protected Structure to office use, the demolition of the existing modern library extension to the west and provision of a new glazed vertical circulation block to the west elevation. The building will provide c.2,303 m2 office floorspace. No change is proposed to the existing basement restaurant and separate licenced premises (c. 579 m2).
- The construction of a basement car park at Opera Square, accessed from Michael Street, comprising 155 no. car parking spaces.
- The provision of a total of 495 cycle parking spaces. These include 311 no. secure cycle parking spaces, together with shower and changing facilities at basement level; 40 no. secure cycle parking spaces and 120 no. public cycle spaces at ground level throughout the proposed development and the provision for a 24-space cycle hire scheme at Bank Place.

The development will also include improvement works to the adjacent public streets, hard and soft landscaping changes, public realm seating, roof gardens/terraces, signage, lighting, change in levels, 4 No. ESB substations, attenuation and site wide piped services, set-down areas and all related site development and excavation works above and below ground. In addition, 3 no. new public



squares/plazas will be created to comprise; The Central Plaza c.3,700 m2 with a mirror pool water feature; the Granary Courtyard c.778 m2; and, Bank Place c.1,775 m2.

The planning application has also been made available online at: <https://www.limerick.ie/council/services/planning-and-property/opera-site-planning-application/opera-site-planning>

The planning application fee of €30,000 has been lodged with An Bord Pleanála by cheque.

Could you please forward any further correspondence relating to this application to this office. Should you require any further clarification in respect of the above, please do not hesitate to contact us.

Yours sincerely

**Gavin Lawlor**  
**Director**  
**Tom Phillips + Associates**

## OPERA SITE- PLANNING APPLICATION DOCUMENTS

3 no. hard copies and 3 no. electronic copies of the following are included with this application to An Bord Pleanála:

- Planning Cover Letter incl. Schedule of Documents, prepared by Tom Phillips + Associates
- Site Notice and Newspaper Notice, prepared by Tom Phillips + Associates
- Planning Report including 4 no. appendices prepared by Tom Phillips + Associates
  
- Architectural Design Statement, prepared by Aecom
- Masterplan, prepared by Coady Architects and Aecom
- Schedules Document, prepared by Aecom
  
- Mobility Management Plan, prepared by Aecom
- Construction Methodology and Phasing Management Plan, prepared by Aecom
- Infrastructure Report, prepared by Aecom
- Outline Construction and Demolition Waste Management Plan, prepared by Aecom
  
- Specification of Softworks, prepared by Aecom Landscape Architects
- Public Realm Design Statement, prepared by Aecom Landscape Architects
  
- Appropriate Assessment (AA) Screening Report and Natura Impact Statement, , prepared by Aecom
- Planning Application Photomontages, prepared by Aecom
- Existing Building Individual Records, prepared by JCA Architects
- Existing Historic Building – Overview, prepared by JCA Architects
  
- Architectural Drawing Pack and Issue Sheet, prepared by Aecom
  
- Engineering Drawing Pack and Issue Sheet, prepared by Aecom
  
- Landscape Drawing Pack and Issue Sheet, prepared by Aecom
  
- Vol I – NTS, prepared by Aecom
- Vol II - Part 1 and 2, prepared by Aecom
- Vol III - Part 1 and 2, prepared by Aecom

## OPERA SITE – DRAWING LIST

### 1.0 Architecture Drawings

Drawing Number	Name
OPRA-ACM-ZZZ-ZZ-DR-AR-10031	Site Location Plan
OPRA-ACM-ZZZ-ZZ-DR-AR-11000	Site Plan / Roof Plan
OPRA-ACM-ZZZ-RL-DR-AR-09000	Existing Overall Roof Plan
OPRA-ACM-ZZZ-BM-DR-AR-11000	Proposed Overall Basement Floor Plan
OPRA-ACM-ZZZ-GF-DR-AR-11000	Proposed Overall Ground Floor Plan
OPRA-ACM-ZZZ-01-DR-AR-11000	Proposed Overall First Floor Plan
OPRA-ACM-ZZZ-BM-DR-AR-09000	Existing Overall Basement Floor Plan
OPRA-ACM-ZZZ-GF-DR-AR-09000	Existing Overall Ground Floor Plan
OPRA-ACM-ZZZ-01-DR-AR-09000	Existing Overall First Floor Plan
OPRA-ACM-ZZZ-BM-DR-AR-27000	Demolition Overall Basement Floor Plan
OPRA-ACM-ZZZ-0G-DR-AR-27000	Demolition Overall Ground Floor Plan
OPRA-ACM-ZZZ-01-DR-AR-27000	Demolition Overall First Floor Plan
OPRA-ACM-ZZZ-ZZ-DR-AR-09201	Existing Street Elevation (Rutland Street & Patrick Street)
OPRA-ACM-ZZZ-ZZ-DR-AR-09202	Existing Street Elevation (Michael Street)
OPRA-ACM-ZZZ-ZZ-DR-AR-09203	Existing Street Elevation (Bank Place)
OPRA-ACM-ZZZ-ZZ-DR-AR-09204	Existing Street Elevation (Ellen Street)
OPRA-ACM-ZZZ-ZZ-DR-AR-13001	Proposed Street Elevation (Rutland Street & Patrick Street)
OPRA-ACM-ZZZ-ZZ-DR-AR-13002	Proposed Street Elevation (Michael Street)
OPRA-ACM-ZZZ-ZZ-DR-AR-13003	Proposed Street Elevation (Bank Place)
OPRA-ACM-ZZZ-ZZ-DR-AR-13004	Proposed Street Elevation (Ellen Street)
OPRA-ACM-ZZZ-ZZ-DR-AR-12001	Proposed Site Sections A-A & B-B
OPRA-ACM-ZZZ-ZZ-DR-AR-12002	Proposed Site Sections C-C (Part 1 & 2)
OPRA-ACM-ZZZ-ZZ-DR-AR-09001	Existing Site Sections A-A & B-B
OPRA-ACM-ZZZ-ZZ-DR-AR-09002	Existing Site Sections C-C (Part 1 & 2)
OPRA-ACM-ZZZ-ZZ-DR-AR-11002	Parcel Key Plan
<b>Parcel 1</b>	
OPRA-COA-Z01-GF-DR-AR-09001	Parcel 01 - Existing Ground Floor Plan

Drawing Number	Name
OPRA-COA-Z01-ZZ-DR-AR-09201	Parcel 01 - Existing South East & South West Elevations
OPRA-COA-Z01-BF-DR-AR-11020	Parcel 01 - Proposed Basement Plan
OPRA-COA-Z01-GF-DR-AR-11001	Parcel 01 - Proposed Ground Floor Plan
OPRA-COA-Z01-01-DR-AR-11002	Parcel 01 - Proposed First Floor Plan
OPRA-COA-Z01-02-DR-AR-11003	Parcel 01 - Proposed Second Floor Plan
OPRA-COA-Z01-03-DR-AR-11004	Parcel 01 - Proposed Third Floor Plan
OPRA-COA-Z01-04-DR-AR-11005	Parcel 01 - Proposed Fourth Floor Plan
OPRA-COA-Z01-05-DR-AR-11006	Parcel 01 - Proposed Fifth Floor Plan
OPRA-COA-Z01-06-DR-AR-11007	Parcel 01 - Proposed Sixth Floor Plan
OPRA-COA-Z01-RF-DR-AR-11008	Parcel 01 - Proposed Roof Plan
OPRA-COA-Z01-ZZ-DR-AR-12001	Parcel 01 - Proposed Sections AA & BB
OPRA-COA-Z01-ZZ-DR-AR-12002	Parcel 01 - Proposed Sections CC & DD
OPRA-COA-Z01-ZZ-DR-AR-13001	Parcel 01 - Proposed South East & North Elevations
OPRA-COA-Z01-ZZ-DR-AR-13002	Parcel 01 - Proposed North West & South West Elevations
<b>Parcel 2A</b>	
OPRA-ACM-Z2A-BM-DR-AR-09000	Parcel 2A - Existing Basement Floor Plan
OPRA-ACM-Z2A-0G-DR-AR-09001	Parcel 2A - Existing Ground Floor Plan
OPRA-ACM-Z2A-01-DR-AR-09002	Parcel 2A - Existing First Floor Plan
OPRA-ACM-Z2A-02-DR-AR-09003	Parcel 2A - Existing Second Floor Plan
OPRA-ACM-Z2A-03-DR-AR-09004	Parcel 2A - Existing Third Floor Plan
OPRA-ACM-Z2A-04-DR-AR-09005	Parcel 2A Existing Fourth Floor and Roof Plan
OPRA-ACM-Z2A-BM-DR-AR-27001	Parcel 2A - Basement Demolition Plan
OPRA-ACM-Z2A-0G-DR-AR-27002	Parcel 2A - Ground Floor Demolition Plan
OPRA-ACM-Z2A-01-DR-AR-27003	Parcel 2A - First Floor Demolition Plan
OPRA-ACM-Z2A-02-DR-AR-27004	Parcel 2A - Second Floor Demolition Plan
OPRA-ACM-Z2A-03-DR-AR-27005	Parcel 2A - Third Floor Demolition Plan
OPRA-ACM-Z2A-04-DR-AR-27006	Parcel 2A - Fourth Floor Demolition Plan
OPRA-ACM-Z2A-BM-DR-AR-11001	Parcel 2A - Proposed Basement Floor Plan
OPRA-ACM-Z2A-0G-DR-AR-11002	Parcel 2A - Proposed Ground Floor Plan
OPRA-ACM-Z2A-01-DR-AR-11003	Parcel 2A - Proposed First Floor Plan

Drawing Number	Name
OPRA-ACM-Z2A-02-DR-AR-11004	Parcel 2A - Proposed Second Floor Plan
OPRA-ACM-Z2A-03-DR-AR-11005	Parcel 2A - Proposed Third Floor Plan
OPRA-ACM-Z2A-04-DR-AR-11006	Parcel 2A - Proposed Fourth Floor Plan
OPRA-ACM-Z2A-RL-DR-AR-11007	Parcel 2A - Proposed Roof Plan
OPRA-ACM-Z2A-ZZ-DR-AR-09100	Parcel 2A - Existing Sections A-A, B-B & C-C
OPRA-ACM-Z2A-ZZ-DR-AR-12001	Parcel 2A - Building Sections - Proposed Sheet 1 of 3
OPRA-ACM-Z2A-ZZ-DR-AR-12002	Parcel 2A - Building Sections Proposed Sheet 2 of 3
OPRA-ACM-Z2A-ZZ-DR-AR-12003	Parcel 2A - Building Sections Proposed Sheet 3 of 3
OPRA-ACM-Z2A-ZZ-DR-AR-09201	Parcel 2A - Existing Elevations Ellen Street and Patrick Street
OPRA-ACM-Z2A-ZZ-DR-AR-09202	Parcel 2A - Existing Elevations - Rear
OPRA-ACM-Z2A-ZZ-DR-AR-13001	Parcel 2A - Proposed Elevations - Georgian North + East
OPRA-ACM-Z2A-ZZ-DR-AR-13002	Parcel 2A - Proposed Elevations - Patrick + Ellen Street from South and West
OPRA-ACM-Z2A-ZZ-DR-AR-13003	Parcel 2A - Proposed Elevations - Aparthotel
<b>Parcel 2B</b>	
OPRA-ACM-Z2B-GF-DR-AR-09000	Parcel 2B - Existing / Demolition Ground Floor Plan
OPRA-ACM-Z2B-01-DR-AR-09001	Parcel 2B - Existing / Demolition First Floor Plan
OPRA-ACM-Z2B-02-DR-AR-09002	Parcel 2B - Existing / Demolition Second Floor Plan
OPRA-ACM-Z2B-BF-DR-AR-09020	Parcel 2B - Existing Basement Floor Plan
OPRA-ACM-Z2B-ZZ-DR-AR-09100	Parcel 2B- Existing Sections
OPRA-ACM-Z2B-ZZ-DR-AR-09200	Parcel 2B - Existing Elevations
OPRA-ACM-Z2B-BF-DR-AR-11000	Parcel 2B - Proposed Basement Floor Plan
OPRA-ACM-Z2B-GF-DR-AR-11001	Parcel 2B - Proposed Ground Floor Plan
OPRA-ACM-Z2B-01-DR-AR-11002	Parcel 2B - Proposed First Floor Plan
OPRA-ACM-Z2B-02-DR-AR-11003	Parcel 2B - Proposed Second Floor Plan
OPRA-ACM-Z2B-ZZ-DR-AR-12001	Parcel 2B - Proposed Sections
OPRA-ACM-Z2B-ZZ-DR-AR-13001	Parcel 2B - Proposed Elevations
<b>Parcel 3A 4</b>	
OPRA-ACM-Z3A4-BM-DR-AR-09001	Parcel 3A+4 - Existing Basement Floor Plan

Drawing Number	Name
OPRA-ACM-Z3A4-0G-DR-AR-09002	Parcel 3A+4 - Existing Ground Floor Plan
OPRA-ACM-Z3A4-01-DR-AR-09003	Parcel 3A+4 - Existing First Floor Plan
OPRA-ACM-Z3A4-02-DR-AR-09004	Parcel 3A+4 - Existing Second Floor Plan
OPRA-ACM-Z3A4-03-DR-AR-09005	Parcel 3A+4 - Existing Third Floor Plan
OPRA-ACM-Z3A4-ZZ-DR-AR-09100	Parcel 3A+4 - Existing Sections
OPRA-ACM-Z3A4-ZZ-DR-AR-09200	Parcel 3A+4 - Existing Elevations
OPRA-ACM-Z3A4-BM-DR-AR-11000	Parcel 3A+4 - Proposed Basement Floor Plan
OPRA-ACM-Z3A4-0G-DR-AR-11002	Parcel 3A+4 - Proposed Ground Floor Plan
OPRA-ACM-Z3A4-01-DR-AR-11003	Parcel 3A+4 - Proposed First Floor Commercial
OPRA-ACM-Z3A4-01-DR-AR-11004	Parcel 3A+4 - Proposed Intermediate and First Floor Plan
OPRA-ACM-Z3A4-02-DR-AR-11005	Parcel 3A+4 - Proposed Second Floor - Commercial
OPRA-ACM-Z3A4-02-DR-AR-11006	Parcel 3A+4 - Proposed Second Floor Plan
OPRA-ACM-Z3A4-03-DR-AR-11007	Parcel 3A+4 - Proposed Third Floor - Commercial
OPRA-ACM-Z3A4-04-DR-AR-11008	Parcel 3A+4 - Proposed Fourth Floor Commercial
OPRA-ACM-Z3A4-RL-DR-AR-11009	Parcel 3A+4 - Proposed Roof Plan
OPRA-ACM-Z3A4-ZZ-DR-AR-12000	Parcel 3A+4 - Proposed Sections
OPRA-ACM-Z3A4-ZZ-DR-AR-13001	Parcel 3A+4 - Proposed Plaza Elevations
OPRA-ACM-Z3A4-ZZ-DR-AR-13000	Parcel 3A+4 - Proposed Elevations
OPRA-ACM-Z3A4-BM-DR-AR-27000	Parcel 3A+4 - Demolition Basement Floor Plan
OPRA-ACM-Z3A4-0G-DR-AR-27000	Parcel 3A+4 - Demolition Ground Floor Plan
OPRA-ACM-Z3A4-01-DR-AR-27001	Parcel 3A+4 - Demolition First Floor Plan
OPRA-ACM-Z3A4-02-DR-AR-27002	Parcel 3A+4 - Demolition Second Floor Plan
OPRA-ACM-Z3A4-03-DR-AR-27003	Parcel 3A+4 - Demolition Third Floor Plan
<b>Parcel 3B</b>	
OPRA-ACM-Z3B-ZZ-DR-AR-09001	Parcel 3B - Existing Basement & Ground Floor Plans
OPRA-ACM-Z3B-ZZ-DR-AR-09002	Parcel 3B - Existing First & Second Floor Plans
OPRA-ACM-Z3B-ZZ-DR-AR-09003	Parcel 3B - Existing Third Floor Plan & Roof Plan
OPRA-ACM-Z3B-ZZ-DR-AR-11001	Parcel 3B - Proposed Basement & Ground Floor Plans
OPRA-ACM-Z3B-ZZ-DR-AR-11002	Parcel 3B - Proposed First & Second Floor Plans



Drawing Number	Name
OPRA-ACM-Z3B-ZZ-DR-AR-11003	Parcel 3B - Proposed Third Floor & Roof Plans
OPRA-ACM-Z3B-ZZ-DR-AR-09100	Parcel 3B - Existing Sections
OPRA-ACM-3B-ZZ-DR-AR-12001	Parcel 3B - Proposed Sections
OPRA-ACM-Z3B-ZZ-DR-AR-09200	Parcel 3B - Existing Elevations
OPRA-ACM-Z3B-ZZ-DR-AR-13001	Parcel 3B - Proposed Elevations
OPRA-ACM-Z3B-ZZ-DR-AR-27000	Parcel 3B - Basement & Ground Floor Demolition Plans
OPRA-ACM-Z3B-ZZ-DR-AR-27001	Parcel 3B - First & Second Floor Demolition Plans
OPRA-ACM-Z3B-ZZ-DR-AR-27002	Parcel 3B - Third Floor & Roof Plan Demolition Plans
<b>Parcel 5</b>	
OPRA-ACM-Z05-ZZ-DR-AR-11001	Parcel 5 - Proposed Basement Floor Plan
OPRA-ACM-Z05-ZZ-DR-AR-11002	Parcel 5 - Proposed Lower Ground Floor Plan
OPRA-ACM-Z05-ZZ-DR-AR-11003	Parcel 5 - Proposed Ground Floor Plan
OPRA-ACM-Z05-ZZ-DR-AR-11004	Parcel 5 - Proposed First Floor Plan
OPRA-ACM-Z05-ZZ-DR-AR-11005	Parcel 5 - Proposed Level 02 & Level 03 - 10 Floor Plans
OPRA-ACM-Z05-ZZ-DR-AR-11006	Parcel 5 - Proposed Level 11 and Level 12 & 13 Floor Plans
OPRA-ACM-Z05-ZZ-DR-AR-11007	Parcel 5 - Proposed Roof Plant Layout
OPRA-ACM-Z05-ZZ-DR-AR-11008	Parcel 5 - Proposed Roof Plan
OPRA-ACM-Z05-ZZ-DR-AR-12001	Parcel 5 - Proposed Section A-A
OPRA-ACM-Z05-ZZ-DR-AR-12002	Parcel 5 - Proposed Section B-B & C-C
OPRA-ACM-Z05-ZZ-DR-AR-12003	Parcel 5 - Proposed Section D-D
OPRA-ACM-Z05-ZZ-DR-AR-13001	Parcel 5 - Proposed East Elevation
OPRA-ACM-Z05-ZZ-DR-AR-13002	Parcel 5 - Proposed North Elevation
OPRA-ACM-Z05-ZZ-DR-AR-13003	Parcel 5 - Proposed West Elevation
OPRA-ACM-Z05-ZZ-DR-AR-13004	Parcel 5 - Proposed South Elevation
OPRA-ACM-Z05-ZZ-DR-AR-09001	Parcel 5 - Existing Lower Ground Floor Plan
OPRA-ACM-Z05-ZZ-DR-AR-09002	Parcel 5 - Existing Ground Floor Plan
OPRA-ACM-Z05-ZZ-DR-AR-09003	Parcel 5 - Existing First Floor Plan
OPRA-ACM-Z05-ZZ-DR-AR-09004	Parcel 5 - Existing Second Floor Plan
OPRA-ACM-Z05-ZZ-DR-AR-91001	Parcel 5 - Existing Section AA, BB & CC

Drawing Number	Name
OPRA-ACM-Z05-ZZ-DR-AR-91002	Parcel 5 - Existing North & East Elevation
OPRA-ACM-Z05-ZZ-DR-AR-91003	Parcel 5 - Existing South and West Elevation
OPRA-ACM-Z05-ZZ-DR-AR-27001	Parcel 5 - Lower Ground Demolition Plan
OPRA-ACM-Z05-ZZ-DR-AR-27002	Parcel 5 - Ground Floor Demolition Plan
OPRA-ACM-Z05-ZZ-DR-AR-27003	Parcel 5 - First Floor Demolition Plan
OPRA-ACM-Z05-ZZ-DR-AR-27004	Parcel 5 - Second Floor Demolition Plan
<b>Parcel 6</b>	
OPRA-ACM-Z06-GF-DR-AR-09000	Parcel 6 - Lower Ground Floor Plans Existing and Demolition
OPRA-ACM-Z06-ZZ-DR-AR-09001	Parcel 6 - Upper Ground Floor Plans Existing and Demolition
OPRA-ACM-Z06-01-DR-AR-09002	Parcel 6 - First Floor Plans Existing and Demolition
OPRA-ACM-Z06-ZZ-DR-AR-09003	Parcel 6 - Second Floor Existing and Demolition
OPRA-ACM-Z06-ZZ-DR-AR-09100	Parcel 6 - Existing Section
OPRA-ACM-Z06-ZZ-DR-AR-09200	Parcel 6 - Existing Elevations (Sheet 01)
OPRA-ACM-Z06-ZZ-DR-AR-09201	Parcel 6 - Existing Elevations (Sheet 02)
OPRA-ACM-Z06-BF-DR-AR-11000	Parcel 6 - Proposed Basement Floor Plan
OPRA-ACM-Z06-GF-DR-AR-11000	Parcel 6 - Proposed Lower and Upper Ground Floor Plans
OPRA-ACM-Z06-01-DR-AR-11001	Parcel 6 - Proposed First and Second Floor Plans
OPRA-ACM-Z06-ZZ-DR-AR-12001	Parcel 6 - Proposed Section
OPRA-ACM-Z06-ZZ-DR-AR-13001	Parcel 6 - Proposed Elevations (Sheet 01)
OPRA-ACM-Z06-ZZ-DR-AR-13002	Parcel 6 - Proposed Elevations (Sheet 02)

## 2.0 Landscape Drawings

Drawing No.	Title
60568520-SHT-20-0000-L-1000	Opera Site Landscape Masterplan
60568520-SHT-20-0000-L-1001	Opera Site Bank Place
60568520-SHT-20-0000-L-1002	Opera Site Central Plaza
60568520-SHT-20-0000-L-6000	Opera Site Landscape Sections
60568520-SHT-20-0000-L-7000	Opera Site Typical Landscape Details 1/4
60568520-SHT-20-0000-L-7001	Opera Site Typical Landscape Details 2/4
60568520-SHT-20-0000-L-7002	Opera Site Typical Landscape Details 3/4
60568520-SHT-20-0000-L-7003	Opera Site Typical Landscape Details 4/4

### 3.0 Engineering Drawings

Drawing No.	Title
PR289270-ACM-XX-00-DR-CE-10-0001	Proposed Site Location Map
PR289270-ACM-XX-XX-DR-CE-10-7001	Engineering Details Sheet 1 Of 4
PR289270-ACM-XX-XX-DR-CE-10-7002	Landscape Details Sheet 2 Of 4
PR289270-ACM-XX-XX-DR-CE-10-7003	Landscape Details Sheet 3 Of 4
PR289270-ACM-XX-XX-DR-CE-10-7004	Landscape Details Sheet 4 Of 4
PR289270-ACM-XX-B1-DR-CE-10-0501	Basement Drainage Layout Sheet 1
PR289270-ACM-XX-B1-DR-CE-10-0502	Basement Drainage Layout Sheet 2
PR289270-ACM-XX-GF-DR-CE-10-0503	Ground Level Drainage Sheet 1
PR289270-ACM-XX-GF-DR-CE-10-0504	Ground Level Drainage Sheet 2
PR289270-ACM-XX-GF-DR-CE-10-2701	Watermain Layout Sheet 1
PR289270-ACM-XX-GF-DR-CE-10-2702	Watermain Layout Sheet 2