

# ARCHITECTURAL DESIGN PROPOSAL

For a Residential Development at Courtstown, Little Island, Cork



## ACCOMMODATION DESIGN & CHARACTER

CLIENT: Ruden Homes Ltd.  
DATE: June 24  
PROJECT NO: 10277  
ISSUE NO: B  
LRD APPLICATION



Engenuiti  
Unit 3,  
Westpoint Business Park,  
Ballincollig,  
Co.Cork

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Note- This is an A3 Landscape  
Format Booklet

All booklet drawings are approximate  
scale only.

For accurate scaling refer to pre-  
planning hardcopy drawings.



# 1.0 Development Overview

## Development Description & Housing Mix

Ruden Homes Ltd., are applying for Planning Permission for a Large scale Residential housing development at lands located at Courtstown, Little Island, Co.Cork on a gross site area measuring 6.55 Hectares (4.35Nett Ha).

The built accommodation is to consist of a mix of two, three and four bedroom houses of two and three storeys along with a number of high quality dual aspect apartments and duplex units. These areas will in turn, cluster around quality amenity spaces that are dispersed throughout the scheme.

The residential element of the proposed LRD application at Courtstown will consist of the construction of 146 of which will be dwelling houses (comprising a mix of 2, 3 & 4 bed, detached, semi-detached & terraced houses) with 83 no. houses to include an option for constructing a ground floor annex to the rear; and 26no. apartments (comprising a mix of 1,2 & 3 bed apartments, arranged over 4 floors above a 256m2 creche facility and 4 commercial units, including 6 no 1 and 2-storey 2 bedroom duplex apartments.

As well as the residential element, the proposal will also include a community creche, recreational and amenity areas and the construction of a portion of a distributor road designated under policy LI-U-05 of the Cork County Development Plan (CCDP 2022)).

Further to the above, the proposed LRD application will also include the following elements:

- The provision of part section of a distributor road (LI-U-05) as outlined in the current CCDP 2022.
- The provision of a planted boulevard with suitable street trees and grass verge to both sides of the proposed distributor road section, with integrated public access, to include public footpaths and cycle lanes serving the proposed and wider community.
- The eastern boundary of the application site with the existing commercial development will consist of a secure 2.4m high fence with a landscape buffer of mixed native hedge planting.
- The provision of parking to service the proposed community, recreational and amenity area.
- The introduction of a road junction on the Ballytrasna Park Road serving the LI-U-05 distributor which will include pedestrian and cyclist crossing points that can be integrated into the future infrastructural upgrades outlined in the wider Cork Metropolitan Area Transport Strategy.
- All associated ancillary site development works including, lighting, drainage, boundary treatments and refuse areas.



4 Bed Houses	40 (23.25%)	(5 Detached, 17 Semi-Detached, 18 End of Terrace)
3 Bed Houses	65 (37.79%)	(33 Semi-Detached, 7 Mid-Terrace, 25 End of Terrace)
2 Bed Houses	41 (23.84%)	(8 Semi-Detached, 29 Mid-Terrace, 10 End of Terrace)
Apartments	26 (15.12%)	(3 3-bed, 11 2-bed, 12 1-bed)
<b>Total No of Units -</b>	<b>TOTAL 172 Units</b>	
Gross Site Area	= 6.545 Ha / 14.8 Acres Outlined in red	

PERCENTAGE HOUSING MIX		
No.	Type	Percentage
0	1 Bedroom Units	0 %
41	2 Bedroom Units	28.09 %
65	3 Bedroom Units	44.52 %
40	4 Bedroom Units	27.4 %
<b>146 House Units in Total</b>		<b>100.0 %</b>

**Notes:**  
 Refer to drawings and reports for the following:  
 Public Lighting Layout - Horizon Engineering Ltd  
 Works to Public Road - W&L Ltd  
 Information Services, apartment units -  
 Refer to Drawing No: 10277-PL-012  
 County Development Plan (CDP) 2022 - Housing Plan  
 10) Secure the development of a mix of house types and tenures throughout the site, in a way that meets the needs of today's diverse population in accordance with the guidance set out in the 2022 Housing Strategy and the guidance on Sustainable Residential Development in urban areas.  
 11) Require the submission of a statement of housing mix with an application for this and residential developments in order to facilitate the greater inclusion of the original relative to the distance from the Cork County Council Development Plan 2022.

**Reference Drawings:**  
 10277-PL-001 Site Layout Analysis Plan  
 10277-PL-002 Topographical Survey/Existing Site Features  
 10277-PL-003 Site Layout Plan  
 10277-PL-005 Site Layout Plan (with future ad. Residential)  
 10277-PL-006 Site Layout Plan - High Density Plot  
 10277-PL-007 Site Layout Plan - Medium Density Plot  
 10277-PL-008 Site Layout Plan - Single Plot  
 10277-PL-009 Site Layout Plan - Part 5 Allocation Plot  
 10277-PL-010 Site Layout Plan - Construction phasing plan  
 10277-PL-011 Site Layout Plan - Development Land  
 10277-PL-012 Site Separation Distances  
 10277-PL-013 Site Layout Plan - Water Over-Flow  
 10277-PL-014 Site Layout Plan - Taking in Charge  
 10277-PL-015 Site Layout Plan - Interface to Public Road  
 10277-PL-016 Site Layout Plan - Boundary Treatment Plan  
 10277-PL-017 Site Layout Plan - Boundary Detail (A)

**Engenuti**  
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 W: www.engenuti.com

REFER TO A0 DRAWINGS



## 1.2 Character Areas

The eastern side of the site will accommodate a distributor road (LI-U-05) as set out in the CCDP 2022 and we are proposing that this will have three access points to the housing areas. The proposed central east-west access route can be extended to lands beyond the application boundary and this would be capable of taking a larger portion of the traffic. It is our intention that the central access route will have a tighter grain than the site edges. This will help to absorb traffic flow and minimize traffic throughout the site by granting quick access to the distributor road.

This initial move allows us to generate 2 distinct character areas in the north and south portions of the site (Character Area #1 & #3) that allow for larger residences centered around open green areas and homezones. These will be actively inhabited areas with priority given to pedestrian usage and street activities.

The central east-west axis will contain the community creche and apartment blocks. It will also contain parking court style enclaves to the apartments and homezones to the west with no through traffic. The character along this central zone (Character Area #2) will be that of protected areas and community enclaves linked to the open spaces by way of designated pedestrian walkways and footpaths. As it also contains the community creche it will be an area that many families will be walking to during the course of the day. This Character area #2 visually and physically links character areas #1 & #3

For a more detailed description refer to the Architectural Design Statement and Quality Housing Assessment report accompanying this submittal.

**LEGEND: MATERIALS STRATEGY**



- Predominantly Buff Brick (Mosa) and White Pebbledash Render**
- Predominantly Dark Grey Brick (Staffordshire Blue, smooth / natural) and Sand & Cement Plaster Render**

**Selected Brick Finish Mosa illustrated \***  
\*Brick subject to availability

**Selected Brick Finish Staffordshire Blue illustrated \***  
\*Brick subject to availability

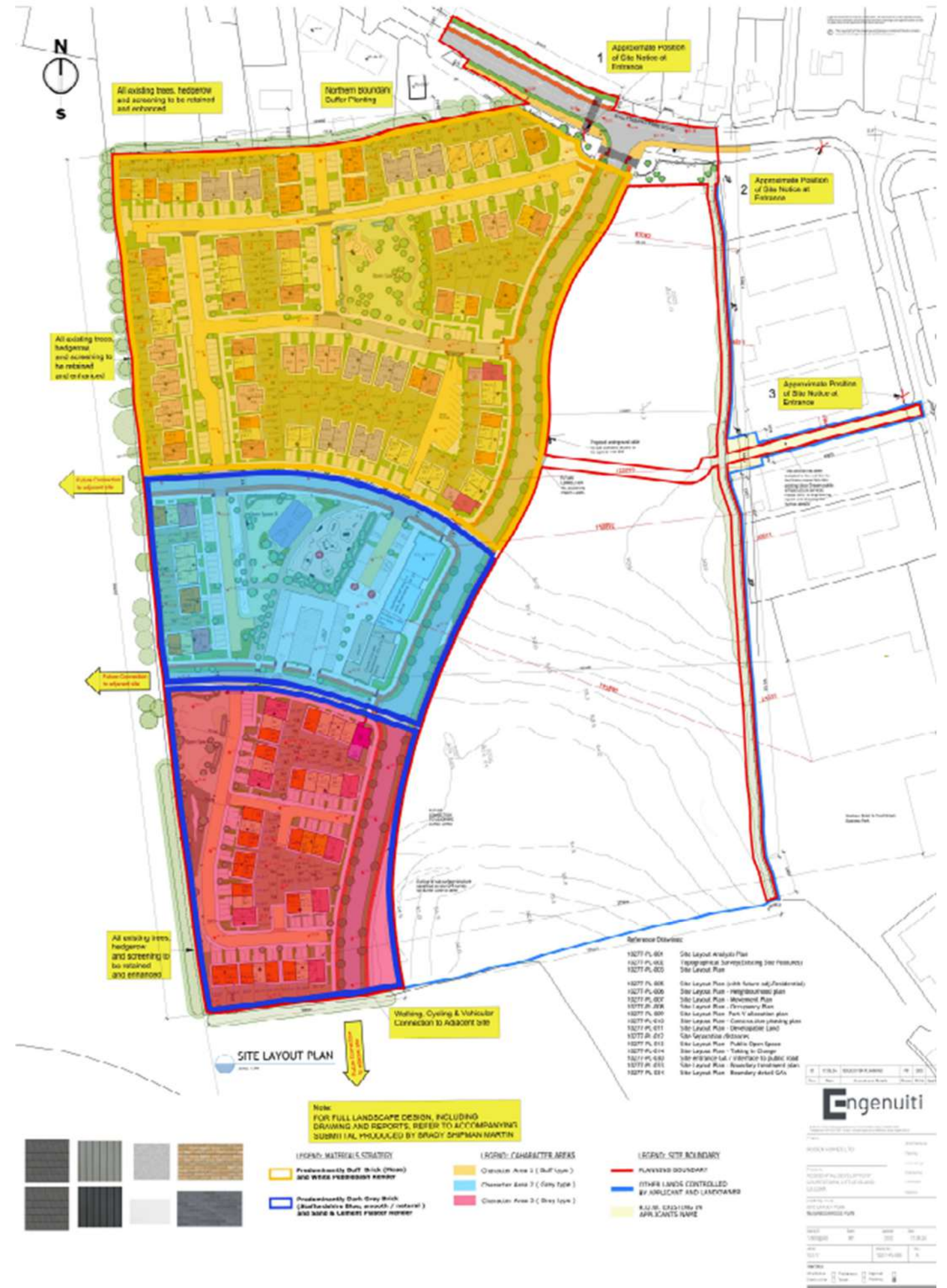
**LEGEND: CHARACTER AREAS**

- Character Area 1 ( Buff type )
- Character Area 2 ( Grey type )
- Character Area 3 ( Grey type )

**LEGEND: SITE BOUNDARY**

- PLANNING BOUNDARY
- OTHER LANDS CONTROLLED BY APPLICANT AND LANDOWNER
- R.O.W. EXISTING IN APPLICANTS NAME

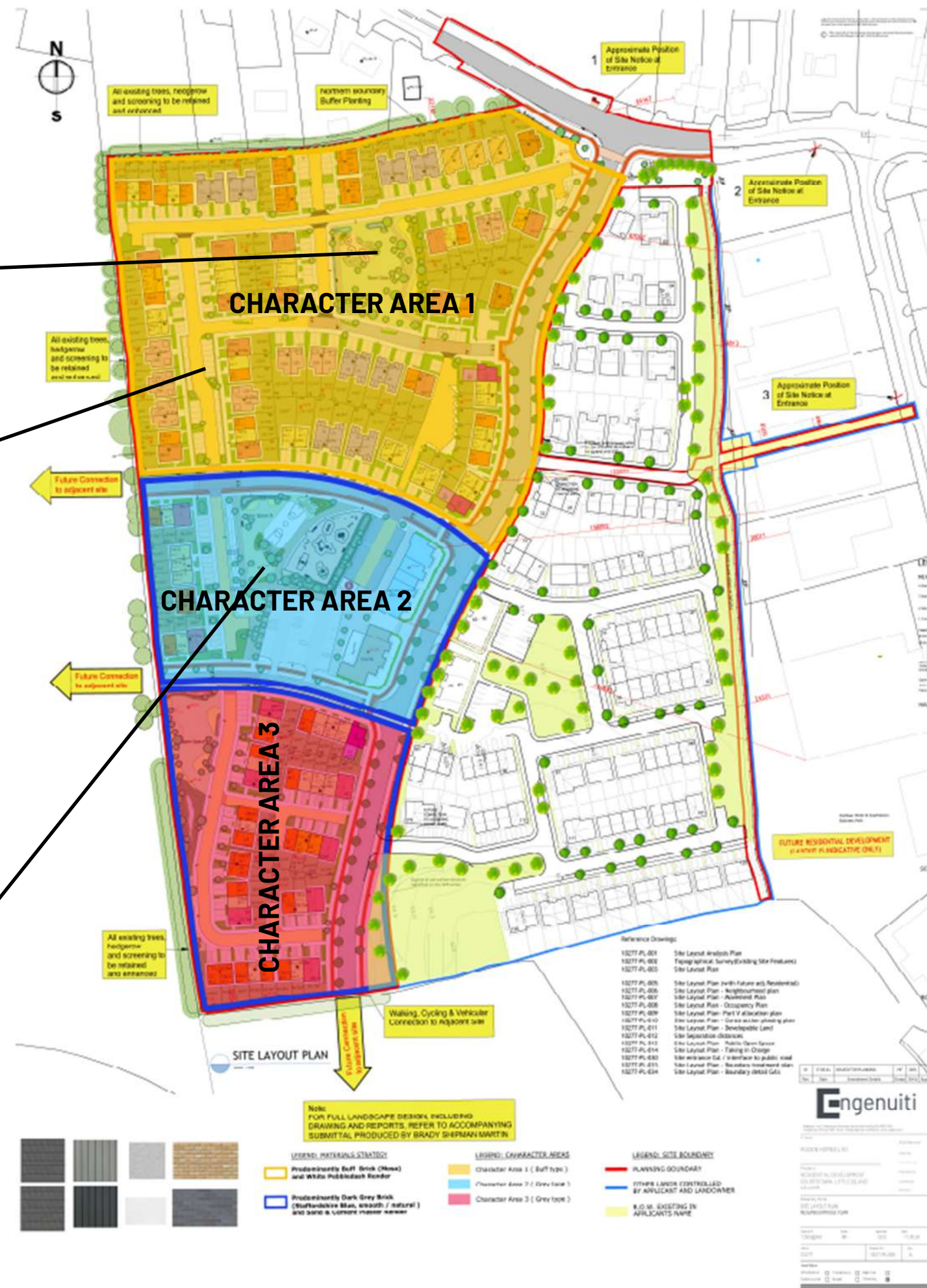
REFER TO A0 DRAWINGS



REFER TO A0 DRAWINGS



1.3 Character Area Visual



REFER TO A0 DRAWINGS



## 2.1 Materials Strategy

In tandem with typology and urban grain, we are proposing to introduce 2 distinct materials palettes. These will consist of differing plaster / dash finishes in combination with 2 types of brick. Character areas 1 is sited around open green parks which will contain active playgrounds. Here the buildings will be constructed in muted buff tones and lighter finishes. Distinctive home zones are planned for these outer areas providing for supervised and safe neighborhoods. The central Character area ( 2) has a slightly tight grain sited around an open green park which will contain active playgrounds and one MUGA (Multi Use Games Area). This area is linked to the open spaces via designated pedestrian walkways and footpaths. As the area is centered along the central spine and main access road it will contain the largest traffic volumes. For this reason, the grain was made deliberately tighter so as to absorb traffic before you come to the outer quieter homezone areas. Character area 2 will contain the community creche, commercial center and provides for apartment living. Each resident will be provided with adequate private amenity space and designated parking spaces. Character Area 3 provides continuity of finishes transitioning south from character area 2. Here the buildings will be constructed with a Grey brick and smooth render finish. Similar to character Area 1, we propose a number of homezone areas within character area 3. For a more detailed description refer to the Architectural Design Statement and Quality Housing Assessment report accompanying this submittal.



**LEGEND: MATERIALS STRATEGY**

- Predominantly Buff Brick (Mosa) and White Pebbledash Render**
- Predominantly Dark Grey Brick (Staffordshire Blue, smooth / natural) and Sand & Cement Plaster Render**



Selected Brick Finish  
Mosa illustrated\*  
\*Brick subject to availability



Selected Brick Finish  
Staffordshire Blue illustrated\*  
\*Brick subject to availability

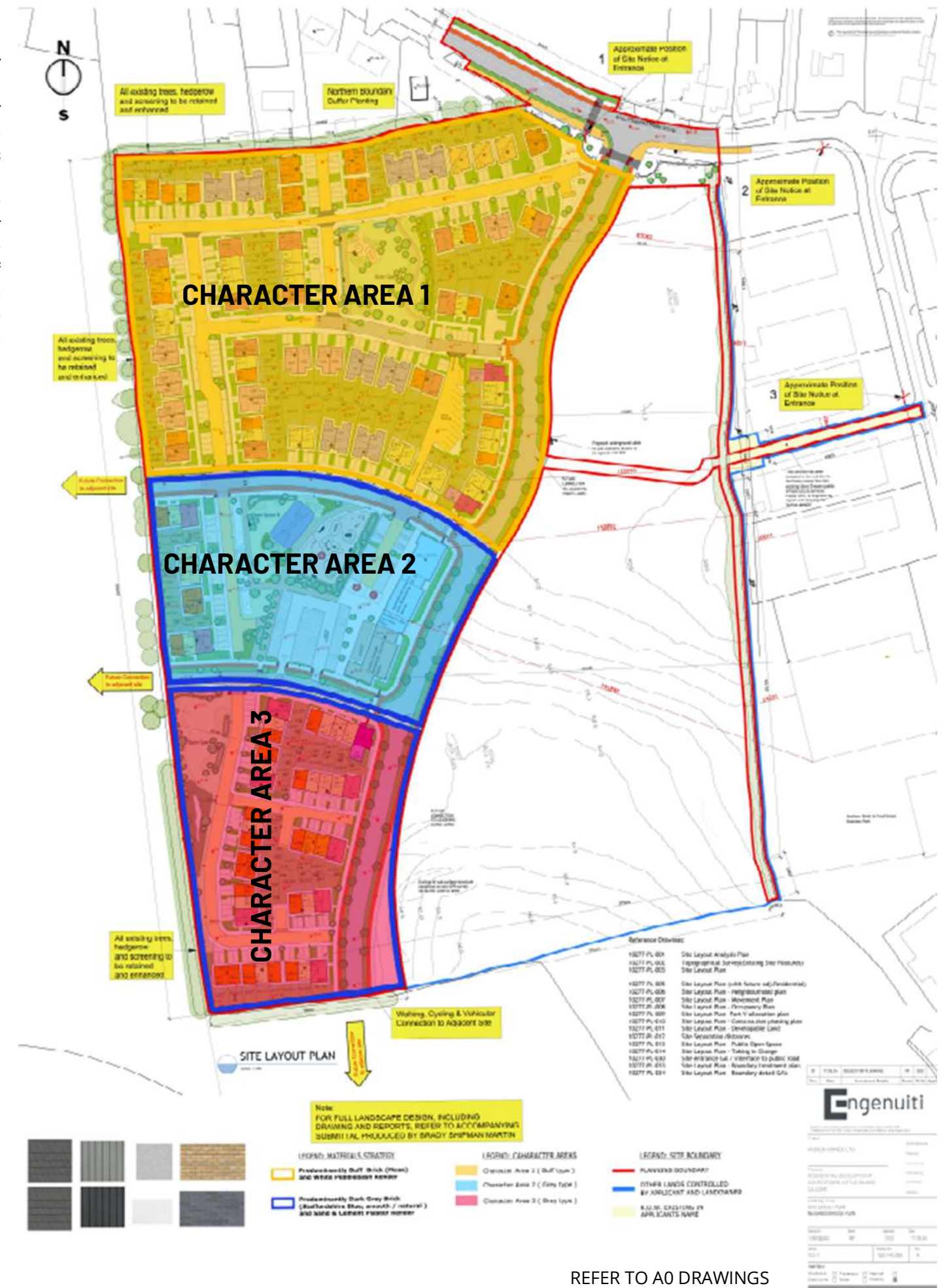
**LEGEND: CAHARACTER AREAS**

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- Character Area 2 ( Grey type )
- Character Area 3 ( Grey type )

**LEGEND: SITE BOUNDARY**

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REFER TO A0 DRAWINGS

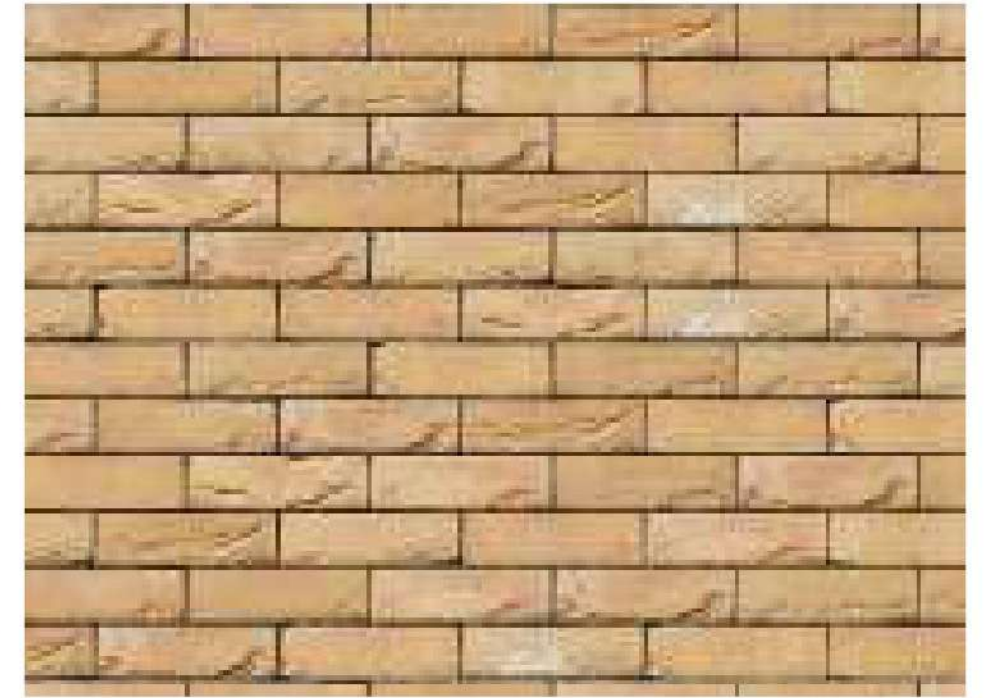
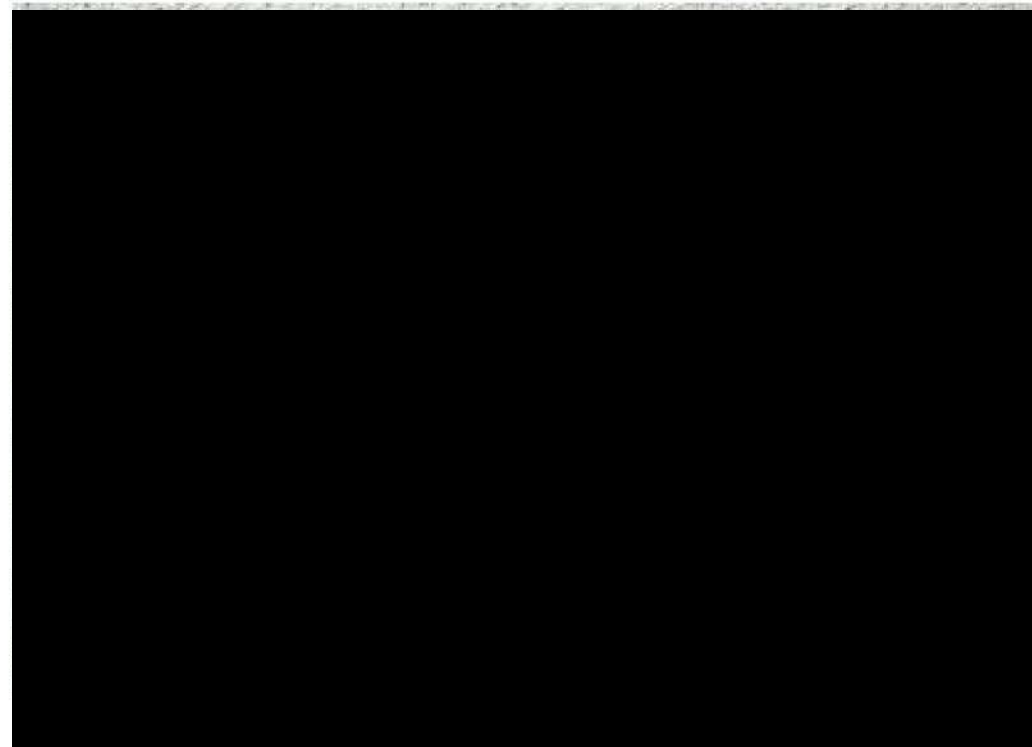


REFER TO A0 DRAWINGS





Selected Concrete Roof Tiles



Selected Brick Finish  
Mosa illustrated  
\*Brick subject to availability



Prefabricated Zinc Effect Dormer



Prefabricated Zinc effect Porch

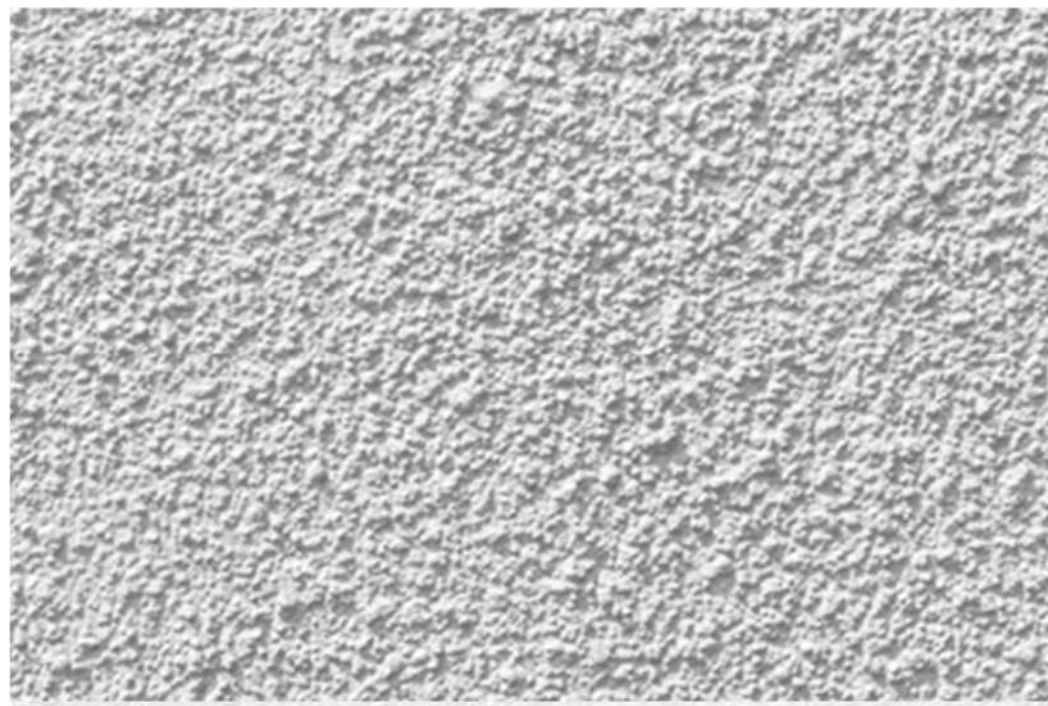


uPVC Windows & Doors (Camden)





Selected Concrete Roof Tiles



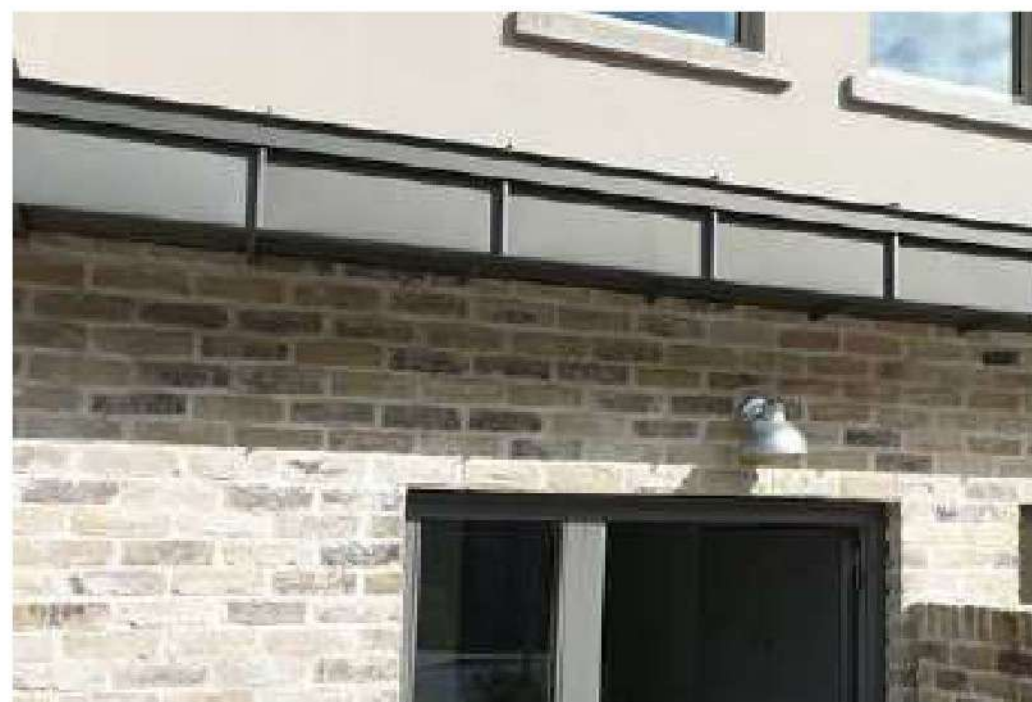
Selected White dashed Finish



Selected Brick Finish  
Staffordshire Blue illustrated \*  
\*Brick subject to availability



Prefabricated Zinc effect Dormer



Selected Zinc effect canopy



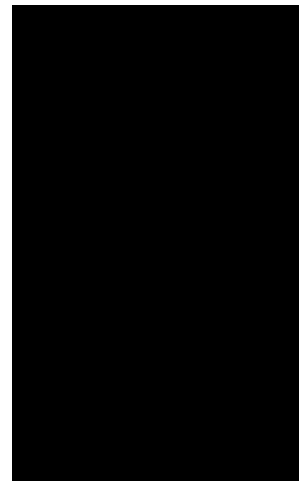
uPVC Windows & Doors (Camden)







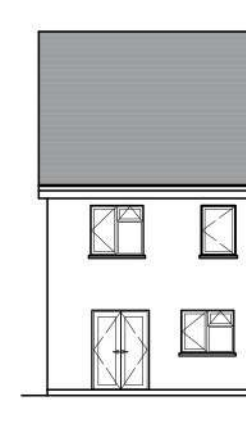
Alternative Extension to rear of C Type houses (C1, C2, C5)



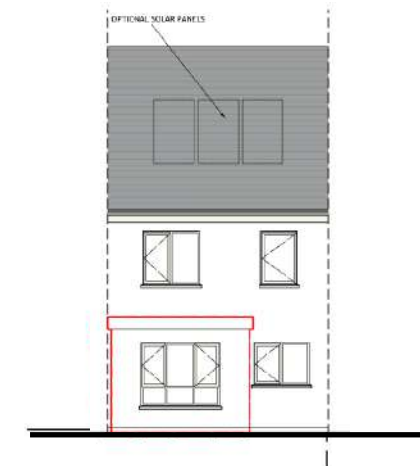
FIRST FLOOR PLAN



FIRST FLOOR EXTENDED



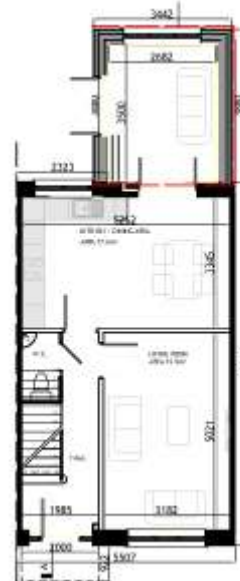
REAR ELEVATION



ELEVATION ALTERATIONS



GROUND FLOOR PLAN



GROUND FLOOR EXTENDED

HOUSETYPE C- BEFORE EXTENSION  
 3-BED  
 2 STOREY

APPROXIMATE AREAS-  
 Ground Floor - c.45 m<sup>2</sup>  
 First Floor - c.45 m<sup>2</sup>

Total Area circa 90 m<sup>2</sup>  
 (c.969 sq.ft)

- NOTES:  
 1. PLANNING DRAWING ONLY  
 2. ALL DIMENSIONS ARE IN mm

HOUSETYPE C- AFTER REAR EXTENSION  
 3-BED  
 3 STOREY

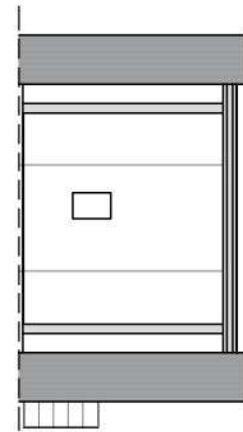
APPROXIMATE AREAS-  
 Ground Floor - c.55 m<sup>2</sup>  
 First Floor - c.45 m<sup>2</sup>

Total Area circa 100 m<sup>2</sup>  
 (c.1080 sq.ft)

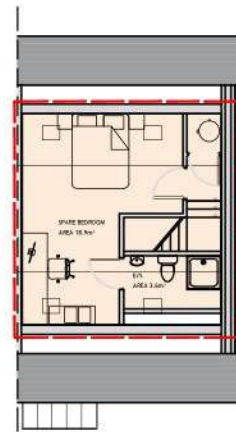
- NOTES:  
 1. PLANNING DRAWING ONLY  
 2. ALL DIMENSIONS ARE IN mm



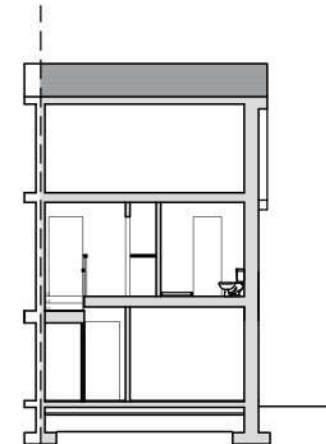
Potential Extension to into Attic of C-Type houses (C1, C2, C5)



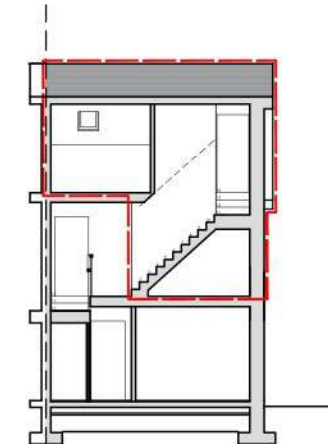
ATTIC PLAN



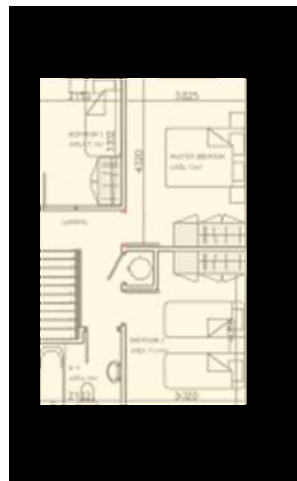
ATTIC CONVERSION



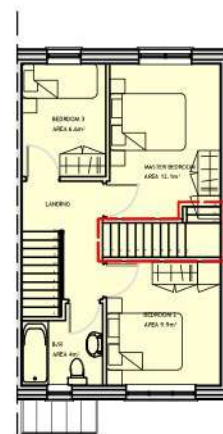
SECTION



SECTION WITH CONVERSION



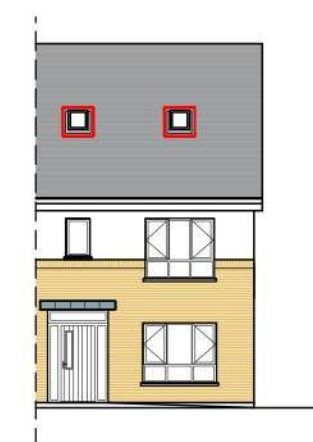
FIRST FLOOR PLAN



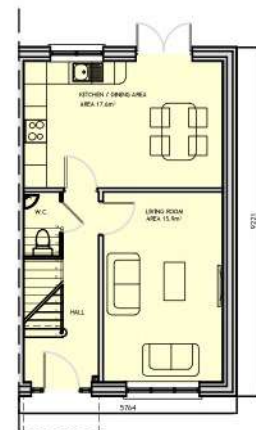
FIRST FLOOR PLAN ALTERATIONS



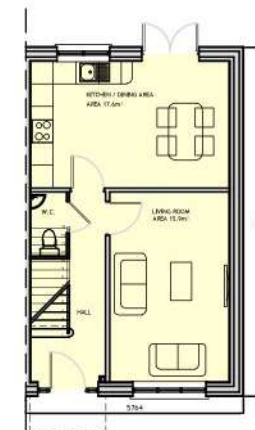
FRONT ELEVATION



ELEVATION ALTERATIONS



GROUND FLOOR PLAN



GROUND FLOOR UNCHANGED

HOUSETYPE C5- BEFORE CONVERSION  
3-BED  
2 STOREY

APPROXIMATE AREAS-  
Ground Floor - c.45 m<sup>2</sup>  
First Floor - c.45 m<sup>2</sup>

Total Area circa 90 m<sup>2</sup>  
(c.969 sq.ft)

NOTES:  
1. PLANNING DRAWING ONLY  
2. ALL DIMENSIONS ARE IN mm

HOUSETYPE C5- AFTER ATTIC CONVERSION  
3-BED  
3 STOREY

APPROXIMATE AREAS-  
Ground Floor - c.45 m<sup>2</sup>  
First Floor - c.45 m<sup>2</sup>  
Second Floor - c.29.6 m<sup>2</sup>

Total Area circa 119.6 m<sup>2</sup>  
(c.1287 sq.ft)

NOTES:  
1. PLANNING DRAWING ONLY  
2. ALL DIMENSIONS ARE IN mm



# APPENDIX A



**LEGEND: UNITS**

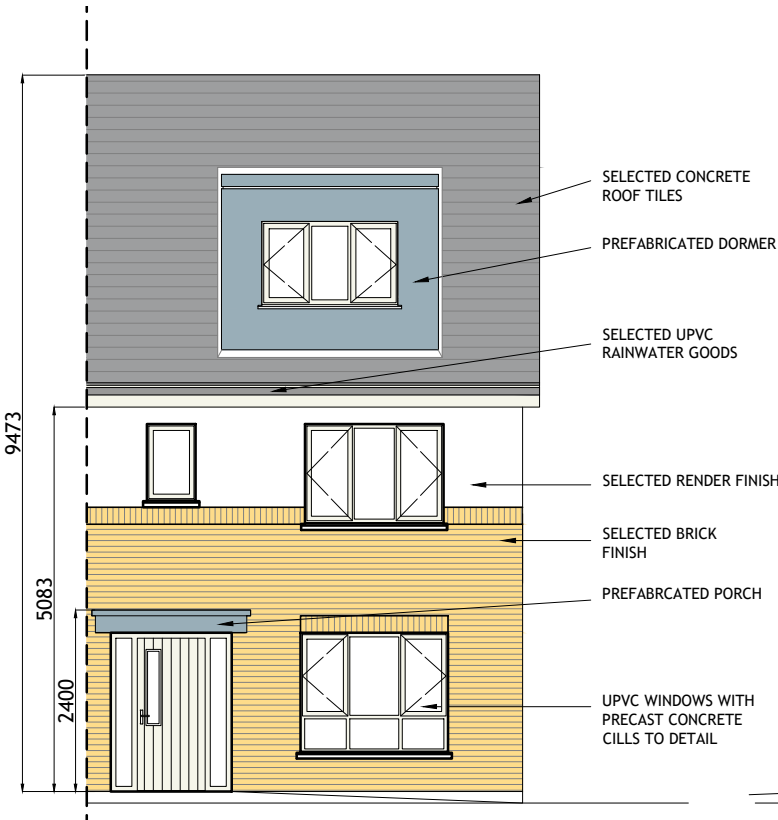
	House Type A1 x 03		House Type D1 x 16		Playground
	House Type B1 x 21		Duplex Type E1 x 03		Bin Store
	House Type B2 x 02		Duplex Type E2 x 03		Bicycle parking
	House Type C1 x 41		Commercial x 4 units / Overhead Apartments x 20		Optional rear extensions - Type 1 (10m <sup>2</sup> ) Total Number: 83 Optional Extensions
	House Type C2 x 07		Creche / Overhead Apartments x (See Above)		
	House Type C5 x 42				
	House Type C8a x 14				

**TOTAL RESIDENTIAL UNITS = 172**  
(4 Commercial Units & Creche Facility)

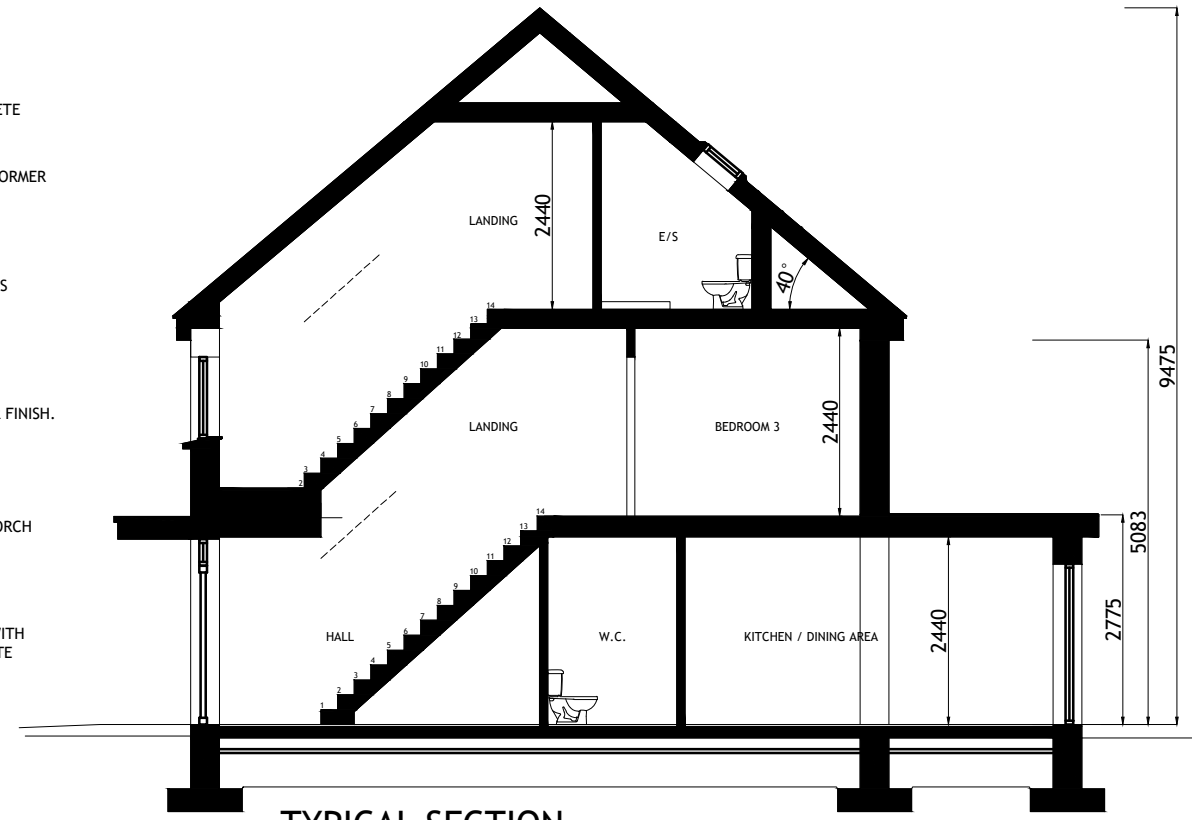


Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to Engenuiti Consulting Engineers

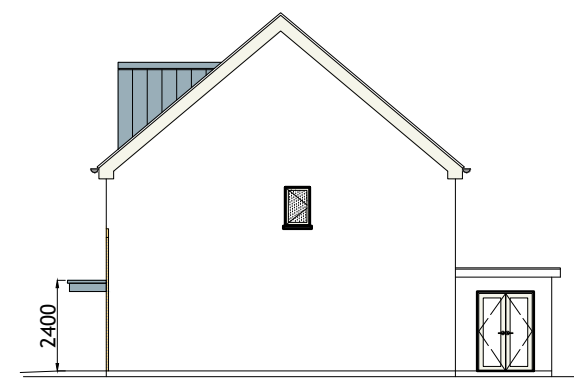
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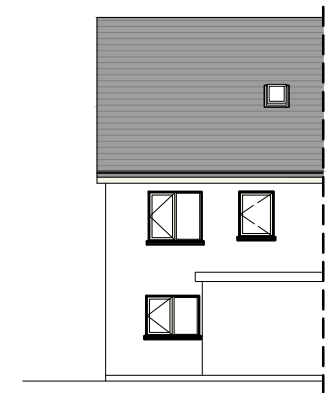
**FRONT (ROADSIDE) ELEVATION**  
SCALE 1:100



**TYPICAL SECTION**  
SCALE 1:100



**SIDE ( RIGHT ) ELEVATION**  
SCALE 1:200



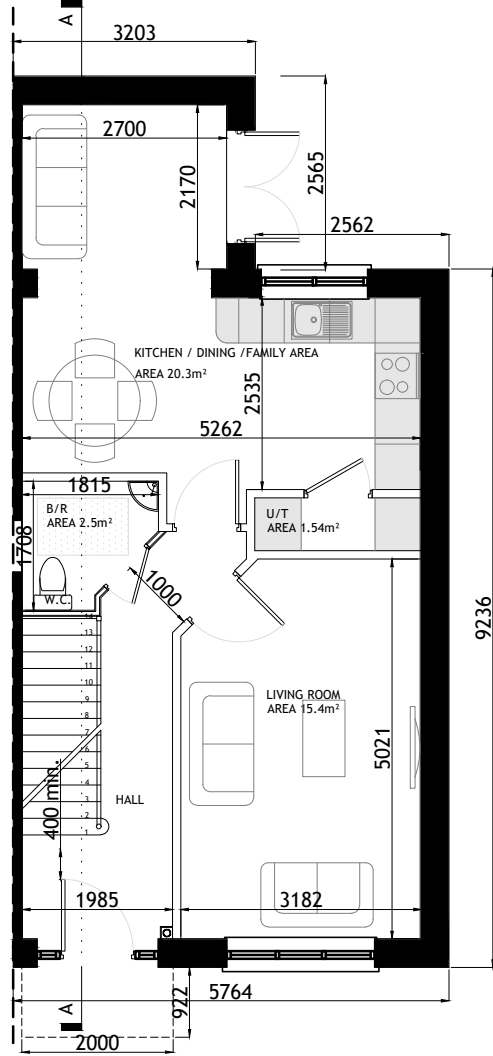
**REAR ELEVATION**  
SCALE 1:200

**HOUSETYPE C8A**  
4-BED  
3 STOREY

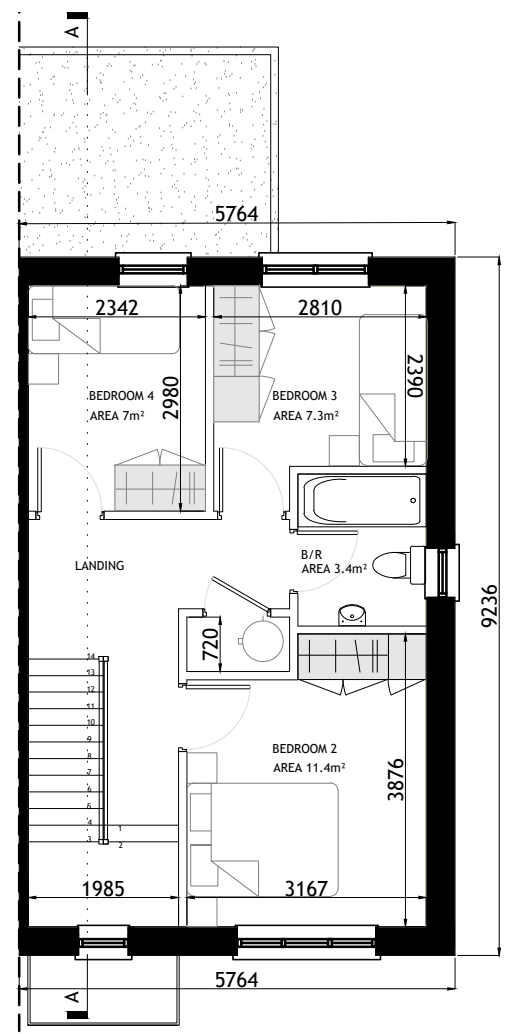
**APPROXIMATE AREAS-**  
GROUND FLOOR - C. 51.5 M<sup>2</sup>  
FIRST FLOOR - C. 44.5 M<sup>2</sup>  
SECOND FLOOR - C. 31.5 M<sup>2</sup>

**TOTAL AREA CIRCA** 127.5 M<sup>2</sup>  
(C. 1373 SQ.FT)

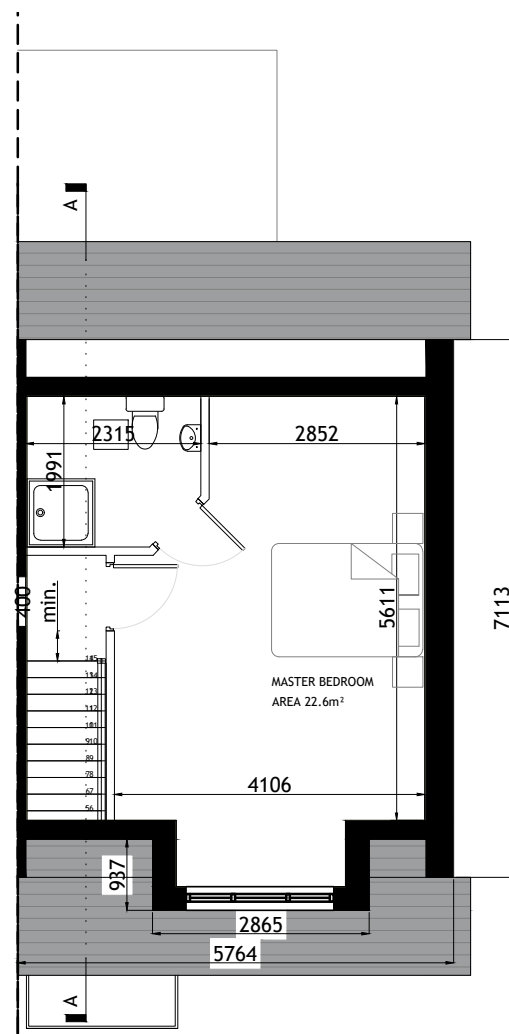
- NOTES:**
- FOR INDIVIDUAL UNIT FLOOR LEVELS PLEASE REFER TO SITE LAYOUT MAP
  - FOR INDIVIDUAL UNIT NORTH POINT ORIENTATION PLEASE REFER TO SITE LAYOUT MAP
  - APPLIED BRICK FINISH IS DEPENDENT ON AVAILABILITY AND SITE LOCATION
  - ALL DIMENSIONS ARE IN mm
  - PLANNING DRAWING ONLY
  - DO NOT SCALE FROM DRAWINGS



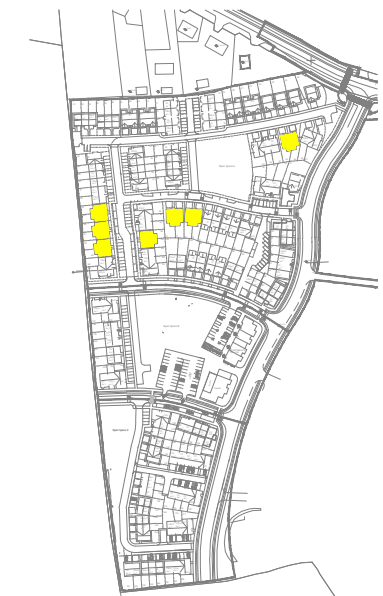
**GROUND FLOOR PLAN**  
SCALE 1:100



**FIRST FLOOR PLAN**  
SCALE 1:100



**SECOND FLOOR PLAN**  
SCALE 1:100



**KEY -PLAN**

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
B	31.03.23	ISSUED FOR PLANNING	EOS	DOS	DOS
A	04.04.22	ISSUED FOR PLANNING	EOS	DOS	DOS



Address: Unit 3, Westpoint Business Centre, Ballincollig, Cork P32 YK52  
Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

<b>Client:</b>	RUDEN HOMES LTD	<b>Architecture</b>
		Planning
		Urban Design
<b>Project:</b>	RESIDENTIAL DEVELOPMENT COURTSTOWN, LITTLE ISLAND Co.CORK	<b>Engineering</b>
		Landscape
		Interiors

**Drawing Title:**  
HOUSE TYPE "C8A"  
CHARACTER AREA 1  
PLANS | ELEVATIONS | SECTION

Scale @ A3:	Drawn:	Approved:	Date:
1:100/200	EOS	DOS	01.03.22

Job No:	Drawing No:	Rev:
10277	10277-PL-227	B

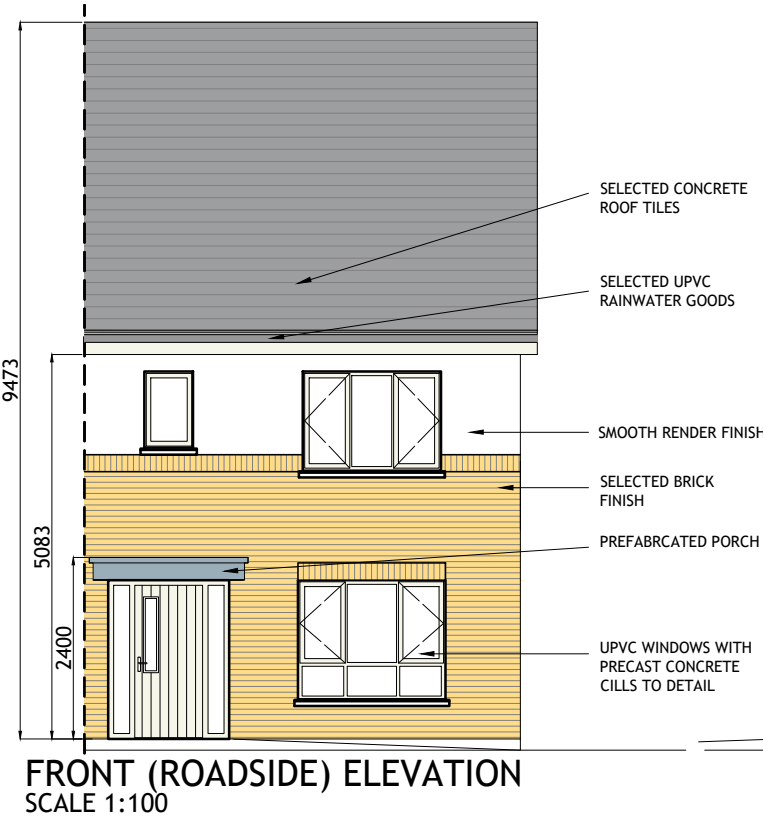
**Issue Status:**

Information	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Approval	<input type="checkbox"/>
Construction	<input type="checkbox"/> Tender	<input type="checkbox"/> Planning	<input checked="" type="checkbox"/>

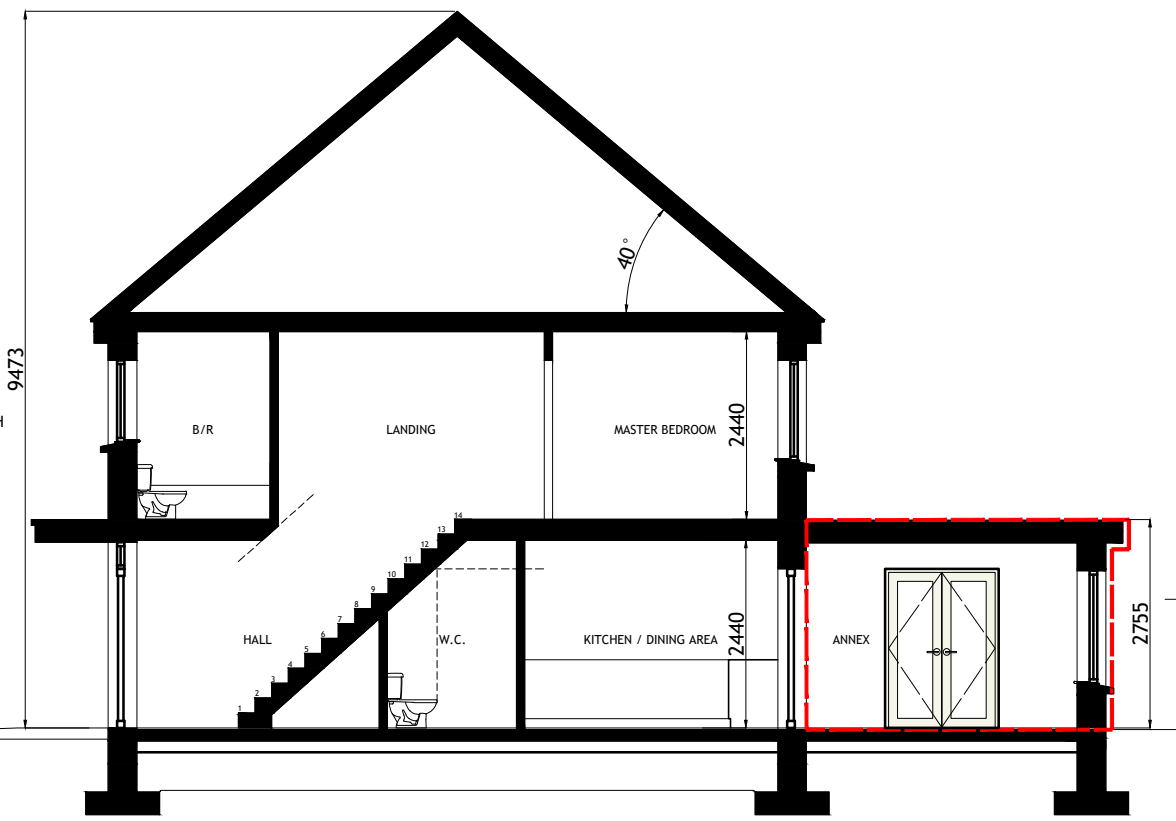


Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to Engenuiti Consulting Engineers

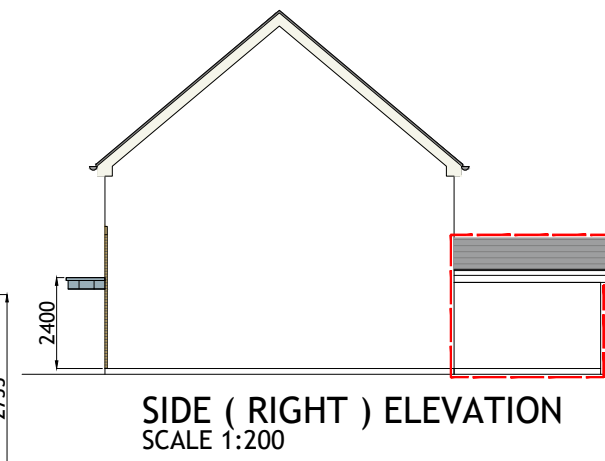
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**FRONT (ROADSIDE) ELEVATION**  
SCALE 1:100



**TYPICAL SECTION**  
SCALE 1:100



**SIDE ( RIGHT ) ELEVATION**  
SCALE 1:200

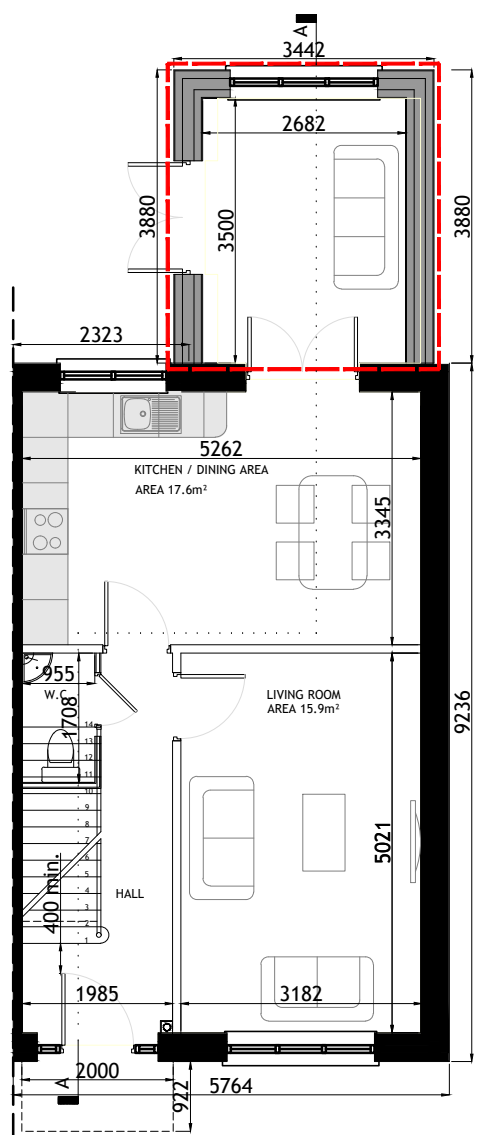
**HOUSETYPE C5 - EXTENSION 1**  
3-BED  
2 STOREY

APPROXIMATE AREAS-  
GROUND FLOOR - C.45 M<sup>2</sup>  
EXTENSION - C.10 M<sup>2</sup>  
FIRST FLOOR - C.45 M<sup>2</sup>

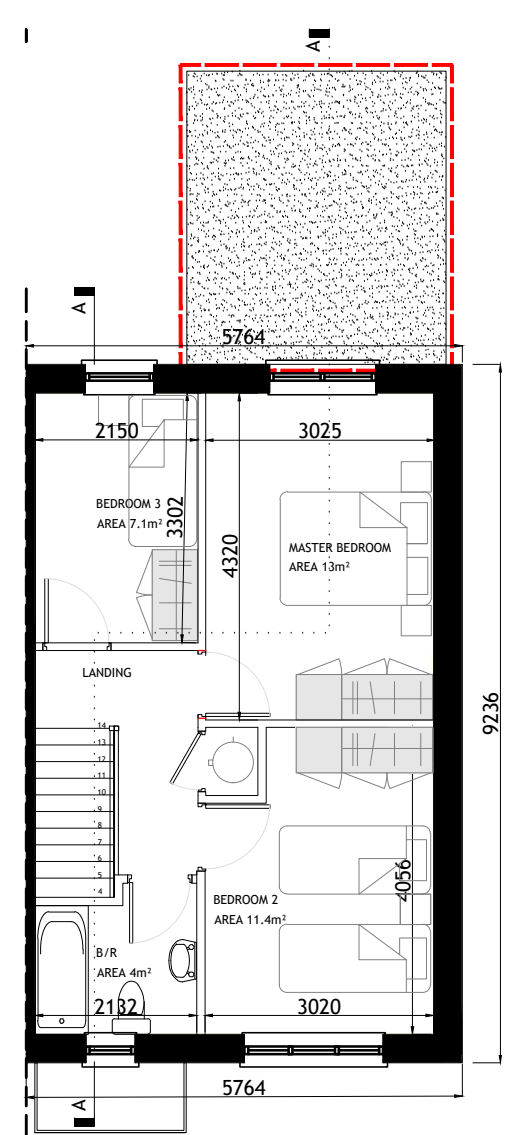
TOTAL AREA CIRCA 100 M<sup>2</sup>  
(C.1076 SQ.FT)

- NOTES:
- FOR INDIVIDUAL UNIT FLOOR LEVELS PLEASE REFER TO SITE LAYOUT MAP
  - FOR INDIVIDUAL UNIT NORTH POINT ORIENTATION PLEASE REFER TO SITE LAYOUT MAP
  - APPLIED BRICK FINISH IS DEPENDENT ON AVAILABILITY AND SITE LOCATION
  - ALL DIMENSIONS ARE IN mm
  - PLANNING DRAWING ONLY
  - DO NOT SCALE FROM DRAWINGS

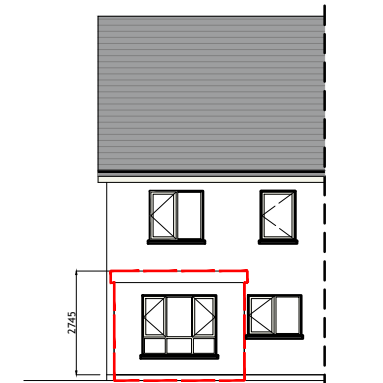
EXTENDED AREA OUTLINED IN RED



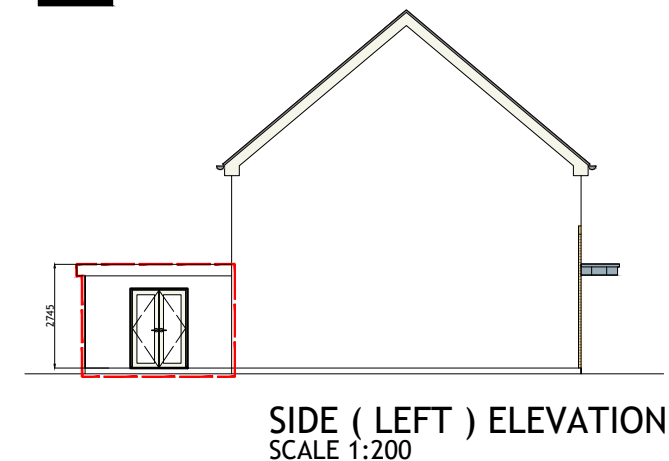
**GROUND FLOOR PLAN**  
SCALE 1:100



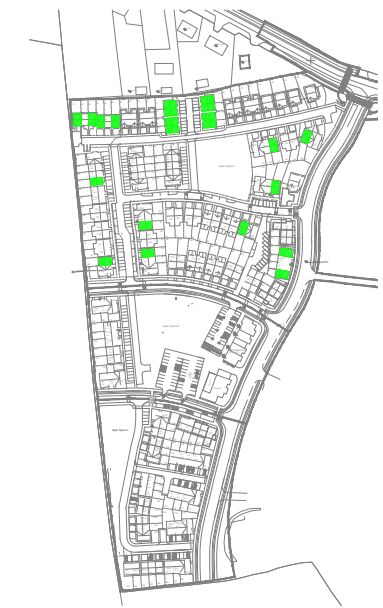
**FIRST FLOOR PLAN**  
SCALE 1:100



**REAR ELEVATION**  
SCALE 1:200



**SIDE ( LEFT ) ELEVATION**  
SCALE 1:200



**KEY -PLAN**

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
B	31.03.23	ISSUED FOR PLANNING	EOS	DOS	DOS
A	04.04.22	ISSUED FOR PLANNING	EOS	DOS	DOS



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Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

**Client:**  
RUDEN HOMES LTD  
Architecture  
Planning  
Urban Design  
Engineering  
Landscape  
Interiors

**Project:**  
RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK

**Drawing Title:**  
HOUSE TYPE "C5" EXTENSION 1  
CHARACTER AREA 1  
PLANS | ELEVATIONS | SECTION

Scale @ A3:	Drawn:	Approved:	Date:
1:100/200	EOS	DOS	01.03.22

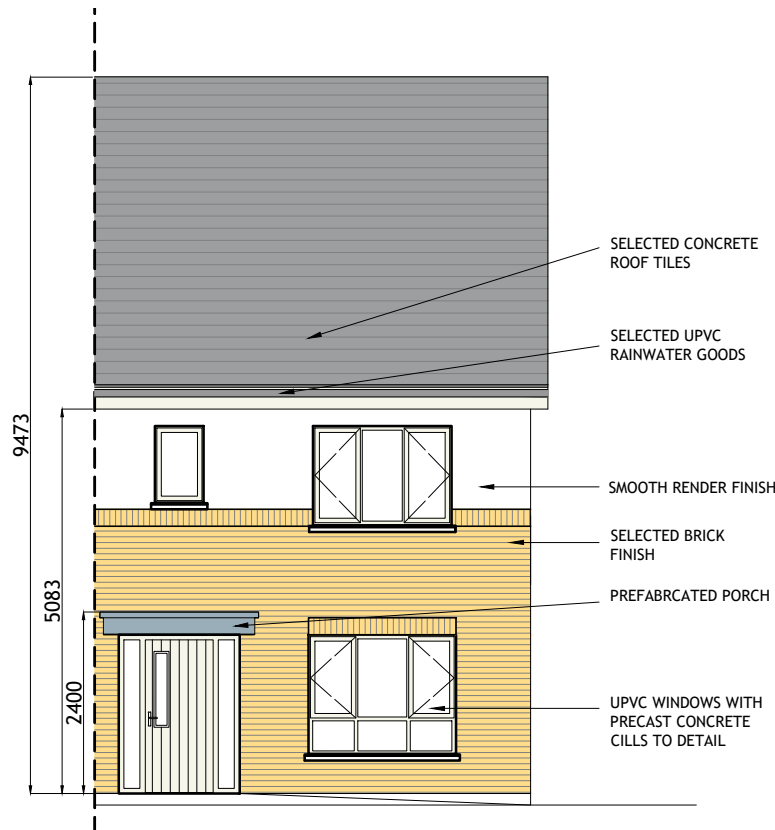
Job No:	Drawing No:	Rev:
10277	10277-PL-222	B

Issue Status:  
Information  Preliminary  Approval   
Construction  Tender  Planning

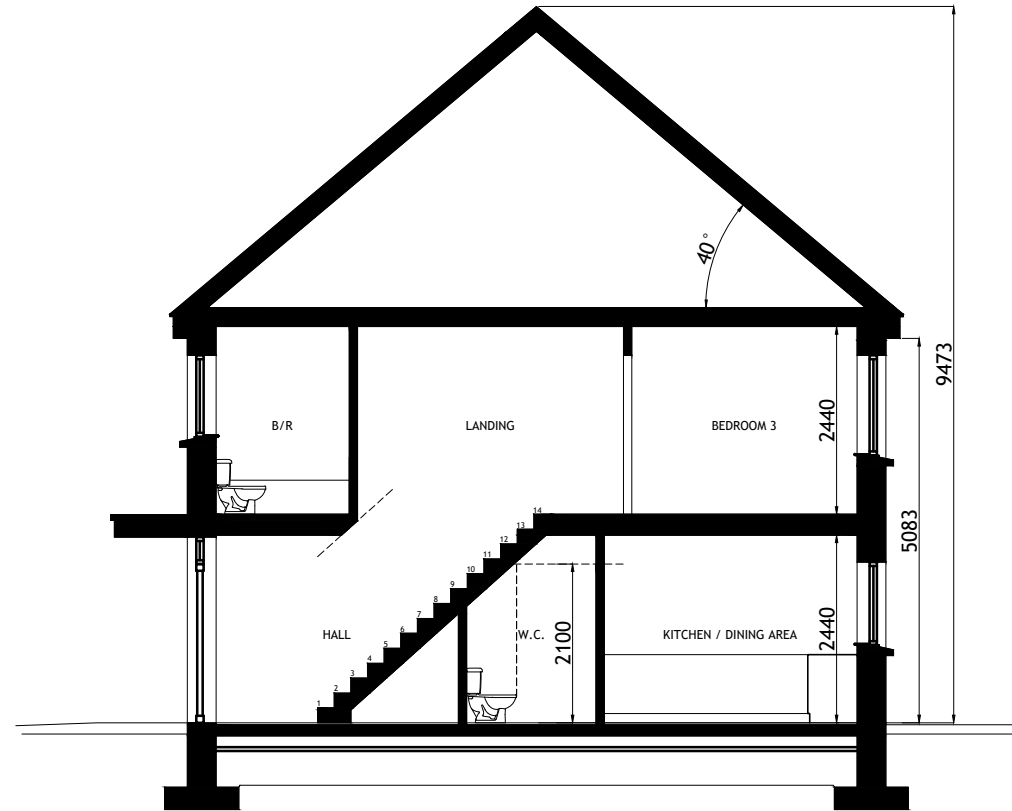


Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to Engenuiti Consulting Engineers

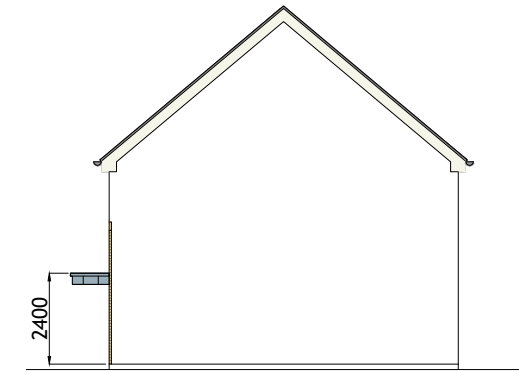
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FRONT (ROADSIDE) ELEVATION  
SCALE 1:100



TYPICAL SECTION  
SCALE 1:100



SIDE ( RIGHT ) ELEVATION  
SCALE 1:200

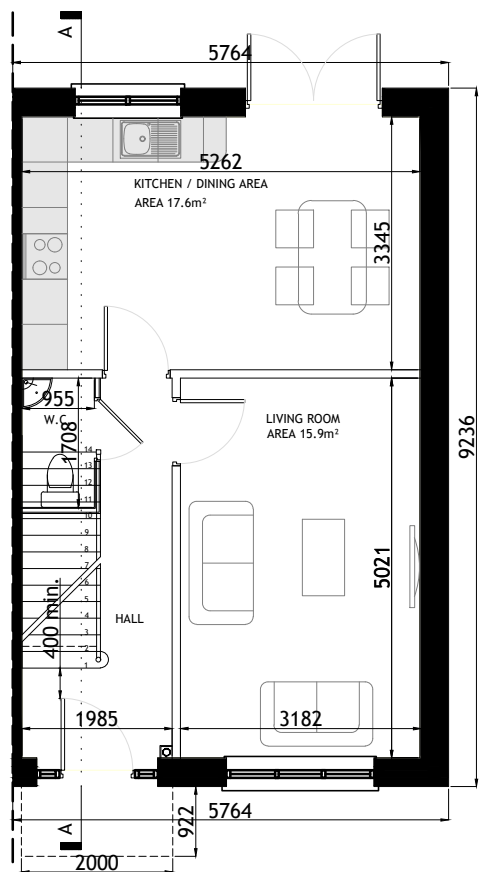
HOUSETYPE C5  
3-BED  
2 STOREY

APPROXIMATE AREAS-  
GROUND FLOOR - C.45 M<sup>2</sup>  
FIRST FLOOR - C.45 M<sup>2</sup>

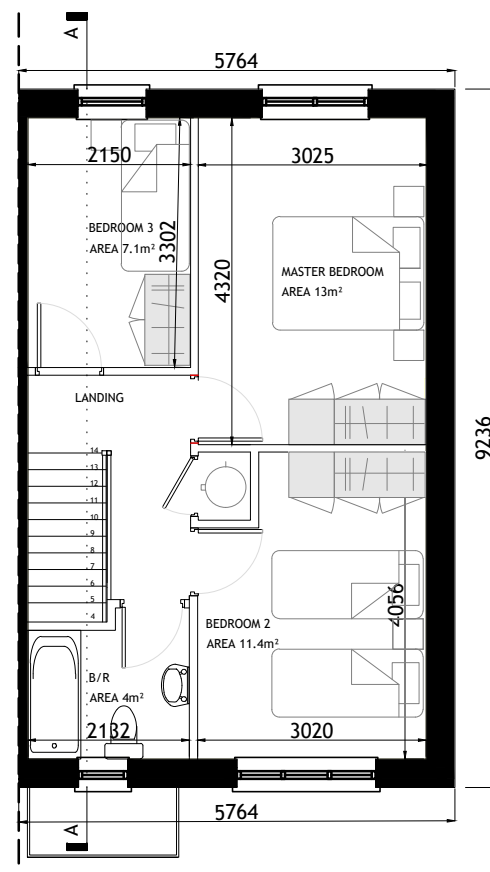
TOTAL AREA CIRCA 90 M<sup>2</sup>  
(C.969 SQ.FT)

NOTES:

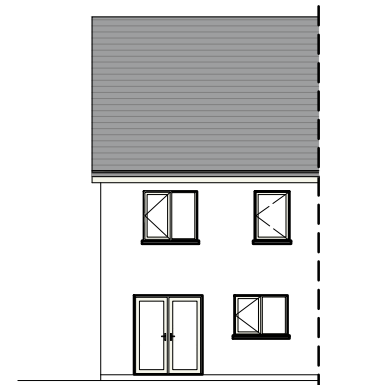
- FOR INDIVIDUAL UNIT FLOOR LEVELS PLEASE REFER TO SITE LAYOUT MAP
- FOR INDIVIDUAL UNIT NORTH POINT ORIENTATION PLEASE REFER TO SITE LAYOUT MAP
- APPLIED BRICK FINISH IS DEPENDENT ON AVAILABILITY AND SITE LOCATION
- ALL DIMENSIONS ARE IN mm
- PLANNING DRAWING ONLY
- DO NOT SCALE FROM DRAWINGS



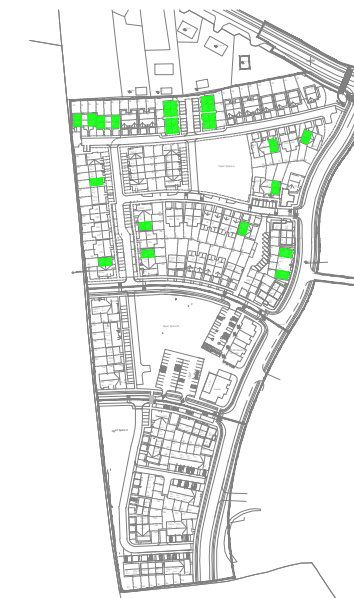
GROUND FLOOR PLAN  
SCALE 1:100



FIRST FLOOR PLAN  
SCALE 1:100



REAR ELEVATION  
SCALE 1:200



KEY -PLAN

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
B	31.03.23	ISSUED FOR PLANNING	EOS	DOS	DOS
A	04.04.22	ISSUED FOR PLANNING	EOS	DOS	DOS



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Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

Client:	Architecture
RUDEN HOMES LTD	Planning
	Urban Design
	Engineering
	Landscape
	Interiors

Project:  
RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK

Drawing Title:  
HOUSE TYPE "C5"  
CHARACTER AREA 1  
PLANS | ELEVATIONS | SECTION

Scale @ A3:	Drawn:	Approved:	Date:
1:100/200	EOS	DOS	01.03.22

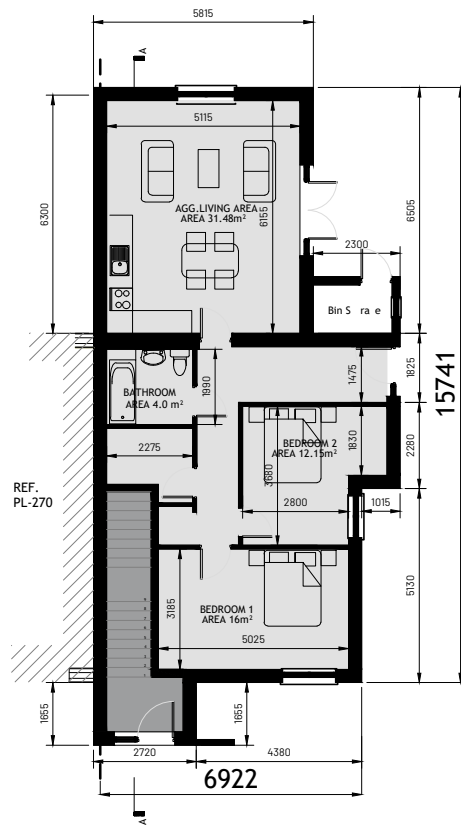
Job No:	Drawing No:	Rev:
10277	10277-PL-221	B

Issue Status:	Information	Preliminary	Approval	Construction	Tender	Planning	Final
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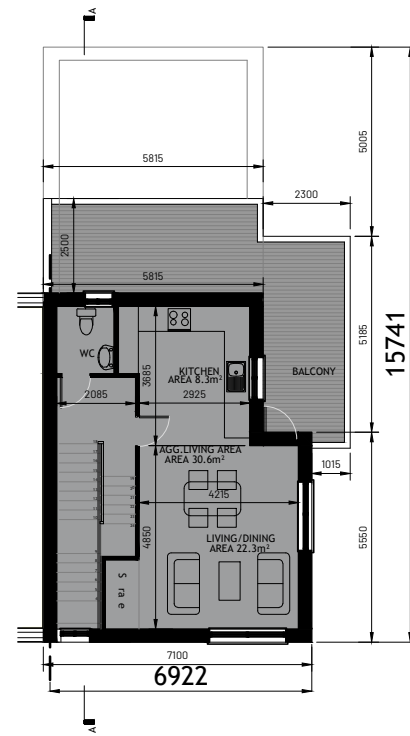


Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to Engenuiti Consulting Engineers

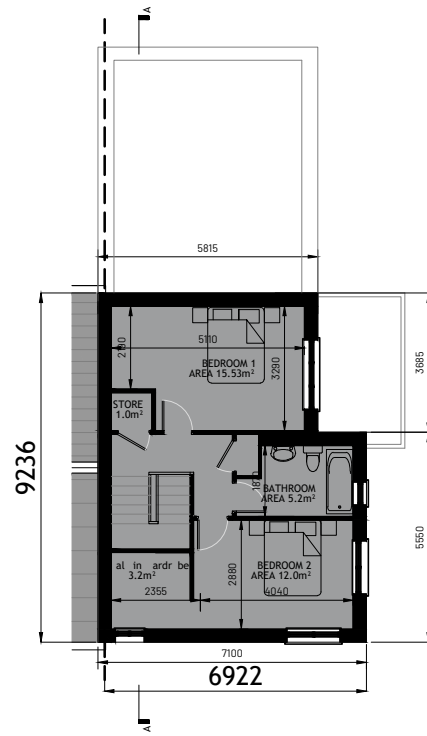
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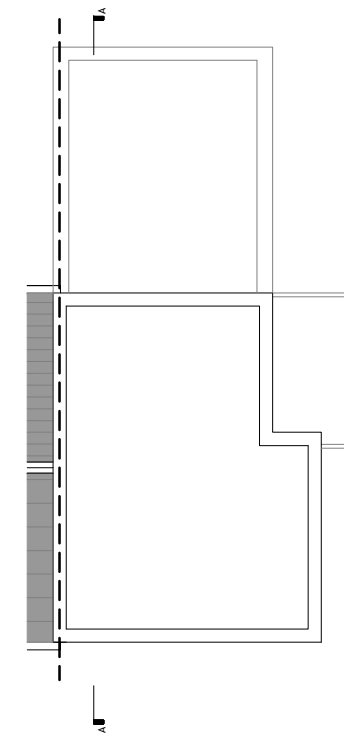
GROUND FLOOR PLAN  
SCALE 1:200



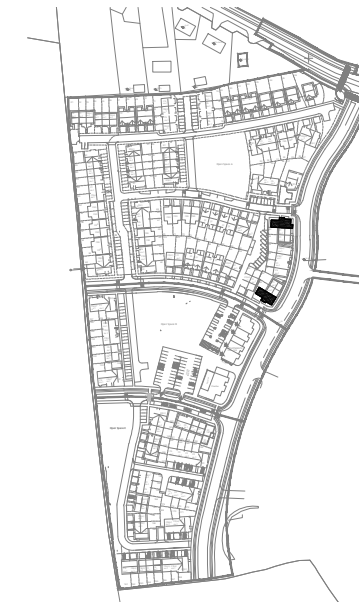
FIRST FLOOR PLAN  
SCALE 1:200



SECOND FLOOR PLAN  
SCALE 1:200



ROOF PLAN  
SCALE 1:200



KEY -PLAN

**DUPLEX TYPE E1**  
2-BED  
1 STOREY

APPROXIMATE AREAS-  
GROUND FLOOR - C.80.63M<sup>2</sup>

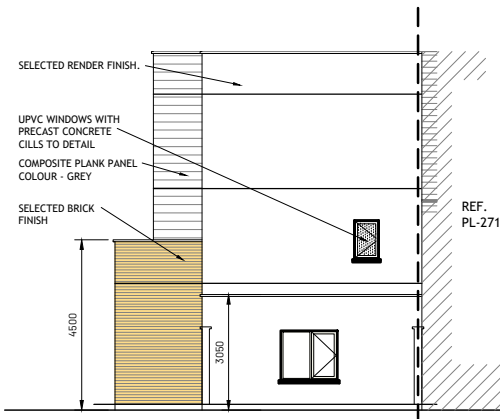
TOTAL AREA CIRCA 80.63M<sup>2</sup>  
(C.867.89 SQ. FT)

**DUPLEX TYPE E2**  
2-BED  
2 STOREY

APPROXIMATE AREAS-  
FIRST FLOOR - C.41.32M<sup>2</sup>  
SECOND FLOOR - 43.58 M<sup>2</sup>  
BALCONY - 24M<sup>2</sup>

TOTAL AREA CIRCA 108.90 M<sup>2</sup>  
(C.1172.19 SQ. FT)

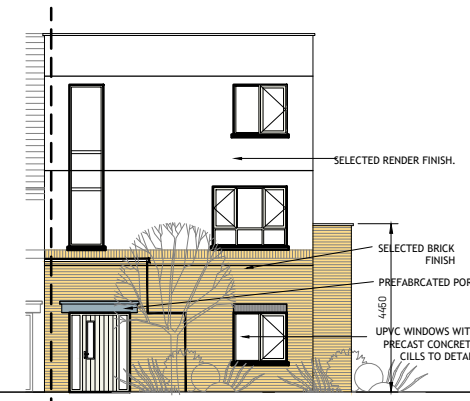
- NOTES:
- FOR INDIVIDUAL UNIT FLOOR LEVELS PLEASE REFER TO SITE LAYOUT MAP
  - FOR INDIVIDUAL UNIT NORTH POINT ORIENTATION PLEASE REFER TO SITE LAYOUT MAP
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  - ALL DIMENSIONS ARE IN mm
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  - DO NOT SCALE FROM DRAWINGS



REAR ELEVATION  
SCALE 1:200



SIDE (ROADSIDE) ELEVATION  
SCALE 1:200



FRONT (ROADSIDE) ELEVATION  
SCALE 1:200

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
A	16.05.24	ISSUED FOR PLANNING	EOS	DOS	DOS



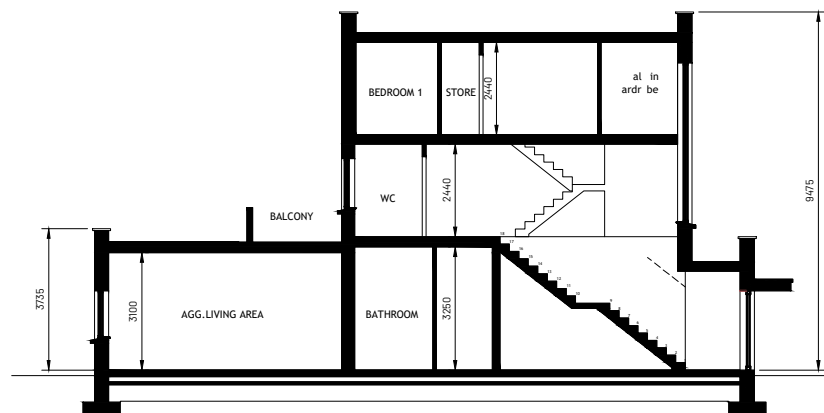
Address: Unit 3, Westpoint Business Centre, Ballincollig, Cork P32 YK52  
Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

Client:	Architecture
RUDEN HOMES LTD	Planning
	Urban Design
Project:	Engineering
RESIDENTIAL DEVELOPMENT	Landscape
COURTSTOWN, LITTLE ISLAND	Interiors
Co.CORK	

Drawing Title:  
HOUSE TYPE "E1|E2" MIRRORED  
CHARACTER AREA 1  
PLANS

Scale @ A3:	Drawn:	Approved:	Date:
1:200	EOS	DOS	16.05.24
Job No:	Drawing No:	Rev:	
10277	10277-PL-216	A	

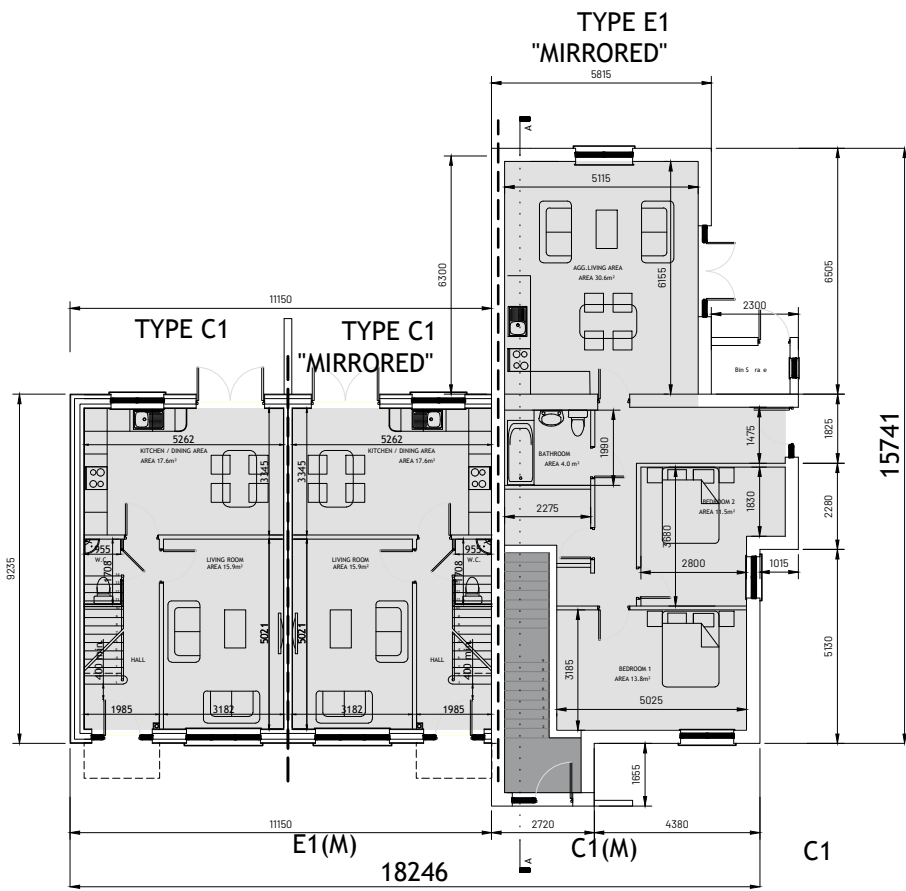
- Issue Status:
- Information  Preliminary  Approval
  - Construction  Tender  Planning



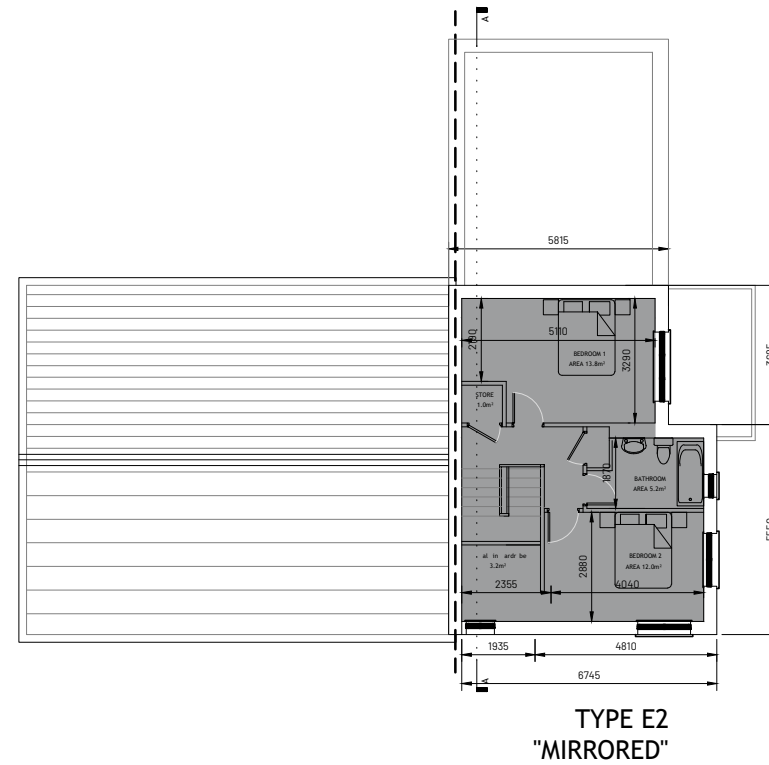
SECTION A-A  
SCALE 1:200



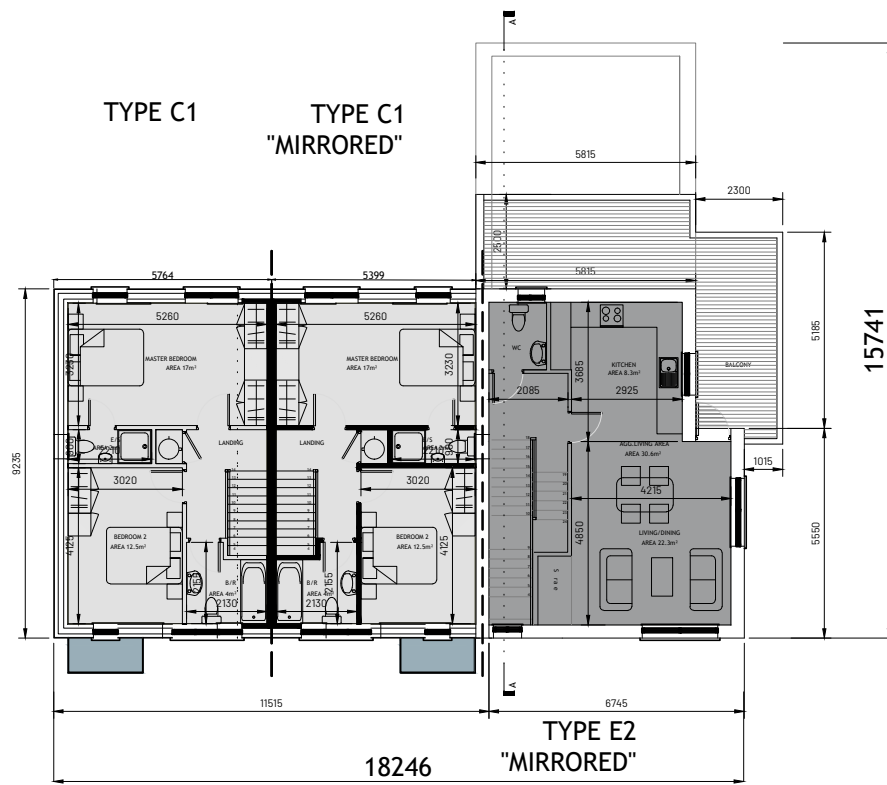
E1 E2 C1 C1 CHARACTER AREA 1



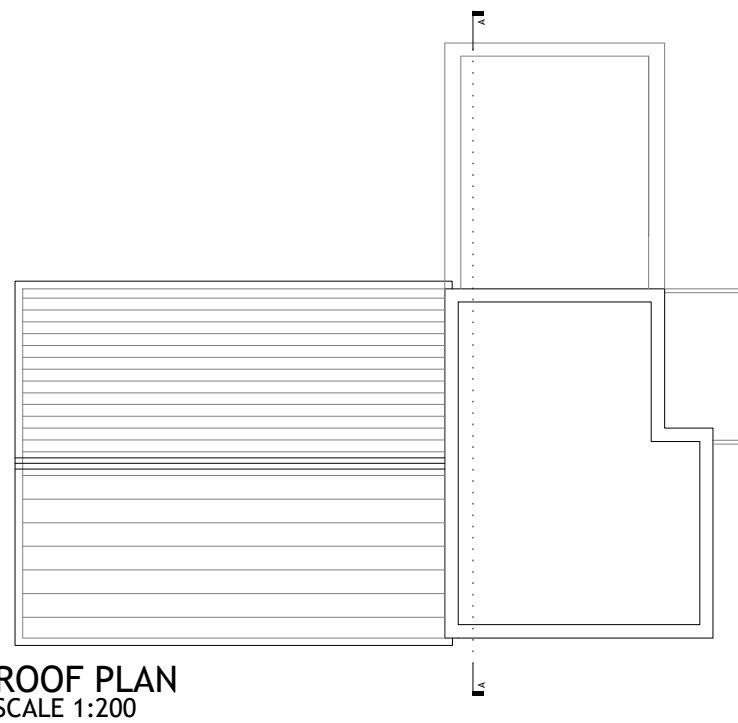
GROUND FLOOR PLAN  
SCALE 1:200



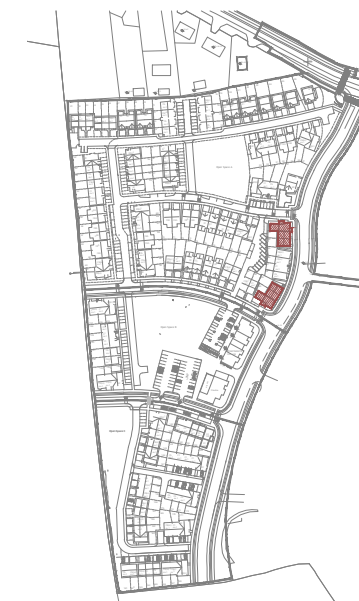
SECOND FLOOR PLAN  
SCALE 1:200



FIRST FLOOR PLAN  
SCALE 1:200



ROOF PLAN  
SCALE 1:200



KEY -PLAN

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**DUPLEX TYPE E1**  
2-BED  
1 STOREY

APPROXIMATE AREAS-  
GROUND FLOOR - C.80.63M<sup>2</sup>

TOTAL AREA CIRCA 80.63M<sup>2</sup>  
(C.867.89 SQ.FT)

**DUPLEX TYPE E2**  
2-BED  
2 STOREY

APPROXIMATE AREAS-  
FIRST FLOOR - C.41.32M<sup>2</sup>  
SECOND FLOOR - 43.58 M<sup>2</sup>  
BALCONY - 24M<sup>2</sup>

TOTAL AREA CIRCA 108.90 M<sup>2</sup>  
(C.1172.19 SQ.FT)

**HOUSETYPE C1**  
2-BED  
2 STOREY

APPROXIMATE AREAS-  
GROUND FLOOR - C.45 M<sup>2</sup>  
FIRST FLOOR - C.45 M<sup>2</sup>

TOTAL AREA CIRCA 90 M<sup>2</sup>  
(C.969 SQ.FT)

NOTES:

- FOR INDIVIDUAL UNIT FLOOR LEVELS PLEASE REFER TO SITE LAYOUT MAP
- FOR INDIVIDUAL UNIT NORTH POINT ORIENTATION PLEASE REFER TO SITE LAYOUT MAP
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- DO NOT SCALE FROM DRAWINGS

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
A	16.05.23	ISSUED FOR PLANNING	EOS	DOS	DOS



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Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

Client:	Architecture
RUDEN HOMES LTD	Planning
	Urban Design
Project:	Engineering
RESIDENTIAL DEVELOPMENT COURTSTOWN, LITTLE ISLAND Co.CORK	Landscaping
	Interiors

Drawing Title:  
HOUSE TYPE "E1|E2|C1|C1" MIRROERD  
CHARACTER AREA 1  
PLANS

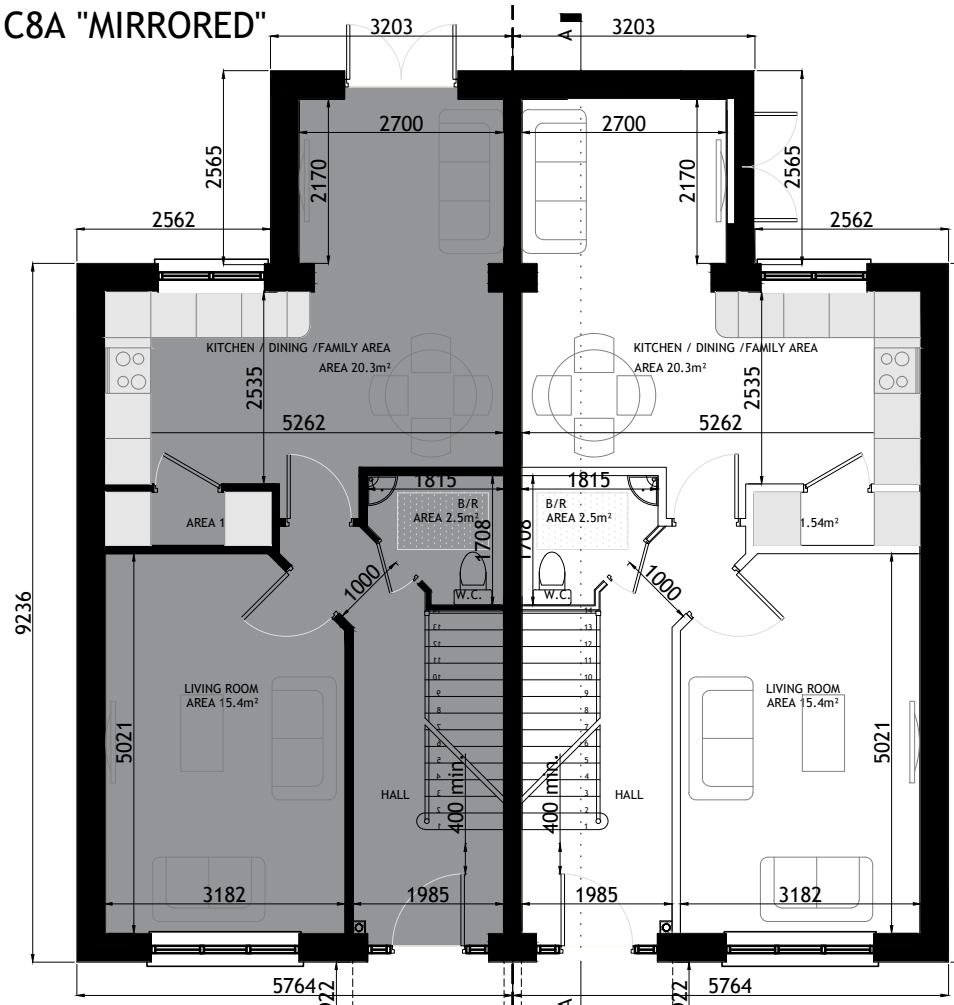
Scale @ A3:	Drawn:	Approved:	Date:
1:200	EOS	DOS	01.03.22
Job No:	Drawing No:	Rev:	
10277	10277-PL-270	A	

Issue Status:

Information	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Approval	<input type="checkbox"/>
Construction	<input type="checkbox"/> Tender	<input type="checkbox"/> Planning	<input checked="" type="checkbox"/>

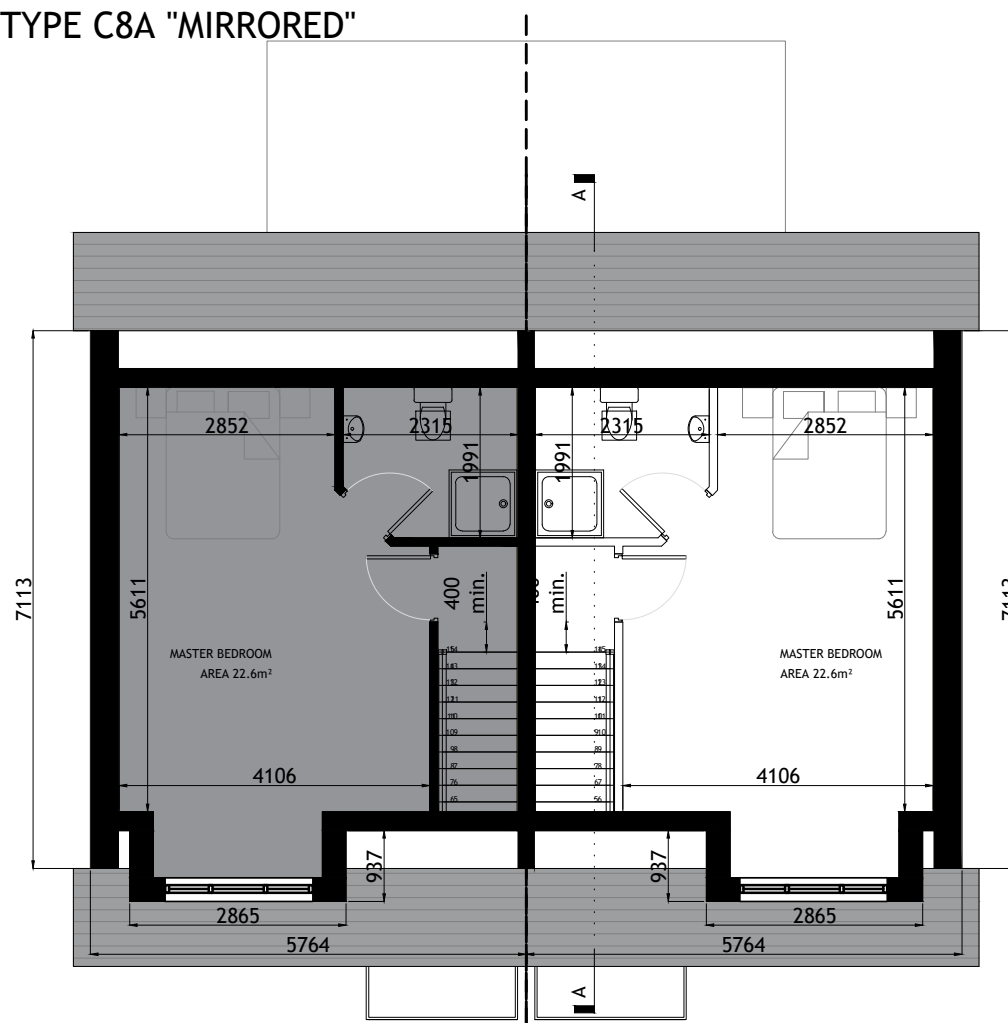


TYPE C8A "MIRRORED"



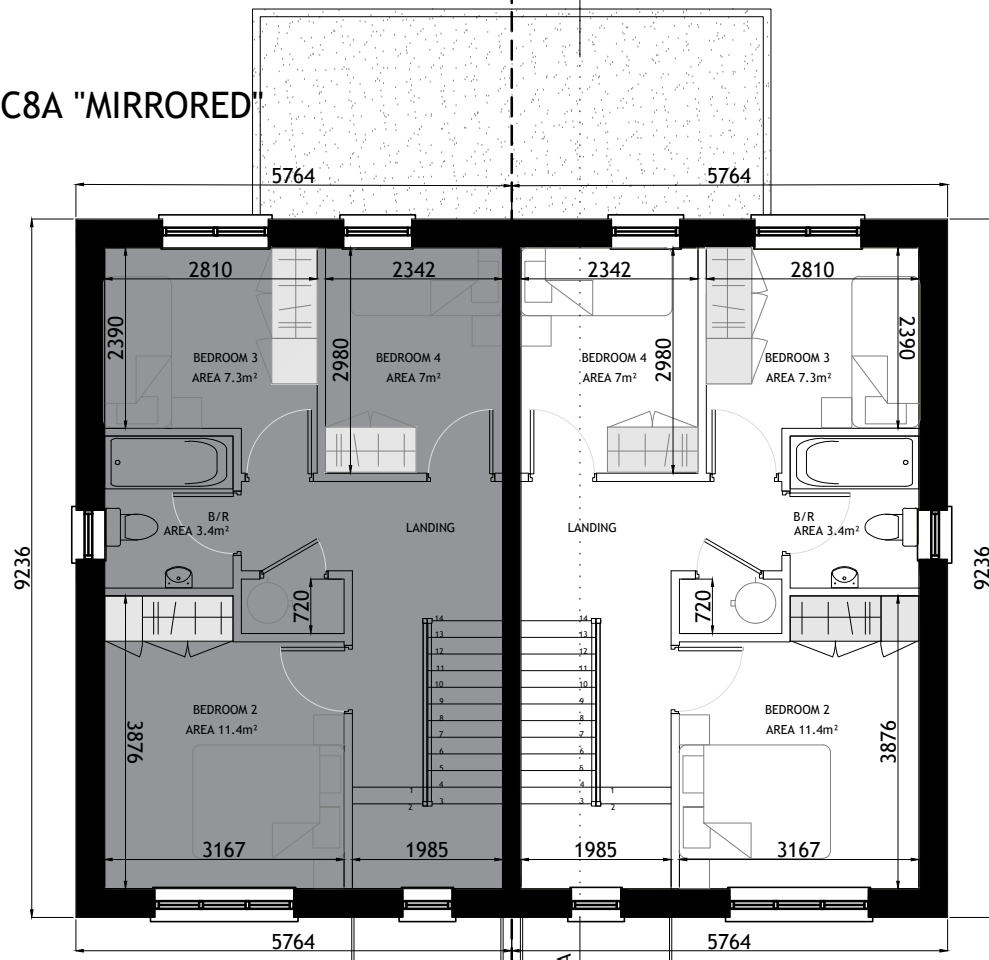
GROUND FLOOR PLAN  
SCALE 1:100

TYPE C8A "MIRRORED"

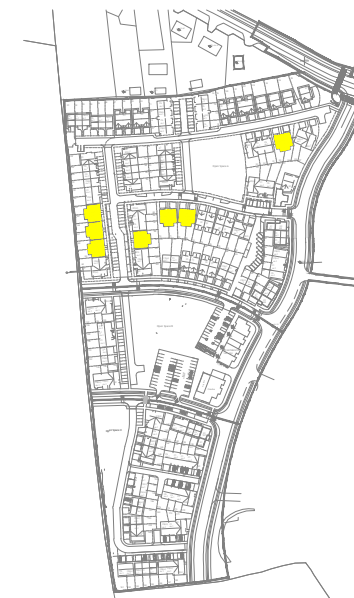


SECOND FLOOR PLAN  
SCALE 1:100

TYPE C8A "MIRRORED"



FIRST FLOOR PLAN  
SCALE 1:100



KEY -PLAN

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HOUSETYPE C8 - MIRRORED

4-BED  
3 STOREY

APPROXIMATE AREAS-

GROUND FLOOR - C. 51.5 M<sup>2</sup>  
FIRST FLOOR - C. 44.5 M<sup>2</sup>  
SECOND FLOOR - C. 31.5 M<sup>2</sup>

TOTAL AREA CIRCA 127.5 M<sup>2</sup>  
(C. 1373 SQ.FT)

NOTES:

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- PLANNING DRAWING ONLY
- DO NOT SCALE FROM DRAWINGS

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
B	31.03.23	ISSUED FOR PLANNING	EOS	DOS	DOS
A	04.04.22	ISSUED FOR PLANNING	EOS	DOS	DOS



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Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

Client:	RUDEN HOMES LTD	Architecture
		Planning
		Urban Design
Project:	RESIDENTIAL DEVELOPMENT COURTSTOWN, LITTLE ISLAND Co.CORK	Engineering
		Landscape
		Interiors

Drawing Title:  
HOUSE TYPE "C8A" MIRRORED  
CHARACTER AREA 1  
PLANS

Scale @ A3:	Drawn:	Approved:	Date:
1:100	EOS	DOS	01.03.22

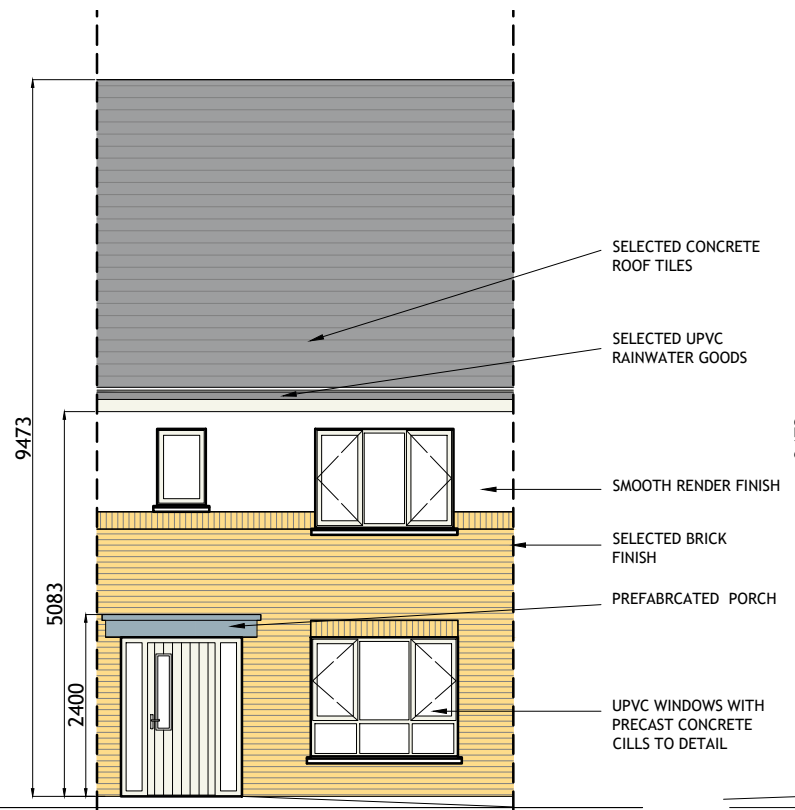
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10277	10277-PL-250	B

Issue Status:	Information	Preliminary	Approval	Construction	Tender	Planning	Final
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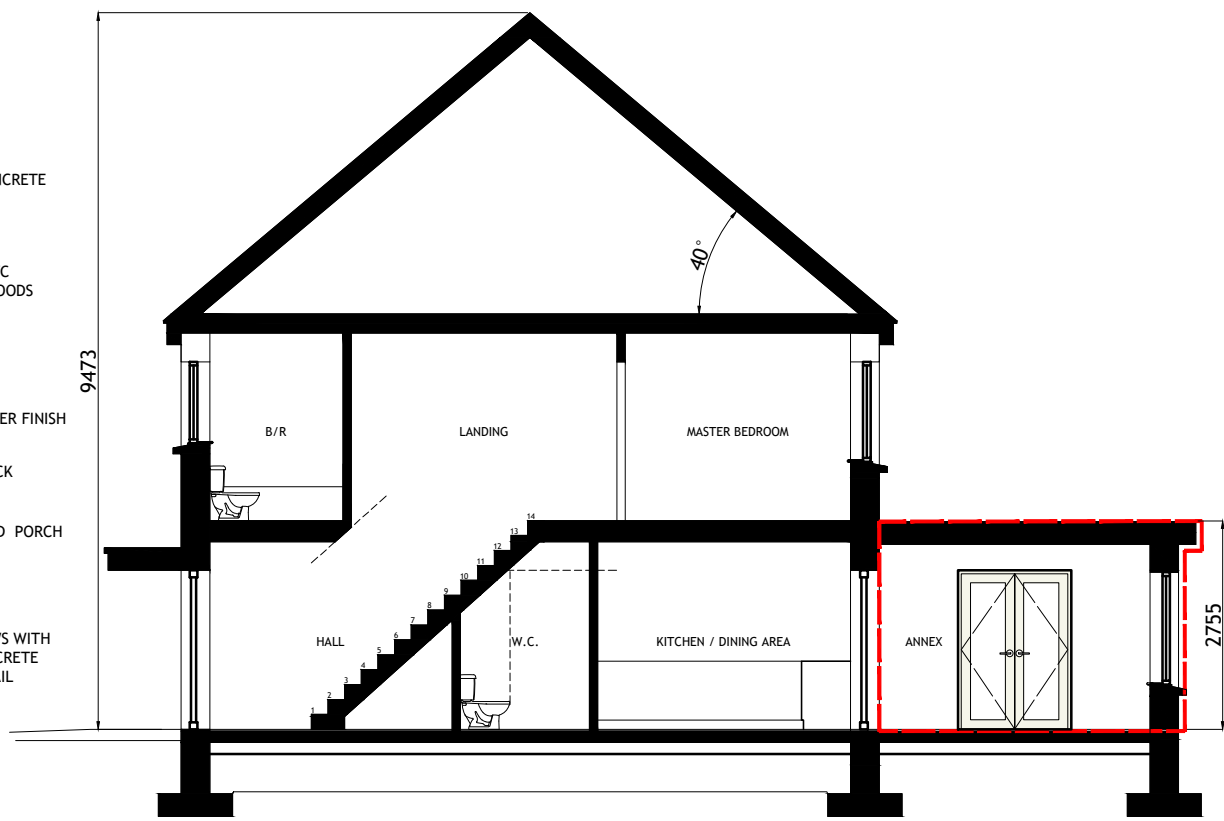


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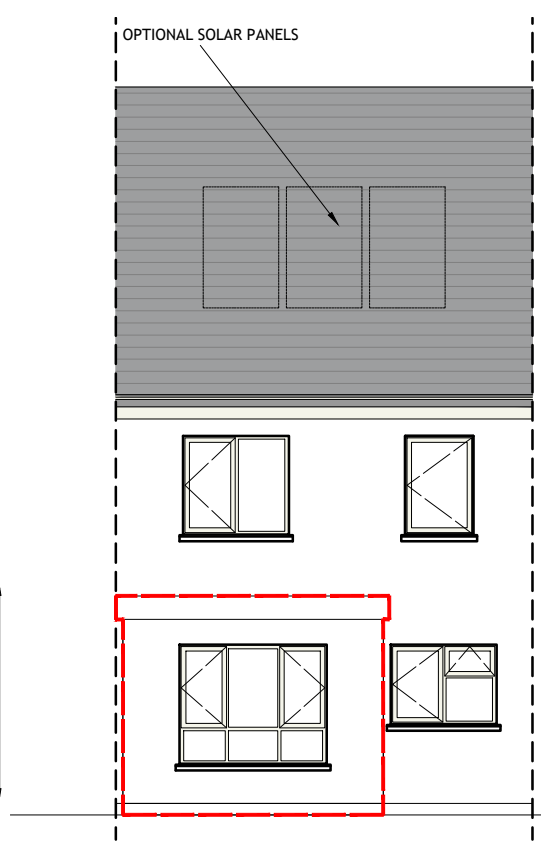
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**FRONT (ROADSIDE) ELEVATION**  
SCALE 1:100



**TYPICAL SECTION**  
SCALE 1:100



**REAR ELEVATION**  
SCALE 1:100

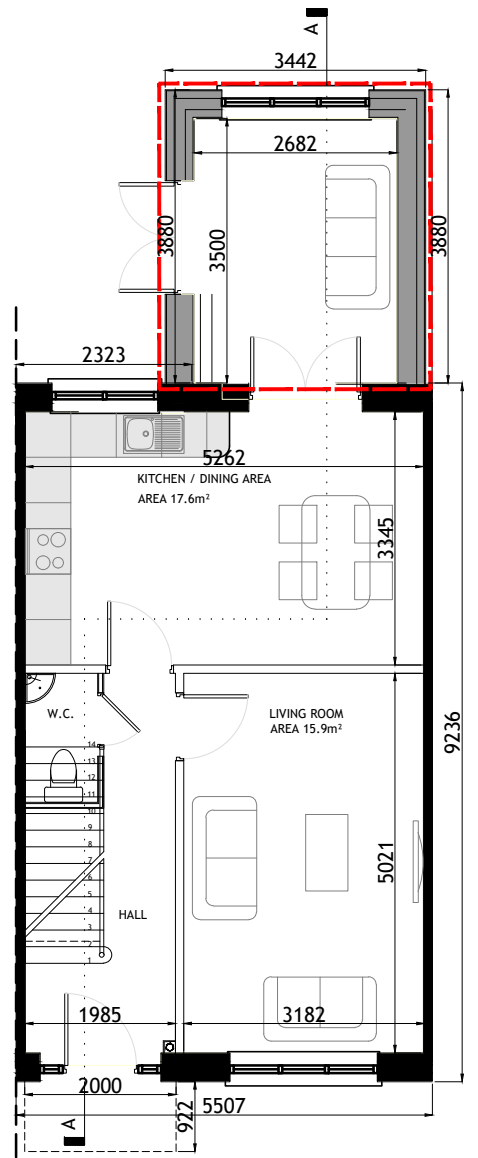
**HOUSETYPE C2 - EXTENSION 1**  
3-BED  
2 STOREY

APPROXIMATE AREAS-  
GROUND FLOOR - C.45 M<sup>2</sup>  
EXTENSION - C.10 M<sup>2</sup>  
FIRST FLOOR - C.45 M<sup>2</sup>

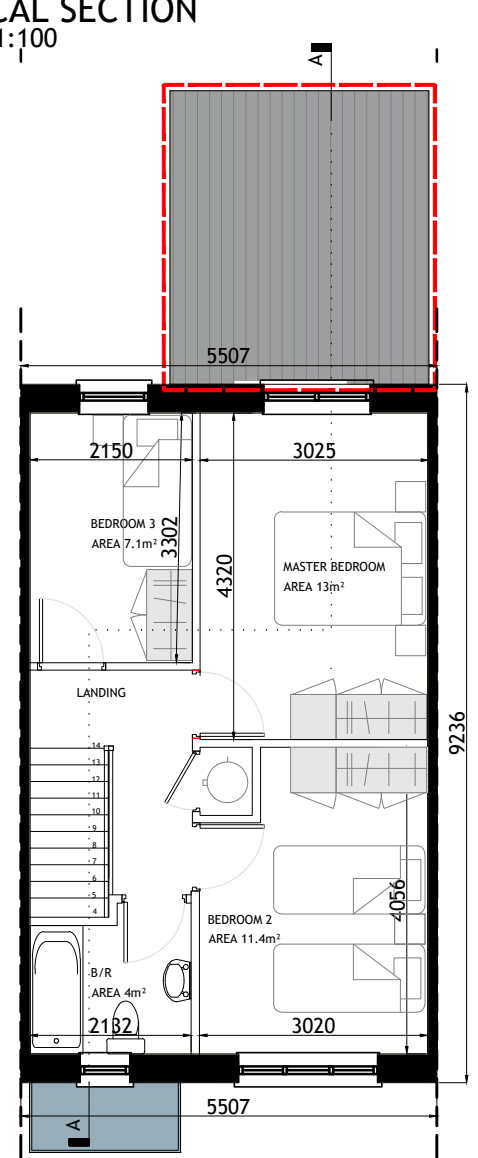
TOTAL AREA CIRCA 100 M<sup>2</sup>  
(C.1076 SQ.FT)

- NOTES:
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  - PLANNING DRAWING ONLY
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EXTENDED AREA OUTLINED IN RED

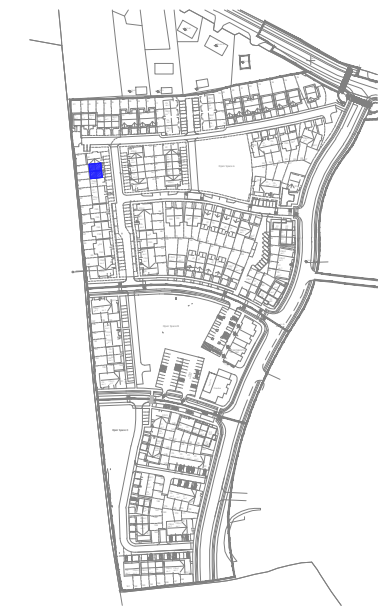


**GROUND FLOOR PLAN**  
SCALE 1:100



**FIRST FLOOR PLAN**  
SCALE 1:100

MID-TERRACE UNIT  
NO SIDE ELEVATIONS



**KEY -PLAN**

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
B	31.03.23	ISSUED FOR PLANNING	EOS	DOS	DOS
A	04.04.22	ISSUED FOR PLANNING	EOS	DOS	DOS



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Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

**Client:**  
RUDEN HOMES LTD

**Project:**  
RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK

**Drawing Title:**  
HOUSE TYPE "C2" EXTENSION 1 (MID-TERRACE)  
CHARACTER AREA 1  
PLANS | ELEVATIONS | SECTION

Scale @ A3:	Drawn:	Approved:	Date:
1:100/200	EOS	DOS	01.03.22

Job No:	Drawing No:	Rev:
10277	10277-PL-210	B

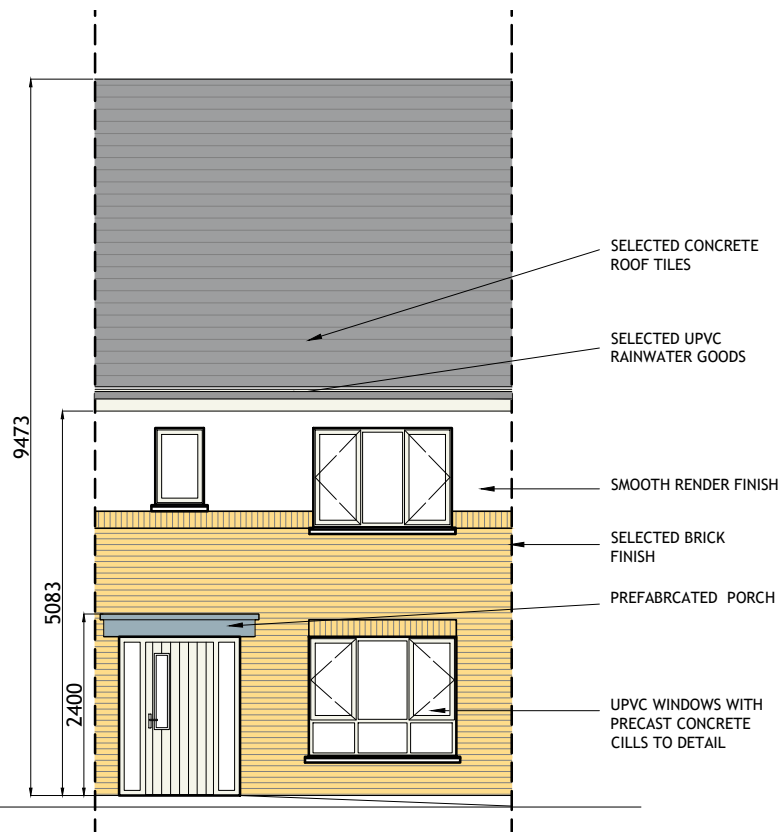
**Issue Status:**

Information  Preliminary  Approval   
Construction  Tender  Planning

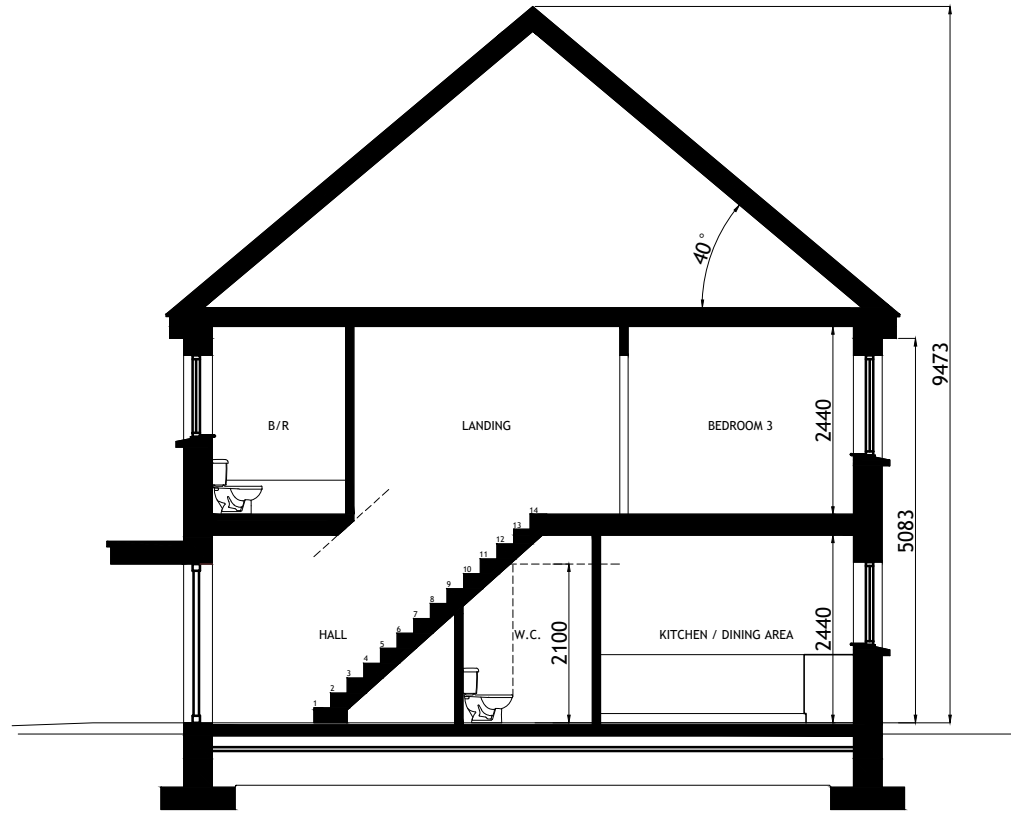


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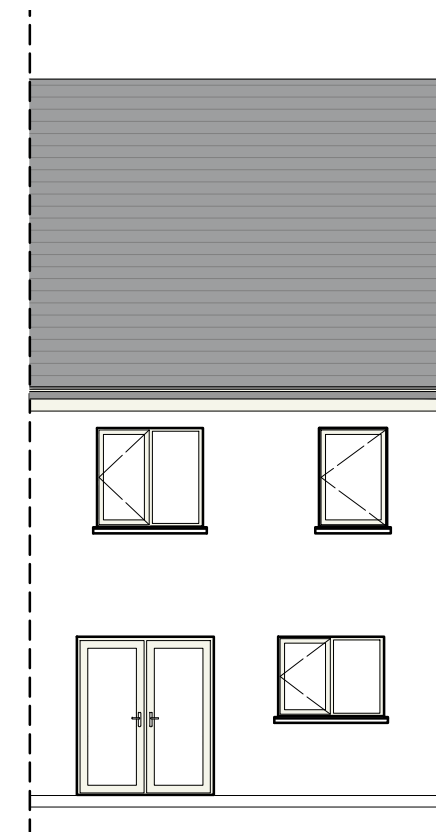
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FRONT (ROADSIDE) ELEVATION  
SCALE 1:100



TYPICAL SECTION  
SCALE 1:100

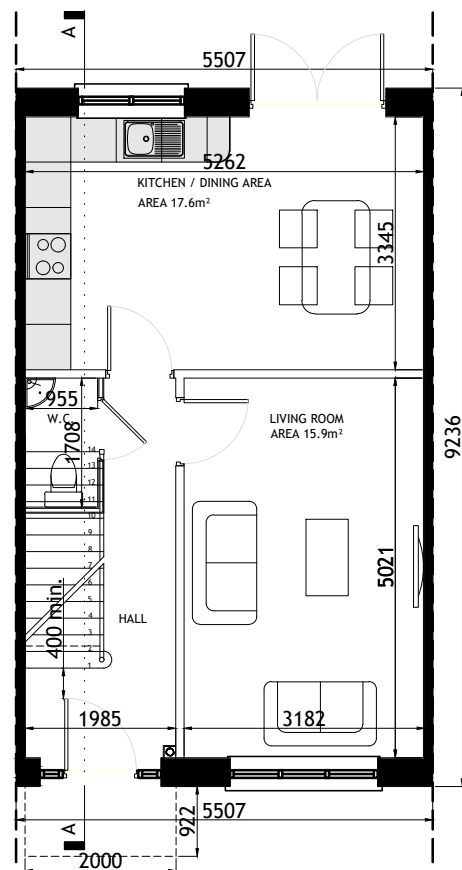


REAR ELEVATION  
SCALE 1:100

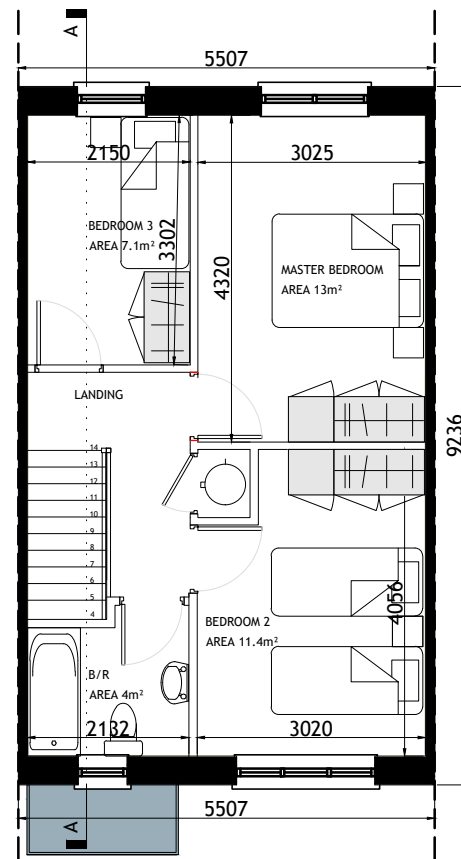
HOUSETYPE C2  
3-BED  
2 STOREY

APPROXIMATE AREAS-  
GROUND FLOOR - C.45 M<sup>2</sup>  
FIRST FLOOR - C.45 M<sup>2</sup>

TOTAL AREA CIRCA 90 M<sup>2</sup>  
(C.969 SQ.FT)

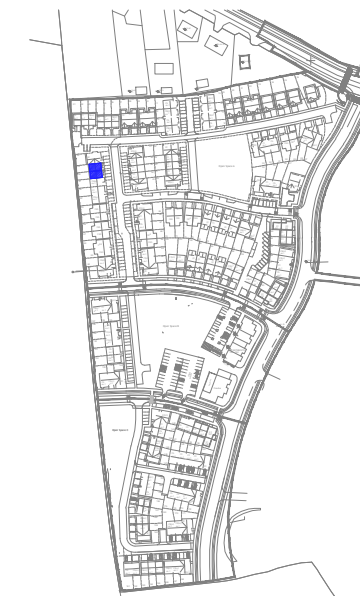


GROUND FLOOR PLAN  
SCALE 1:100



FIRST FLOOR PLAN  
SCALE 1:100

MID-TERRACE UNIT  
NO SIDE ELEVATIONS



KEY -PLAN

- NOTES:
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Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
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A	04.04.22	ISSUED FOR PLANNING	EOS	DOS	DOS



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Client: RUDEN HOMES LTD  
Architecture  
Planning  
Urban Design  
Engineering  
Landscape  
Interiors

Project: RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK

Drawing Title: HOUSE TYPE "C2" (MID-TERRACE)  
CHARACTER AREA 1  
PLANS | ELEVATIONS | SECTION

Scale @ A3:	Drawn:	Approved:	Date:
1:100/200	EOS	DOS	01.03.22

Job No:	Drawing No:	Rev:
10277	10277-PL-209	B

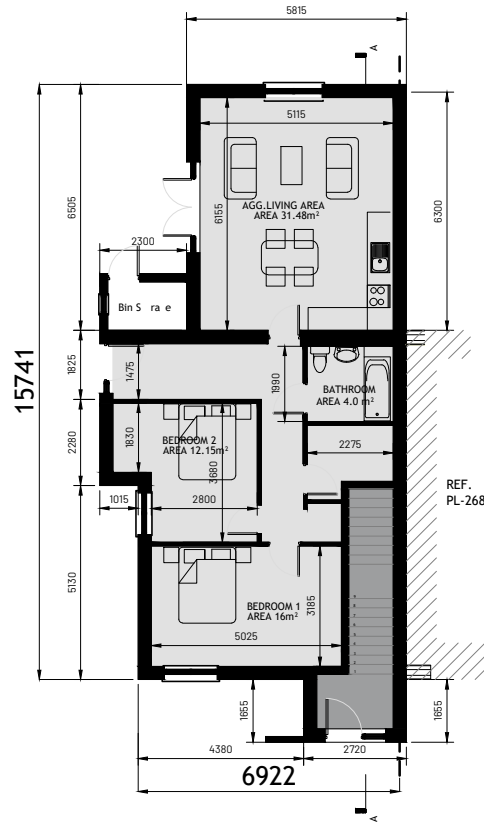
Issue Status:

Information	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Approval	<input type="checkbox"/>
Construction	<input type="checkbox"/> Tender	<input type="checkbox"/> Planning	<input checked="" type="checkbox"/>

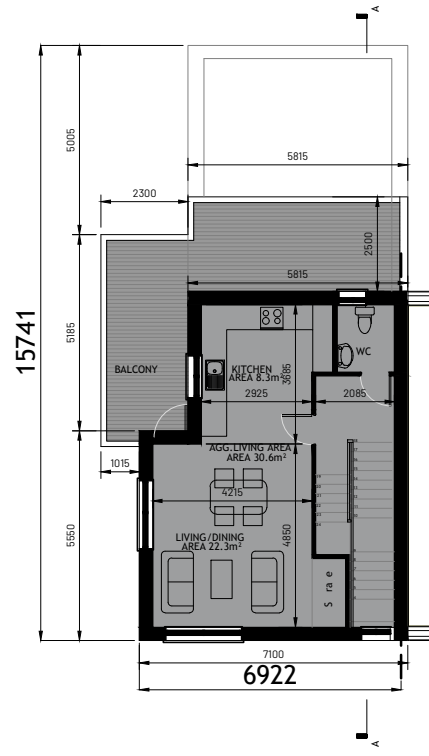


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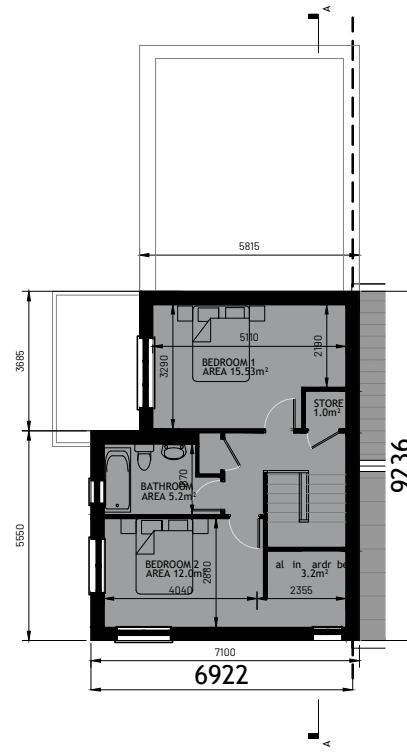
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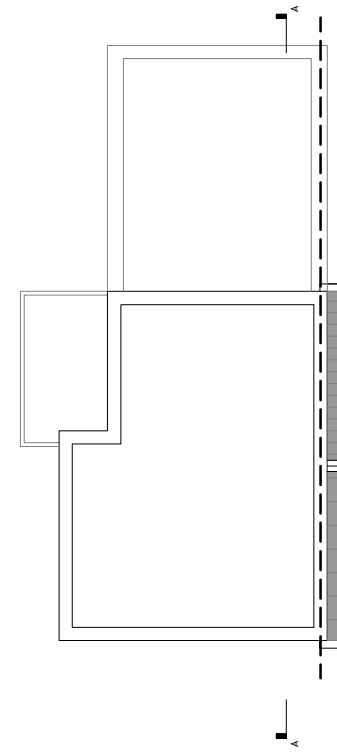
GROUND FLOOR PLAN  
SCALE 1:200



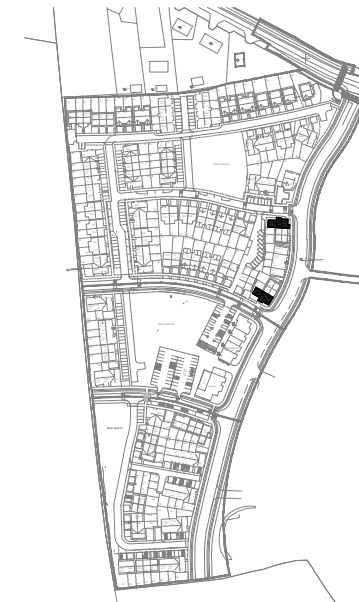
FIRST FLOOR PLAN  
SCALE 1:200



SECOND FLOOR PLAN  
SCALE 1:200



ROOF PLAN  
SCALE 1:200



KEY -PLAN

**DUPLEX TYPE E1**  
2-BED  
1 STOREY

APPROXIMATE AREAS-  
GROUND FLOOR - C.80.63M<sup>2</sup>

TOTAL AREA CIRCA 80.63M<sup>2</sup>  
(C.867.89 SQ.FT)

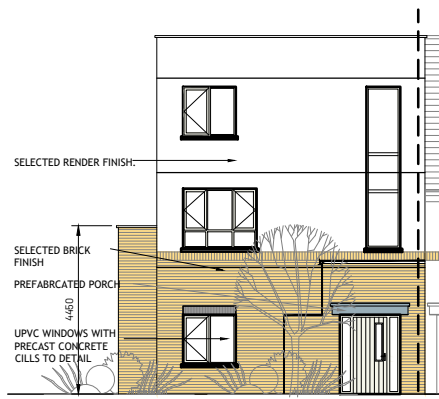
**DUPLEX TYPE E2**  
2-BED  
2 STOREY

APPROXIMATE AREAS-  
FIRST FLOOR - C.41.32M<sup>2</sup>  
SECOND FLOOR - 43.58 M<sup>2</sup>  
BALCONY - 24M<sup>2</sup>

TOTAL AREA CIRCA 108.90 M<sup>2</sup>  
(C.1172.19 SQ.FT)

NOTES:

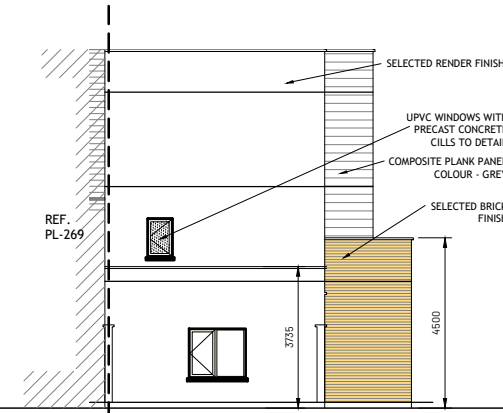
- FOR INDIVIDUAL UNIT FLOOR LEVELS PLEASE REFER TO SITE LAYOUT MAP
- FOR INDIVIDUAL UNIT NORTH POINT ORIENTATION PLEASE REFER TO SITE LAYOUT MAP
- APPLIED BRICK FINISH IS DEPENDENT ON AVAILABILITY AND SITE LOCATION
- ALL DIMENSIONS ARE IN mm
- PLANNING DRAWING ONLY
- DO NOT SCALE FROM DRAWINGS



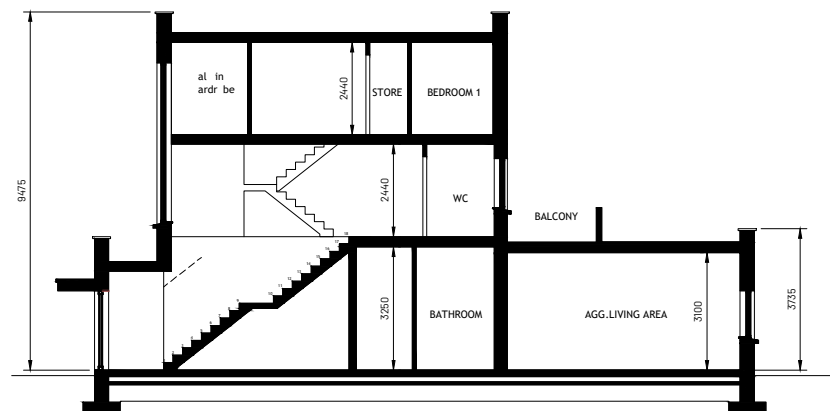
FRONT (ROADSIDE) ELEVATION  
SCALE 1:200



SIDE (ROADSIDE) ELEVATION  
SCALE 1:200



REAR ELEVATION  
SCALE 1:200



SECTION A-A  
SCALE 1:200

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
A	16.05.24	ISSUED FOR PLANNING	EOS	DOS	DOS



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Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

Client:	Architecture
RUDEN HOMES LTD	Planning
	Urban Design
<b>Project:</b>	Engineering
RESIDENTIAL DEVELOPMENT	Landscape
COURTSTOWN, LITTLE ISLAND	Interiors
Co.CORK	

**Drawing Title:**  
HOUSE TYPE "E1|E2"  
CHARACTER AREA 1  
PLANS

Scale @ A3:	Drawn:	Approved:	Date:
1:200	EOS	DOS	16.05.24

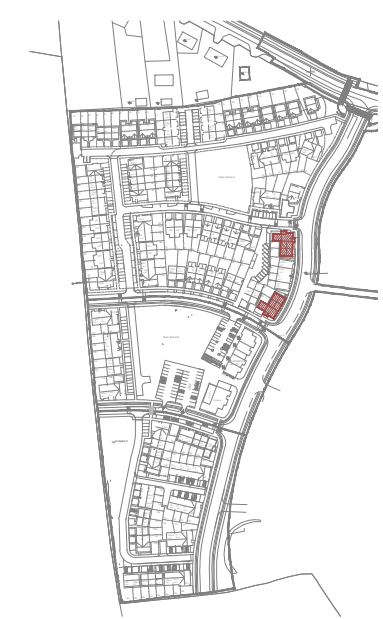
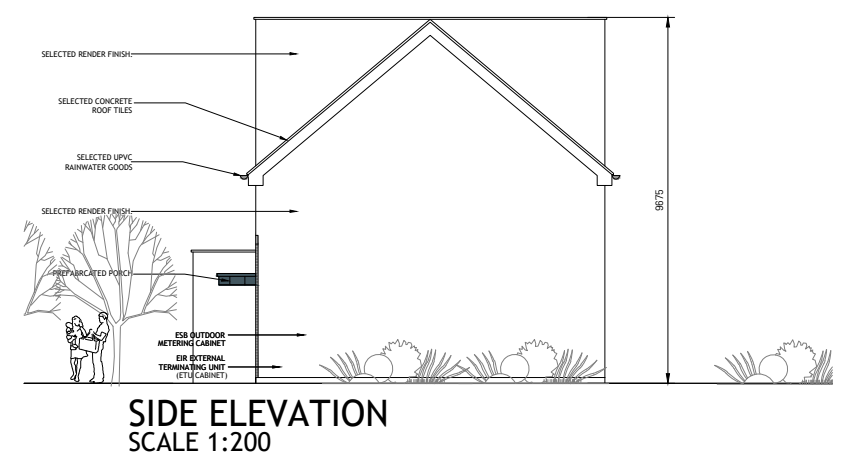
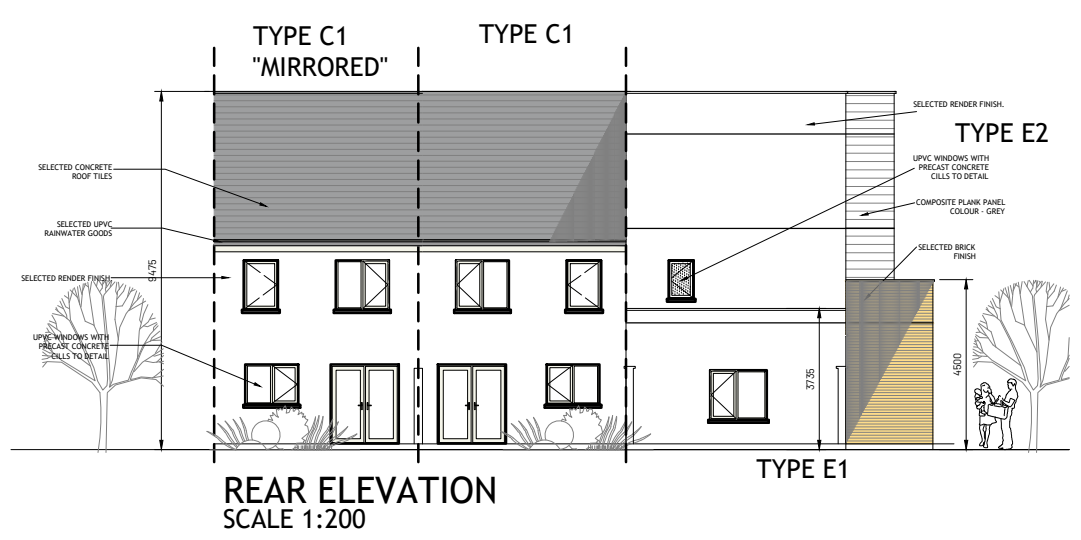
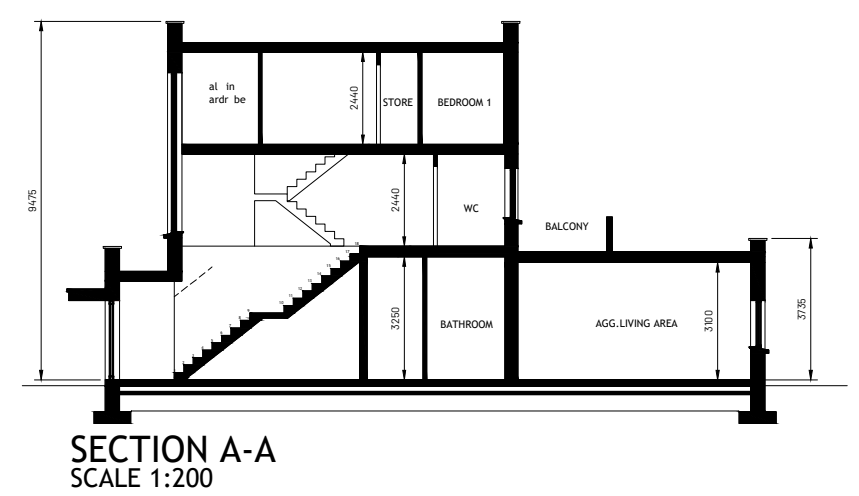
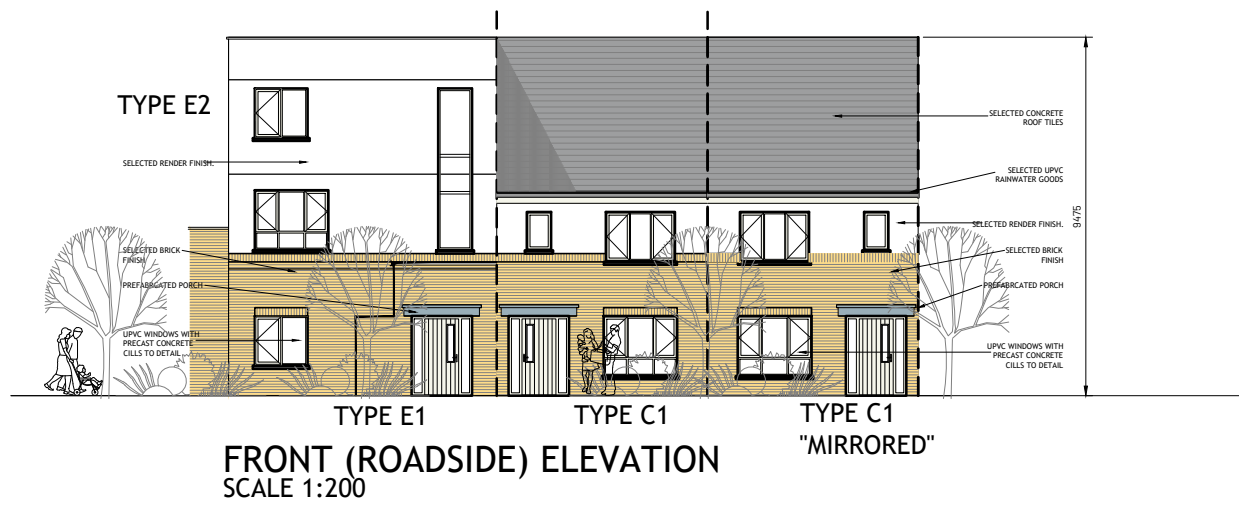
Job No:	Drawing No:	Rev:
10277	10277-PL-215	A

Issue Status:

Information	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Approval	<input type="checkbox"/>
Construction	<input type="checkbox"/> Tender	<input type="checkbox"/> Planning	<input checked="" type="checkbox"/>



E1 E2 C1 C1 CHARACTER AREA 1



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**DUPLEX TYPE E1**  
2-BED  
1 STOREY

APPROXIMATE AREAS-  
GROUND FLOOR - C.80.63M<sup>2</sup>

TOTAL AREA CIRCA 80.63M<sup>2</sup>  
(C.867.89 SQ.FT)

**DUPLEX TYPE E2**  
2-BED  
2 STOREY

APPROXIMATE AREAS-  
FIRST FLOOR - C.41.32M<sup>2</sup>  
SECOND FLOOR - 43.58 M<sup>2</sup>  
BALCONY - 24M<sup>2</sup>

TOTAL AREA CIRCA 108.90 M<sup>2</sup>  
(C.1172.19 SQ.FT)

**HOUSETYPE C1**  
2-BED  
2 STOREY

APPROXIMATE AREAS-  
GROUND FLOOR - C.45 M<sup>2</sup>  
FIRST FLOOR - C.45 M<sup>2</sup>

TOTAL AREA CIRCA 90 M<sup>2</sup>  
(C.969 SQ.FT)

- NOTES:
- FOR INDIVIDUAL UNIT FLOOR LEVELS PLEASE REFER TO SITE LAYOUT MAP
  - FOR INDIVIDUAL UNIT NORTH POINT ORIENTATION PLEASE REFER TO SITE LAYOUT MAP
  - APPLIED BRICK FINISH IS DEPENDENT ON AVAILABILITY AND SITE LOCATION
  - ALL DIMENSIONS ARE IN mm
  - PLANNING DRAWING ONLY
  - DO NOT SCALE FROM DRAWINGS

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
A	04.04.22	ISSUED FOR PLANNING	EOS	DOS	DOS



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Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

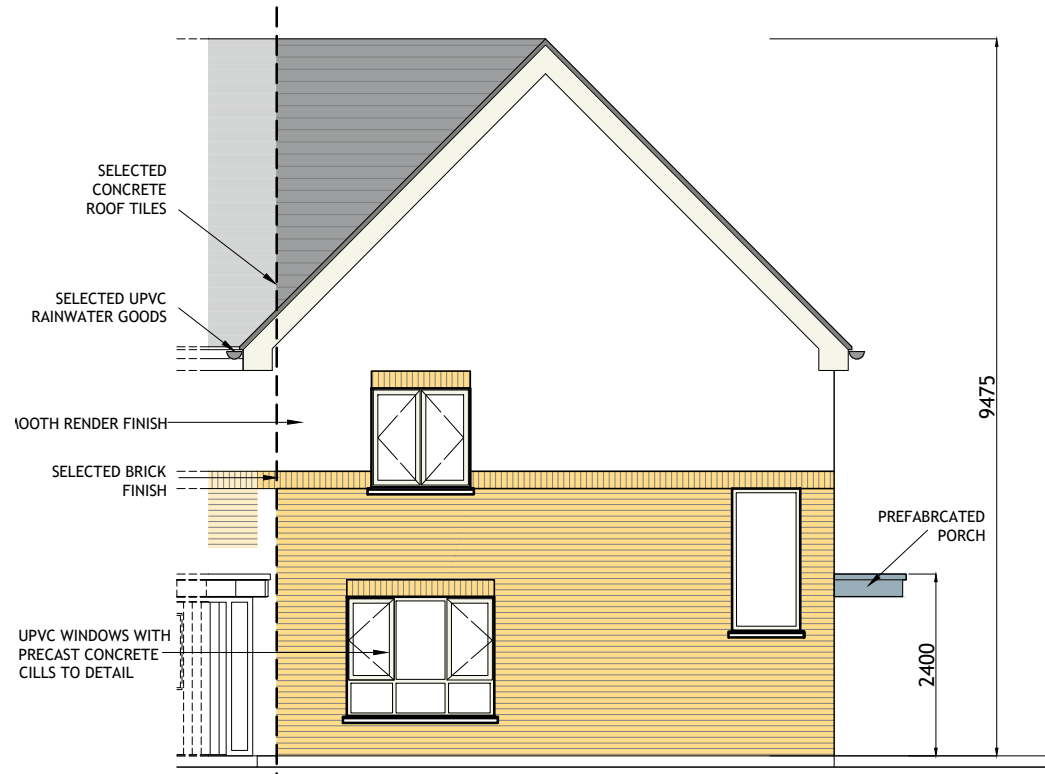
**Client:**  
RUDEN HOMES LTD  
Architecture  
Planning  
Urban Design  
Engineering  
Landscape  
Interiors

**Project:**  
RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK

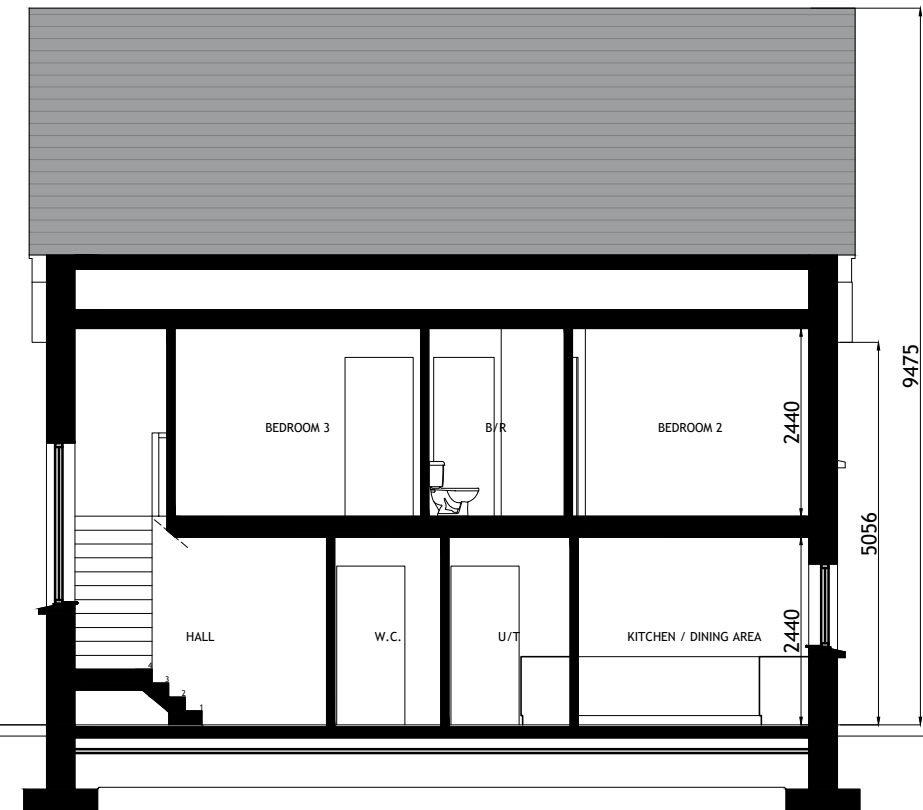
**Drawing Title:**  
HOUSE TYPE "E1|E2|C1|C1"  
CHARACTER AREA 1  
ELEVATIONS

Scale @ A3: 1:200	Drawn: EOS	Approved: DOS	Date: 01.03.22
Job No: 10277	Drawing No: 10277-PL-269	Rev: A	

Issue Status:  
Information  Preliminary  Approval   
Construction  Tender  Planning



**FRONT (ROADSIDE) ELEVATION**  
SCALE 1:100



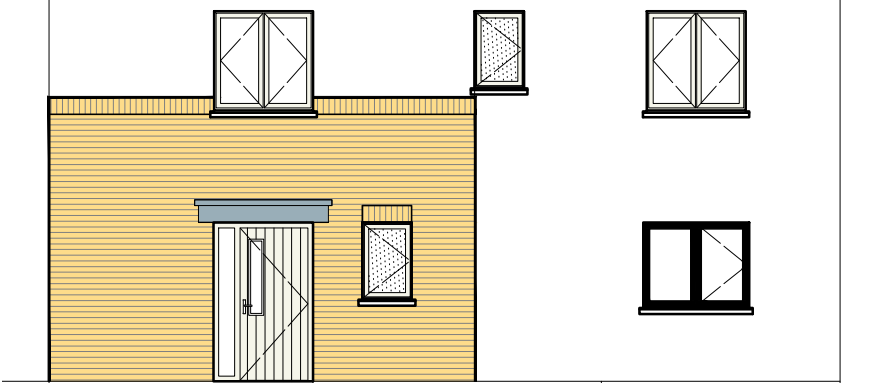
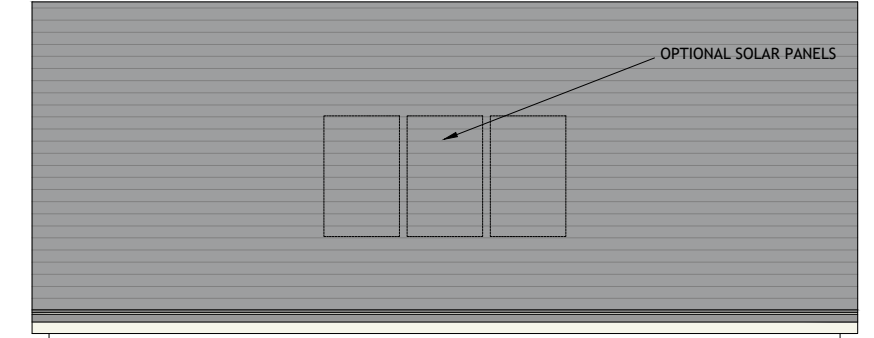
**TYPICAL SECTION**  
SCALE 1:100

**HOUSETYPE B1**  
4 BED  
2 STOREY  
END OF TERRACE / SEMI-DETACHED

**APPROXIMATE AREAS**  
GROUND FLOOR c.66.5 m<sup>2</sup>  
FIRST FLOOR c.62.5 m<sup>2</sup>  
**TOTAL AREA** c.129 m<sup>2</sup>  
(c.1390 SQ.FT)

- NOTES:**
1. FOR INDIVIDUAL UNIT FLOOR LEVELS PLEASE REFER TO SITE LAYOUT MAP
  2. FOR INDIVIDUAL UNIT NORTH POINT ORIENTATION PLEASE REFER TO SITE LAYOUT MAP
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  5. PLANNING DRAWING ONLY
  6. DO NOT SCALE FROM DRAWINGS

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**SIDE ( RIGHT ) ELEVATION**  
SCALE 1:100

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
B	31.03.23	ISSUED FOR PLANNING	EOS	DOS	DOS
A	04.04.22	ISSUED FOR PLANNING	EOS	DOS	DOS



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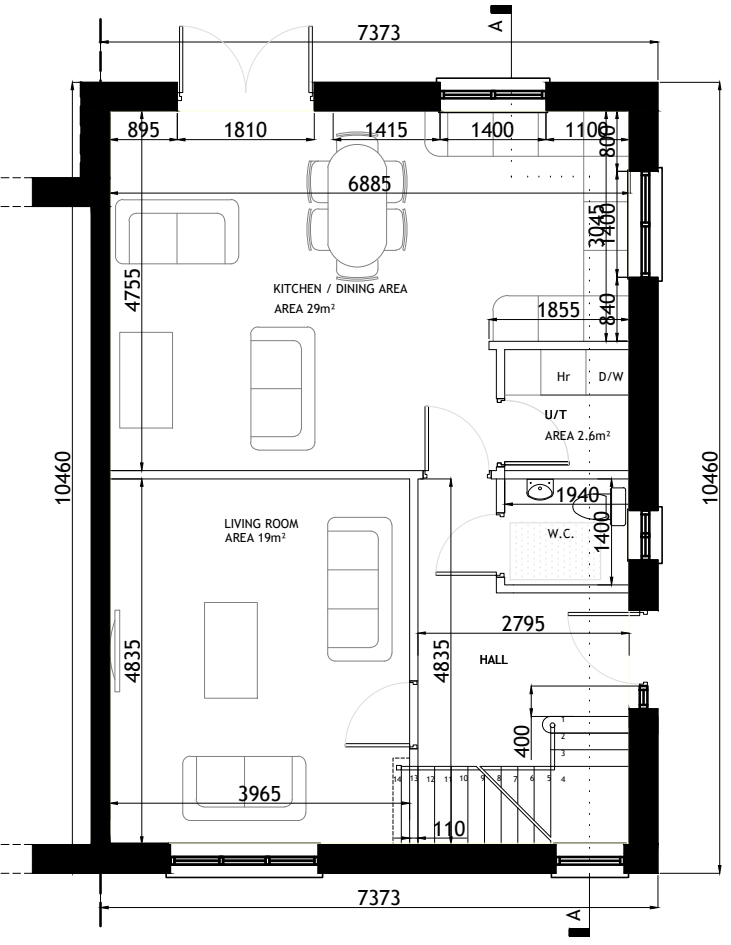
**Client:** RUDEN HOMES LTD  
**Project:** RESIDENTIAL DEVELOPMENT COURTSTOWN, LITTLE ISLAND Co.CORK

**Drawing Title:** HOUSE TYPE "B1" CHARACTER AREA 1 PLANS | ELEVATIONS | SECTION

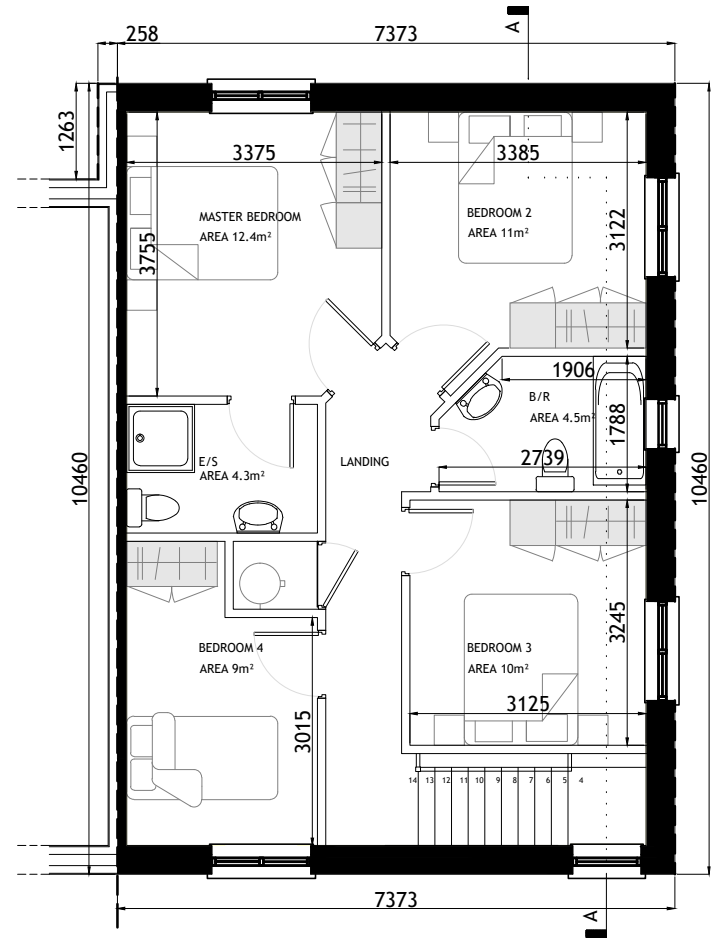
Scale @ A3:	Drawn:	Approved:	Date:
1:100/200	EOS	DOS	01.03.22

Job No:	Drawing No:	Rev:
10277	10277-PL-203	B

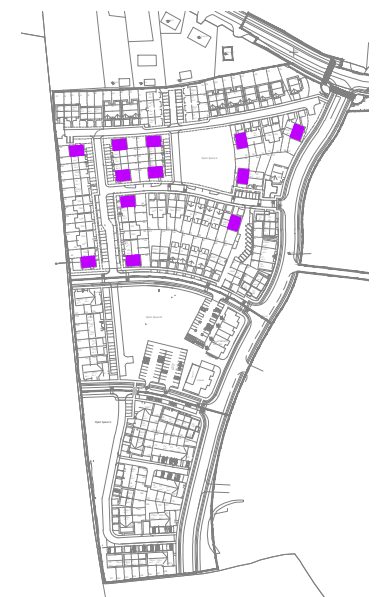
**Issue Status:**  
Information  Preliminary  Approval   
Construction  Tender  Planning



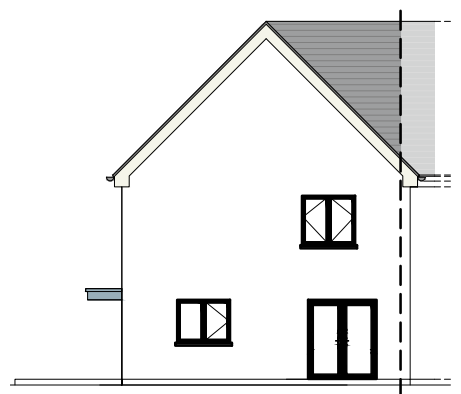
**GROUND FLOOR PLAN**  
SCALE 1:100



**FIRST FLOOR PLAN**  
SCALE 1:100

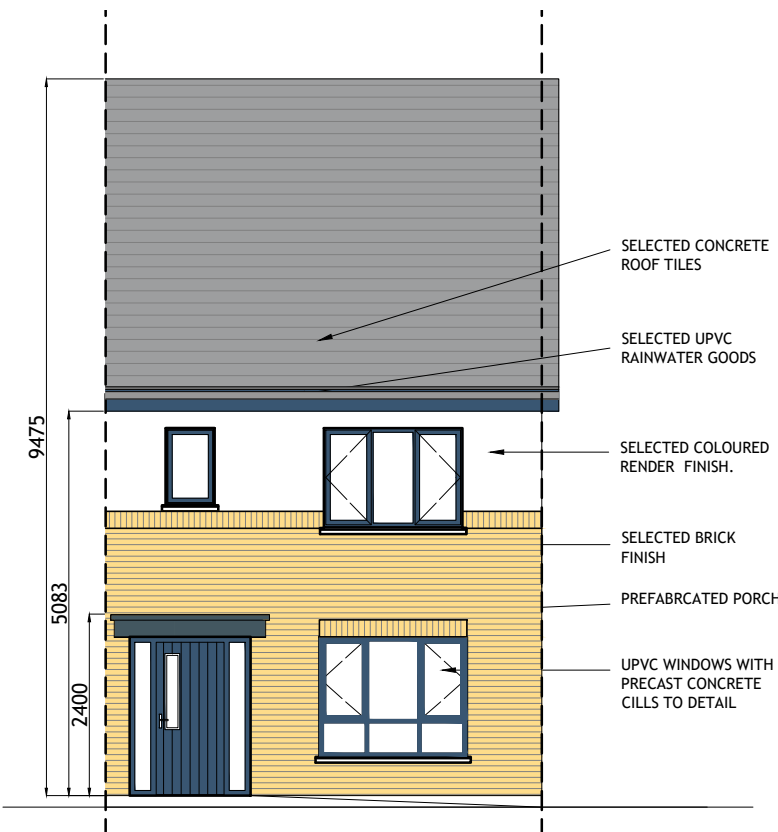


**KEY - PLAN**

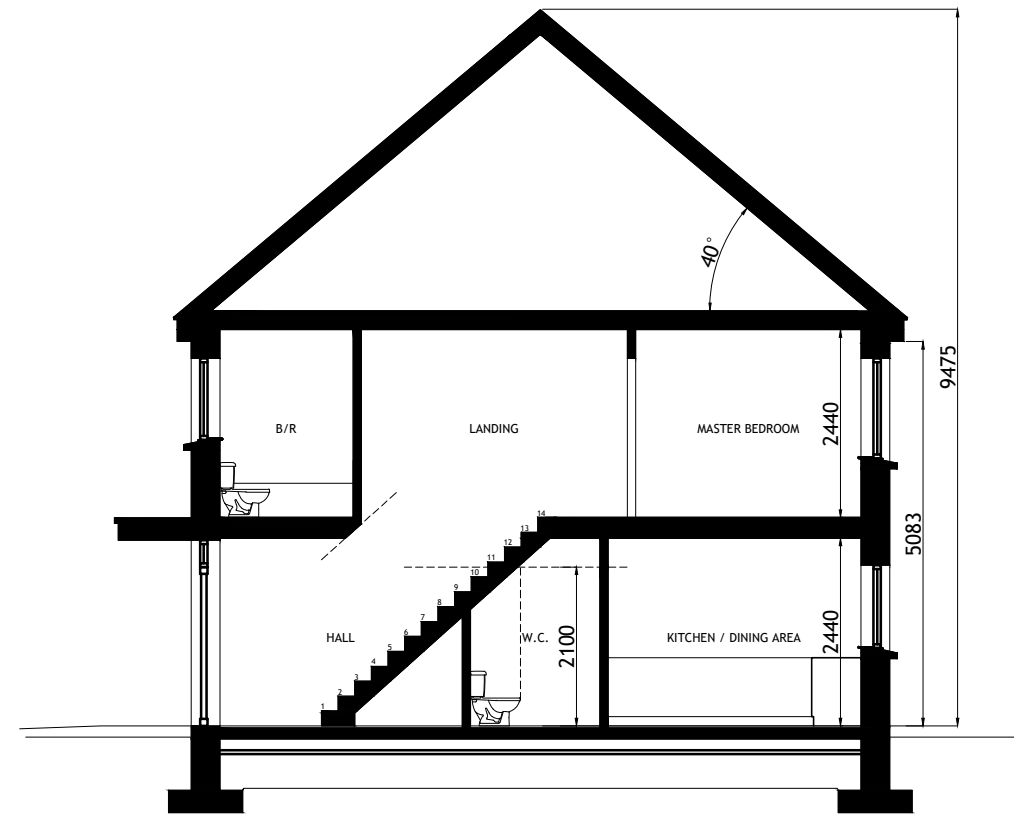


**REAR ELEVATION**  
SCALE 1:200





FRONT (ROADSIDE) ELEVATION  
SCALE 1:100



TYPICAL SECTION  
SCALE 1:100

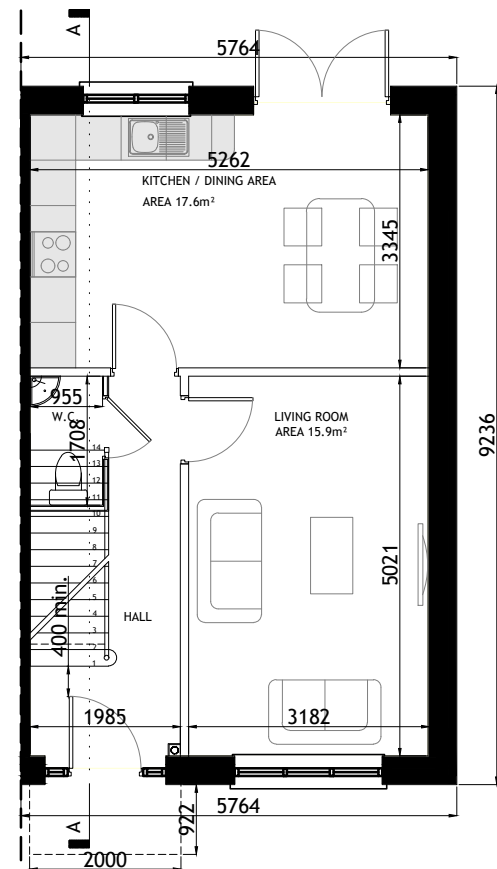


REAR ELEVATION  
SCALE 1:100

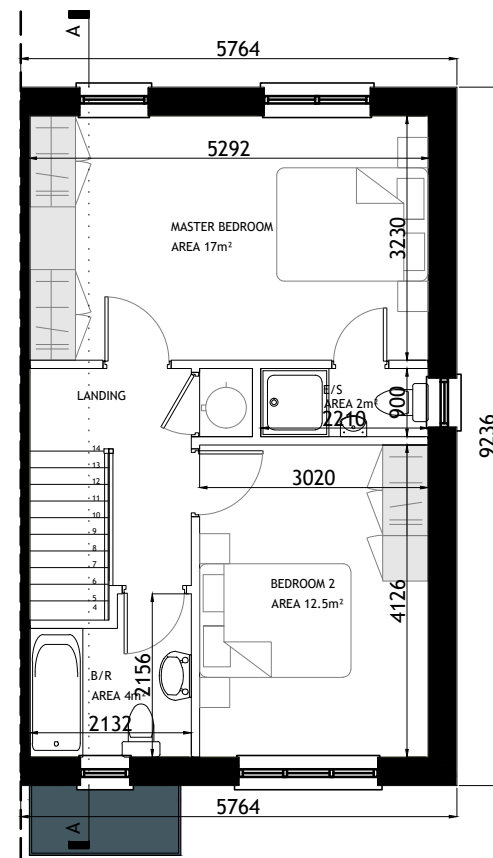
HOUSETYPE C1  
2-BED  
2 STOREY

APPROXIMATE AREAS-  
GROUND FLOOR C.45 M<sup>2</sup>  
FIRST FLOOR C.45 M<sup>2</sup>

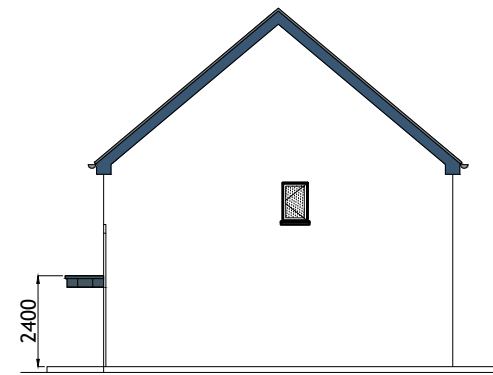
TOTAL AREA CIRCA 90 M<sup>2</sup>  
(C.969 SQ.FT)



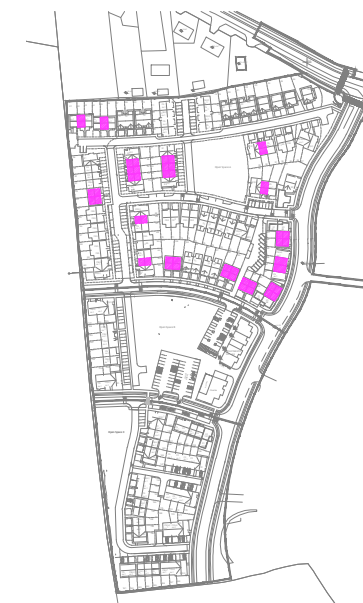
GROUND FLOOR PLAN  
SCALE 1:100



FIRST FLOOR PLAN  
SCALE 1:100



SIDE ELEVATION  
SCALE 1:200



KEY -PLAN

- NOTES:
1. FOR INDIVIDUAL UNIT FLOOR LEVELS PLEASE REFER TO SITE LAYOUT MAP
  2. FOR INDIVIDUAL UNIT NORTH POINT ORIENTATION PLEASE REFER TO SITE LAYOUT MAP
  3. APPLIED BRICK FINISH IS DEPENDENT ON AVAILABILITY AND SITE LOCATION
  4. ALL DIMENSIONS ARE IN mm
  5. PLANNING DRAWING ONLY
  6. DO NOT SCALE FROM DRAWINGS

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
B	31.03.23	ISSUED FOR PLANNING	EOS	DOS	DOS
A	04.04.22	ISSUED FOR PLANNING	EOS	DOS	DOS



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Client:	Architecture
RUDEN HOMES LTD	Planning
	Urban Design
Project:	Engineering
RESIDENTIAL DEVELOPMENT COURTSTOWN, LITTLE ISLAND Co.CORK	Landscaping
	Interiors

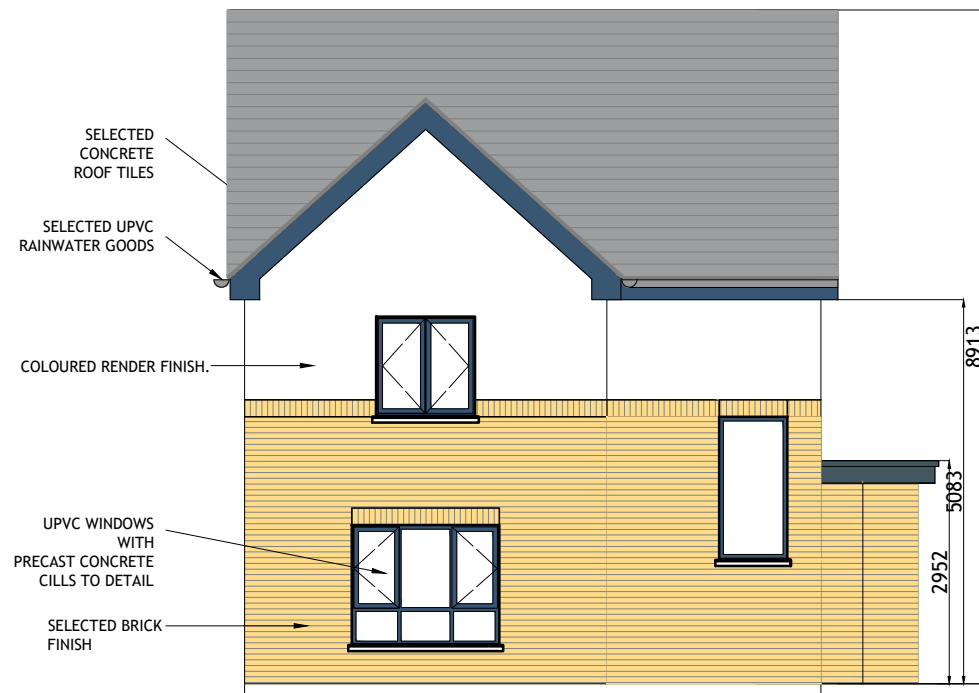
Drawing Title:  
HOUSE TYPE "C1"  
CHARACTER AREA 1  
PLANS | ELEVATIONS | SECTION

Scale @ A3:	Drawn:	Approved:	Date:
1:100/200	EOS	DOS	01.03.22
Job No:	Drawing No:	Rev:	
10277	10277-PL-207	B	

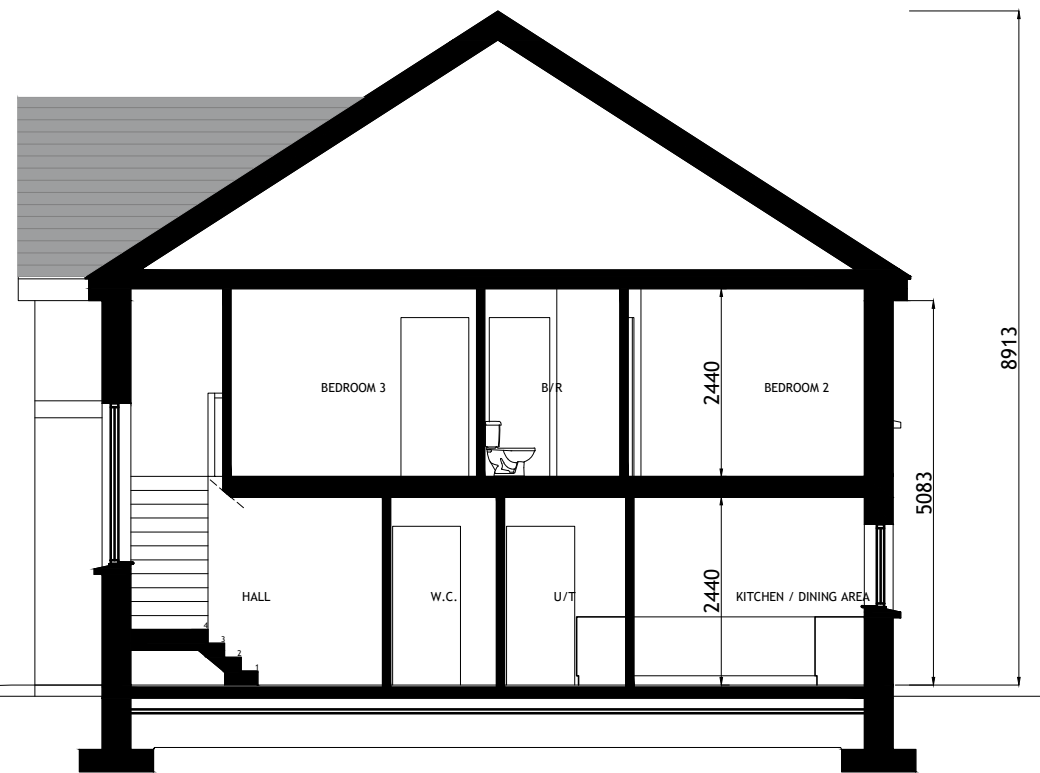
Issue Status:	Information	Preliminary	Approval
Construction	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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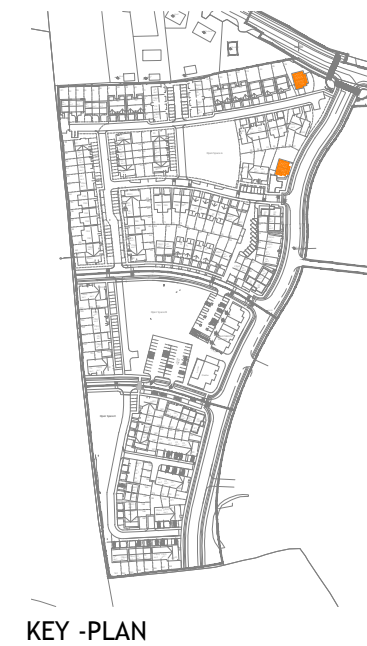
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FRONT (ROADSIDE) ELEVATION  
SCALE 1:100



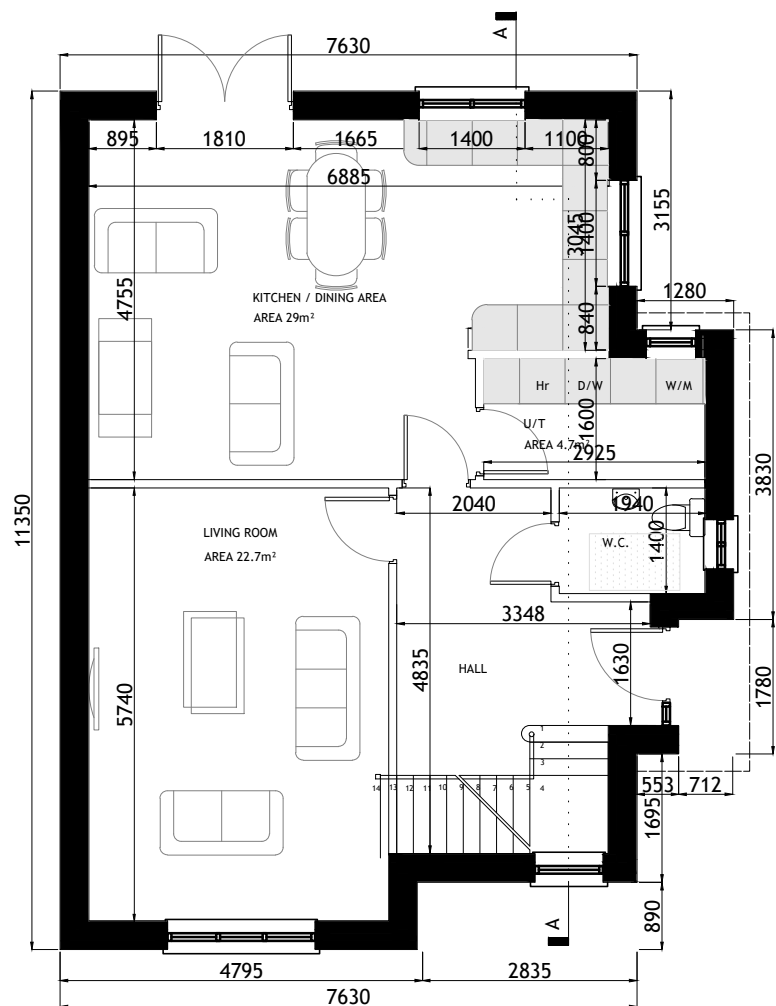
TYPICAL SECTION  
SCALE 1:100



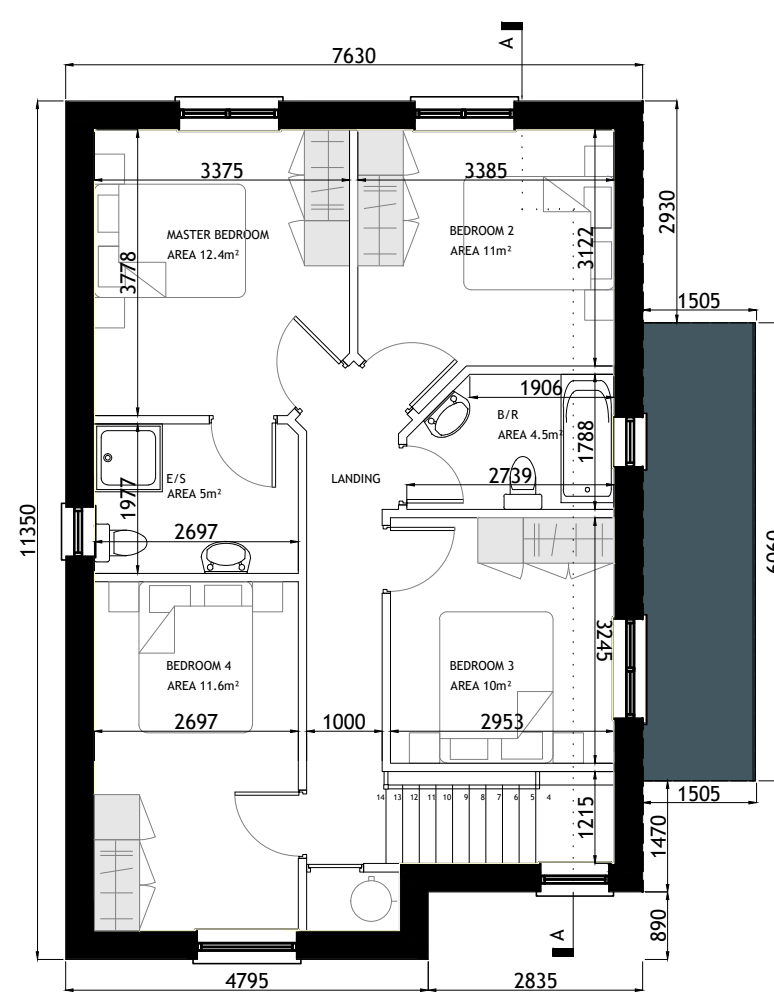
KEY -PLAN



REAR ELEVATION  
SCALE 1:200



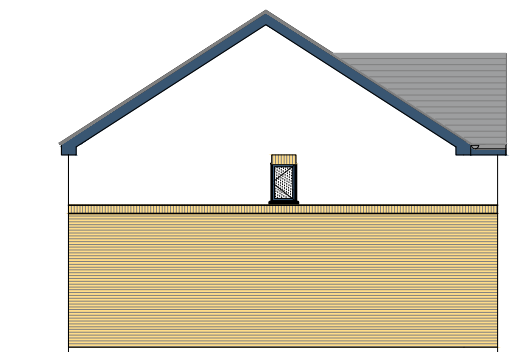
GROUND FLOOR PLAN  
SCALE 1:100



FIRST FLOOR PLAN  
SCALE 1:100



SIDE ( RIGHT ) ELEVATION  
SCALE 1:200



SIDE ( LEFT ) ELEVATION  
SCALE 1:200

HOUSETYPE B2  
4 BED  
2 STOREY  
DETACHED

APPROXIMATE AREAS  
GROUND FLOOR c.75.2 m<sup>2</sup>  
FIRST FLOOR c.70.2 m<sup>2</sup>

TOTAL AREA c.145.4 m<sup>2</sup>  
(c.1565 SQ.FT)

- NOTES:
- FOR INDIVIDUAL UNIT FLOOR LEVELS PLEASE REFER TO SITE LAYOUT MAP
  - FOR INDIVIDUAL UNIT NORTH POINT ORIENTATION PLEASE REFER TO SITE LAYOUT MAP
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Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
B	31.03.23	ISSUED FOR PLANNING	EOS	DOS	DOS
A	04.04.22	ISSUED FOR PLANNING	EOS	DOS	DOS



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Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

Client:	Architecture
RUDEN HOMES LTD	Planning
	Urban Design
	Engineering
	Landscape
	Interiors

Project:  
RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK

Drawing Title:  
HOUSE TYPE "B2"  
CHARACTER AREA 1  
PLANS | ELEVATIONS | SECTION

Scale @ A3:	Drawn:	Approved:	Date:
1:100/200	EOS	DOS	01.03.22

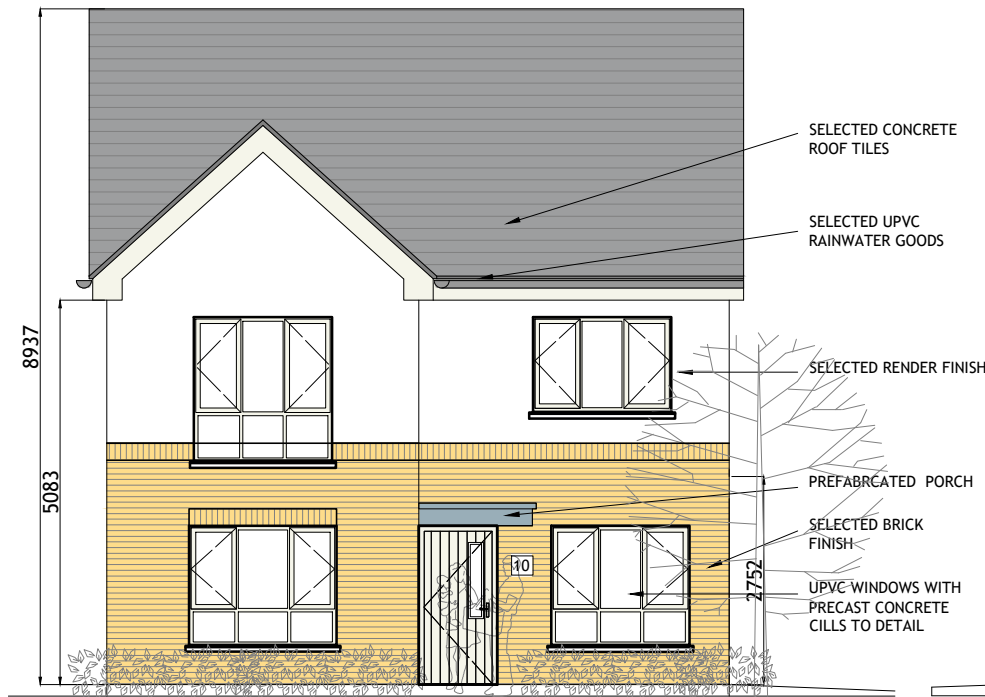
Job No:	Drawing No:	Rev:
10277	10277-PL-206	B

Issue Status:  
Information  Preliminary  Approval   
Construction  Tender  Planning

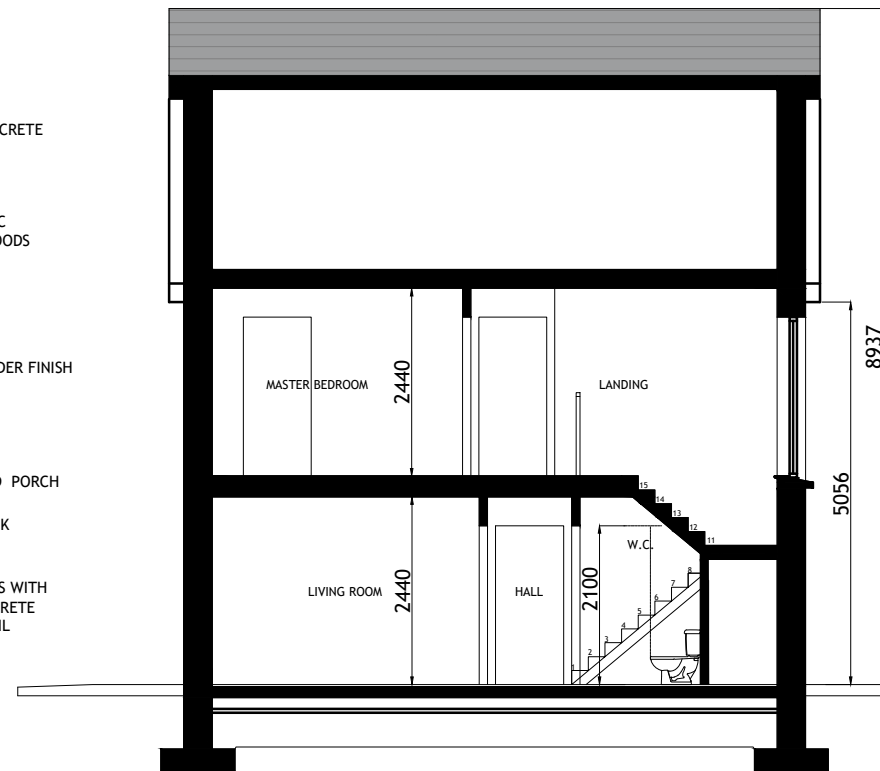


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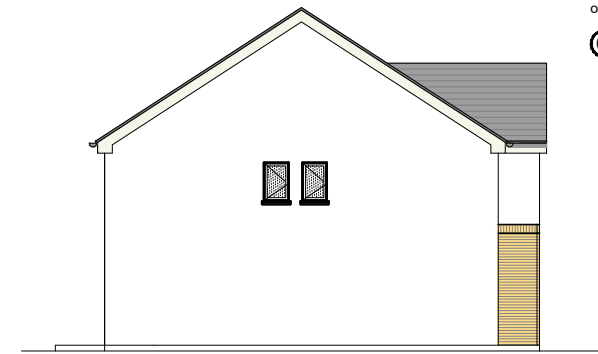
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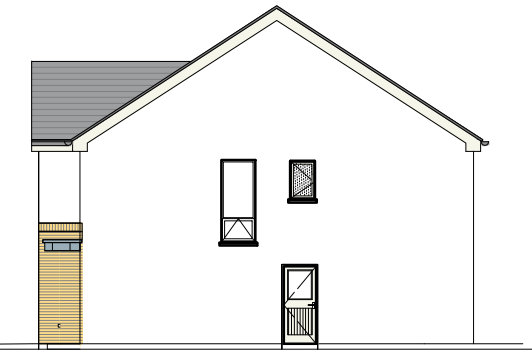
FRONT (ROADSIDE) ELEVATION  
SCALE 1:100



TYPICAL SECTION  
SCALE 1:100



SIDE ( LEFT ) ELEVATION  
SCALE 1:200



SIDE ( RIGHT ) ELEVATION  
SCALE 1:200

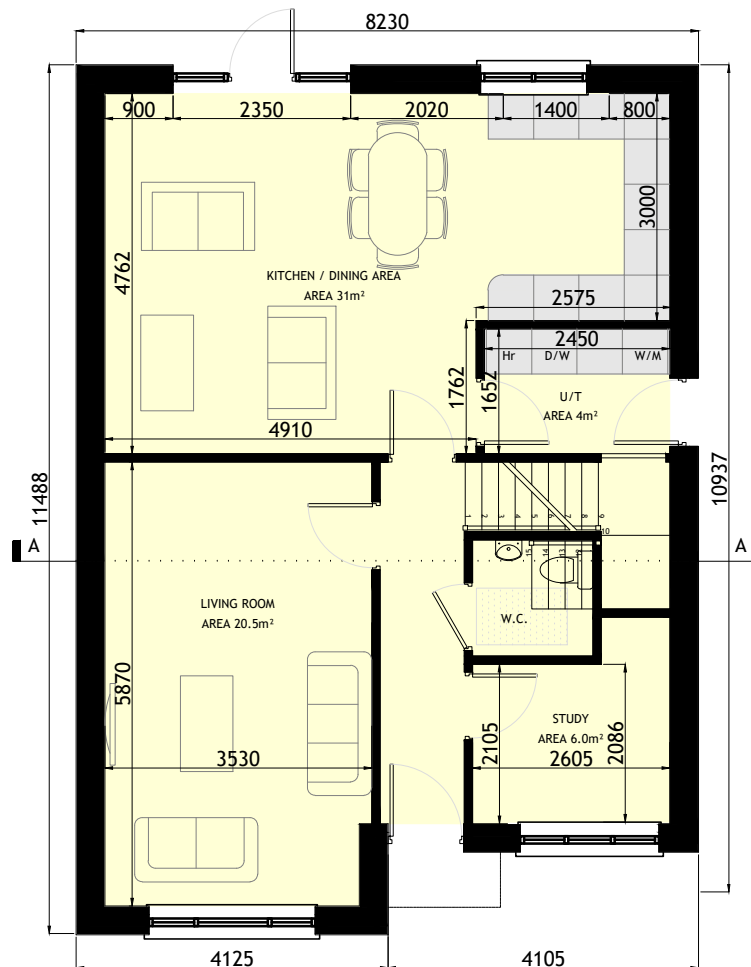
HOUSETYPE A1  
4 BED  
2 STOREY  
DETACHED

APPROXIMATE AREAS-  
GROUND FLOOR - c.75.8 m<sup>2</sup>  
FIRST FLOOR - c.75.5 m<sup>2</sup>

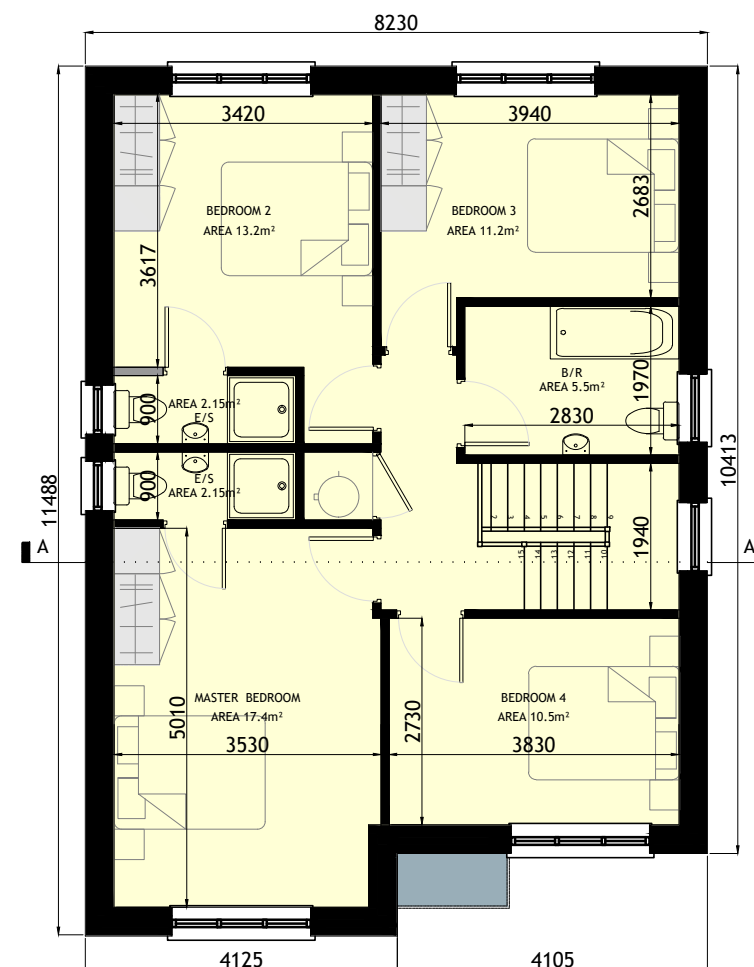
TOTAL AREA -c.151.3 m<sup>2</sup>  
(C.1629 SQ.FT)

NOTES:

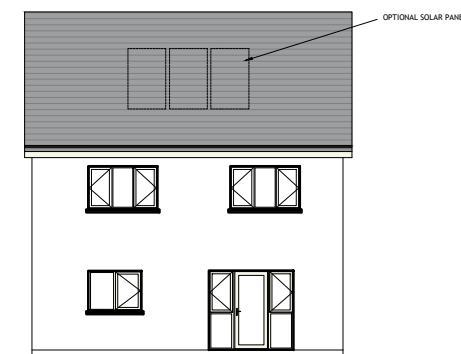
- FOR INDIVIDUAL UNIT FLOOR LEVELS PLEASE REFER TO SITE LAYOUT MAP
- FOR INDIVIDUAL UNIT NORTH POINT ORIENTATION PLEASE REFER TO SITE LAYOUT MAP
- APPLIED BRICK FINISH IS DEPENDENT ON AVAILABILITY AND SITE LOCATION
- ALL DIMENSIONS ARE IN mm
- PLANNING DRAWING ONLY
- DO NOT SCALE FROM DRAWINGS



GROUND FLOOR PLAN  
SCALE 1:100



FIRST FLOOR PLAN  
SCALE 1:100



REAR ELEVATION  
SCALE 1:200



KEY -PLAN

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
B	31.03.23	ISSUED FOR PLANNING	EOS	DOS	DOS
A	04.04.22	ISSUED FOR PLANNING	EOS	DOS	DOS



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Client:	Architecture
RUDEN HOMES LTD	Planning
	Urban Design
	Engineering
	Landscape
	Interiors

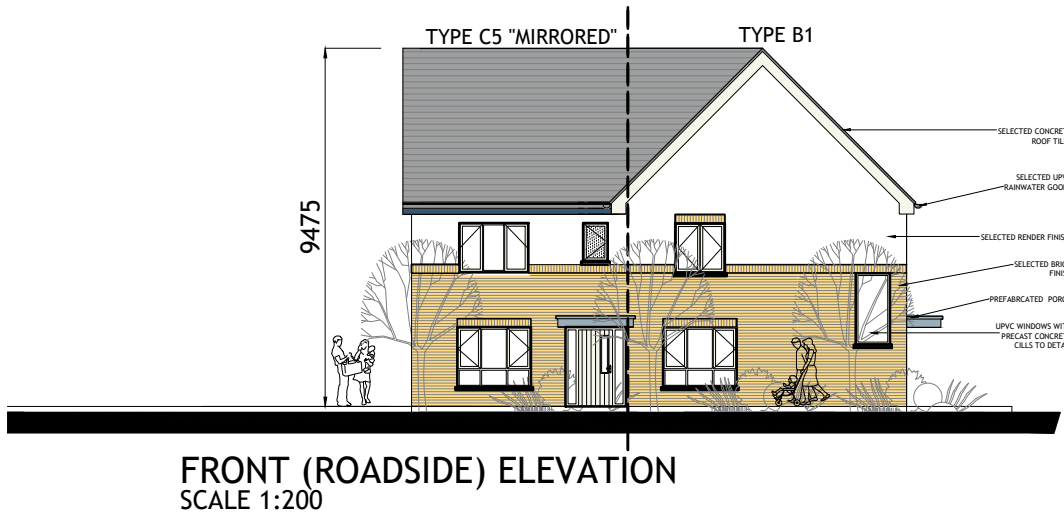
Project:  
RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK

Scale @ A3:	Drawn:	Approved:	Date:
1:100/200	EOS	DOS	01.03.22

Job No:	Drawing No:	Rev:
10277	10277-PL-202	B

Issue Status:
Information <input type="checkbox"/> Preliminary <input type="checkbox"/> Approval <input type="checkbox"/>
Construction <input type="checkbox"/> Tender <input type="checkbox"/> Planning <input checked="" type="checkbox"/>

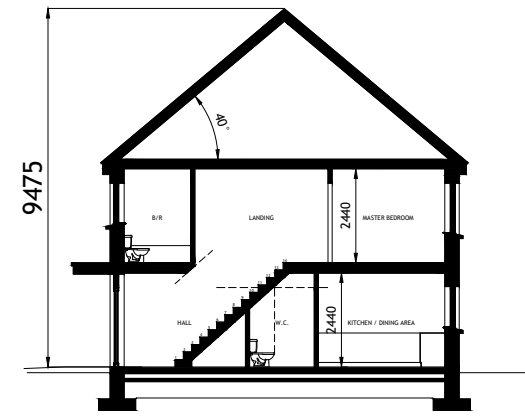
# B1 C5 CHARACTER AREA 1



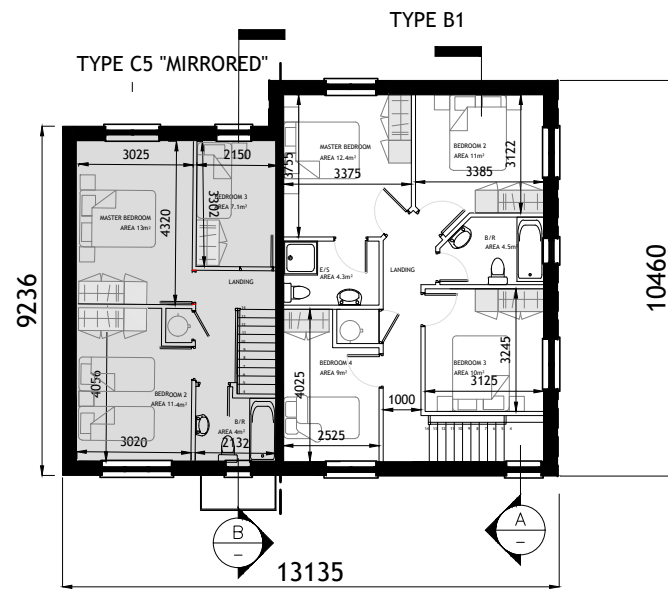
**FRONT (ROADSIDE) ELEVATION**  
SCALE 1:200



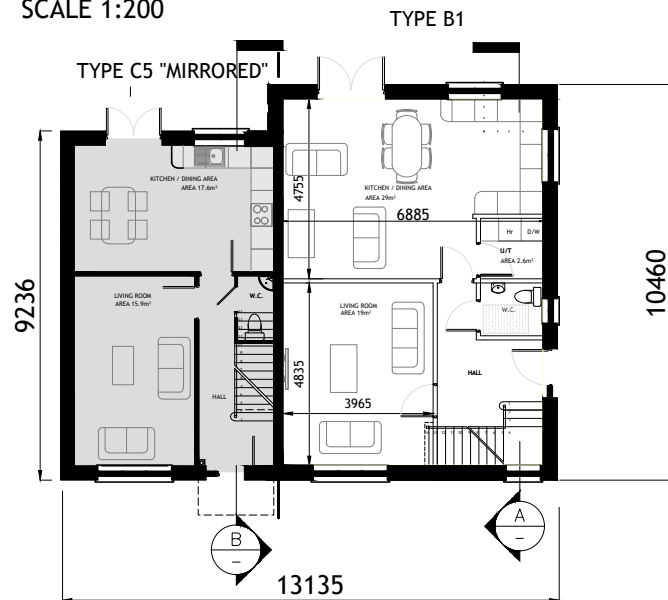
**SECTION A-A**  
SCALE 1:200



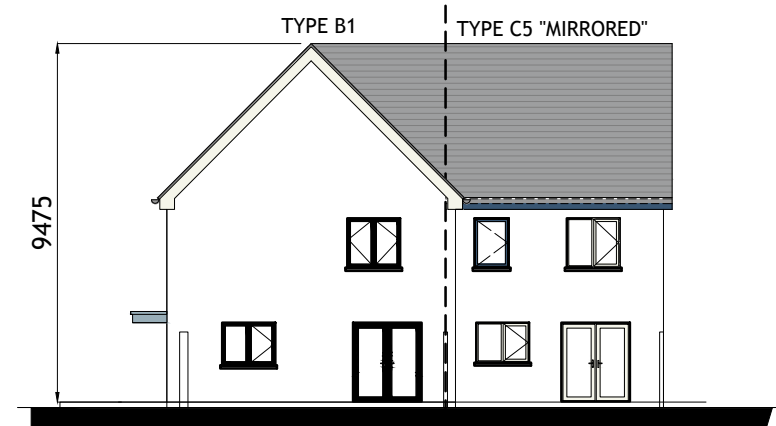
**SECTION B-B**  
SCALE 1:200



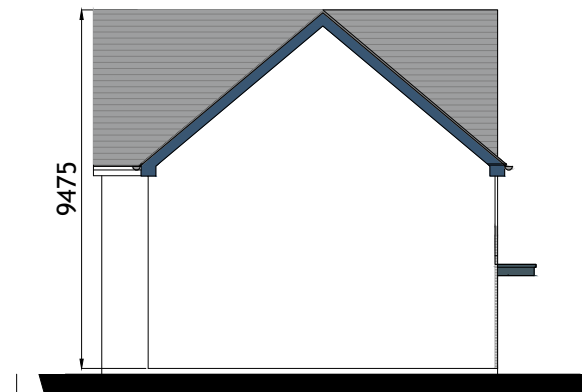
**FIRST FLOOR PLAN**  
SCALE 1:200



**GROUND FLOOR PLAN**  
SCALE 1:200



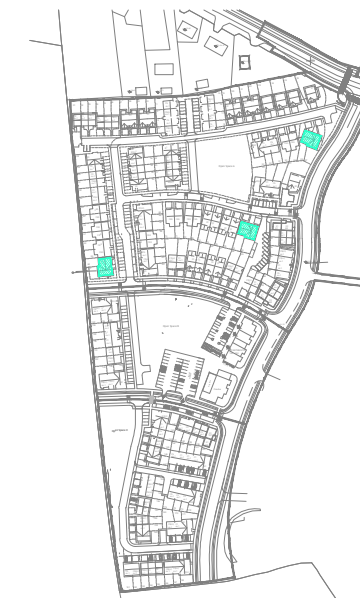
**REAR ELEVATION**  
SCALE 1:200



**SIDE ELEVATION**  
SCALE 1:200



**SIDE ELEVATION**  
SCALE 1:200



**KEY -PLAN**

Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to Engenuiti Consulting Engineers

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**NOTES:**

- FOR INDIVIDUAL UNIT FLOOR LEVELS PLEASE REFER TO SITE LAYOUT MAP
- FOR INDIVIDUAL UNIT NORTH POINT ORIENTATION PLEASE REFER TO SITE LAYOUT MAP
- APPLIED BRICK FINISH IS DEPENDENT ON AVAILABILITY AND SITE LOCATION
- ALL DIMENSIONS ARE IN mm
- PLANNING DRAWING ONLY
- DO NOT SCALE FROM DRAWINGS

**HOUSETYPE B1**

4 BED  
2 STOREY  
END OF TERRACE / SEMI-DETACHED

**APPROXIMATE AREAS**

GROUND FLOOR c.71.5 m<sup>2</sup>  
FIRST FLOOR c.66.5 m<sup>2</sup>

**TOTAL AREA** c.138 m<sup>2</sup>  
(c.1485 SQ.FT)

**HOUSETYPE C5**

3-BED  
2 STOREY

**APPROXIMATE AREAS-**

GROUND FLOOR C.45 M<sup>2</sup>  
FIRST FLOOR C.45 M<sup>2</sup>

**TOTAL AREA CIRCA 90 M<sup>2</sup>**  
(C.969 SQ.FT)

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
A	31.0323	ISSUED FOR PLANNING	EOS	DOS	DOS



Address: Unit 3, Westpoint Business Centre, Ballincollig, Cork P32 YK52  
Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

**Client:**

RUDEN HOMES LTD

Architecture

Planning

Urban Design

Engineering

Landscape

Interiors

**Project:**

RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK

**Drawing Title:**

BLOCK B1 | C5  
CHARACTER AREA 1  
PLANS | ELEVATIONS | SECTION

Scale @ A3:	Drawn:	Approved:	Date:
1:100/200	EOS	DOS	01.03.22

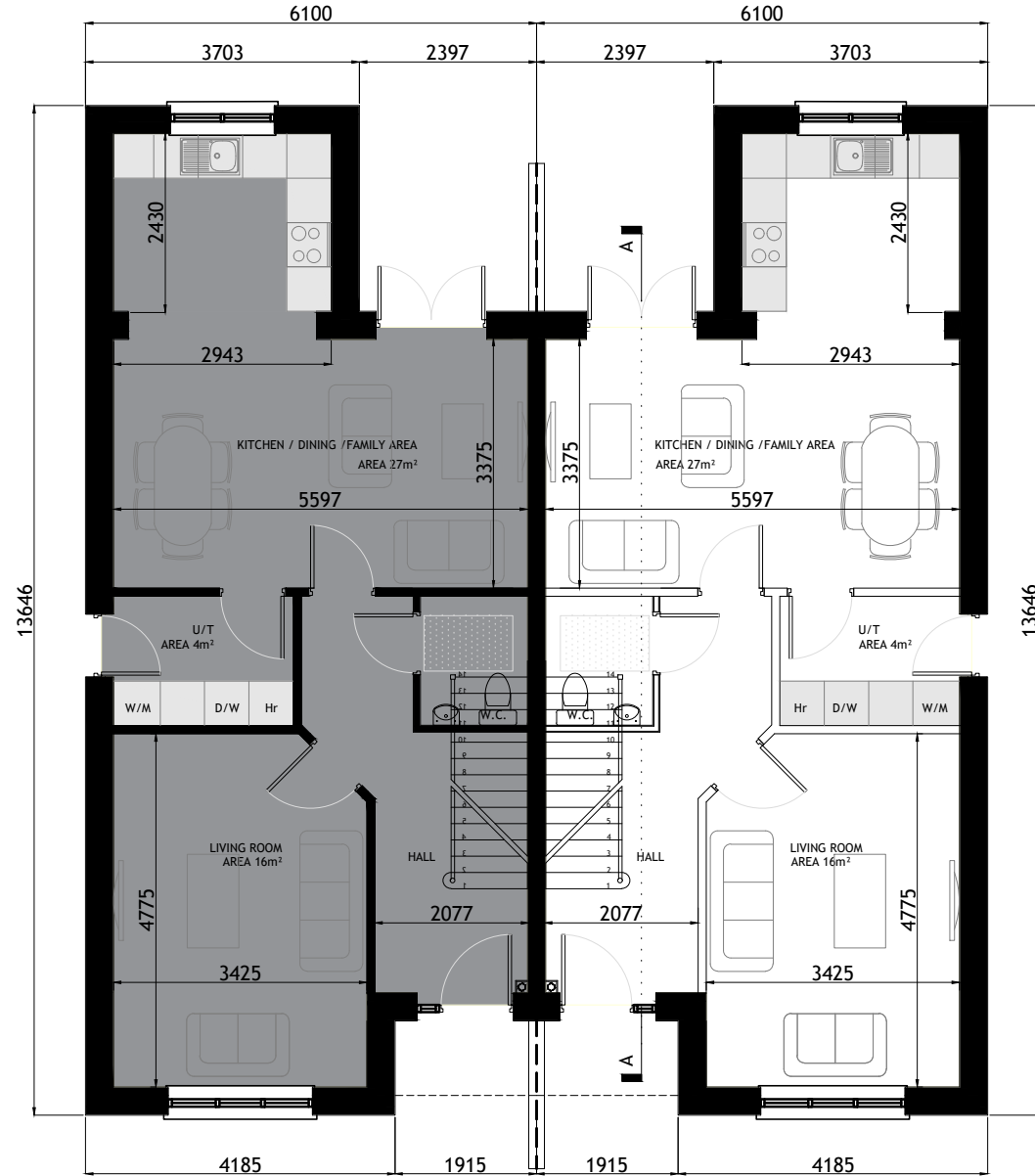
Job No:	Drawing No:	Rev:
10277	10277-PL-262	A

**Issue Status:**

Information  Preliminary  Approval   
Construction  Tender  Planning

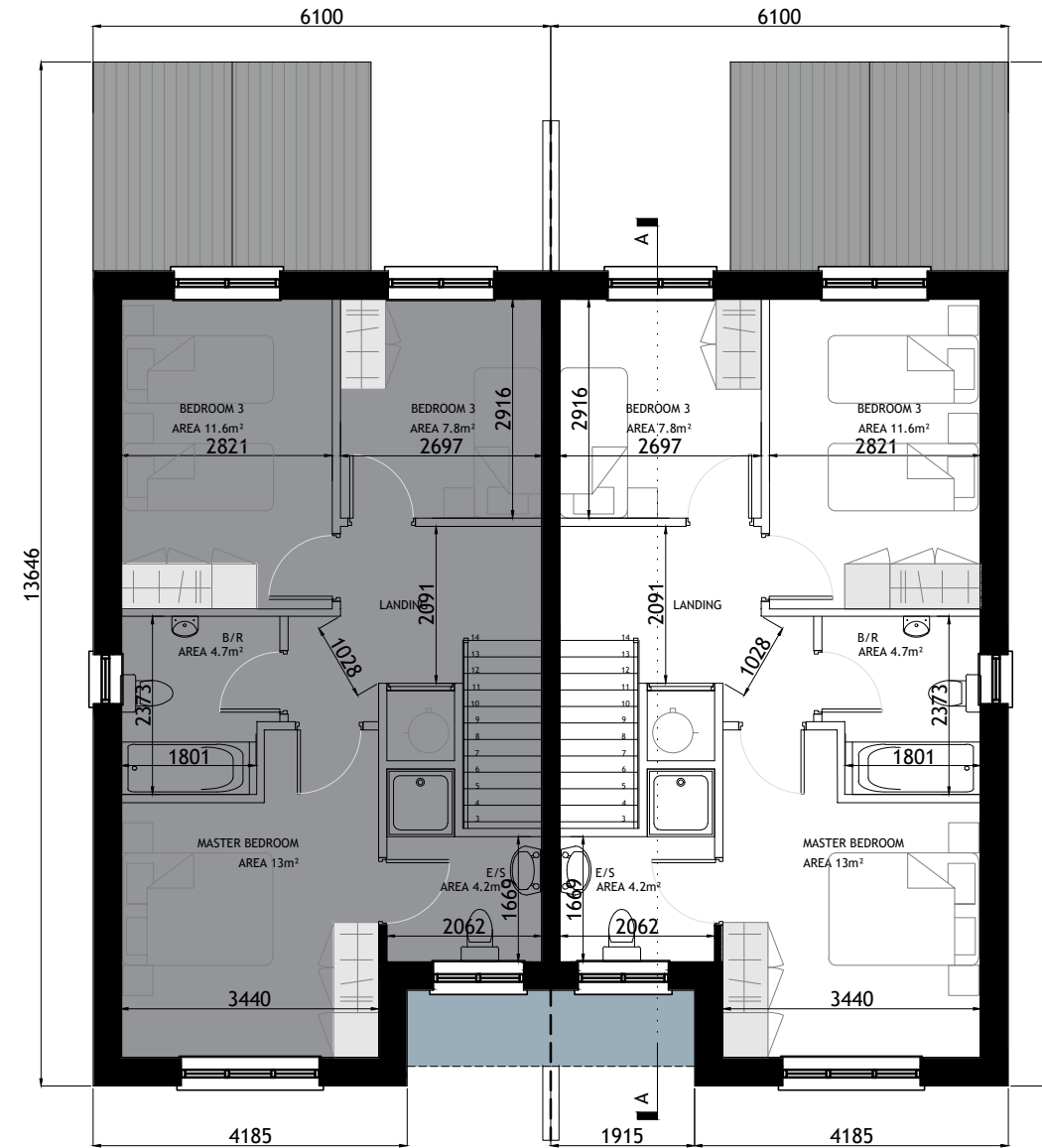


### TYPE D1 "MIRRORED"



**GROUND FLOOR PLAN**  
SCALE 1:100

### TYPE D1 "MIRRORED"



**FIRST FLOOR PLAN**  
SCALE 1:100



**KEY -PLAN**

#### HOUSETYPE D1 - MIRRORED

3-BED  
2 STOREY

#### APPROXIMATE AREAS-

GROUND FLOOR - C.62 M<sup>2</sup>  
FIRST FLOOR - C.54 M<sup>2</sup>

TOTAL AREA CIRCA 118 M<sup>2</sup>  
(C.1270 SQ.FT)

#### NOTES:

- FOR INDIVIDUAL UNIT FLOOR LEVELS PLEASE REFER TO SITE LAYOUT MAP
- FOR INDIVIDUAL UNIT NORTH POINT ORIENTATION PLEASE REFER TO SITE LAYOUT MAP
- APPLIED BRICK FINISH IS DEPENDENT ON AVAILABILITY AND SITE LOCATION
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- PLANNING DRAWING ONLY
- DO NOT SCALE FROM DRAWINGS

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
A	04.04.22	ISSUED FOR PLANNING	EOS	DOS	DOS



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Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

Client:	Architecture
RUDEN HOMES LTD	Planning
	Urban Design
	Engineering
	Landscape
	Interiors

**Project:**  
RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK

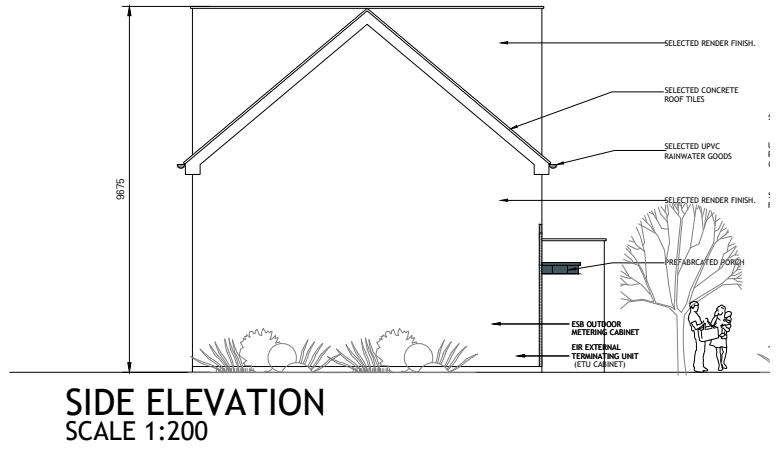
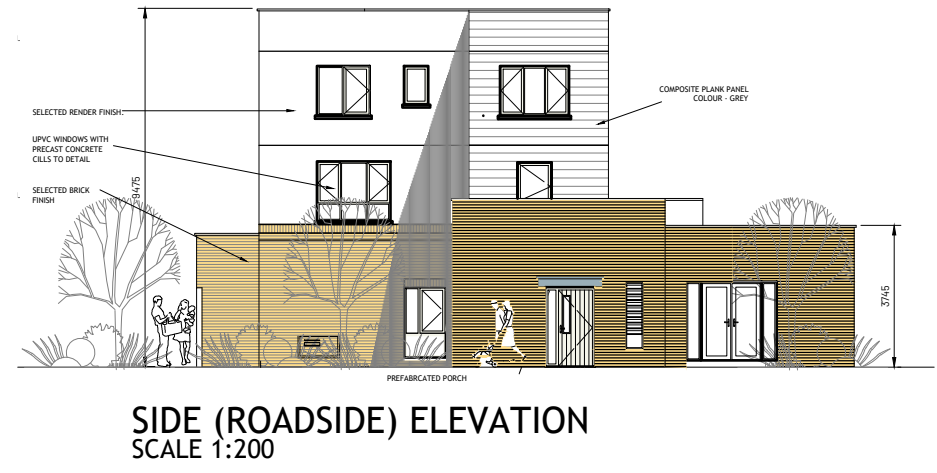
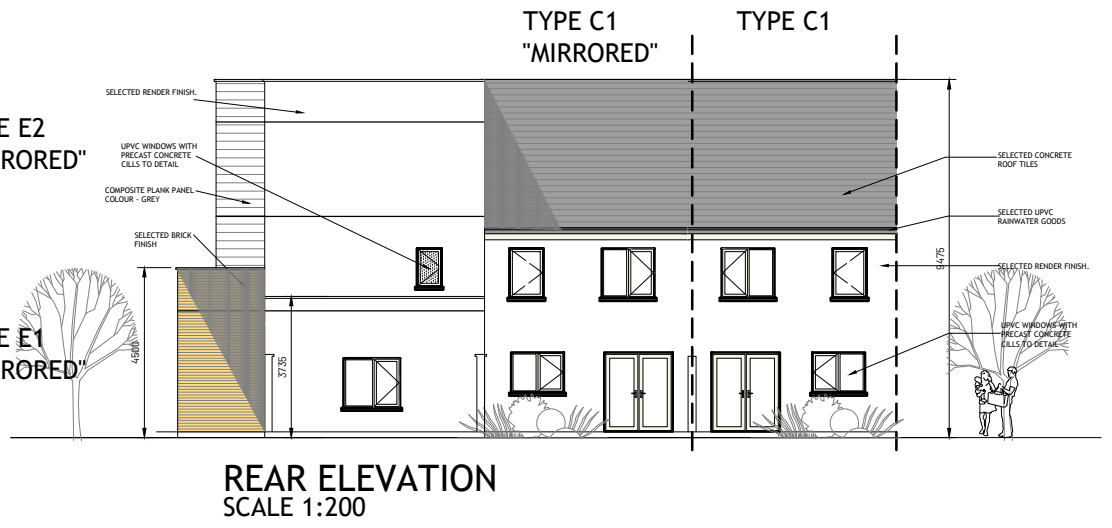
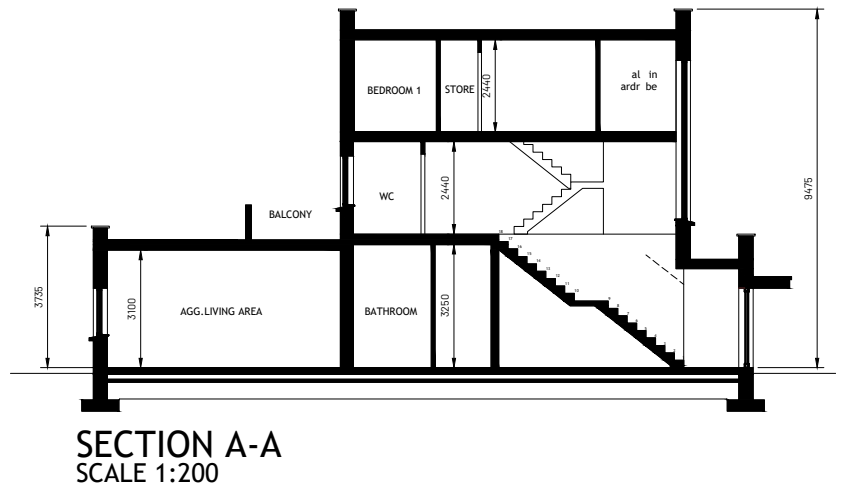
**Drawing Title:**  
HOUSE TYPE "D1" MIRRORED  
CHARACTER AREA 1  
PLANS

Scale @ A3:	Drawn:	Approved:	Date:
1:100	EOS	DOS	01.03.22

Job No:	Drawing No:	Rev:
10277	10277-PL-254	A

Issue Status:
Information <input type="checkbox"/> Preliminary <input type="checkbox"/> Approval <input type="checkbox"/>
Construction <input type="checkbox"/> Tender <input type="checkbox"/> Planning <input checked="" type="checkbox"/>

E1 E2 C1 C1 C1 CHARACTER AREA 1



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**DUPLEX TYPE E1**  
2-BED  
1 STOREY

APPROXIMATE AREAS-  
GROUND FLOOR - C.80.63M<sup>2</sup>  
  
TOTAL AREA CIRCA 80.63M<sup>2</sup>  
(C.867.89 SQ.FT)

**DUPLEX TYPE E2**  
2-BED  
2 STOREY

APPROXIMATE AREAS-  
FIRST FLOOR - C.41.32M<sup>2</sup>  
SECOND FLOOR - 43.58 M<sup>2</sup>  
BALCONY - 24M<sup>2</sup>  
  
TOTAL AREA CIRCA 108.90 M<sup>2</sup>  
(C.1172.19 SQ.FT)

**HOUSETYPE C1**  
2-BED  
2 STOREY

APPROXIMATE AREAS-  
GROUND FLOOR - C.45 M<sup>2</sup>  
FIRST FLOOR - C.45 M<sup>2</sup>

TOTAL AREA CIRCA 90 M<sup>2</sup>  
(C.969 SQ.FT)

- NOTES:
- FOR INDIVIDUAL UNIT FLOOR LEVELS PLEASE REFER TO SITE LAYOUT MAP
  - FOR INDIVIDUAL UNIT NORTH POINT ORIENTATION PLEASE REFER TO SITE LAYOUT MAP
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Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
A	16.05.24	ISSUED FOR PLANNING	EOS	DOS	DOS



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Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

**Client:**  
RUDEN HOMES LTD  
  
**Project:**  
RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK

**Drawing Title:**  
HOUSE TYPE "E1|E2|C1|C1" MIRRORED  
CHARACTER AREA 1  
ELEVATIONS

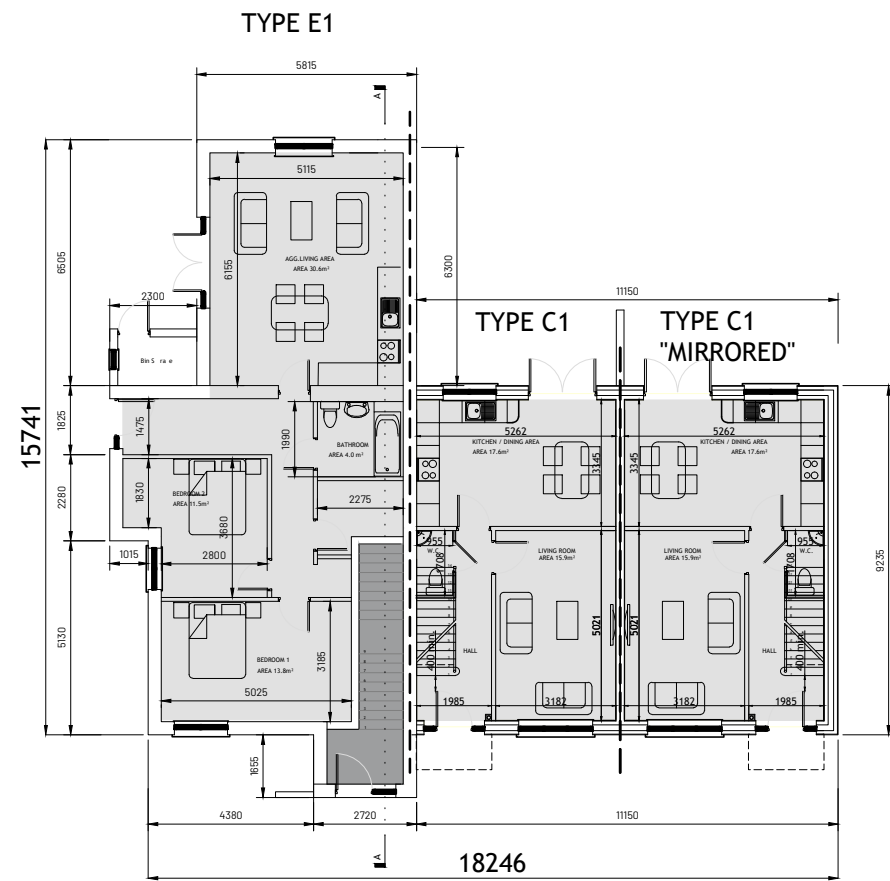
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1:200	EOS	DOS	01.03.22

Job No:	Drawing No:	Rev:
10277	10277-PL-271	A

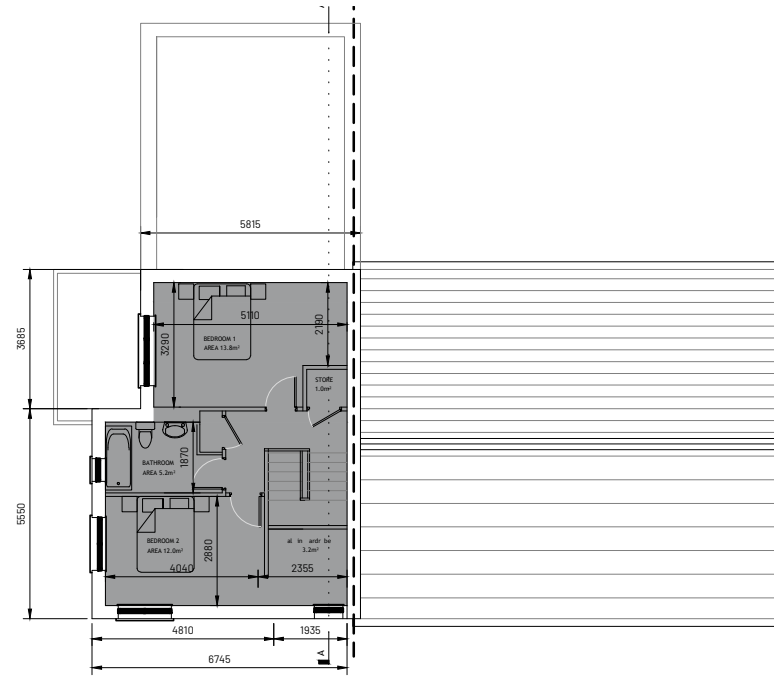
Issue Status:  
Information  Preliminary  Approval   
Construction  Tender  Planning



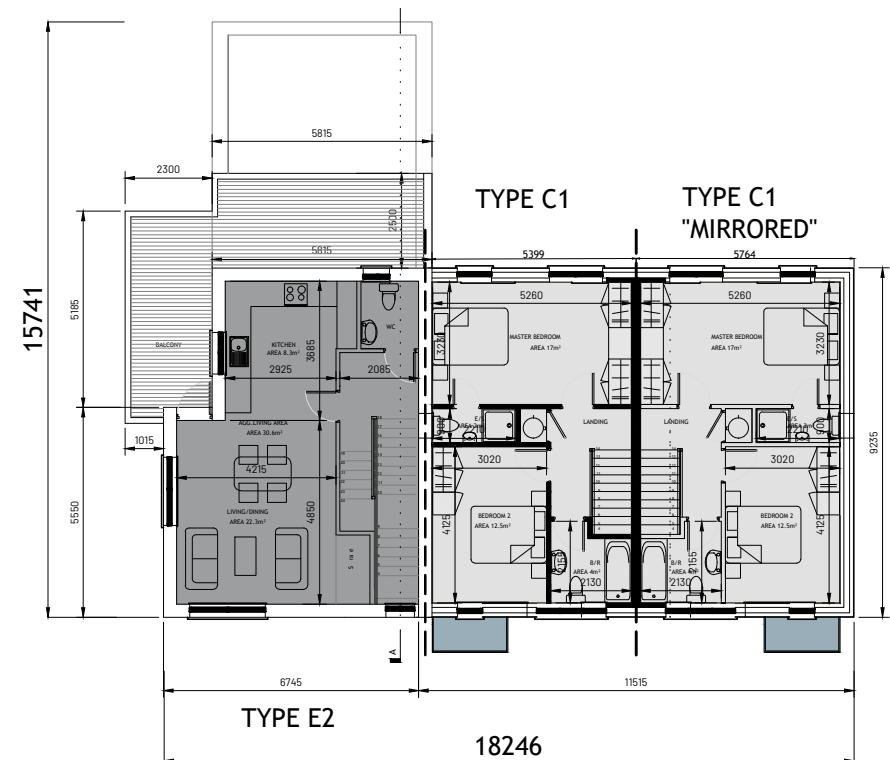
# E1 E2 C1 C1 CHARACTER AREA 1



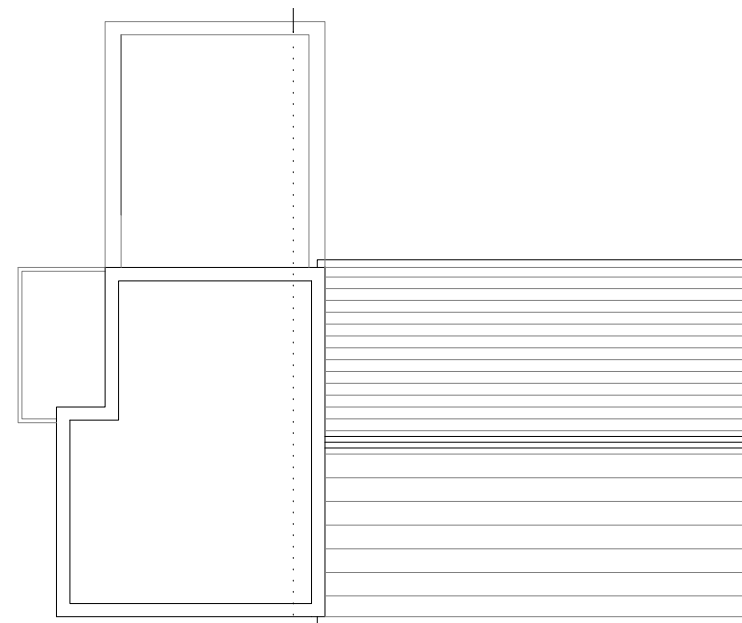
**GROUND FLOOR PLAN**  
SCALE 1:200



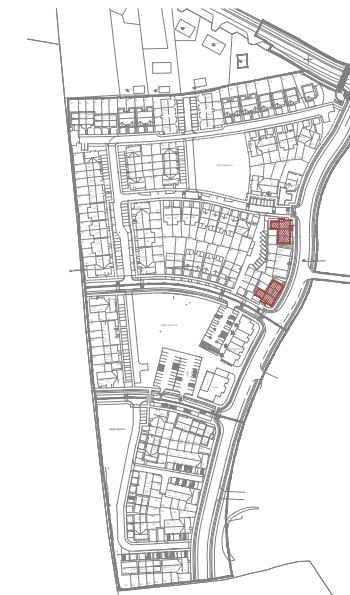
**TYPE E2**  
**SECOND FLOOR PLAN**  
SCALE 1:200



**TYPE E2**  
**TYPE C1**  
**TYPE C1 "MIRRORED"**  
**FIRST FLOOR PLAN**  
SCALE 1:200



**ROOF PLAN**  
SCALE 1:200



**KEY -PLAN**

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**DUPLEX TYPE E1**  
2-BED  
1 STOREY

APPROXIMATE AREAS-  
GROUND FLOOR - C.80.63M<sup>2</sup>

TOTAL AREA CIRCA 80.63M<sup>2</sup>  
(C.867.89 SQ.FT)

**DUPLEX TYPE E2**  
2-BED  
2 STOREY

APPROXIMATE AREAS-  
FIRST FLOOR - C.41.32M<sup>2</sup>  
SECOND FLOOR - 43.58 M<sup>2</sup>  
BALCONY - 24M<sup>2</sup>

TOTAL AREA CIRCA 108.90 M<sup>2</sup>  
(C.1172.19 SQ.FT)

**HOUSETYPE C1**  
2-BED  
2 STOREY

APPROXIMATE AREAS-  
GROUND FLOOR - C.45 M<sup>2</sup>  
FIRST FLOOR - C.45 M<sup>2</sup>

TOTAL AREA CIRCA 90 M<sup>2</sup>  
(C.969 SQ.FT)

- NOTES:
- FOR INDIVIDUAL UNIT FLOOR LEVELS PLEASE REFER TO SITE LAYOUT MAP
  - FOR INDIVIDUAL UNIT NORTH POINT ORIENTATION PLEASE REFER TO SITE LAYOUT MAP
  - APPLIED BRICK FINISH IS DEPENDENT ON AVAILABILITY AND SITE LOCATION
  - ALL DIMENSIONS ARE IN mm
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  - DO NOT SCALE FROM DRAWINGS

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
A	16.05.23	ISSUED FOR PLANNING	EOS	DOS	DOS



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Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

Client:	Architecture
RUDEN HOMES LTD	Planning
	Urban Design
	Engineering
	Landscape
	Interiors

**Project:**  
RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK

**Drawing Title:**  
HOUSE TYPE "E1|E2|C1|C1"  
CHARACTER AREA 1  
PLANS

Scale @ A3:	Drawn:	Approved:	Date:
1:200	EOS	DOS	01.03.22

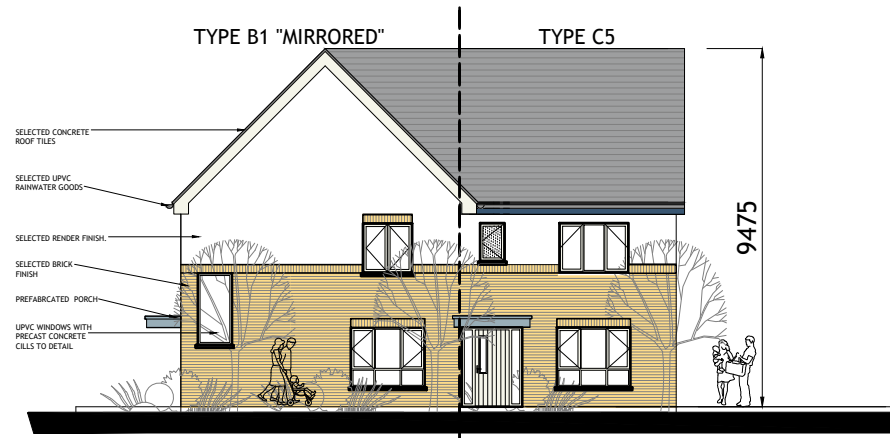
Job No:	Drawing No:	Rev:
10277	10277-PL-268	A

Issue Status:  
Information  Preliminary  Approval   
Construction  Tender  Planning

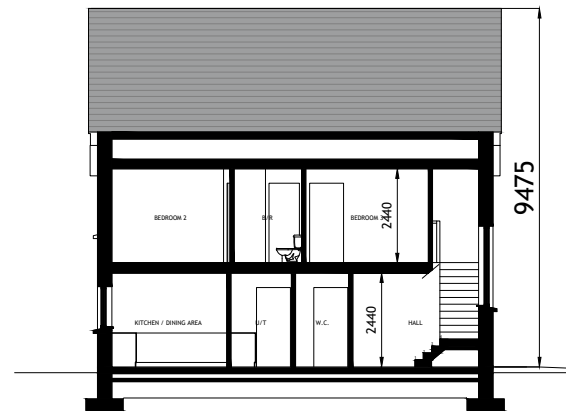
B1 C5 CHARACTER AREA 1

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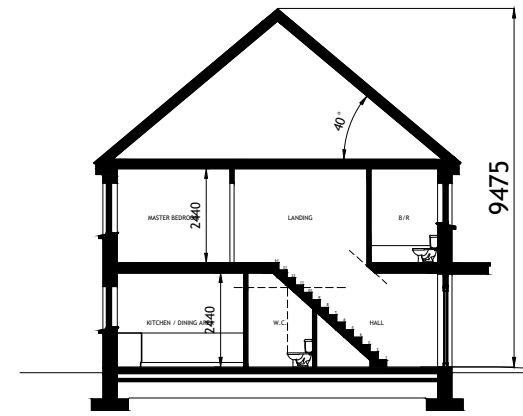
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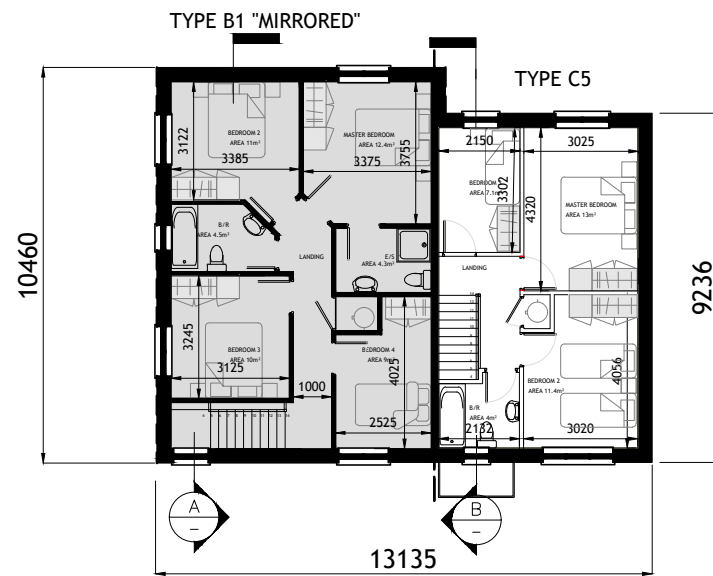
FRONT (ROADSIDE) ELEVATION  
SCALE 1:200



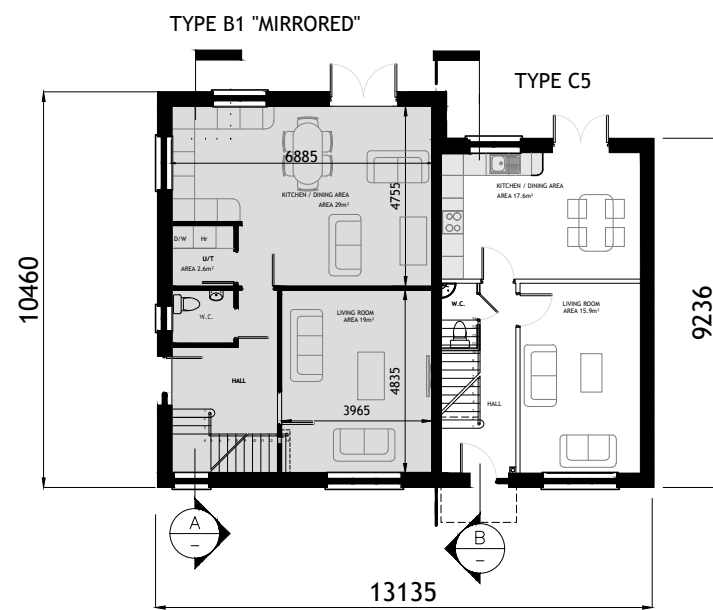
SECTION A-A  
SCALE 1:200



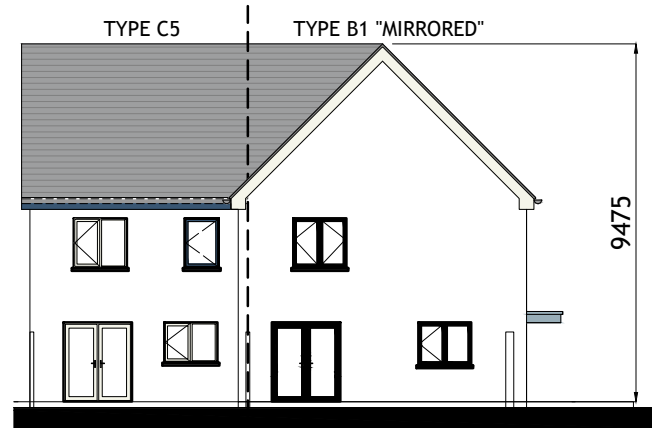
SECTION B-B  
SCALE 1:200



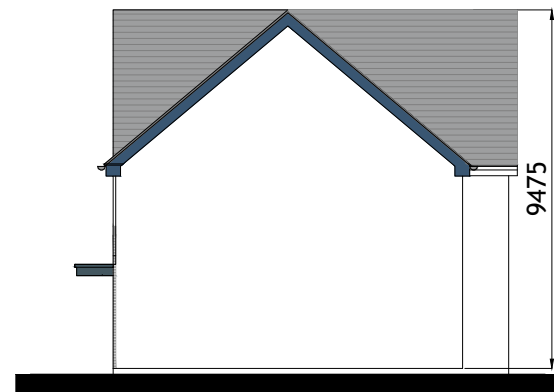
FIRST FLOOR PLAN  
SCALE 1:200



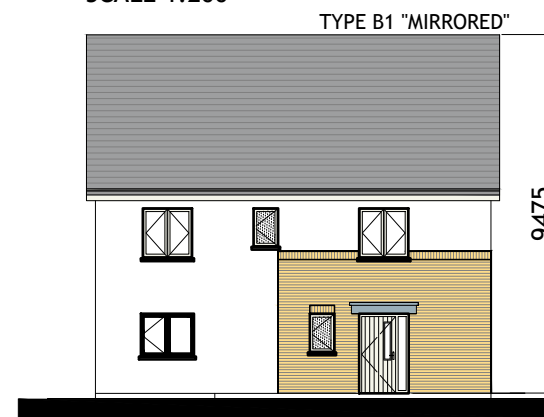
GROUND FLOOR PLAN  
SCALE 1:200



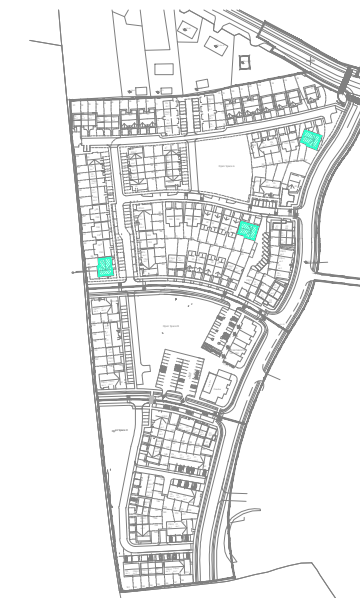
REAR ELEVATION  
SCALE 1:200



SIDE ELEVATION  
SCALE 1:200



SIDE ELEVATION  
SCALE 1:200



KEY -PLAN

- NOTES:
- FOR INDIVIDUAL UNIT FLOOR LEVELS PLEASE REFER TO SITE LAYOUT MAP
  - FOR INDIVIDUAL UNIT NORTH POINT ORIENTATION PLEASE REFER TO SITE LAYOUT MAP
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  - ALL DIMENSIONS ARE IN mm
  - PLANNING DRAWING ONLY
  - DO NOT SCALE FROM DRAWINGS

**HOUSETYPE B1**  
4 BED  
2 STOREY  
END OF TERRACE / SEMI-DETACHED

APPROXIMATE AREAS  
GROUND FLOOR c.71.5 m<sup>2</sup>  
FIRST FLOOR c.66.5 m<sup>2</sup>  
TOTAL AREA c.138 m<sup>2</sup>  
(c.1485 SQ.FT)

**HOUSETYPE C5**  
2-BED  
2 STOREY

APPROXIMATE AREAS-  
GROUND FLOOR C.45 M<sup>2</sup>  
FIRST FLOOR C.45 M<sup>2</sup>  
TOTAL AREA CIRCA 90 M<sup>2</sup>  
(C.969 SQ.FT)

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
A	31.03.23	ISSUED FOR PLANNING	EOS	DOS	DOS



Address: Unit 3, Westpoint Business Centre, Ballincollig, Cork P32 YK52  
Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

Client:	Architecture
RUDEN HOMES LTD	Planning
	Urban Design
	Engineering
	Landscape
	Interiors

**Project:**  
RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK

Scale @ A3:	Drawn:	Approved:	Date:
1:100/200	EOS	DOS	01.03.22

Job No:	Drawing No:	Rev:
10277	10277-PL-266	A

Issue Status:

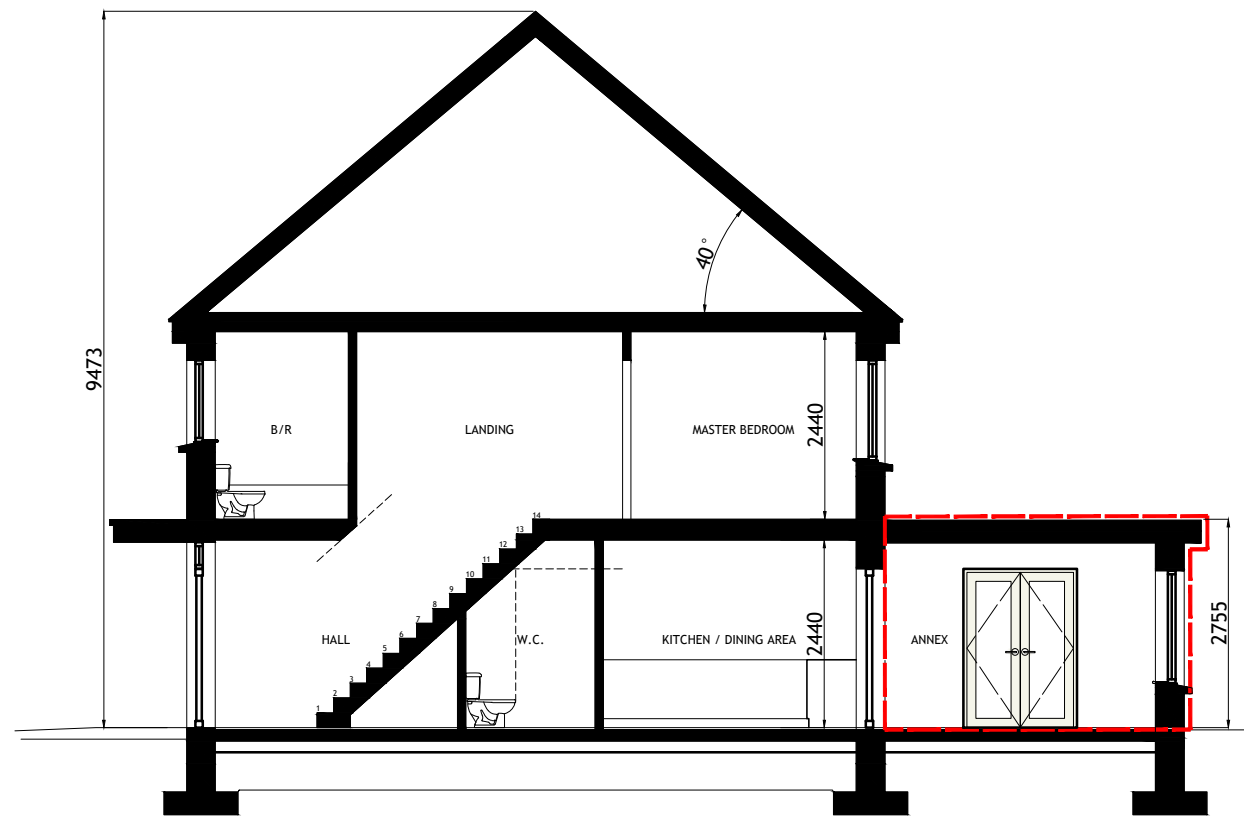
Information	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Approval	<input type="checkbox"/>
Construction	<input type="checkbox"/> Tender	<input type="checkbox"/> Planning	<input checked="" type="checkbox"/>



TYPE C1 "MIRRORED"



FRONT (ROADSIDE) ELEVATION  
SCALE 1:100



TYPICAL SECTION  
SCALE 1:100

Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to Engenuiti Consulting Engineers

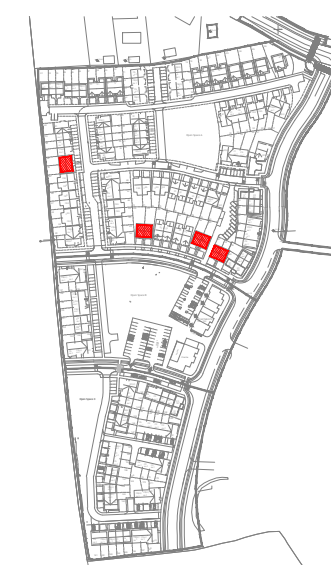
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HOUSETYPE C1 - MIRRORED  
EXTENSION 1  
2-BED  
2 STOREY

APPROXIMATE AREAS-  
GROUND FLOOR - C.45 M<sup>2</sup>  
EXTENSION - C.10 M<sup>2</sup>  
FIRST FLOOR - C.45 M<sup>2</sup>

TOTAL AREA CIRCA 100 M<sup>2</sup>  
(C.1076 SQ.FT)

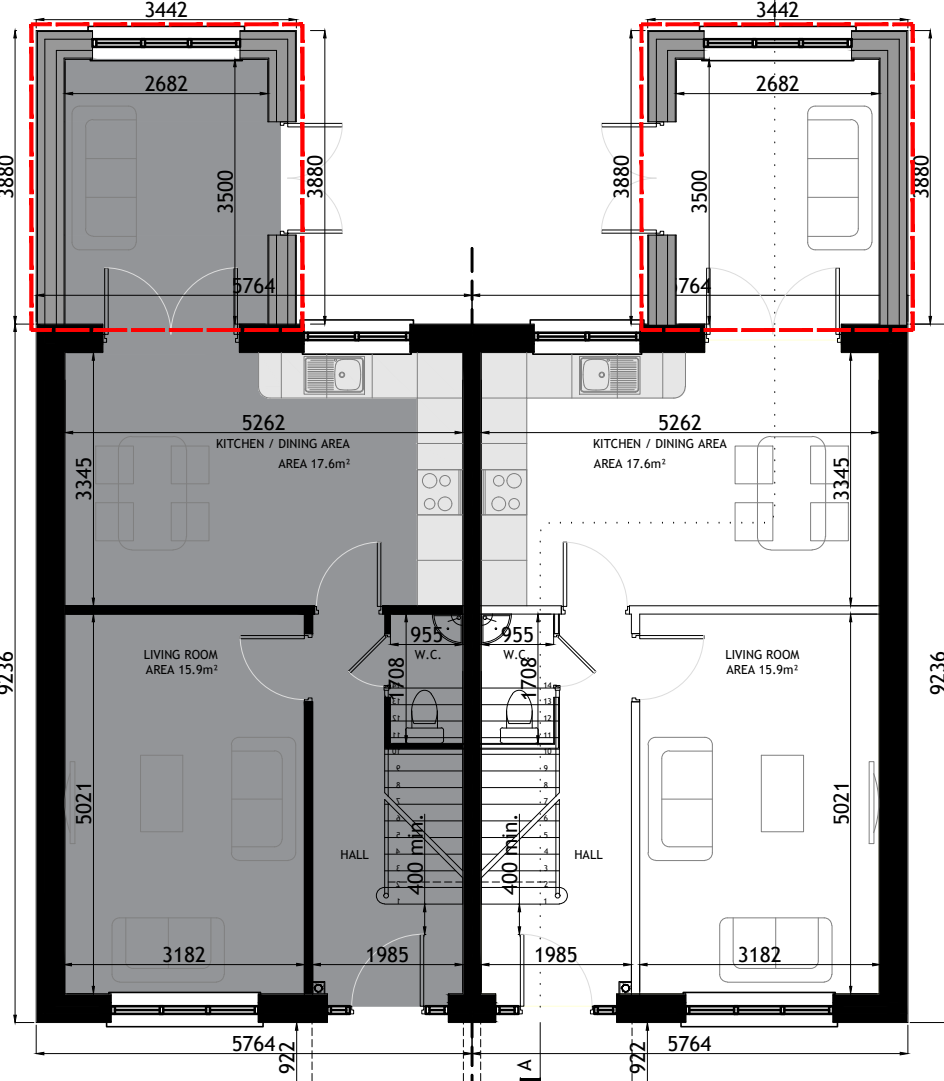
- NOTES:
- FOR INDIVIDUAL UNIT FLOOR LEVELS PLEASE REFER TO SITE LAYOUT MAP
  - FOR INDIVIDUAL UNIT NORTH POINT ORIENTATION PLEASE REFER TO SITE LAYOUT MAP
  - APPLIED BRICK FINISH IS DEPENDENT ON AVAILABILITY AND SITE LOCATION
  - ALL DIMENSIONS ARE IN mm
  - PLANNING DRAWING ONLY
  - DO NOT SCALE FROM DRAWINGS



KEY -PLAN

EXTENDED AREA OUTLINED IN RED

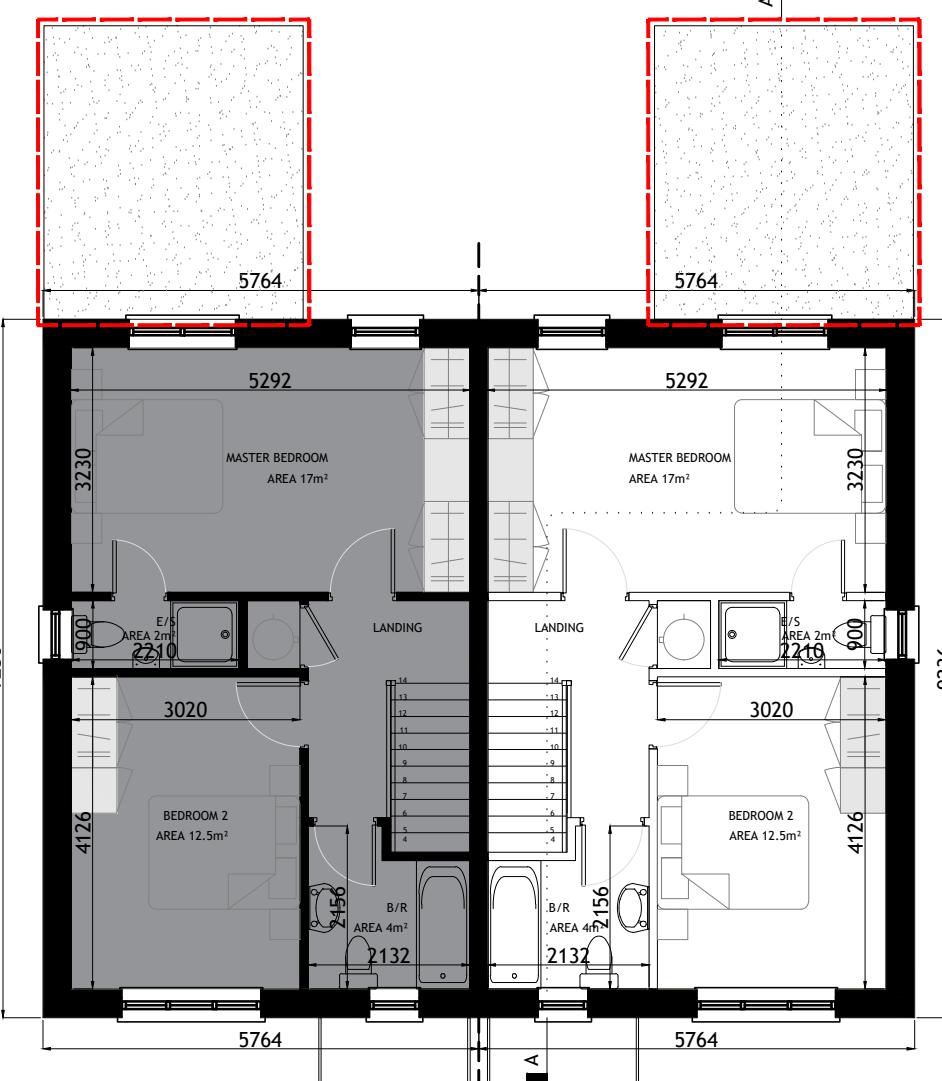
TYPE C1 "MIRRORED"



GROUND FLOOR PLAN  
SCALE 1:100

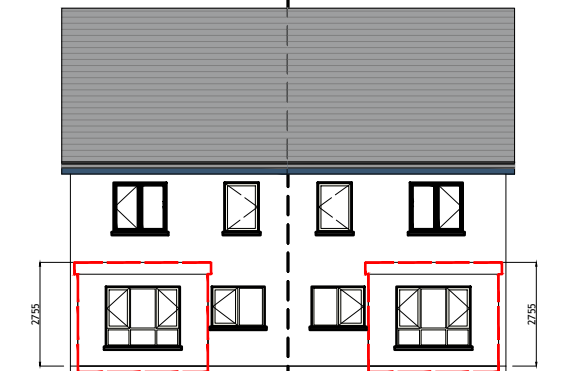
EXTENDED AREA OUTLINED IN RED

TYPE C1 "MIRRORED"

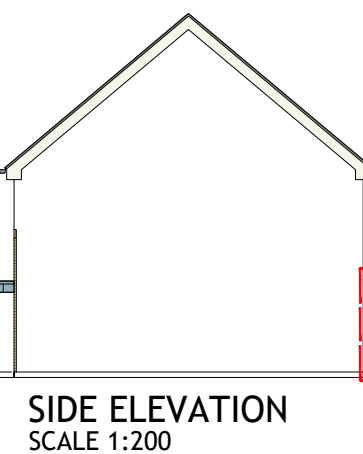


FIRST FLOOR PLAN  
SCALE 1:100

TYPE C1 "MIRRORED"



REAR ELEVATION  
SCALE 1:200



SIDE ELEVATION  
SCALE 1:200

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
A	31.03.23	ISSUED FOR PLANNING	EOS	DOS	DOS



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Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

Client: RUDEN HOMES LTD  
Architecture  
Planning  
Urban Design  
Engineering  
Landscape  
Interiors

Project: RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK

Drawing Title: HOUSE TYPE "C1 - EXTENSION 1" (MIRRORED)  
CHARACTER AREA 1  
PLANS | ELEVATIONS | SECTION

Scale @ A3:	Drawn:	Approved:	Date:
1:100/200	EOS	DOS	01.03.22

Job No:	Drawing No:	Rev:
10277	10277-PL-263	A

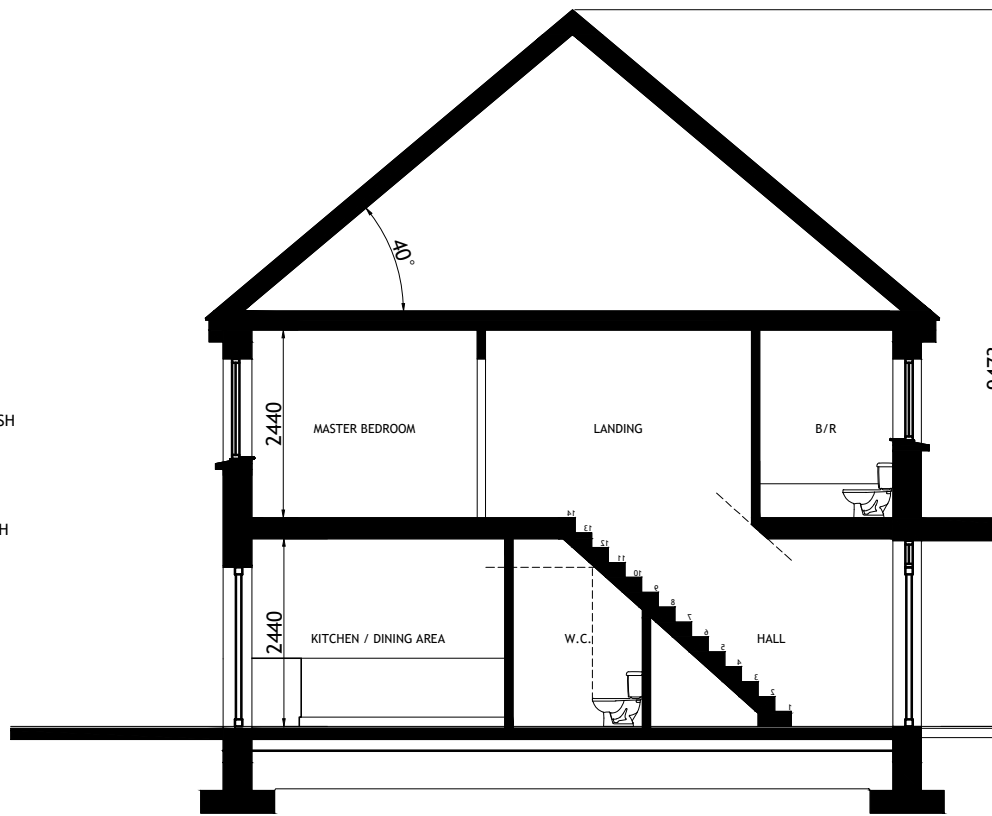
Issue Status:  
Information  Preliminary  Approval   
Construction  Tender  Planning

TYPE C1 "MIRRORED"



FRONT (ROADSIDE) ELEVATION  
SCALE 1:100

- SELECTED CONCRETE ROOF TILES
- SELECTED UPVC RAINWATER GOODS
- SMOOTH RENDER FINISH
- SELECTED BRICK FINISH
- PREFABRICATED PORCH
- UPVC WINDOWS WITH PRECAST CONCRETE CILLS TO DETAIL



TYPICAL SECTION  
SCALE 1:100

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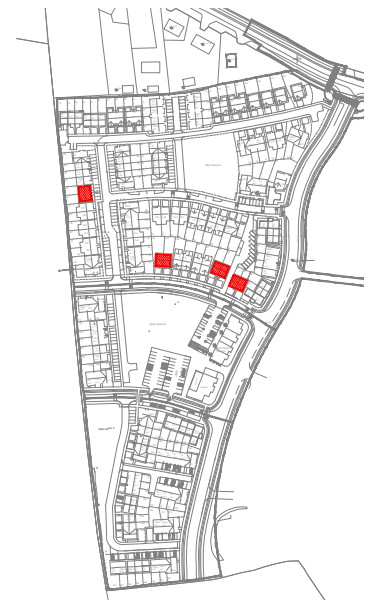
HOUSETYPE C1 - MIRRORED  
2-BED  
2 STOREY

APPROXIMATE AREAS-  
GROUND FLOOR - C.45 M<sup>2</sup>  
FIRST FLOOR - C.45 M<sup>2</sup>

TOTAL AREA CIRCA 90 M<sup>2</sup>  
(C.969 SQ.FT)

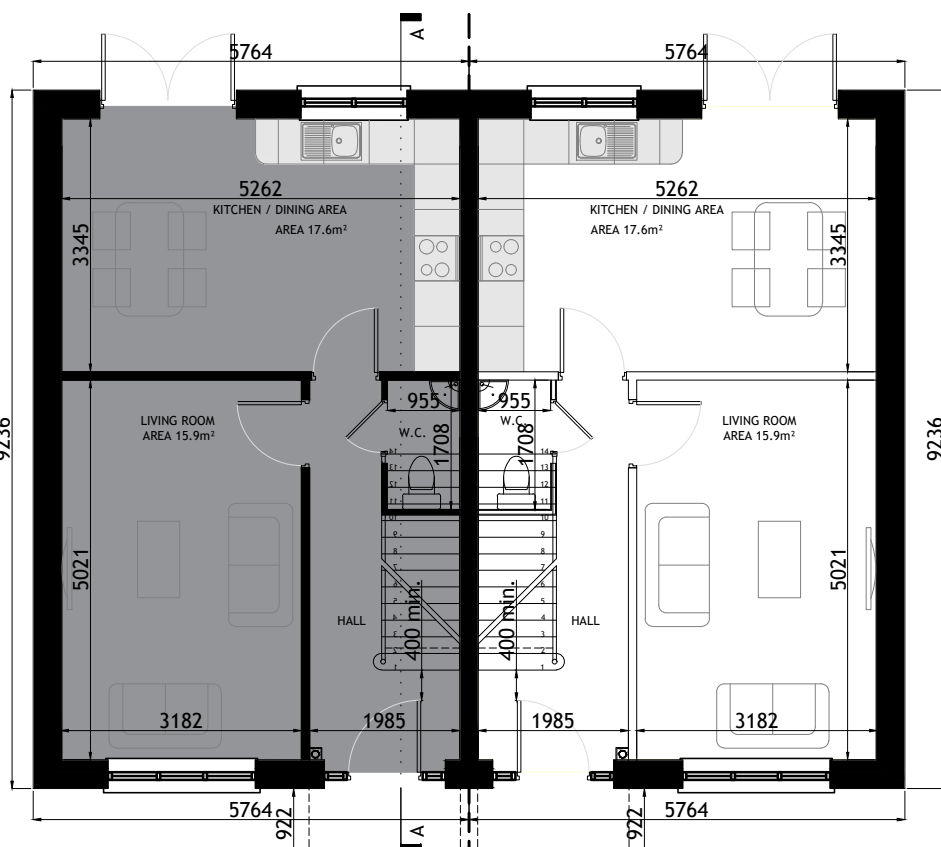
NOTES:

1. FOR INDIVIDUAL UNIT FLOOR LEVELS PLEASE REFER TO SITE LAYOUT MAP
2. FOR INDIVIDUAL UNIT NORTH POINT ORIENTATION PLEASE REFER TO SITE LAYOUT MAP
3. APPLIED BRICK FINISH IS DEPENDENT ON AVAILABILITY AND SITE LOCATION
4. ALL DIMENSIONS ARE IN mm
5. PLANNING DRAWING ONLY
6. DO NOT SCALE FROM DRAWINGS



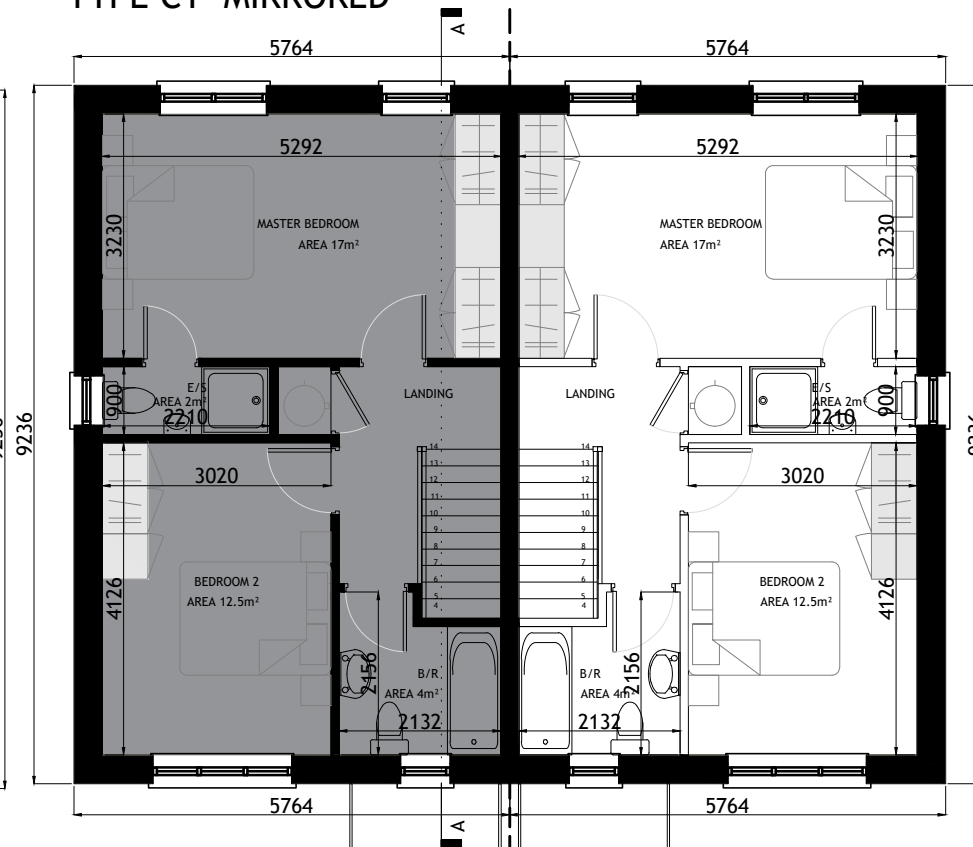
KEY -PLAN

TYPE C1 "MIRRORED"



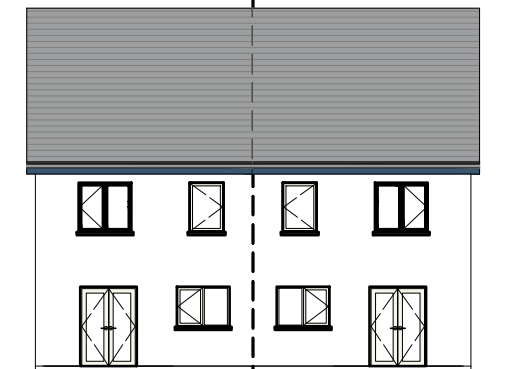
GROUND FLOOR PLAN  
SCALE 1:100

TYPE C1 "MIRRORED"

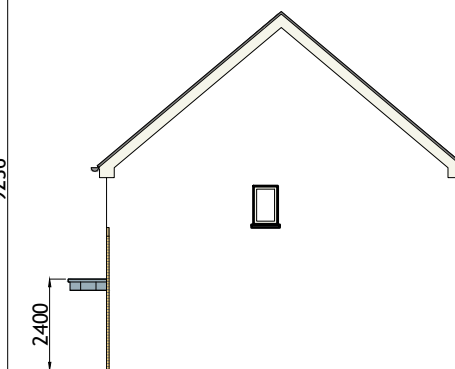


FIRST FLOOR PLAN  
SCALE 1:100

TYPE C1 "MIRRORED"



REAR ELEVATION  
SCALE 1:200



SIDE ELEVATION  
SCALE 1:200

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
A	31.03.23	ISSUED FOR PLANNING	EOS	DOS	DOS



Address: Unit 3, Westpoint Business Centre, Ballincollig, Cork P32 YK52  
Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

Client:

RUDEN HOMES LTD

Architecture

Planning

Urban Design

Engineering

Landscape

Interiors

Project:

RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK

Drawing Title:

HOUSE TYPE "C1 - MIRRORED"  
CHARACTER AREA 1  
PLANS | ELEVATIONS | SECTION

Scale @ A3:	Drawn:	Approved:	Date:
1:100/200	EOS	DOS	01.03.22

Job No:	Drawing No:	Rev:
10277	10277-PL-261	A

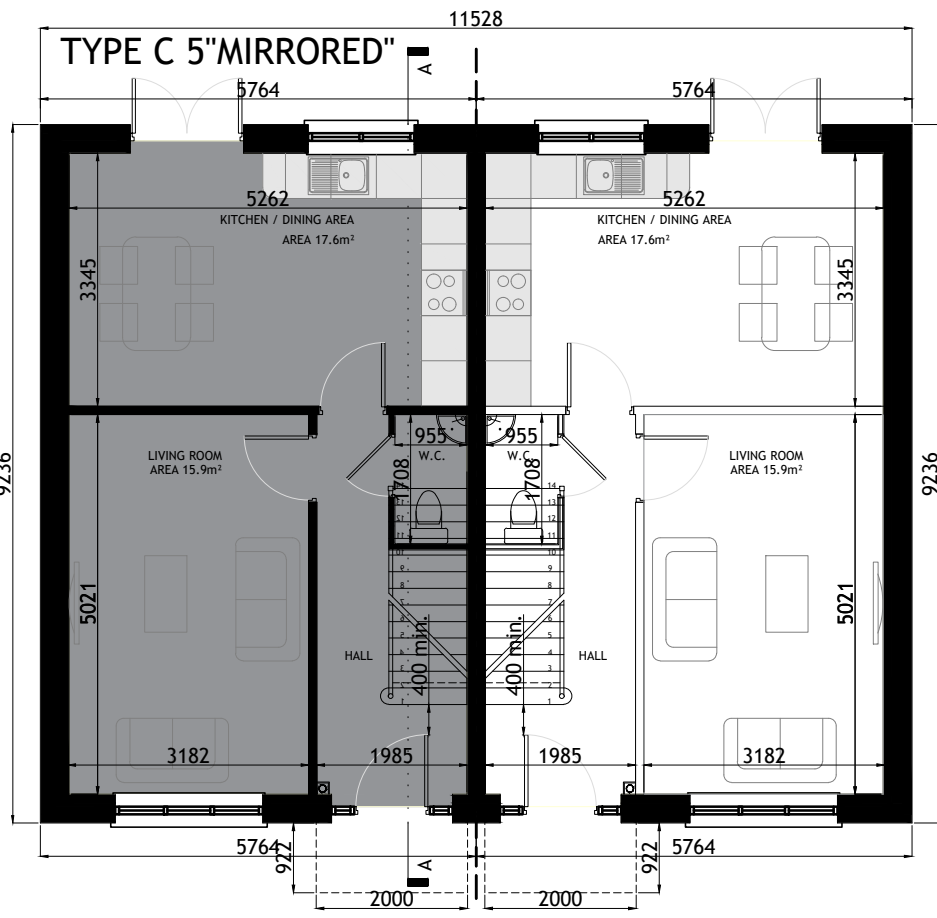
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Information	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Approval	<input type="checkbox"/>
Construction	<input type="checkbox"/> Tender	<input type="checkbox"/> Planning	<input checked="" type="checkbox"/>

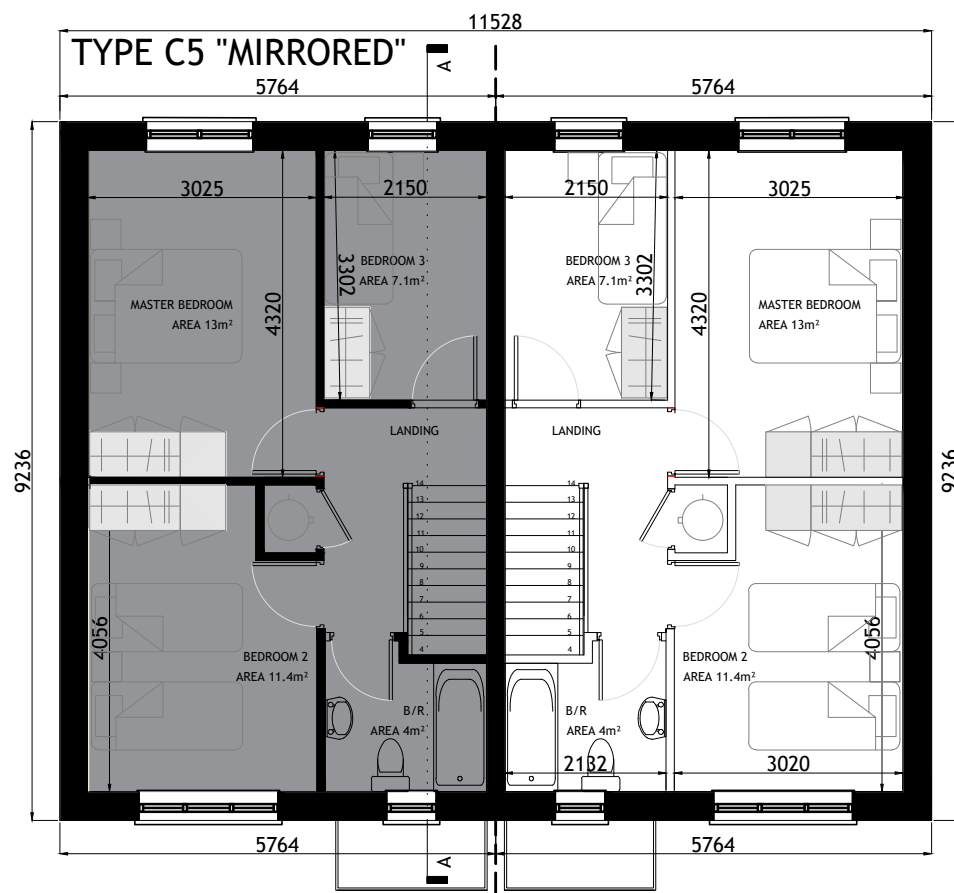


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GROUND FLOOR PLAN  
SCALE 1:100

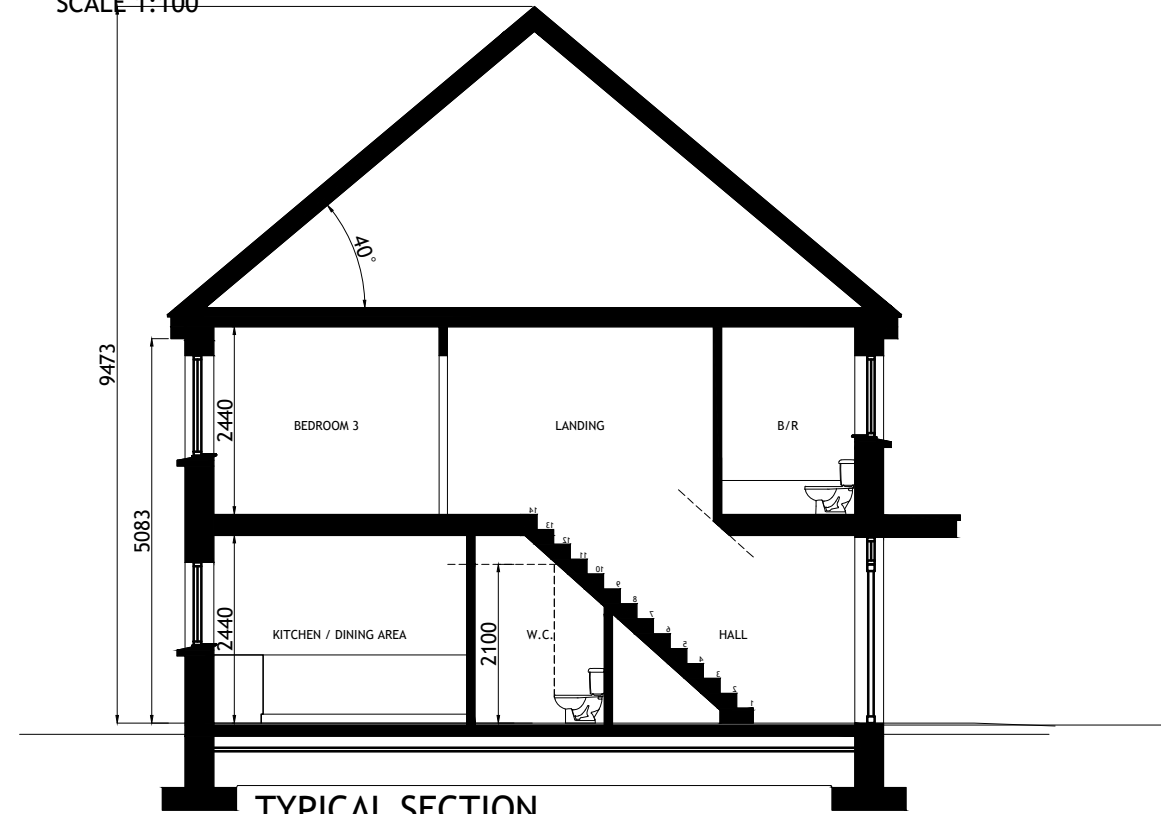


FIRST FLOOR PLAN  
SCALE 1:100

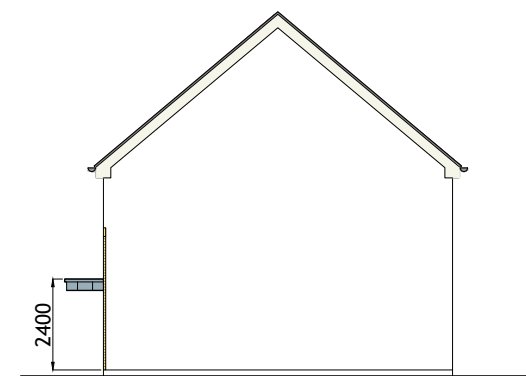
TYPE C5 "MIRRORED"



FRONT ELEVATION  
SCALE 1:100



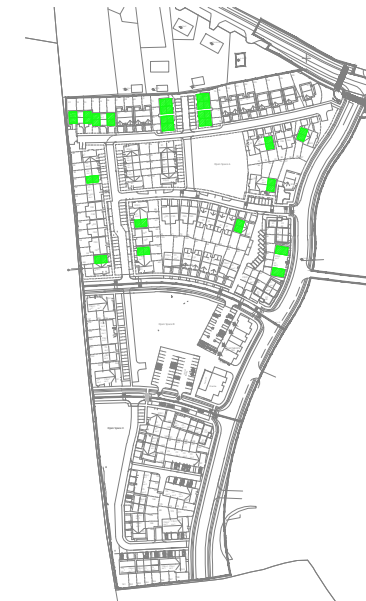
TYPICAL SECTION  
SCALE 1:100



SIDE ( RIGHT ) ELEVATION  
SCALE 1:200



REAR ELEVATION  
SCALE 1:200



KEY -PLAN

HOUSETYPE C5 - MIRRORED  
3-BED  
2 STOREY

APPROXIMATE AREAS-  
GROUND FLOOR - C.45 M<sup>2</sup>  
FIRST FLOOR - C.45 M<sup>2</sup>

TOTAL AREA CIRCA 90 M<sup>2</sup>  
(C.969 SQ.FT)

- NOTES:
- FOR INDIVIDUAL UNIT FLOOR LEVELS PLEASE REFER TO SITE LAYOUT MAP
  - FOR INDIVIDUAL UNIT NORTH POINT ORIENTATION PLEASE REFER TO SITE LAYOUT MAP
  - APPLIED BRICK FINISH IS DEPENDENT ON AVAILABILITY AND SITE LOCATION
  - ALL DIMENSIONS ARE IN mm
  - PLANNING DRAWING ONLY
  - DO NOT SCALE FROM DRAWINGS

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
B	31.03.23	ISSUED FOR PLANNING	EOS	DOS	DOS
A	04.04.22	ISSUED FOR PLANNING	EOS	DOS	DOS



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Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

Client:	Architecture
RUDEN HOMES LTD	Planning
	Urban Design
	Engineering
	Landscape
	Interiors

Project:  
RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK

Drawing Title:  
HOUSE TYPE "C5" MIRRORED  
CHARACTER AREA 1  
PLANS | ELEVATIONS | SECTION

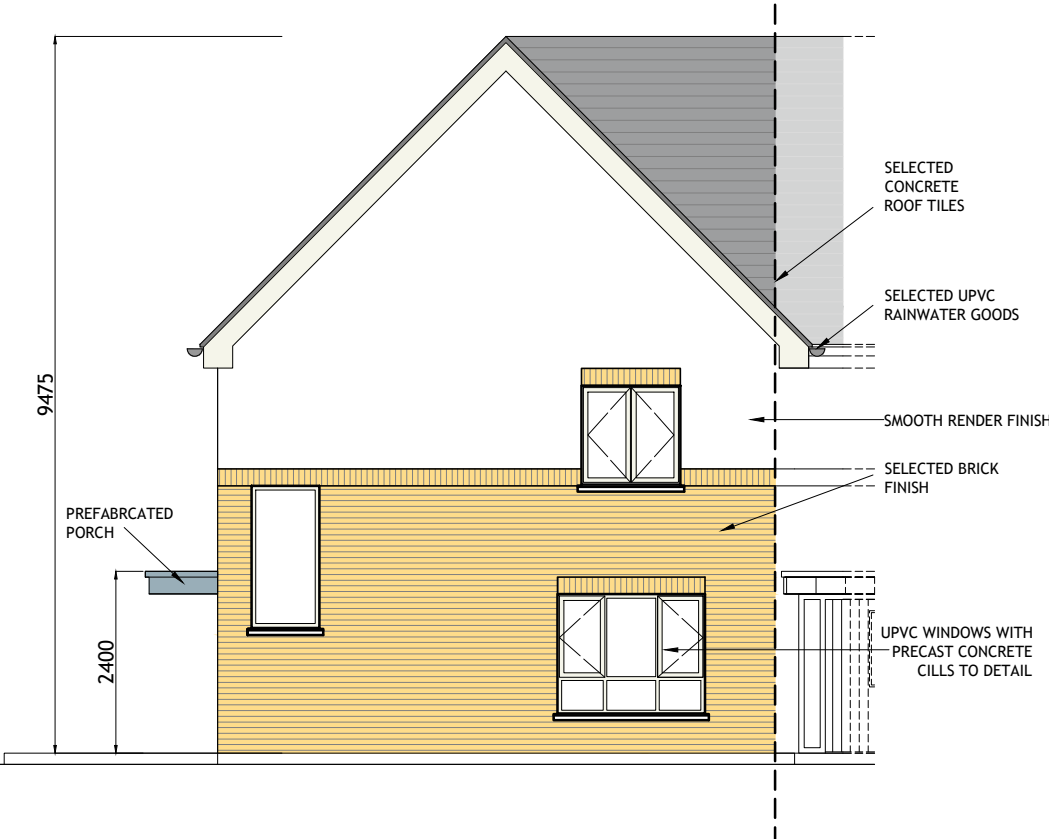
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1:100/200	EOS	DOS	01.03.22

Job No:	Drawing No:	Rev:
10277	10277-PL-241	B

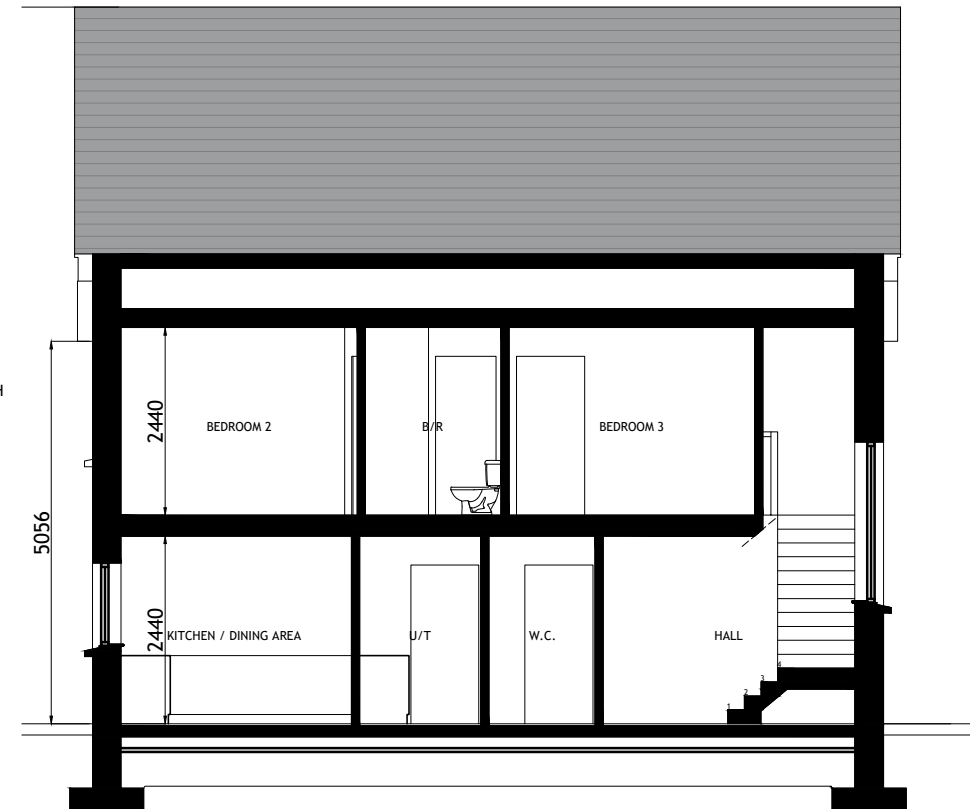
Issue Status:  
Information  Preliminary  Approval   
Construction  Tender  Planning

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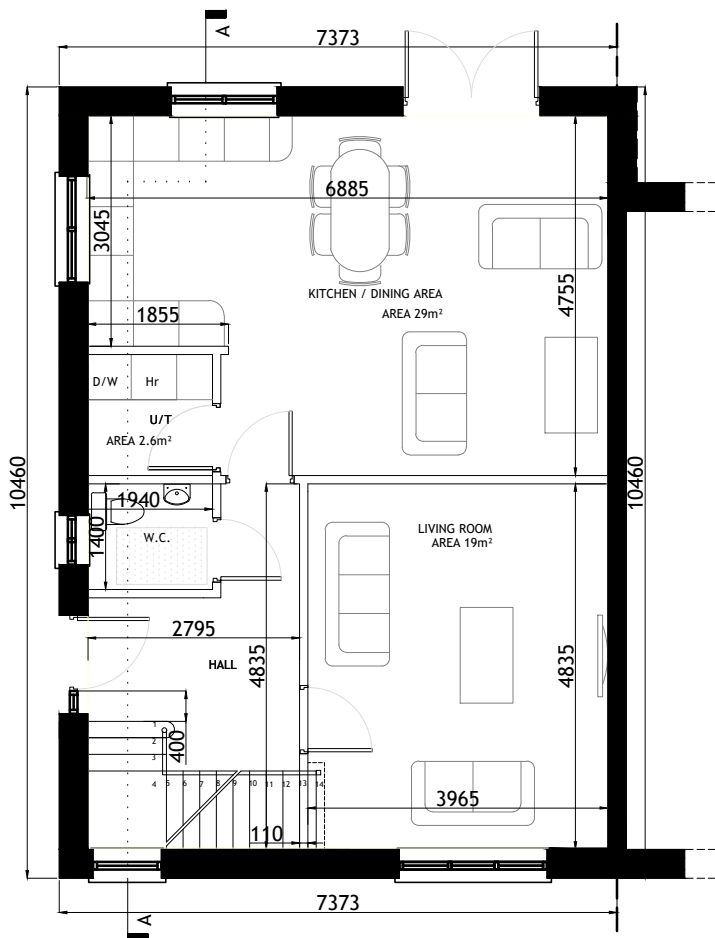
FRONT (ROADSIDE) ELEVATION  
SCALE 1:100



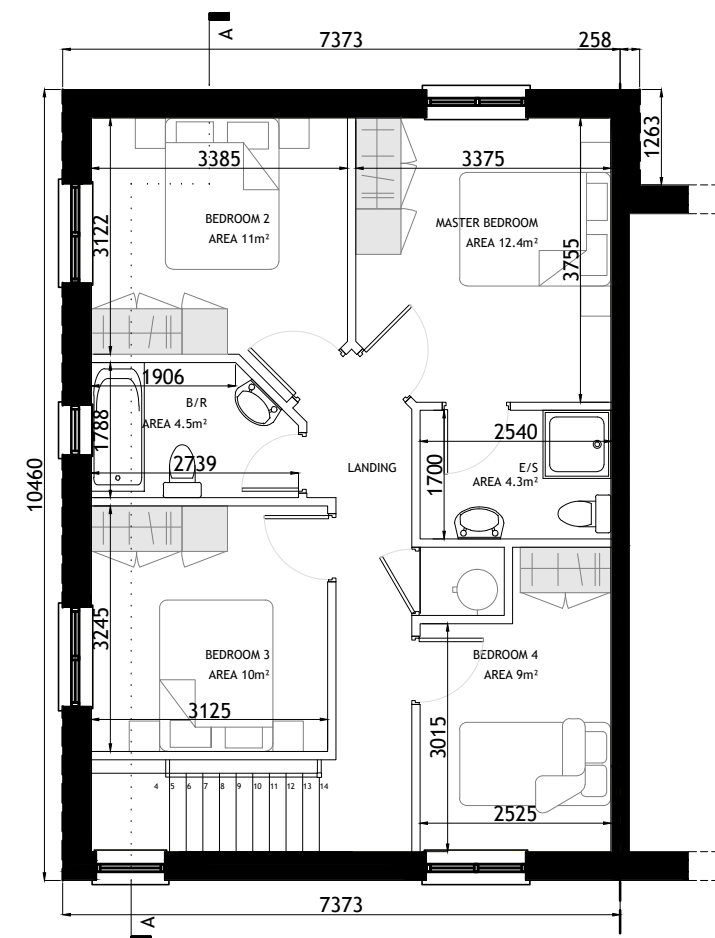
TYPICAL SECTION  
SCALE 1:100



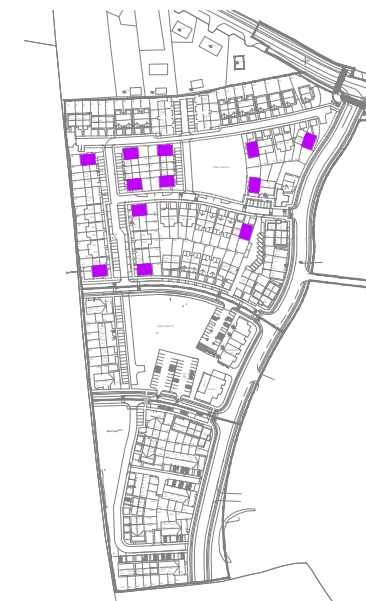
SIDE ( RIGHT )  
ELEVATION  
SCALE 1:100



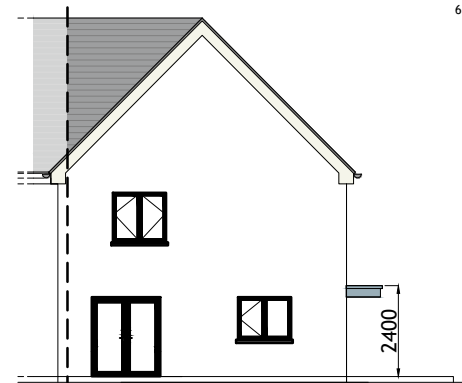
GROUND FLOOR PLAN  
SCALE 1:100



FIRST FLOOR PLAN  
SCALE 1:100



KEY -PLAN



REAR ELEVATION  
SCALE 1:200

**HOUSETYPE B1**  
4 BED  
2 STOREY  
END OF TERRACE / SEMI-DETACHED

**APPROXIMATE AREAS**  
GROUND FLOOR c.71.5 m<sup>2</sup>  
FIRST FLOOR c.66.5 m<sup>2</sup>

**TOTAL AREA**  
(c.1485 SQ.FT)

**NOTES:**

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Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
B	31.03.23	ISSUED FOR PLANNING	EOS	DOS	DOS
A	04.04.22	ISSUED FOR PLANNING	EOS	DOS	DOS



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Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

Client:	Architecture
RUDEN HOMES LTD	Planning
	Urban Design
	Engineering
	Landscape
	Interiors

**Project:**  
RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK

**Drawing Title:**  
HOUSE TYPE "B1" MIRRORED  
CHARACTER AREA 1  
PLANS | ELEVATIONS | SECTION

Scale @ A3:	Drawn:	Approved:	Date:
1:100/200	EOS	DOS	01.03.22

Job No:	Drawing No:	Rev:
10277	10277-PL-256	B

Issue Status:

Information	Preliminary	Approval
Construction	Tender	Planning

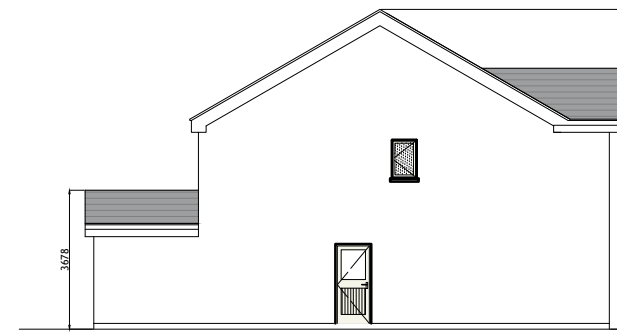


Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to Engenuiti Consulting Engineers

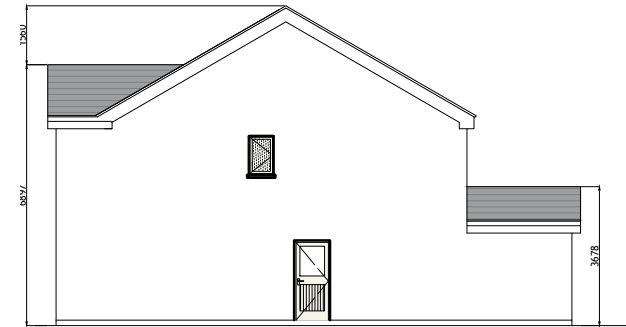
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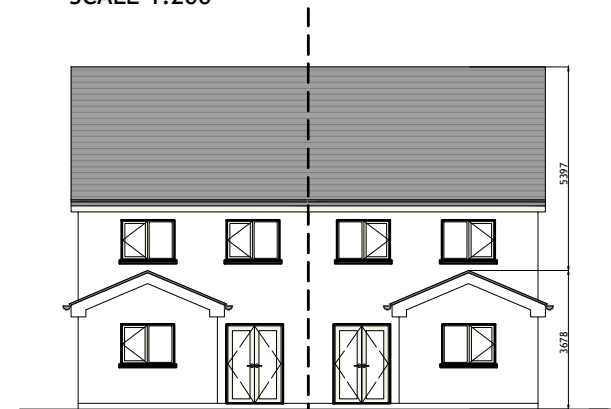
FRONT (ROADSIDE) ELEVATION  
SCALE 1:100



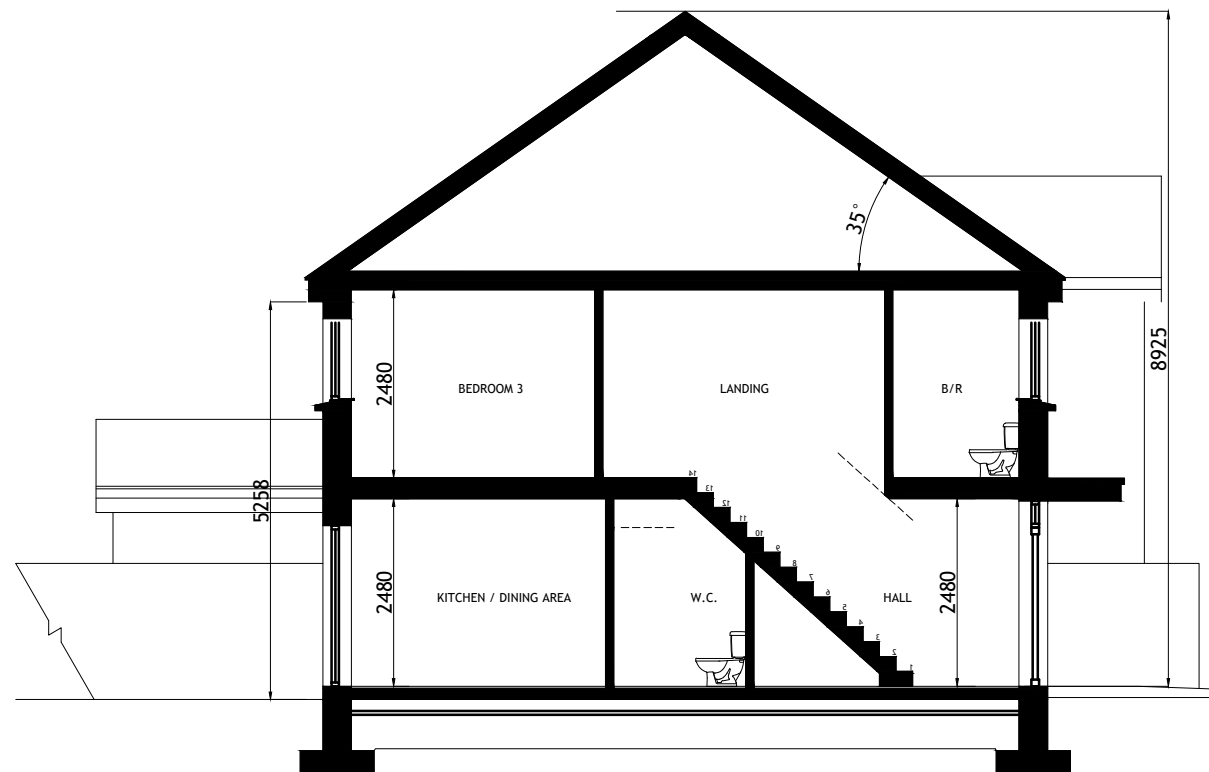
SIDE ELEVATION  
SCALE 1:200



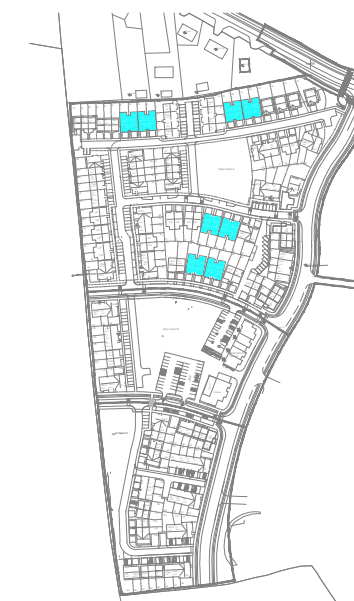
SIDE ELEVATION  
SCALE 1:200



REAR ELEVATION  
SCALE 1:200



TYPICAL SECTION  
SCALE 1:100



KEY -PLAN

HOUSETYPE D1 - MIRRORED  
3-BED  
2 STOREY

APPROXIMATE AREAS-  
GROUND FLOOR - C.62 M<sup>2</sup>  
FIRST FLOOR - C.54 M<sup>2</sup>

TOTAL AREA CIRCA 118 M<sup>2</sup>  
(C.1270 SQ.FT)

NOTES:

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Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
A	04.04.22	ISSUED FOR PLANNING	EOS	DOS	DOS



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Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

Client:	RUDEN HOMES LTD	Architecture
		Planning
		Urban Design
Project:	RESIDENTIAL DEVELOPMENT COURTSTOWN, LITTLE ISLAND Co.CORK	Engineering
		Landscape
		Interiors

Drawing Title:  
HOUSE TYPE "D1" MIRRORED  
CHARACTER AREA 1  
ELEVATIONS | SECTION

Scale @ A3:	Drawn:	Approved:	Date:
1:100/200	EOS	DOS	01.03.22

Job No:	Drawing No:	Rev:
10277	10277-PL-255	A

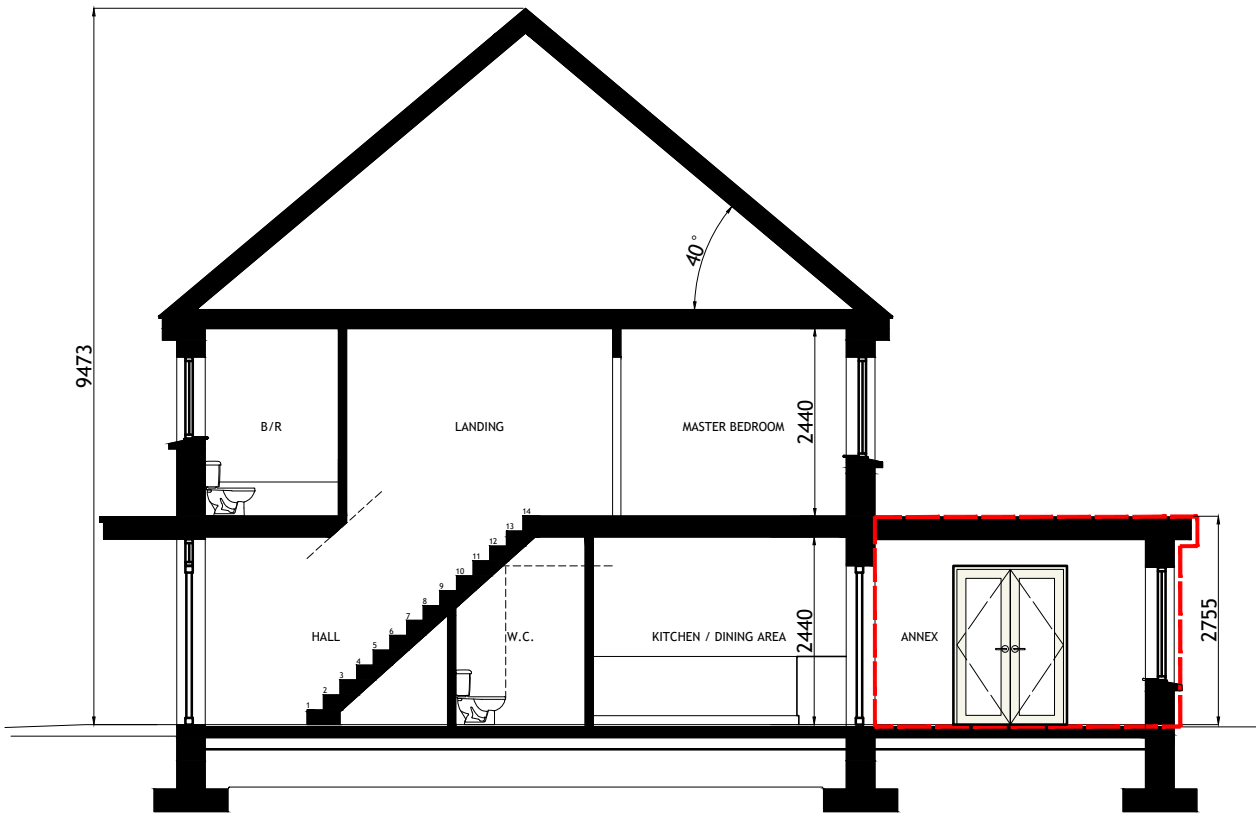
Issue Status:	Information	Preliminary	Approval
	Construction	Tender	Planning

**TYPE C5 "MIRRORED"**



**FRONT (ROADSIDE) ELEVATION**  
SCALE 1:100

EXTENDED AREA OUTLINED IN RED



**TYPICAL SECTION**  
SCALE 1:100

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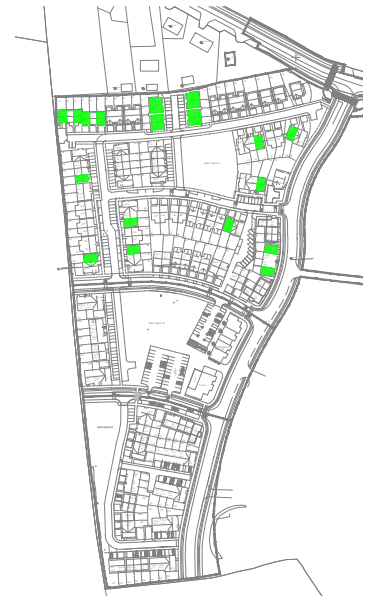
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**HOUSETYPE C5 - MIRRORED**  
**EXTENSION 1**  
**3-BED**  
**2 STOREY**

**APPROXIMATE AREAS-**  
GROUND FLOOR - C.45 M<sup>2</sup>  
EXTENSION - C.10 M<sup>2</sup>  
FIRST FLOOR - C.45 M<sup>2</sup>

**TOTAL AREA CIRCA 100 M<sup>2</sup>**  
**(C.1076 SQ.FT)**

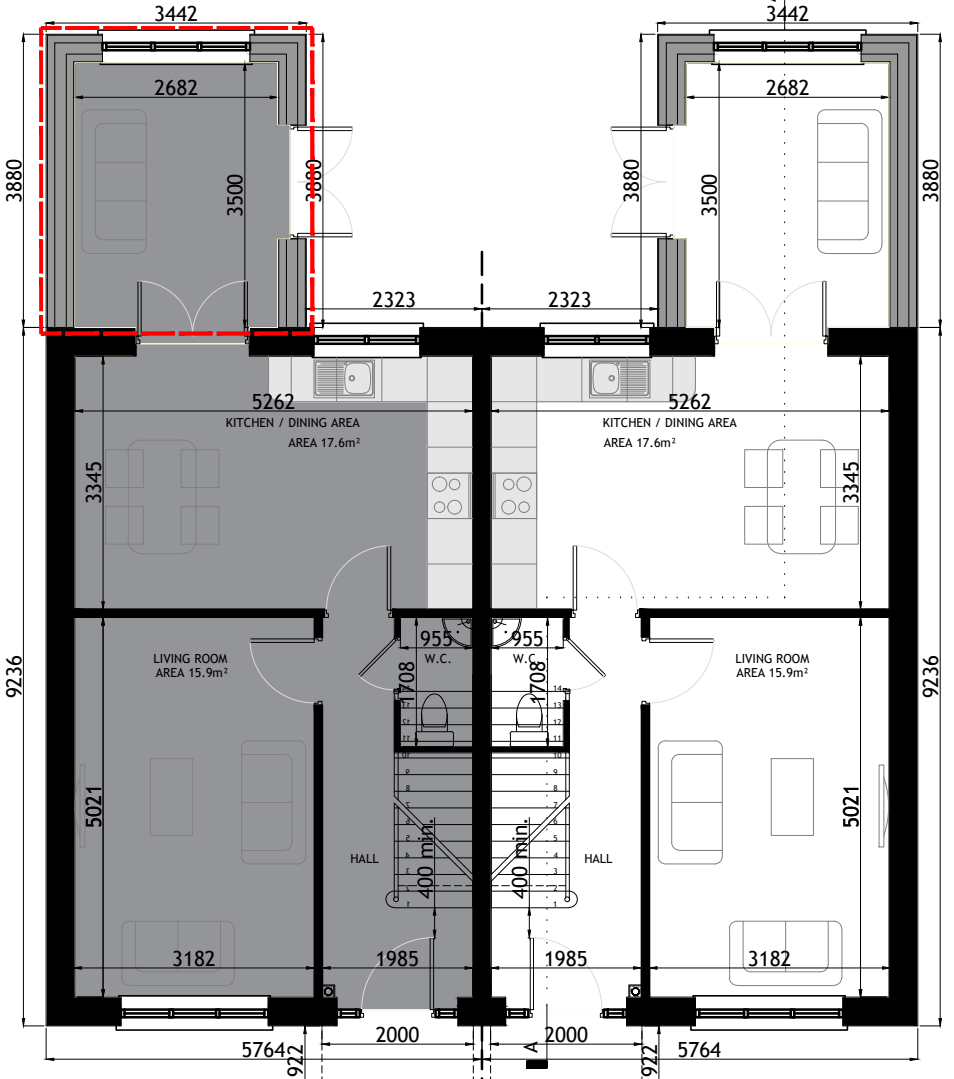
- NOTES:**
- FOR INDIVIDUAL UNIT FLOOR LEVELS PLEASE REFER TO SITE LAYOUT MAP
  - FOR INDIVIDUAL UNIT NORTH POINT ORIENTATION PLEASE REFER TO SITE LAYOUT MAP
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**KEY -PLAN**

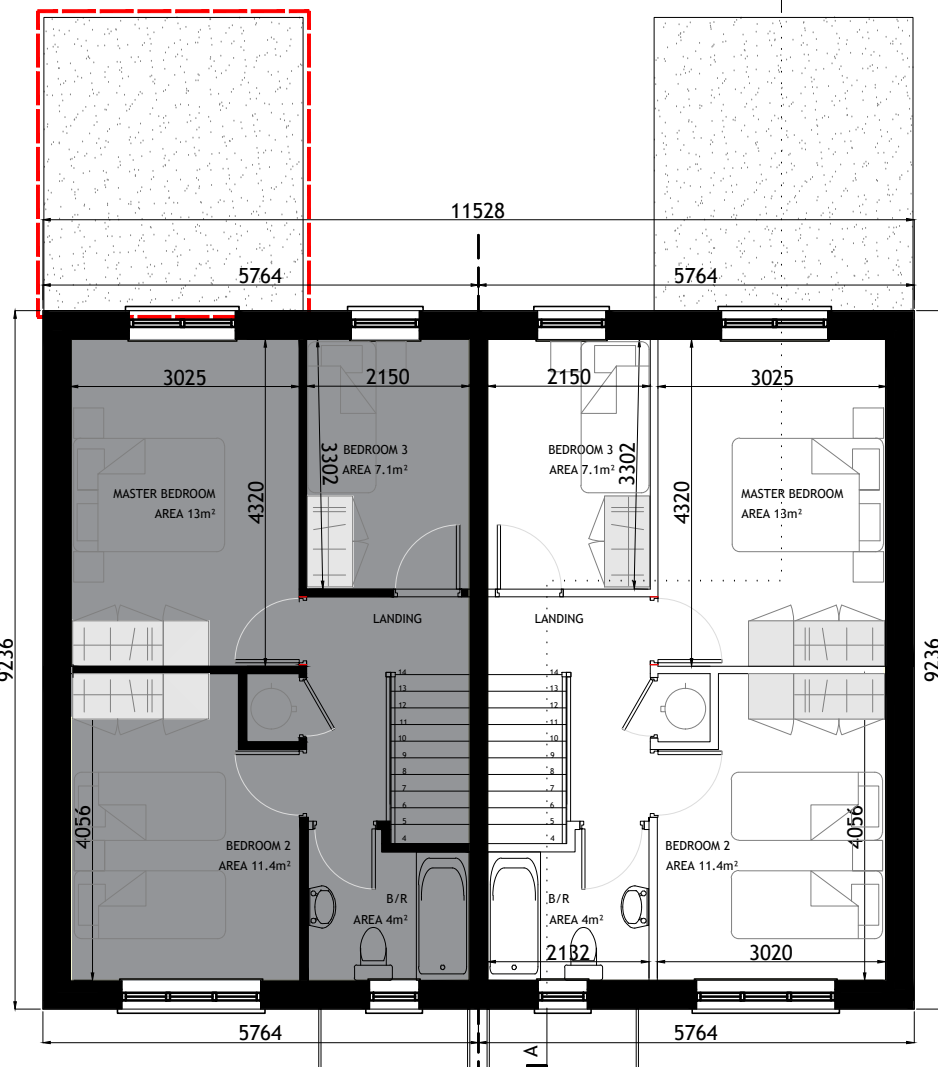
Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
B	31.03.23	ISSUED FOR PLANNING	EOS	DOS	DOS
A	04.04.22	ISSUED FOR PLANNING	EOS	DOS	DOS

**TYPE C5 "MIRRORED"**

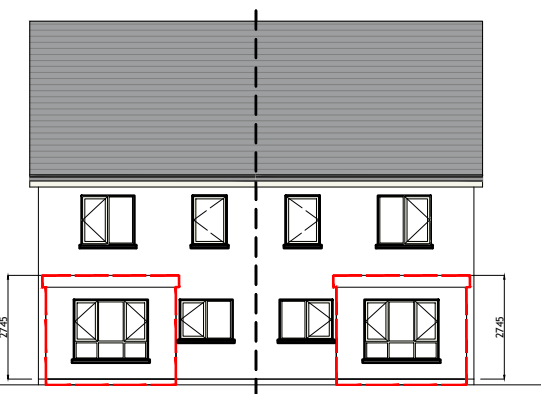


**GROUND FLOOR PLAN**  
SCALE 1:100

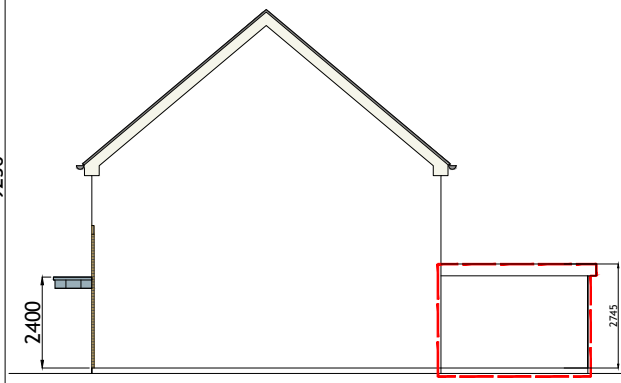
**TYPE C5 "MIRRORED"**



**FIRST FLOOR PLAN**  
SCALE 1:100



**REAR ELEVATION**  
SCALE 1:200



**SIDE ELEVATION**  
SCALE 1:200

EXTENDED AREA OUTLINED IN RED



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Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

**Client:**  
RUDEN HOMES LTD  
Architecture  
Planning  
Urban Design  
Engineering  
Landscape  
Interiors

**Project:**  
RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK  
Engineering  
Landscape  
Interiors

**Drawing Title:**  
HOUSE TYPE "C5 - MIRRORED-EXTENSION 1"  
PLANS | ELEVATIONS | SECTION

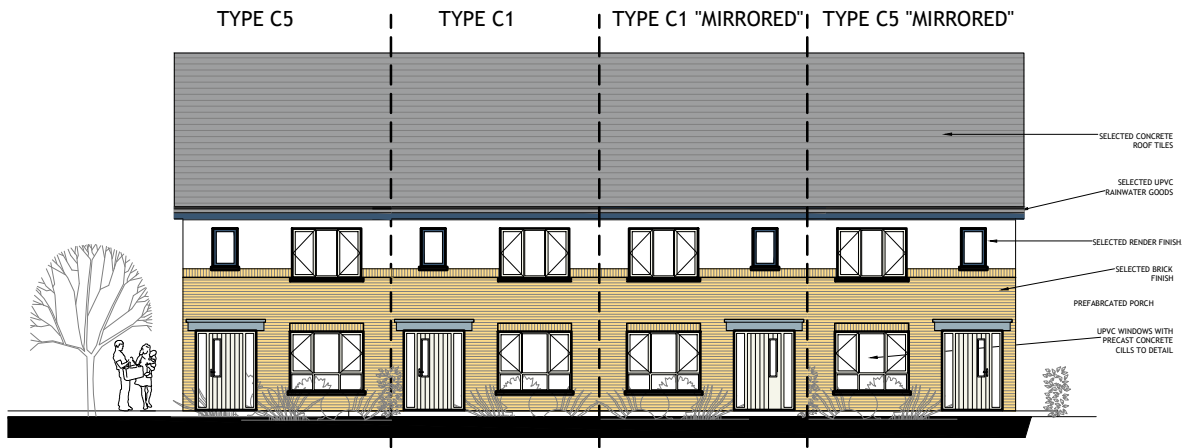
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1:100/200	EOS	DOS	01.03.22

Job No:	Drawing No:	Rev:
10277	10277-PL-242	B

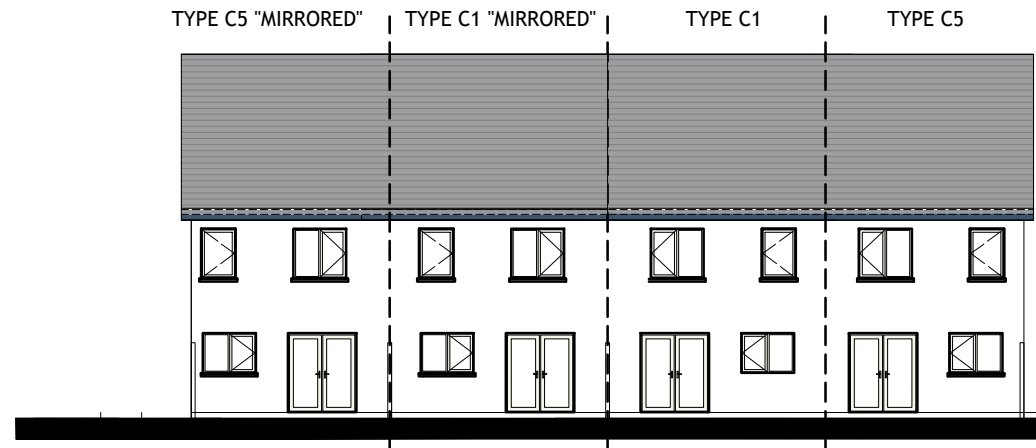
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Information	Preliminary	Approval	Construction	Tender	Planning
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>





FRONT (ROADSIDE) ELEVATION  
SCALE 1:200



REAR ELEVATION  
SCALE 1:200

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HOUSETYPE C1  
2 -BED  
2 STOREY

HOUSETYPE C5  
3-BED  
2 STOREY

APPROXIMATE AREAS-  
GROUND FLOOR - C.45 M<sup>2</sup>  
FIRST FLOOR - C.45 M<sup>2</sup>

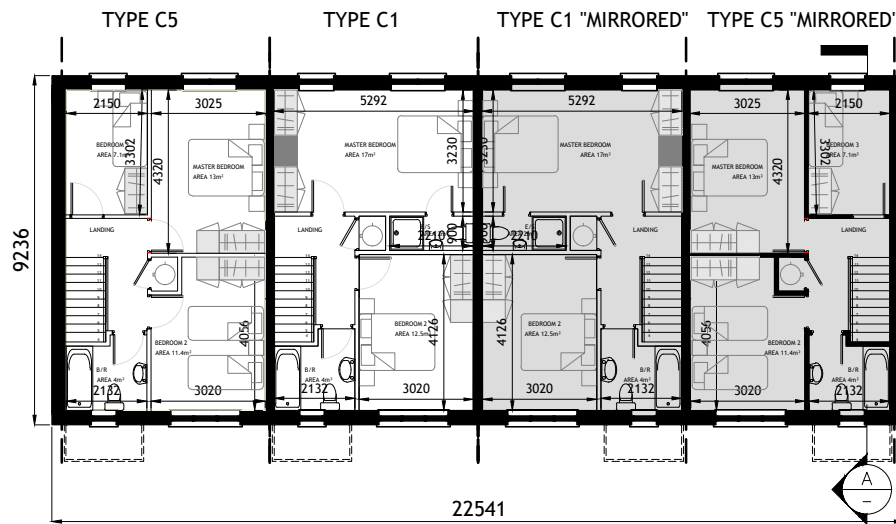
APPROXIMATE AREAS-  
GROUND FLOOR - C.45 M<sup>2</sup>  
FIRST FLOOR - C.45 M<sup>2</sup>

TOTAL AREA CIRCA 90 M<sup>2</sup>  
(C.969 SQ.FT)

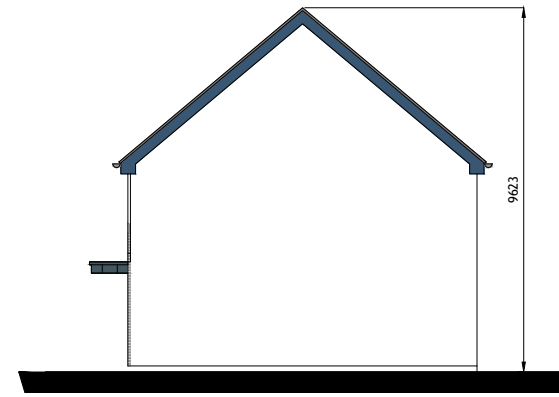
TOTAL AREA CIRCA 90 M<sup>2</sup>  
(C.969 SQ.FT)

NOTES:

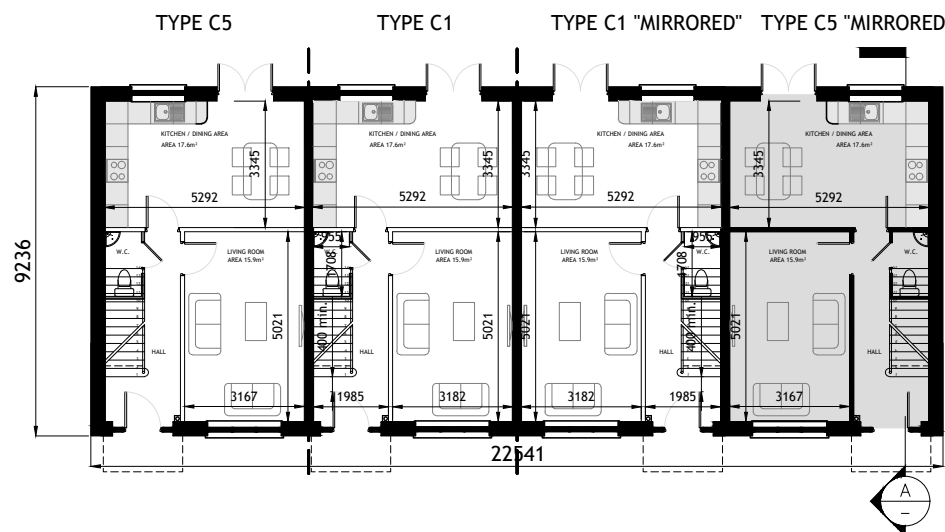
- FOR INDIVIDUAL UNIT FLOOR LEVELS PLEASE REFER TO SITE LAYOUT MAP
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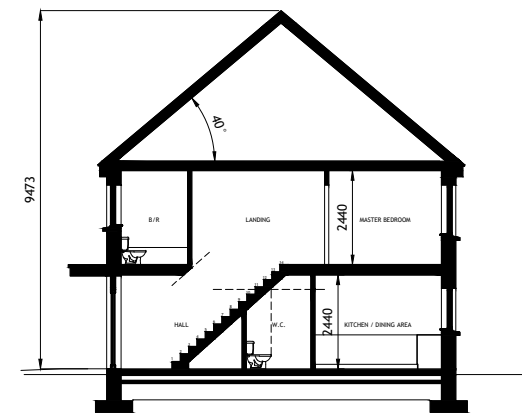
FIRST FLOOR PLAN  
SCALE 1:200



SIDE ELEVATION  
SCALE 1:200



GROUND FLOOR PLAN  
SCALE 1:200



TYPICAL SECTION  
SCALE 1:200



KEY -PLAN

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
A	15.05.24	ISSUED FOR PLANNING	EOS	DOS	DOS



Address: Unit 3, Westpoint Business Centre, Ballincollig, Cork P32 YK52  
Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

Client:	Architecture
RUDEN HOMES LTD	Planning
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	Engineering
	Landscape
	Interiors

Project:  
RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK

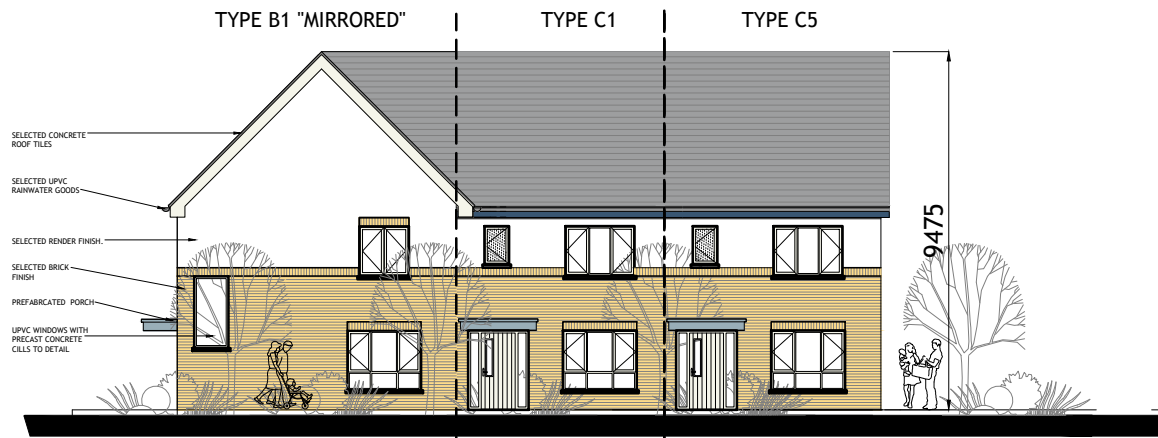
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1:100/200	EOS	DOS	01.03.22

Job No:	Drawing No:	Rev:
10277	10277-PL-244	A

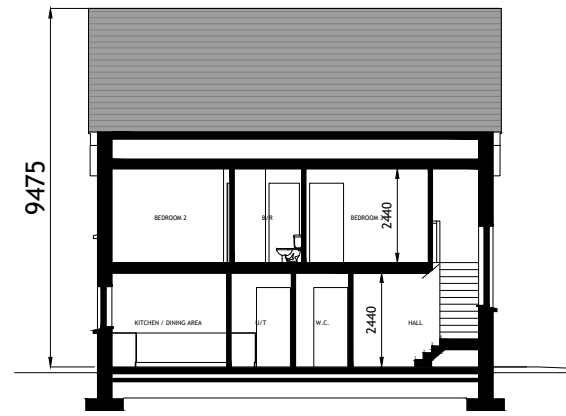
Issue Status:	Information	Preliminary	Approval	Construction	Tender	Planning
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C5 C1 C1 C5 CHARACTER AREA 1

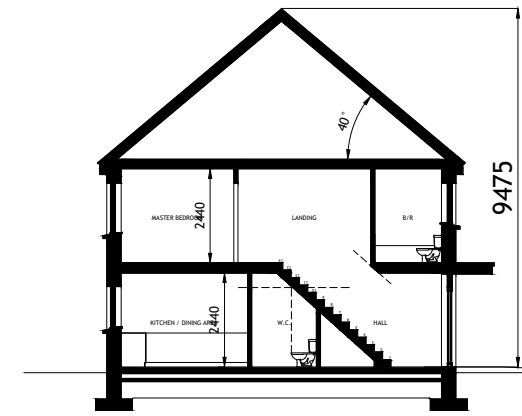
B1 C1 C5 CHARACTER AREA 1



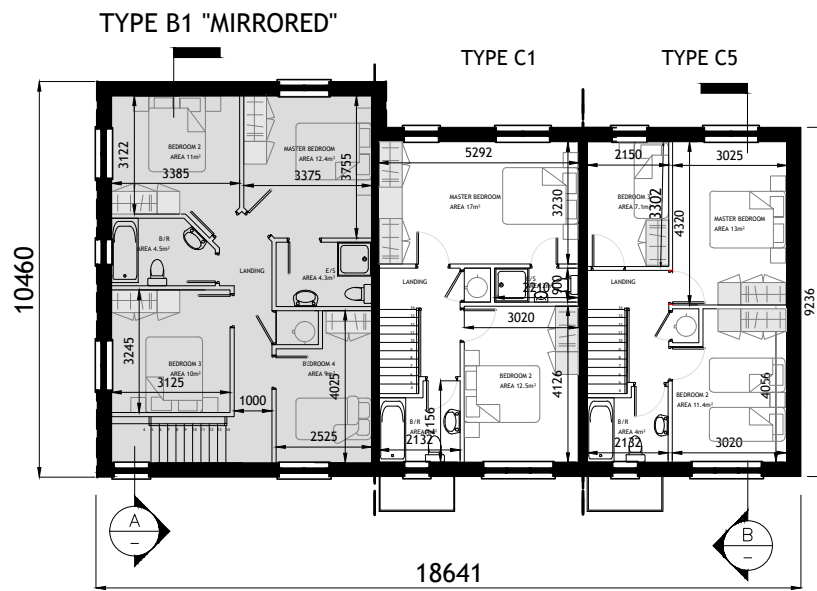
**FRONT (ROADSIDE) ELEVATION**  
SCALE 1:200



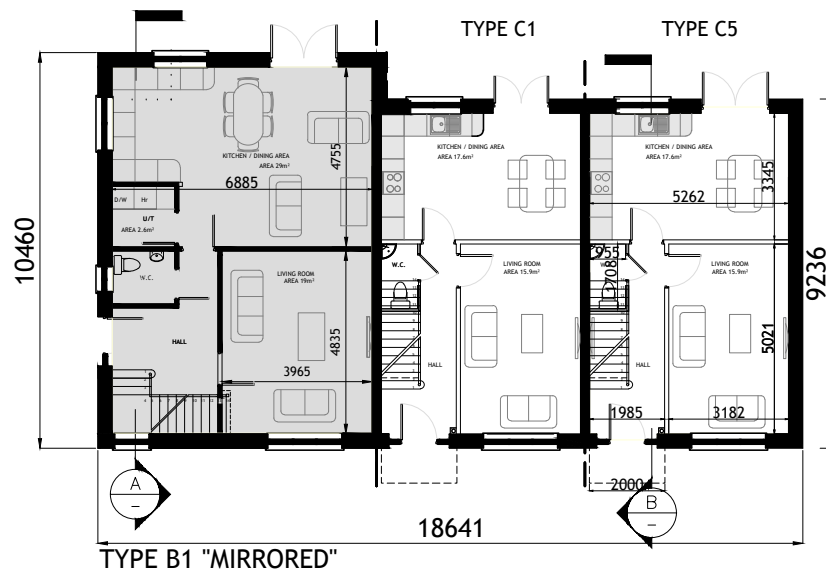
**SECTION A-A**  
SCALE 1:200



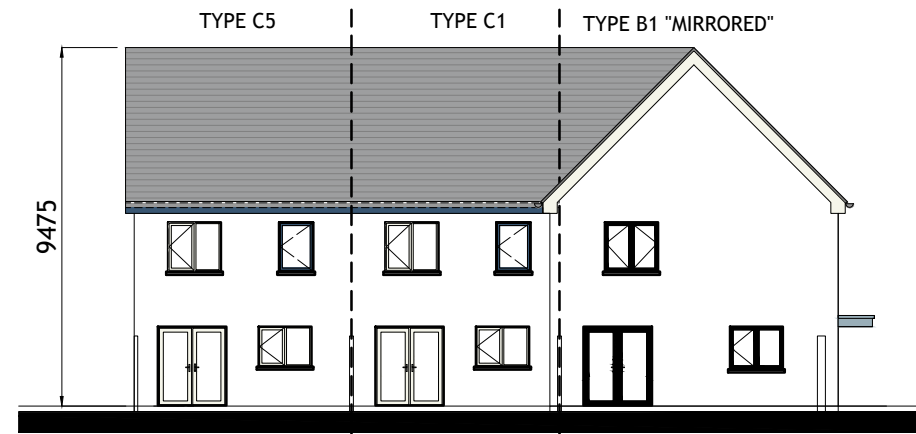
**SECTION B-B**  
SCALE 1:200



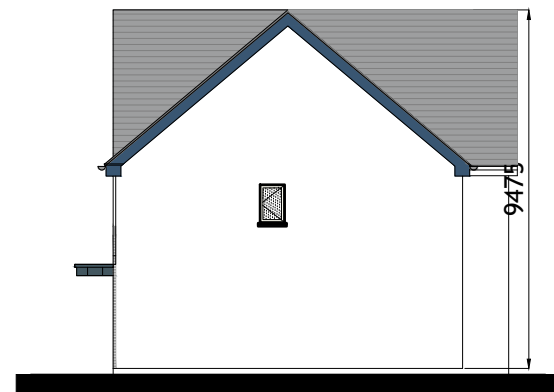
**FIRST FLOOR PLAN**  
SCALE 1:200



**GROUND FLOOR PLAN**  
SCALE 1:200



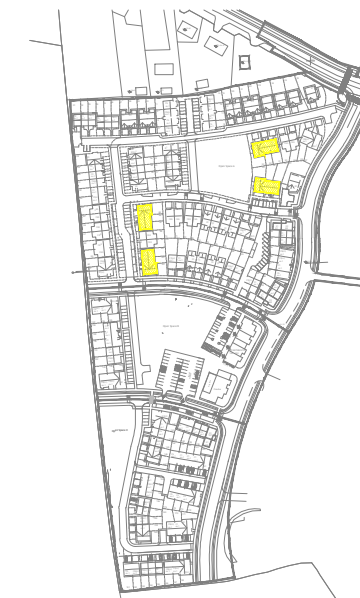
**REAR ELEVATION**  
SCALE 1:200



**SIDE ELEVATION**  
SCALE 1:200



**SIDE ELEVATION**  
SCALE 1:200



**KEY -PLAN**

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**HOUSETYPE C1**  
2-BED  
2 STOREY

**APPROXIMATE AREAS-**  
GROUND FLOOR C.45 M<sup>2</sup>  
FIRST FLOOR C.45 M<sup>2</sup>

**TOTAL AREA CIRCA 90 M<sup>2</sup>**  
(C.969 SQ.FT)

**HOUSETYPE B1**  
4 BED  
2 STOREY

END OF TERRACE / SEMI-DETACHED

**APPROXIMATE AREAS**  
GROUND FLOOR c.71.5 m<sup>2</sup>  
FIRST FLOOR c.66.5 m<sup>2</sup>

**TOTAL AREA** c.138 m<sup>2</sup>  
(c.1485 SQ.FT)

**HOUSETYPE C5**  
3-BED  
2 STOREY

**APPROXIMATE AREAS-**  
GROUND FLOOR - C.45 M<sup>2</sup>  
FIRST FLOOR - C.45 M<sup>2</sup>

**TOTAL AREA CIRCA 90 M<sup>2</sup>**  
(C.969 SQ.FT)

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
B	31.03.23	ISSUED FOR PLANNING	EOS	DOS	DOS
A	04.04.22	ISSUED FOR PLANNING	EOS	DOS	DOS



Address: Unit 3, Westpoint Business Centre, Ballincollig, Cork P32 YK52  
Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

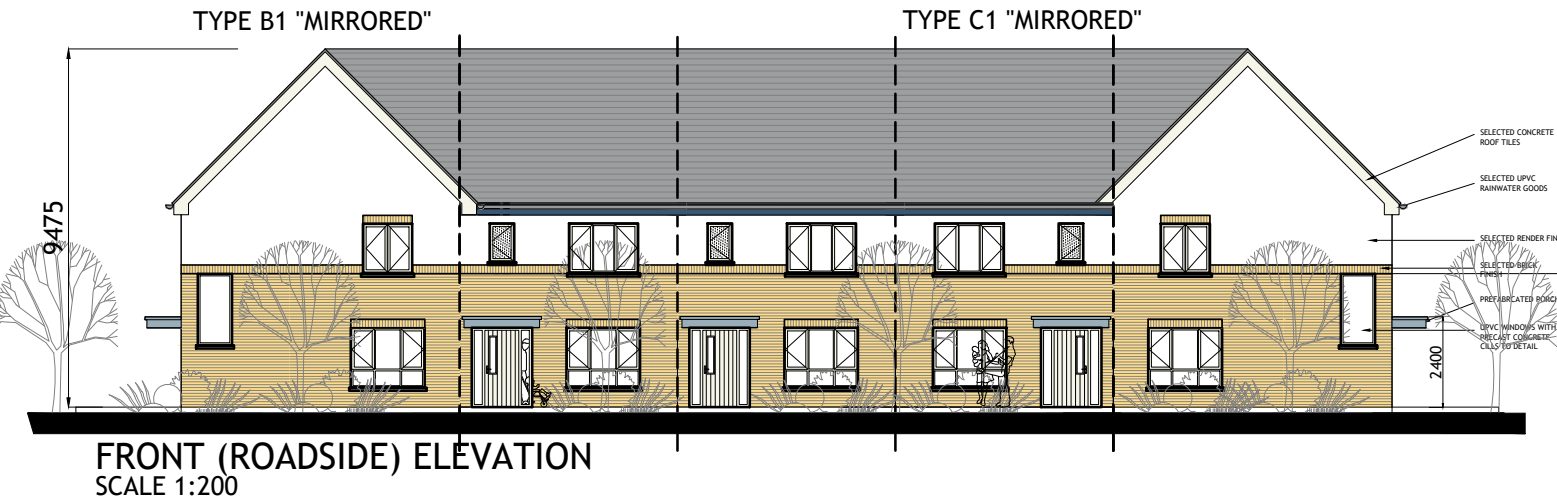
Client:	Architecture
RUDEN HOMES LTD	Planning
	Urban Design
	Engineering
	Landscape
	Interiors

Project:	Engineering
RESIDENTIAL DEVELOPMENT COURTSTOWN, LITTLE ISLAND Co.CORK	Landscape
	Interiors

Drawing Title:			
BLOCK B1   C1   C5 CHARACTER AREA 1 PLANS   ELEVATIONS   SECTION			
Scale @ A3:	Drawn:	Approved:	Date:
1:100/200	EOS	DOS	01.03.22
Job No:	Drawing No:	Rev:	
10277	10277-PL-238	B	

Issue Status:			
Information	Preliminary	Approval	
Construction	Tender	Planning	<input checked="" type="checkbox"/>





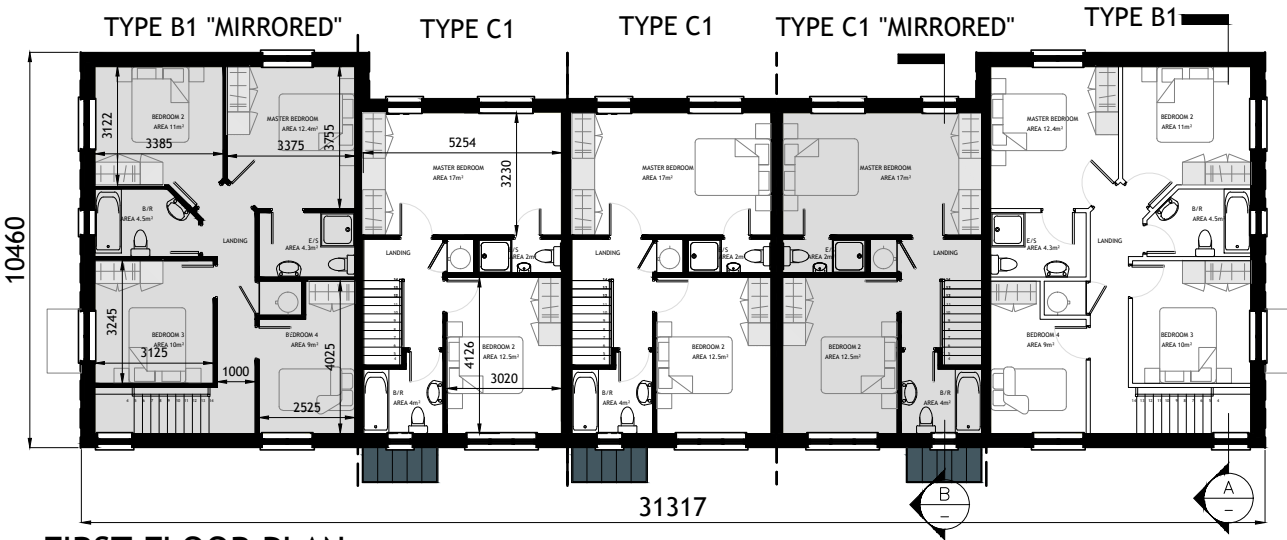
**FRONT (ROADSIDE) ELEVATION**  
SCALE 1:200



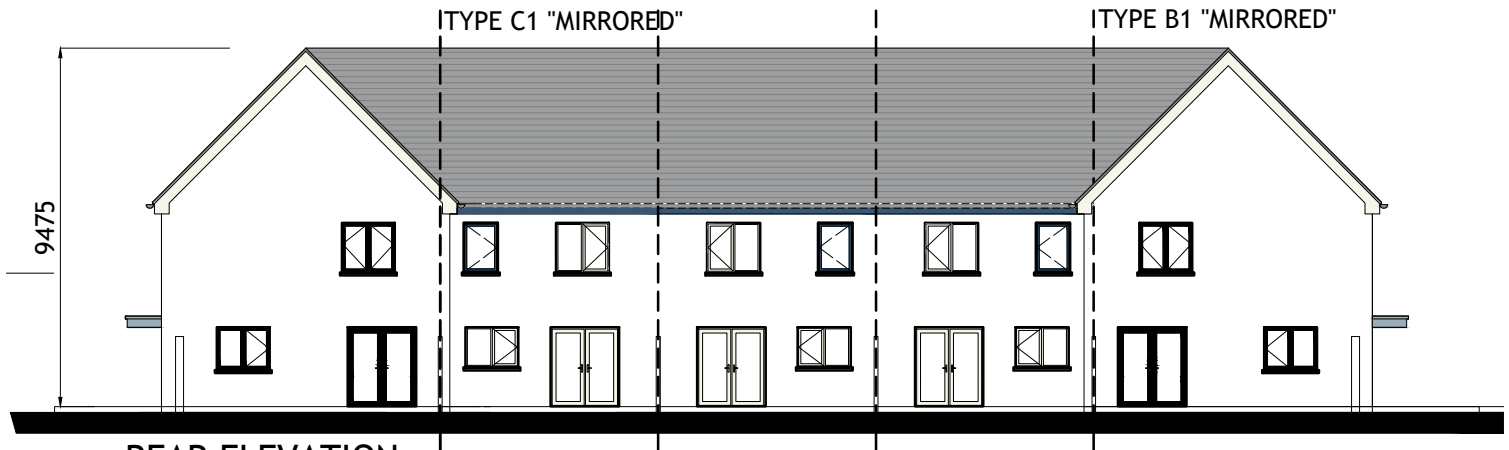
**SIDE ELEVATION**  
SCALE 1:200

- NOTES:**
- FOR INDIVIDUAL UNIT FLOOR LEVELS PLEASE REFER TO SITE LAYOUT MAP
  - FOR INDIVIDUAL UNIT NORTH POINT ORIENTATION PLEASE REFER TO SITE LAYOUT MAP
  - APPLIED BRICK FINISH IS DEPENDENT ON AVAILABILITY AND SITE LOCATION
  - ALL DIMENSIONS ARE IN mm
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  - DO NOT SCALE FROM DRAWINGS
- Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to Engenuiti Consulting Engineers
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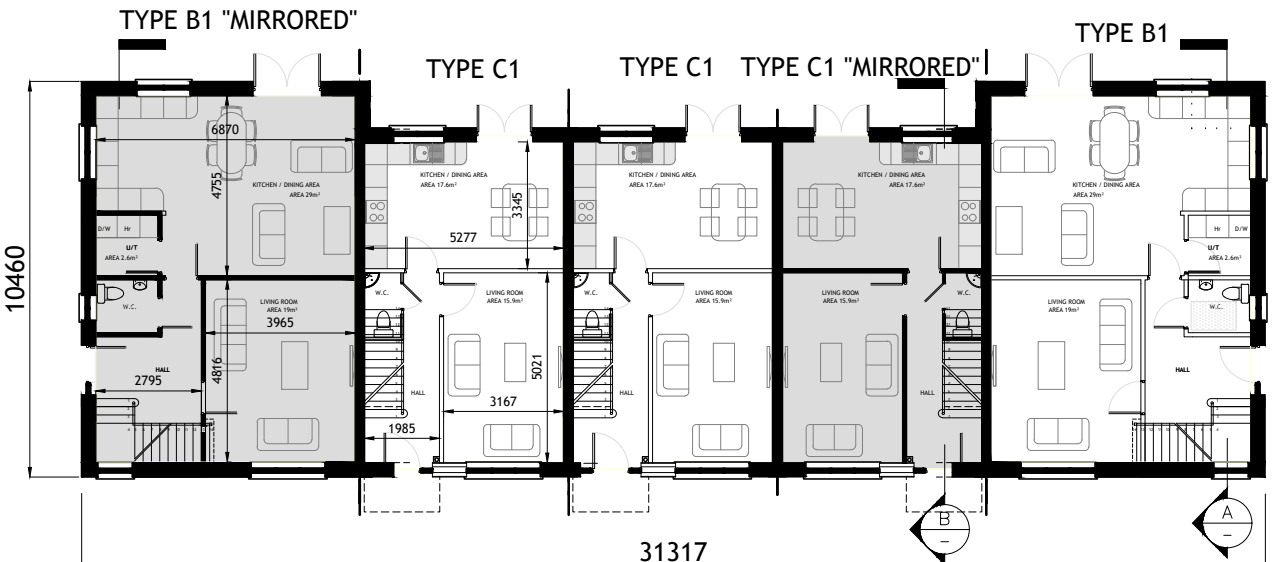
B1 C1 C1 C1 B1 CHARACTER AREA 1



**FIRST FLOOR PLAN**  
SCALE 1:200

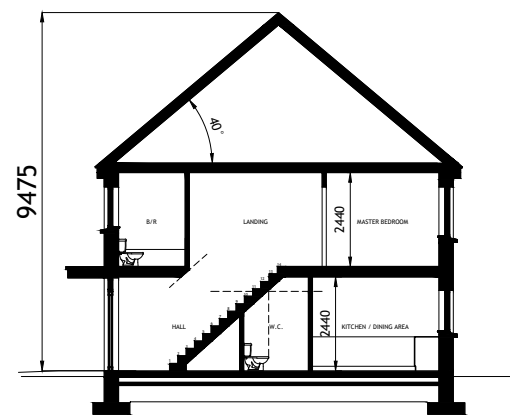


**REAR ELEVATION**  
SCALE 1:200



**GROUND FLOOR PLAN**  
SCALE 1:200

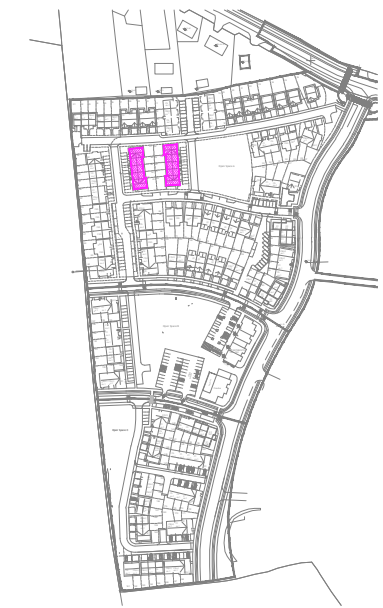
HOUSETYPE B1	HOUSETYPE C1
4 BED	2-BED
2 STOREY	2 STOREY
END OF TERRACE / SEMI-DETACHED	
<b>APPROXIMATE AREAS</b>	<b>APPROXIMATE AREAS-</b>
GROUND FLOOR c.71.5 m <sup>2</sup>	GROUND FLOOR C.45 M <sup>2</sup>
FIRST FLOOR c.66.5 m <sup>2</sup>	FIRST FLOOR C.45 M <sup>2</sup>
<b>TOTAL AREA</b> c.138 m <sup>2</sup>	<b>TOTAL AREA CIRCA 90 M<sup>2</sup></b>
(c.1485 SQ.FT)	(C.969 SQ.FT)



**SECTION B-B**  
SCALE 1:200



**SECTION A-A**  
SCALE 1:200



**KEY -PLAN**

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
B	31.03.23	ISSUED FOR PLANNING	EOS	DOS	DOS
A	04.04.22	ISSUED FOR PLANNING	EOS	DOS	DOS



Address: Unit 3, Westpoint Business Centre, Ballincollig, Cork P32 YK52  
Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

<b>Client:</b>	RUDEN HOMES LTD	<b>Architecture</b>
		Planning
		Urban Design
<b>Project:</b>	RESIDENTIAL DEVELOPMENT COURTSTOWN, LITTLE ISLAND Co.CORK	Engineering
		Landscape
		Interiors

**Drawing Title:**  
BLOCK B1 | C1 | C1 | B1  
CHARACTER AREA 1  
PLANS | ELEVATIONS | SECTION

Scale @ A3:	Drawn:	Approved:	Date:
1:100/200	EOS	DOS	01.03.22

Job No:	Drawing No:	Rev:
10277	10277-PL-232	B

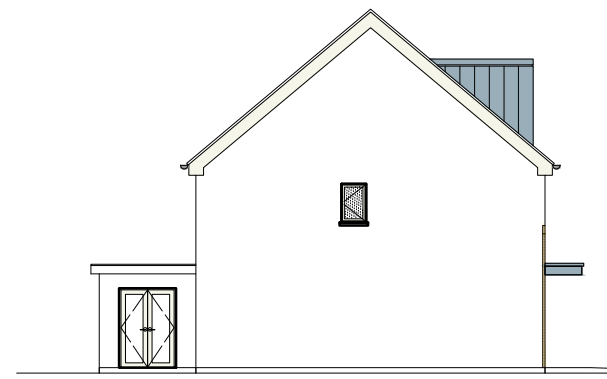
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Construction	<input type="checkbox"/> Tender	<input type="checkbox"/> Planning	<input checked="" type="checkbox"/>

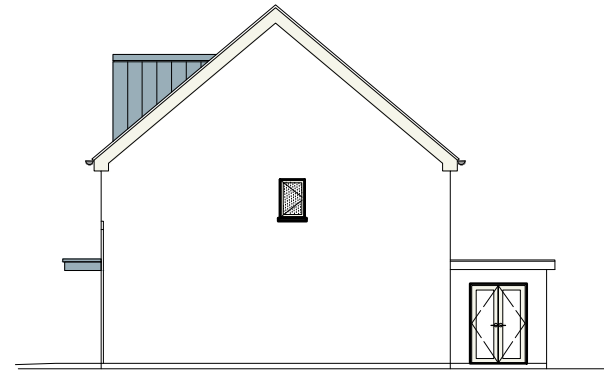
TYPE C8A "MIRRORED"



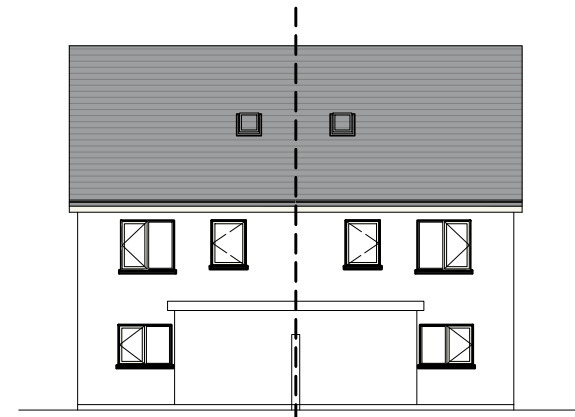
FRONT (ROADSIDE) ELEVATION  
SCALE 1:100



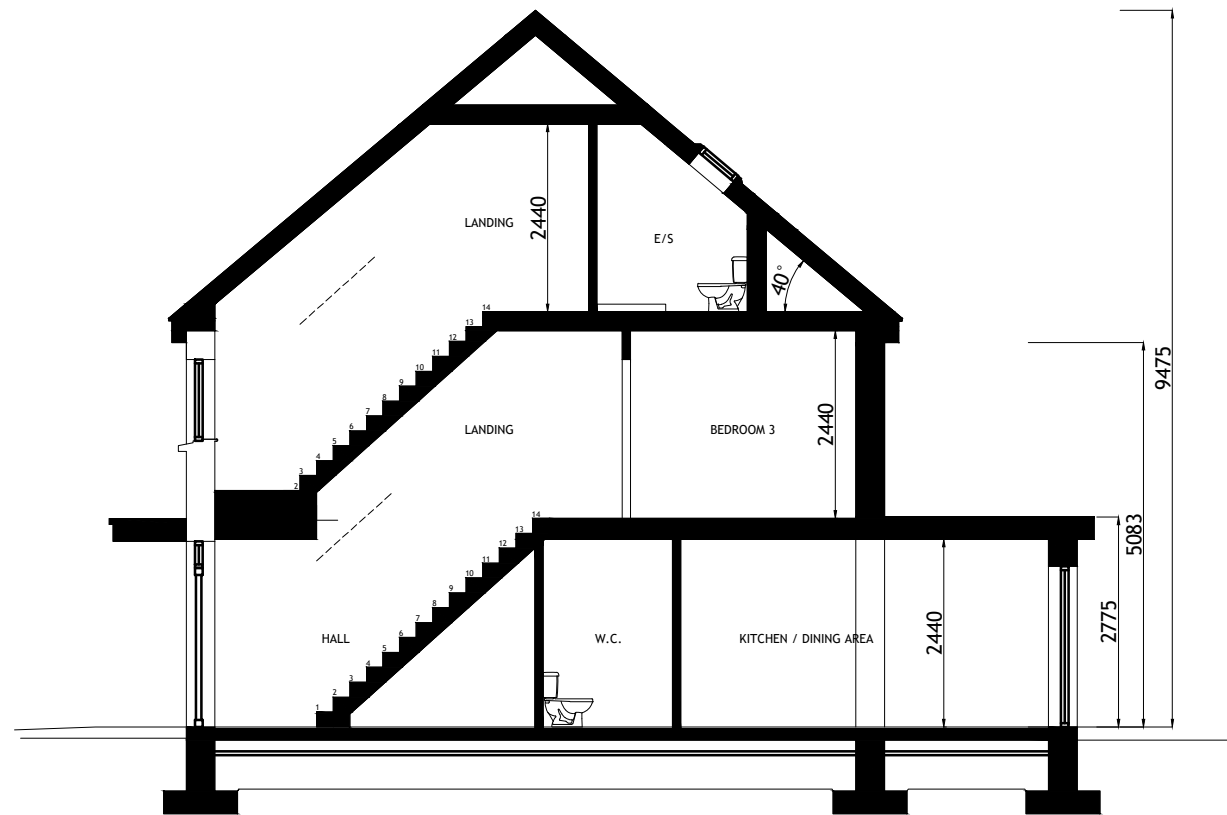
SIDE ELEVATION  
SCALE 1:200



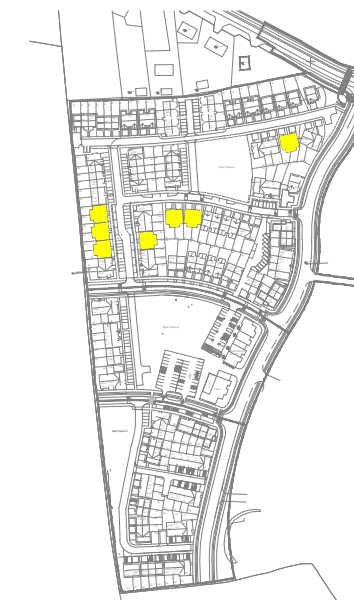
SIDE ELEVATION  
SCALE 1:200



REAR ELEVATION  
SCALE 1:200



TYPICAL SECTION  
SCALE 1:100



KEY -PLAN

Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to Engenuiti Consulting Engineers

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HOUSETYPE C8 - MIRRROED  
4-BED  
3 STOREY

APPROXIMATE AREAS-  
 GROUND FLOOR - C. 51.5 M<sup>2</sup>  
 FIRST FLOOR - C. 44.5 M<sup>2</sup>  
 SECOND FLOOR - C. 31.5 M<sup>2</sup>

TOTAL AREA CIRCA 127.5 M<sup>2</sup>  
(C. 1373 SQ.FT)

NOTES:

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- FOR INDIVIDUAL UNIT NORTH POINT ORIENTATION PLEASE REFER TO SITE LAYOUT MAP
- APPLIED BRICK FINISH IS DEPENDENT ON AVAILABILITY AND SITE LOCATION
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Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
B	31.03.23	ISSUED FOR PLANNING	EOS	DOS	DOS
A	04.04.22	ISSUED FOR PLANNING	EOS	DOS	DOS



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Client:	Architecture
RUDEN HOMES LTD	Planning
	Urban Design
Project:	Engineering
RESIDENTIAL DEVELOPMENT COURTSTOWN, LITTLE ISLAND Co.CORK	Landscape
	Interiors

Drawing Title:  
 HOUSE TYPE "C8A" MIRRROED  
 CHARACTER AREA 1  
 ELEVATIONS | SECTION

Scale @ A3:	Drawn:	Approved:	Date:
1:100/200	EOS	DOS	01.03.22
Job No:	Drawing No:	Rev:	
10277	10277-PL-251	B	

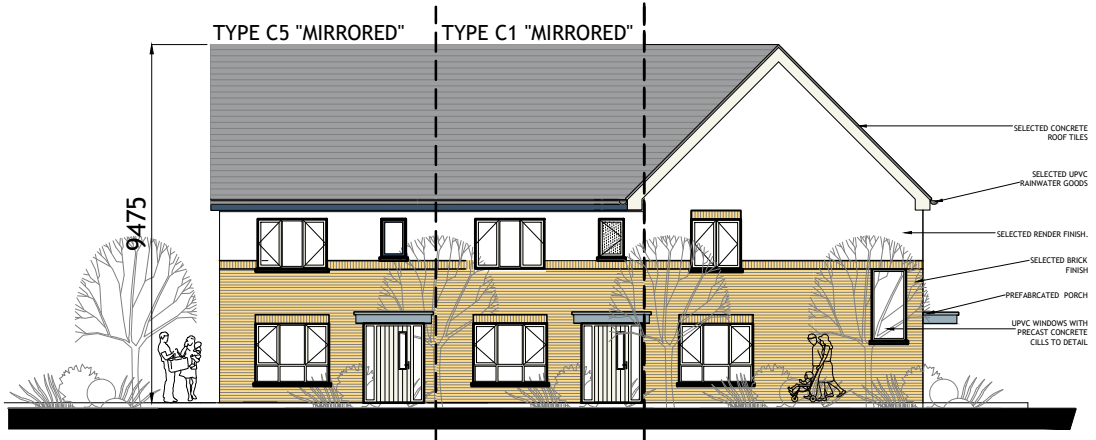
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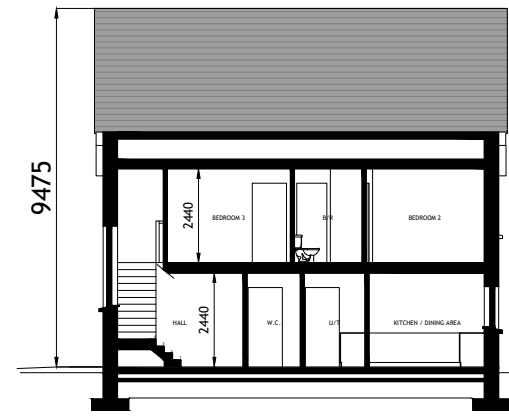


Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to Engenuiti Consulting Engineers

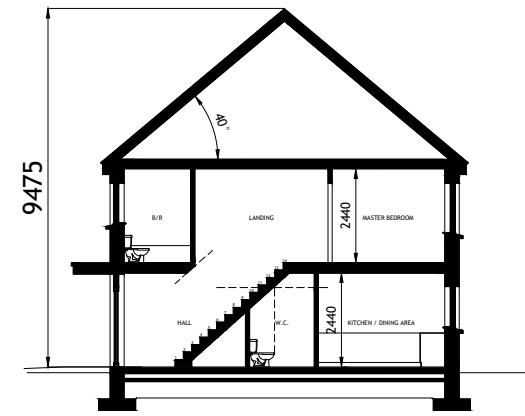
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FRONT (ROADSIDE) ELEVATION  
SCALE 1:200

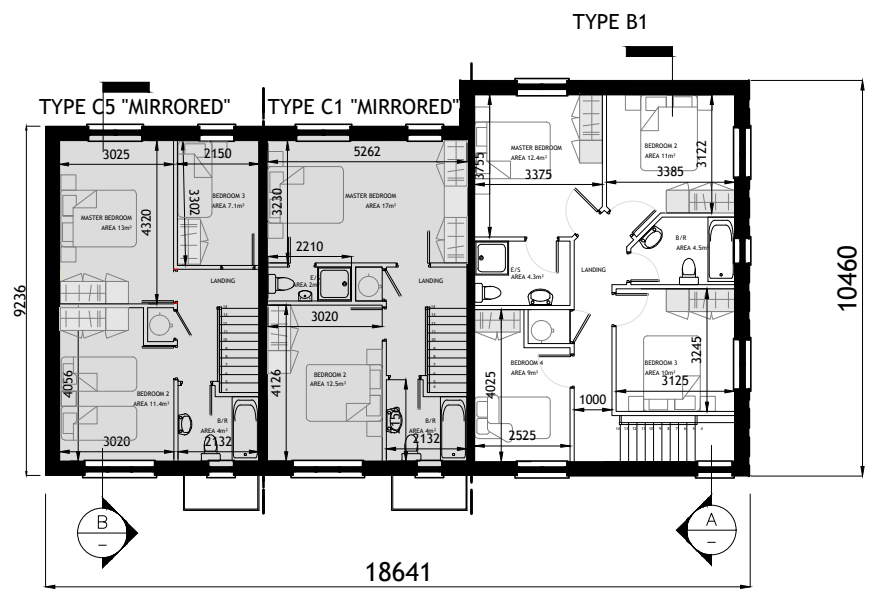


SECTION A-A  
SCALE 1:200

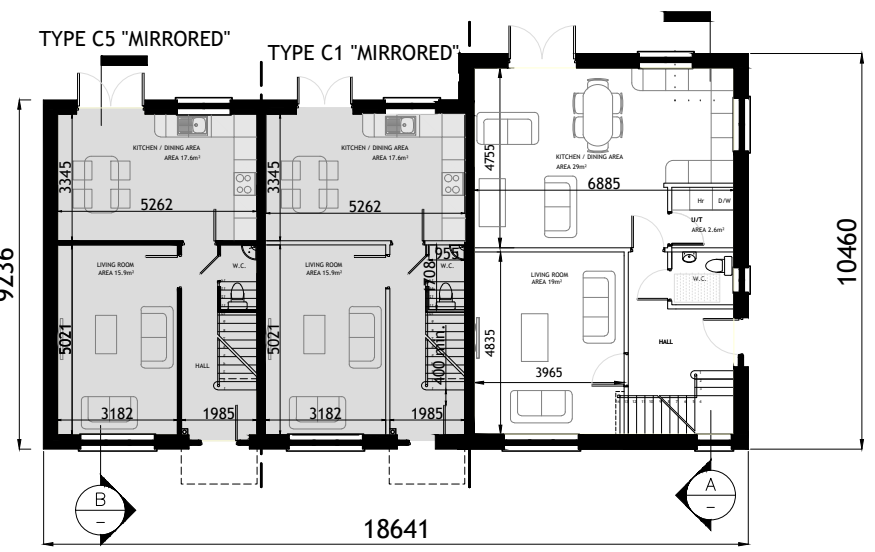


SECTION B-B  
SCALE 1:200

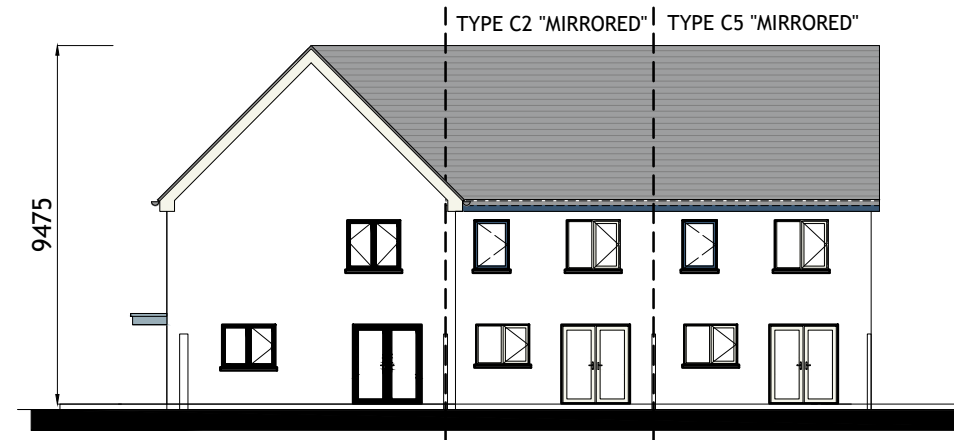
B1 C1 C5 CHARACTER AREA 1



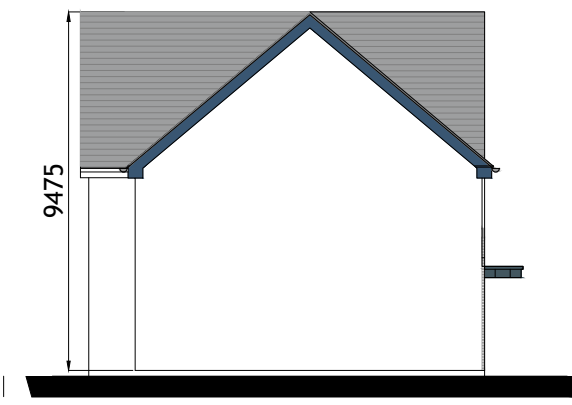
FIRST FLOOR PLAN  
SCALE 1:200



GROUND FLOOR PLAN  
SCALE 1:200



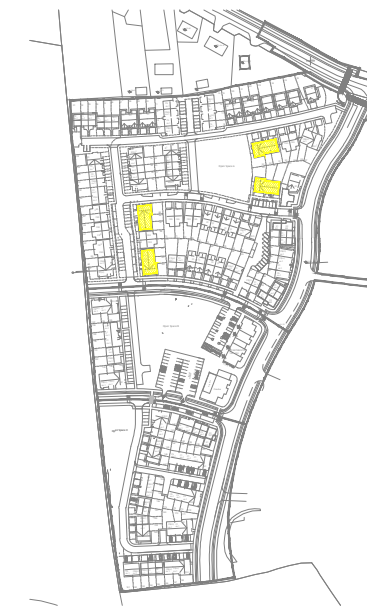
REAR ELEVATION  
SCALE 1:200



SIDE ELEVATION  
SCALE 1:200



SIDE ELEVATION  
SCALE 1:200



KEY -PLAN

HOUSETYPE C2  
2-BED  
2 STOREY

APPROXIMATE AREAS-  
GROUND FLOOR C.45 M<sup>2</sup>  
FIRST FLOOR C.45 M<sup>2</sup>

TOTAL AREA CIRCA 90 M<sup>2</sup>  
(C.969 SQ.FT)

HOUSETYPE B1  
4 BED  
2 STOREY  
END OF TERRACE / SEMI-DETACHED

APPROXIMATE AREAS  
GROUND FLOOR c.71.5 m<sup>2</sup>  
FIRST FLOOR c.66.5 m<sup>2</sup>

TOTAL AREA c.138 m<sup>2</sup>  
(c.1485 SQ.FT)

HOUSETYPE C1 C5  
2 3-BED  
2 STOREY

APPROXIMATE AREAS-  
GROUND FLOOR - C.45 M<sup>2</sup>  
FIRST FLOOR - C.45 M<sup>2</sup>

TOTAL AREA CIRCA 90 M<sup>2</sup>  
(C.969 SQ.FT)

- NOTES:
- FOR INDIVIDUAL UNIT FLOOR LEVELS PLEASE REFER TO SITE LAYOUT MAP
  - FOR INDIVIDUAL UNIT NORTH POINT ORIENTATION PLEASE REFER TO SITE LAYOUT MAP
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Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
B	31.03.23	ISSUED FOR PLANNING	EOS	DOS	DOS
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Client:	Architecture
RUDEN HOMES LTD	Planning
	Urban Design
	Engineering
	Landscape
	Interiors

Project:  
RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK

Drawing Title:  
BLOCK B1 | C1 | C5  
CHARACTER AREA 1  
PLANS | ELEVATIONS | SECTION

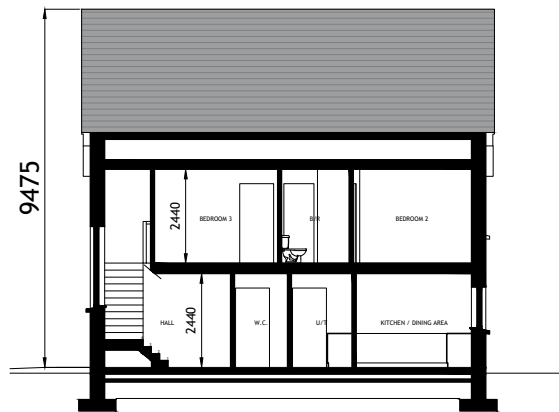
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1:100/200	EOS	DOS	01.03.22

Job No:	Drawing No:	Rev:
10277	10277-PL-234	B

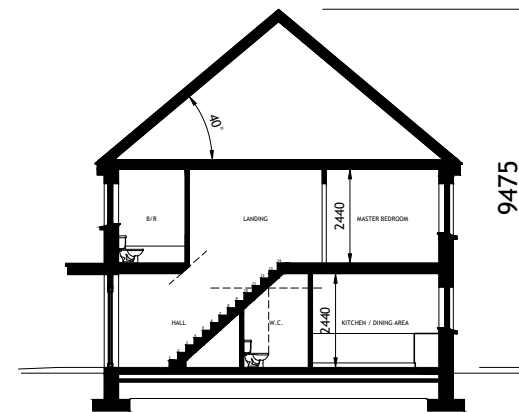
Issue Status:  
Information  Preliminary  Approval   
Construction  Tender  Planning



**FRONT (ROADSIDE) ELEVATION**  
SCALE 1:200



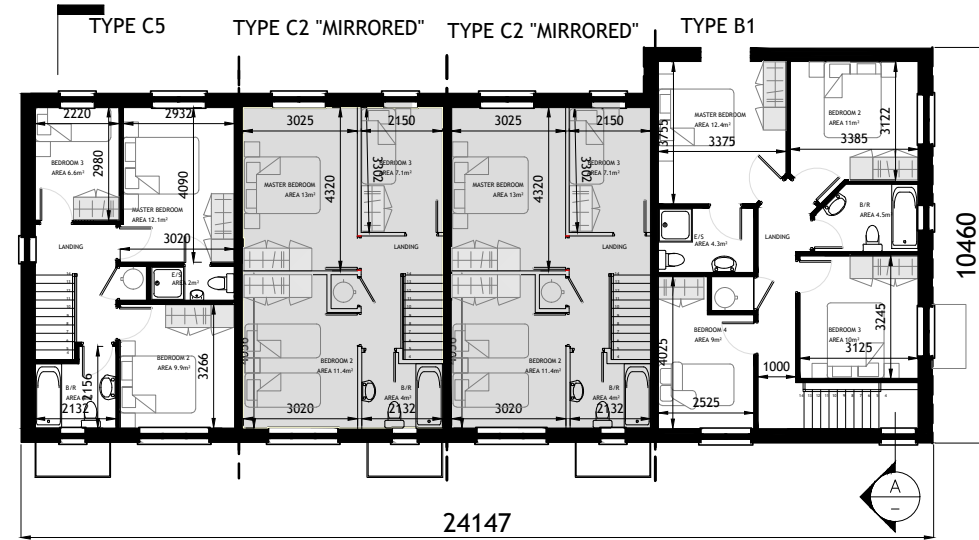
**SECTION A-A**  
SCALE 1:200



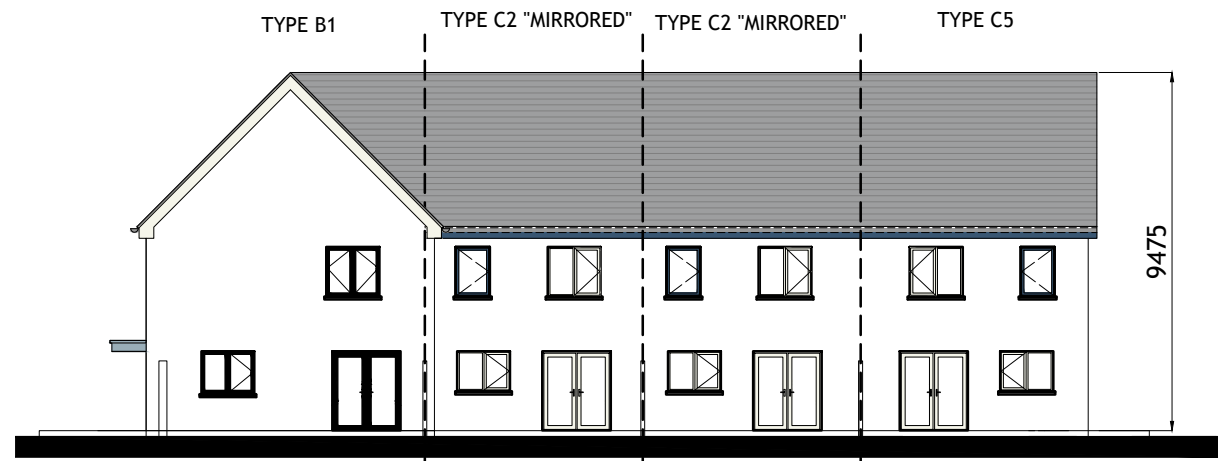
**SECTION B-B**  
SCALE 1:200

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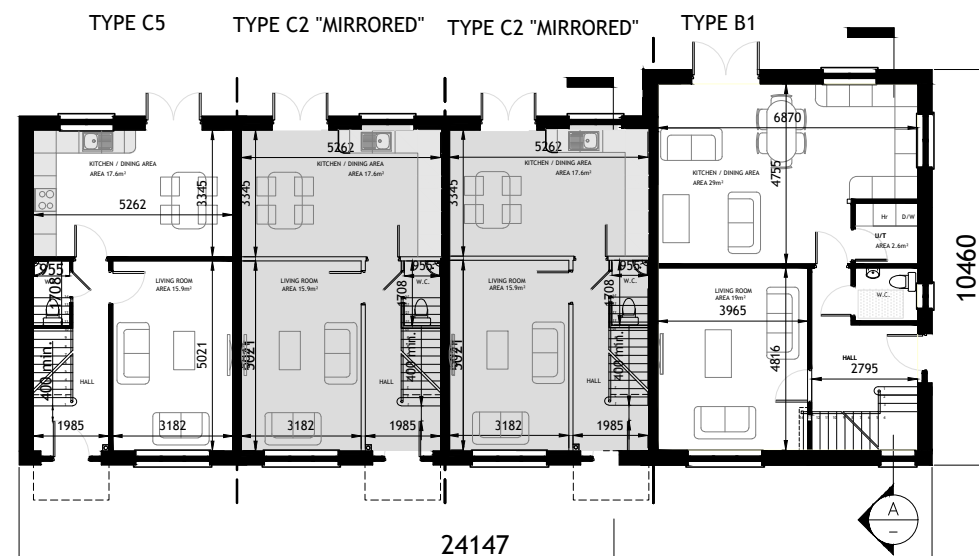
B1 C2 C2 C5 CHARACTER AREA 1



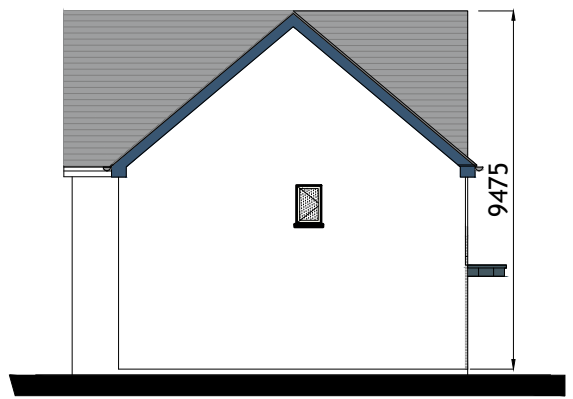
**FIRST FLOOR PLAN**  
SCALE 1:200



**REAR ELEVATION**  
SCALE 1:200



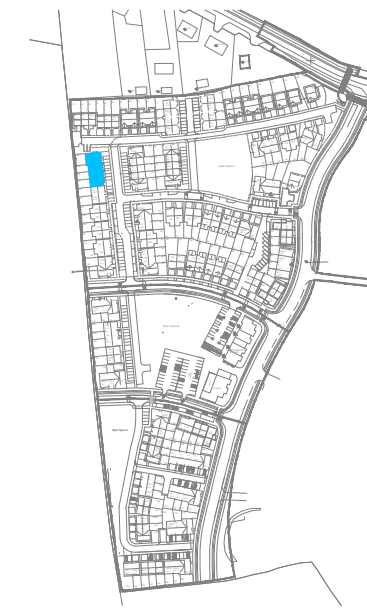
**GROUND FLOOR PLAN**  
SCALE 1:200



**SIDE ELEVATION**  
SCALE 1:200



**SIDE ELEVATION**  
SCALE 1:200



**KEY -PLAN**

- NOTES:**
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**HOUSETYPE B1**  
4 BED  
2 STOREY  
END OF TERRACE / SEMI-DETACHED

**APPROXIMATE AREAS**  
GROUND FLOOR c.71.5 m<sup>2</sup>  
FIRST FLOOR c.66.5 m<sup>2</sup>

**TOTAL AREA** c.138 m<sup>2</sup>  
(c.1485 SQ.FT)

**HOUSETYPE C5 C2**  
3-BED  
2 STOREY

**APPROXIMATE AREAS-**  
GROUND FLOOR - C.45 M<sup>2</sup>  
FIRST FLOOR - C.45 M<sup>2</sup>

**TOTAL AREA CIRCA 90 M<sup>2</sup>**  
(C.969 SQ.FT)

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
B	31.03.23	ISSUED FOR PLANNING	EOS	DOS	DOS
A	04.04.22	ISSUED FOR PLANNING	EOS	DOS	DOS



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Client:	Architecture
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	Interiors

**Project:**  
RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK

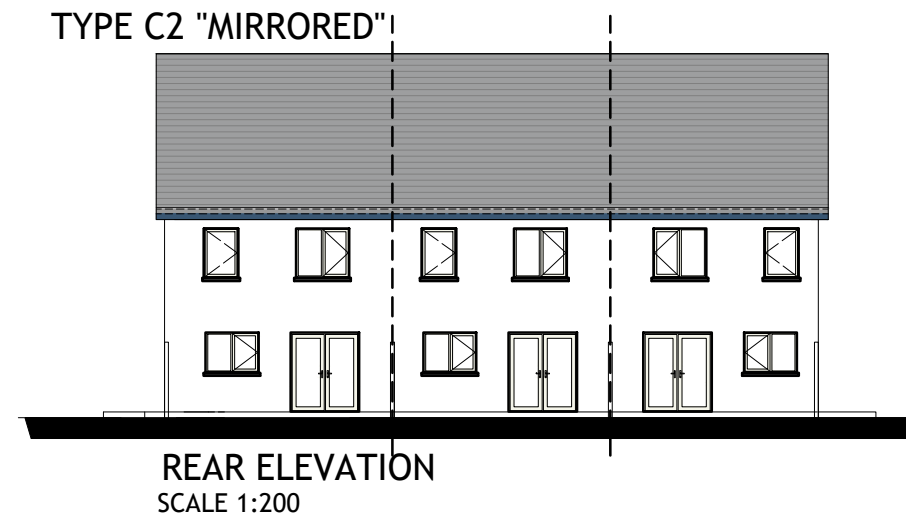
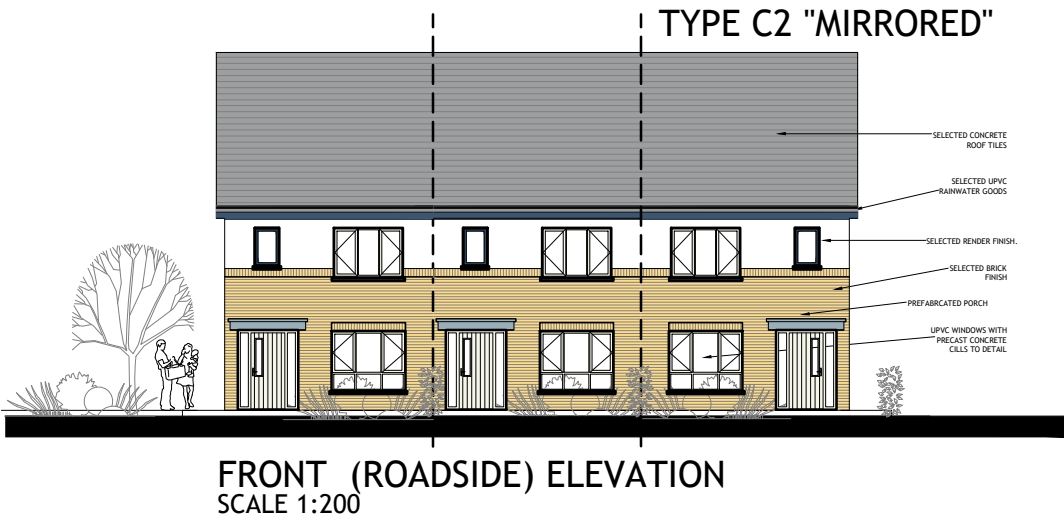
**Drawing Title:**  
BLOCK B1 | C2 | C2 | C5  
CHARACTER AREA 1  
PLANS | ELEVATIONS | SECTION

Scale @ A3:	Drawn:	Approved:	Date:
1:100/200	EOS	DOS	01.03.22

Job No:	Drawing No:	Rev:
10277	10277-PL-233	B

**Issue Status:**  
Information  Preliminary  Approval   
Construction  Tender  Planning



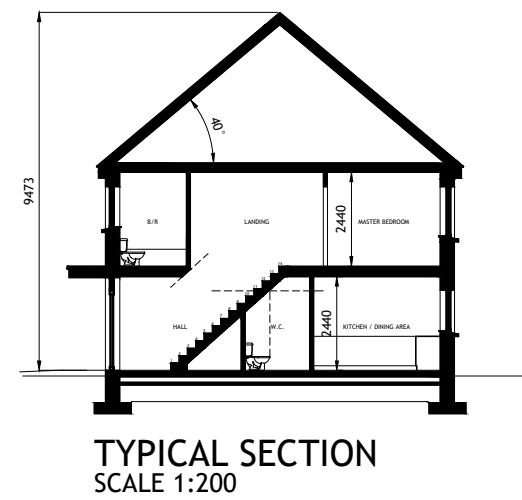
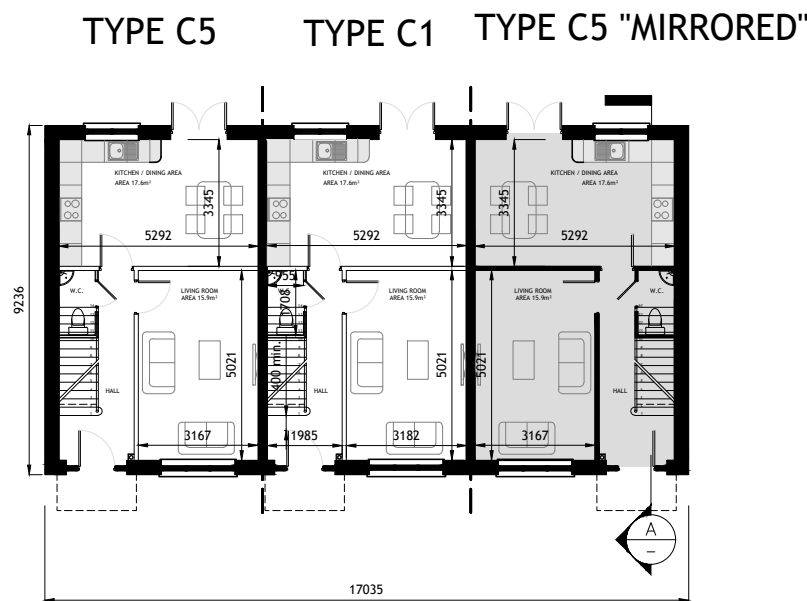
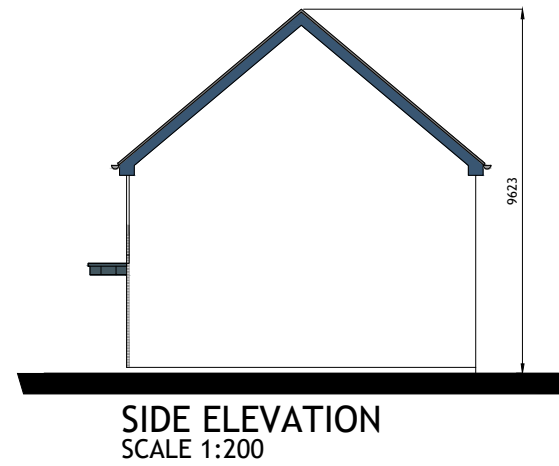
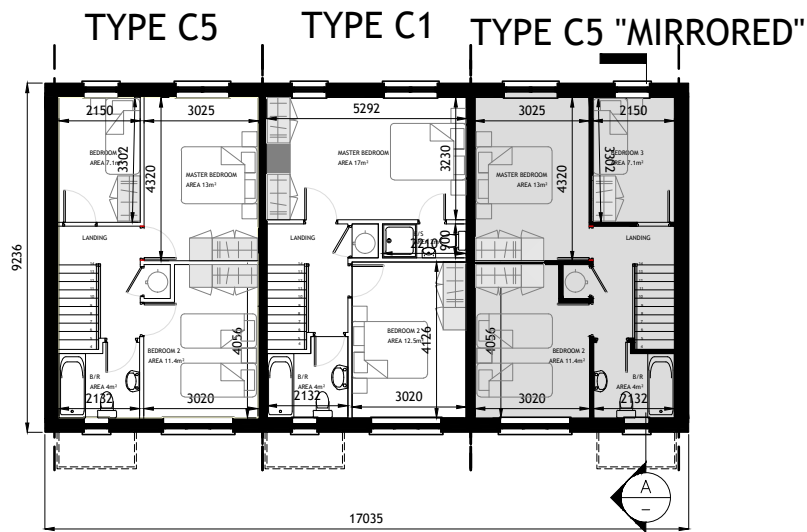


HOUSETYPE C1 C5  
2 AND 3-BED  
2 STOREY

APPROXIMATE AREAS-  
GROUND FLOOR - C.45 M<sup>2</sup>  
FIRST FLOOR - C.45 M<sup>2</sup>

TOTAL AREA CIRCA 90 M<sup>2</sup>  
(C.969 SQ.FT)

- NOTES:
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Client:	Architecture
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Project:  
RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK

Scale @ A3:	Drawn:	Approved:	Date:
1:100/200	EOS	DOS	01.03.22

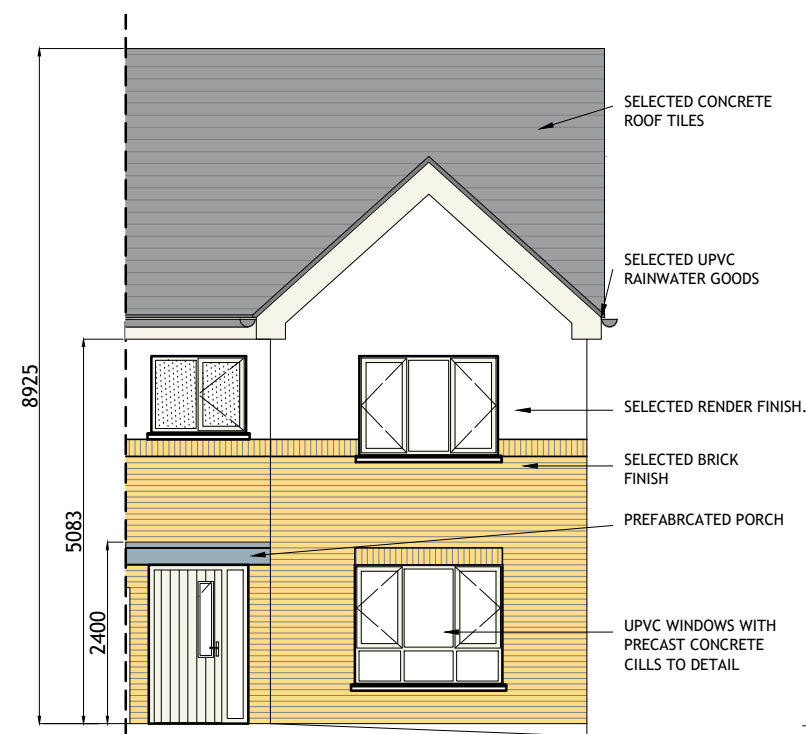
Job No:	Drawing No:	Rev:
10277	10277-PL-230	B

Issue Status:	Information	Preliminary	Approval	Construction	Tender	Planning
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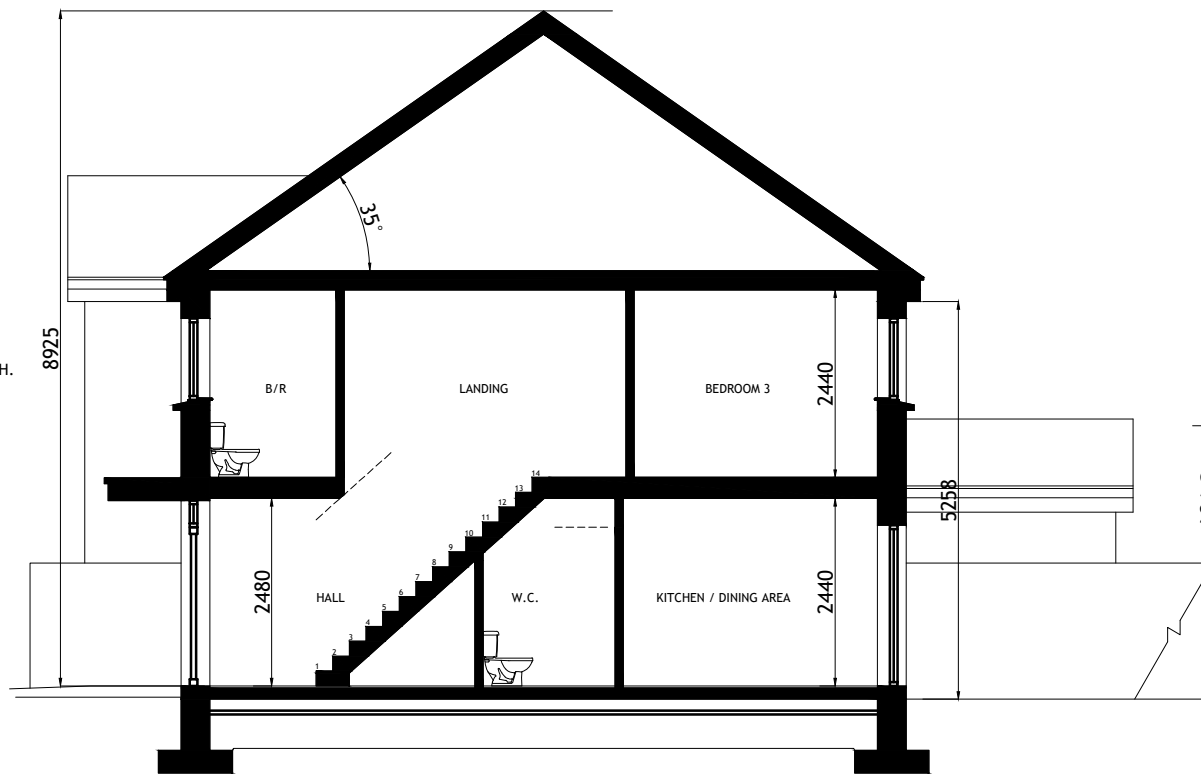
C5 C2 C5 CHARACTER AREA 1

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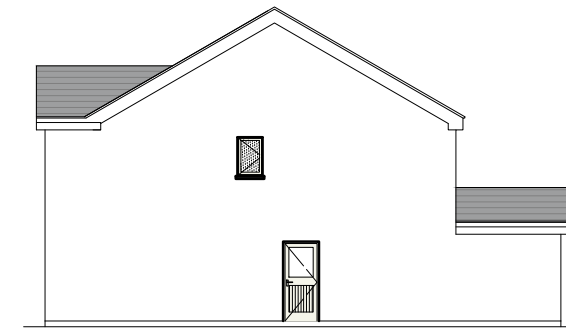
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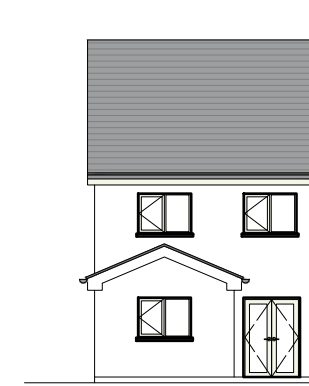
**FRONT (ROADSIDE) ELEVATION**  
SCALE 1:100



**TYPICAL SECTION**  
SCALE 1:100



**SIDE ELEVATION**  
SCALE 1:200



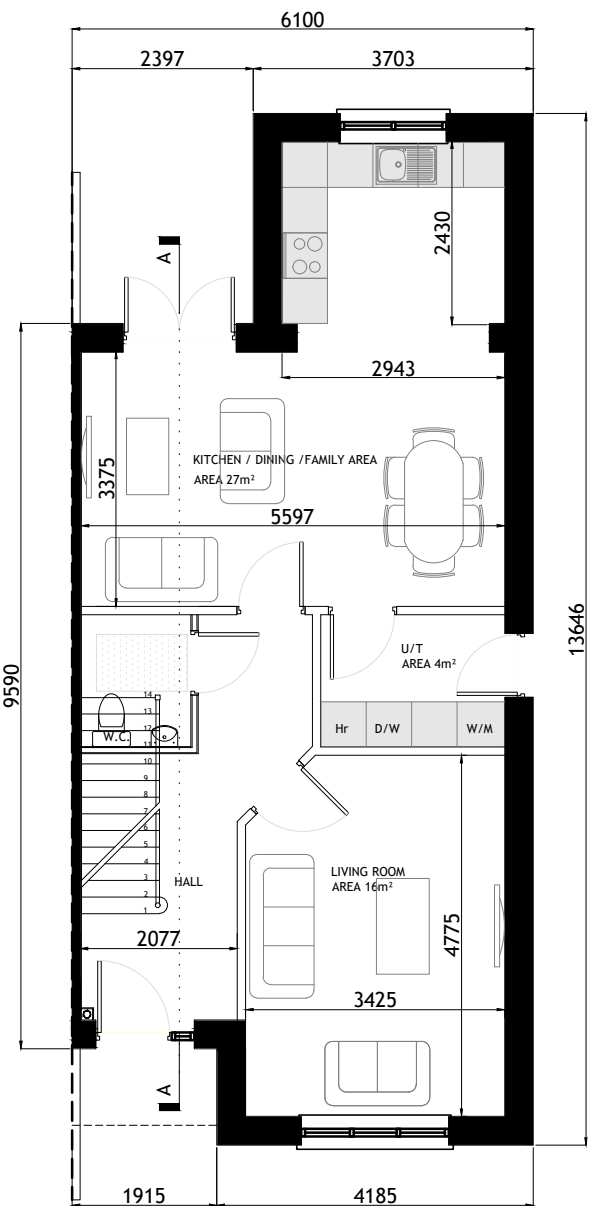
**REAR ELEVATION**  
SCALE 1:200

**HOUSETYPE D1**  
3-BED  
2 STOREY

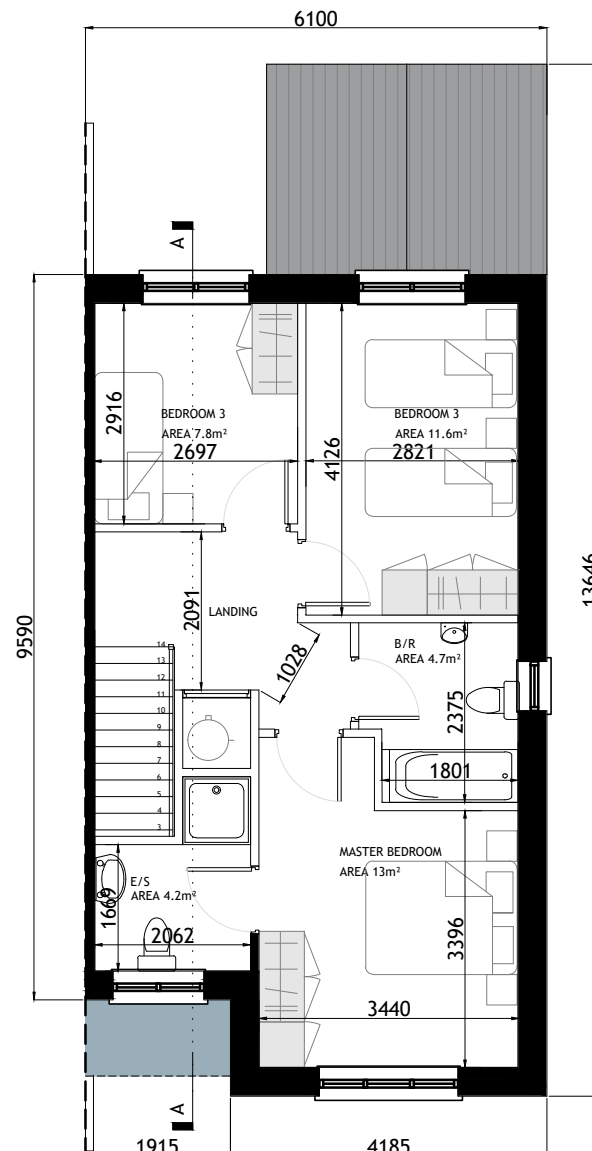
APPROXIMATE AREAS-  
GROUND FLOOR - C.62 M<sup>2</sup>  
FIRST FLOOR - C.54 M<sup>2</sup>

TOTAL AREA CIRCA 118 M<sup>2</sup>  
(C.1270 SQ.FT)

- NOTES:
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  - FOR INDIVIDUAL UNIT NORTH POINT ORIENTATION PLEASE REFER TO SITE LAYOUT MAP
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**GROUND FLOOR PLAN**  
SCALE 1:100



**FIRST FLOOR PLAN**  
SCALE 1:100



**KEY -PLAN**

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
B	31.03.23	ISSUED FOR PLANNING	EOS	DOS	DOS
A	04.04.22	ISSUED FOR PLANNING	EOS	DOS	DOS



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Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

Client:	Architecture
RUDEN HOMES LTD	Planning
	Urban Design
	Engineering
	Landscape
	Interiors

**Project:**  
RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK

**Drawing Title:**  
HOUSE TYPE "D1"  
CHARACTER AREA 1  
PLANS | ELEVATIONS | SECTION

Scale @ A3:	Drawn:	Approved:	Date:
1:100/200	EOS	DOS	01.03.22

Job No:	Drawing No:	Rev:
10277	10277-PL-229	B

Issue Status:

Information	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Approval	<input type="checkbox"/>
Construction	<input type="checkbox"/> Tender	<input type="checkbox"/> Planning	<input checked="" type="checkbox"/>



Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to Engenuiti Consulting Engineers

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**HOUSETYPE C1 - EXTENSION 1**  
2-BED  
2 STOREY

APPROXIMATE AREAS-  
GROUND FLOOR C.45 M<sup>2</sup>  
EXTENSION C.10M<sup>2</sup>  
FIRST FLOOR C.45 M<sup>2</sup>

TOTAL AREA CIRCA 100 M<sup>2</sup>  
(C.1080 SQ.FT)

- NOTES:
- FOR INDIVIDUAL UNIT FLOOR LEVELS PLEASE REFER TO SITE LAYOUT MAP
  - FOR INDIVIDUAL UNIT NORTH POINT ORIENTATION PLEASE REFER TO SITE LAYOUT MAP
  - APPLIED BRICK FINISH IS DEPENDENT ON AVAILABILITY AND SITE LOCATION
  - ALL DIMENSIONS ARE IN mm
  - PLANNING DRAWING ONLY
  - DO NOT SCALE FROM DRAWINGS

 EXTENDED AREA OUTLINED IN RED

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
B	31.03.23	ISSUED FOR PLANNING	EOS	DOS	DOS
A	04.04.22	ISSUED FOR PLANNING	EOS	DOS	DOS



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**Client:**  
RUDEN HOMES LTD  
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Urban Design  
Engineering  
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Interiors

**Project:**  
RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK

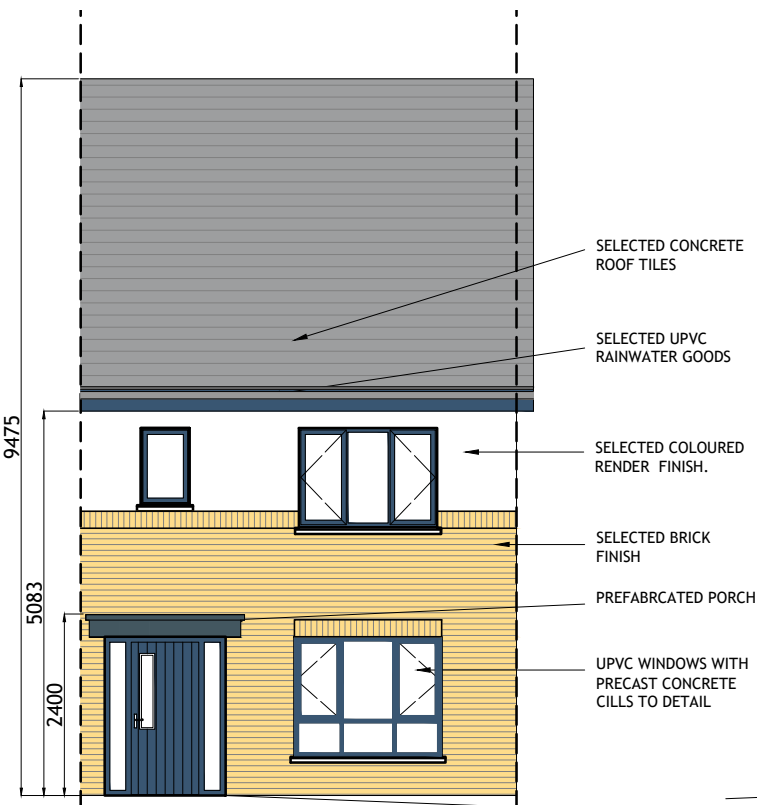
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HOUSE TYPE "C1" -EXTENSION 1  
CHARACTER AREA 1  
PLANS | ELEVATIONS | SECTION

Scale @ A3:	Drawn:	Approved:	Date:
1:100/200	EOS	DOS	01.03.22

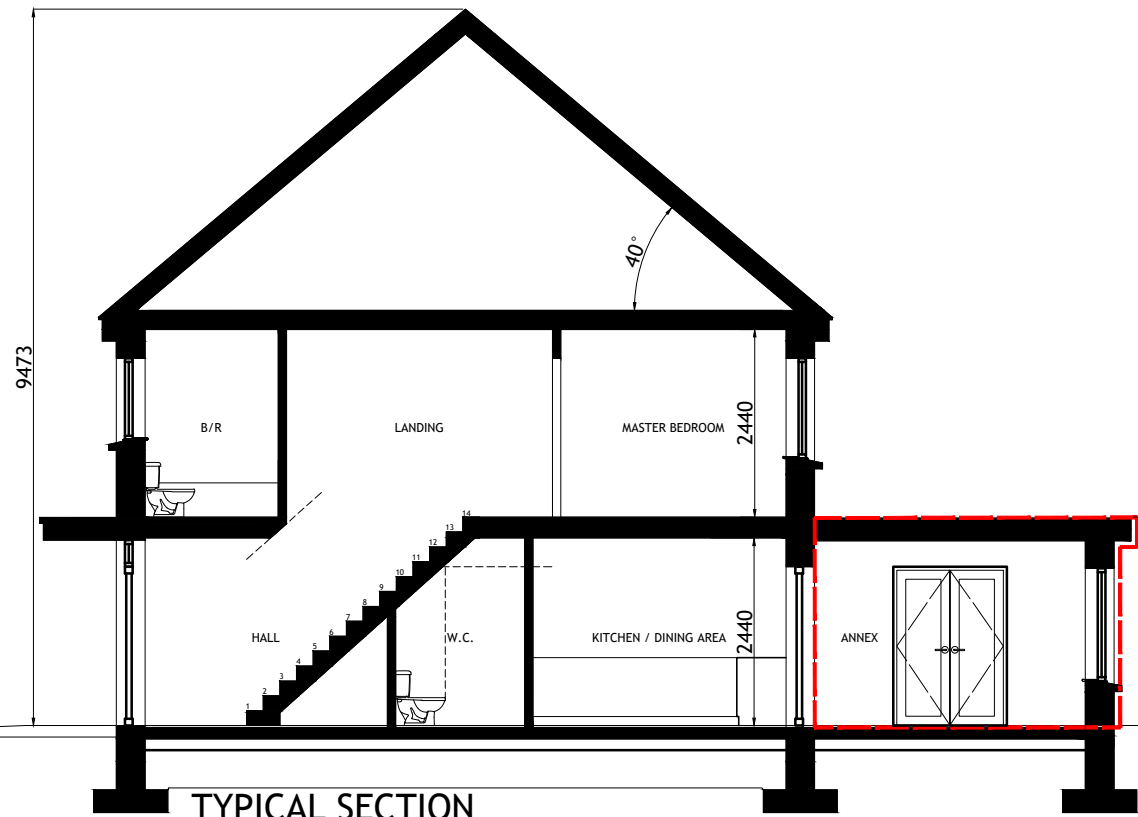
Job No:	Drawing No:	Rev:
10277	10277-PL-237	B

**Issue Status:**

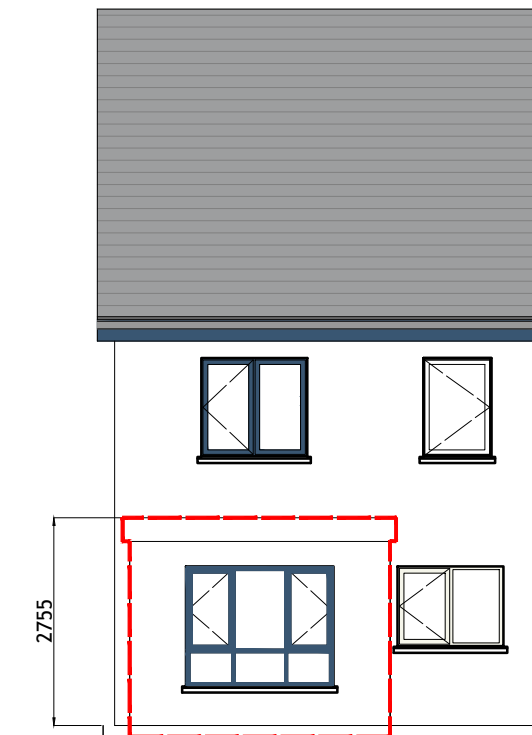
Information  Preliminary  Approval   
Construction  Tender  Planning



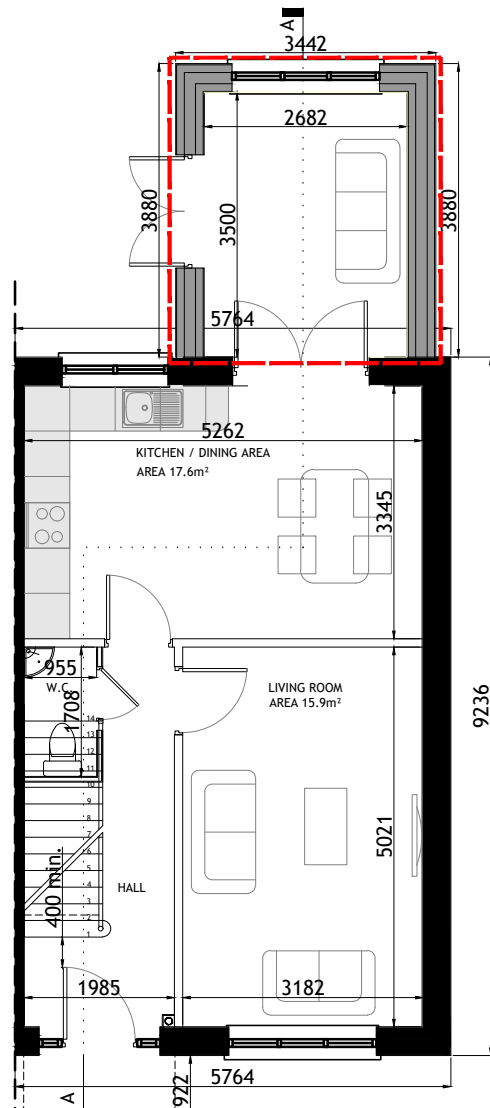
**FRONT (ROADSIDE) ELEVATION**  
SCALE 1:100



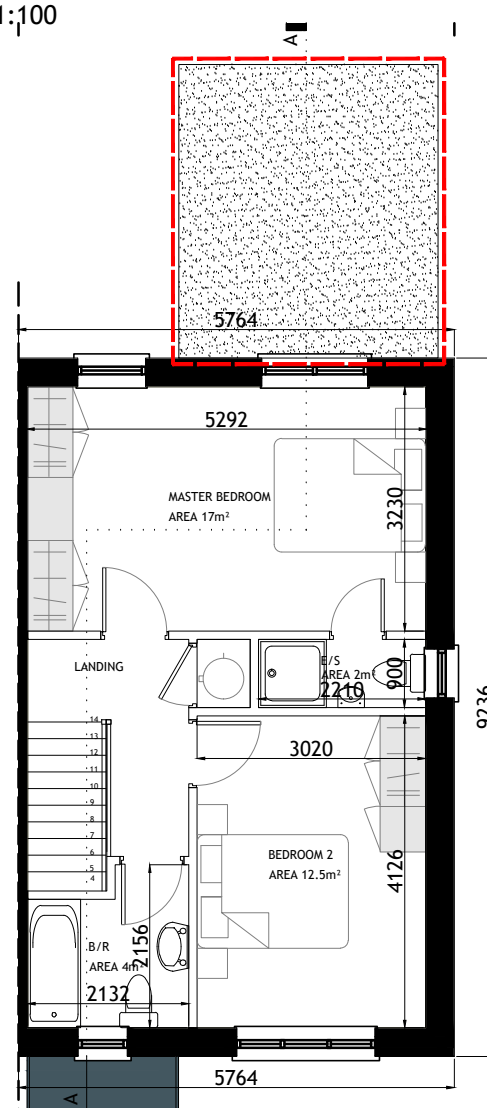
**TYPICAL SECTION**  
SCALE 1:100



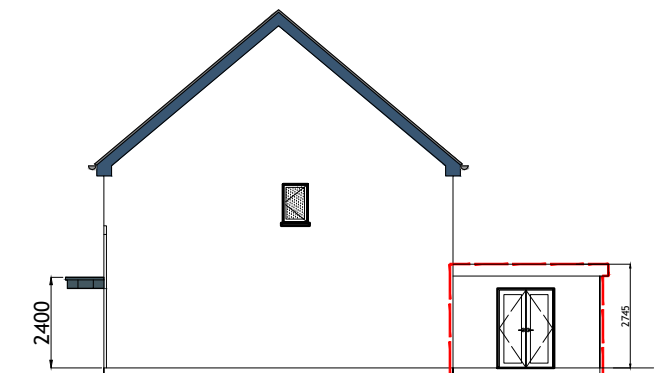
**REAR ELEVATION**  
SCALE 1:100



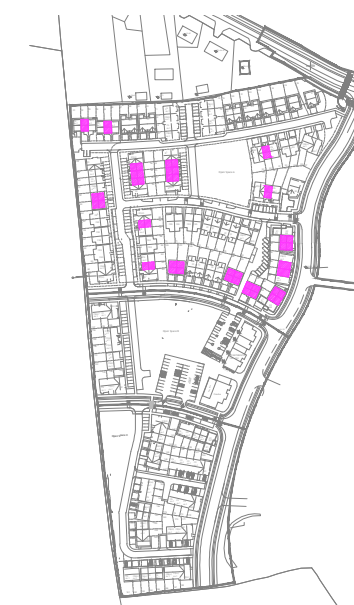
**GROUND FLOOR PLAN**  
SCALE 1:100



**FIRST FLOOR PLAN**  
SCALE 1:100



**SIDE ELEVATION**  
SCALE 1:100



**KEY -PLAN**



# APPENDIX B



**LEGEND: UNITS**

- |  |                     |  |  |  |   |
|--|---------------------|--|--|--|---|
|  | House Type A1 x 03  |  | House Type D1 x 16                                 |  | Playground  |
|  | House Type B1 x 21  |  | Duplex Type E1 x 03                                |  | Bin Store   |
|  | House Type B2 x 02  |  | Duplex Type E2 x 03                                |  | Bicycle parking   |
|  | House Type C1 x 41  |  | Commercial x 4 units<br>/ Overhead Apartments x 20 |  | Optional rear extensions -<br>Type 1 (10m <sup>2</sup> )<br>Total Number:<br>83 Optional Extensions |
|  | House Type C2 x 07  |  | Creche<br>/ Overhead Apartments x (See Above)      |  |   |
|  | House Type C5 x 42  |  |  |  |   |
|  | House Type C8a x 14 |  |  |  |   |
- TOTAL RESIDENTIAL UNITS = 172**  
(4 Commercial Units & Creche Facility)





Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to Engenuiti Consulting Engineers

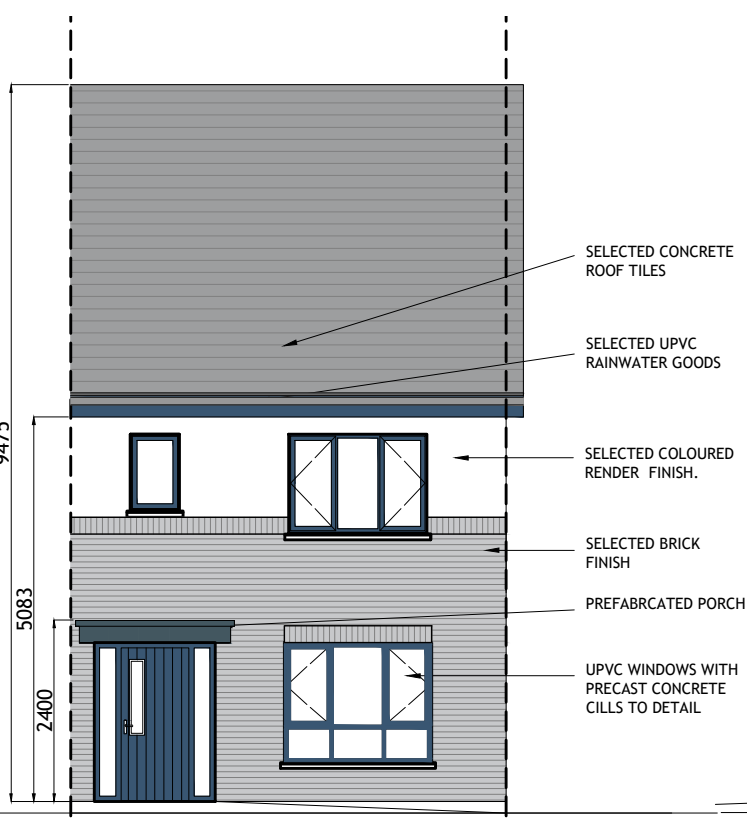
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**HOUSETYPE C1 - EXTENSION 1**  
**2-BED**  
**2 STOREY**

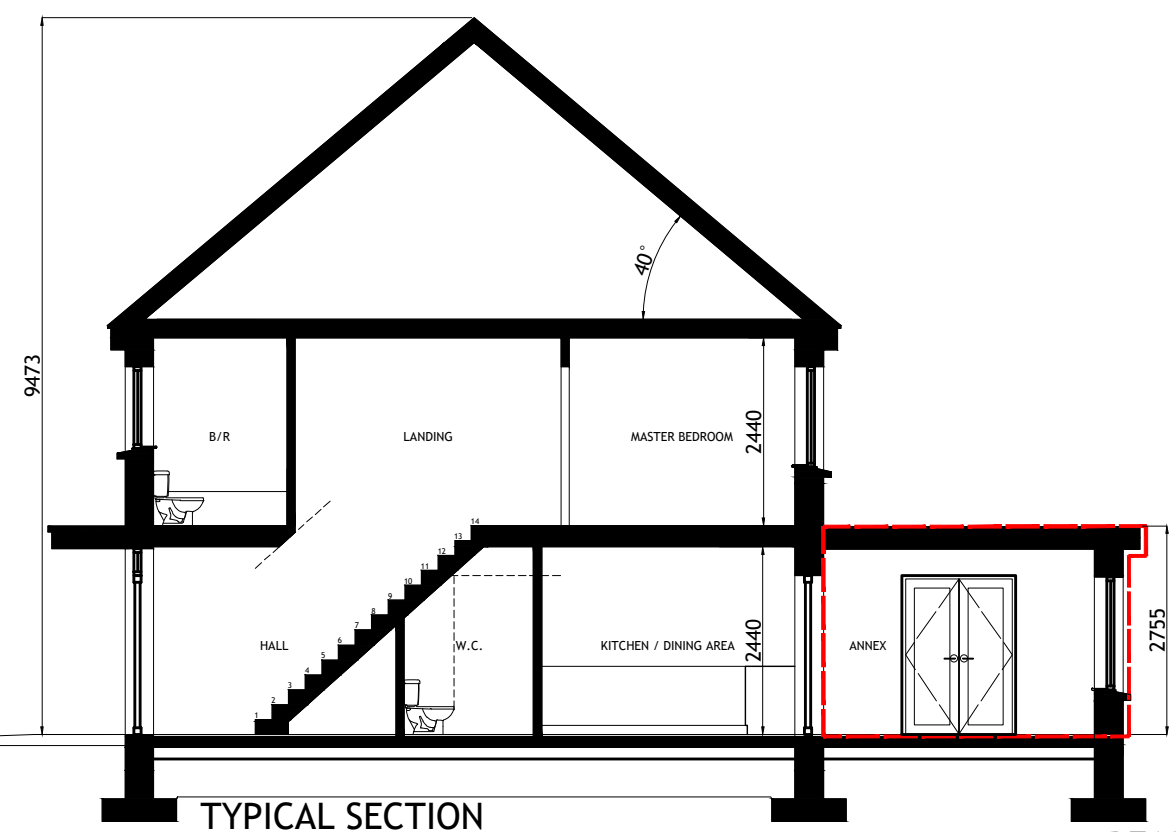
APPROXIMATE AREAS-  
 GROUND FLOOR C.45 M<sup>2</sup>  
 EXTENSION C.10M<sup>2</sup>  
 FIRST FLOOR C.45 M<sup>2</sup>

TOTAL AREA CIRCA 100 M<sup>2</sup>  
 (C.1080 SQ.FT)

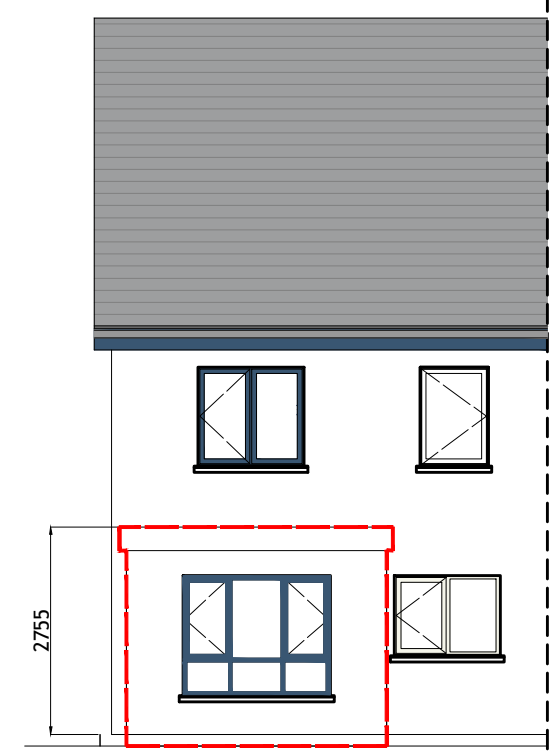
- NOTES:
1. FOR INDIVIDUAL UNIT FLOOR LEVELS PLEASE REFER TO SITE LAYOUT MAP
  2. FOR INDIVIDUAL UNIT NORTH POINT ORIENTATION PLEASE REFER TO SITE LAYOUT MAP
  3. APPLIED BRICK FINISH IS DEPENDENT ON AVAILABILITY AND SITE LOCATION
  4. ALL DIMENSIONS ARE IN mm
  5. PLANNING DRAWING ONLY
  6. DO NOT SCALE FROM DRAWINGS



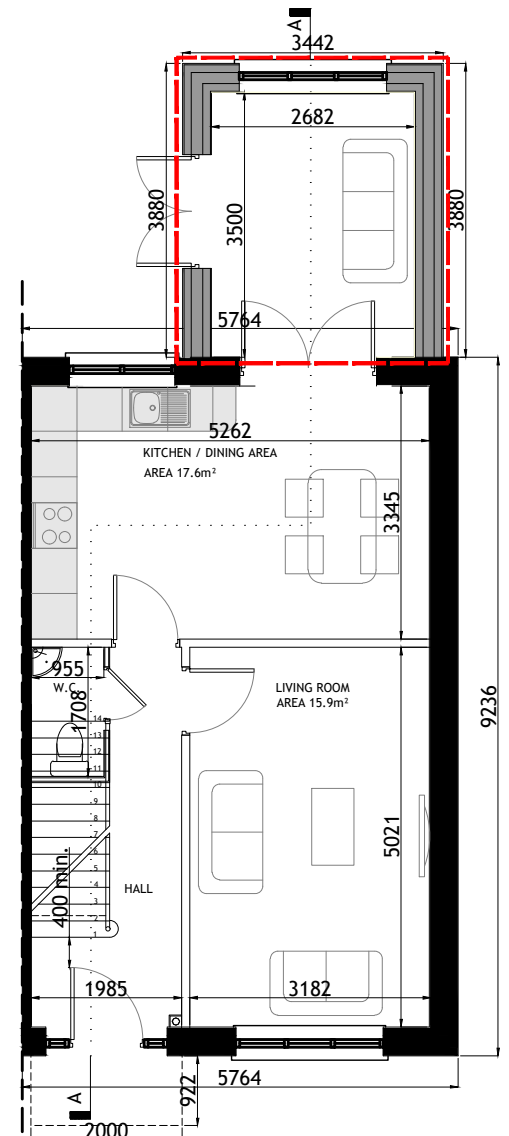
**FRONT (ROADSIDE) ELEVATION**  
 SCALE 1:100



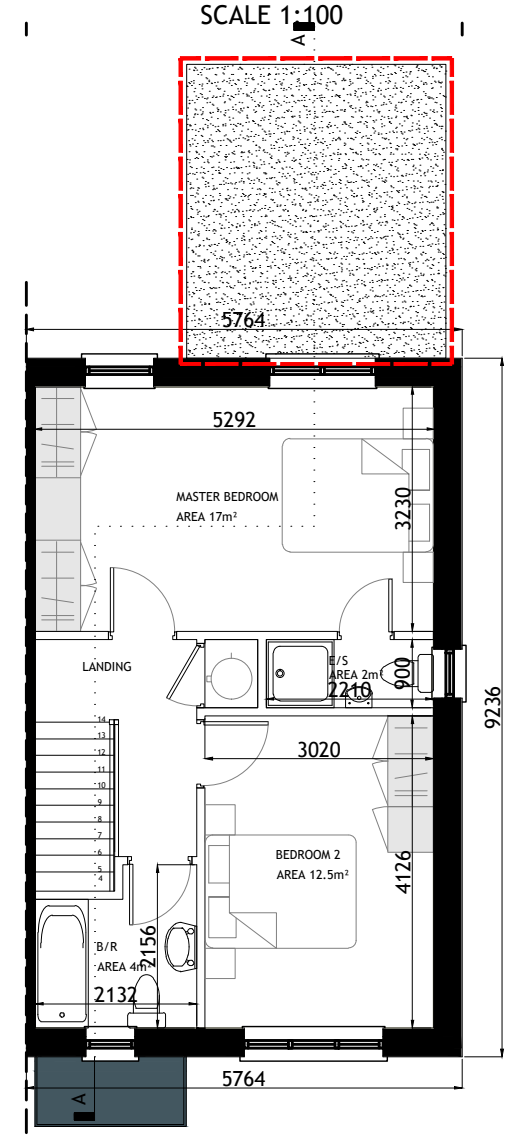
**TYPICAL SECTION**  
 SCALE 1:100



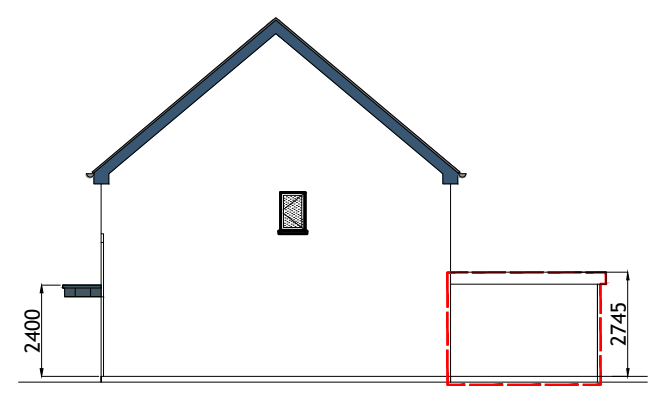
**REAR ELEVATION**  
 SCALE 1:100



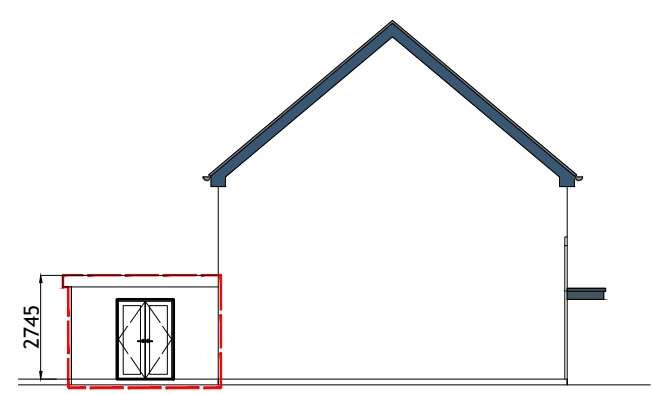
**GROUND FLOOR PLAN**  
 SCALE 1:100



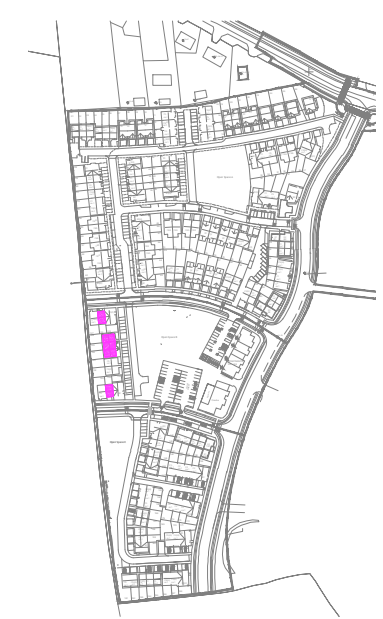
**FIRST FLOOR PLAN**  
 SCALE 1:100



**SIDE (RIGHT) ELEVATION**  
 SCALE 1:200



**SIDE (LEFT) ELEVATION**  
 SCALE 1:200



**KEY -PLAN**

EXTENDED AREA OUTLINED IN RED

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
B	31.03.23	ISSUED FOR PLANNING	EOS	DOS	DOS
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Client:	Architecture
RUDEN HOMES LTD	Planning
	Urban Design
	Engineering
	Landscape
	Interiors

**Project:**  
 RESIDENTIAL DEVELOPMENT  
 COURTTOWN, LITTLE ISLAND  
 Co.CORK

**Drawing Title:**  
 HOUSE TYPE "C1" -EXTENSION 1  
 CHARACTER AREA 2  
 PLANS | ELEVATIONS | SECTION

Scale @ A3:	Drawn:	Approved:	Date:
1:100/200	EOS	DOS	01.03.22

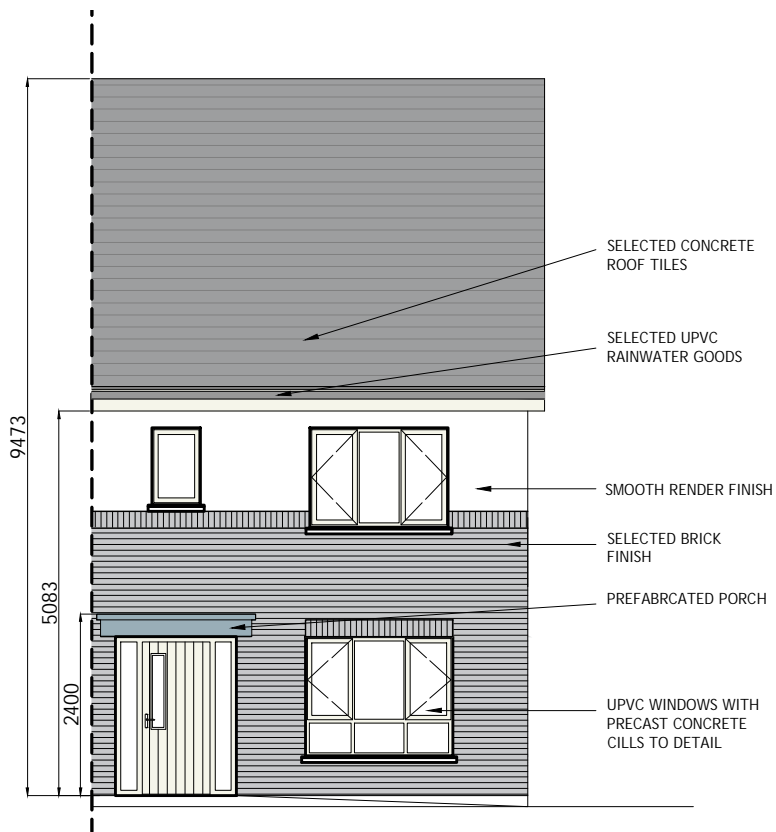
Job No:	Drawing No:	Rev:
10277	10277-PL-214	B

Issue Status:  
 Information  Preliminary  Approval   
 Construction  Tender  Planning

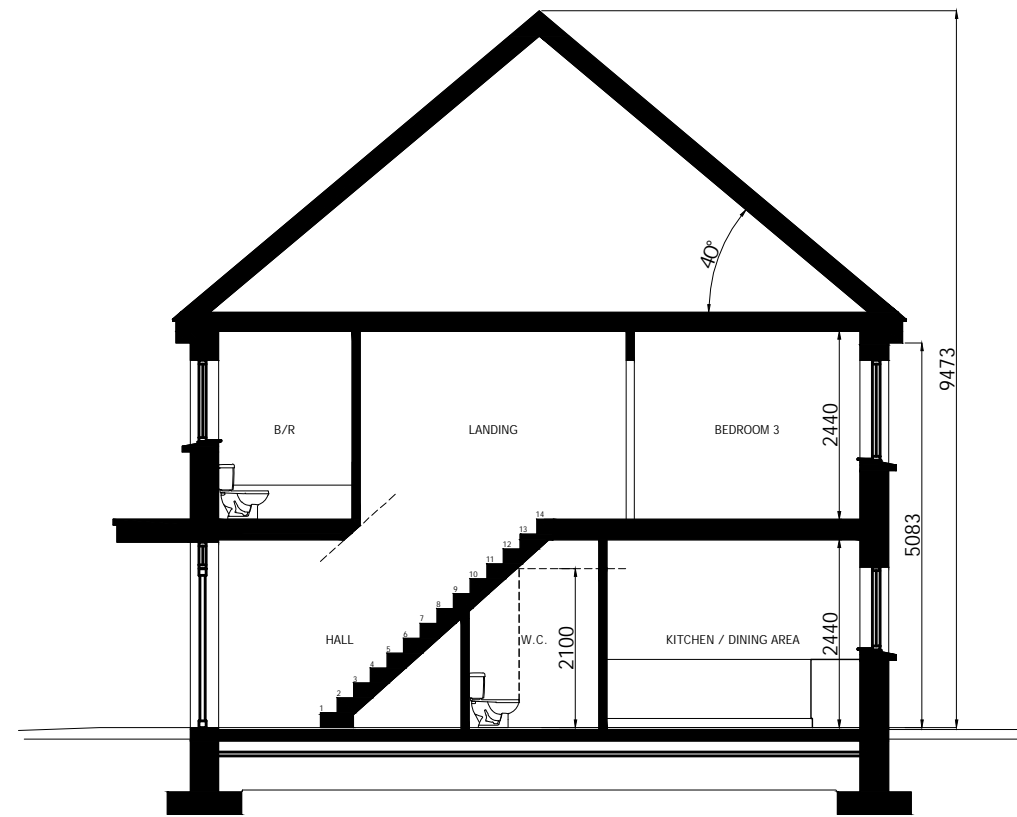


Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to Engenuiti Consulting Engineers.

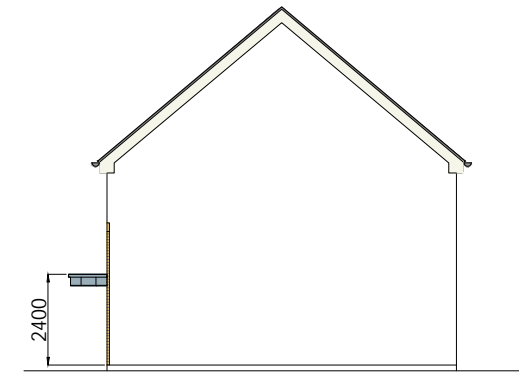
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FRONT (ROADSIDE) ELEVATION  
SCALE 1:100



TYPICAL SECTION  
SCALE 1:100



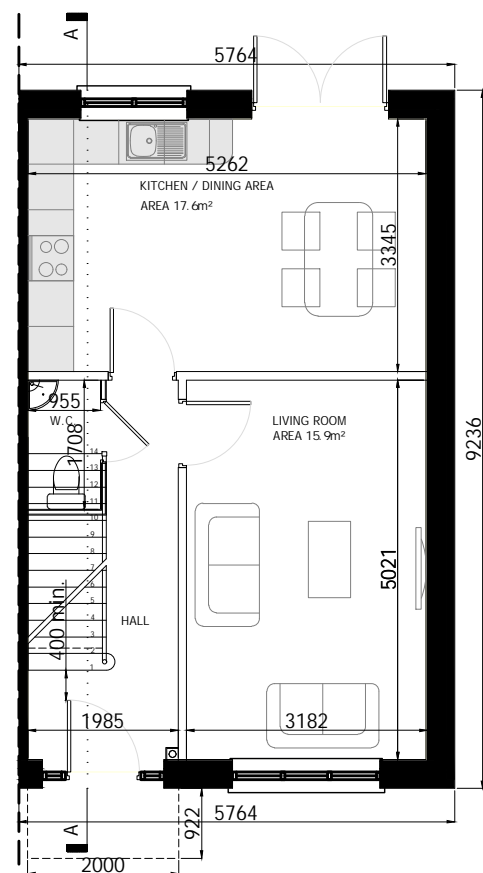
SIDE ( RIGHT ) ELEVATION  
SCALE 1:200

HOUSETYPE C5  
3-BED  
2 STOREY

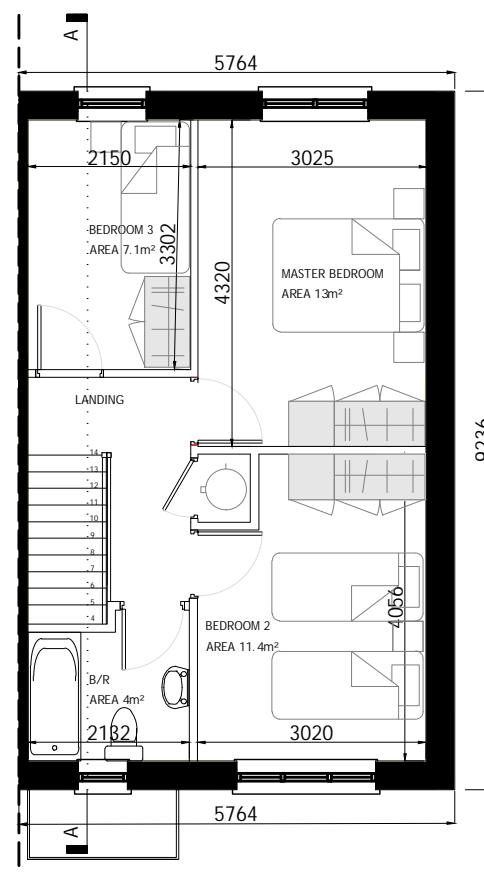
APPROXIMATE AREAS-  
GROUND FLOOR - C. 45 M<sup>2</sup>  
FIRST FLOOR - C. 45 M<sup>2</sup>

TOTAL AREA CIRCA 90 M<sup>2</sup>  
(C.969 SQ.FT)

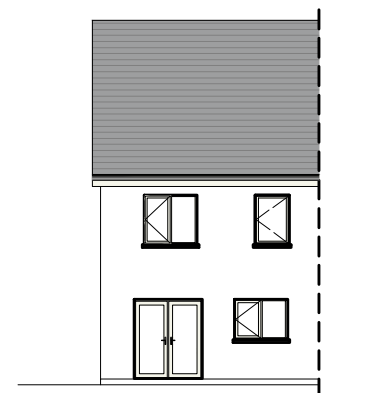
- NOTES:
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  - DO NOT SCALE FROM DRAWINGS



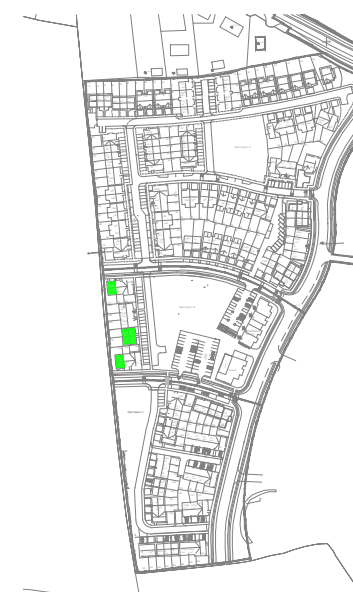
GROUND FLOOR PLAN  
SCALE 1:100



FIRST FLOOR PLAN  
SCALE 1:100



REAR ELEVATION  
SCALE 1:200



KEY -PLAN

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
B	31.03.23	ISSUED FOR PLANNING	SB	DOS	DOS
A	04.04.22	ISSUED FOR PLANNING	EOS	DOS	DOS



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Client:	Architecture
RUDEN HOMES LTD	Planning
	Urban Design
Project:	Engineering
RESIDENTIAL DEVELOPMENT COURTSTOWN, LITTLE ISLAND Co.CORK	Landscape
	Interiors

Drawing Title:  
HOUSE TYPE "C5"  
CHARACTER AREA 2  
PLANS | ELEVATIONS | SECTION

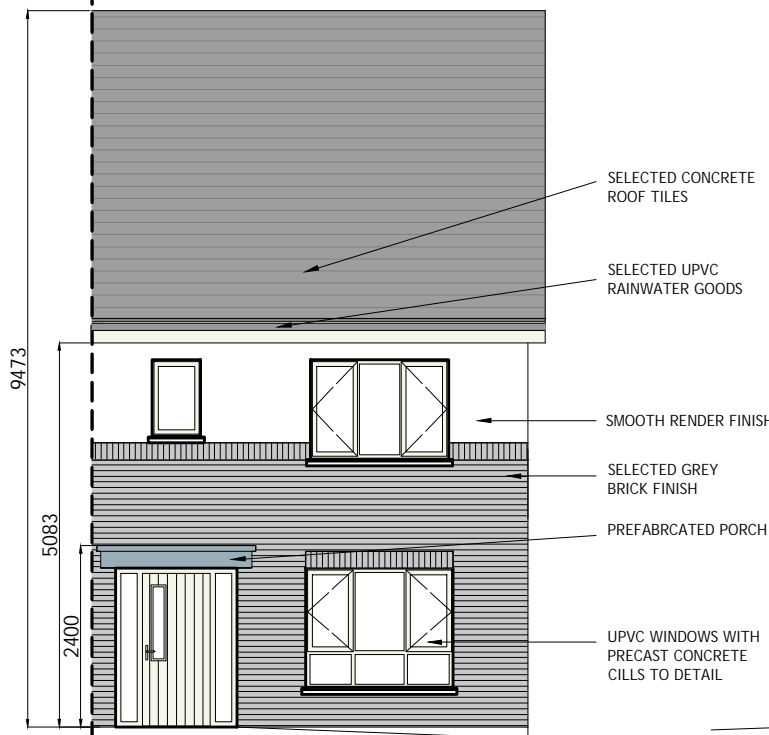
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1:100/200	EOS	DOS	01.03.22
Job No:	Drawing No:	Rev:	
10277	10277-PL-224	B	

Issue Status:

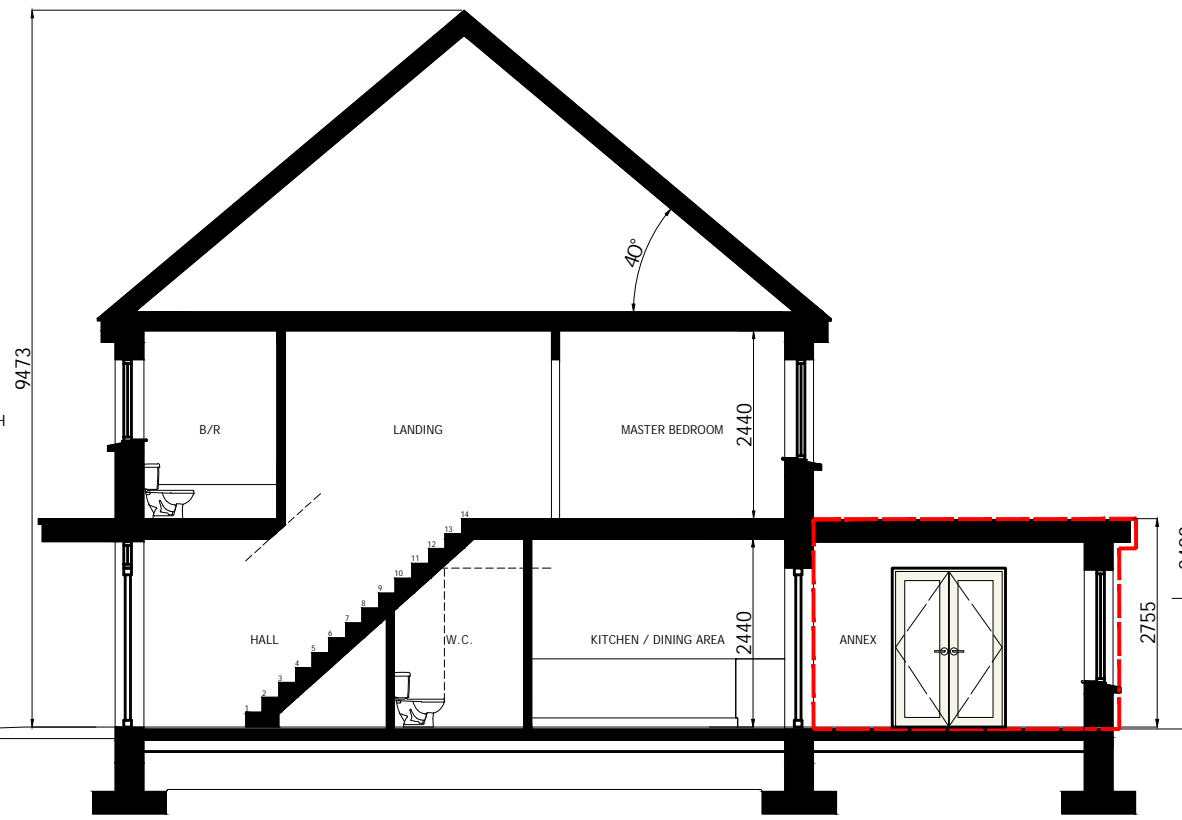
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Construction	<input type="checkbox"/> Tender	<input type="checkbox"/> Planning	<input checked="" type="checkbox"/>

Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to Engenuiti Consulting Engineers.

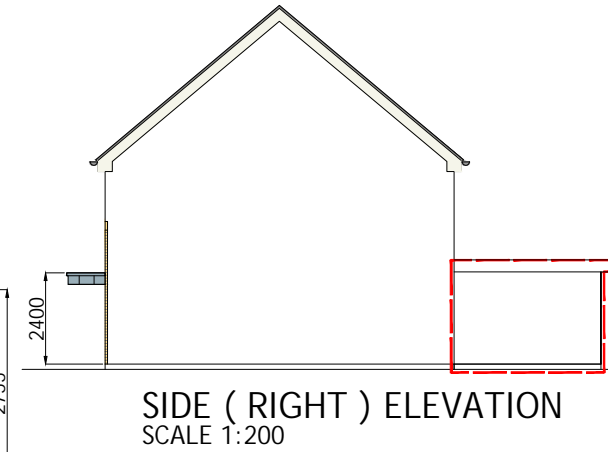
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FRONT (ROADSIDE) ELEVATION  
SCALE 1:100



TYPICAL SECTION  
SCALE 1:100



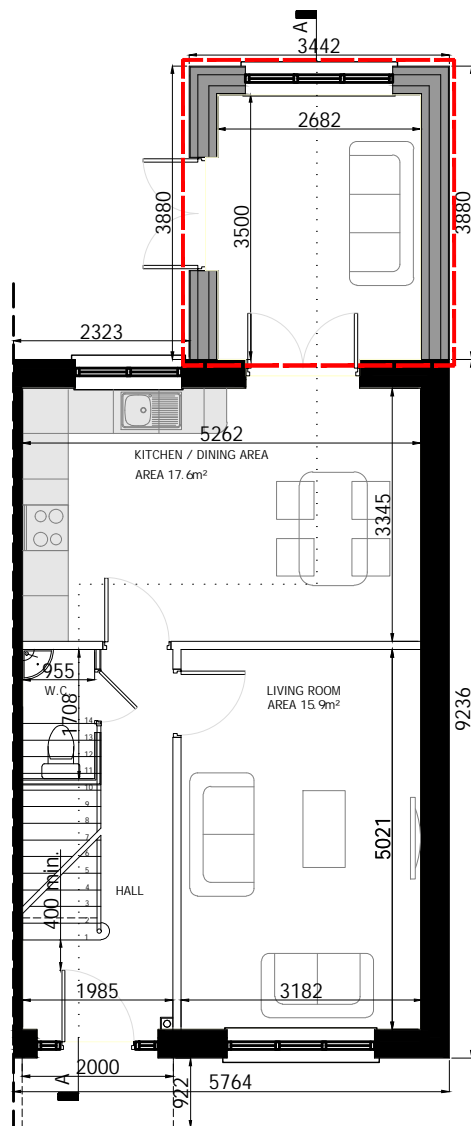
SIDE ( RIGHT ) ELEVATION  
SCALE 1:200

HOUSETYPE C5 - EXTENSION 1  
3-BED  
2 STOREY

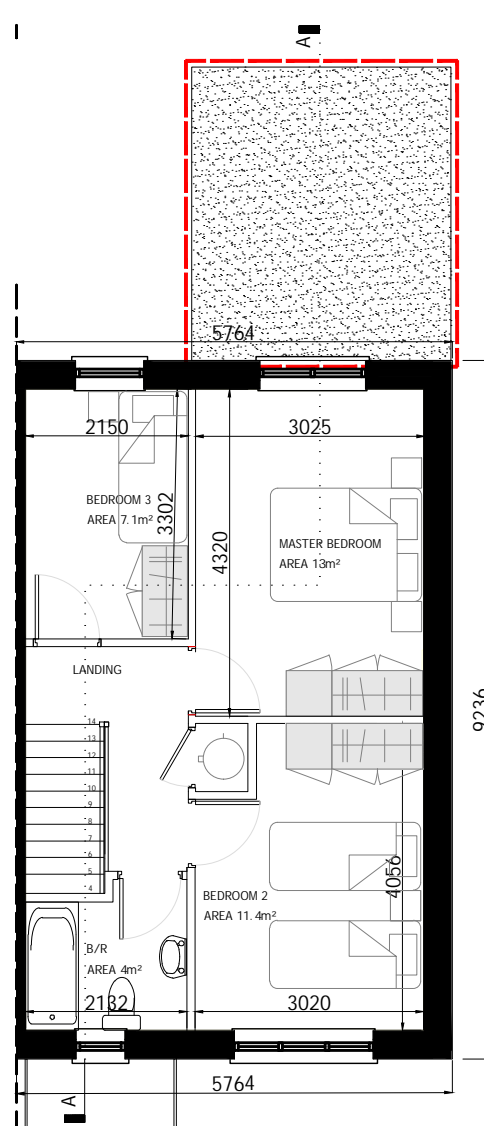
APPROXIMATE AREAS-  
GROUND FLOOR - C. 45 M<sup>2</sup>  
EXTENSION - C. 10 M<sup>2</sup>  
FIRST FLOOR - C. 45 M<sup>2</sup>

TOTAL AREA CIRCA 100 M<sup>2</sup>  
(C.1076 SQ.FT)

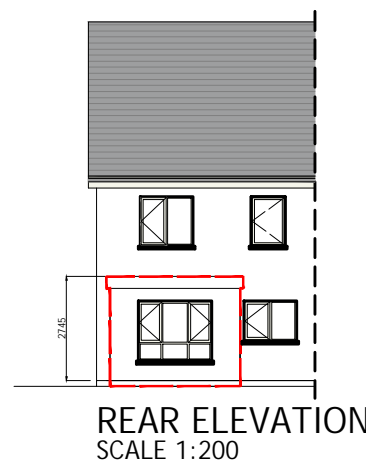
- NOTES:
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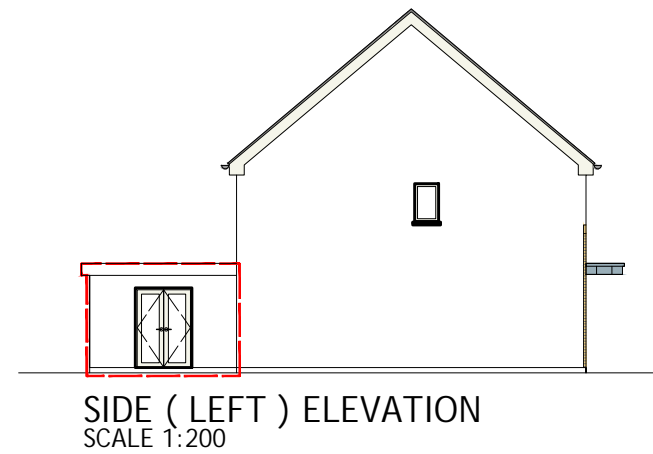
GROUND FLOOR PLAN  
SCALE 1:100



FIRST FLOOR PLAN  
SCALE 1:100



REAR ELEVATION  
SCALE 1:200



SIDE ( LEFT ) ELEVATION  
SCALE 1:200

EXTENDED AREA OUTLINED IN RED

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
B	31.03.23	ISSUED FOR PLANNING	SB	DOS	DOS
A	04.04.22	ISSUED FOR PLANNING	EOS	DOS	DOS



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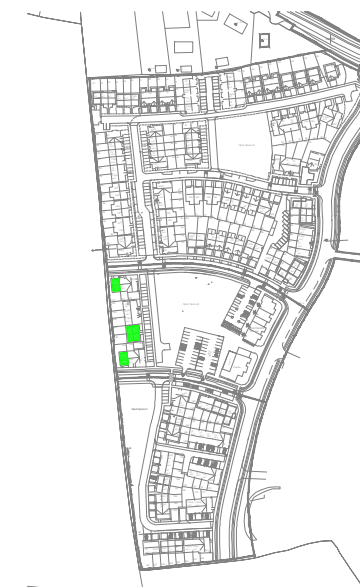
Client:	Architecture
RUDEN HOMES LTD	Planning
	Urban Design
	Engineering
	Landscape
	Interiors

Drawing Title:  
HOUSE TYPE "C5 - EXTENSION 1"  
CHARACTER AREA 2  
PLANS | ELEVATIONS | SECTION

Scale @ A3:	Drawn:	Approved:	Date:
1:100/200	EOS	DOS	01.03.22

Job No:	Drawing No:	Rev:
10277	10277-PL-225	B

Issue Status:
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Construction <input type="checkbox"/> Tender <input type="checkbox"/> Planning <input checked="" type="checkbox"/>

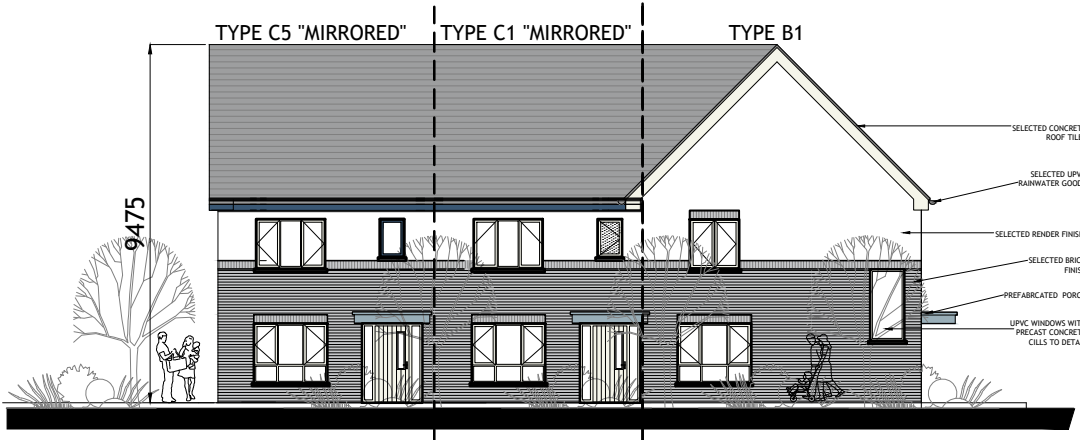


KEY -PLAN

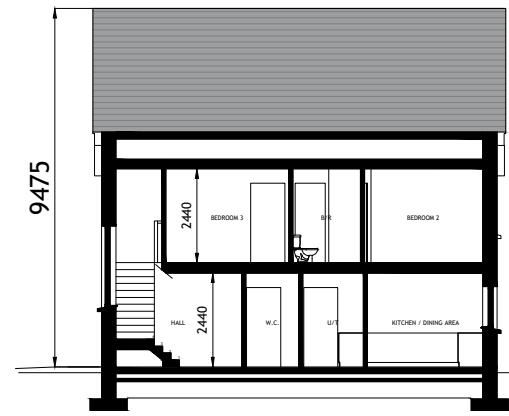


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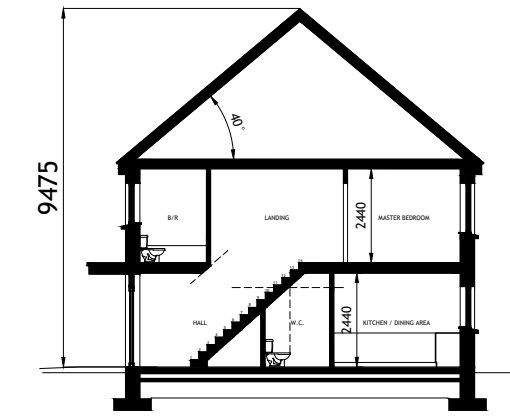
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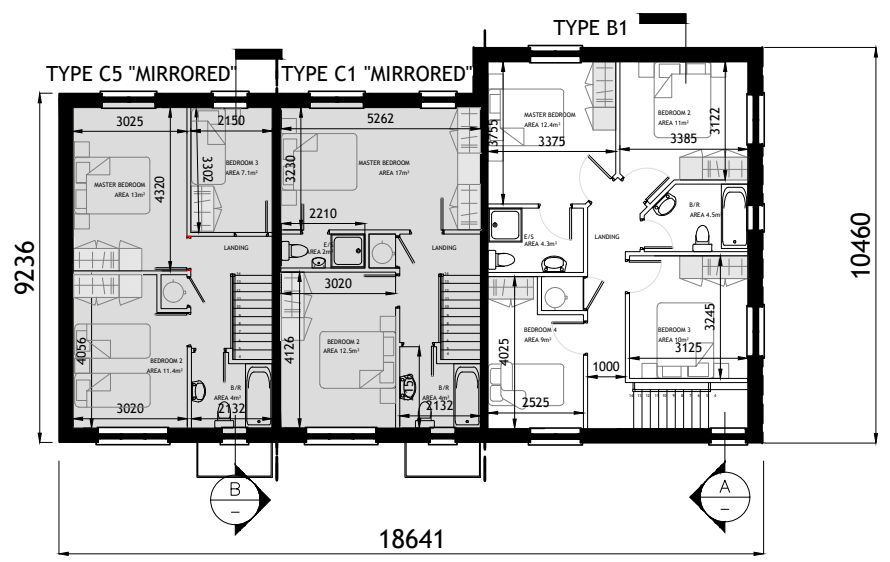
FRONT (ROADSIDE) ELEVATION  
SCALE 1:200



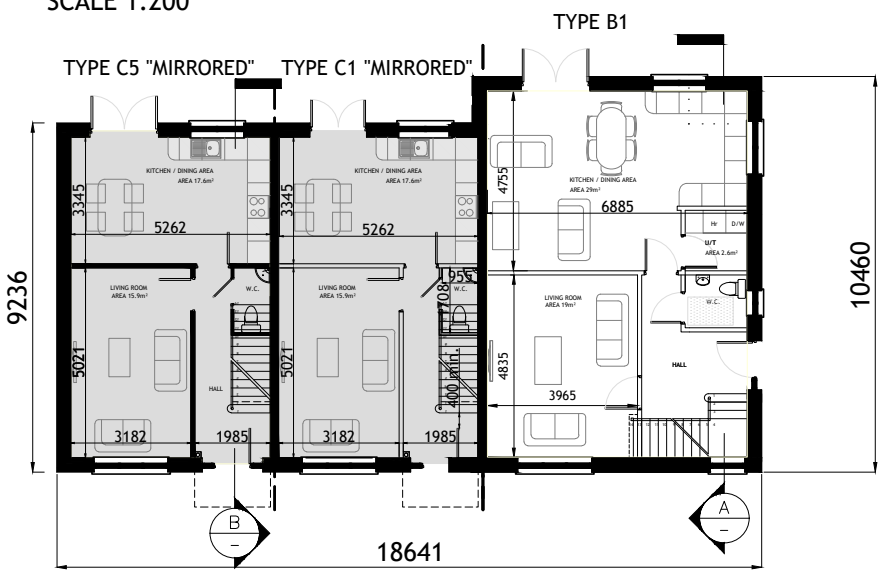
SECTION A-A  
SCALE 1:200



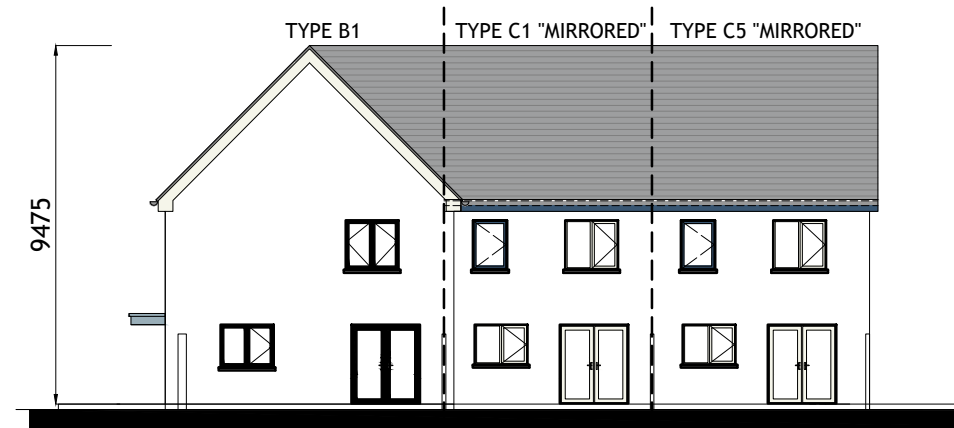
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SCALE 1:200



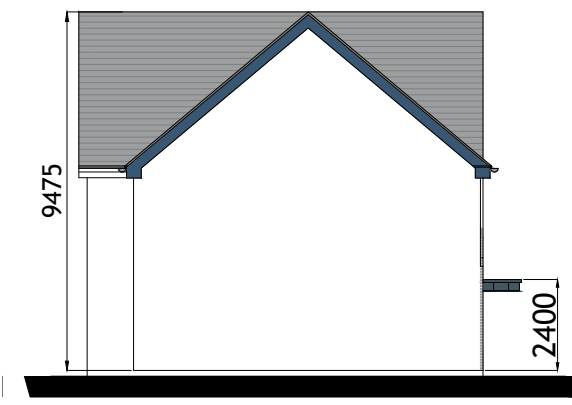
FIRST FLOOR PLAN  
SCALE 1:200



GROUND FLOOR PLAN  
SCALE 1:200



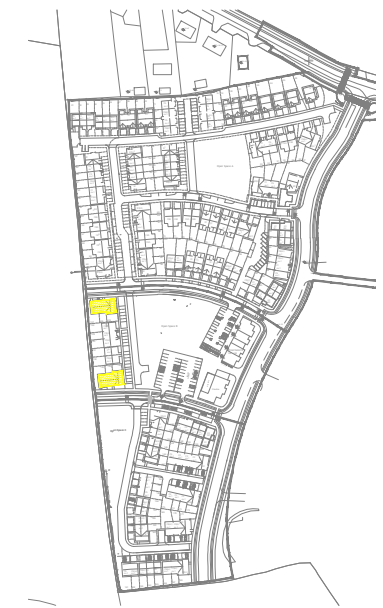
REAR ELEVATION  
SCALE 1:200



SIDE ELEVATION  
SCALE 1:200



SIDE ELEVATION  
SCALE 1:200



KEY -PLAN

HOUSETYPE C1  
2-BED  
2 STOREY

APPROXIMATE AREAS-  
GROUND FLOOR C.45 M<sup>2</sup>  
FIRST FLOOR C.45 M<sup>2</sup>  
  
TOTAL AREA CIRCA 90 M<sup>2</sup>  
(C.969 SQ.FT)

HOUSETYPE B1  
4 BED  
2 STOREY  
END OF TERRACE / SEMI-DETACHED

APPROXIMATE AREAS  
GROUND FLOOR c.71.5 m<sup>2</sup>  
FIRST FLOOR c.66.5 m<sup>2</sup>  
  
TOTAL AREA c.138 m<sup>2</sup>  
(c.1485 SQ.FT)

HOUSETYPE C5  
3-BED  
2 STOREY

APPROXIMATE AREAS-  
GROUND FLOOR - C.45 M<sup>2</sup>  
FIRST FLOOR - C.45 M<sup>2</sup>  
  
TOTAL AREA CIRCA 90 M<sup>2</sup>  
(C.969 SQ.FT)

NOTES:

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	Interiors

Project:  
RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK

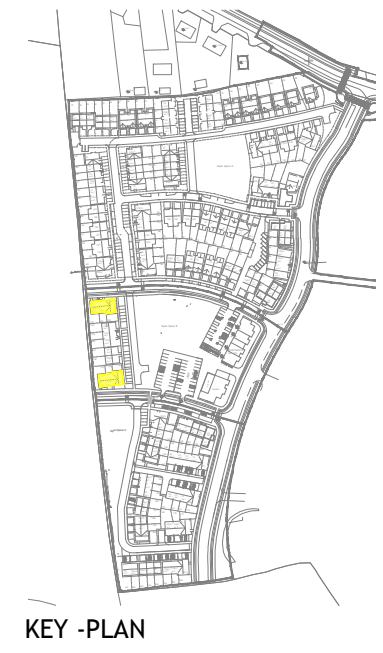
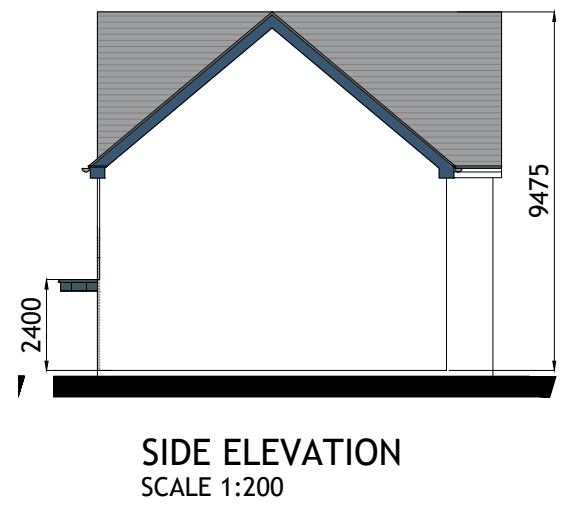
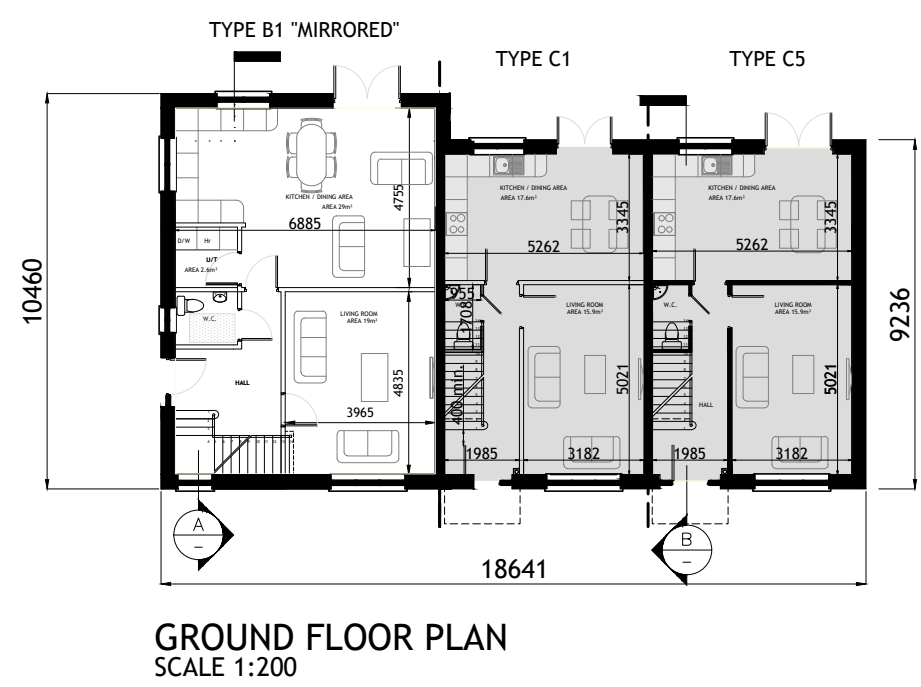
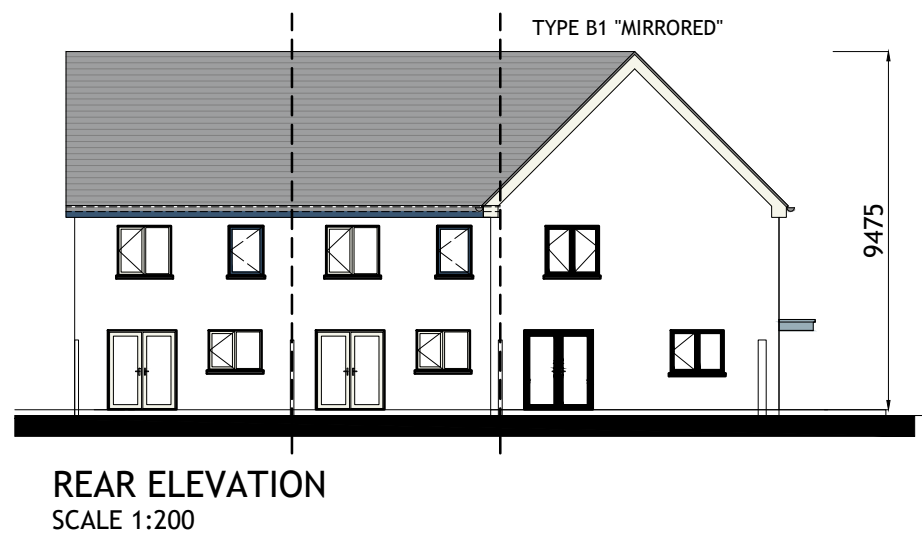
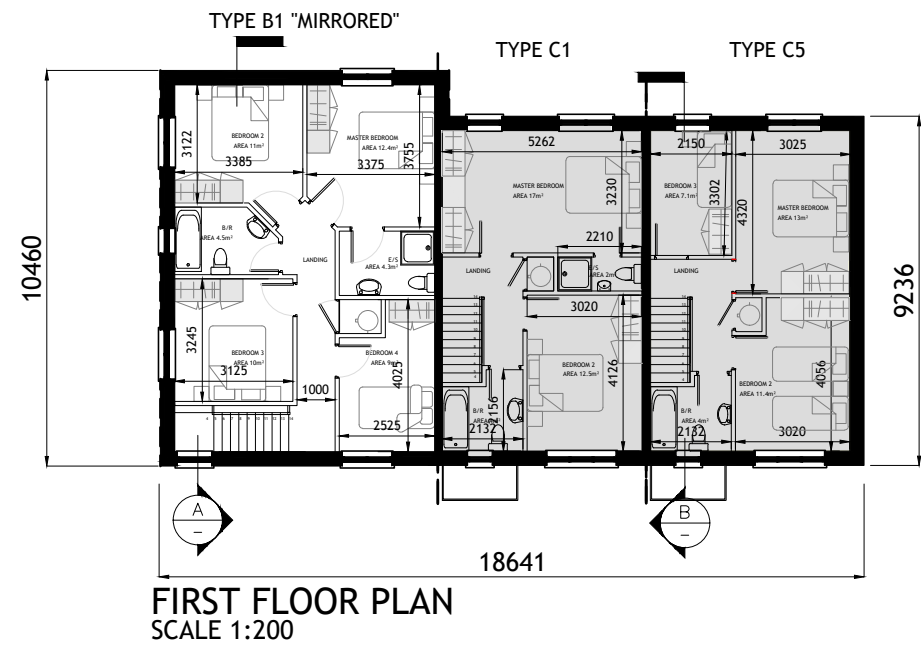
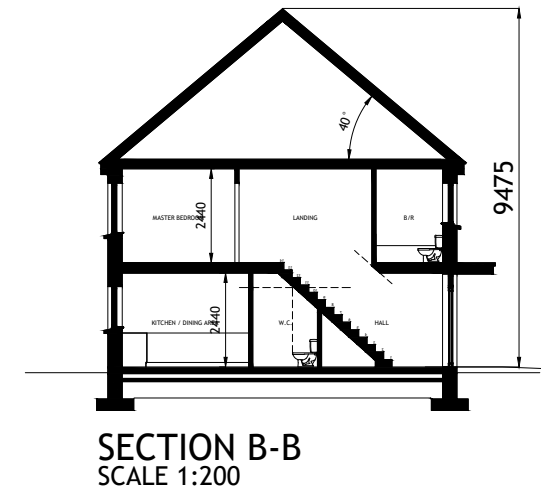
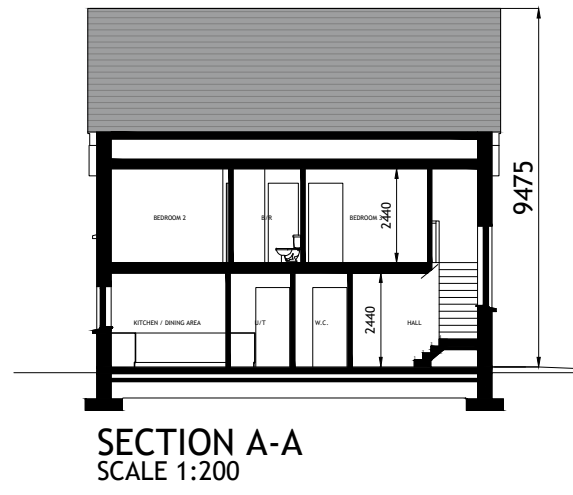
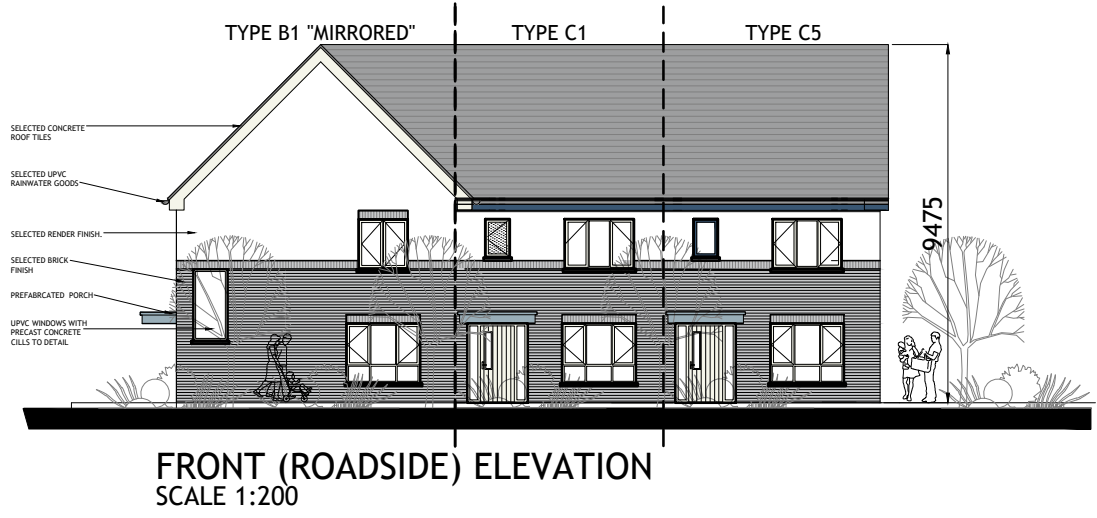
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1:100/200	EOS	DOS	01.03.22

Job No:	Drawing No:	Rev:
10277	10277-PL-240	B

Issue Status:	Information	Preliminary	Approval	Construction	Tender	Planning
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B1 C1 C5 CHARACTER AREA 2

B1 C1 C5 CHARACTER AREA 2



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  - DO NOT SCALE FROM DRAWINGS

**HOUSETYPE C1**  
2-BED  
2 STOREY

APPROXIMATE AREAS-  
GROUND FLOOR C.45 M<sup>2</sup>  
FIRST FLOOR C.45 M<sup>2</sup>  
  
TOTAL AREA CIRCA 90 M<sup>2</sup>  
(C.969 SQ.FT)

**HOUSETYPE B1**  
4 BED  
2 STOREY  
END OF TERRACE / SEMI-DETACHED

APPROXIMATE AREAS  
GROUND FLOOR c.71.5 m<sup>2</sup>  
FIRST FLOOR c.66.5 m<sup>2</sup>  
  
TOTAL AREA c.138 m<sup>2</sup>  
(c.1485 SQ.FT)

**HOUSETYPE C5**  
3-BED  
2 STOREY

APPROXIMATE AREAS-  
GROUND FLOOR - C.45 M<sup>2</sup>  
FIRST FLOOR - C.45 M<sup>2</sup>  
  
TOTAL AREA CIRCA 90 M<sup>2</sup>  
(C.969 SQ.FT)

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
B	31.03.23	ISSUED FOR PLANNING	EOS	DOS	DOS
A	04.04.22	ISSUED FOR PLANNING	EOS	DOS	DOS



Address: Unit 3, Westpoint Business Centre, Ballincollig, Cork P32 YK52  
Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

**Client:**  
RUDEN HOMES LTD  
  
**Project:**  
RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK

**Drawing Title:**  
BLOCK B1 | C1 | C5  
CHARACTER AREA 2  
PLANS | ELEVATIONS | SECTION

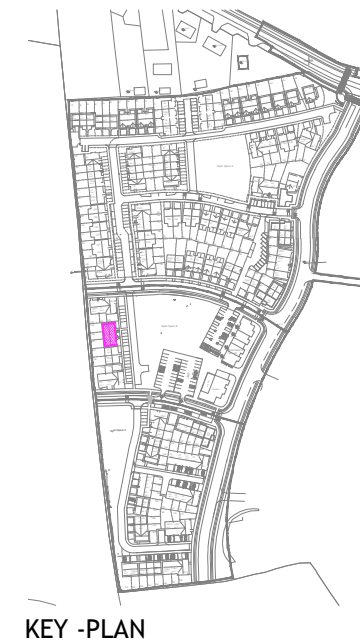
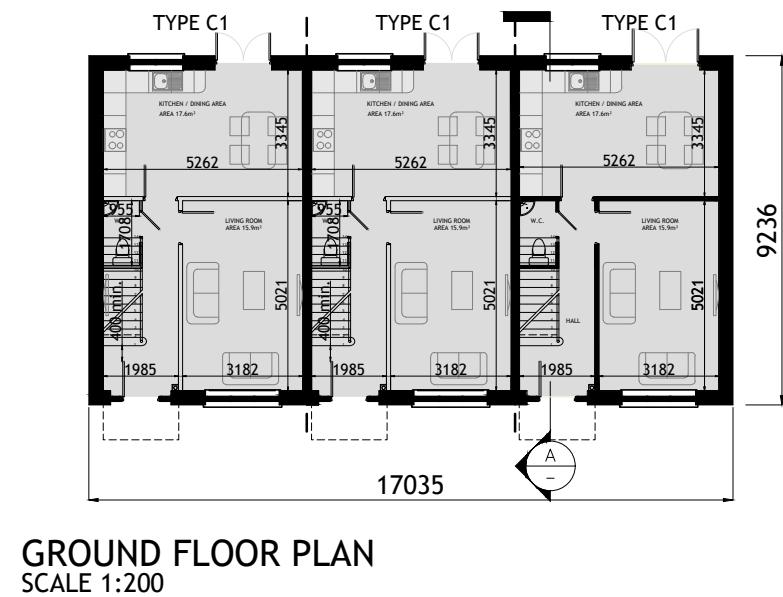
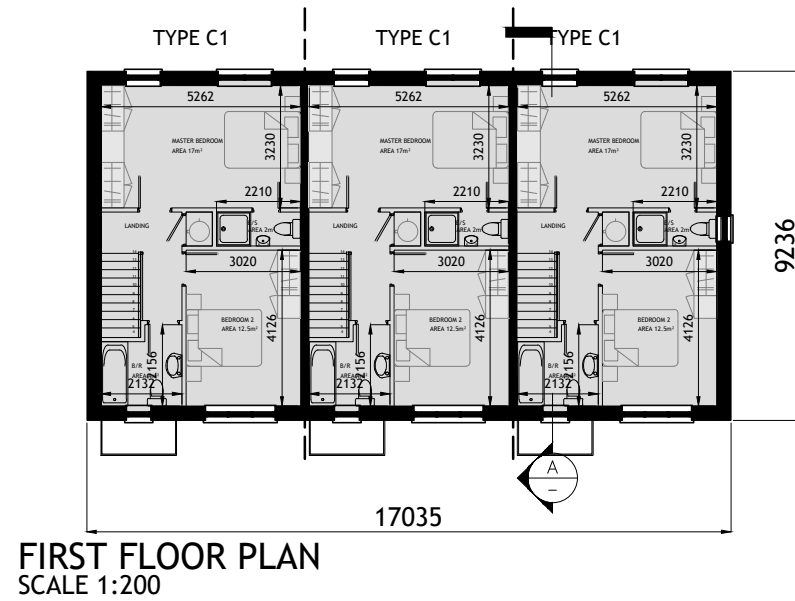
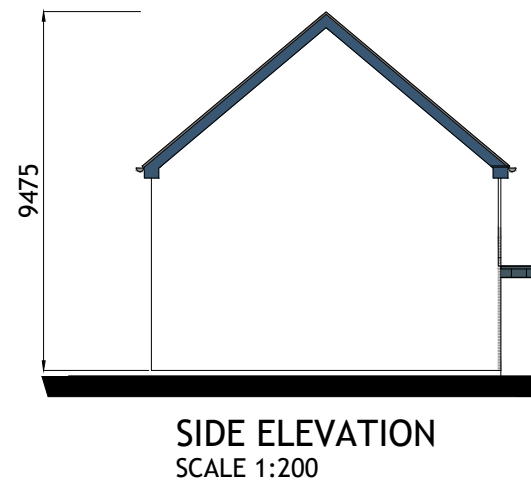
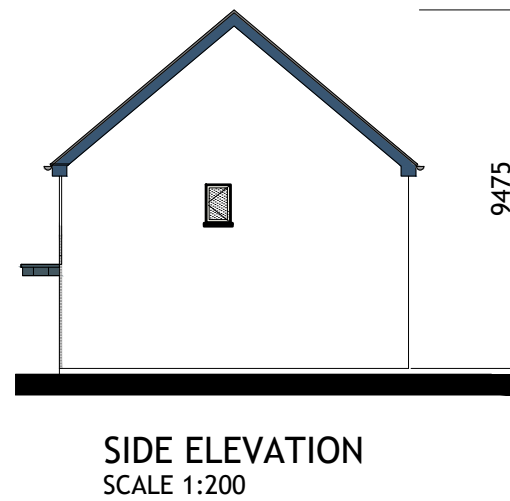
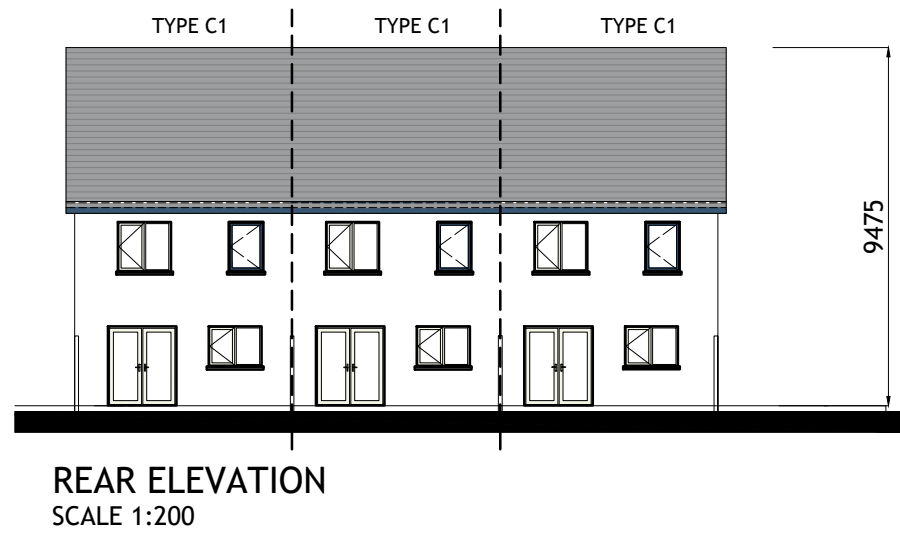
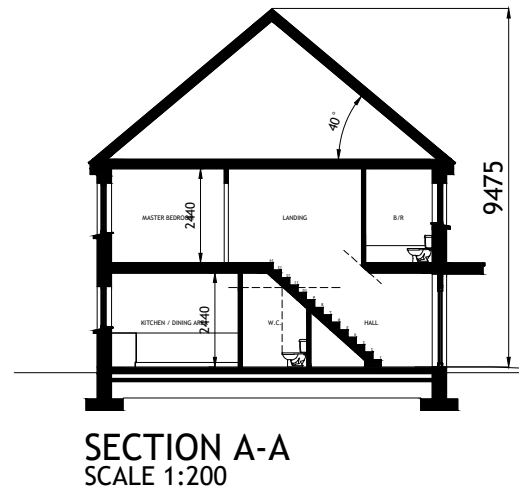
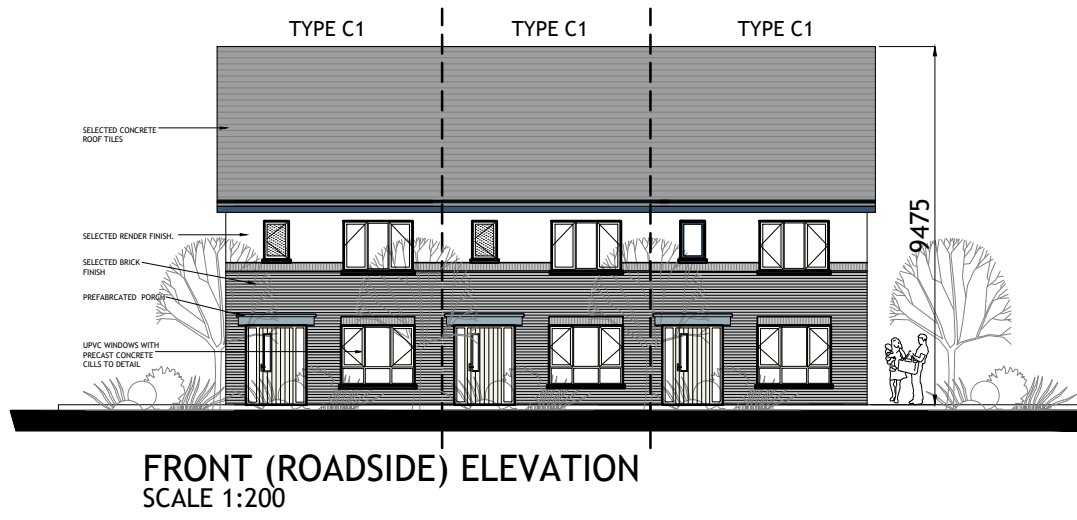
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1:100/200	EOS	DOS	01.03.22

Job No:	Drawing No:	Rev:
10277	10277-PL-243	B

Issue Status:  
Information  Preliminary  Approval   
Construction  Tender  Planning

C1 C1 CHARACTER AREA 2



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**HOUSETYPE C1**  
2-BED  
2 STOREY

APPROXIMATE AREAS-  
GROUND FLOOR C.45 M<sup>2</sup>  
FIRST FLOOR C.45 M<sup>2</sup>

TOTAL AREA CIRCA 90 M<sup>2</sup>  
(C.969 SQ.FT)

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
A	20.05.24	ISSUED FOR PLANNING	EOS	DOS	DOS



Address: Unit 3, Westpoint Business Centre, Ballincollig, Cork P32 YK52  
Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

Client:	Architecture
RUDEN HOMES LTD	Planning
	Urban Design
	Engineering
	Landscape
	Interiors

**Project:**  
RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK

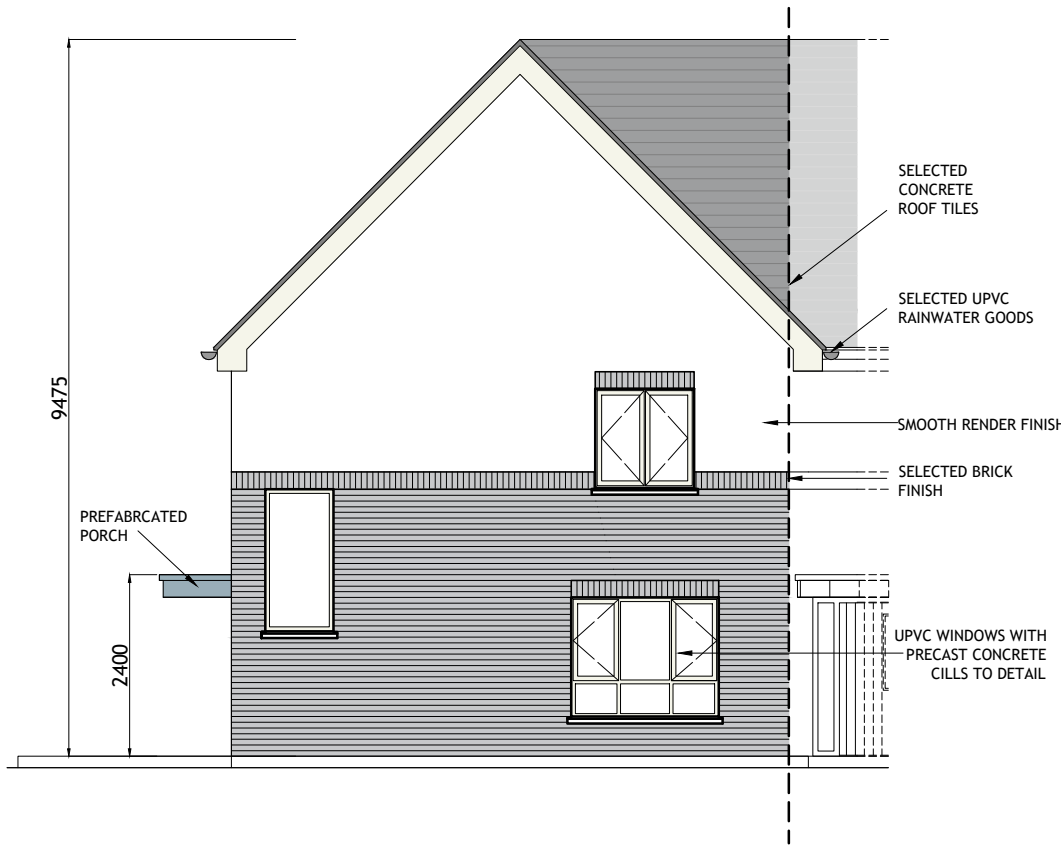
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1:100/200	EOS	DOS	20.05.24

Job No:	Drawing No:	Rev:
10277	10277-PL-253	A

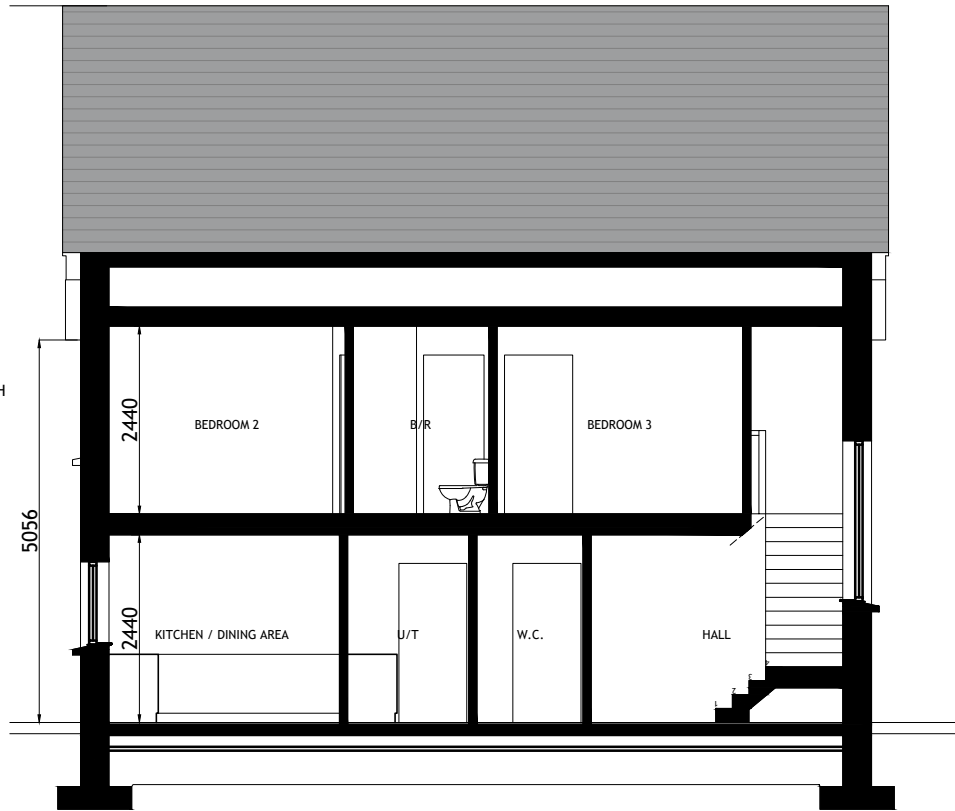
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Construction	<input type="checkbox"/> Tender	<input type="checkbox"/> Planning	<input checked="" type="checkbox"/>

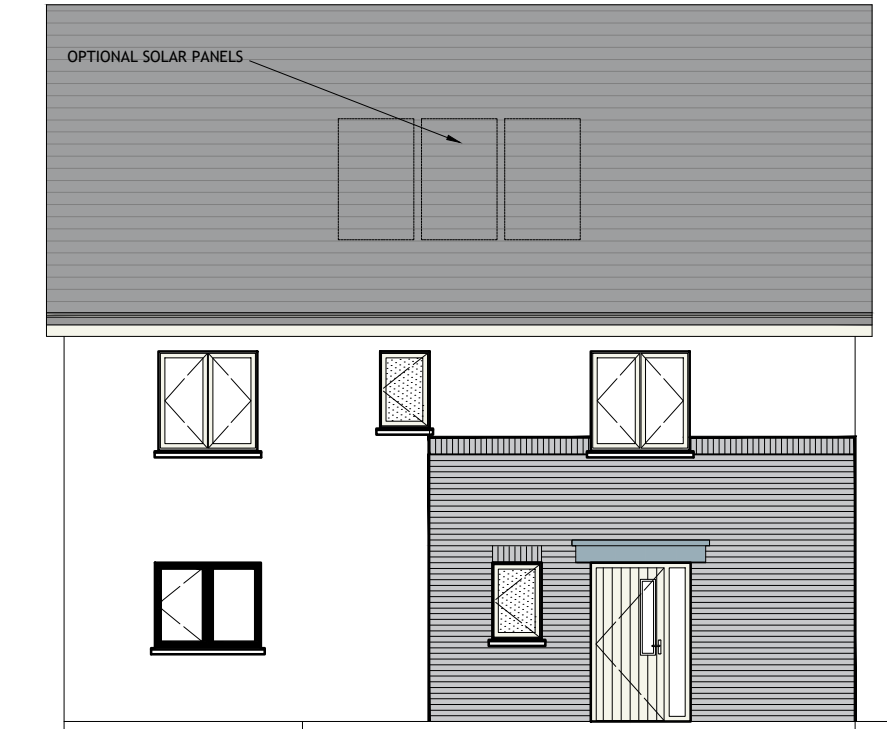




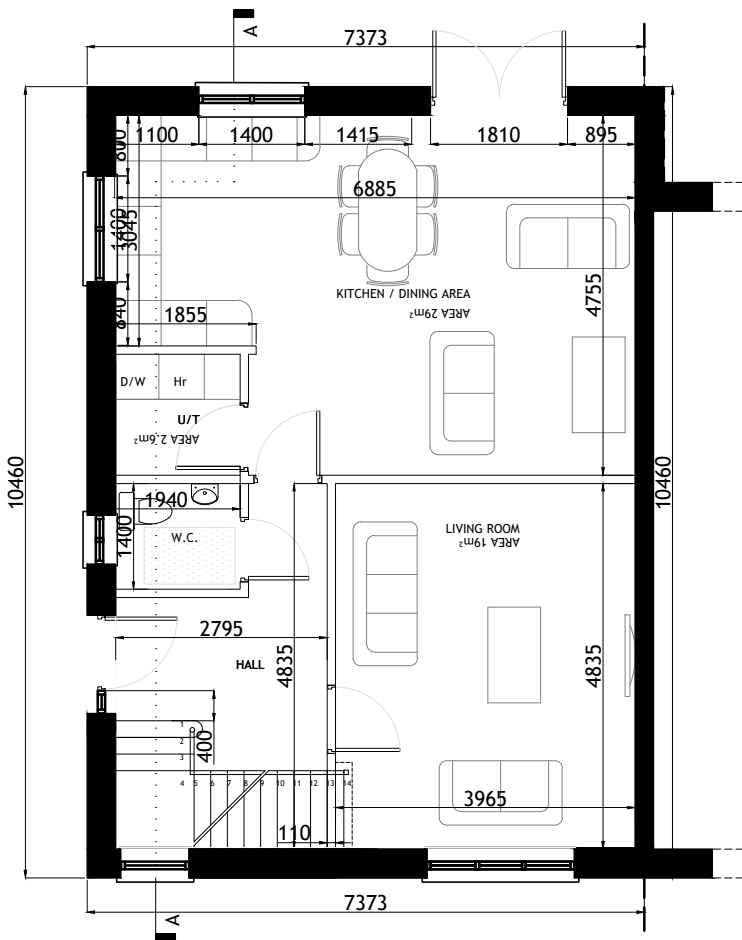
FRONT (ROADSIDE) ELEVATION  
SCALE 1:100



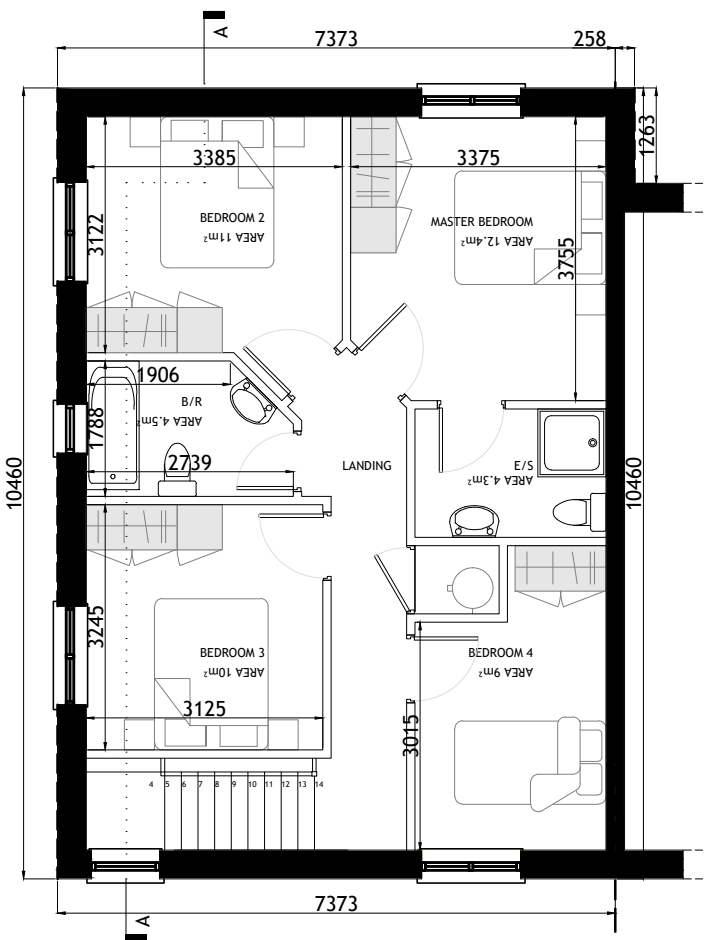
TYPICAL SECTION  
SCALE 1:100



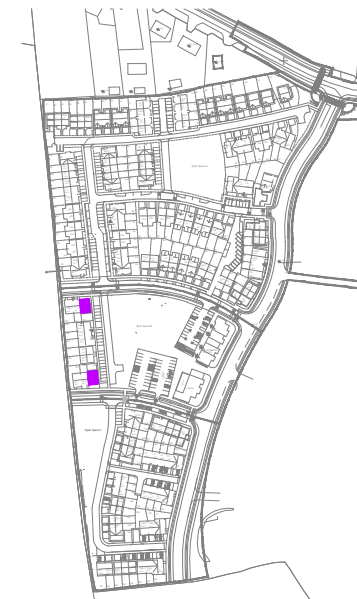
SIDE ( RIGHT )  
ELEVATION  
SCALE 1:100



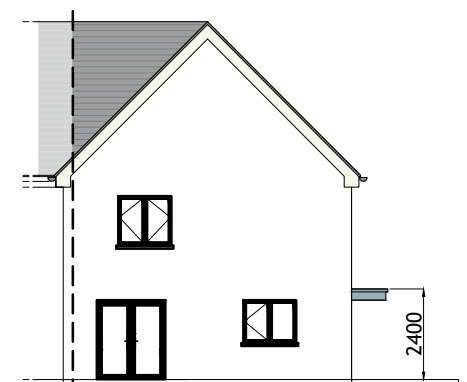
GROUND FLOOR PLAN  
SCALE 1:100



FIRST FLOOR PLAN  
SCALE 1:100



KEY -PLAN



REAR ELEVATION  
SCALE 1:200

HOUSETYPE B1  
4 BED  
2 STOREY  
END OF TERRACE / SEMI-DETACHED

APPROXIMATE AREAS  
GROUND FLOOR c.71.5 m<sup>2</sup>  
FIRST FLOOR c.66.5 m<sup>2</sup>  
  
TOTAL AREA c.138 m<sup>2</sup>  
(c.1485 SQ.FT)

- NOTES:
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Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
B	31.03.23	ISSUED FOR PLANNING	SB	DOS	DOS
A	04.04.22	ISSUED FOR PLANNING	EOS	DOS	DOS



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Client:	Architecture
RUDEN HOMES LTD	Planning
	Urban Design
	Engineering
	Landscape
	Interiors

Project:  
RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK

Drawing Title:  
HOUSE TYPE "B1" MIRRORRED  
CHARACTER AREA 2  
PLANS | ELEVATIONS | SECTION

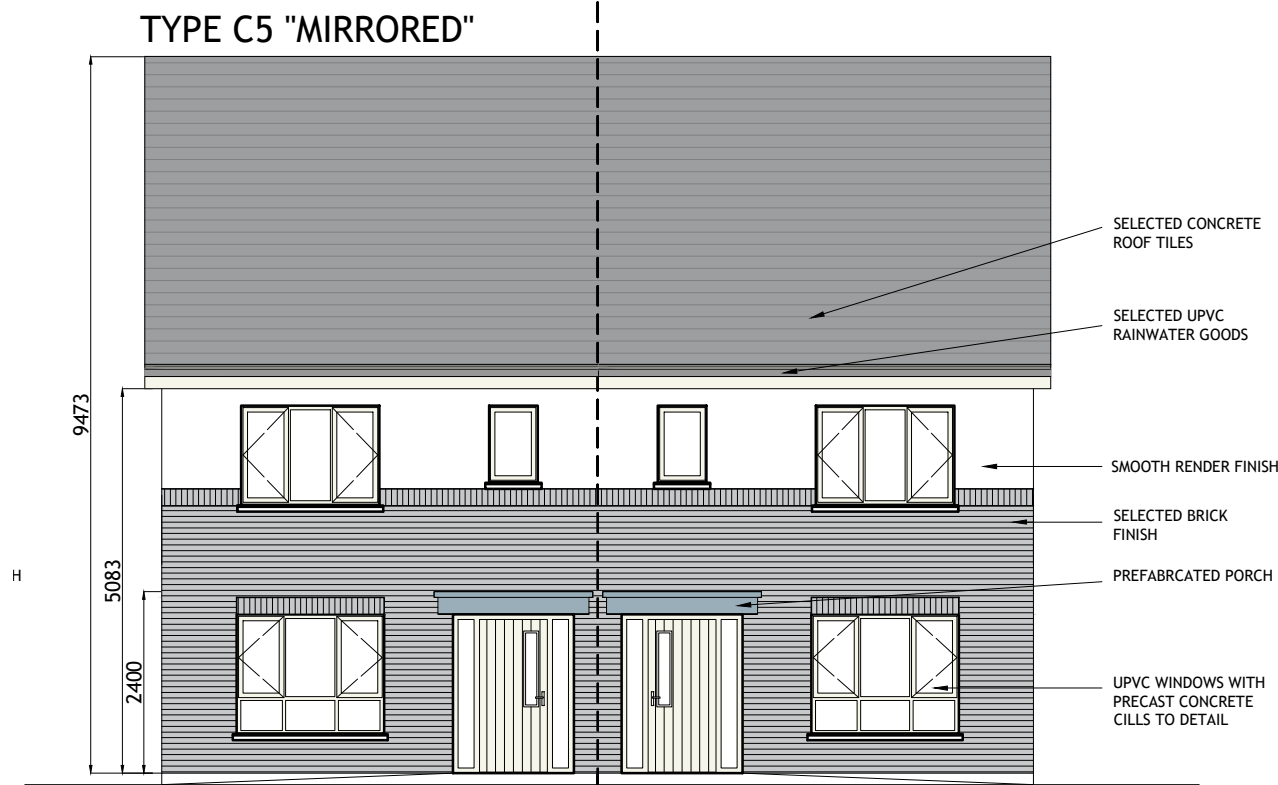
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1:100/200	EOS	DOS	01.03.22

Job No:	Drawing No:	Rev:
10277	10277-PL-257	B

Issue Status:  
Information  Preliminary  Approval   
Construction  Tender  Planning

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**FRONT (ROADSIDE) ELEVATION**

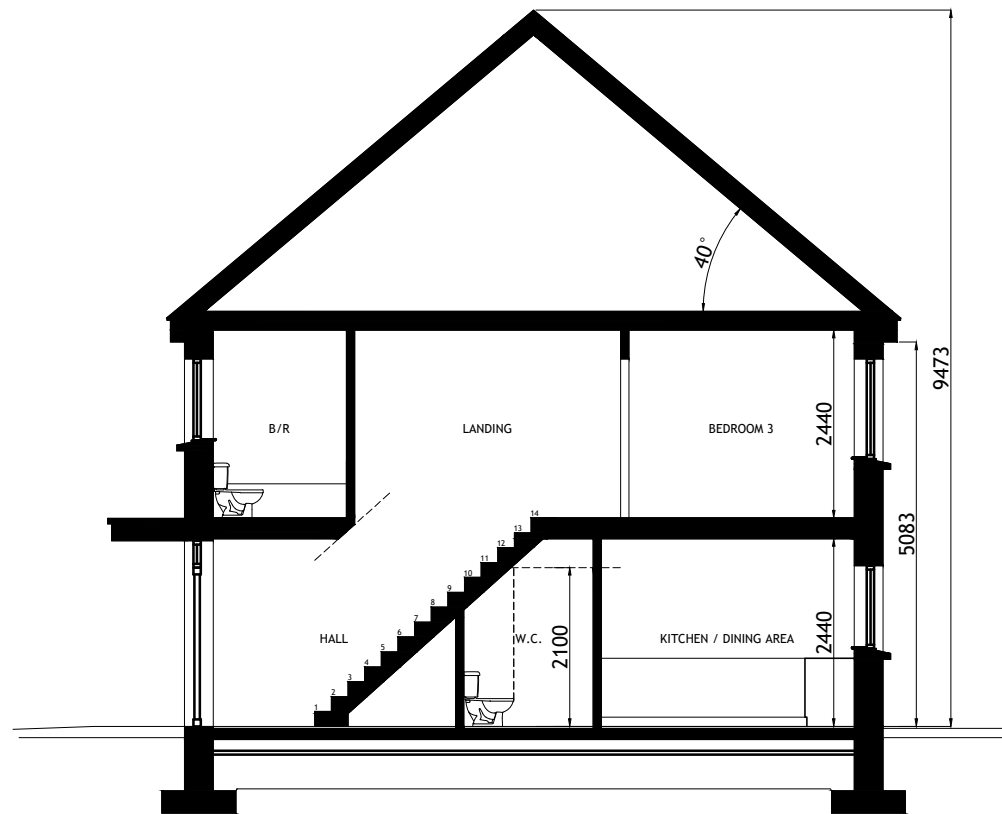
SCALE 1:100

HOUSETYPE C5  
3-BED  
2 STOREY

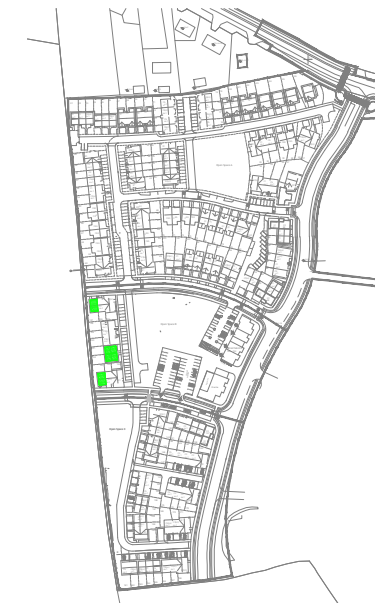
APPROXIMATE AREAS-  
GROUND FLOOR - C.45 M<sup>2</sup>  
FIRST FLOOR - C.45 M<sup>2</sup>

TOTAL AREA CIRCA 90 M<sup>2</sup>  
(C.969 SQ.FT)

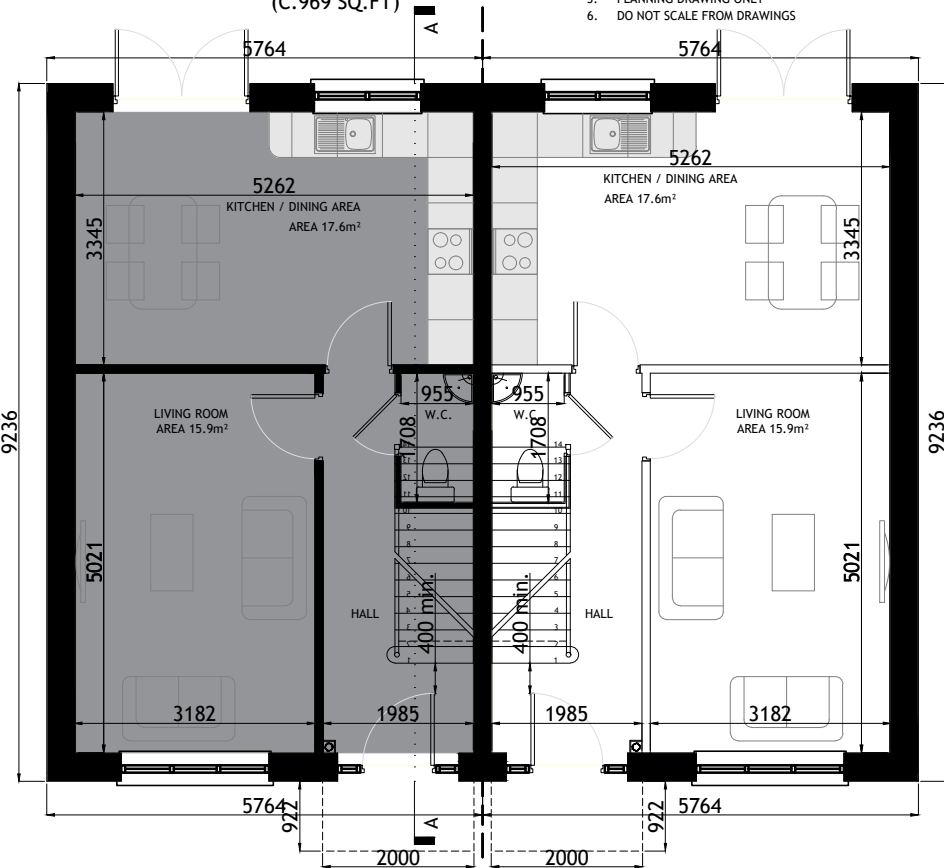
- NOTES:
1. FOR INDIVIDUAL UNIT FLOOR LEVELS PLEASE REFER TO SITE LAYOUT MAP
  2. FOR INDIVIDUAL UNIT NORTH POINT ORIENTATION PLEASE REFER TO SITE LAYOUT MAP
  3. APPLIED BRICK FINISH IS DEPENDENT ON AVAILABILITY AND SITE LOCATION
  4. ALL DIMENSIONS ARE IN mm
  5. PLANNING DRAWING ONLY
  6. DO NOT SCALE FROM DRAWINGS



**TYPICAL SECTION**  
SCALE 1:100

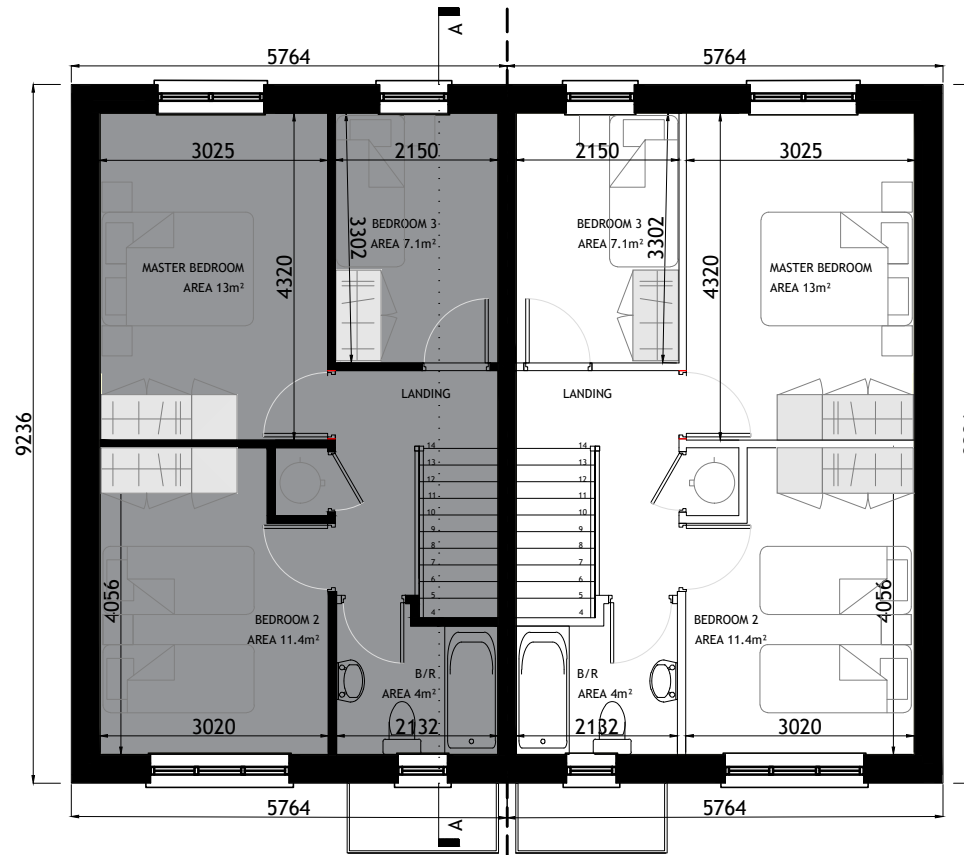


KEY -PLAN



**TYPE C5 "MIRRORED"**

**GROUND FLOOR PLAN**  
SCALE 1:100

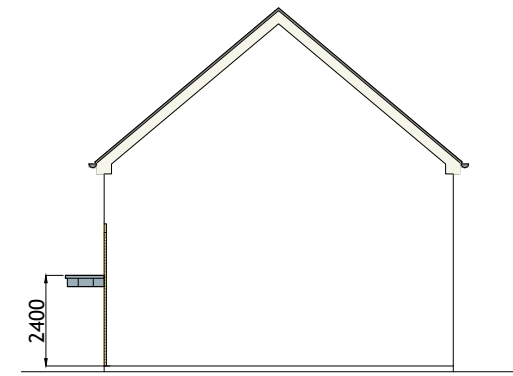


**TYPE C5 "MIRRORED"**

**FIRST FLOOR PLAN**  
SCALE 1:100



**REAR ELEVATION**  
SCALE 1:200



**SIDE ( RIGHT ) ELEVATION**  
SCALE 1:200

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
B	31.03.23	ISSUED FOR PLANNING	SB	DOS	DOS
A	04.04.22	ISSUED FOR PLANNING	EOS	DOS	DOS



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Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

Client:	Architecture
RUDEN HOMES LTD	Planning
	Urban Design
	Engineering
	Landscape
	Interiors

**Project:**  
RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK

**Drawing Title:**  
HOUSE TYPE "C5" MIRRORED  
CHARACTER AREA 2  
PLANS | ELEVATIONS | SECTION

Scale @ A3:	Drawn:	Approved:	Date:
1:100/200	EOS	DOS	01.03.22

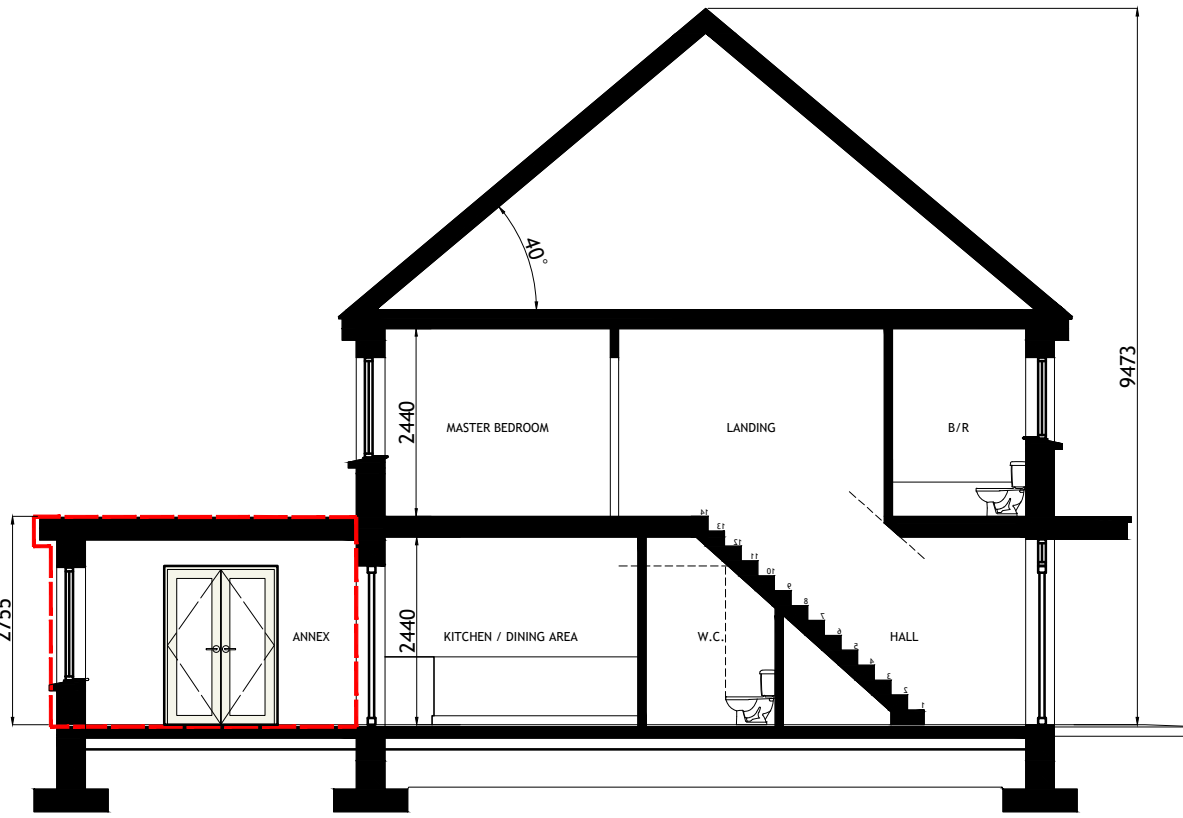
Job No:	Drawing No:	Rev:
10277	10277-PL-259	B

Issue Status:  
Information  Preliminary  Approval   
Construction  Tender  Planning

TYPE C5 "MIRRORED"



FRONT (ROADSIDE) ELEVATION  
SCALE 1:100



TYPICAL SECTION  
SCALE 1:100

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HOUSETYPE C5 - MIRRORED

EXTENSION 1

3-BED

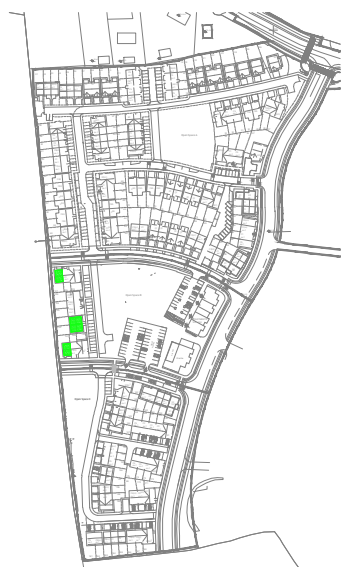
2 STOREY

APPROXIMATE AREAS-  
GROUND FLOOR - C.45 M<sup>2</sup>  
EXTENSION - C.10 M<sup>2</sup>  
FIRST FLOOR - C.45 M<sup>2</sup>

TOTAL AREA CIRCA 100 M<sup>2</sup>  
(C.1076 SQ.FT)

NOTES:

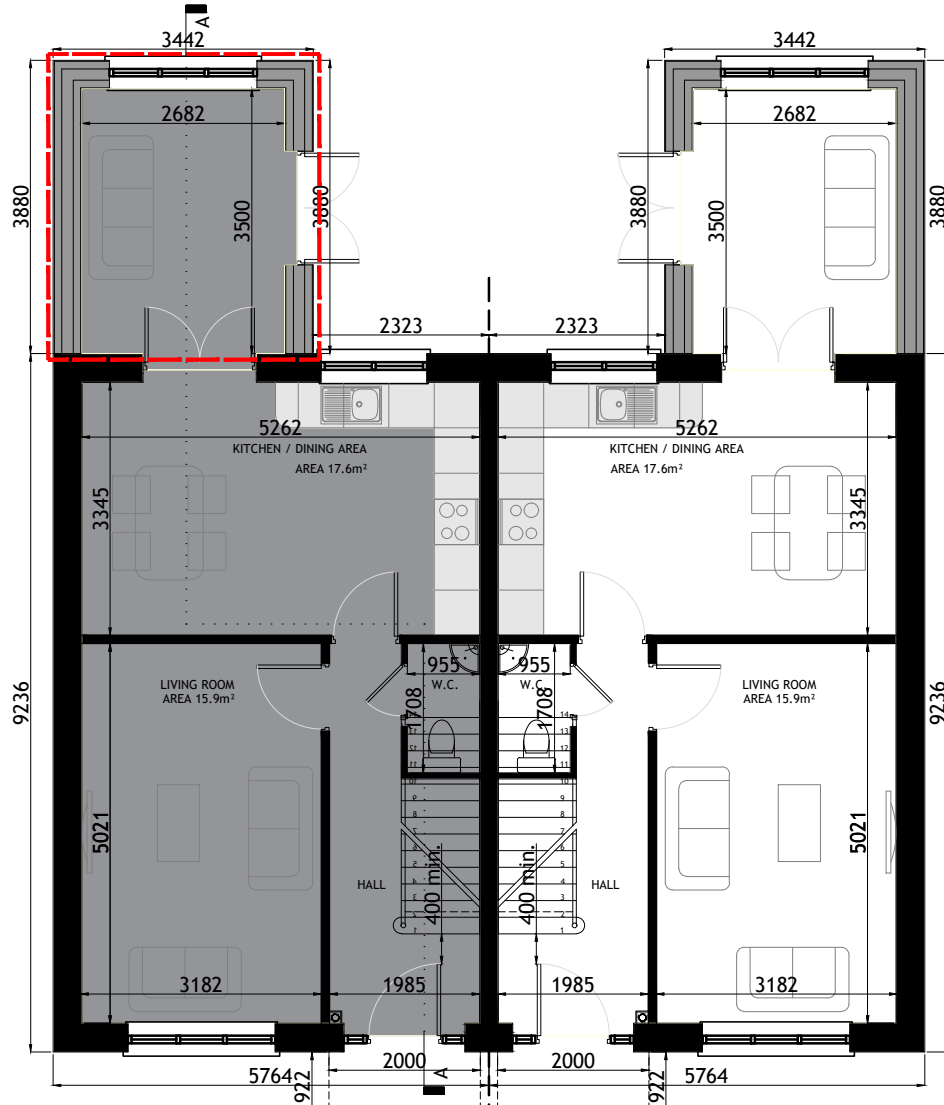
1. FOR INDIVIDUAL UNIT FLOOR LEVELS PLEASE REFER TO SITE LAYOUT MAP
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KEY -PLAN

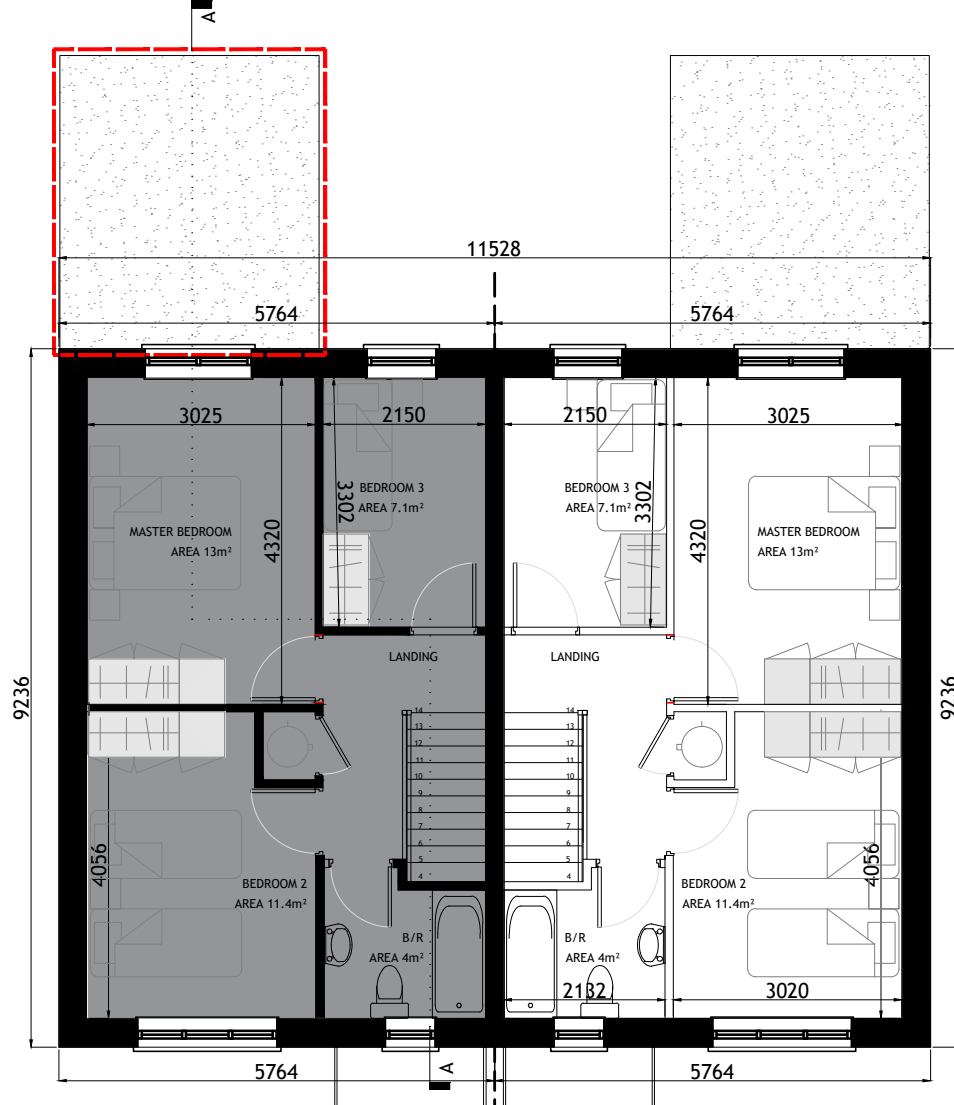
EXTENDED AREA OUTLINED IN RED

TYPE C5 "MIRRORED"

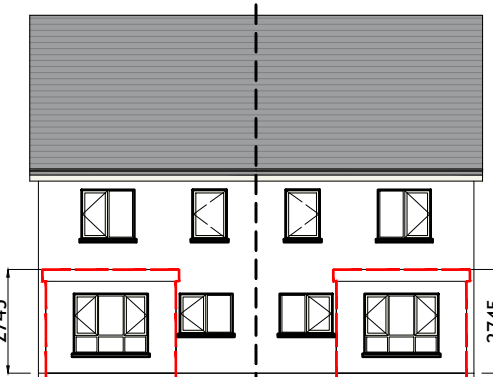


GROUND FLOOR PLAN  
SCALE 1:100

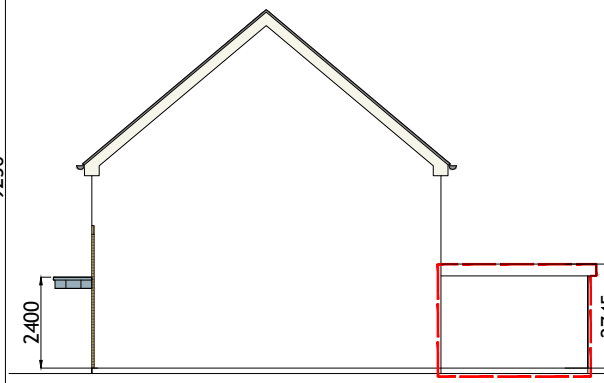
TYPE C5 "MIRRORED"



FIRST FLOOR PLAN  
SCALE 1:100



REAR ELEVATION  
SCALE 1:200



SIDE ELEVATION  
SCALE 1:200

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
B	31.03.23	ISSUED FOR PLANNING	SB	DOS	DOS
A	04.04.22	ISSUED FOR PLANNING	EOS	DOS	DOS



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Client: RUDEN HOMES LTD  
Architecture  
Planning  
Urban Design  
Engineering  
Landscape  
Interiors

Project: RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK  
Drawing Title: HOUSE TYPE "C5 - EXTENSION 1" (MIRRORED)  
CHARACTER AREA 2  
PLANS | ELEVATIONS | SECTION

Scale @ A3:	Drawn:	Approved:	Date:
1:100/200	EOS	DOS	01.03.22

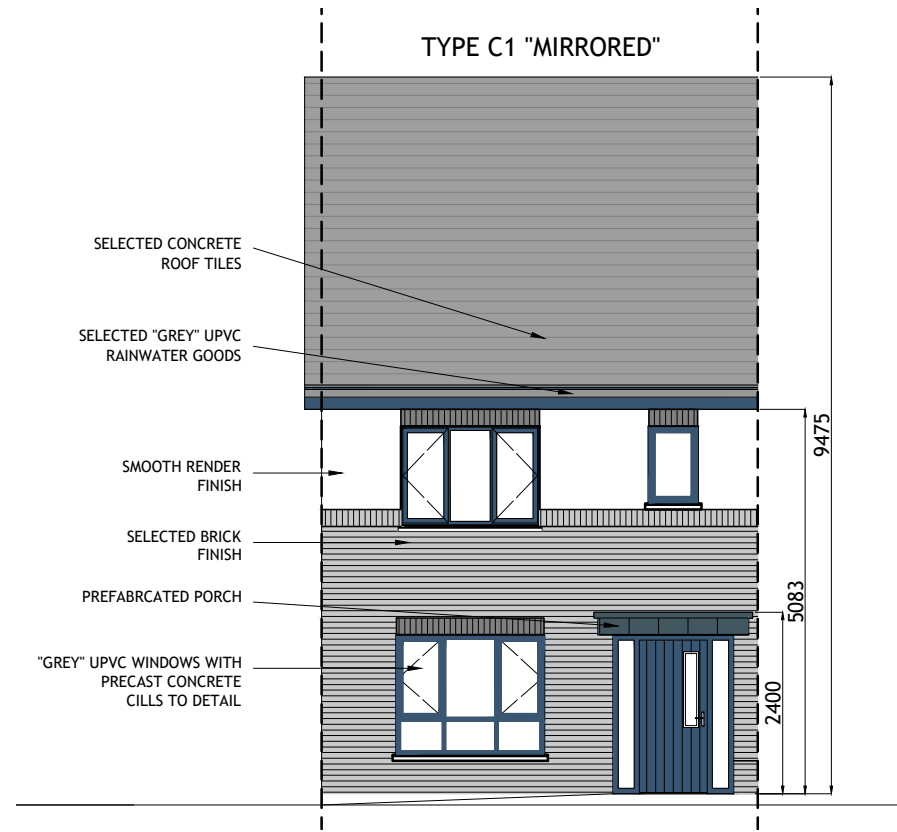
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10277	10277-PL-260	B

Issue Status:	Information	Preliminary	Approval	Construction	Tender	Planning
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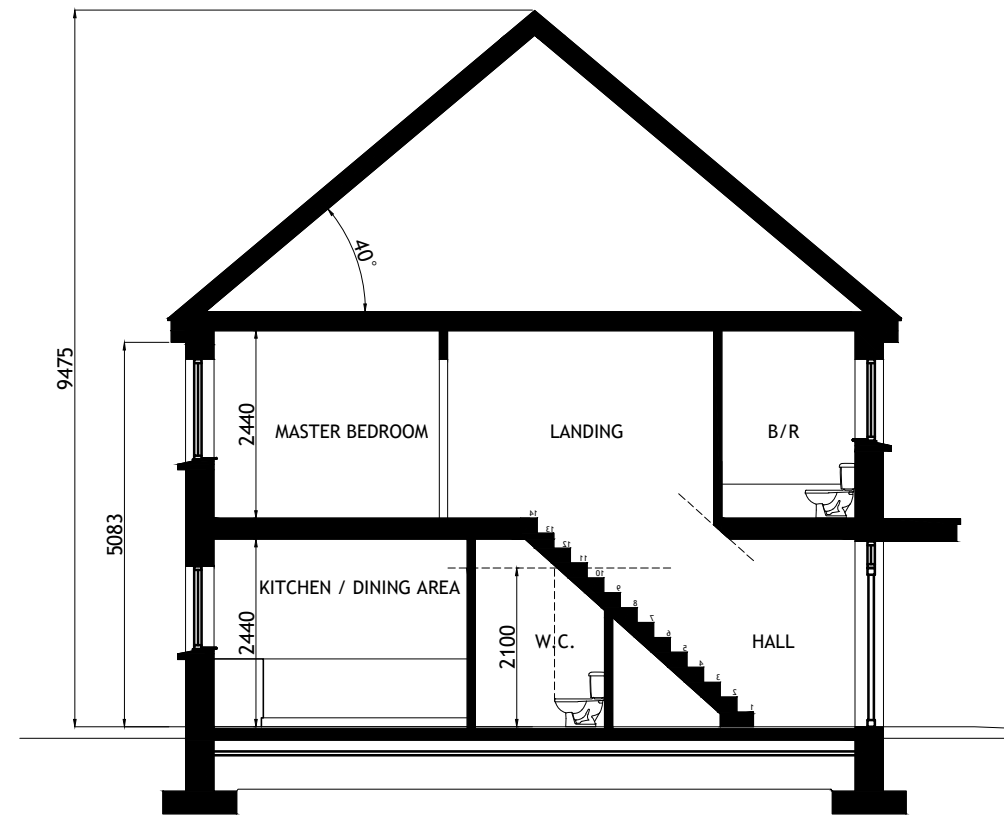


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FRONT (ROADSIDE) ELEVATION  
SCALE 1:100



TYPICAL SECTION  
SCALE 1:100



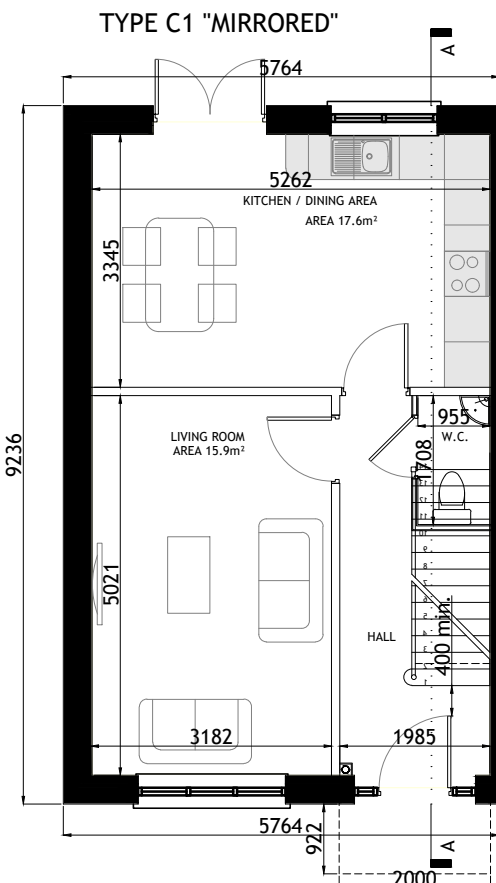
REAR ELEVATION  
SCALE 1:200

HOUSETYPE C1  
2-BED  
2 STOREY

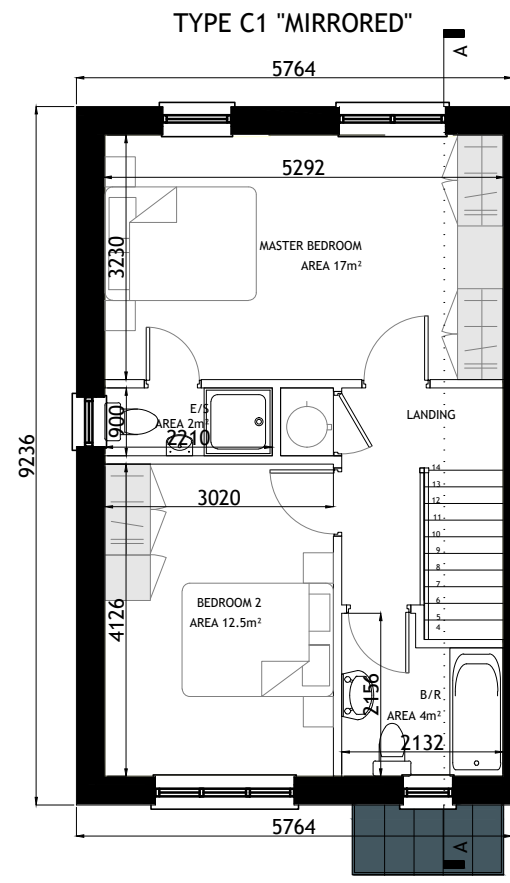
APPROXIMATE AREAS-  
GROUND FLOOR C.45 M<sup>2</sup>  
FIRST FLOOR C.45 M<sup>2</sup>

TOTAL AREA CIRCA 90 M<sup>2</sup>  
(C.969 SQ.FT)

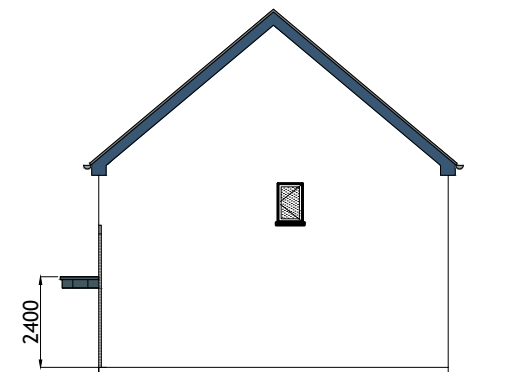
- NOTES:
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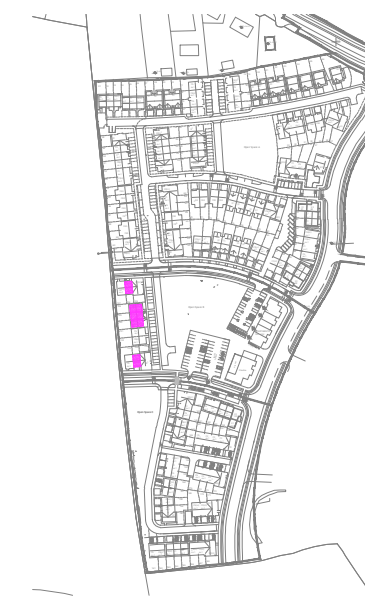
GROUND FLOOR PLAN  
SCALE 1:100



FIRST FLOOR PLAN  
SCALE 1:100



SIDE ( RIGHT ) ELEVATION  
SCALE 1:200



KEY -PLAN

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
A	12.06.24	ISSUED FOR PLANNING	EOS	DOS	DOS



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Project:  
RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK

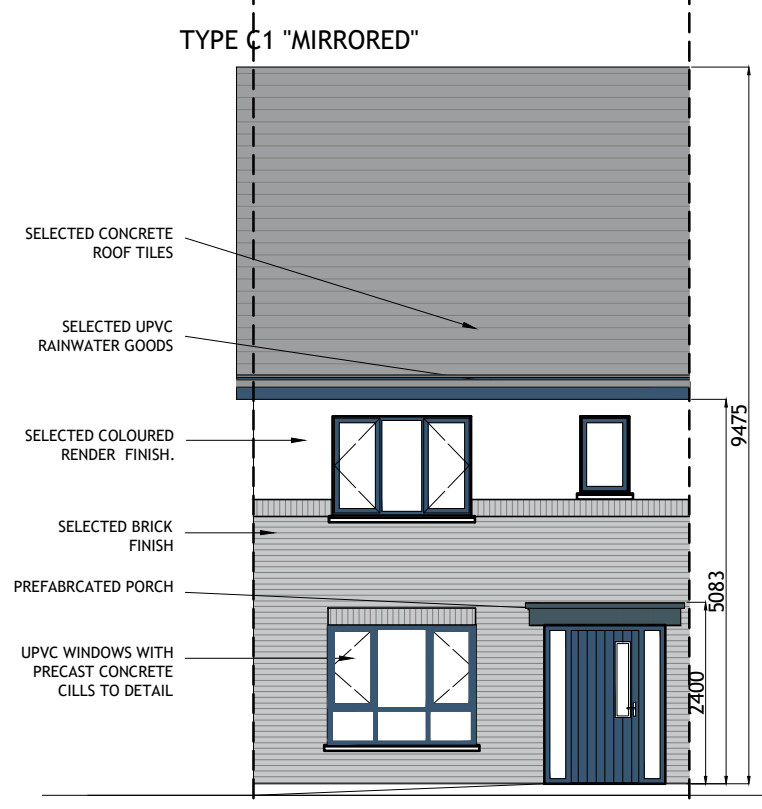
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1:100/200	EOS	DOS	12.06.24

Job No:	Drawing No:	Rev:
10277	10277-PL-264	A

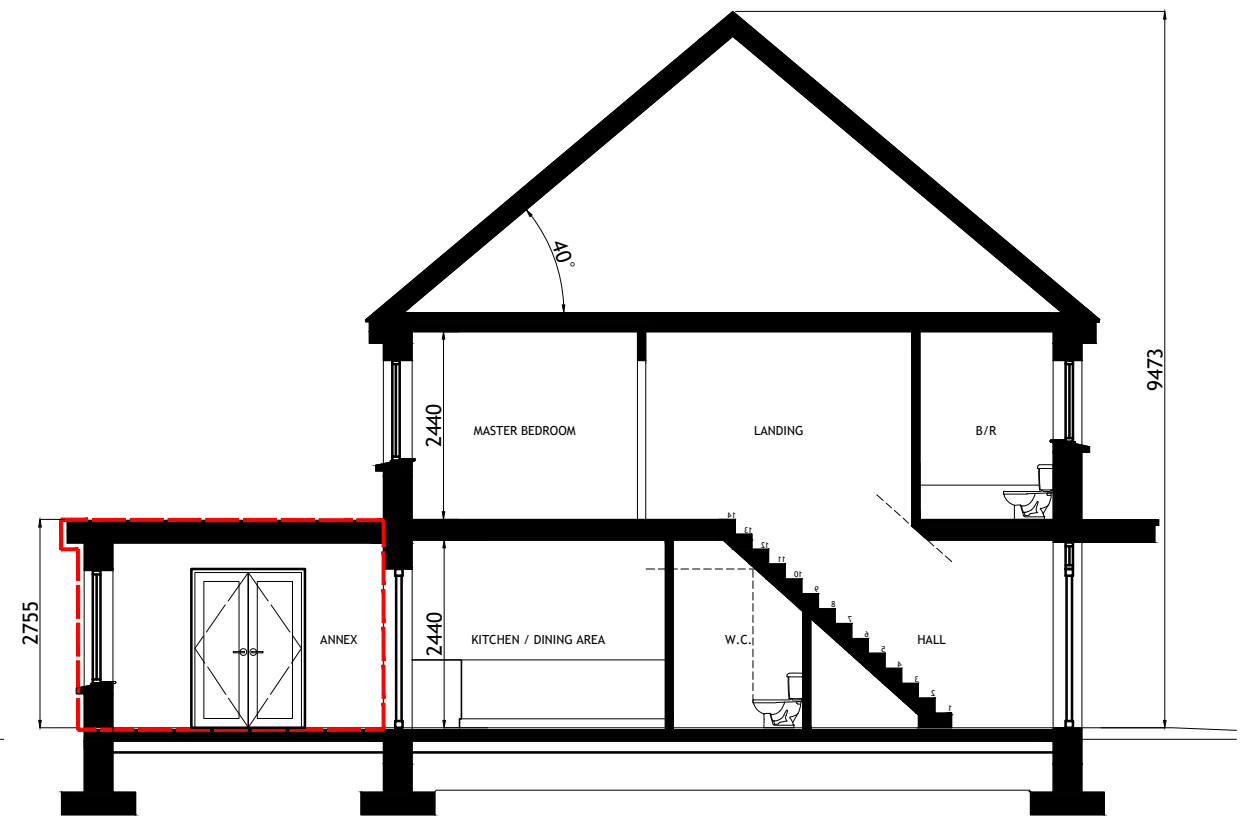
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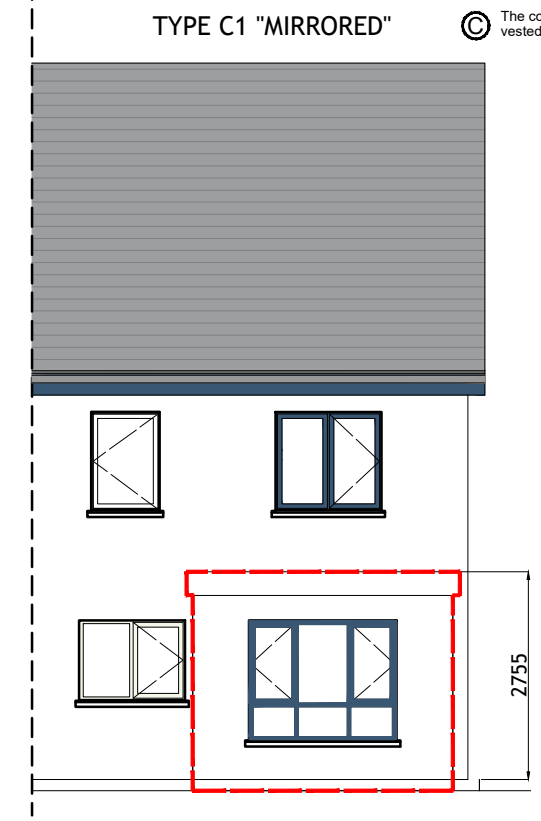
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FRONT (ROADSIDE) ELEVATION  
SCALE 1:100



TYPICAL SECTION  
SCALE 1:100



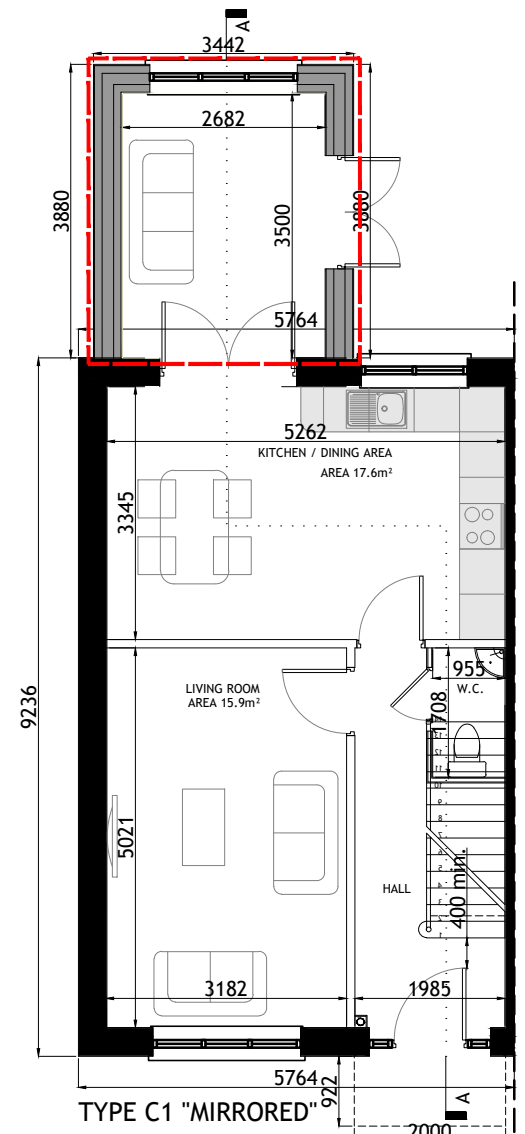
REAR ELEVATION  
SCALE 1:100

HOUSETYPE C1 - EXTENSION 1  
2-BED  
2 STOREY

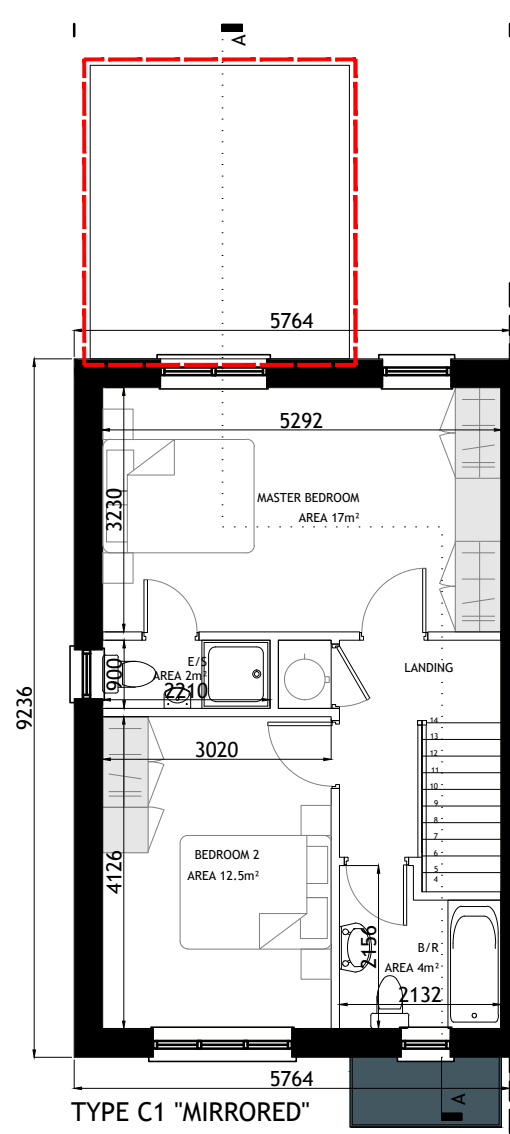
APPROXIMATE AREAS-  
GROUND FLOOR C.45 M<sup>2</sup>  
EXTENSION C.10M<sup>2</sup>  
FIRST FLOOR C.45 M<sup>2</sup>

TOTAL AREA CIRCA 100 M<sup>2</sup>  
(C.1080 SQ.FT)

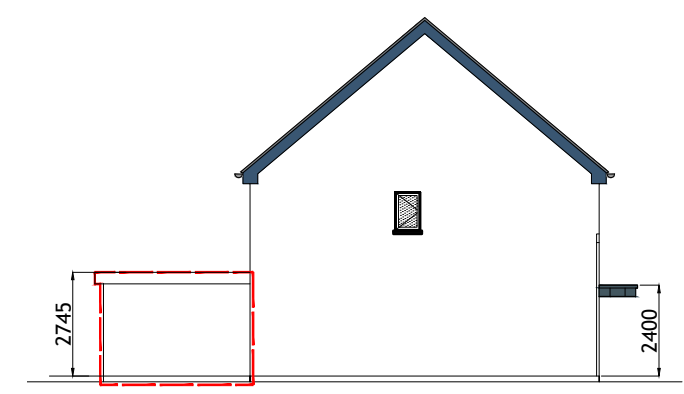
- NOTES:
1. FOR INDIVIDUAL UNIT FLOOR LEVELS PLEASE REFER TO SITE LAYOUT MAP
  2. FOR INDIVIDUAL UNIT NORTH POINT ORIENTATION PLEASE REFER TO SITE LAYOUT MAP
  3. APPLIED BRICK FINISH IS DEPENDENT ON AVAILABILITY AND SITE LOCATION
  4. ALL DIMENSIONS ARE IN mm
  5. PLANNING DRAWING ONLY
  6. DO NOT SCALE FROM DRAWINGS



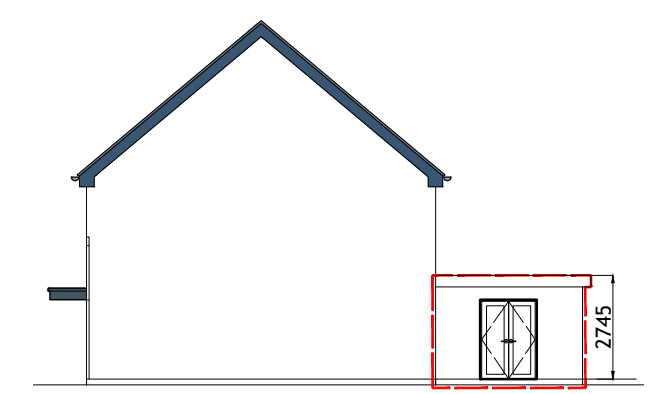
GROUND FLOOR PLAN  
SCALE 1:100



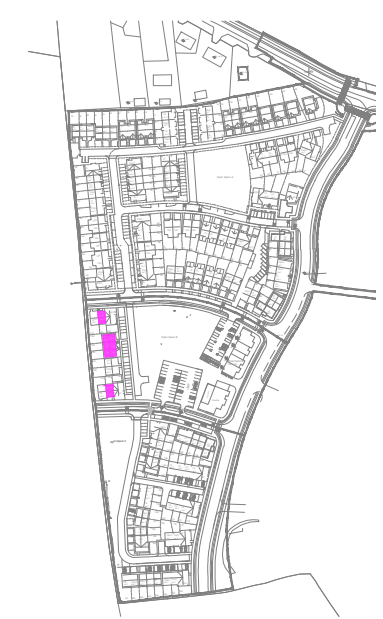
FIRST FLOOR PLAN  
SCALE 1:100



SIDE (LEFT) ELEVATION  
SCALE 1:200



SIDE (RIGHT) ELEVATION  
SCALE 1:200



KEY -PLAN

EXTENDED AREA OUTLINED IN RED

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
A	02.06.24	ISSUED FOR PLANNING	EOS	DOS	DOS



Address: Unit 3, Westpoint Business Centre, Ballincollig, Cork P32 YK52  
Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

Client: RUDEN HOMES LTD  
Architecture  
Planning  
Urban Design  
Engineering  
Landscape  
Interiors

Project: RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK

Drawing Title: HOUSE TYPE "C1" -EXTENSION 1 (MIRRORED)  
CHARACTER AREA 2  
PLANS | ELEVATIONS | SECTION

Scale @ A3:	Drawn:	Approved:	Date:
1:100/200	EOS	DOS	12.06.24

Job No:	Drawing No:	Rev:
10277	10277-PL-274	A

Issue Status:  
Information  Preliminary  Approval   
Construction  Tender  Planning

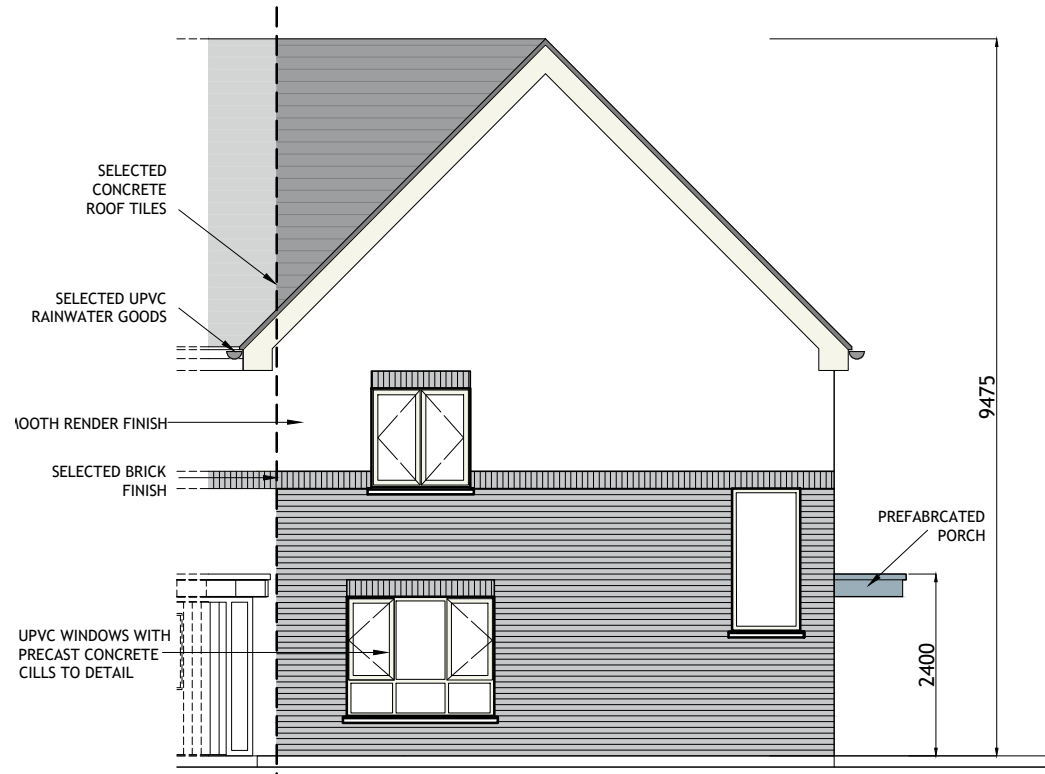
Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to Engenuiti Consulting Engineers.

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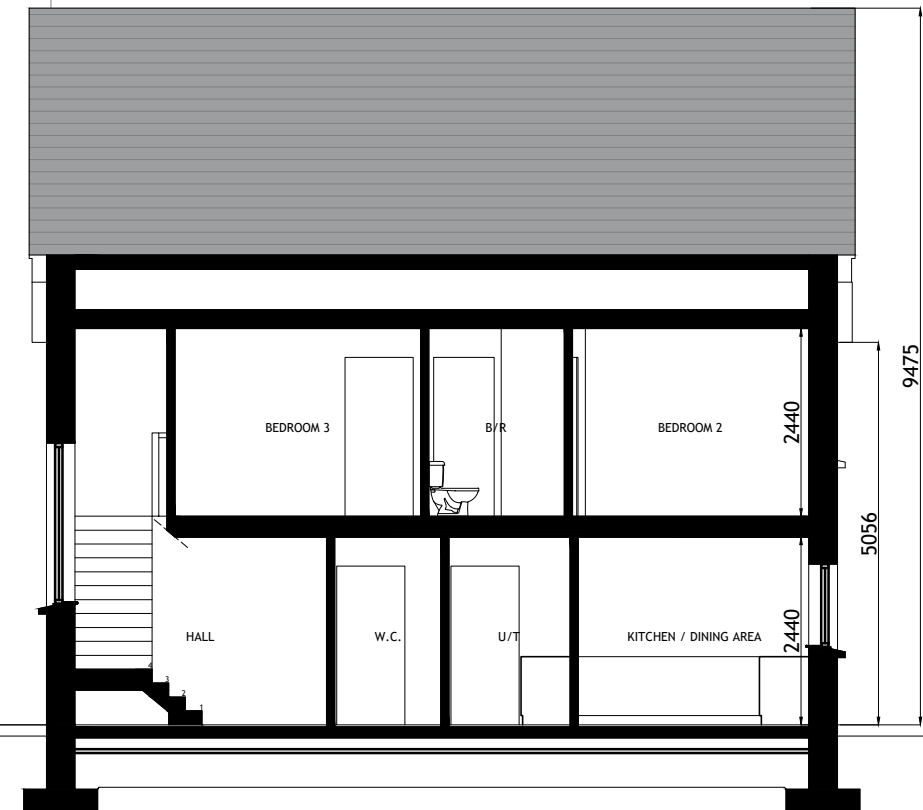
- NOTES:
- FOR INDIVIDUAL UNIT FLOOR LEVELS PLEASE REFER TO SITE LAYOUT MAP
  - FOR INDIVIDUAL UNIT NORTH POINT ORIENTATION PLEASE REFER TO SITE LAYOUT MAP
  - APPLIED BRICK FINISH IS DEPENDENT ON AVAILABILITY AND SITE LOCATION
  - ALL DIMENSIONS ARE IN mm
  - PLANNING DRAWING ONLY
  - DO NOT SCALE FROM DRAWINGS

HOUSETYPE B1  
4 BED  
2 STOREY  
END OF TERRACE / SEMI-DETACHED

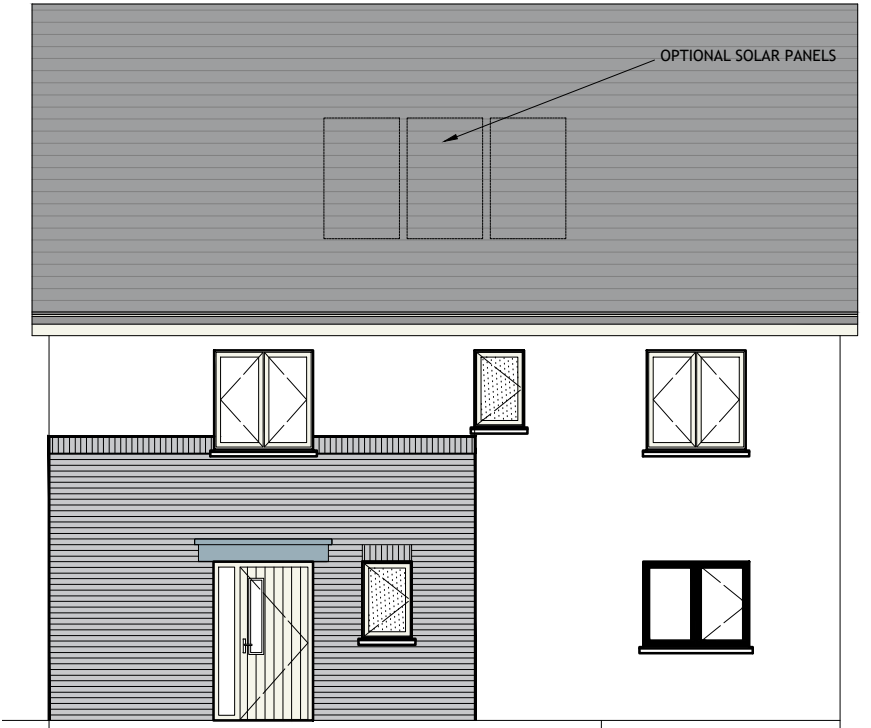
APPROXIMATE AREAS  
GROUND FLOOR c. 66.5 m<sup>2</sup>  
FIRST FLOOR c. 62.5 m<sup>2</sup>  
TOTAL AREA (c. 1390 SQ.FT)



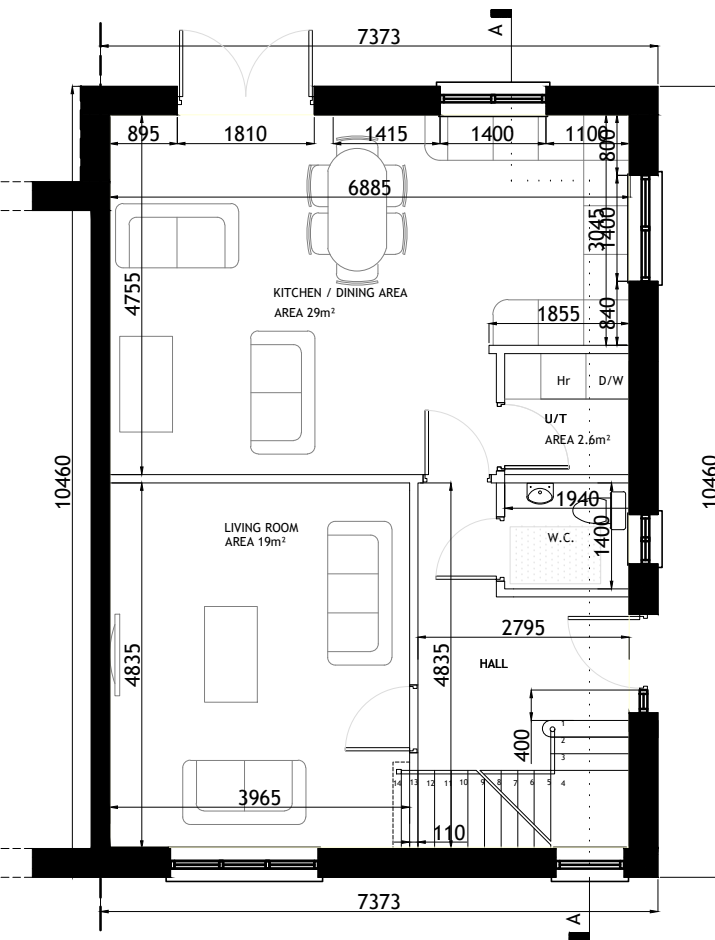
FRONT (ROADSIDE) ELEVATION  
SCALE 1:100



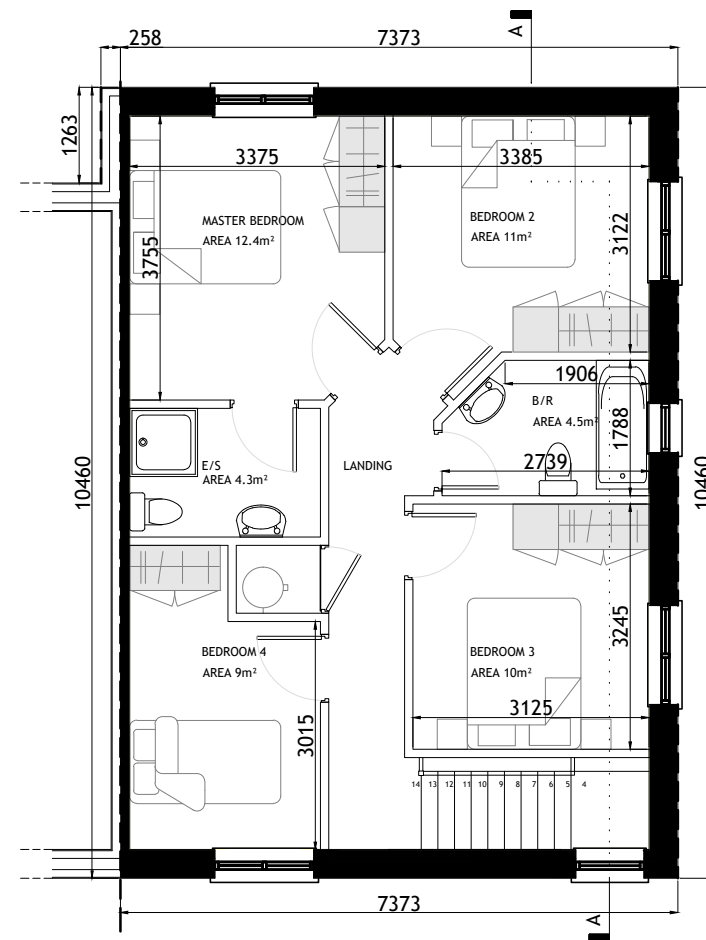
TYPICAL SECTION  
SCALE 1:100



SIDE ( RIGHT )  
ELEVATION  
SCALE 1:100



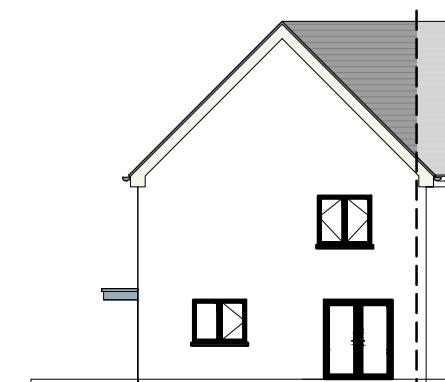
GROUND FLOOR PLAN  
SCALE 1:100



FIRST FLOOR PLAN  
SCALE 1:100



KEY -PLAN



REAR ELEVATION  
SCALE 1:200

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
B	31.03.23	ISSUED FOR PLANNING	SB	DOS	DOS
A	04.04.22	ISSUED FOR PLANNING	EOS	DOS	DOS



Address: Unit 3, Westpoint Business Centre, Ballincollig, Cork P32 YK52  
Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

Client:	Architecture
RUDEN HOMES LTD	Planning
	Urban Design
	Engineering
	Landscape
	Interiors

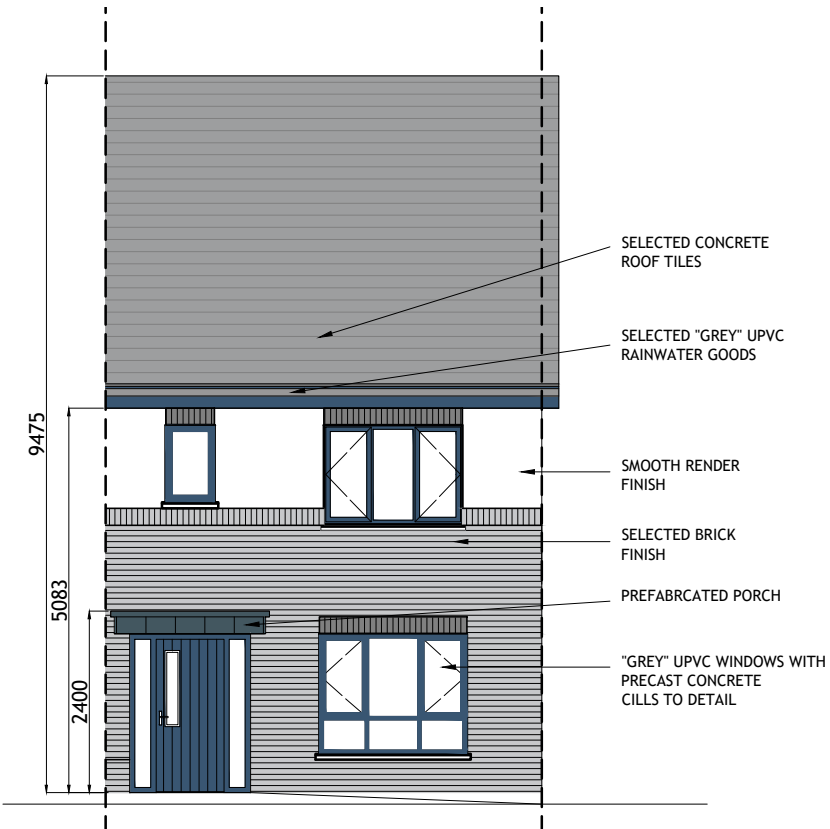
Project:  
RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK

Scale @ A3:	Drawn:	Approved:	Date:
1:100/200	EOS	DOS	01.03.22

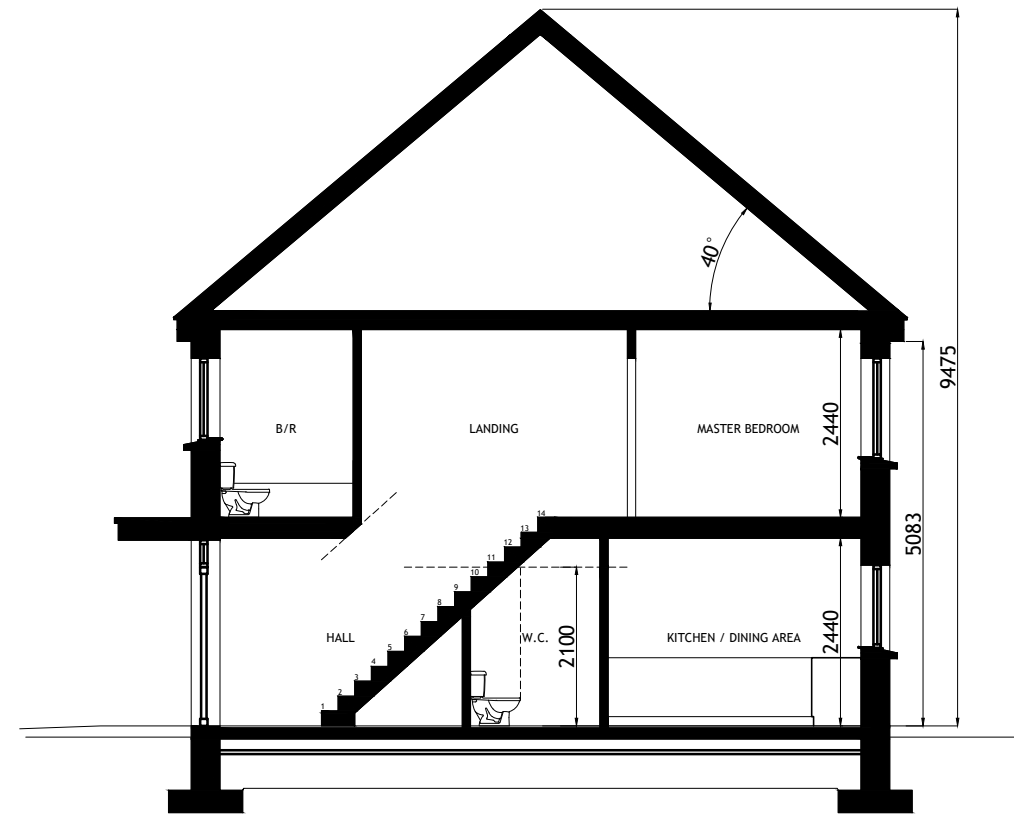
Job No:	Drawing No:	Rev:
10277	10277-PL-204	B

Issue Status:	Information	Preliminary	Approval	Construction	Tender	Planning	Final
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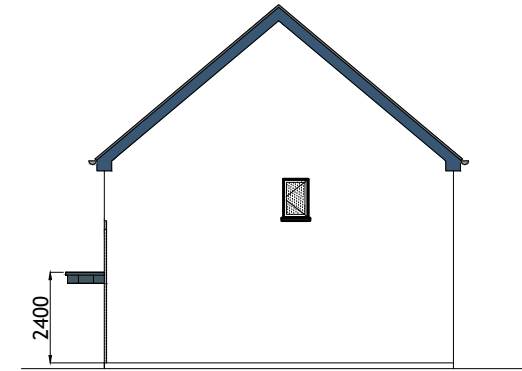




FRONT (ROADSIDE) ELEVATION  
SCALE 1:100



TYPICAL SECTION  
SCALE 1:100



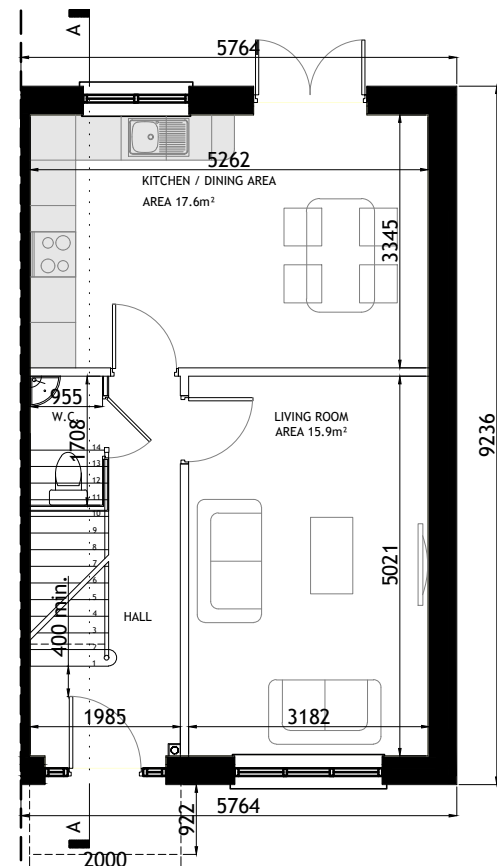
SIDE ( RIGHT ) ELEVATION  
SCALE 1:200

HOUSETYPE C1  
2-BED  
2 STOREY

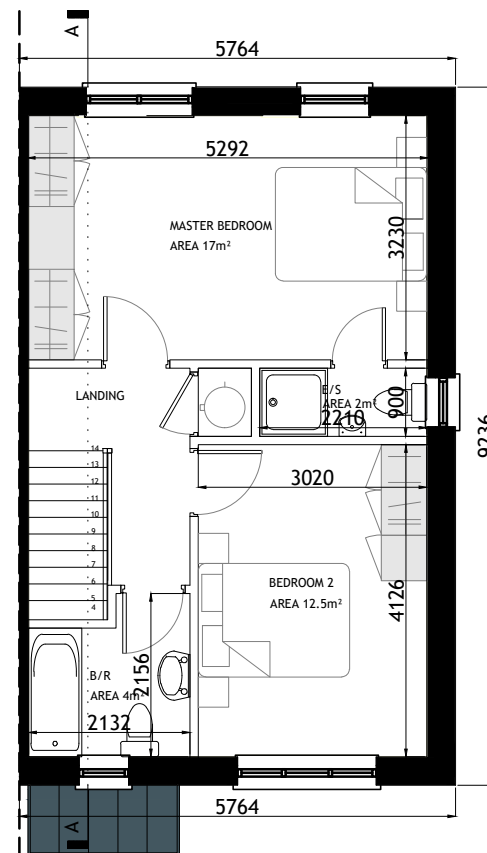
APPROXIMATE AREAS-  
GROUND FLOOR C.45 M<sup>2</sup>  
FIRST FLOOR C.45 M<sup>2</sup>

TOTAL AREA CIRCA 90 M<sup>2</sup>  
(C.969 SQ.FT)

- NOTES:
- FOR INDIVIDUAL UNIT FLOOR LEVELS PLEASE REFER TO SITE LAYOUT MAP
  - FOR INDIVIDUAL UNIT NORTH POINT ORIENTATION PLEASE REFER TO SITE LAYOUT MAP
  - APPLIED BRICK FINISH IS DEPENDENT ON AVAILABILITY AND SITE LOCATION
  - ALL DIMENSIONS ARE IN mm
  - PLANNING DRAWING ONLY
  - DO NOT SCALE FROM DRAWINGS



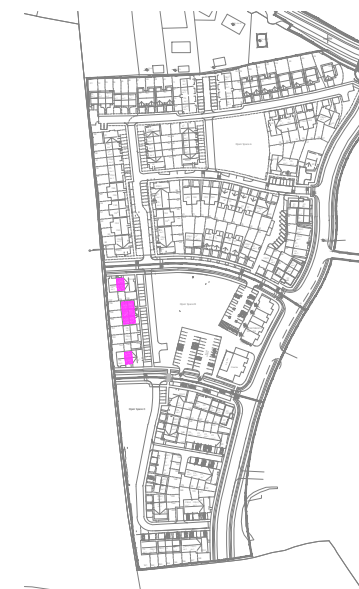
GROUND FLOOR PLAN  
SCALE 1:100



FIRST FLOOR PLAN  
SCALE 1:100



REAR ELEVATION  
SCALE 1:200



KEY -PLAN

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
B	31.03.23	ISSUED FOR PLANNING	SB	DOS	DOS
A	04.04.22	ISSUED FOR PLANNING	EOS	DOS	DOS



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Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

Client:	Architecture
RUDEN HOMES LTD	Planning
	Urban Design
Project:	Engineering
RESIDENTIAL DEVELOPMENT COURTSTOWN, LITTLE ISLAND Co.CORK	Landscape
	Interiors

Drawing Title:  
HOUSE TYPE "C1"  
CHARACTER AREA 2  
PLANS | ELEVATIONS | SECTION

Scale @ A3:	Drawn:	Approved:	Date:
1:100/200	EOS	DOS	01.03.22

Job No:	Drawing No:	Rev:
10277	10277-PL-211	B

Issue Status:

















Information	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Approval	<input type="checkbox"/>
Construction	<input type="checkbox"/> Tender	<input type="checkbox"/> Planning	<input checked="" type="checkbox"/>

### APPENDIX C



**LEGEND: UNITS**

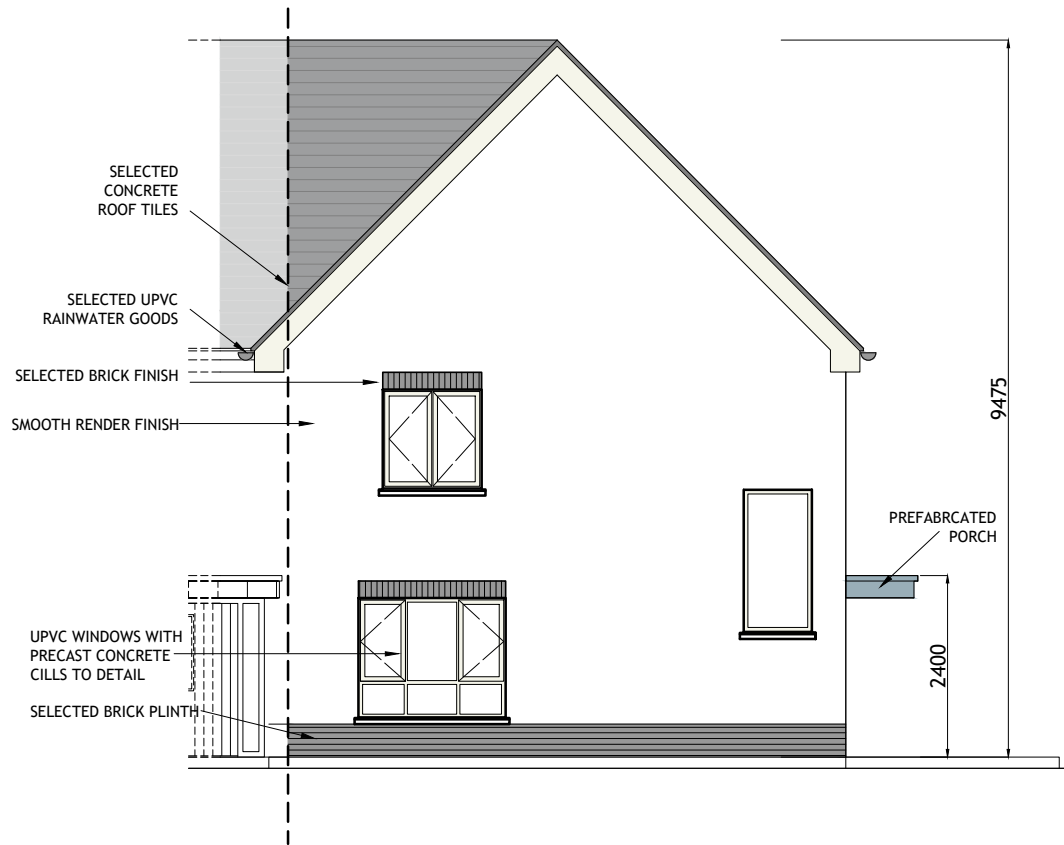
Refer to Drawing No: 10277-PL-012

- |   |  |  |
|---|--|--|
|  House Type A1 x 03  |  House Type D1 x 16                                 |  Playground   |
|  House Type B1 x 21  |  Duplex Type E1 x 03                                |  Bin Store  |
|  House Type B2 x 02  |  Duplex Type E2 x 03                                |  Bicycle parking  |
|  House Type C1 x 41  |  Commercial x 4 units<br>/ Overhead Apartments x 20 |  Optional rear extensions -<br>Type 1 (10m <sup>2</sup> ) |
|  House Type C2 x 07  |  Creche<br>/ Overhead Apartments x (See Above)      | Total Number:<br>83 Optional Extensions  |
|  House Type C5 x 42  |  |  |
|  House Type C8a x 14 |  |  |

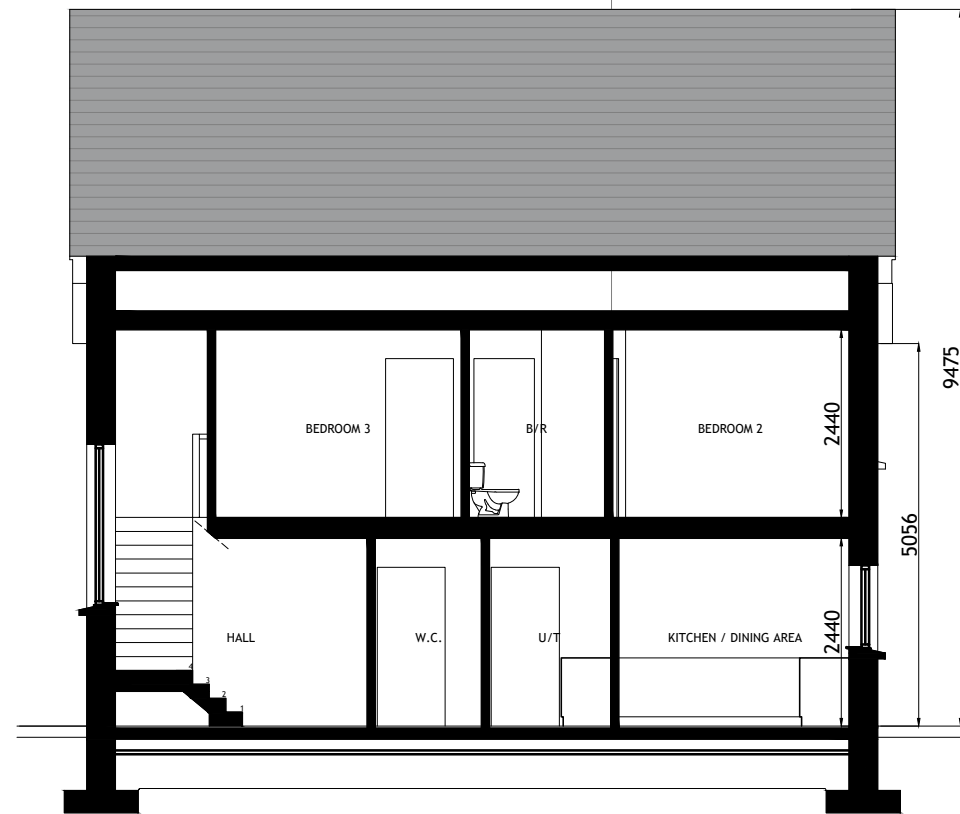
TOTAL RESIDENTIAL UNITS = 172  
(4 Commercial Units & Creche Facility)

Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to Engenuiti Consulting Engineers.

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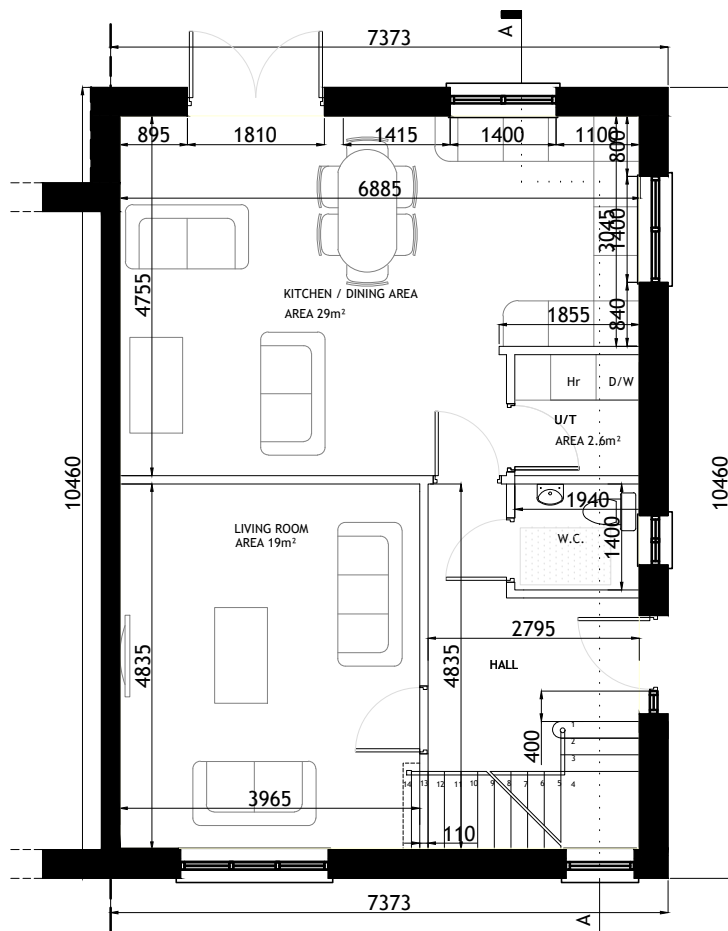
FRONT (ROADSIDE) ELEVATION  
SCALE 1:100



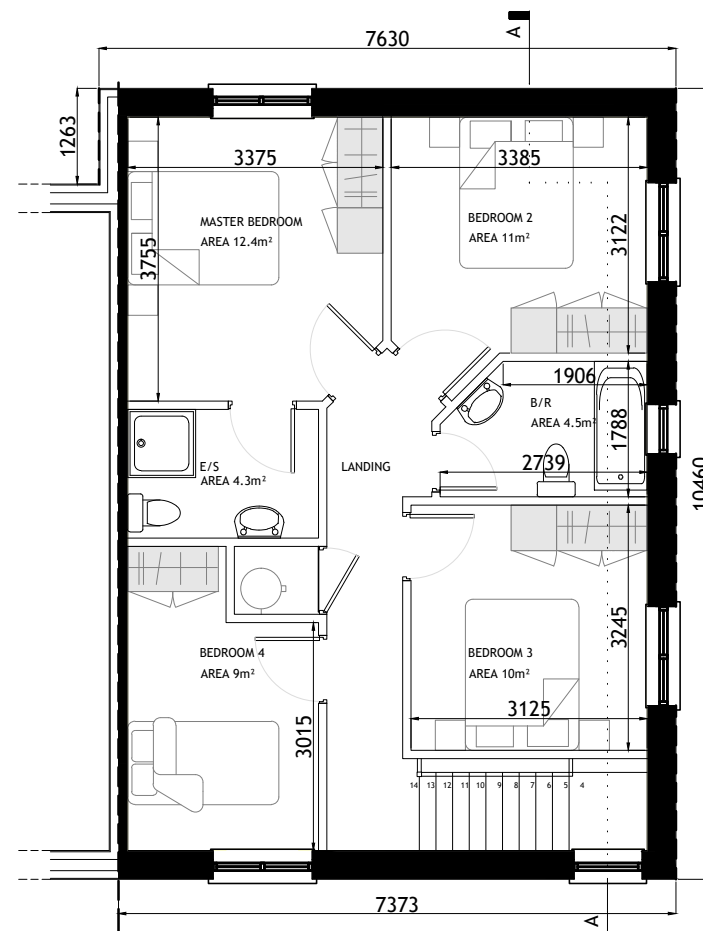
TYPICAL SECTION  
SCALE 1:100



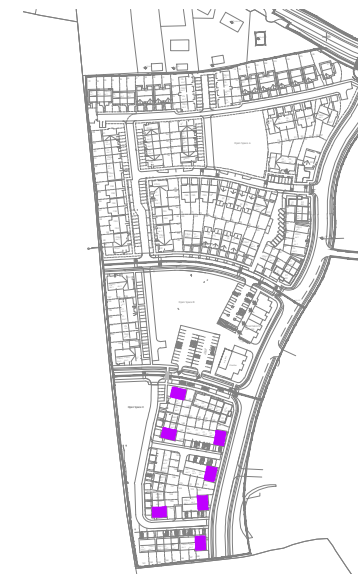
SIDE ( RIGHT )  
ELEVATION  
SCALE 1:100



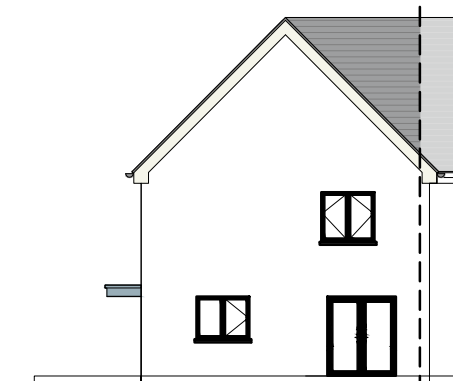
GROUND FLOOR PLAN  
SCALE 1:100



FIRST FLOOR PLAN  
SCALE 1:100



KEY -PLAN



REAR ELEVATION  
SCALE 1:200

HOUSETYPE B1  
4 BED  
2 STOREY  
END OF TERRACE / SEMI-DETACHED

APPROXIMATE AREAS  
GROUND FLOOR c.66.5 m<sup>2</sup>  
FIRST FLOOR c.62.5 m<sup>2</sup>  
TOTAL AREA c.129 m<sup>2</sup>  
(c.1390 SQ.FT)

- NOTES:
- FOR INDIVIDUAL UNIT FLOOR LEVELS PLEASE REFER TO SITE LAYOUT MAP
  - FOR INDIVIDUAL UNIT NORTH POINT ORIENTATION PLEASE REFER TO SITE LAYOUT MAP
  - APPLIED BRICK FINISH IS DEPENDENT ON AVAILABILITY AND SITE LOCATION
  - ALL DIMENSIONS ARE IN mm
  - PLANNING DRAWING ONLY
  - DO NOT SCALE FROM DRAWINGS

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
C	31.03.23	ISSUED FOR PLANNING	SB	DOS	DOS
B	01.12.22	ISSUED FOR PLANNING	SB	DOS	DOS
A	04.04.22	ISSUED FOR PLANNING	EOS	DOS	DOS



Address: Unit 3, Westpoint Business Centre, Ballincollig, Cork P32 YK52  
Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

Client:	Architecture
RUDEN HOMES LTD	Planning
	Urban Design
	Engineering
	Landscape
	Interiors

Project:  
RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK

Scale @ A3:	Drawn:	Approved:	Date:
1:100/200	EOS	DOS	01.03.22

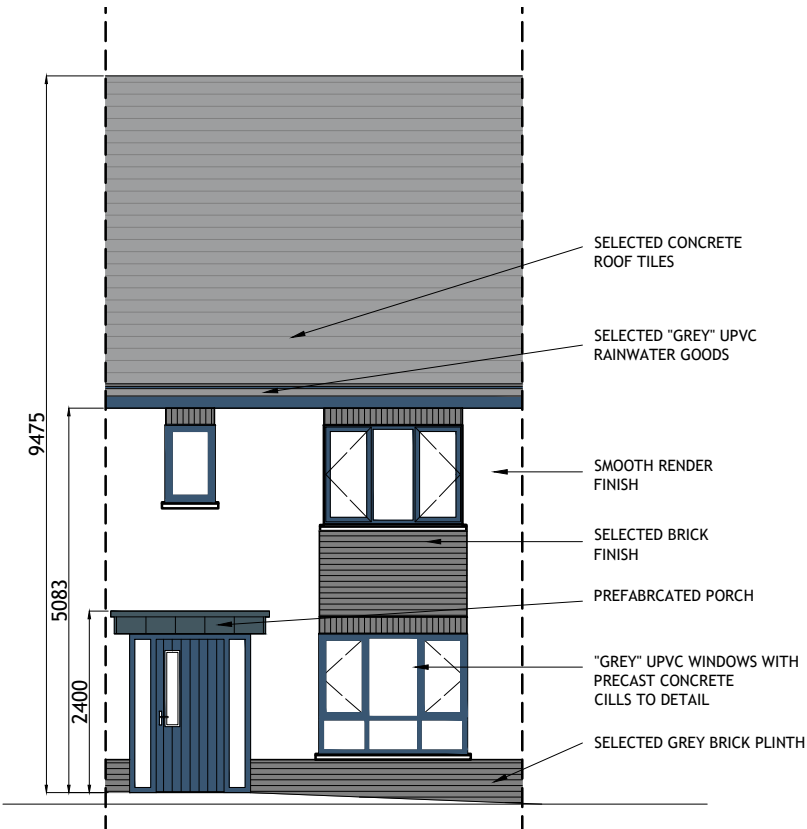
  

Job No:	Drawing No:	Rev:
10277	10277-PL-205	C

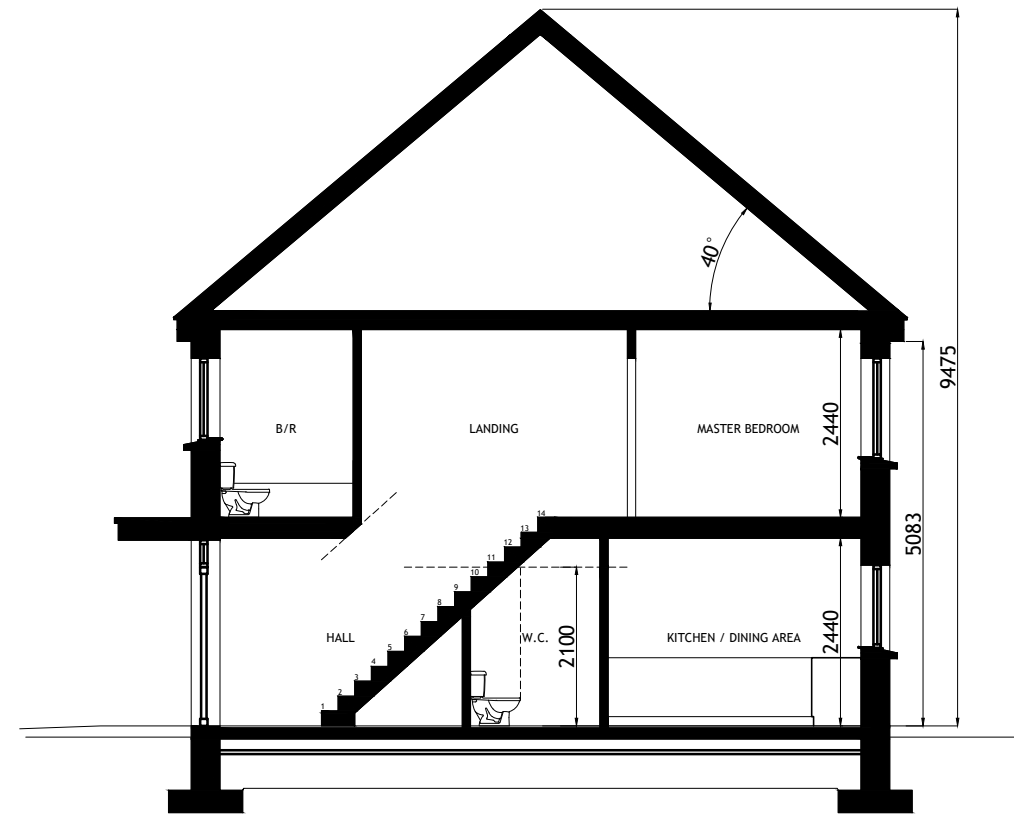
Issue Status:

Information	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Approval	<input type="checkbox"/>
Construction	<input type="checkbox"/> Tender	<input type="checkbox"/> Planning	<input checked="" type="checkbox"/>





FRONT (ROADSIDE) ELEVATION  
 SCALE 1:100



TYPICAL SECTION  
 SCALE 1:100



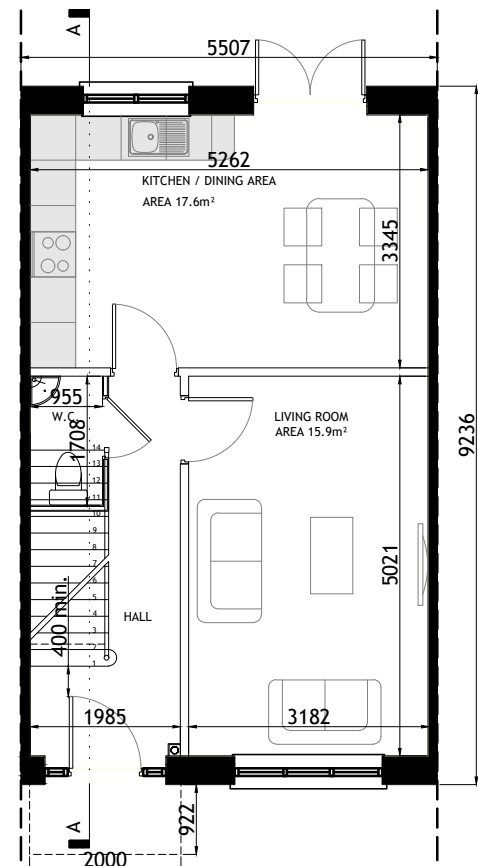
REAR ELEVATION  
 SCALE 1:100

**HOUSETYPE C1**  
 2-BED  
 2 STOREY  
 MID-TERRACE

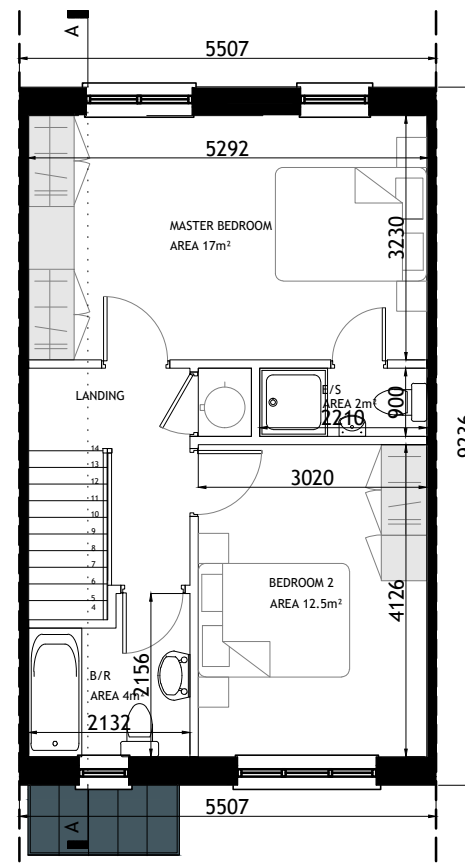
APPROXIMATE AREAS-  
 GROUND FLOOR C.45 M<sup>2</sup>  
 FIRST FLOOR C.45 M<sup>2</sup>

TOTAL AREA CIRCA 90 M<sup>2</sup>  
 (C.969 SQ.FT)

- NOTES:
- FOR INDIVIDUAL UNIT FLOOR LEVELS PLEASE REFER TO SITE LAYOUT MAP
  - FOR INDIVIDUAL UNIT NORTH POINT ORIENTATION PLEASE REFER TO SITE LAYOUT MAP
  - APPLIED BRICK FINISH IS DEPENDENT ON AVAILABILITY AND SITE LOCATION
  - ALL DIMENSIONS ARE IN mm
  - PLANNING DRAWING ONLY
  - DO NOT SCALE FROM DRAWINGS

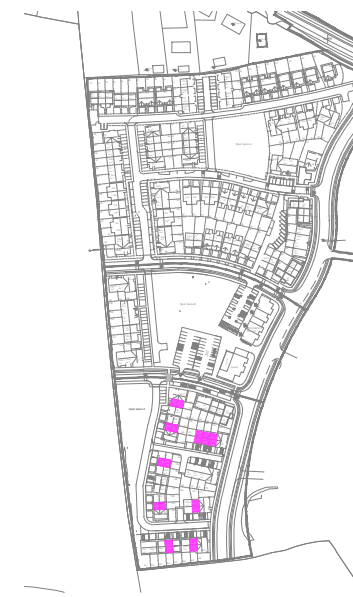


GROUND FLOOR PLAN  
 SCALE 1:100



FIRST FLOOR PLAN  
 SCALE 1:100

MID-TERRACE UNIT  
 NO SIDE ELEVATIONS



KEY -PLAN

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
C	31.03.23	ISSUED FOR PLANNING	SB	DOS	DOS
B	01.12.22	ISSUED FOR PLANNING	SB	DOS	DOS
A	04.04.22	ISSUED FOR PLANNING	EOS	DOS	DOS



Address: Unit 3, Westpoint Business Centre, Ballincollig, Cork P32 YK52  
 Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

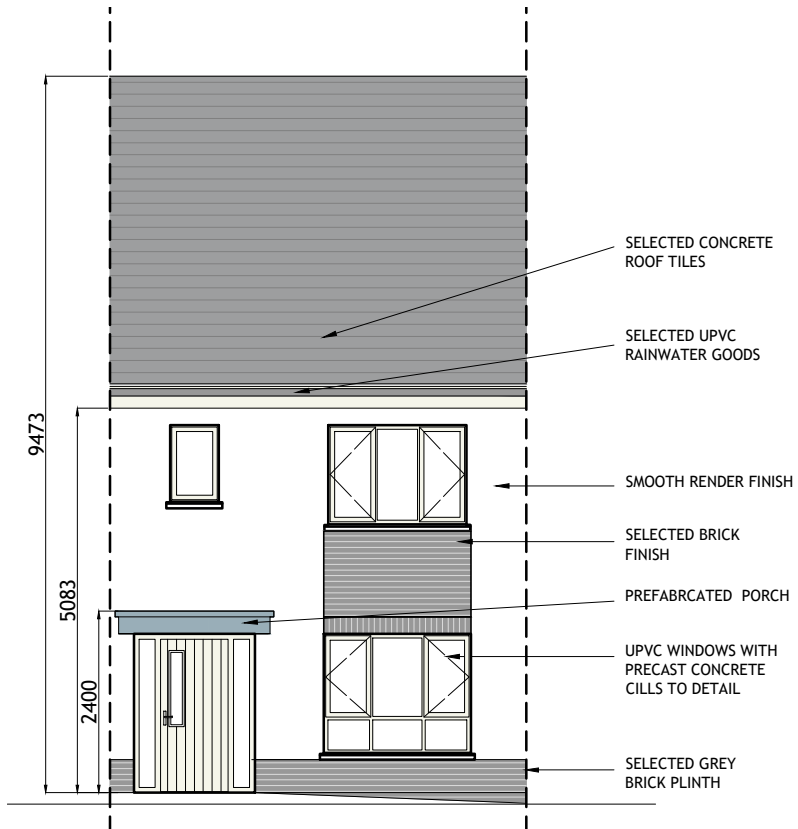
Client:	Architecture
RUDEN HOMES LTD	Planning
	Urban Design
Project:	Engineering
RESIDENTIAL DEVELOPMENT COURTTOWN, LITTLE ISLAND Co.CORK	Landscapes
	Interiors

Drawing Title:  
 HOUSE TYPE "C1" (MID-TERRACE)  
 CHARACTER AREA 3  
 PLANS | ELEVATIONS | SECTION

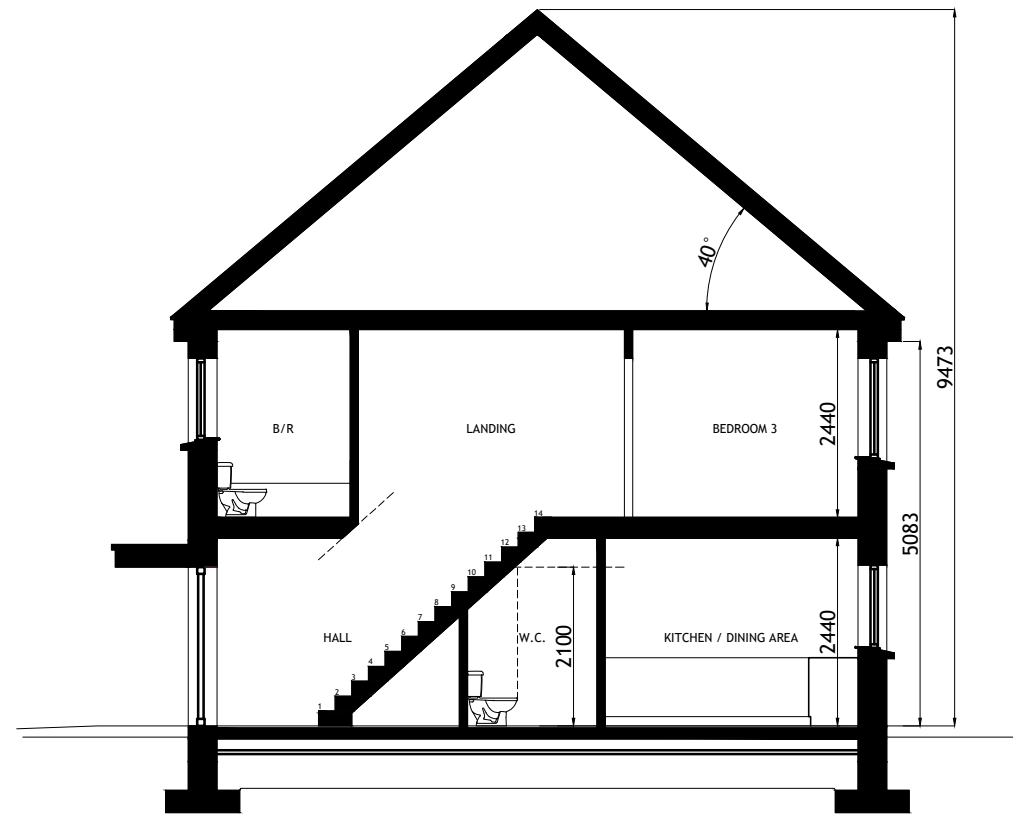
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Job No:	Drawing No:	Rev:
10277	10277-PL-208	C

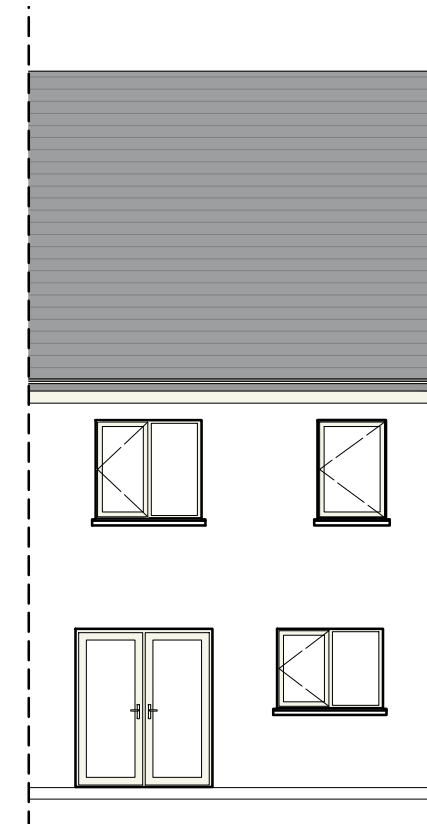
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**FRONT (ROADSIDE) ELEVATION**  
SCALE 1:100



**TYPICAL SECTION**  
SCALE 1:100



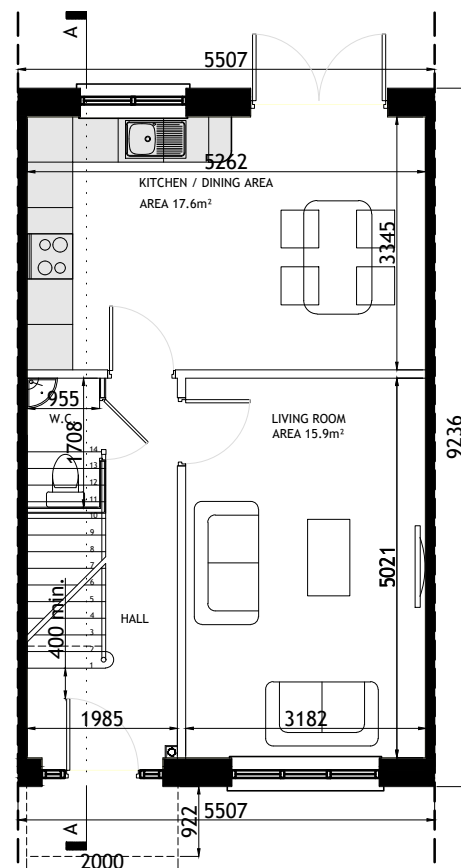
**REAR ELEVATION**  
SCALE 1:100

**HOUSETYPE C2**  
3-BED  
2 STOREY  
MID-TERRACE

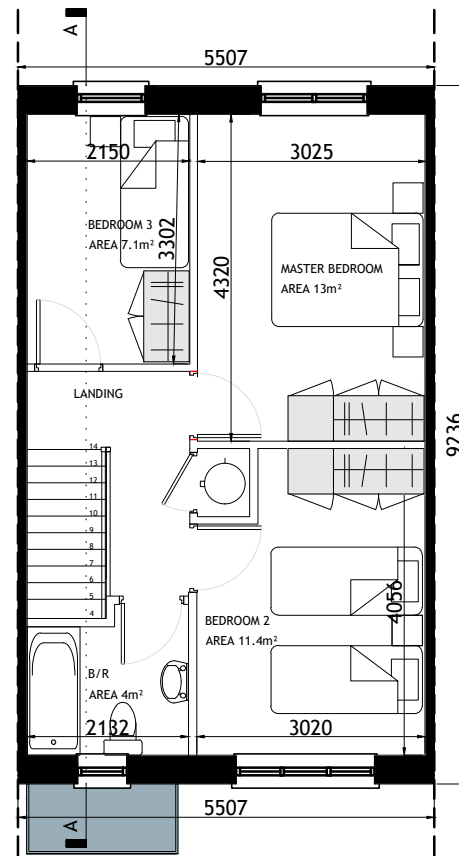
APPROXIMATE AREAS-  
GROUND FLOOR - C.45 M<sup>2</sup>  
FIRST FLOOR - C.45 M<sup>2</sup>

TOTAL AREA CIRCA 90 M<sup>2</sup>  
(C.969 SQ.FT)

- NOTES:
- FOR INDIVIDUAL UNIT FLOOR LEVELS PLEASE REFER TO SITE LAYOUT MAP
  - FOR INDIVIDUAL UNIT NORTH POINT ORIENTATION PLEASE REFER TO SITE LAYOUT MAP
  - APPLIED BRICK FINISH IS DEPENDENT ON AVAILABILITY AND SITE LOCATION
  - ALL DIMENSIONS ARE IN mm
  - PLANNING DRAWING ONLY
  - DO NOT SCALE FROM DRAWINGS



**GROUND FLOOR PLAN**  
SCALE 1:100



**FIRST FLOOR PLAN**  
SCALE 1:100

MID-TERRACE UNIT  
NO SIDE ELEVATIONS



**KEY -PLAN**

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
B	31.03.23	ISSUED FOR PLANNING	EOS	DOS	DOS
A	04.04.22	ISSUED FOR PLANNING	EOS	DOS	DOS



Address: Unit 3, Westpoint Business Centre, Ballincollig, Cork P32 YK52  
Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

Client:	Architecture
RUDEN HOMES LTD	Planning
	Urban Design
	Engineering
	Landscape
	Interiors

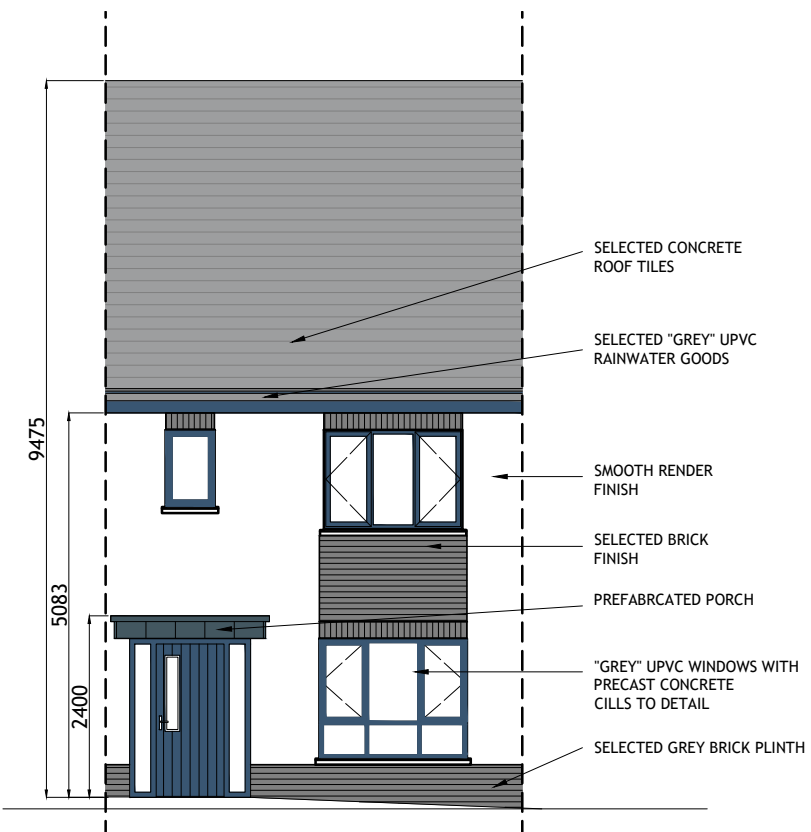
**Project:**  
RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK

**Drawing Title:**  
HOUSE TYPE "C2" (MID-TERRACE)  
CHARACTER AREA 3  
PLANS | ELEVATIONS | SECTION

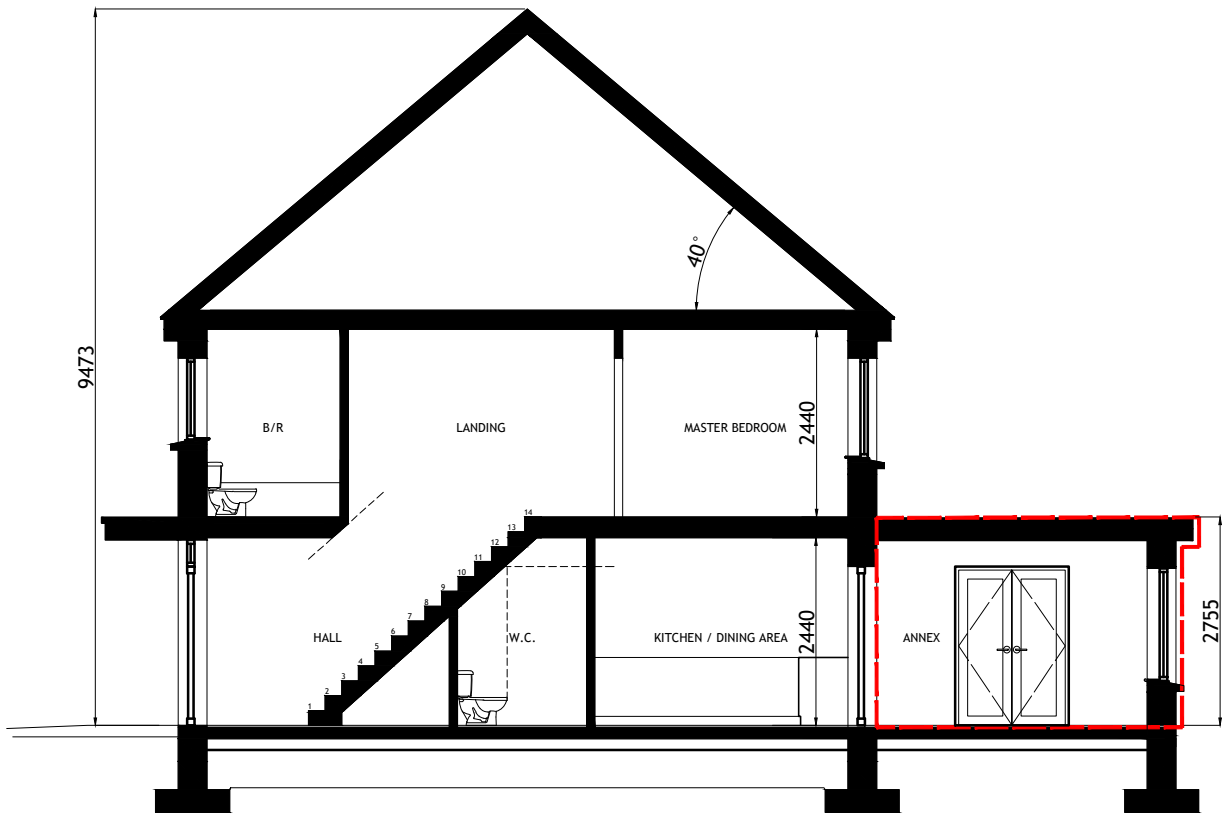
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1:100/200	EOS	DOS	01.03.22

Job No:	Drawing No:	Rev:
10277	10277-PL-212	B

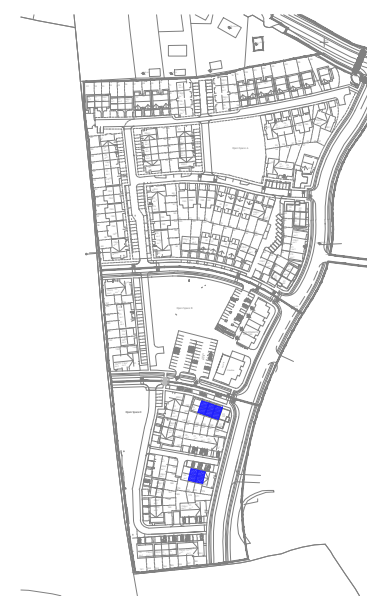
Issue Status:
Information <input type="checkbox"/> Preliminary <input type="checkbox"/> Approval <input type="checkbox"/>
Construction <input type="checkbox"/> Tender <input type="checkbox"/> Planning <input checked="" type="checkbox"/>



**FRONT (ROADSIDE) ELEVATION**  
SCALE 1:100



**TYPICAL SECTION**  
SCALE 1:100



**KEY -PLAN**

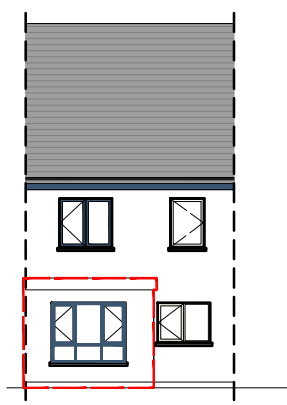
Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to Engenuiti Consulting Engineers.  
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**HOUSETYPE C2 - EXTENSION 1**  
3-BED  
2 STOREY  
MID-TERRACE

APPROXIMATE AREAS-  
GROUND FLOOR C.45 M<sup>2</sup>  
EXTENSION C.10 M<sup>2</sup>  
FIRST FLOOR C.45 M<sup>2</sup>

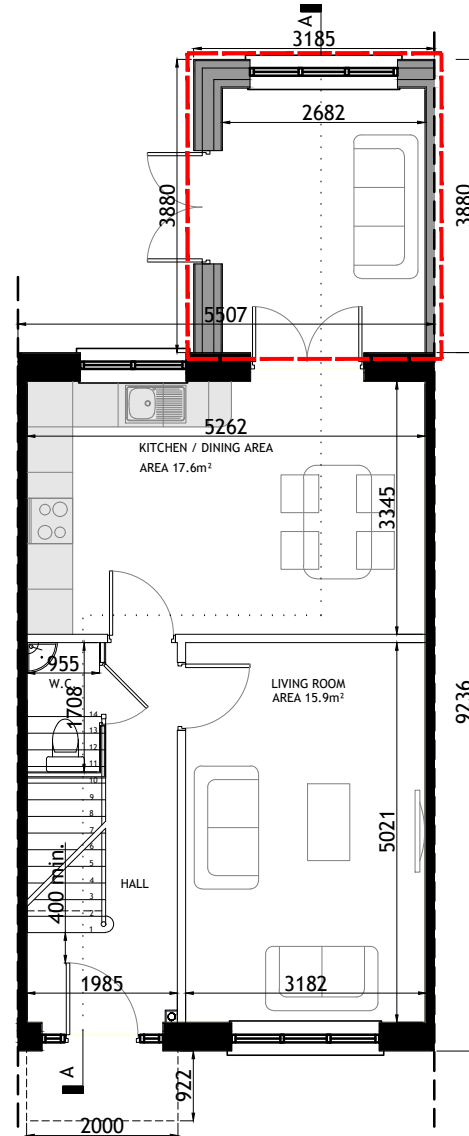
TOTAL AREA CIRCA 100 M<sup>2</sup>  
(C.1080 SQ.FT)

- NOTES:
- FOR INDIVIDUAL UNIT FLOOR LEVELS PLEASE REFER TO SITE LAYOUT MAP
  - FOR INDIVIDUAL UNIT NORTH POINT ORIENTATION PLEASE REFER TO SITE LAYOUT MAP
  - APPLIED BRICK FINISH IS DEPENDENT ON AVAILABILITY AND SITE LOCATION
  - ALL DIMENSIONS ARE IN mm
  - PLANNING DRAWING ONLY
  - DO NOT SCALE FROM DRAWINGS

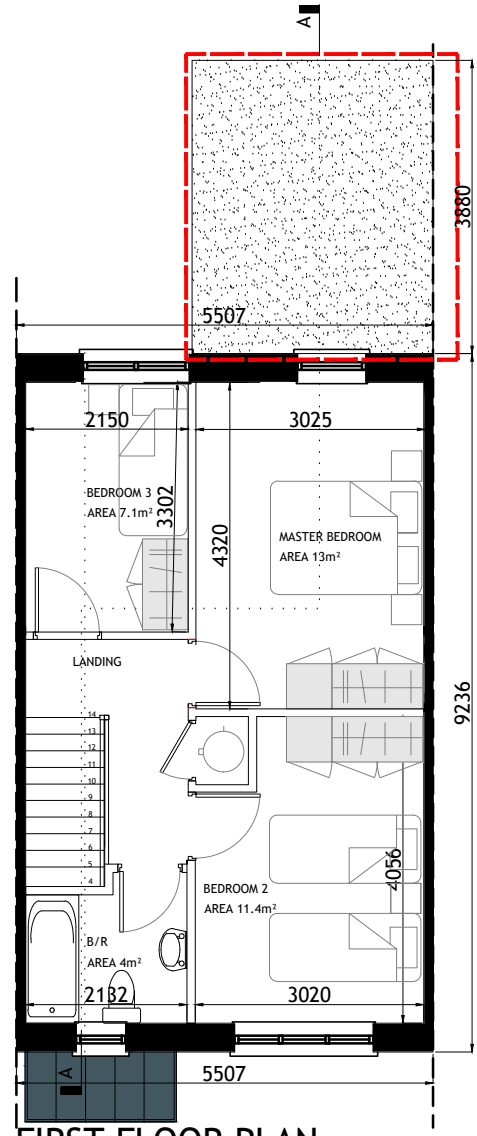


**REAR ELEVATION**  
SCALE 1:200

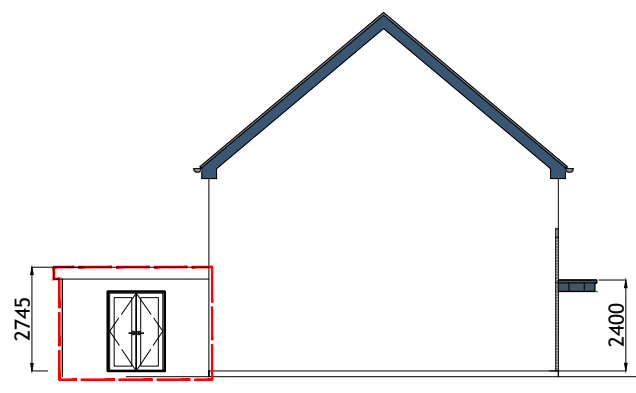
EXTENDED AREA OUTLINED IN RED



**GROUND FLOOR PLAN**  
SCALE 1:100



**FIRST FLOOR PLAN**  
SCALE 1:100



**SIDE ( LEFT ) ELEVATION**  
SCALE 1:200

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
B	31.03.23	ISSUED FOR PLANNING	SB	DOS	DOS
A	01.03.22	ISSUED FOR PLANNING	EOS	DOS	DOS



Address: Unit 3, Westpoint Business Centre, Ballincollig, Cork P32 YK52  
Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

**Client:**  
RUDEN HOMES LTD  
Architecture  
Planning  
Urban Design

**Project:**  
RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK  
Engineering  
Landscape  
Interiors

**Drawing Title:**  
HOUSE TYPE "C2" - EXTENSION 1 (MID-TERRACE)  
CHARACTER AREA 3  
PLANS | ELEVATIONS | SECTION

Scale @ A3:	Drawn:	Approved:	Date:
1:100/200	EOS	DOS	01.03.22

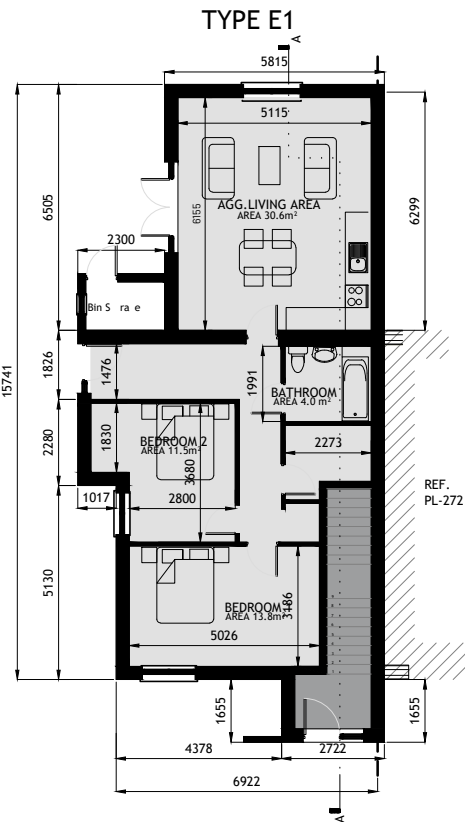
Job No:	Drawing No:	Rev:
10277	10277-PL-213	B

Issue Status:  
 Information  Preliminary  Approval   
 Construction  Tender  Planning

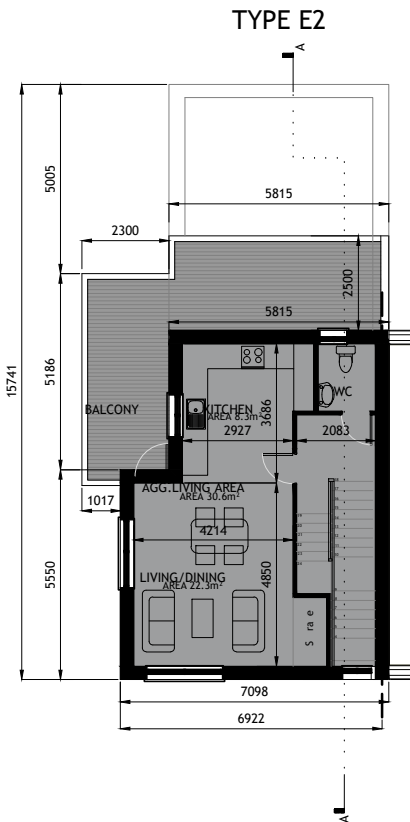


Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to Engenuiti Consulting Engineers

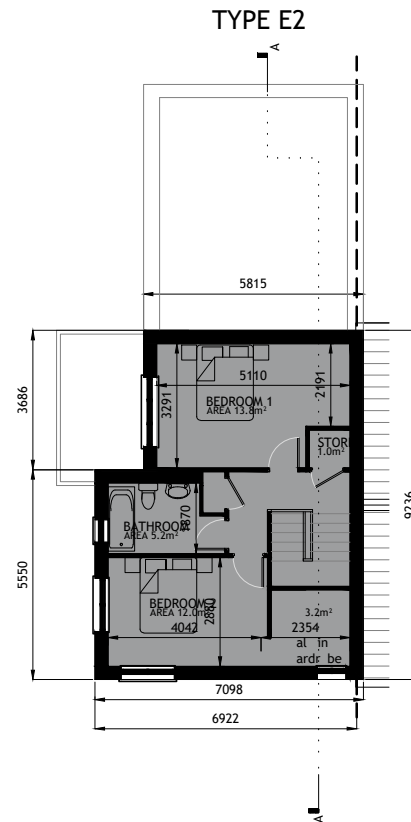
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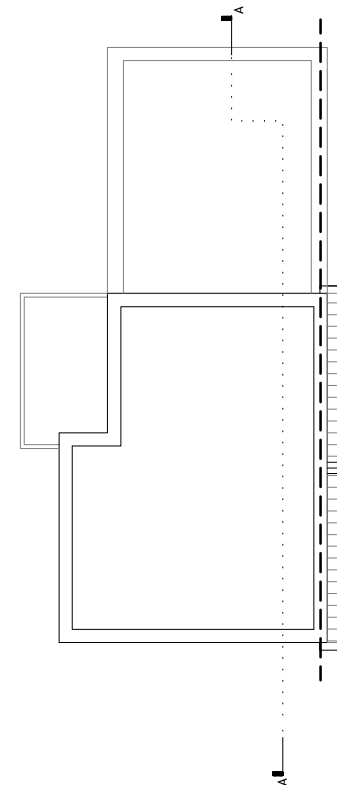
**GROUND FLOOR PLAN**  
SCALE 1:200



**FIRST FLOOR PLAN**  
SCALE 1:200



**SECOND FLOOR PLAN**  
SCALE 1:200



**ROOF PLAN**  
SCALE 1:200



**KEY -PLAN**

**DUPLEX TYPE E1**  
2-BED  
1 STOREY

APPROXIMATE AREAS-  
GROUND FLOOR - C.80.63M<sup>2</sup>

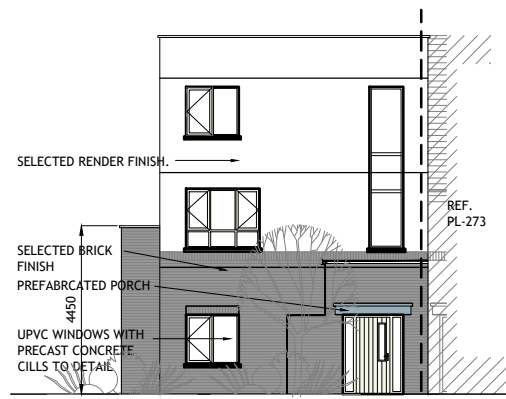
TOTAL AREA CIRCA 80.63M<sup>2</sup>  
(C.867.89 SQ.FT)

**DUPLEX TYPE E2**  
2-BED  
2 STOREY

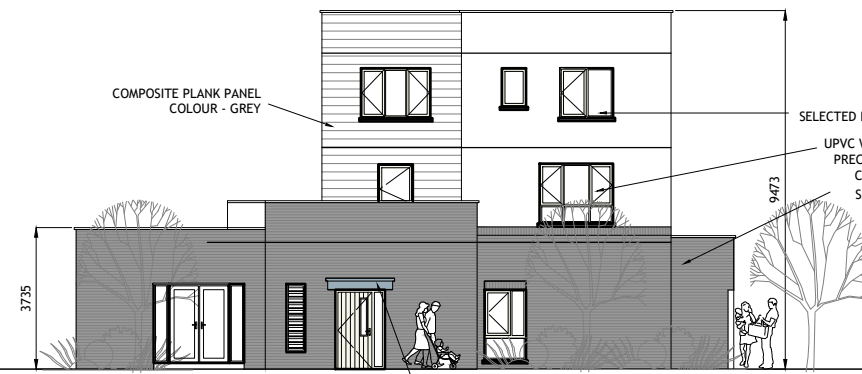
APPROXIMATE AREAS-  
FIRST FLOOR - C.41.32M<sup>2</sup>  
SECOND FLOOR - 43.58 M<sup>2</sup>  
BALCONY - 24M<sup>2</sup>

TOTAL AREA CIRCA 108.90 M<sup>2</sup>  
(C.1172.19 SQ.FT)

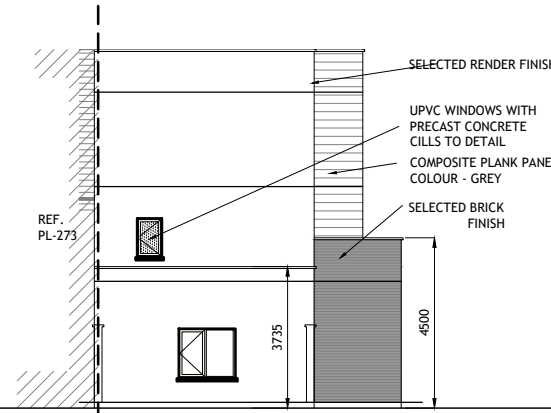
- NOTES:
- FOR INDIVIDUAL UNIT FLOOR LEVELS PLEASE REFER TO SITE LAYOUT MAP
  - FOR INDIVIDUAL UNIT NORTH POINT ORIENTATION PLEASE REFER TO SITE LAYOUT MAP
  - APPLIED BRICK FINISH IS DEPENDENT ON AVAILABILITY AND SITE LOCATION
  - ALL DIMENSIONS ARE IN mm
  - PLANNING DRAWING ONLY
  - DO NOT SCALE FROM DRAWINGS



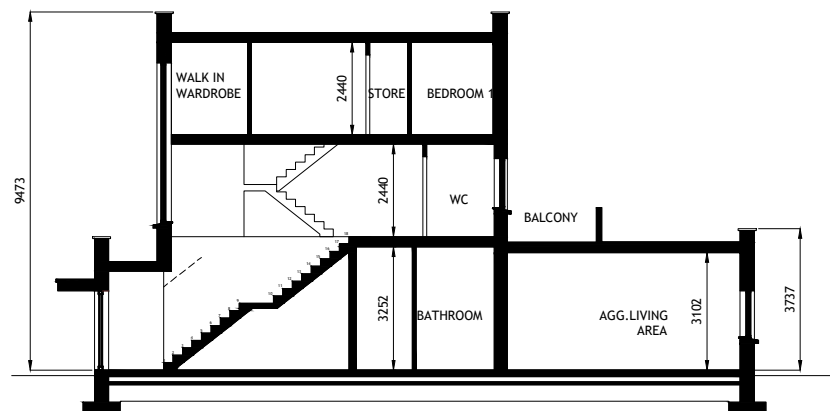
**FRONT (ROADSIDE) ELEVATION**  
SCALE 1:200



**SIDE (ROADSIDE) ELEVATION**  
SCALE 1:200



**REAR ELEVATION**  
SCALE 1:200



**SECTION A-A**  
SCALE 1:200

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
A	16.05.24	ISSUED FOR PLANNING	EOS	DOS	DOS



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Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

Client:	Architecture
RUDEN HOMES LTD	Planning
	Urban Design
<b>Project:</b>	Engineering
RESIDENTIAL DEVELOPMENT	Landscape
COURTSTOWN, LITTLE ISLAND	Interiors
Co.CORK	

**Drawing Title:**  
HOUSE TYPE "E1|E2"  
CHARACTER AREA 3  
PLANS | ELEVATIONS | SECTION

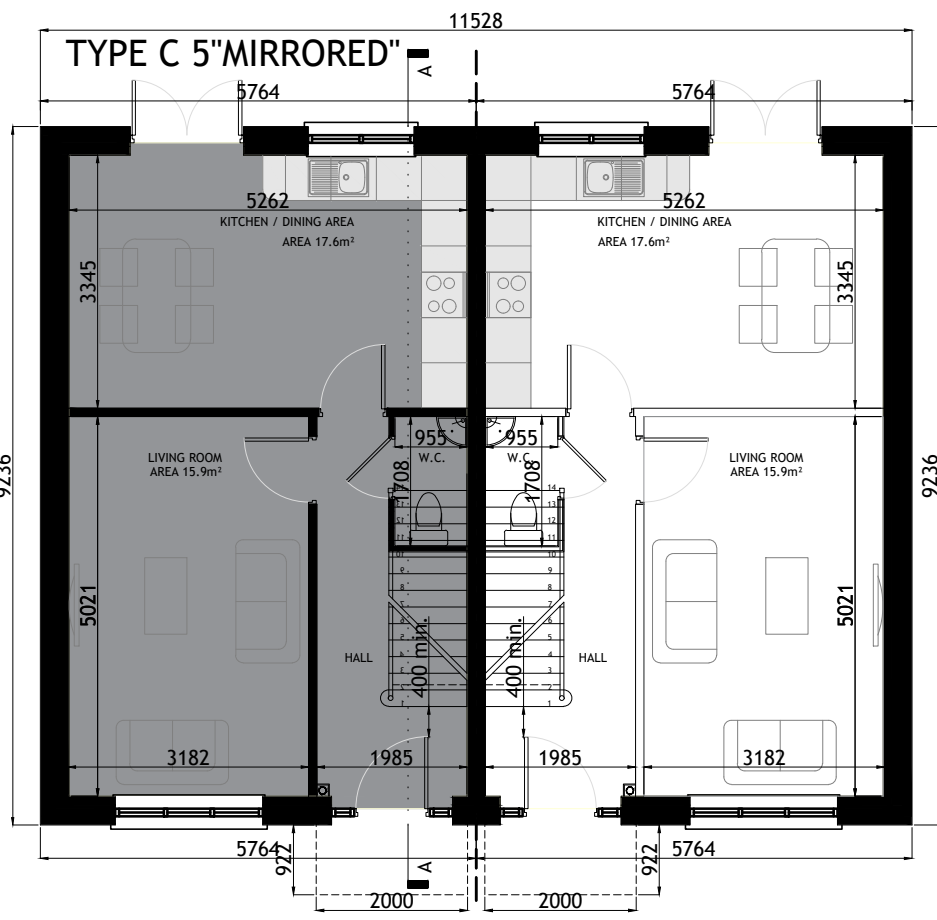
Scale @ A3:	Drawn:	Approved:	Date:
1:200	EOS	DOS	16.05.24
Job No:	Drawing No:	Rev:	
10277	10277-PL-217	A	

Issue Status:

Information  Preliminary  Approval   
Construction  Tender  Planning

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GROUND FLOOR PLAN  
SCALE 1:100



FRONT ELEVATION  
SCALE 1:100



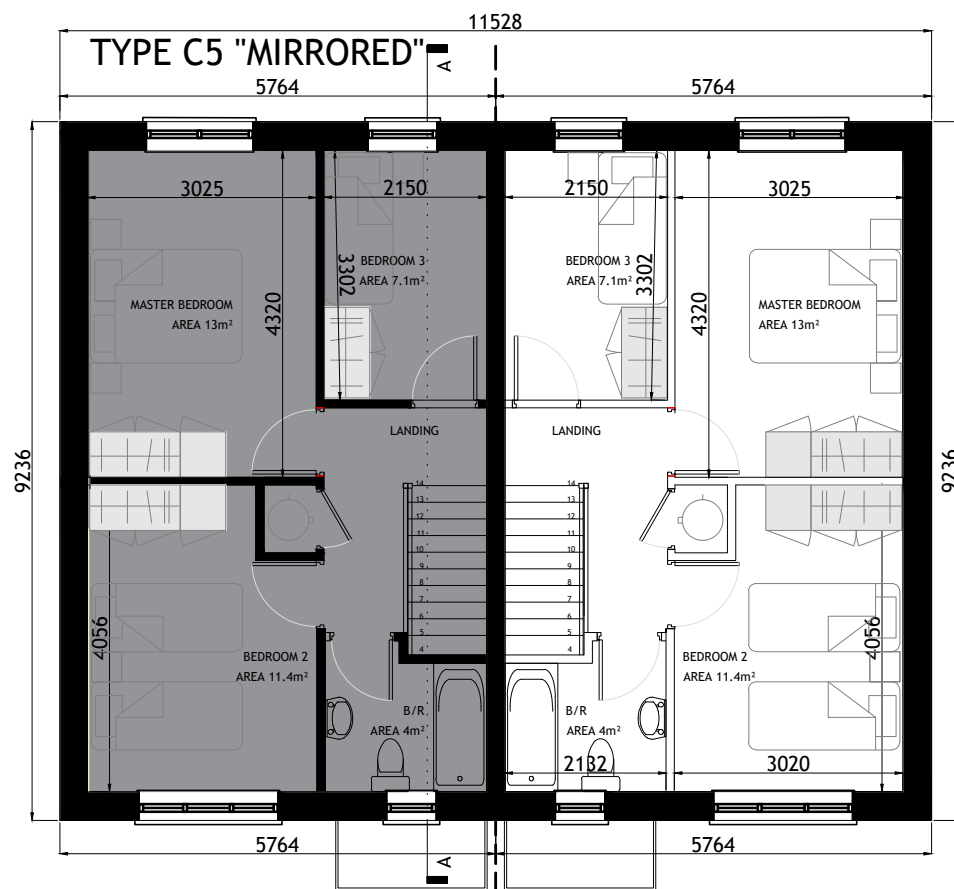
KEY -PLAN

**HOUSETYPE C5 - MIRRORED**  
3-BED  
2 STOREY  
END OF TERRACE/SEMI-DETACHED

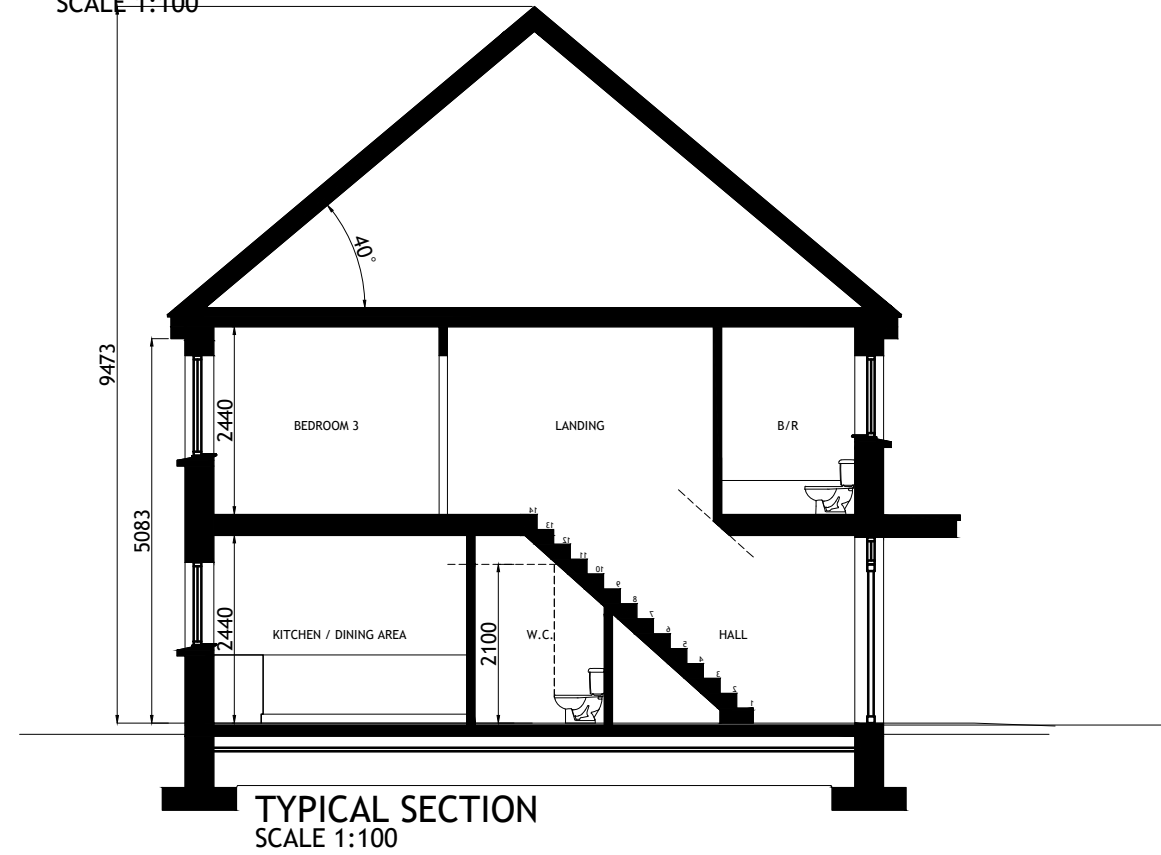
APPROXIMATE AREAS-  
GROUND FLOOR - C. 45 M<sup>2</sup>  
FIRST FLOOR - C. 45 M<sup>2</sup>

TOTAL AREA CIRCA 90 M<sup>2</sup>  
(C. 969 SQ.FT)

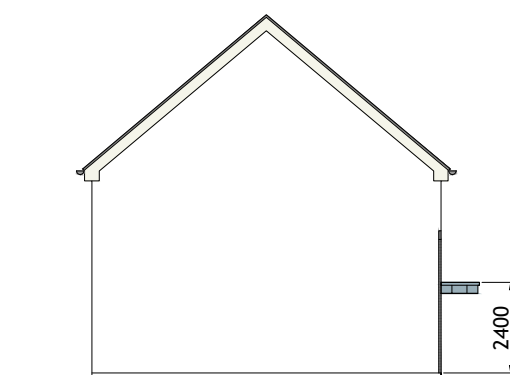
- NOTES:
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  - FOR INDIVIDUAL UNIT NORTH POINT ORIENTATION PLEASE REFER TO SITE LAYOUT MAP
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  - DO NOT SCALE FROM DRAWINGS



FIRST FLOOR PLAN  
SCALE 1:100



TYPICAL SECTION  
SCALE 1:100



SIDE ( LEFT ) ELEVATION  
SCALE 1:200



REAR ELEVATION  
SCALE 1:200

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
A	15.05.24	ISSUED FOR PLANNING	EOS	DOS	DOS



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Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

Client: RUDEN HOMES LTD  
Architecture  
Planning  
Urban Design  
Engineering  
Landscape  
Interiors

Project: RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK

Drawing Title: HOUSE TYPE "C5" MIRRORED  
CHARACTER AREA 3  
PLANS | ELEVATIONS | SECTION

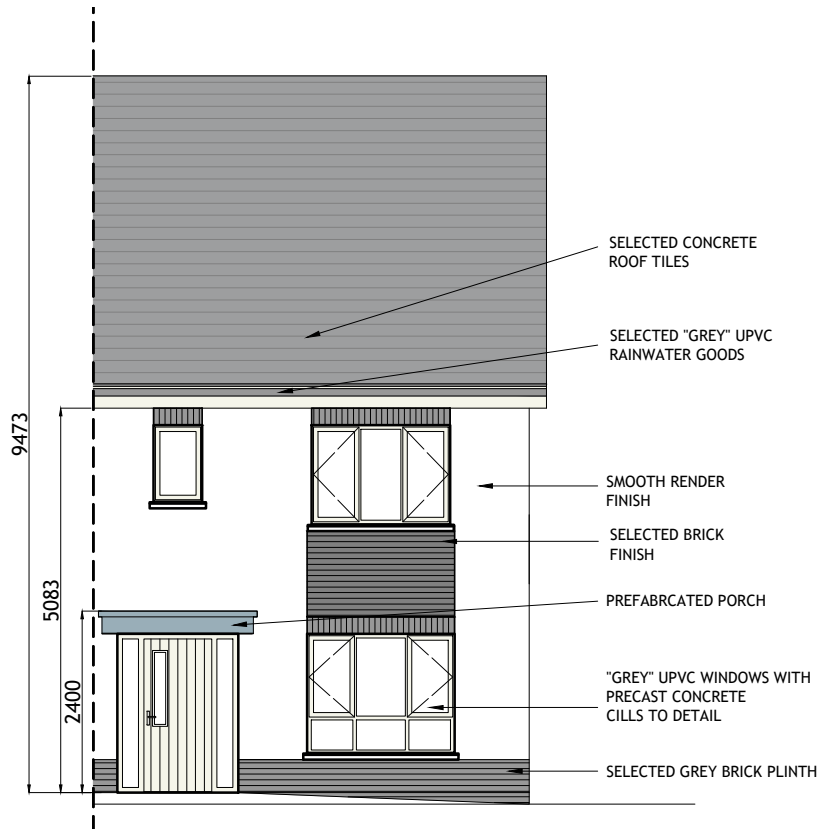
Scale @ A3:	Drawn:	Approved:	Date:
1:100/200	EOS	DOS	15.05.24

Job No:	Drawing No:	Rev:
10277	10277-PL-218	A

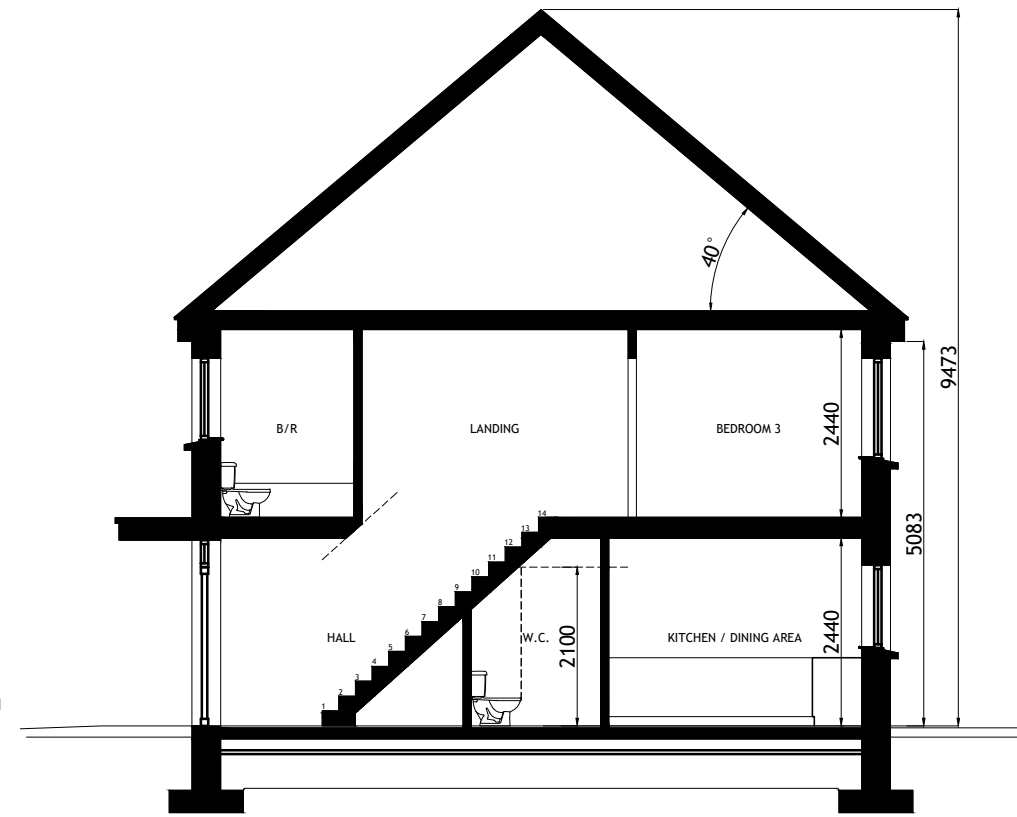
Issue Status:

Information	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Approval	<input type="checkbox"/>
Construction	<input type="checkbox"/> Tender	<input type="checkbox"/> Planning	<input checked="" type="checkbox"/>

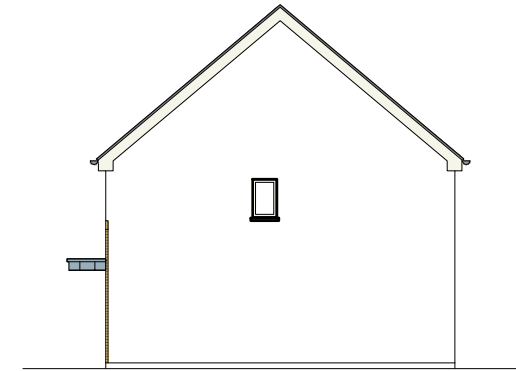
C5 MIRRORED CHARACTER AREA 3



FRONT (ROADSIDE) ELEVATION  
SCALE 1:100



TYPICAL SECTION  
SCALE 1:100



SIDE ( RIGHT ) ELEVATION  
SCALE 1:200

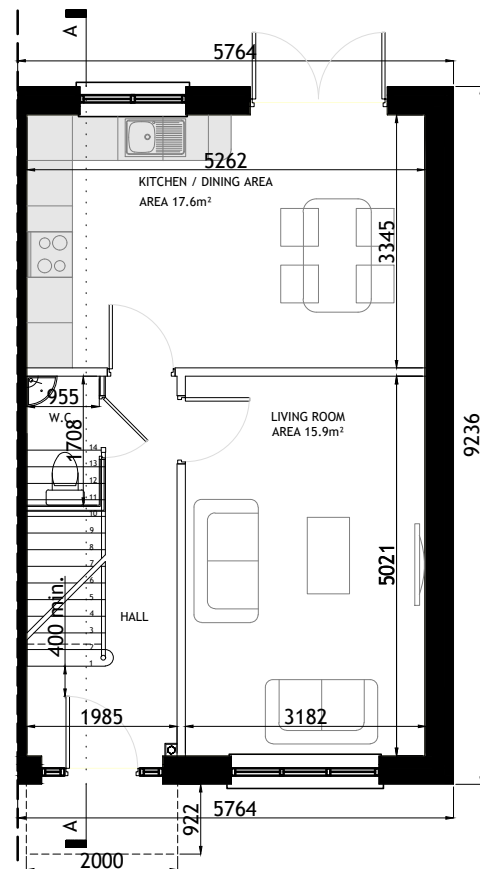
HOUSETYPE C5  
3-BED  
2 STOREY  
END OF TERRACE / SEMI-DETACHED

APPROXIMATE AREAS-  
GROUND FLOOR - C.45 M<sup>2</sup>  
FIRST FLOOR - C.45 M<sup>2</sup>

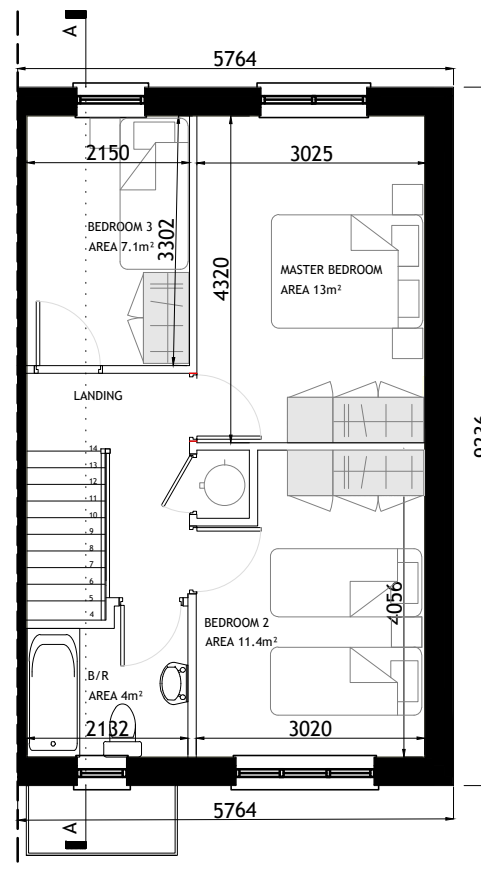
TOTAL AREA CIRCA 90 M<sup>2</sup>  
(C.969 SQ.FT)

NOTES:

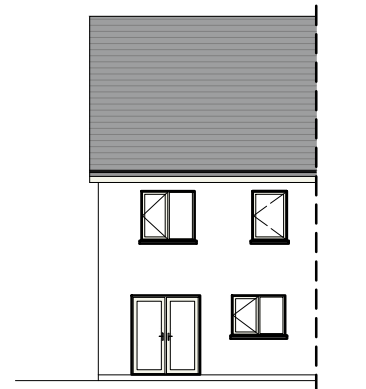
1. FOR INDIVIDUAL UNIT FLOOR LEVELS PLEASE REFER TO SITE LAYOUT MAP
2. FOR INDIVIDUAL UNIT NORTH POINT ORIENTATION PLEASE REFER TO SITE LAYOUT MAP
3. APPLIED BRICK FINISH IS DEPENDENT ON AVAILABILITY AND SITE LOCATION
4. ALL DIMENSIONS ARE IN mm
5. PLANNING DRAWING ONLY
6. DO NOT SCALE FROM DRAWINGS



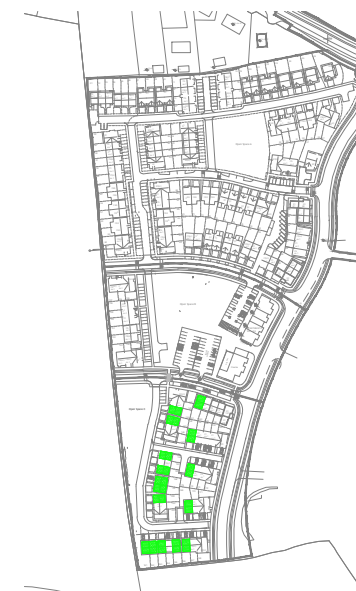
GROUND FLOOR PLAN  
SCALE 1:100



FIRST FLOOR PLAN  
SCALE 1:100



REAR ELEVATION  
SCALE 1:200



KEY -PLAN

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
B	31.03.23	ISSUED FOR PLANNING	EOS	DOS	DOS
A	04.04.22	ISSUED FOR PLANNING	EOS	DOS	DOS



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Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

Client:	Architecture
RUDEN HOMES LTD	Planning
	Urban Design
	Engineering
	Landscape
	Interiors

Project:  
RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK

Drawing Title:  
HOUSE TYPE "C5"  
CHARACTER AREA 3  
PLANS | ELEVATIONS | SECTION

Scale @ A3:	Drawn:	Approved:	Date:
1:100/200	EOS	DOS	01.03.22

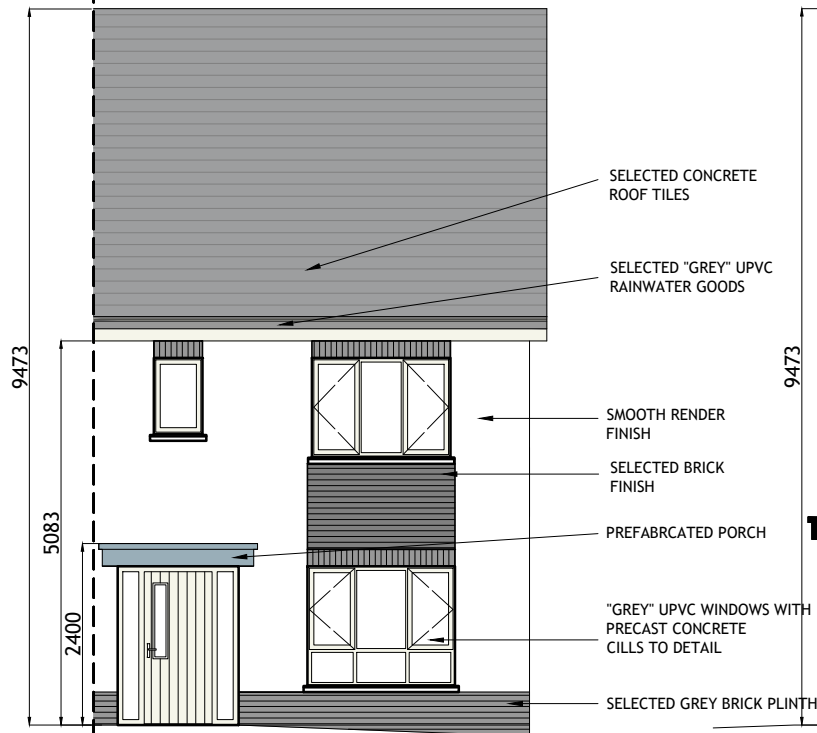
Job No:	Drawing No:	Rev:
10277	10277-PL-223	B

Issue Status:
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Construction <input type="checkbox"/> Tender <input type="checkbox"/> Planning <input checked="" type="checkbox"/>

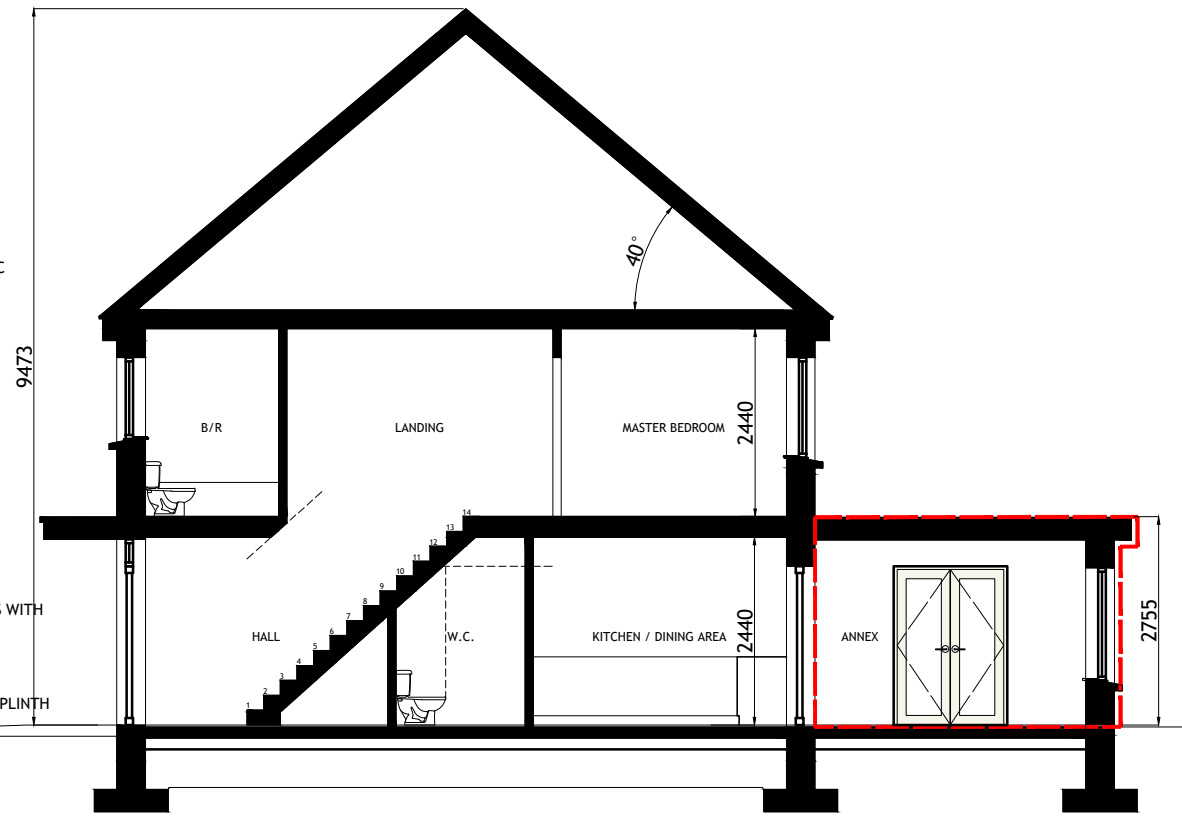


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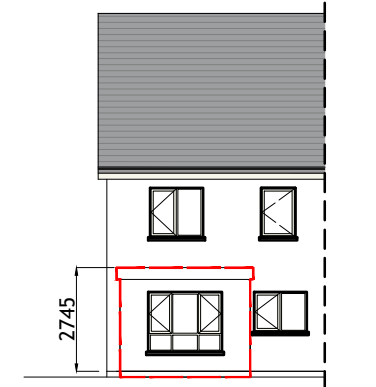
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**FRONT (ROADSIDE) ELEVATION**  
SCALE 1:100



**TYPICAL SECTION**  
SCALE 1:100



**REAR ELEVATION**  
SCALE 1:200

**HOUSETYPE C5 - EXTENSION 1**  
3-BED  
2 STOREY  
END OF TERRACE/SEMI-DETACHED

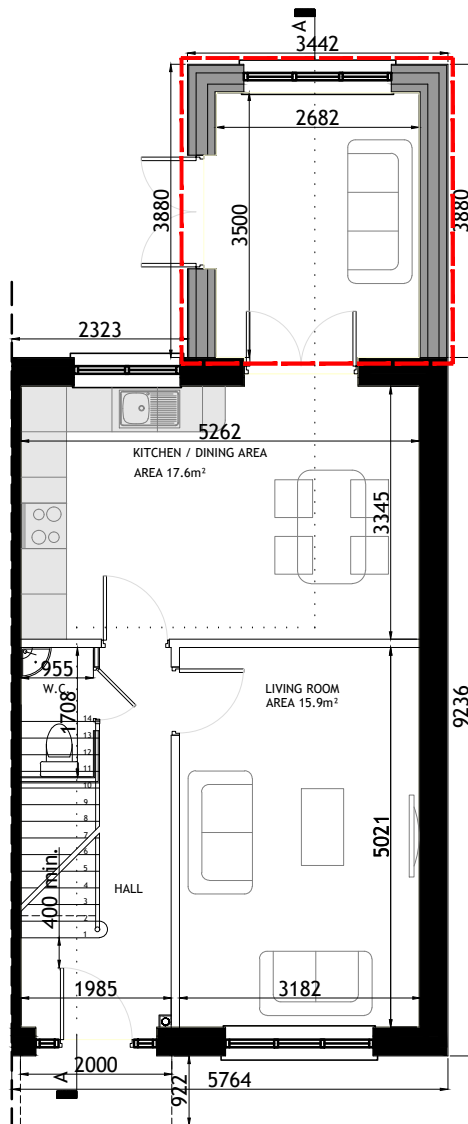
**APPROXIMATE AREAS-**  
GROUND FLOOR - C.45 M<sup>2</sup>  
EXTENSION - C.10 M<sup>2</sup>  
FIRST FLOOR - C.45 M<sup>2</sup>

**TOTAL AREA CIRCA 100 M<sup>2</sup>**  
(C.1076 SQ.FT)

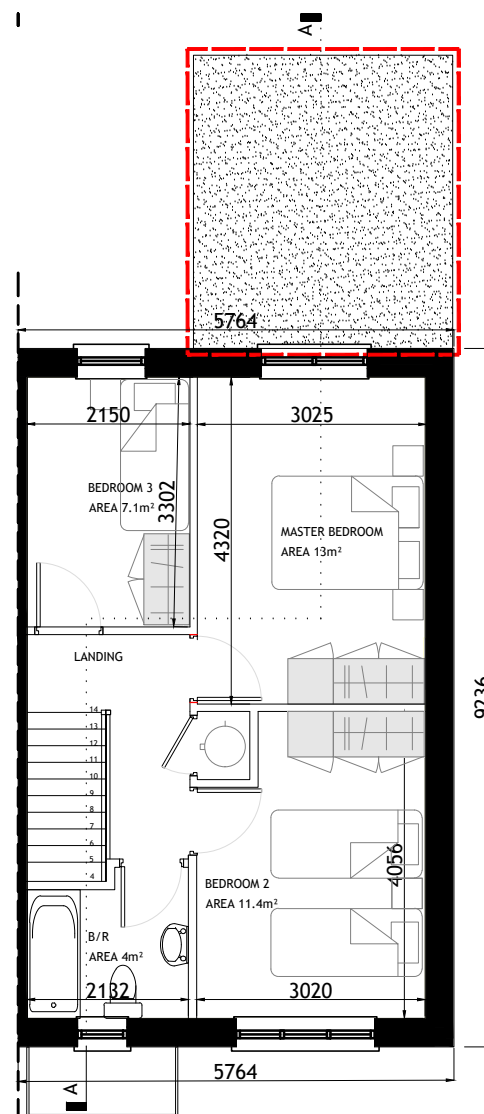
- NOTES:**
- FOR INDIVIDUAL UNIT FLOOR LEVELS PLEASE REFER TO SITE LAYOUT MAP
  - FOR INDIVIDUAL UNIT NORTH POINT ORIENTATION PLEASE REFER TO SITE LAYOUT MAP
  - APPLIED BRICK FINISH IS DEPENDENT ON AVAILABILITY AND SITE LOCATION
  - ALL DIMENSIONS ARE IN mm
  - PLANNING DRAWING ONLY
  - DO NOT SCALE FROM DRAWINGS

EXTENDED AREA OUTLINED IN RED

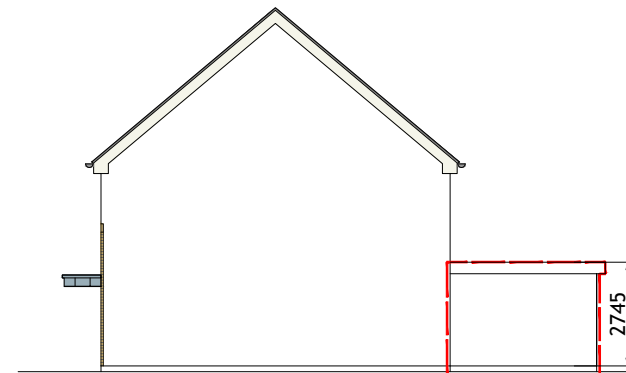
Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
B	31.03.23	ISSUED FOR PLANNING	EOS	DOS	DOS
A	04.04.22	ISSUED FOR PLANNING	EOS	DOS	DOS



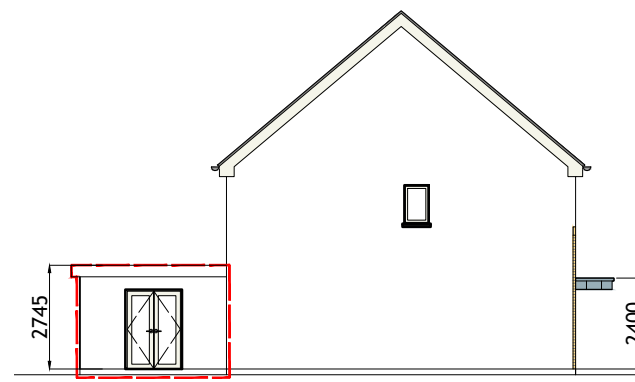
**GROUND FLOOR PLAN**  
SCALE 1:100



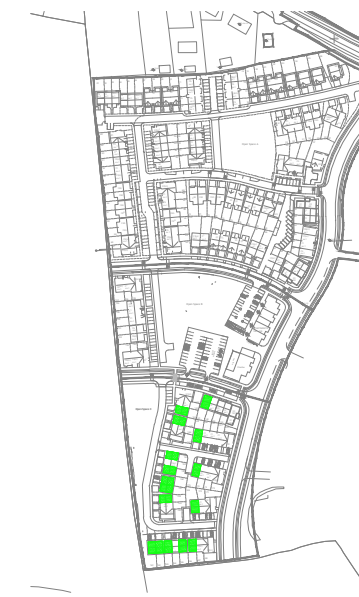
**FIRST FLOOR PLAN**  
SCALE 1:100



**SIDE ( RIGHT ) ELEVATION**  
SCALE 1:200



**SIDE ( LEFT ) ELEVATION**  
SCALE 1:200



**KEY -PLAN**



Address: Unit 3, Westpoint Business Centre, Ballincollig, Cork P32 YK52  
Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

**Client:**  
RUDEN HOMES LTD  
Architecture  
Planning  
Urban Design  
Engineering  
Landscape  
Interiors

**Project:**  
RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK

**Drawing Title:**  
HOUSE TYPE "C5 - EXTENSION 1"  
CHARACTER AREA 3  
PLANS | ELEVATIONS | SECTION

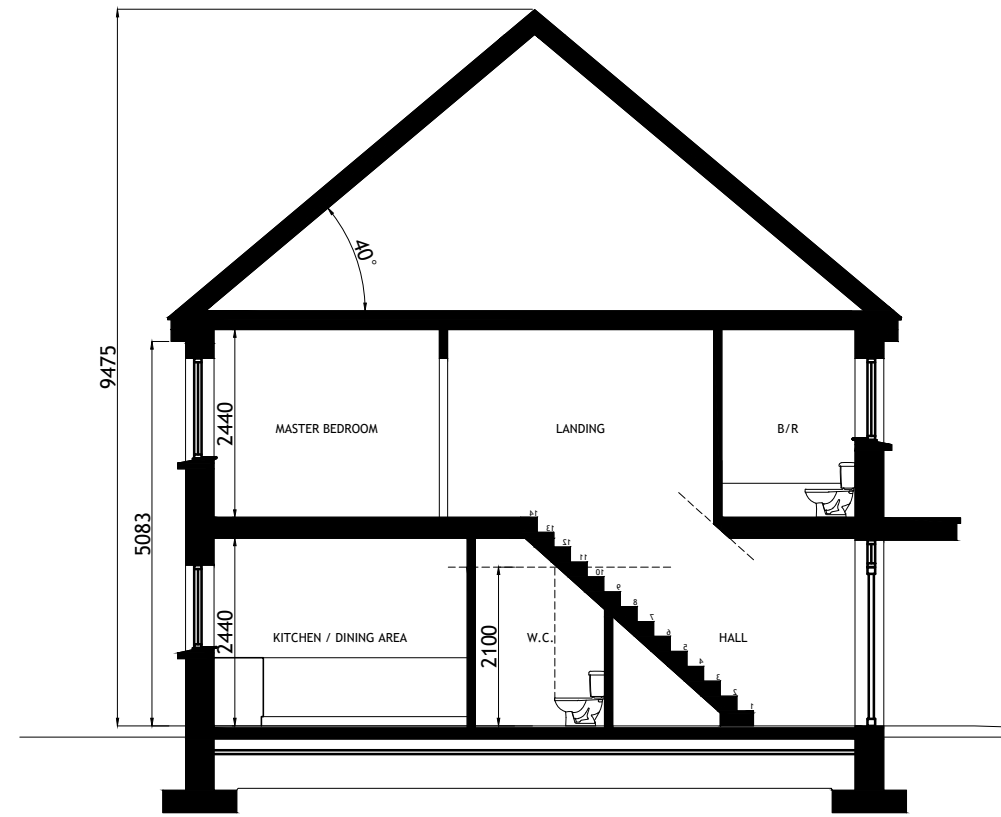
Scale @ A3:	Drawn:	Approved:	Date:
1:100/200	EOS	DOS	01.03.22

Job No:	Drawing No:	Rev:
10277	10277-PL-226	B

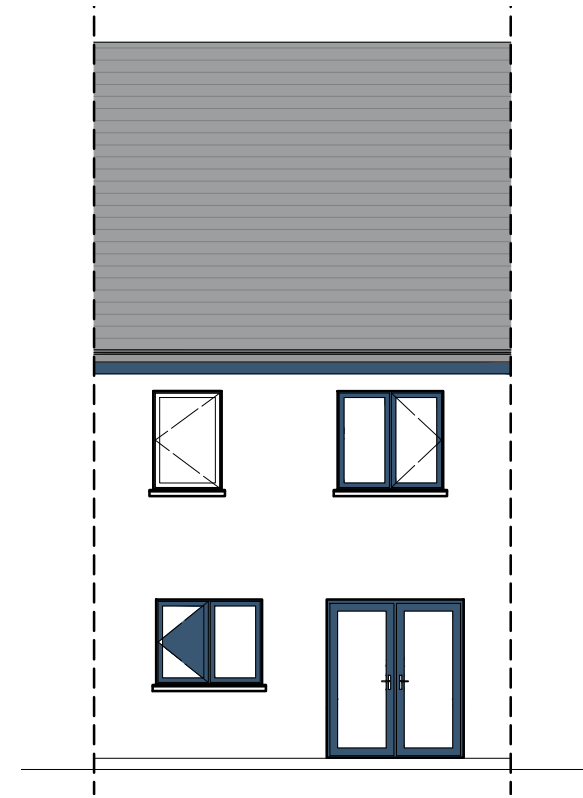
**Issue Status:**  
Information  Preliminary  Approval   
Construction  Tender  Planning



FRONT (ROADSIDE) ELEVATION  
SCALE 1:100



TYPICAL SECTION  
SCALE 1:100



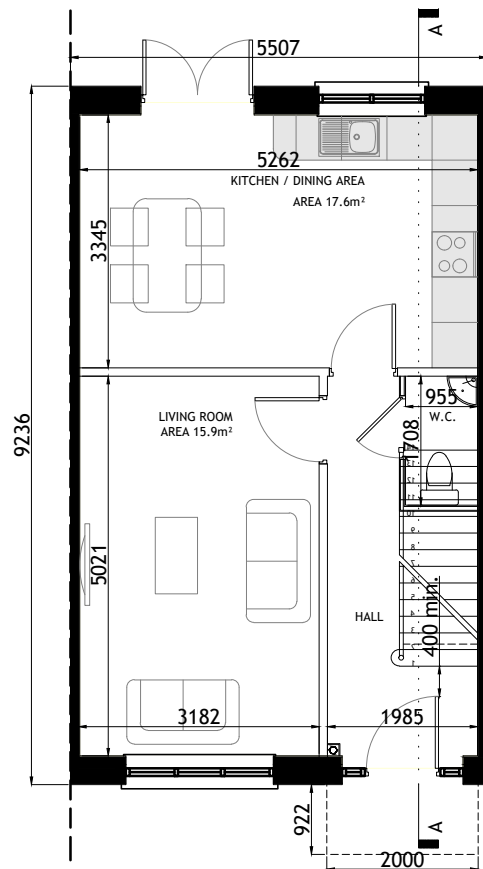
REAR ELEVATION  
SCALE 1:100

HOUSETYPE C1  
2-BED  
2 STOREY  
MID-TERRACE

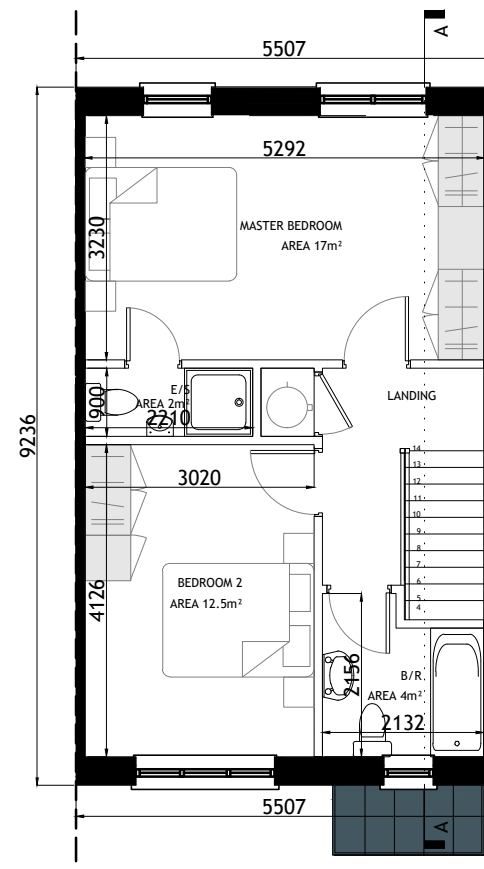
APPROXIMATE AREAS-  
GROUND FLOOR C.45 M<sup>2</sup>  
FIRST FLOOR C.45 M<sup>2</sup>

TOTAL AREA CIRCA 90 M<sup>2</sup>  
(C.969 SQ.FT)

- NOTES:
- FOR INDIVIDUAL UNIT FLOOR LEVELS PLEASE REFER TO SITE LAYOUT MAP
  - FOR INDIVIDUAL UNIT NORTH POINT ORIENTATION PLEASE REFER TO SITE LAYOUT MAP
  - APPLIED BRICK FINISH IS DEPENDENT ON AVAILABILITY AND SITE LOCATION
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  - PLANNING DRAWING ONLY
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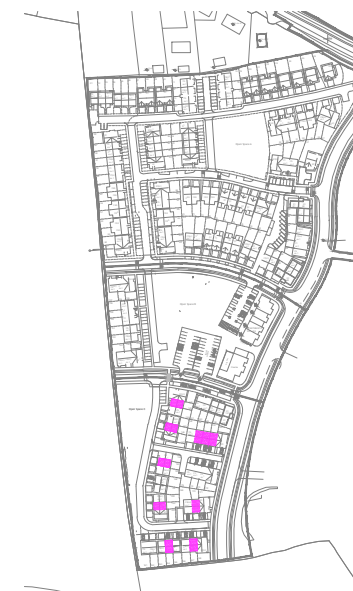


GROUND FLOOR PLAN  
SCALE 1:100



FIRST FLOOR PLAN  
SCALE 1:100

MID-TERRACE UNIT  
NO SIDE ELEVATIONS



KEY -PLAN

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
B	31.03.23	ISSUED FOR PLANNING	SB	DOS	DOS
A	04.04.22	ISSUED FOR PLANNING	EOS	DOS	DOS



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Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

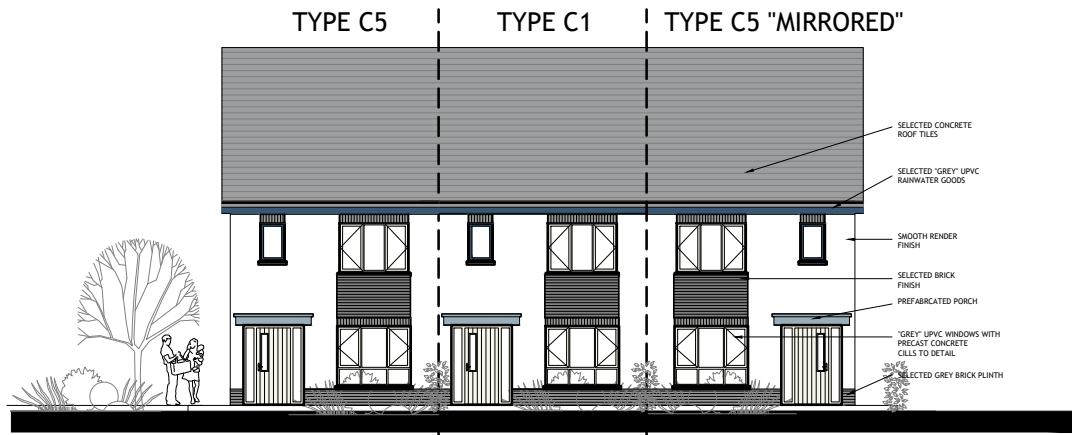
Client:	Architecture
RUDEN HOMES LTD	Planning
	Urban Design
Project:	Engineering
RESIDENTIAL DEVELOPMENT COURTSTOWN, LITTLE ISLAND Co.CORK	Landscape
	Interiors

Drawing Title:  
HOUSE TYPE "C1" (MIRRORED)  
CHARACTER AREA 3  
PLANS | ELEVATIONS | SECTION

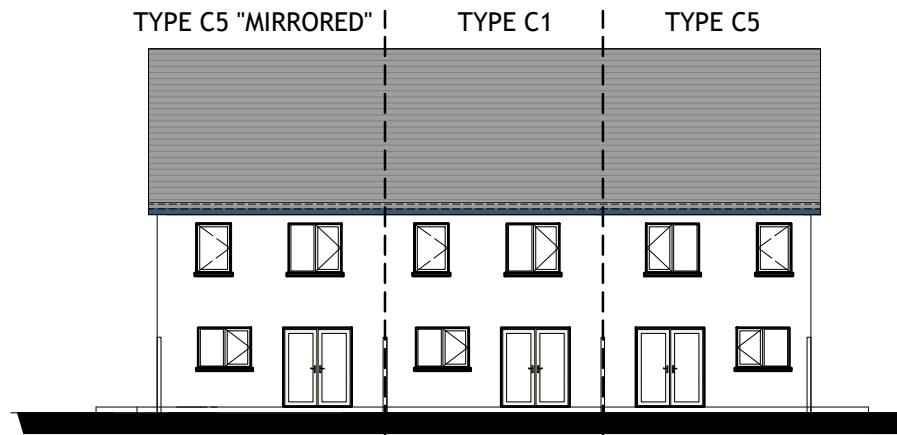
Scale @ A3:	Drawn:	Approved:	Date:
1:100	EOS	DOS	01.03.22
Job No:	Drawing No:	Rev:	
10277	10277-PL-235	B	

Issue Status:	Information	Preliminary	Approval	Construction	Tender	Planning
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

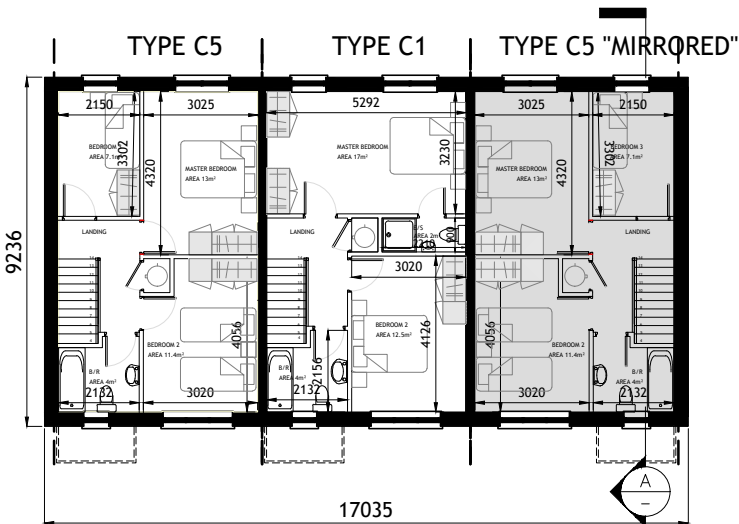
C5 C1 C5 CHARACTER AREA 3



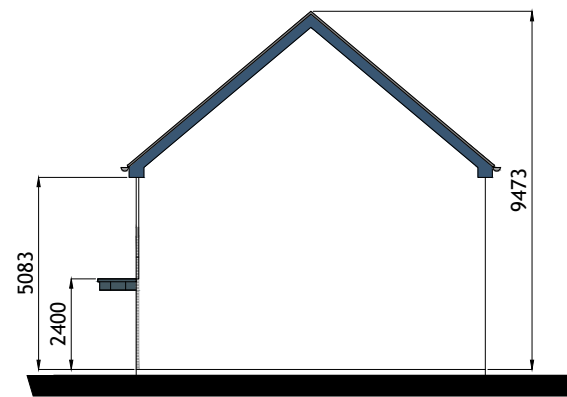
FRONT (ROADSIDE) ELEVATION  
SCALE 1:200



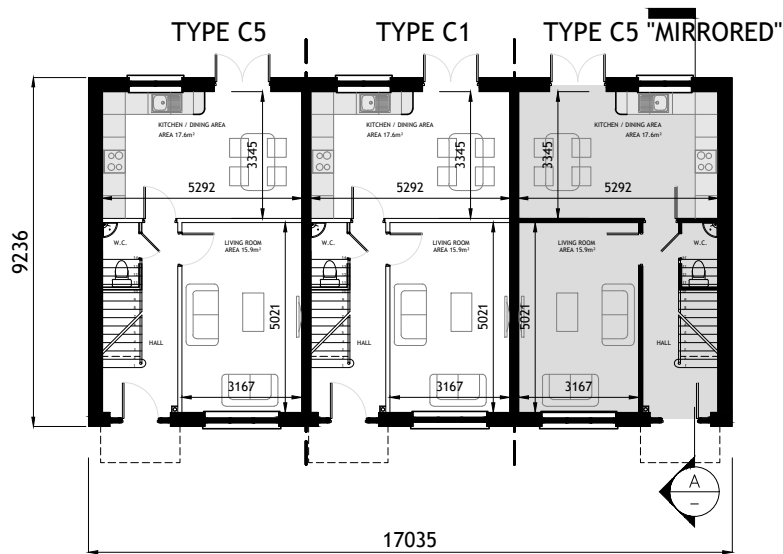
REAR ELEVATION  
SCALE 1:200



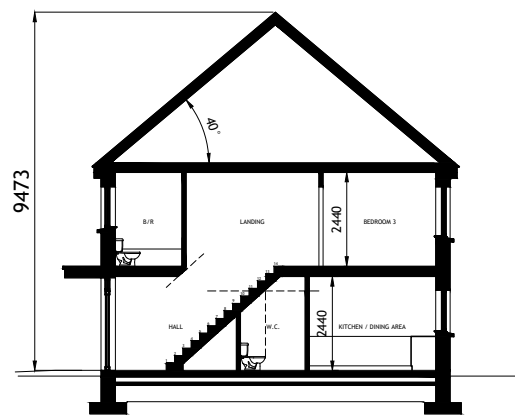
FIRST FLOOR PLAN  
SCALE 1:200



SIDE ELEVATION  
SCALE 1:200



GROUND FLOOR PLAN  
SCALE 1:200



TYPICAL SECTION  
SCALE 1:200



KEY -PLAN

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**HOUSETYPE C5**  
3-BED  
2 STOREY

APPROXIMATE AREAS-  
GROUND FLOOR - C.45 M<sup>2</sup>  
FIRST FLOOR - C.45 M<sup>2</sup>

TOTAL AREA CIRCA 90 M<sup>2</sup>  
(C.969 SQ.FT)

**HOUSETYPE C1**  
2-BED  
2 STOREY

APPROXIMATE AREAS-  
GROUND FLOOR - C.45 M<sup>2</sup>  
FIRST FLOOR - C.45 M<sup>2</sup>

TOTAL AREA CIRCA 90 M<sup>2</sup>  
(C.969 SQ.FT)

NOTES:

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Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
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<b>Project:</b>	Engineering
RESIDENTIAL DEVELOPMENT COURTSTOWN, LITTLE ISLAND Co.CORK	Landscape
	Interiors

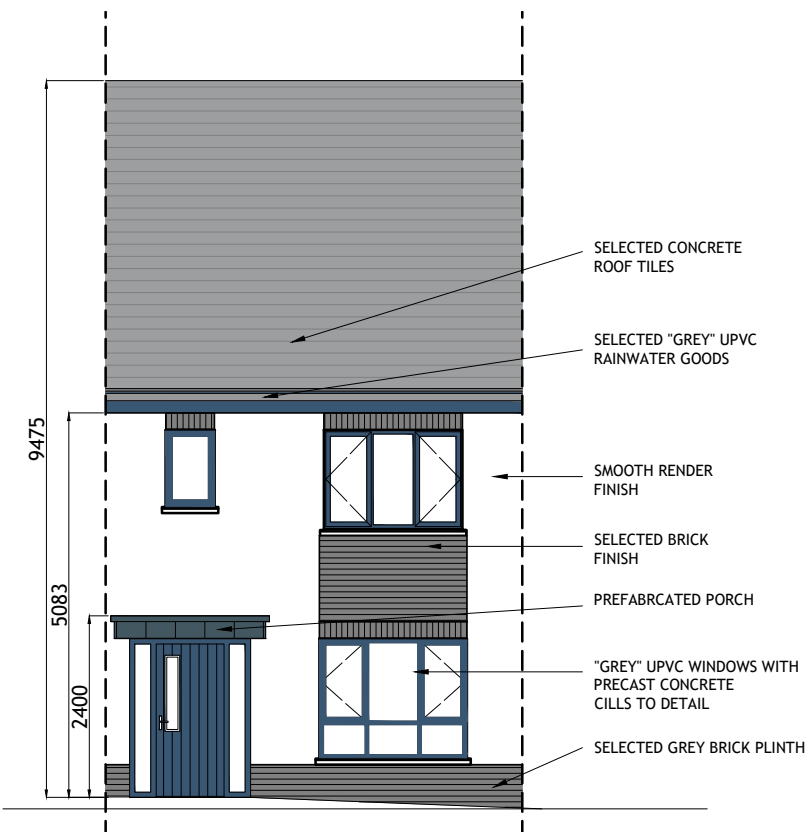
**Drawing Title:**  
BLOCK C5 | C1 | C5  
CHARACTER AREA 3  
PLANS | ELEVATIONS | SECTION

Scale @ A3:	Drawn:	Approved:	Date:
1:200	EOS	DOS	01.03.22

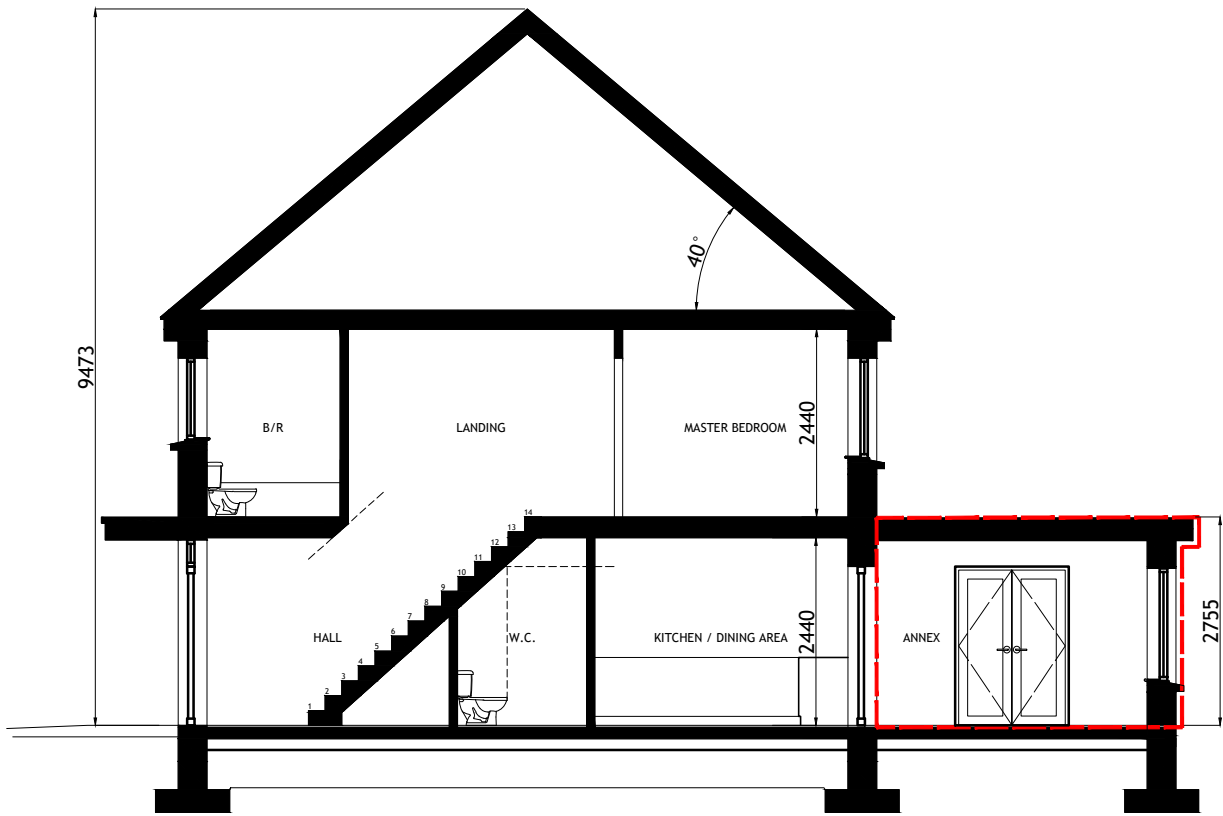
Job No:	Drawing No:	Rev:
10277	10277-PL-236	B

Issue Status:	Information	Preliminary	Approval	Construction	Tender	Planning
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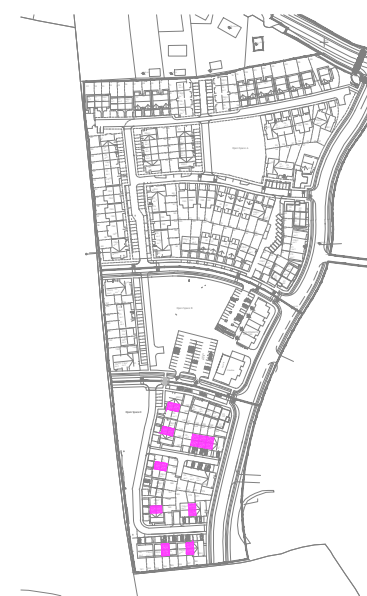




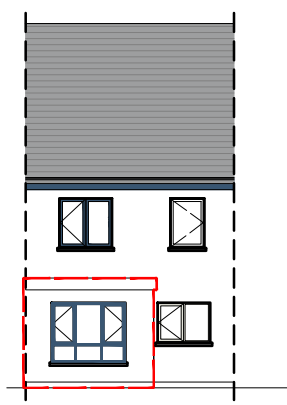
**FRONT (ROADSIDE) ELEVATION**  
SCALE 1:100



**TYPICAL SECTION**  
SCALE 1:100



**KEY -PLAN**



**REAR ELEVATION**  
SCALE 1:200

Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to Engenuiti Consulting Engineers.  
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**HOUSETYPE C1 - EXTENSION 1**  
2-BED  
2 STOREY  
MID-TERRACE

APPROXIMATE AREAS-  
GROUND FLOOR C.45 M<sup>2</sup>  
EXTENSION C.10 M<sup>2</sup>  
FIRST FLOOR C.45 M<sup>2</sup>

TOTAL AREA CIRCA 100 M<sup>2</sup>  
(C.1080 SQ.FT)

- NOTES:
- FOR INDIVIDUAL UNIT FLOOR LEVELS PLEASE REFER TO SITE LAYOUT MAP
  - FOR INDIVIDUAL UNIT NORTH POINT ORIENTATION PLEASE REFER TO SITE LAYOUT MAP
  - APPLIED BRICK FINISH IS DEPENDENT ON AVAILABILITY AND SITE LOCATION
  - ALL DIMENSIONS ARE IN mm
  - PLANNING DRAWING ONLY
  - DO NOT SCALE FROM DRAWINGS

EXTENDED AREA OUTLINED IN RED

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
B	31.03.23	ISSUED FOR PLANNING	SB	DOS	DOS
A	04.04.22	ISSUED FOR PLANNING	EOS	DOS	DOS



Address: Unit 3, Westpoint Business Centre, Ballincollig, Cork P32 YK52  
Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

**Client:** RUDEN HOMES LTD  
Architecture  
Planning  
Urban Design  
Engineering  
Landscape  
Interiors

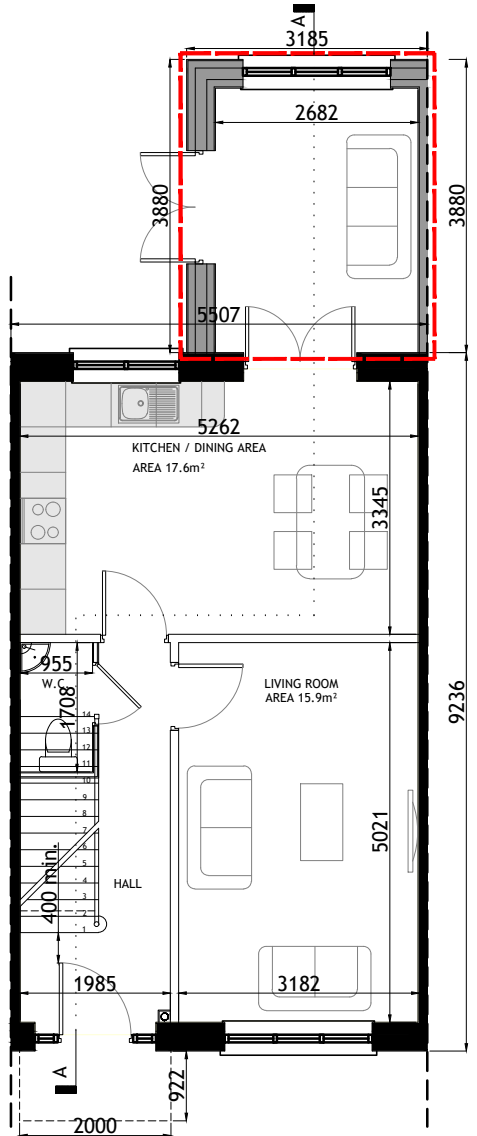
**Project:** RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK

**Drawing Title:**  
HOUSE TYPE "C1" - EXTENSION 1 (MID-TERRACE)  
CHARACTER AREA 3  
PLANS | ELEVATIONS | SECTION

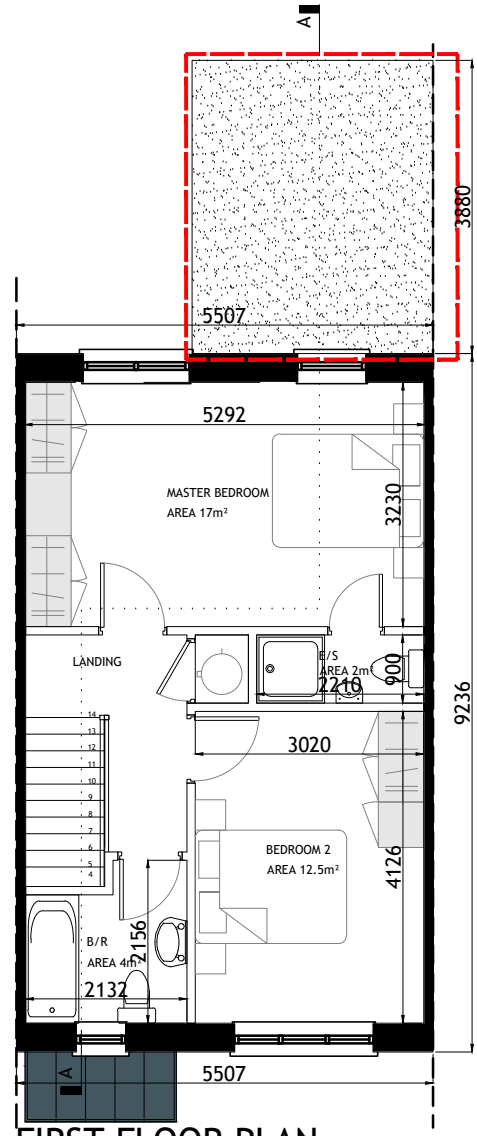
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1:100/200	EOS	DOS	01.03.22

Job No:	Drawing No:	Rev:
10277	10277-PL-239	B

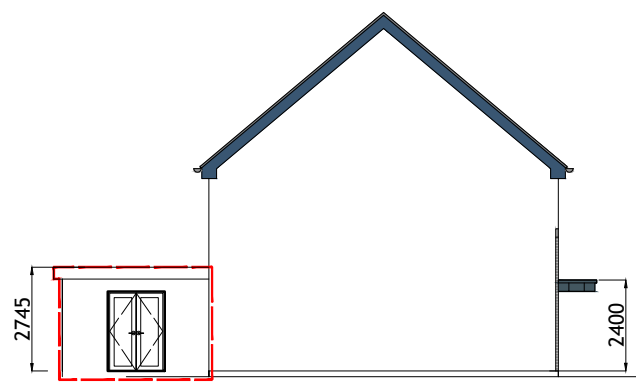
Issue Status:  
Information  Preliminary  Approval   
Construction  Tender  Planning



**GROUND FLOOR PLAN**  
SCALE 1:100

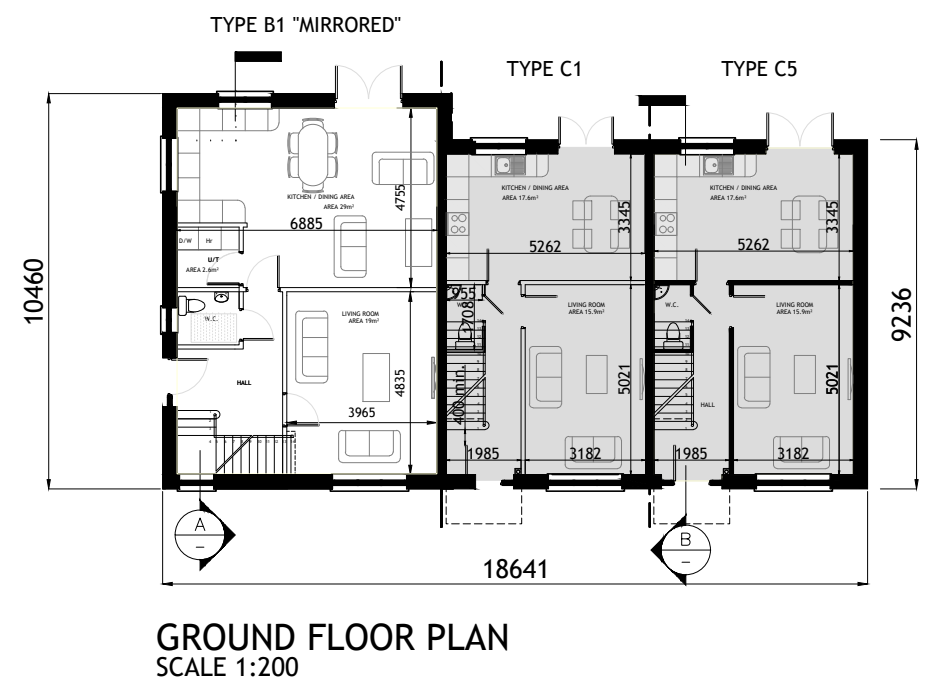
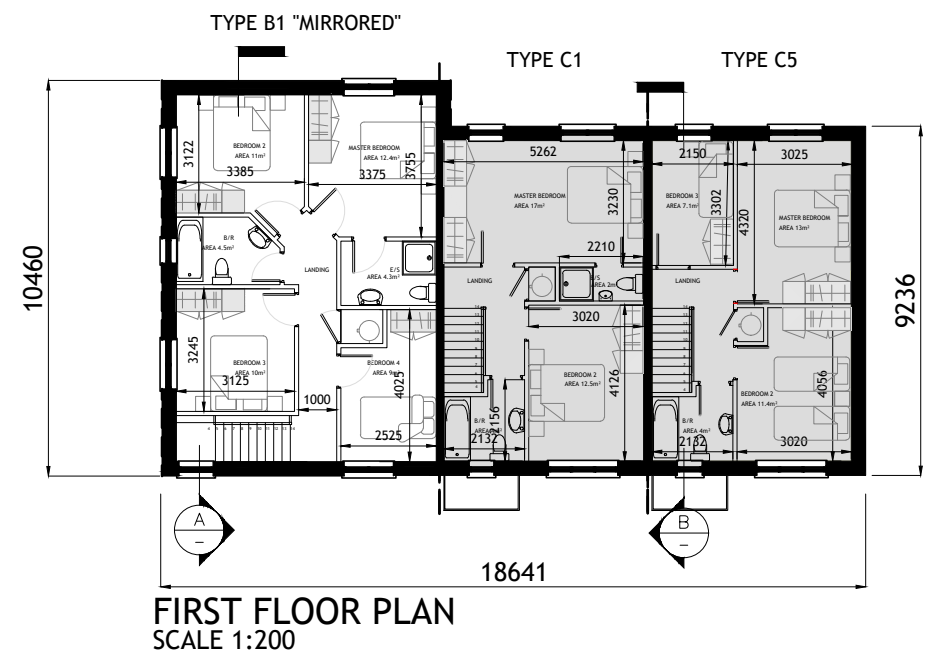
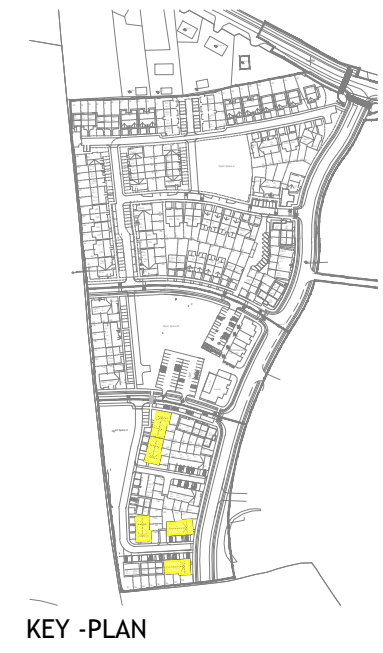
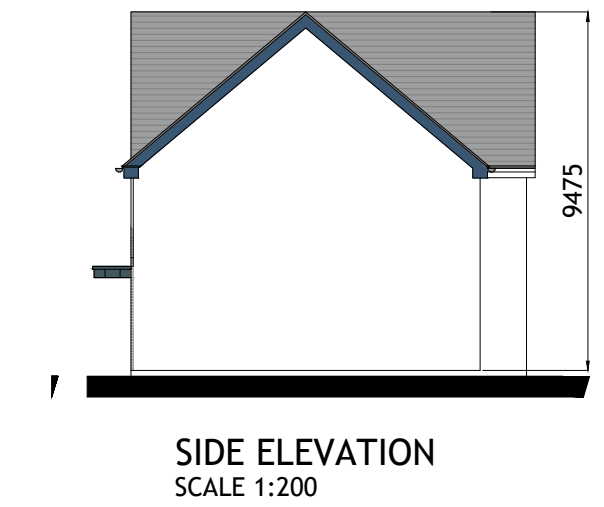
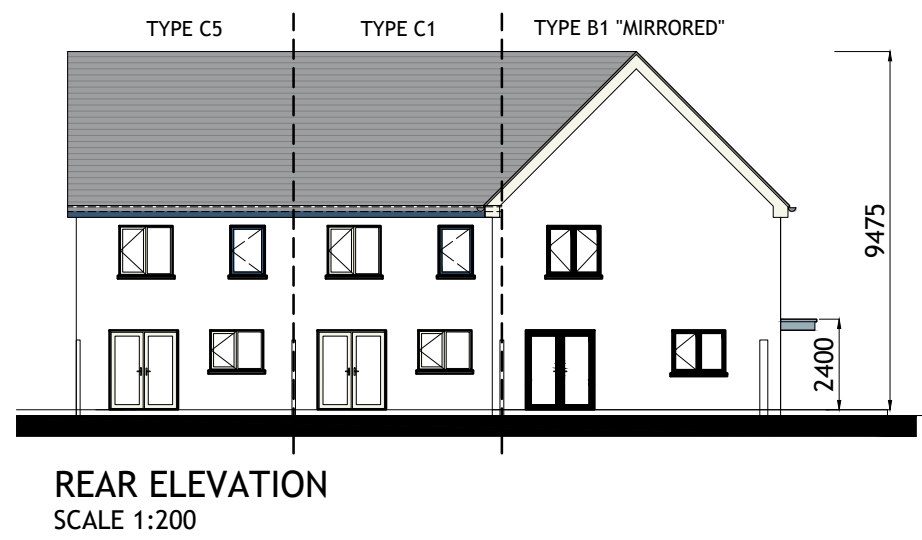
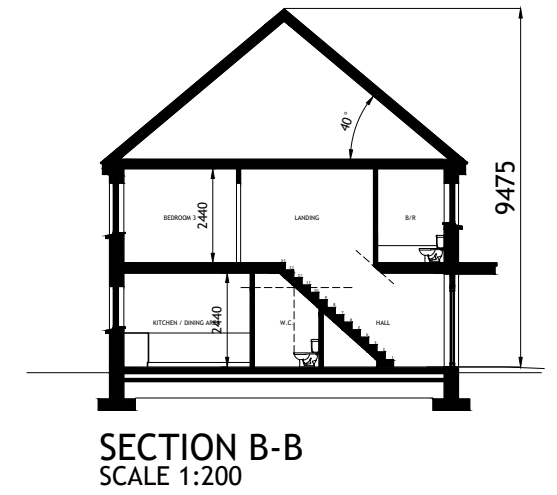
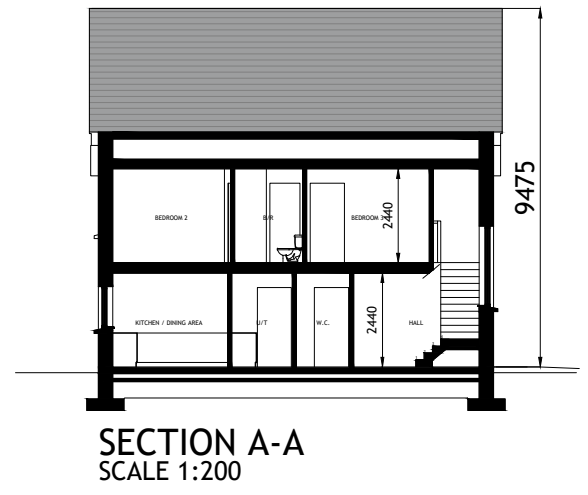
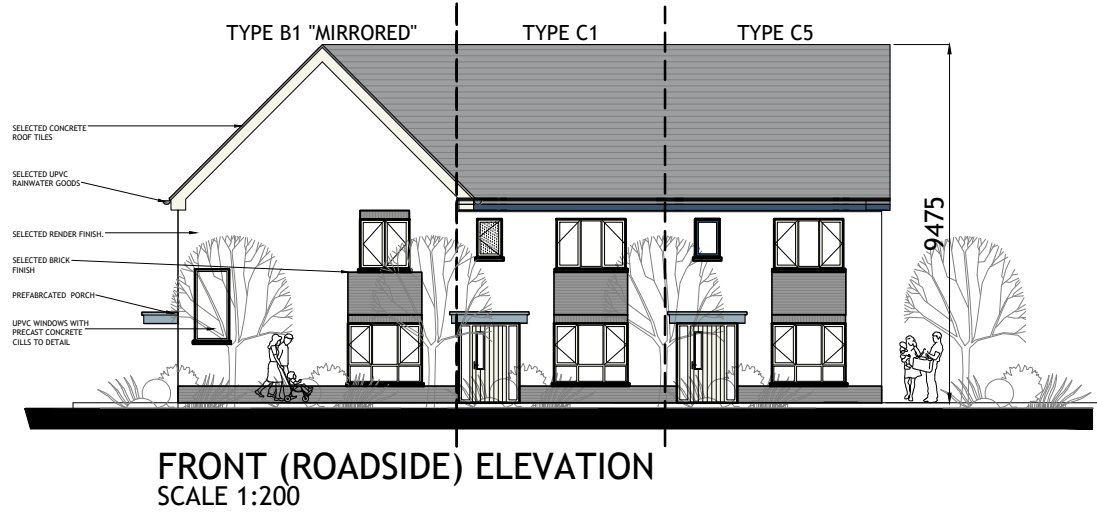


**FIRST FLOOR PLAN**  
SCALE 1:100



**SIDE ( LEFT ) ELEVATION**  
SCALE 1:200

B1 C1 C5 CHARACTER AREA 3



**HOUSETYPE C1**  
2-BED  
2 STOREY

APPROXIMATE AREAS-  
GROUND FLOOR C.45 M<sup>2</sup>  
FIRST FLOOR C.45 M<sup>2</sup>

TOTAL AREA CIRCA 90 M<sup>2</sup>  
(C.969 SQ.FT)

**HOUSETYPE B1**  
4 BED  
2 STOREY  
END OF TERRACE / SEMI-DETACHED

APPROXIMATE AREAS  
GROUND FLOOR c.71.5 m<sup>2</sup>  
FIRST FLOOR c.66.5 m<sup>2</sup>

TOTAL AREA c.138 m<sup>2</sup>  
(c.1485 SQ.FT)

**HOUSETYPE C5**  
3-BED  
2 STOREY

APPROXIMATE AREAS-  
GROUND FLOOR - C.45 M<sup>2</sup>  
FIRST FLOOR - C.45 M<sup>2</sup>

TOTAL AREA CIRCA 90 M<sup>2</sup>  
(C.969 SQ.FT)

Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to Engenuiti Consulting Engineers

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  - ALL DIMENSIONS ARE IN mm
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  - DO NOT SCALE FROM DRAWINGS

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
A	15.05.24	ISSUED FOR PLANNING	EOS	DOS	DOS



Address: Unit 3, Westpoint Business Centre, Ballincollig, Cork P32 YK52  
Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

Client:	RUDEN HOMES LTD	Architecture
		Planning
		Urban Design
Project:	RESIDENTIAL DEVELOPMENT COURTSTOWN, LITTLE ISLAND Co.CORK	Engineering
		Landscape
		Interiors

Drawing Title:  
BLOCK B1 | C1 | C5  
CHARACTER AREA 3  
PLANS | ELEVATIONS | SECTION

Scale @ A3:	Drawn:	Approved:	Date:
1:200	EOS	DOS	15.05.24

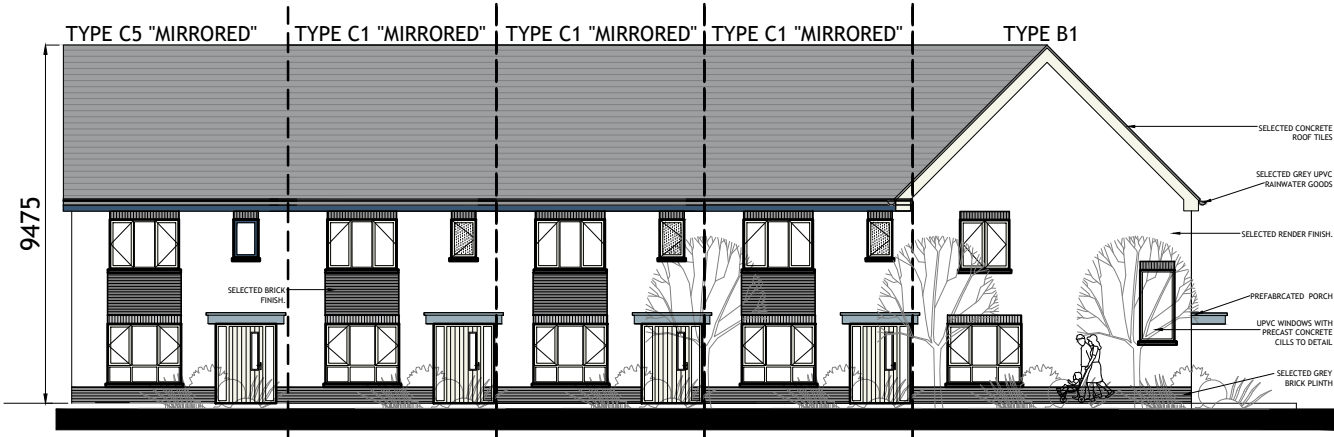
Job No:	Drawing No:	Rev:
10277	10277-PL-245	A

Issue Status:

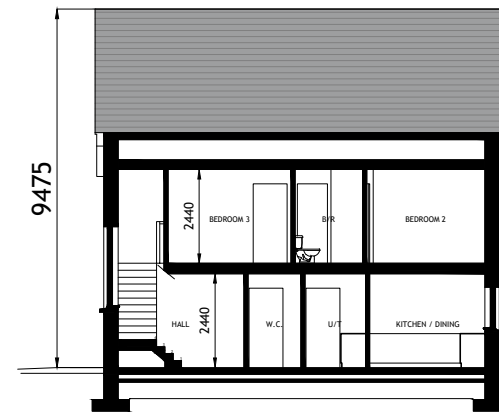
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Construction	<input type="checkbox"/> Tender	<input type="checkbox"/> Planning	<input checked="" type="checkbox"/>

Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to Engenuiti Consulting Engineers.

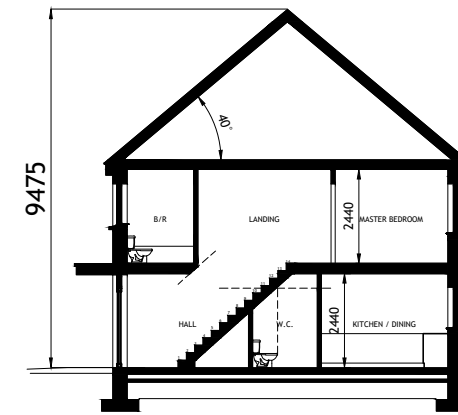
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FRONT (ROADSIDE) ELEVATION  
SCALE 1:200



SECTION A-A  
SCALE 1:200



SECTION B-B  
SCALE 1:200

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  - DO NOT SCALE FROM DRAWINGS

HOUSETYPE B1  
4 BED  
2 STOREY  
END OF TERRACE / SEMI-DETACHED

APPROXIMATE AREAS  
GROUND FLOOR c.71.5 m<sup>2</sup>  
FIRST FLOOR c.66.5 m<sup>2</sup>

TOTAL AREA c.138 m<sup>2</sup>  
(c.1485 SQ.FT)

HOUSETYPE C1  
2-BED  
2 STOREY

APPROXIMATE AREAS-  
GROUND FLOOR c.45 M<sup>2</sup>  
FIRST FLOOR c.45 M<sup>2</sup>

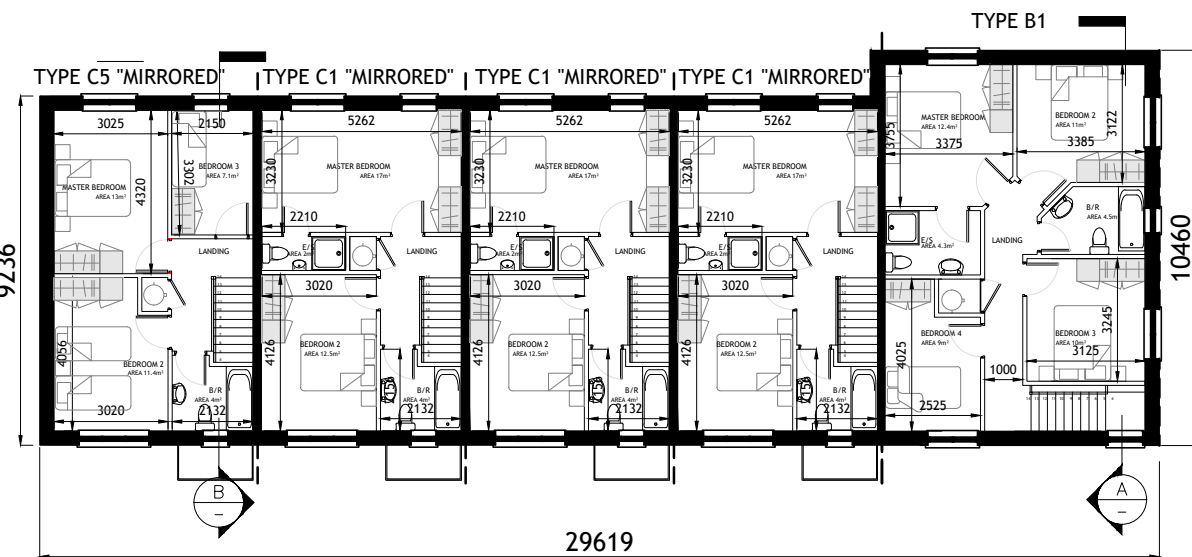
TOTAL AREA CIRCA 90 M<sup>2</sup>  
(C.969 SQ.FT)

HOUSETYPE C5  
3-BED  
2 STOREY

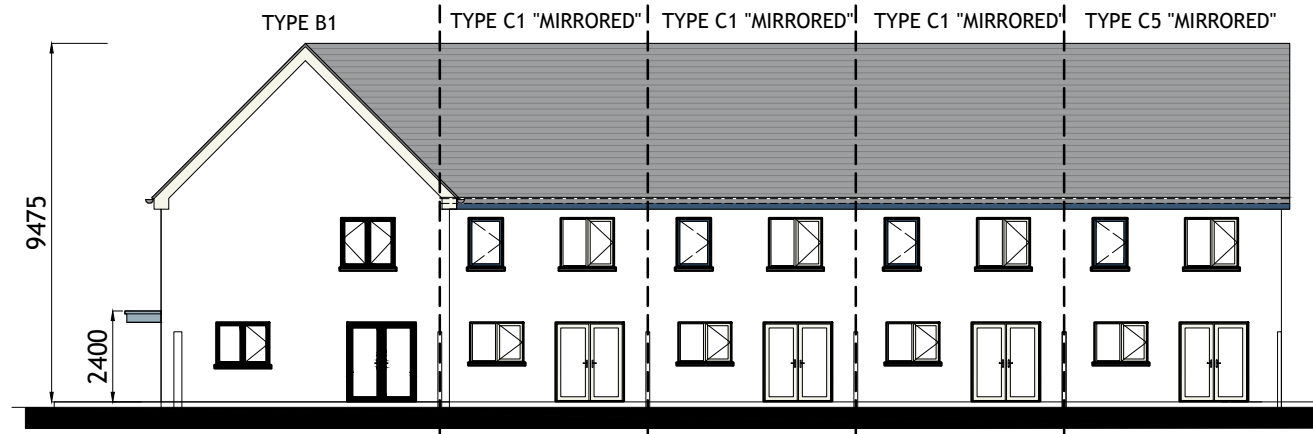
APPROXIMATE AREAS-  
GROUND FLOOR - C.45 M<sup>2</sup>  
FIRST FLOOR - C.45 M<sup>2</sup>

TOTAL AREA CIRCA 90 M<sup>2</sup>  
(C.969 SQ.FT)

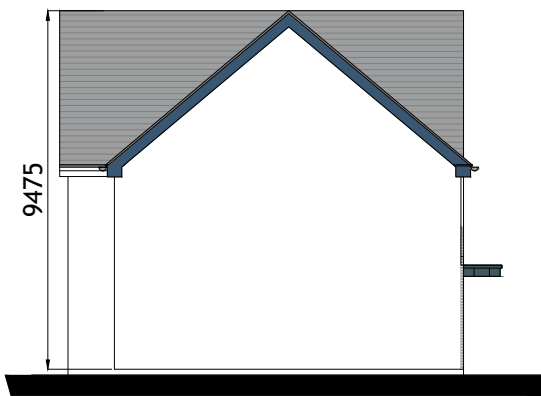
B1 C1 C1 C1 C1 C5 CHARACTER AREA 3



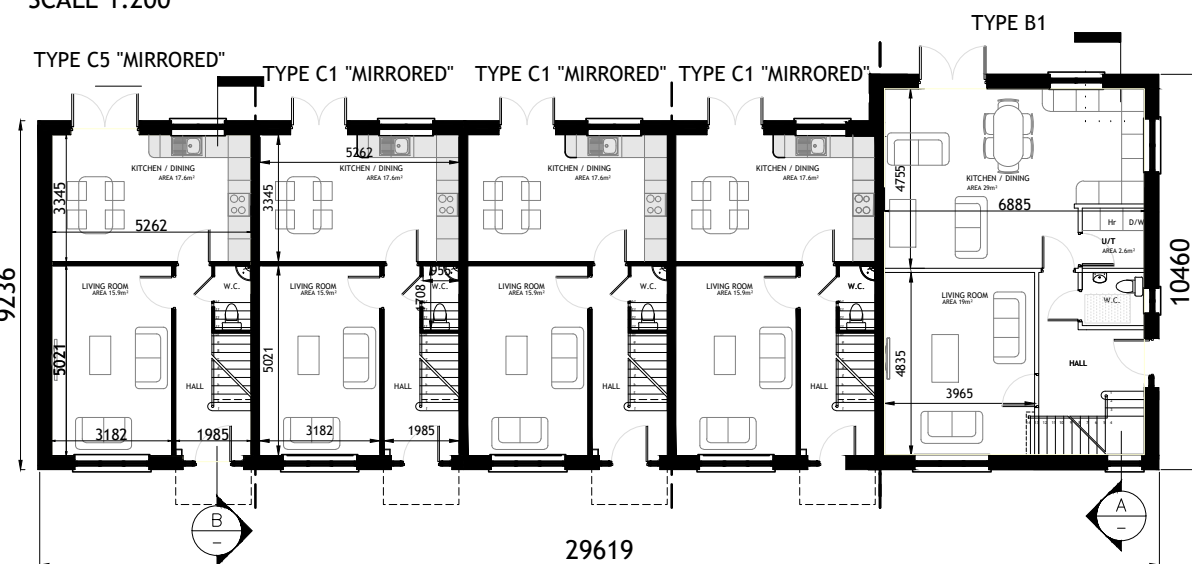
FIRST FLOOR PLAN  
SCALE 1:200



REAR ELEVATION  
SCALE 1:200



SIDE ELEVATION  
SCALE 1:200



GROUND FLOOR PLAN  
SCALE 1:200



SIDE ELEVATION  
SCALE 1:200



KEY -PLAN

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
A	16.05.24	ISSUED FOR PLANNING	EOS	DOS	DOS



Address: Unit 3, Westpoint Business Centre, Ballincollig, Cork P32 YK52  
Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

Client: RUDEN HOMES LTD  
Project: RESIDENTIAL DEVELOPMENT COURTSTOWN, LITTLE ISLAND Co.CORK

Drawing Title: BLOCK B1 | C1 | C1 | C1 | C5 CHARACTER AREA 3 PLANS | ELEVATIONS | SECTION

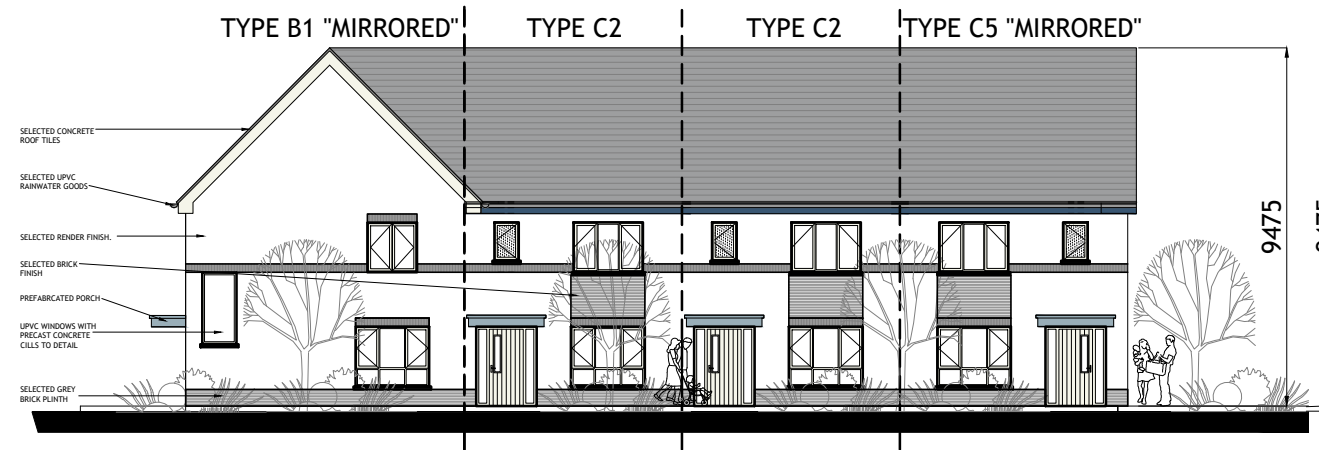
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Job No:	Drawing No:	Rev:
10277	10277-PL-246	A

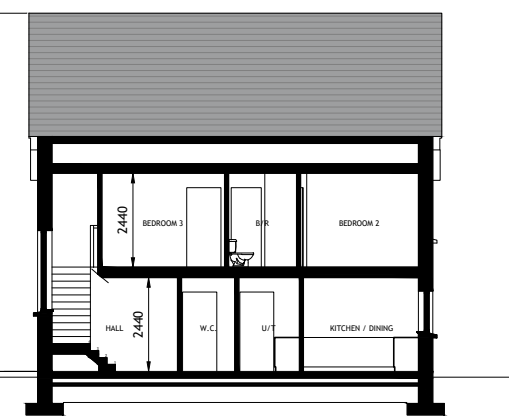
Issue Status:  
Information  Preliminary  Approval   
Construction  Tender  Planning



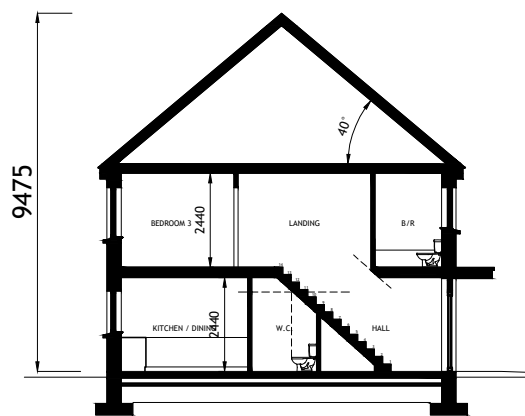
B1 C2 C2 C5 CHARACTER AREA 3



**FRONT (ROADSIDE) ELEVATION**  
SCALE 1:200



**SECTION A-A**  
SCALE 1:200



**SECTION B-B**  
SCALE 1:200

Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to Engenuiti Consulting Engineers.  
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  - DO NOT SCALE FROM DRAWINGS

**HOUSETYPE B1**  
4 BED  
2 STOREY  
END OF TERRACE / SEMI-DETACHED

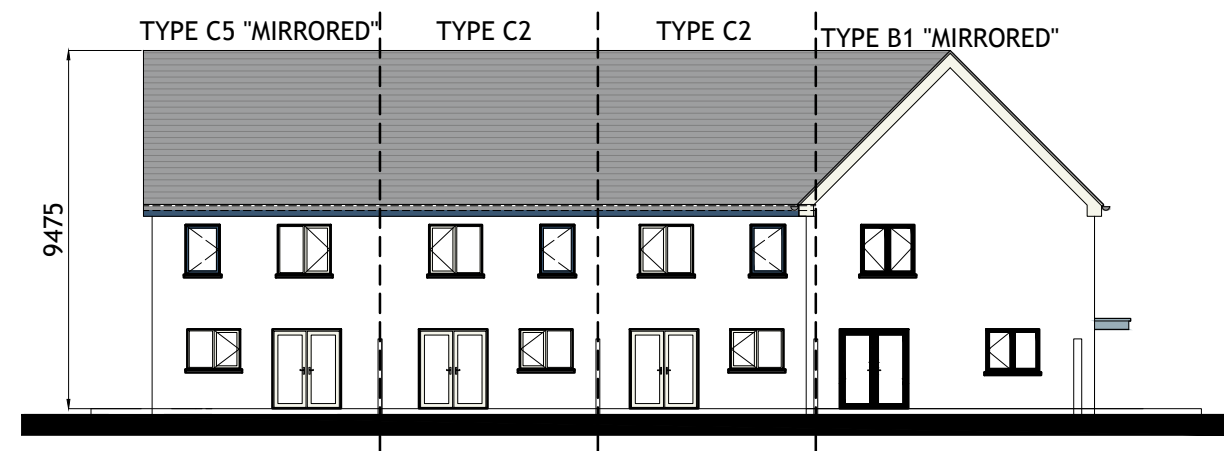
**APPROXIMATE AREAS**  
GROUND FLOOR c.71.5 m<sup>2</sup>  
FIRST FLOOR c.66.5 m<sup>2</sup>

**TOTAL AREA** c.138 m<sup>2</sup>  
(c.1485 SQ.FT)

**HOUSETYPE C5**  
3-BED  
2 STOREY

**APPROXIMATE AREAS-**  
GROUND FLOOR - C.45 M<sup>2</sup>  
FIRST FLOOR - C.45 M<sup>2</sup>

**TOTAL AREA CIRCA 90 M<sup>2</sup>**  
(C.969 SQ.FT)

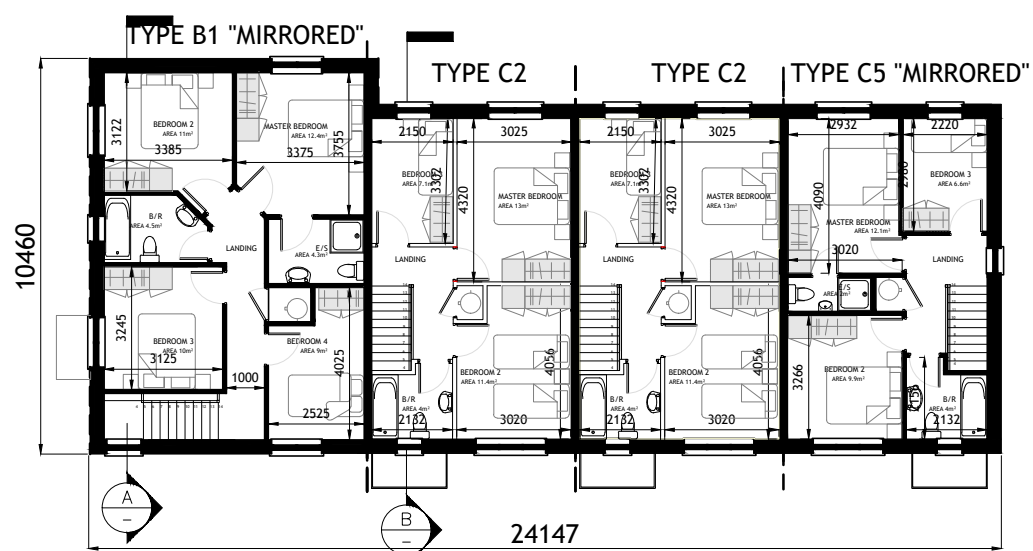


**REAR ELEVATION**  
SCALE 1:200

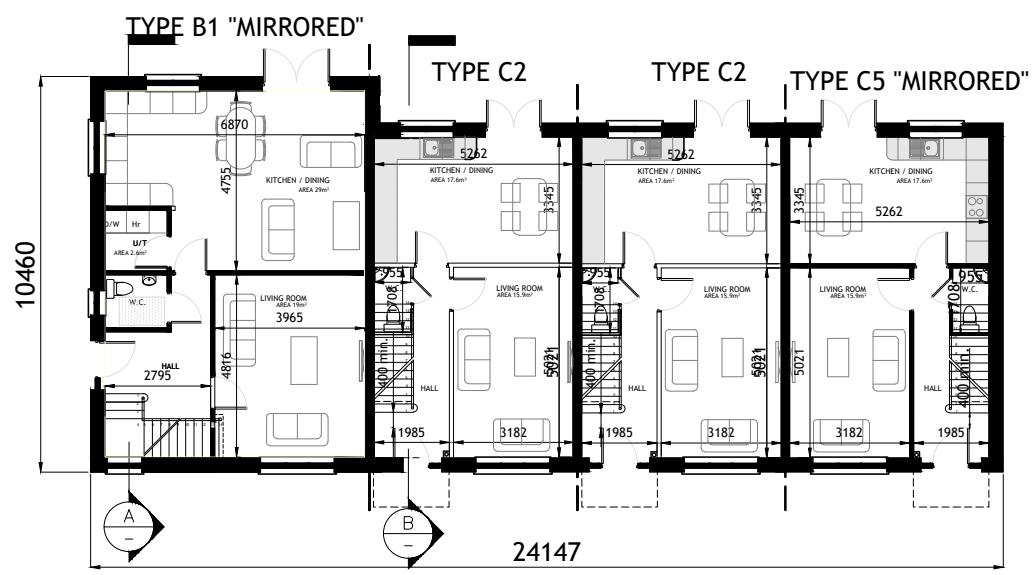
**HOUSETYPE C2**  
3-BED  
2 STOREY

**APPROXIMATE AREAS-**  
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FIRST FLOOR - C.45 M<sup>2</sup>

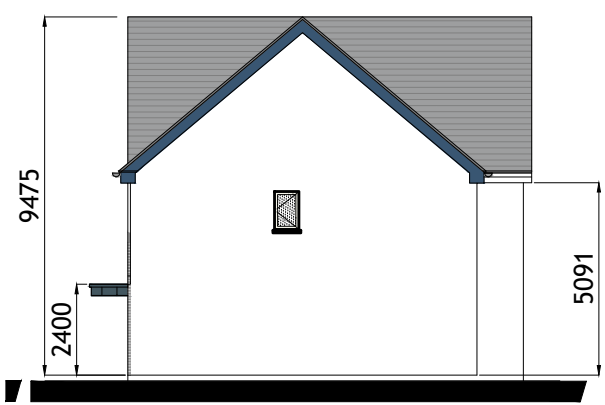
**TOTAL AREA CIRCA 90 M<sup>2</sup>**  
(C.969 SQ.FT)



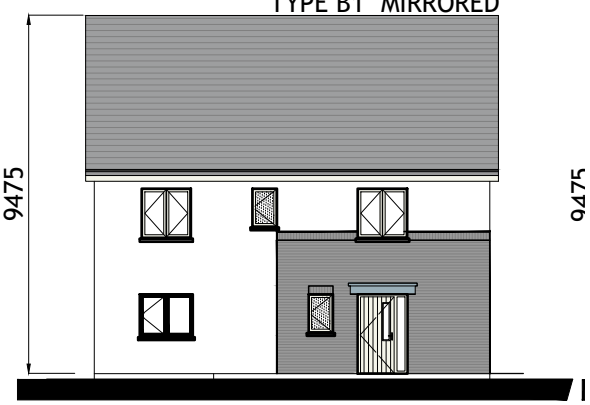
**FIRST FLOOR PLAN**  
SCALE 1:200



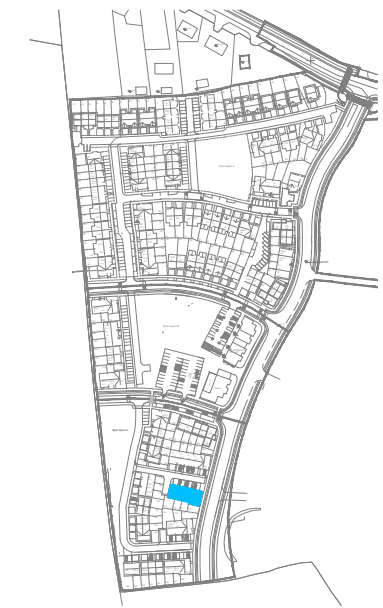
**GROUND FLOOR PLAN**  
SCALE 1:200



**SIDE ELEVATION**  
SCALE 1:200



**SIDE ELEVATION**  
SCALE 1:200



**KEY -PLAN**

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
A	15.05.24	ISSUED FOR PLANNING	EOS	DOS	DOS



Address: Unit 3, Westpoint Business Centre, Ballincollig, Cork P32 YK52  
Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

**Client:** RUDEN HOMES LTD  
**Project:** RESIDENTIAL DEVELOPMENT COURTSTOWN, LITTLE ISLAND Co.CORK

**Drawing Title:** BLOCK B1 | C2 | C2 | C5 CHARACTER AREA 3 PLANS | ELEVATIONS | SECTION

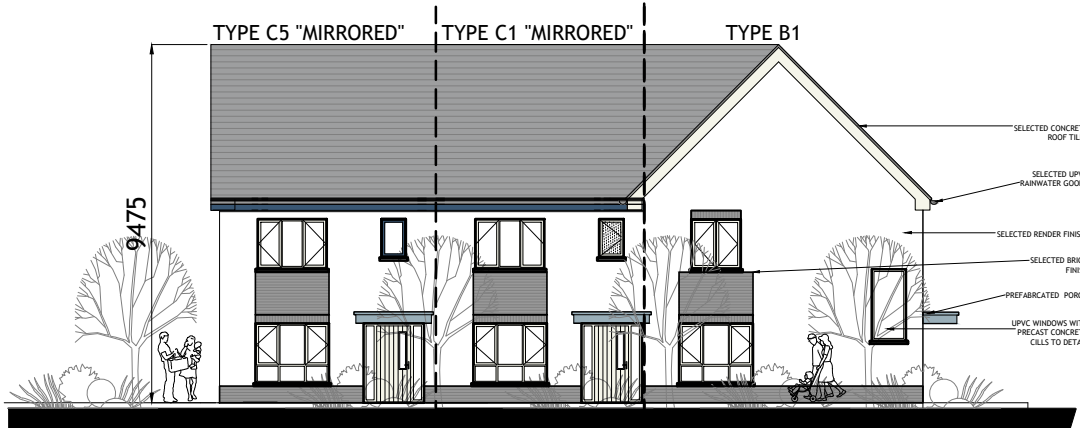
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1:100/200	EOS	DOS	15.05.24

Job No:	Drawing No:	Rev:
10277	10277-PL-247	A

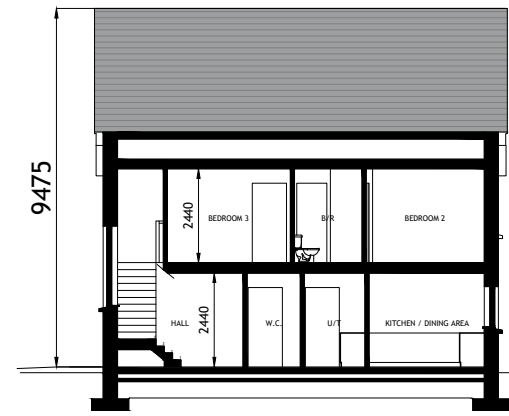
**Issue Status:**  
Information  Preliminary  Approval   
Construction  Tender  Planning

Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to Engenuiti Consulting Engineers

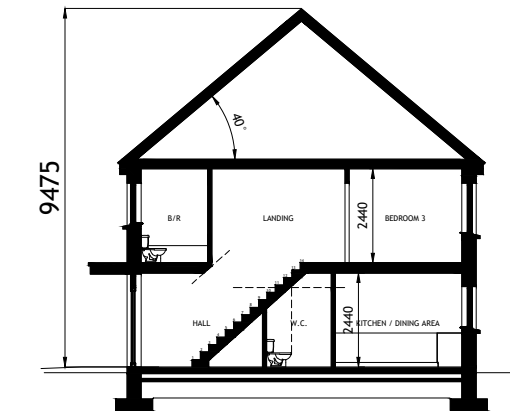
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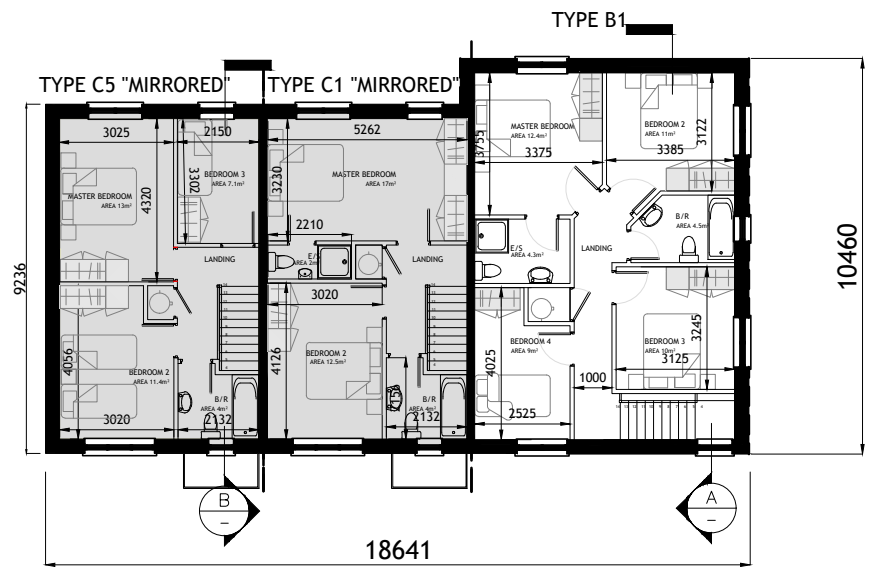
FRONT (ROADSIDE) ELEVATION  
SCALE 1:200



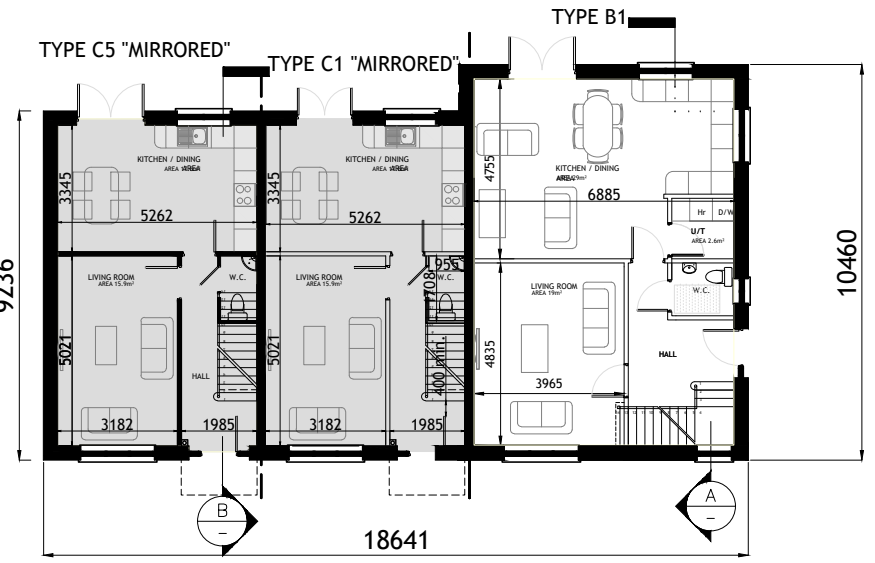
SECTION A-A  
SCALE 1:200



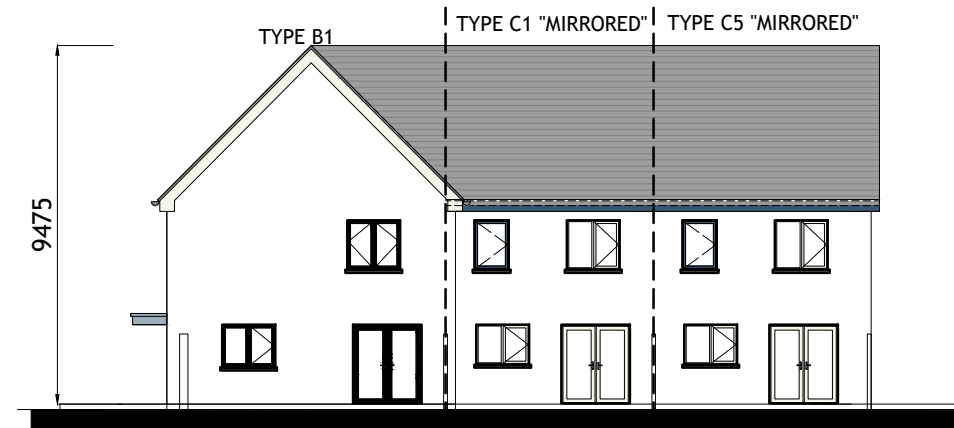
SECTION B-B  
SCALE 1:200



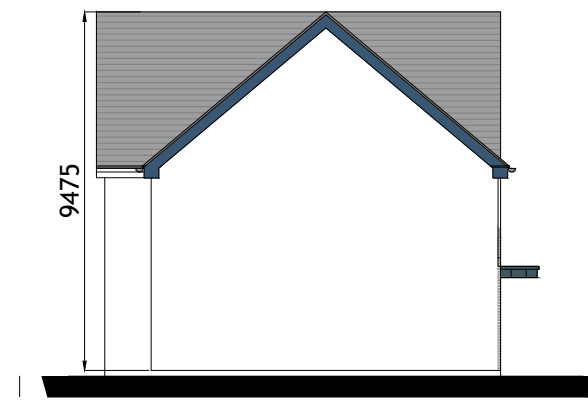
FIRST FLOOR PLAN  
SCALE 1:200



GROUND FLOOR PLAN  
SCALE 1:200



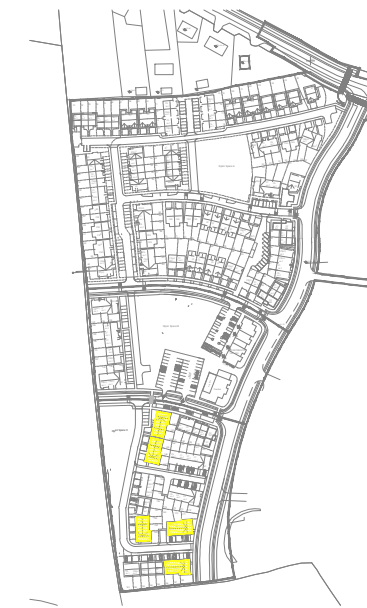
REAR ELEVATION  
SCALE 1:200



SIDE ELEVATION  
SCALE 1:200



SIDE ELEVATION  
SCALE 1:200



KEY -PLAN

HOUSETYPE C1  
2-BED  
2 STOREY

APPROXIMATE AREAS-  
GROUND FLOOR C.45 M<sup>2</sup>  
FIRST FLOOR C.45 M<sup>2</sup>

TOTAL AREA CIRCA 90 M<sup>2</sup>  
(C.969 SQ.FT)

HOUSETYPE B1  
4 BED  
2 STOREY  
END OF TERRACE / SEMI-DETACHED

APPROXIMATE AREAS  
GROUND FLOOR c.71.5 m<sup>2</sup>  
FIRST FLOOR c.66.5 m<sup>2</sup>

TOTAL AREA c.138 m<sup>2</sup>  
(c.1485 SQ.FT)

HOUSETYPE C5  
3-BED  
2 STOREY

APPROXIMATE AREAS-  
GROUND FLOOR - C.45 M<sup>2</sup>  
FIRST FLOOR - C.45 M<sup>2</sup>

TOTAL AREA CIRCA 90 M<sup>2</sup>  
(C.969 SQ.FT)

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  - DO NOT SCALE FROM DRAWINGS

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
A	15.05.24	ISSUED FOR PLANNING	EOS	DOS	DOS



Address: Unit 3, Westpoint Business Centre, Ballincollig, Cork P32 YK52  
Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

Client:	Architecture
RUDEN HOMES LTD	Planning
	Urban Design
	Engineering
	Landscape
	Interiors

Project:  
RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK

Drawing Title:  
BLOCK B1 | C1 | C5  
CHARACTER AREA 3  
PLANS | ELEVATIONS | SECTION

Scale @ A3:	Drawn:	Approved:	Date:
1:200	EOS	DOS	15.05.24

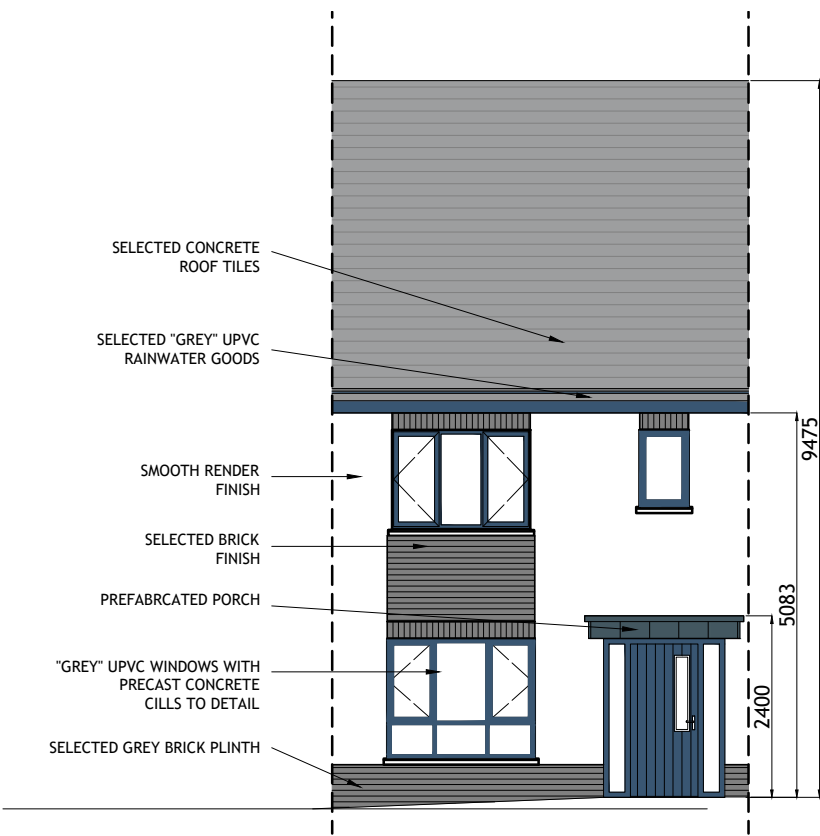
Job No:	Drawing No:	Rev:
10277	10277-PL-248	A

Issue Status:  
Information  Preliminary  Approval   
Construction  Tender  Planning

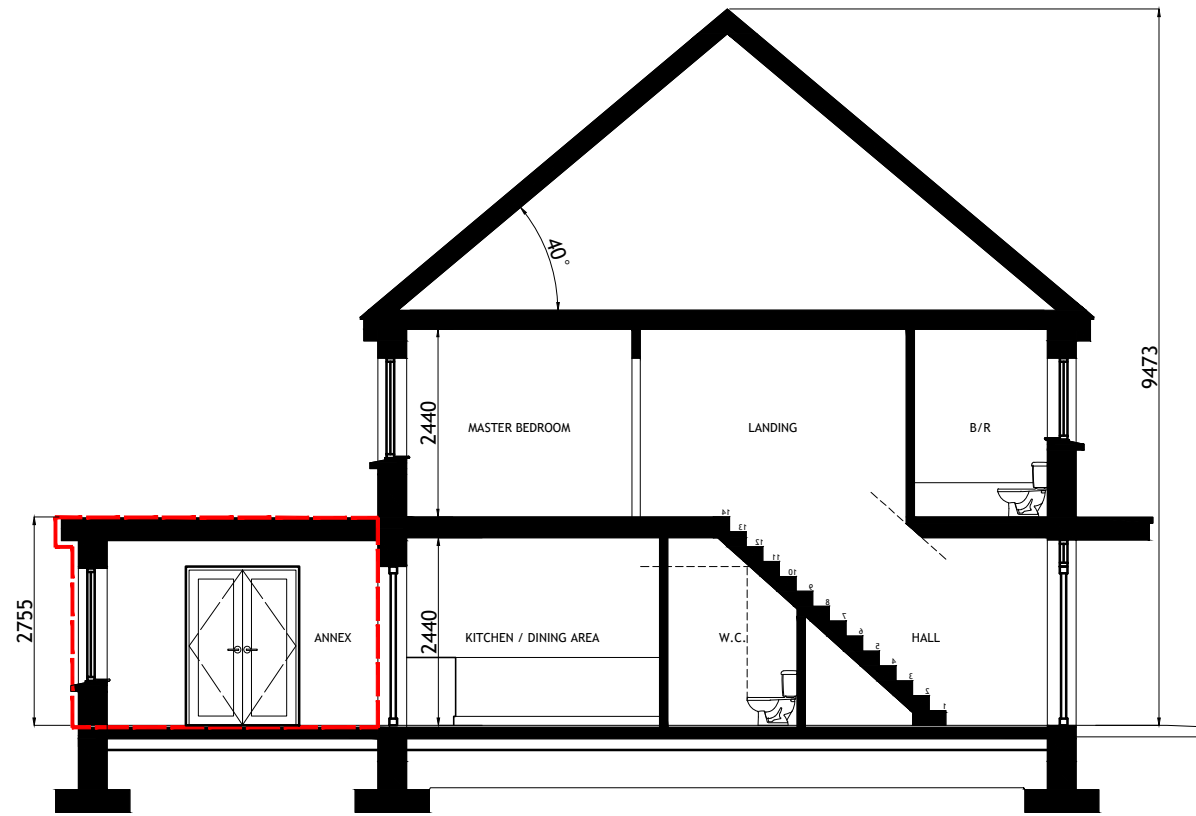
B1 C1 C5 CHARACTER AREA 3

Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to Engenuiti Consulting Engineers.

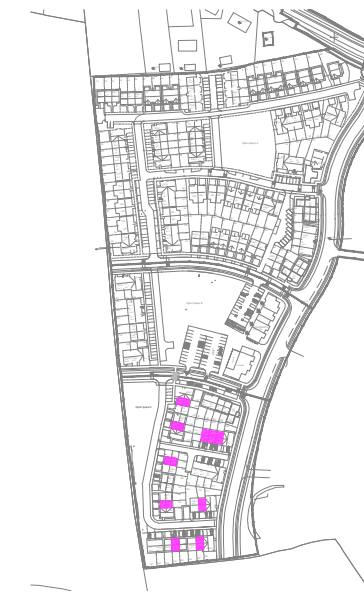
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FRONT (ROADSIDE) ELEVATION  
SCALE 1:100



TYPICAL SECTION  
SCALE 1:100



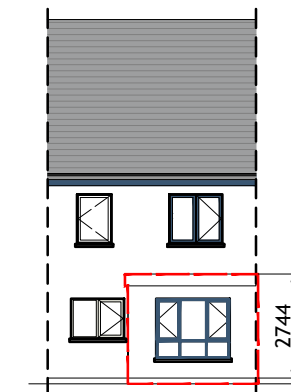
KEY -PLAN

HOUSETYPE C1 - EXTENSION 1  
2-BED  
2 STOREY  
MID-TERRACE

APPROXIMATE AREAS-  
GROUND FLOOR C.45 M<sup>2</sup>  
EXTENSION C.10 M<sup>2</sup>  
FIRST FLOOR C.45 M<sup>2</sup>

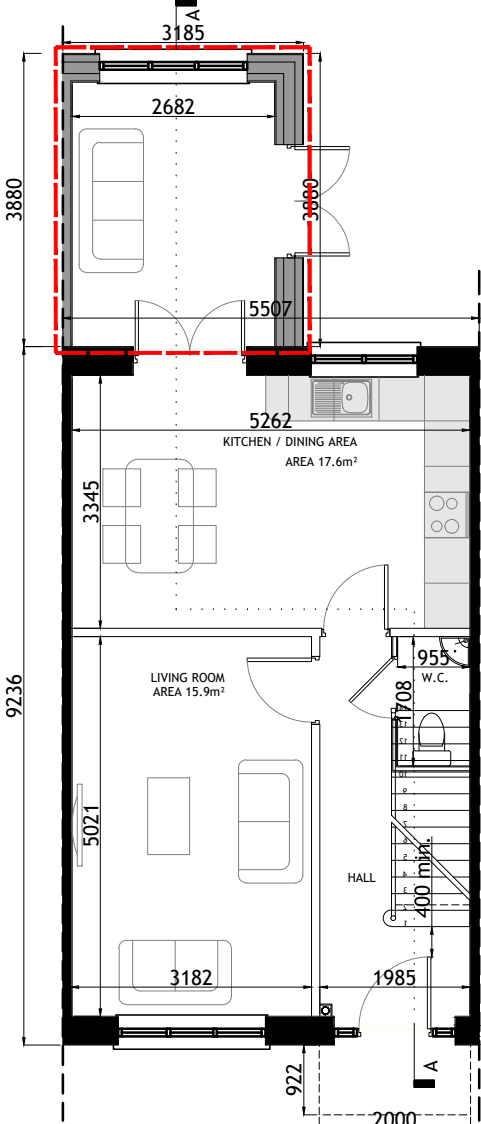
TOTAL AREA CIRCA 100 M<sup>2</sup>  
(C.1080 SQ.FT)

- NOTES:
- FOR INDIVIDUAL UNIT FLOOR LEVELS PLEASE REFER TO SITE LAYOUT MAP
  - FOR INDIVIDUAL UNIT NORTH POINT ORIENTATION PLEASE REFER TO SITE LAYOUT MAP
  - APPLIED BRICK FINISH IS DEPENDENT ON AVAILABILITY AND SITE LOCATION
  - ALL DIMENSIONS ARE IN mm
  - PLANNING DRAWING ONLY
  - DO NOT SCALE FROM DRAWINGS

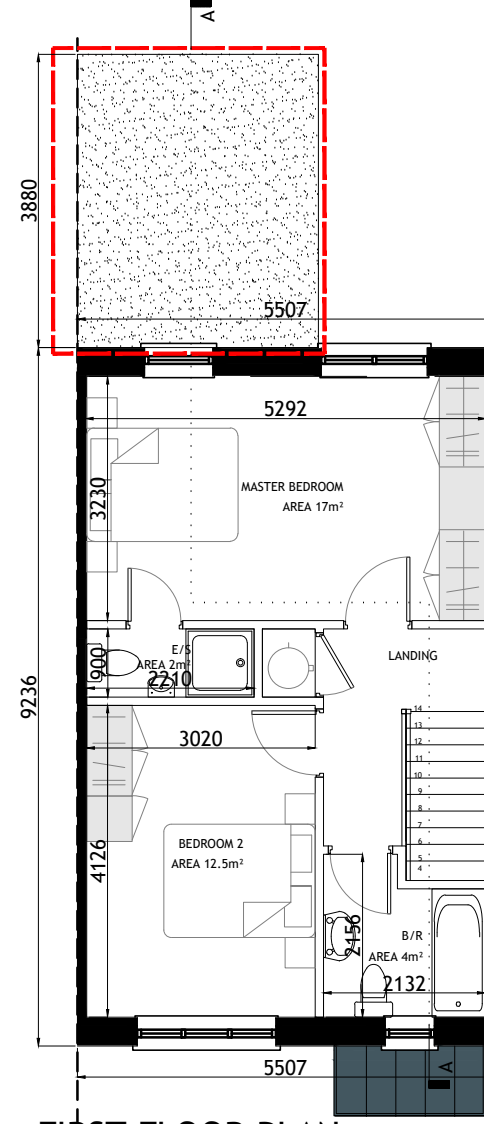


REAR ELEVATION  
SCALE 1:200

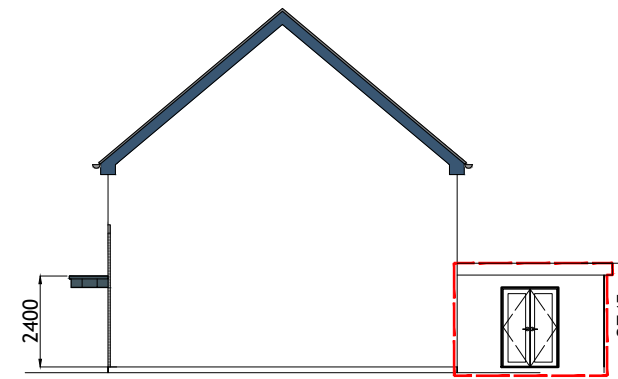
EXTENDED AREA OUTLINED IN RED



GROUND FLOOR PLAN  
SCALE 1:100



FIRST FLOOR PLAN  
SCALE 1:100



SIDE ( RIGHT ) ELEVATION  
SCALE 1:200

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
B	31.03.23	ISSUED FOR PLANNING	SB	DOS	DOS
A	04.04.22	ISSUED FOR PLANNING	EOS	DOS	DOS



Address: Unit 3, Westpoint Business Centre, Ballincollig, Cork P32 YK52  
Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

Client:	RUDEN HOMES LTD	Architecture
		Planning
		Urban Design
Project:	RESIDENTIAL DEVELOPMENT COURTSTOWN, LITTLE ISLAND Co.CORK	Engineering
		Landscape
		Interiors

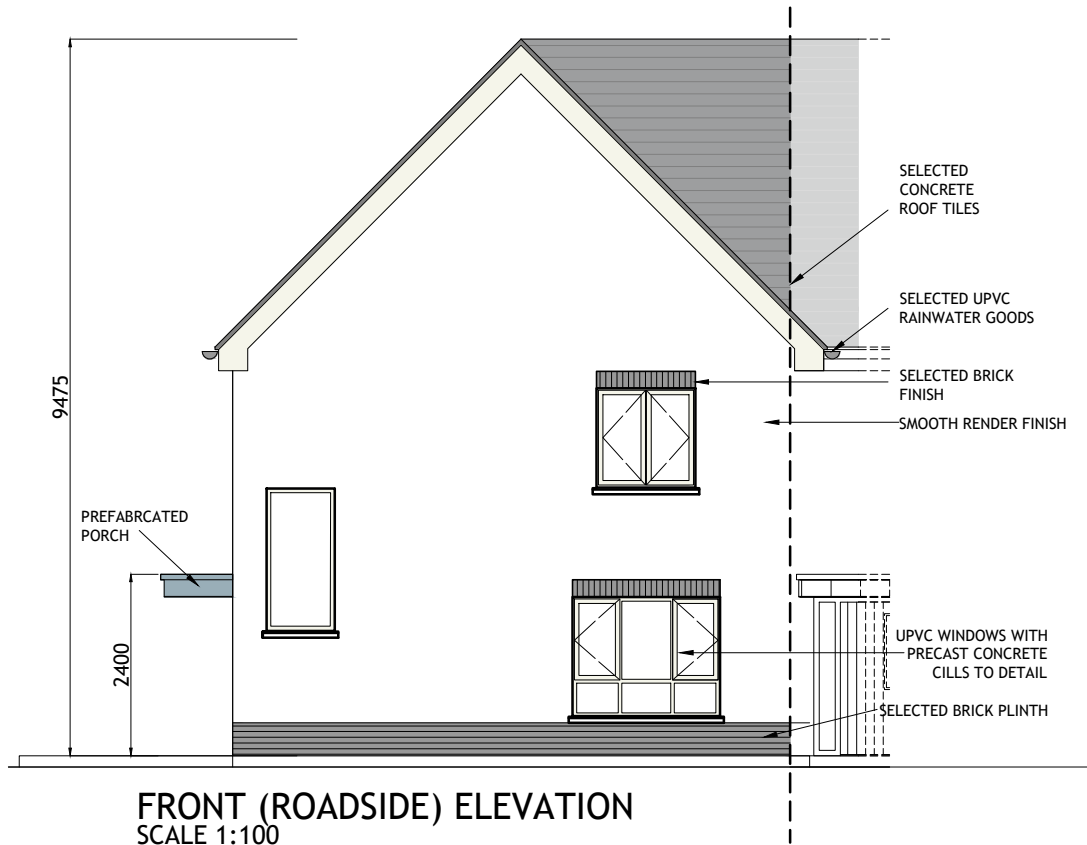
Drawing Title:  
HOUSE TYPE "C1" - EXTENSION 1 (MIRRORED)  
CHARACTER AREA 3  
PLANS | ELEVATIONS | SECTION

Scale @ A3:	Drawn:	Approved:	Date:
1:100/200	EOS	DOS	01.03.22
Job No:	Drawing No:	Rev:	
10277	10277-PL-252	B	

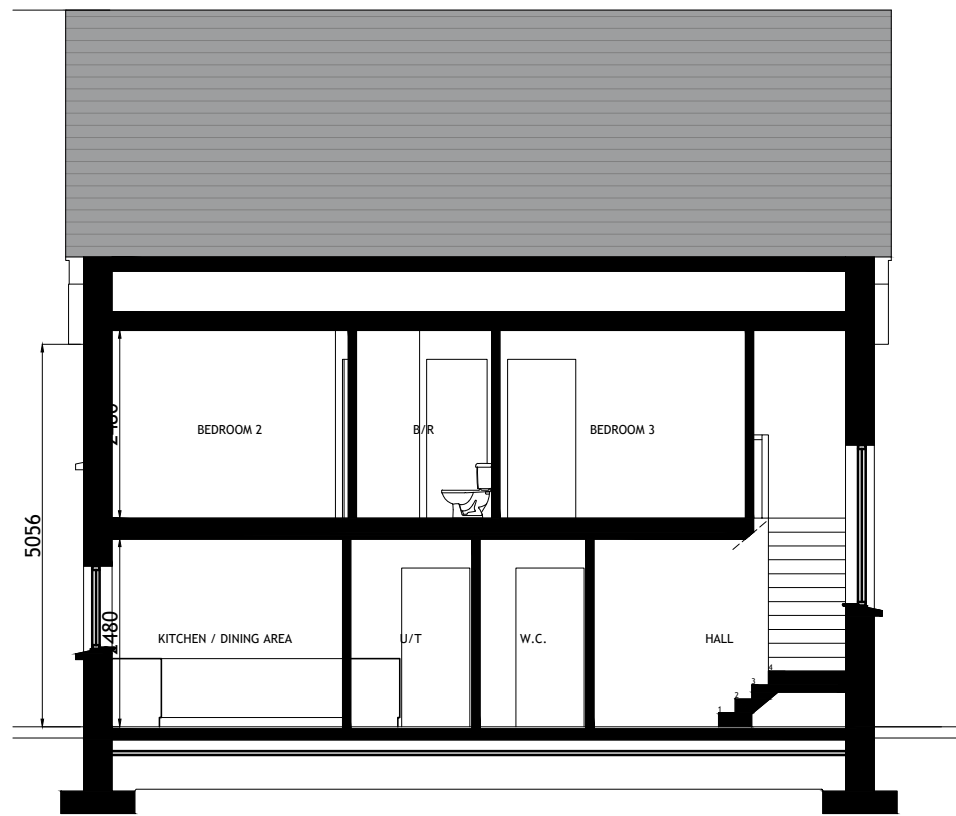
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Information	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Approval	<input type="checkbox"/>
Construction	<input type="checkbox"/> Tender	<input type="checkbox"/> Planning	<input checked="" type="checkbox"/>





**FRONT (ROADSIDE) ELEVATION**  
SCALE 1:100



**TYPICAL SECTION**  
SCALE 1:100

**HOUSETYPE B1**  
4 BED  
2 STOREY  
END OF TERRACE / SEMI-DETACHED

**APPROXIMATE AREAS**  
GROUND FLOOR c.71.5 m<sup>2</sup>  
FIRST FLOOR c.66.5 m<sup>2</sup>  
**TOTAL AREA** c.138 m<sup>2</sup>  
(c.1485 SQ.FT)

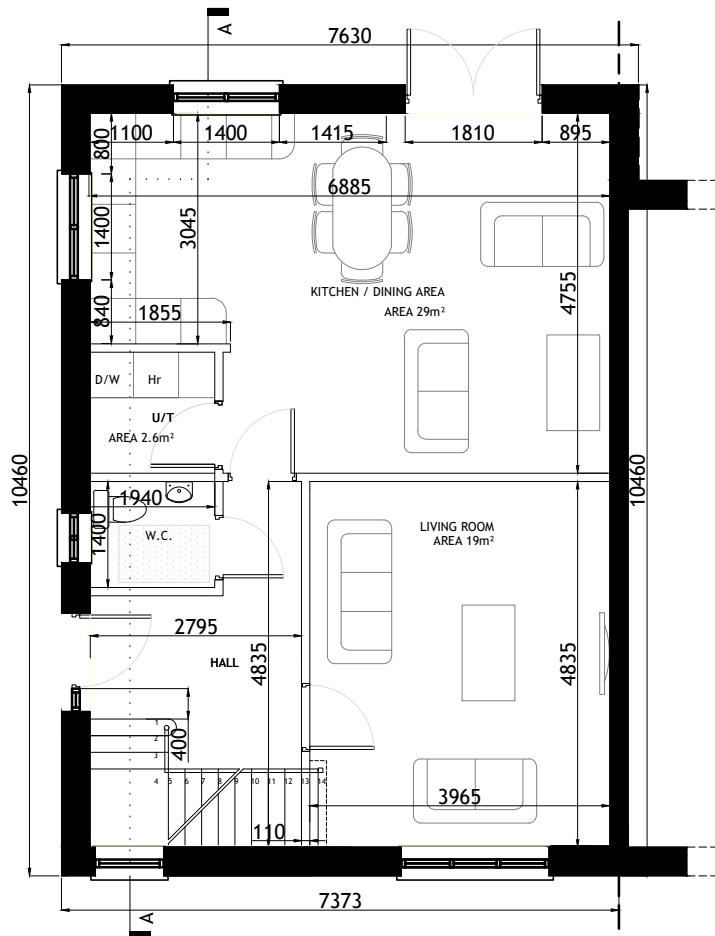
- NOTES:**
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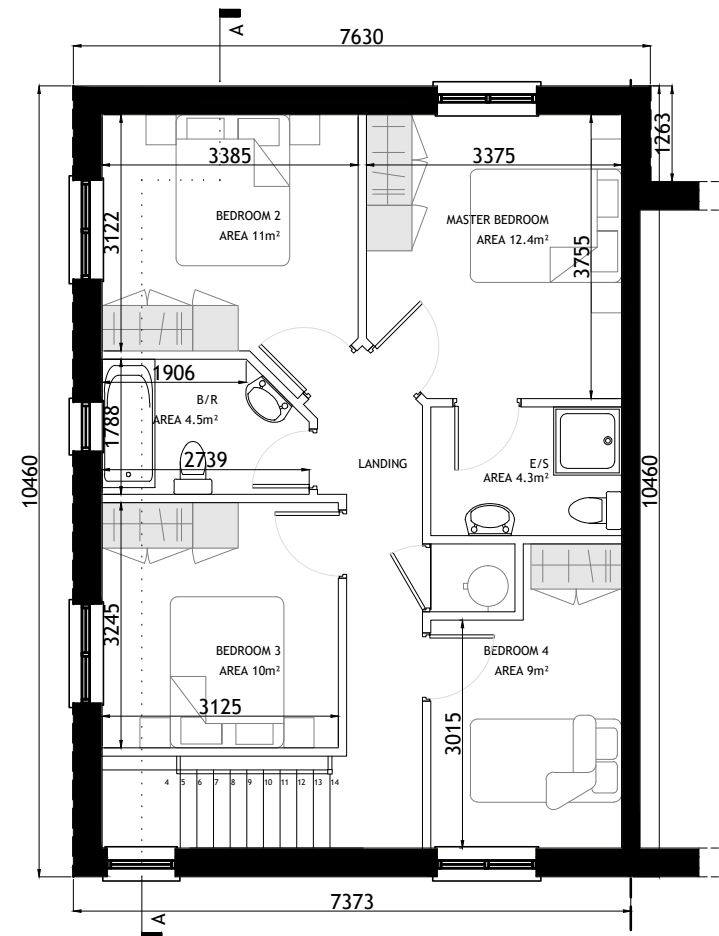
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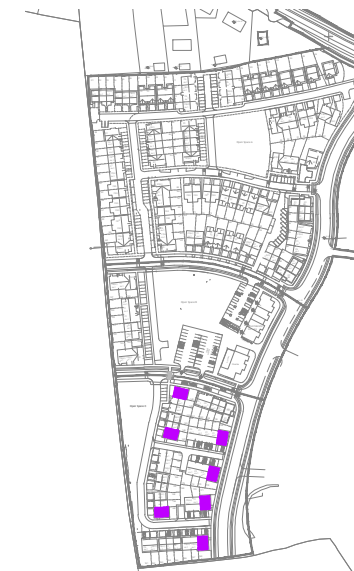
**SIDE ( LEFT ) ELEVATION**  
SCALE 1:100



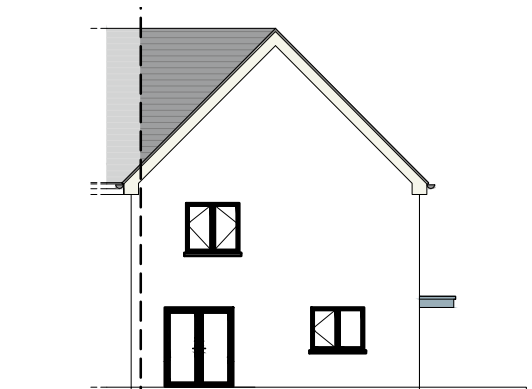
**GROUND FLOOR PLAN**  
SCALE 1:100



**FIRST FLOOR PLAN**  
SCALE 1:100



**KEY -PLAN**



**REAR ELEVATION**  
SCALE 1:200

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
B	01.12.22	ISSUED FOR PLANNING	SB	DOS	DOS
A	04.04.22	ISSUED FOR PLANNING	EOS	DOS	DOS

**Engenuiti**

Address: Unit 3, Westpoint Business Centre, Ballincollig, Cork P32 YK52  
Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

Client:	Architecture
RUDEN HOMES LTD	Planning
	Urban Design
	Engineering
	Landscape
	Interiors

**Project:**  
RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK

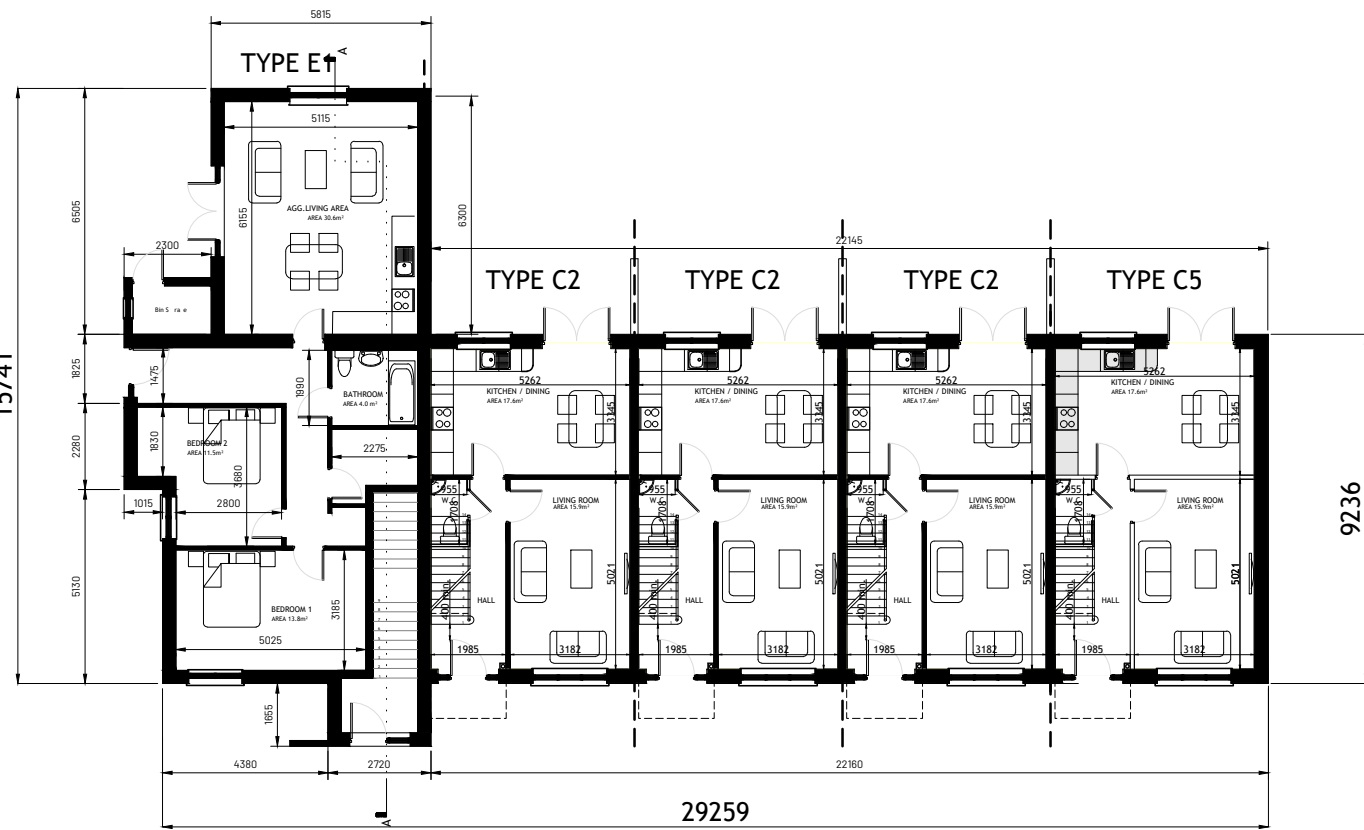
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HOUSE TYPE "B1" MIRRORED  
CHARACTER AREA 3  
PLANS | ELEVATIONS | SECTION

Scale @ A3:	Drawn:	Approved:	Date:
1:100/200	EOS	DOS	01.03.22

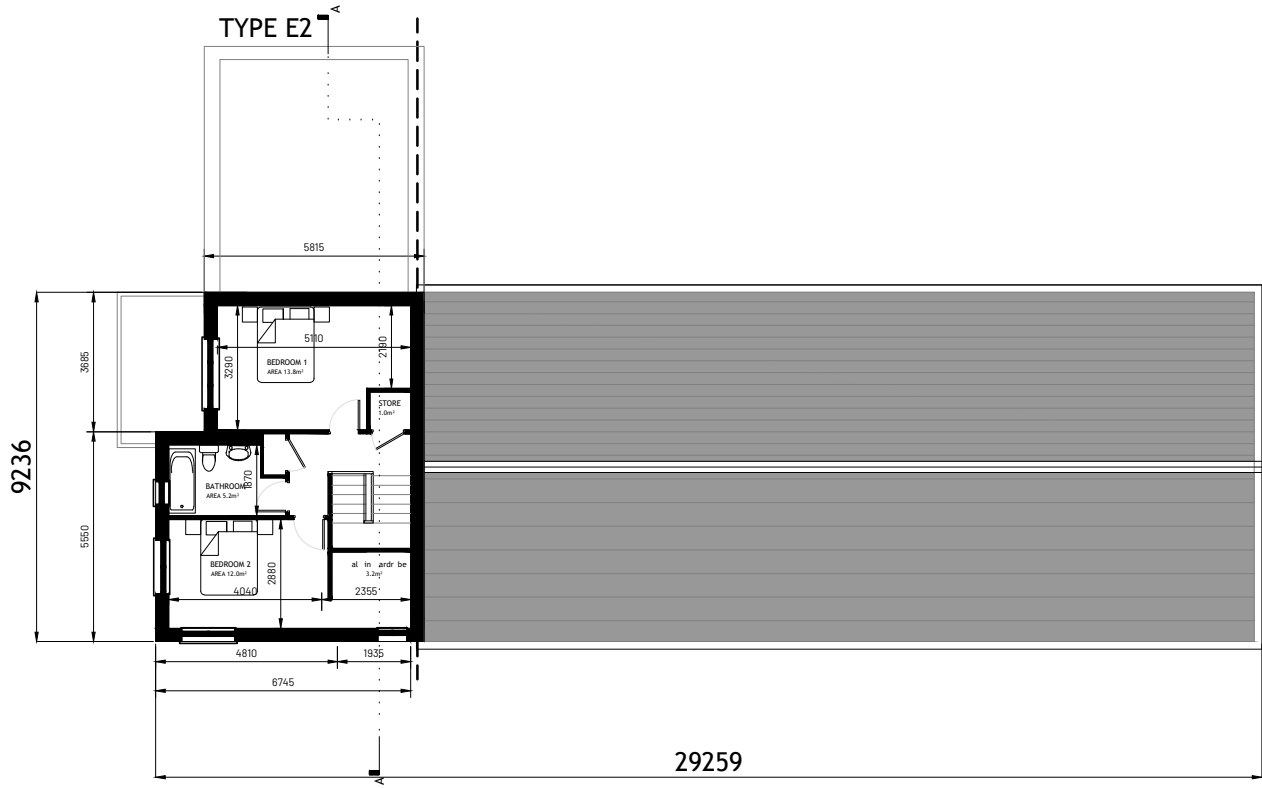
Job No:	Drawing No:	Rev:
10277	10277-PL-258	B

Issue Status:	Information	Preliminary	Approval	Construction	Tender	Planning
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E1 E2 C2 C2 C2 C2 C5 C2 C2 C5 CHARACTER AREA 3 15741



**GROUND FLOOR PLAN**  
SCALE 1:200



**SECOND FLOOR PLAN**  
SCALE 1:200

**DUPLEX TYPE E1**  
2-BED  
1 STOREY

APPROXIMATE AREAS-  
GROUND FLOOR - C.80.63M<sup>2</sup>

TOTAL AREA CIRCA 80.63M<sup>2</sup>  
(C.867.89 SQ.FT)

**DUPLEX TYPE E2**  
2-BED  
2 STOREY

APPROXIMATE AREAS-  
FIRST FLOOR - C.41.32M<sup>2</sup>  
SECOND FLOOR - 43.58 M<sup>2</sup>  
BALCONY - 24M<sup>2</sup>

TOTAL AREA CIRCA 108.90 M<sup>2</sup>  
(C.1172.19 SQ.FT)

**HOUSETYPE C2**  
3-BED  
2 STOREY

APPROXIMATE AREAS-  
GROUND FLOOR - C.45 M<sup>2</sup>  
FIRST FLOOR - C.45 M<sup>2</sup>

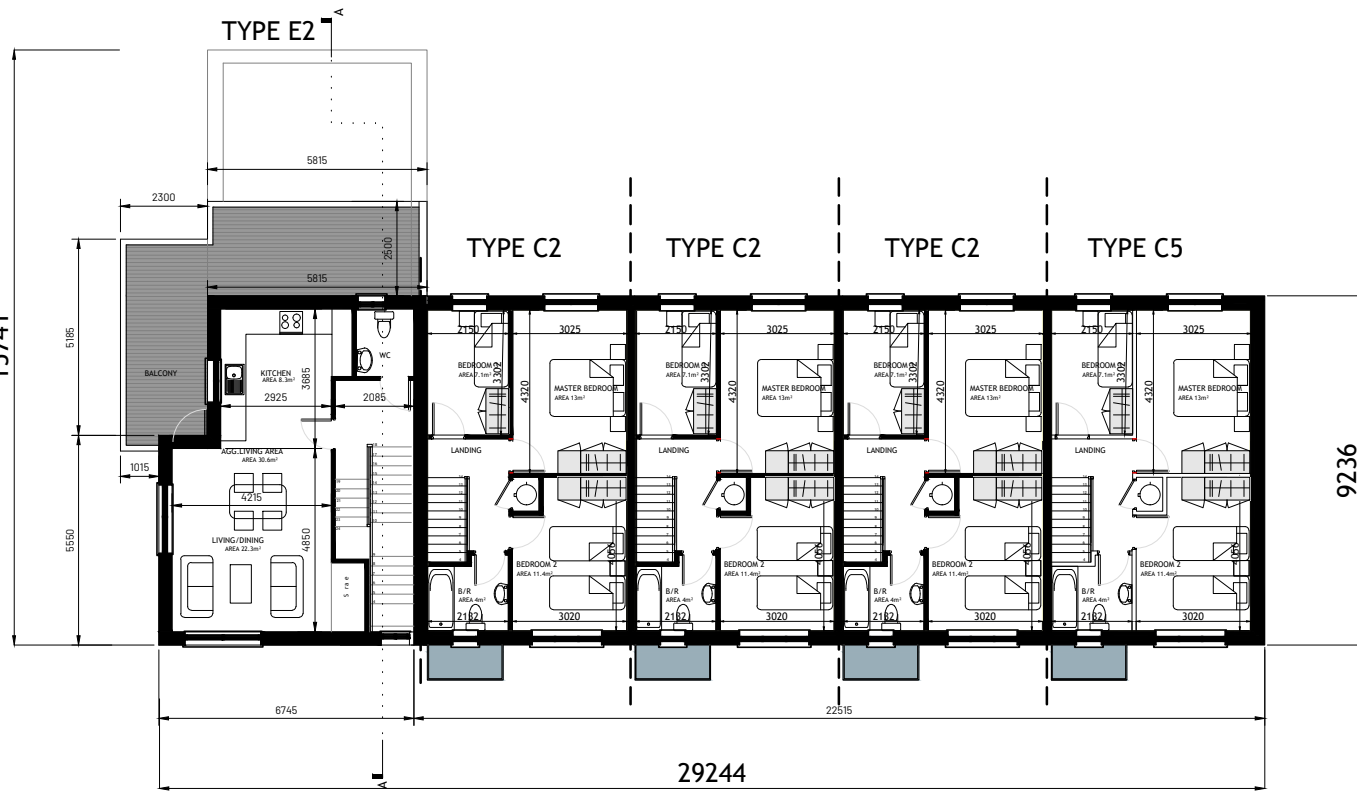
TOTAL AREA CIRCA 90 M<sup>2</sup>  
(C.969 SQ.FT)

**HOUSETYPE C5**  
3-BED  
2 STOREY

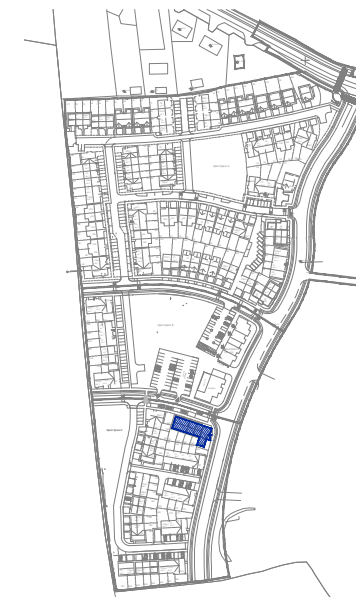
APPROXIMATE AREAS-  
GROUND FLOOR - C.45 M<sup>2</sup>  
FIRST FLOOR - C.45 M<sup>2</sup>

TOTAL AREA CIRCA 90 M<sup>2</sup>  
(C.969 SQ.FT)

- NOTES:
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  - FOR INDIVIDUAL UNIT NORTH POINT ORIENTATION PLEASE REFER TO SITE LAYOUT MAP
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  - DO NOT SCALE FROM DRAWINGS



**FIRST FLOOR PLAN**  
SCALE 1:200



**KEY -PLAN**

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
A	17.05.24	ISSUED FOR PLANNING	EOS	DOS	DOS



Address: Unit 3, Westpoint Business Centre, Ballincollig, Cork P32 YK52  
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Client:	Architecture
RUDEN HOMES LTD	Planning
	Urban Design
	Engineering
	Landscape
	Interiors

**Project:**  
RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK

**Drawing Title:**  
BLOCK E1 | E2 | C2 | C2 | C5  
CHARACTER AREA 3  
PLANS

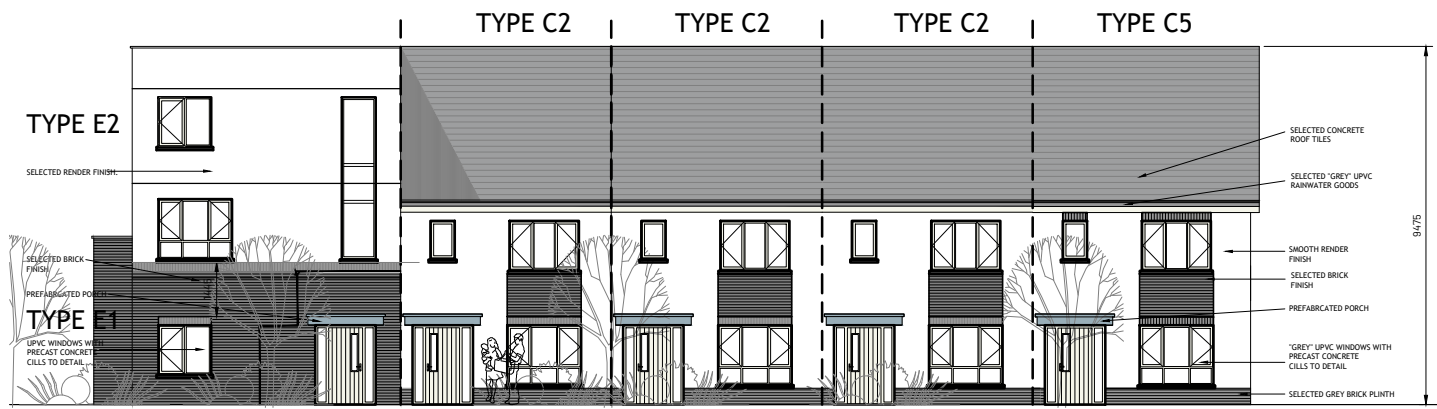
Scale @ A3:	Drawn:	Approved:	Date:
1:200	EOS	DOS	17.05.24

Job No:	Drawing No:	Rev:
10277	10277-PL-272	A

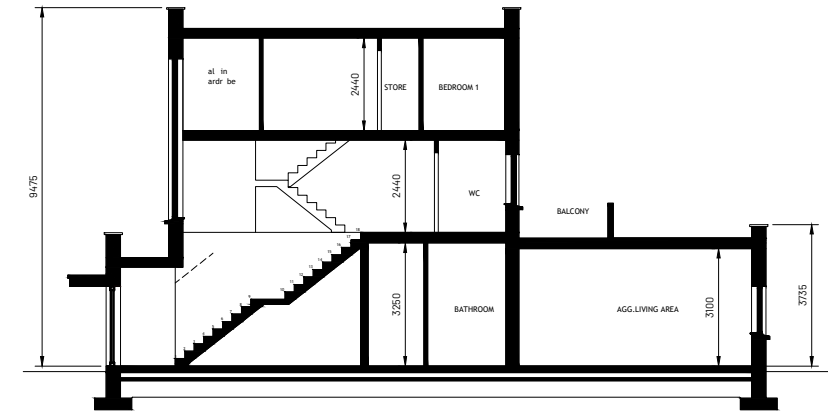
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Information	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Approval	<input type="checkbox"/>
Construction	<input type="checkbox"/> Tender	<input type="checkbox"/> Planning	<input checked="" type="checkbox"/>

E1 E2 C2 C2 C2 C5 C5 CHARACTER AREA 3



**FRONT (ROADSIDE) ELEVATION**  
SCALE 1:200



**SECTION A-A**  
SCALE 1:200

**DUPLEX TYPE E1**  
2-BED  
1 STOREY

APPROXIMATE AREAS-  
GROUND FLOOR - C.80.63M<sup>2</sup>

TOTAL AREA CIRCA 80.63M<sup>2</sup>  
(C.867.89 SQ.FT)

**DUPLEX TYPE E2**  
2-BED  
2 STOREY

APPROXIMATE AREAS-  
FIRST FLOOR - C.41.32M<sup>2</sup>  
SECOND FLOOR - 43.58 M<sup>2</sup>  
BALCONY - 24M<sup>2</sup>

TOTAL AREA CIRCA 108.90 M<sup>2</sup>  
(C.1172.19 SQ.FT)

**HOUSETYPE C2**  
3-BED  
2 STOREY

APPROXIMATE AREAS-  
GROUND FLOOR - C.45 M<sup>2</sup>  
FIRST FLOOR - C.45 M<sup>2</sup>

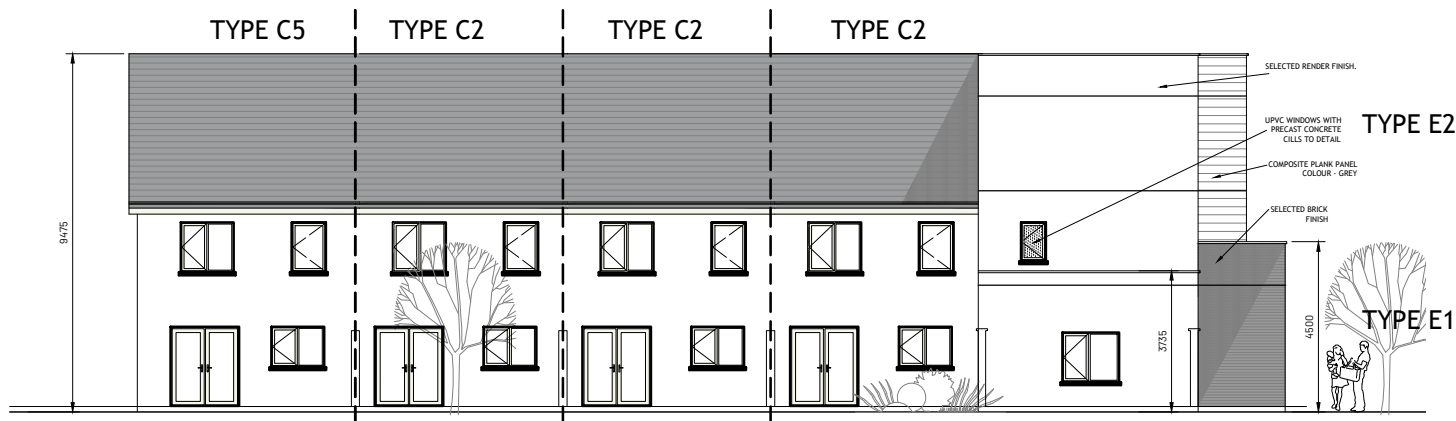
TOTAL AREA CIRCA 90 M<sup>2</sup>  
(C.969 SQ.FT)

**HOUSETYPE C5**  
3-BED  
2 STOREY

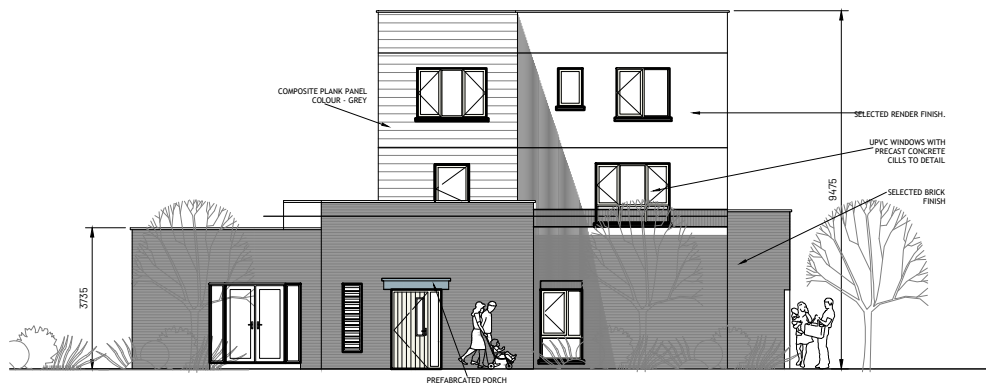
APPROXIMATE AREAS-  
GROUND FLOOR - C.45 M<sup>2</sup>  
FIRST FLOOR - C.45 M<sup>2</sup>

TOTAL AREA CIRCA 90 M<sup>2</sup>  
(C.969 SQ.FT)

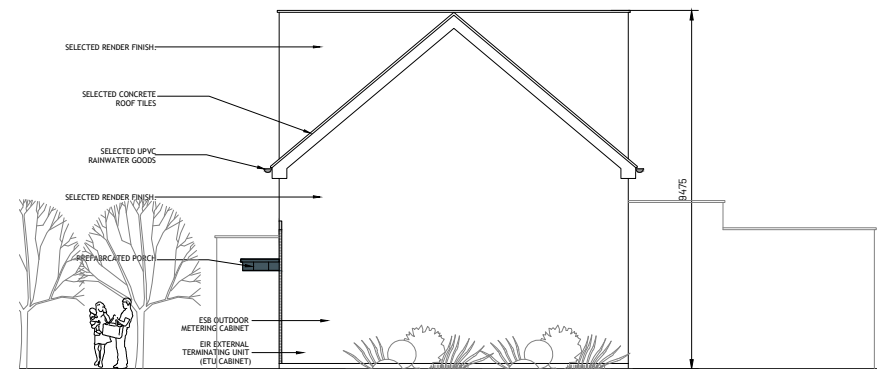
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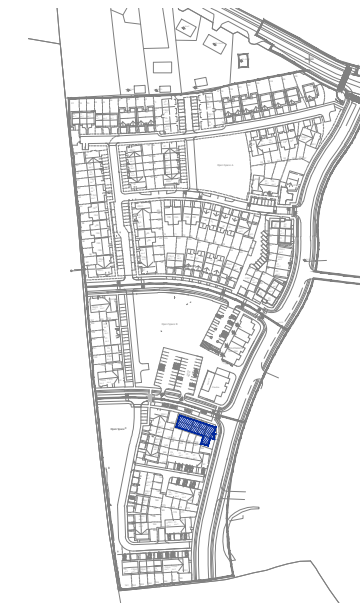
**REAR ELEVATION**  
SCALE 1:200



**SIDE (ROADSIDE) ELEVATION**  
SCALE 1:200



**SIDE ELEVATION**  
SCALE 1:200



**KEY -PLAN**

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
A	17.05.24	ISSUED FOR PLANNING	EOS	DOS	DOS



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Telephone: 021-242 7257 Email: info@engenuiti.ie Website: www.engenuiti.ie

Client:	Architecture
RUDEN HOMES LTD	Planning
	Urban Design
	Engineering
	Landscape
	Interiors

**Project:**  
RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK

**Drawing Title:**  
BLOCK E1 | E2 | C2 | C2 | C5  
CHARACTER AREA 3  
ELEVATIONS

Scale @ A3:	Drawn:	Approved:	Date:
1:200	EOS	DOS	17.05.24

Job No:	Drawing No:	Rev:
10277	10277-PL-273	A

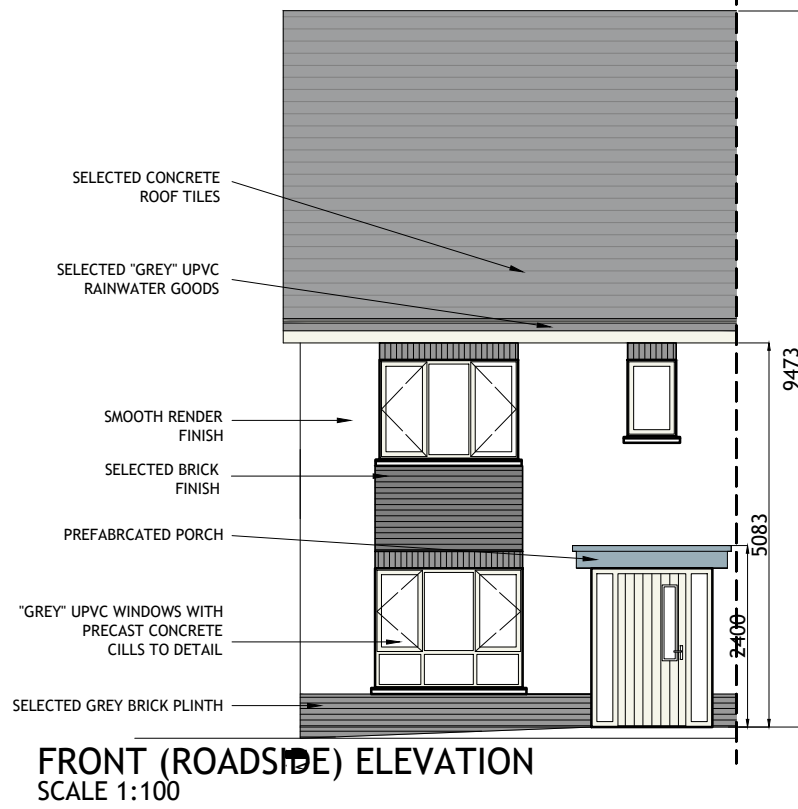
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Construction	<input type="checkbox"/> Tender	<input type="checkbox"/> Planning	<input checked="" type="checkbox"/>

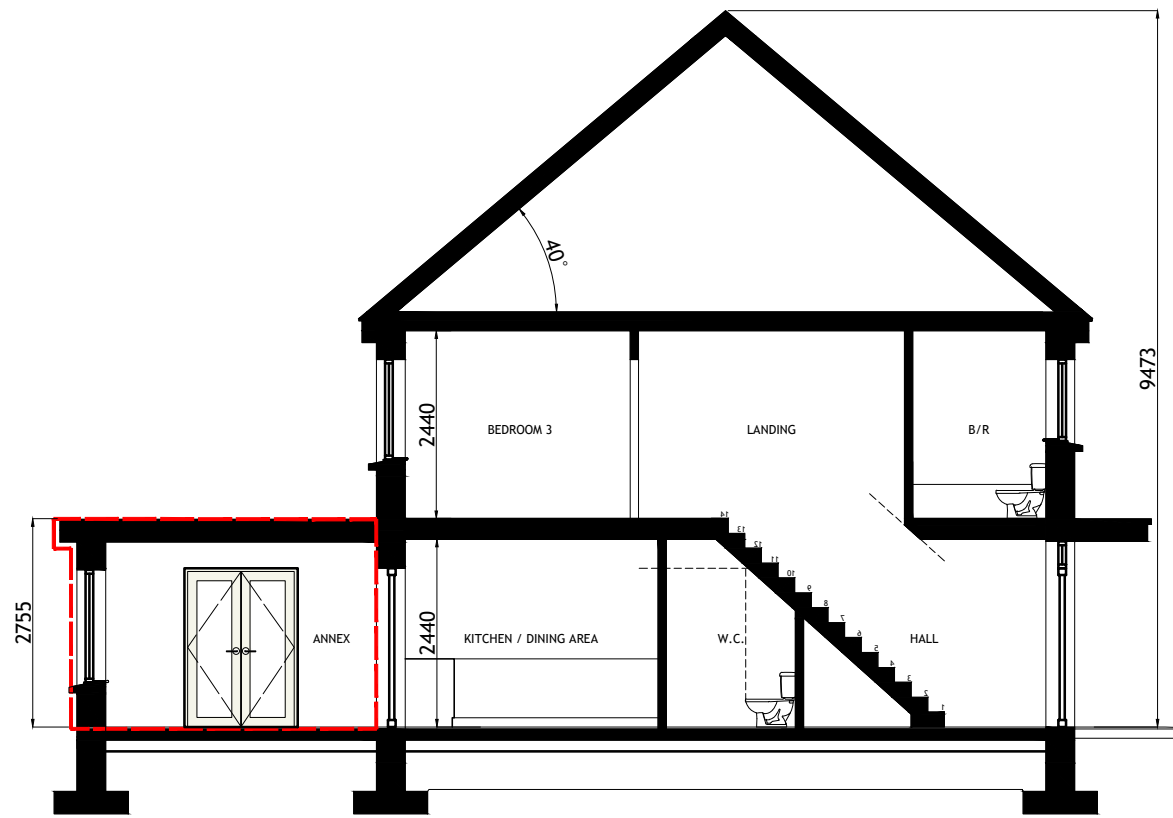


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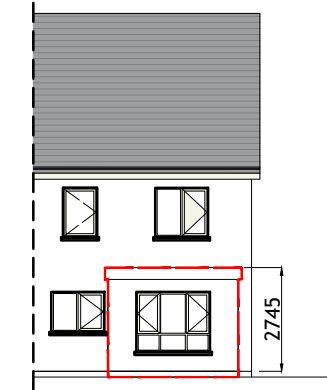
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**FRONT (ROADSIDE) ELEVATION**  
SCALE 1:100



**TYPICAL SECTION**  
SCALE 1:100



**REAR ELEVATION**  
SCALE 1:200

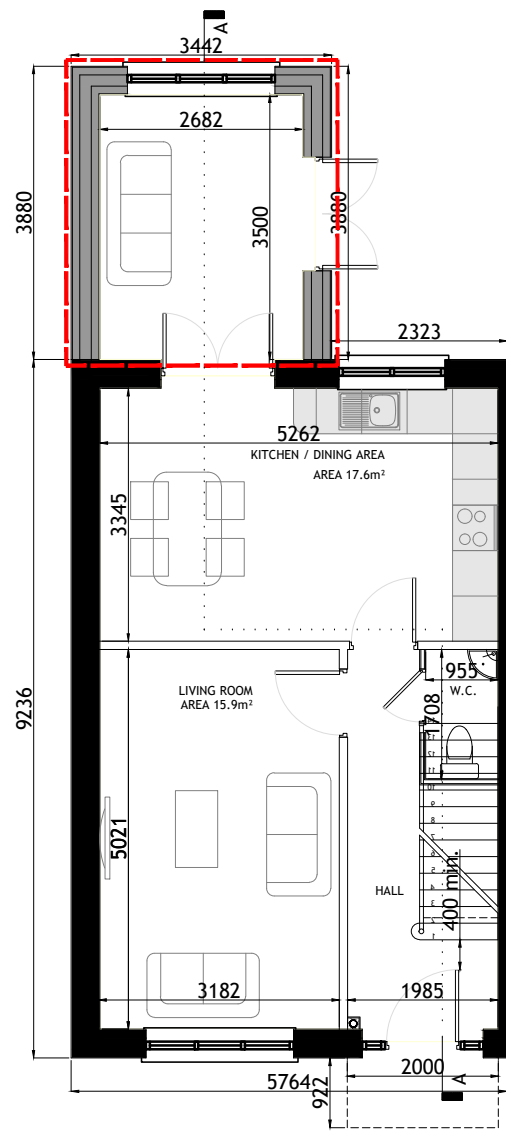
**HOUSETYPE C5 - EXTENSION 1**  
3-BED  
2 STOREY  
END OF TERRACE/SEMI-DETACHED

**APPROXIMATE AREAS-**  
GROUND FLOOR - C.45 M<sup>2</sup>  
EXTENSION - C.10 M<sup>2</sup>  
FIRST FLOOR - C.45 M<sup>2</sup>

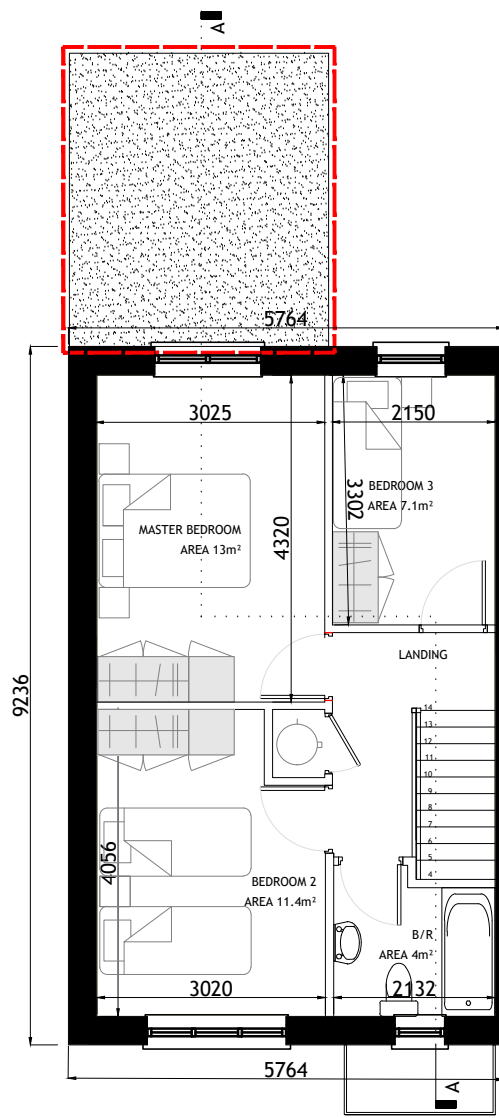
**TOTAL AREA CIRCA 100 M<sup>2</sup>**  
(C.1076 SQ.FT)

- NOTES:**
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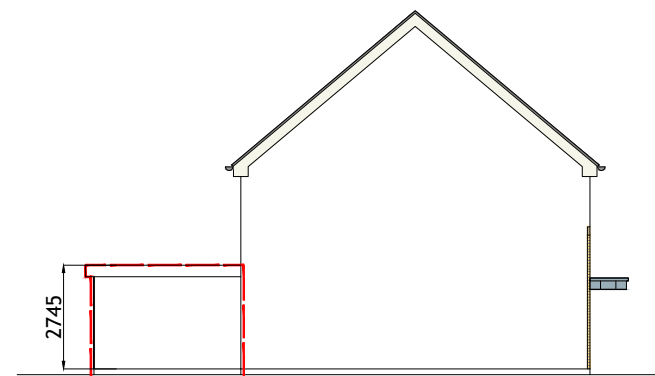
EXTENDED AREA OUTLINED IN RED



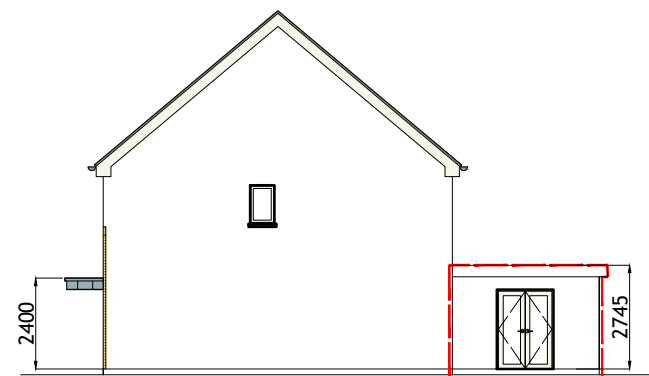
**GROUND FLOOR PLAN**  
SCALE 1:100



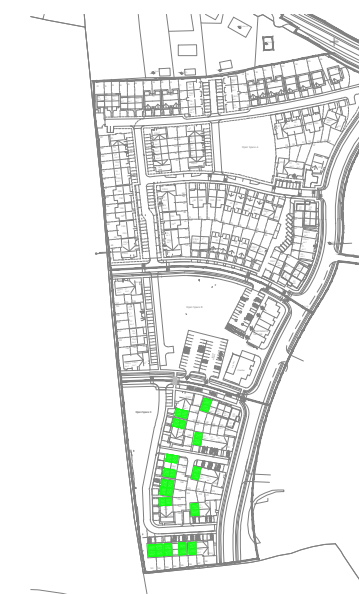
**FIRST FLOOR PLAN**  
SCALE 1:100



**SIDE ( LEFT ) ELEVATION**  
SCALE 1:200



**SIDE ( RIGHT ) ELEVATION**  
SCALE 1:200



**KEY -PLAN**

Rev.	Date	Amendment Details	Drawn	Chk'd	App'd
A	13.06.24	ISSUED FOR PLANNING	EOS	DOS	DOS



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	Engineering
	Landscape
	Interiors

**Project:**  
RESIDENTIAL DEVELOPMENT  
COURTSTOWN, LITTLE ISLAND  
Co.CORK

**Drawing Title:**  
HOUSE TYPE "C5 - EXTENSION 1" (MIRRORED)  
CHARACTER AREA 3  
PLANS | ELEVATIONS | SECTION

Scale @ A3:	Drawn:	Approved:	Date:
1:100/200	EOS	DOS	13.06.24

Job No:	Drawing No:	Rev:
10277	10277-PL-275	A

**Issue Status:**

Information	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Approval	<input type="checkbox"/>
Construction	<input type="checkbox"/> Tender	<input type="checkbox"/> Planning	<input checked="" type="checkbox"/>