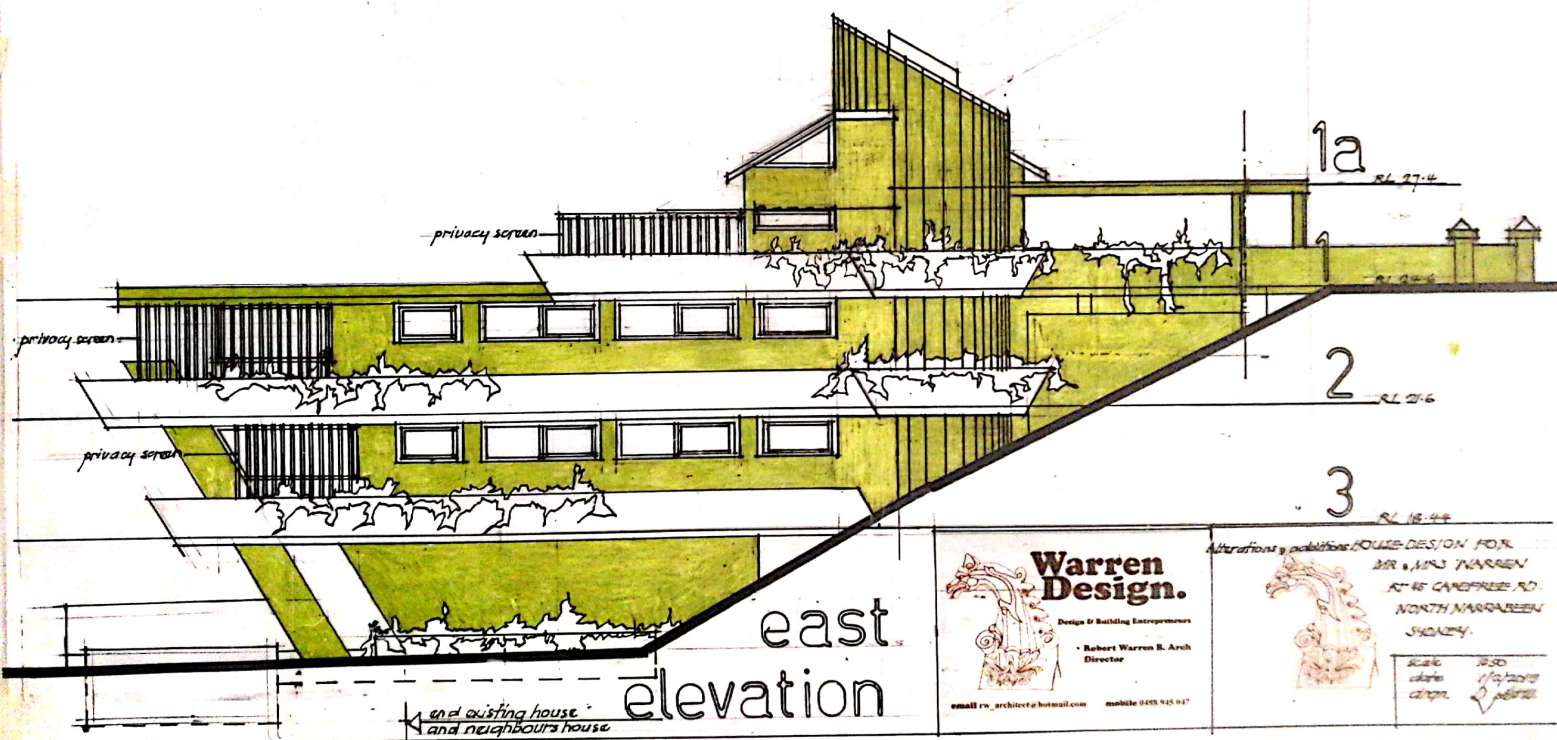


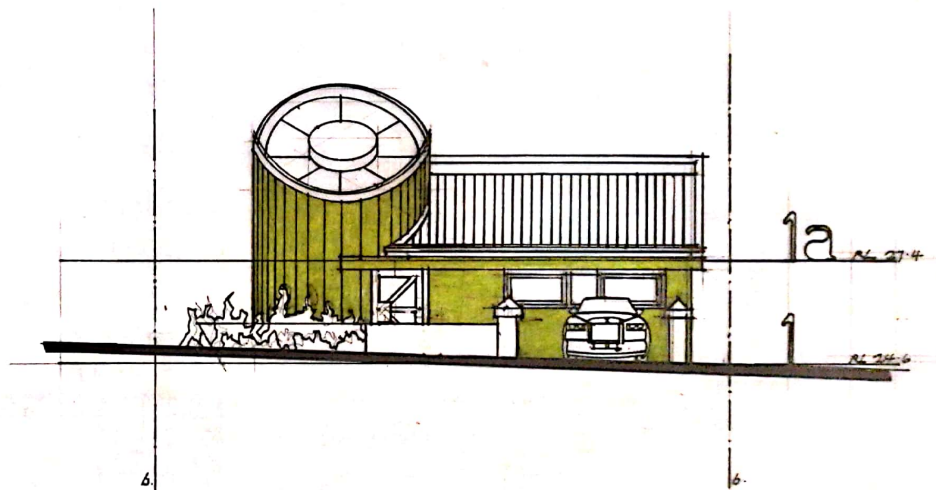
Warren Design.
 Design & Building Entrepreneurs
 • Robert Warren B. Arch
 Director
 email: rww_architectural@hotmail.com mobile: 0438 941 047

HOUSE DESIGN FOR
 MR & MRS WARREN
 AT 45 CAREFREE RD.
 NORTH HARRISBORO
 SYDNEY



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 Robert Warren B. Arch
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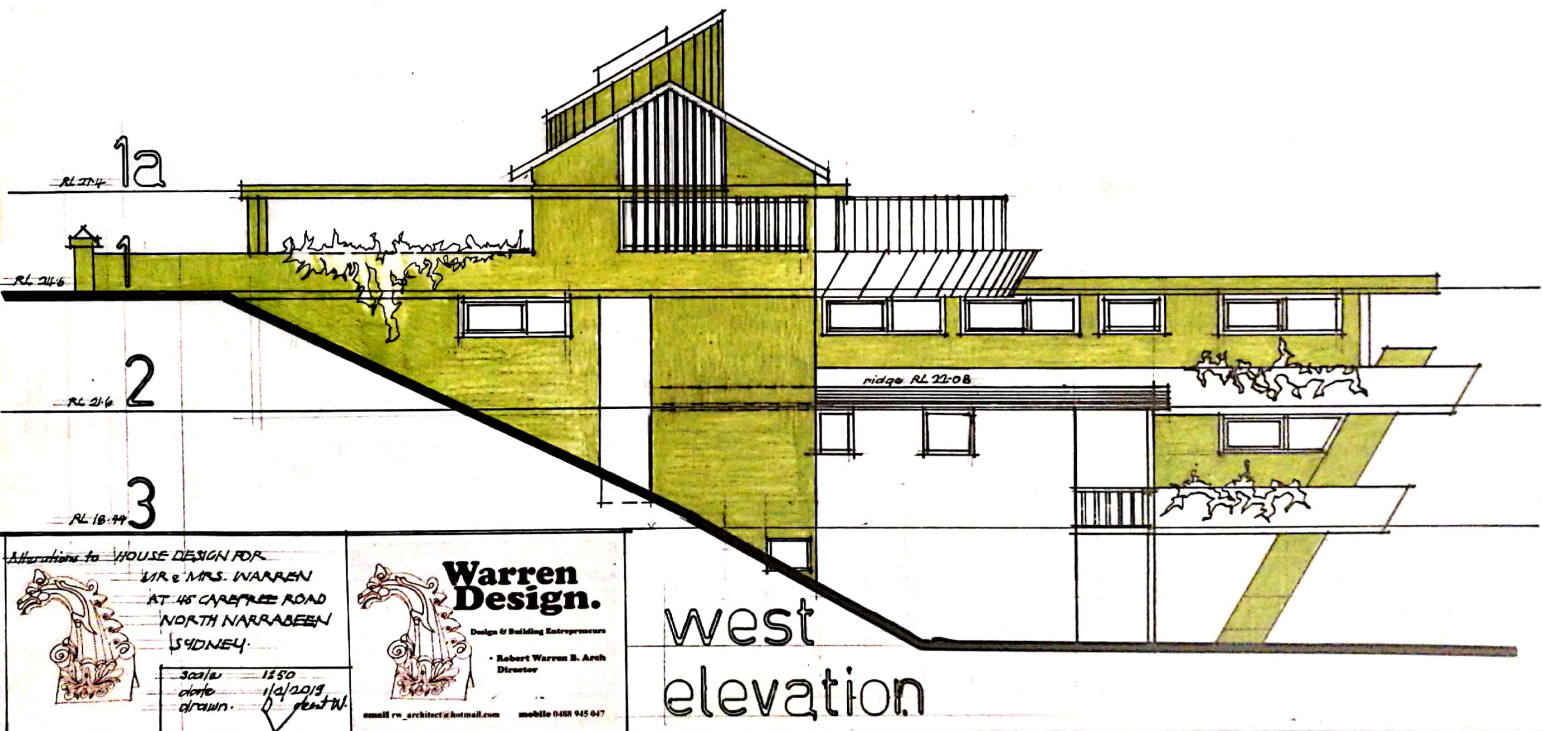
Alterations & additions HOUSE DESIGN FOR
 MR & MRS WARREN
 41-45 CAMERON RD.
 NORTH MARGARET
 SYDNEY.
 scale 1/50
 date 1/10/2010
 drawn by [signature]



north elevation

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HOUSE DESIGN FOR MR. & MRS. WARREN
AT 45 CAREY RD.
NORTH NARRAMEN
JUDNEY.
Scale: 1:50
Date: 14/09/09
Drawn: [Signature]

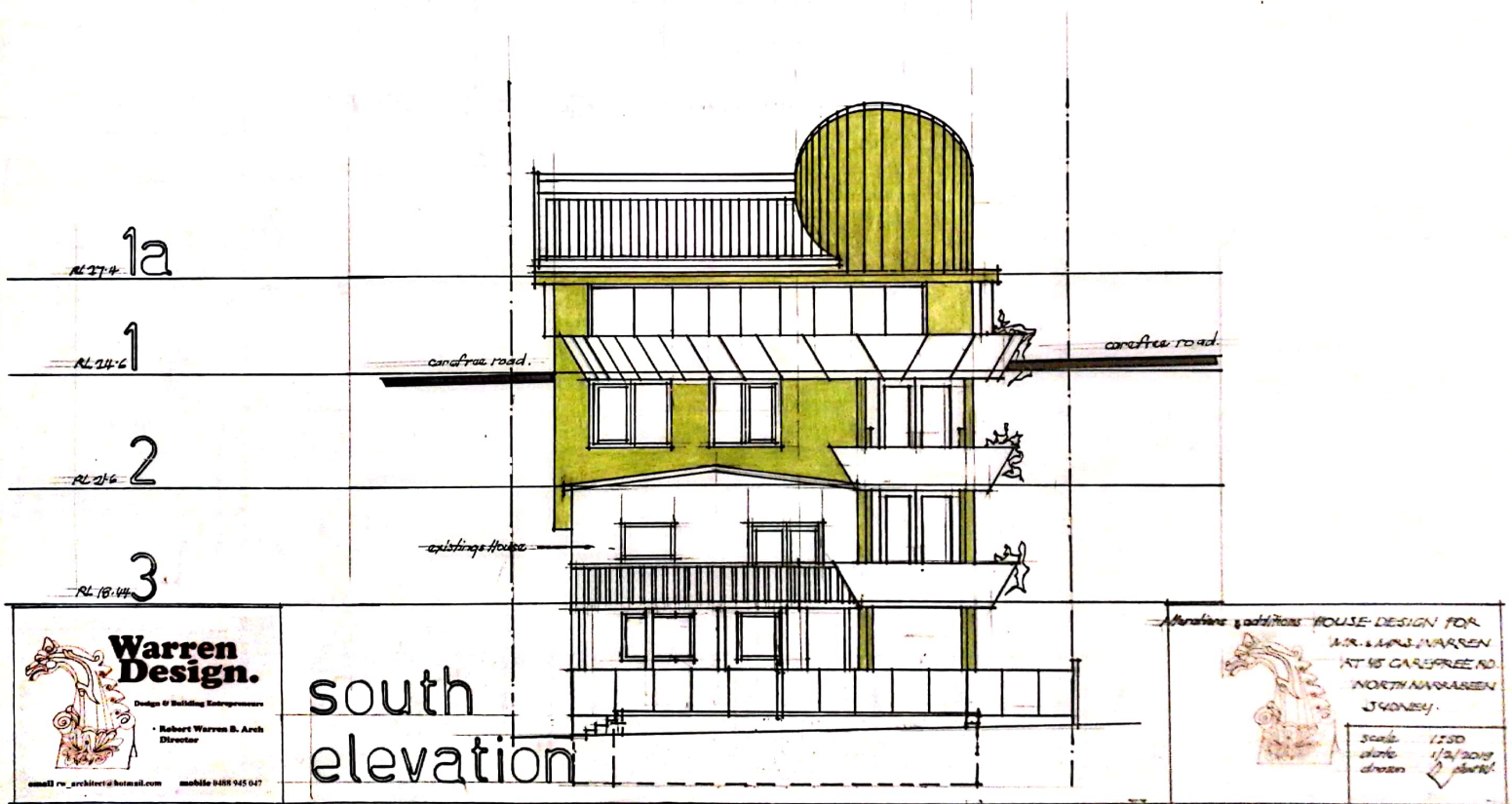


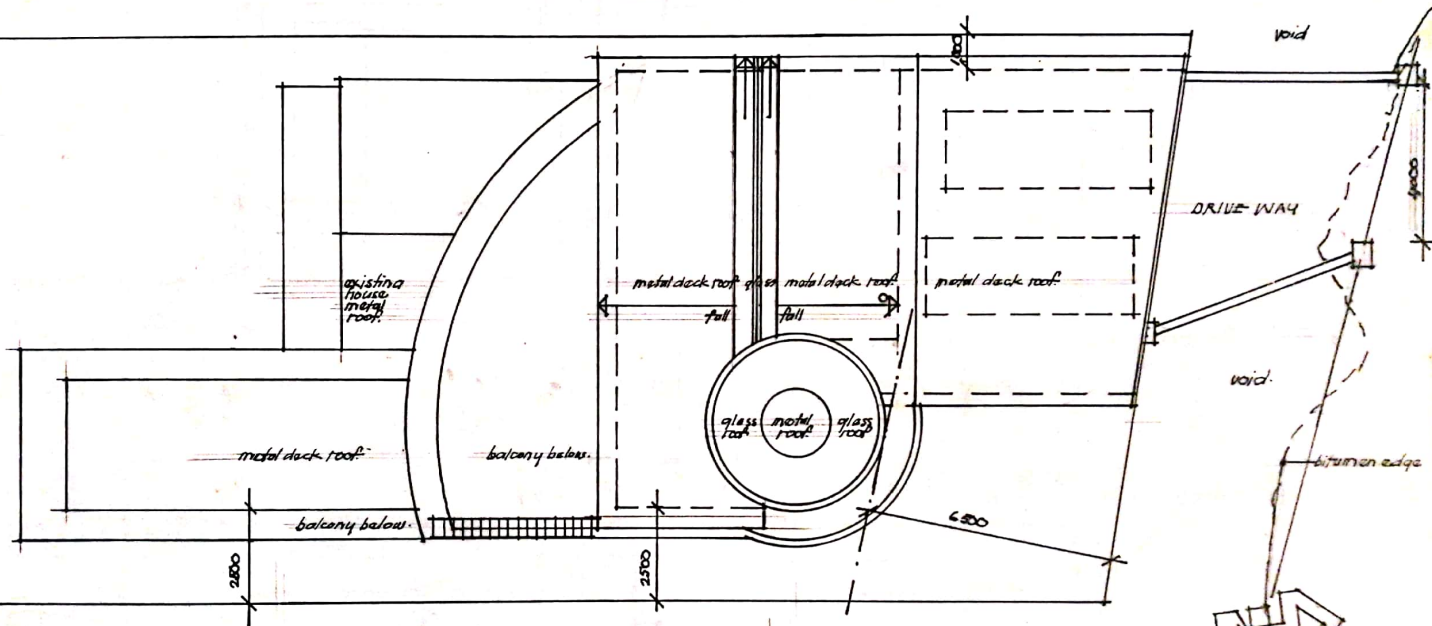
Alterations to HOUSE DESIGN FOR
MR & MRS. WARREN
AT 48 CAREFREE ROAD
NORTH NARRABEEN
SYDNEY.

Scale 1:50
Date 14/2013
Drawn by [signature]

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Director
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west
elevation

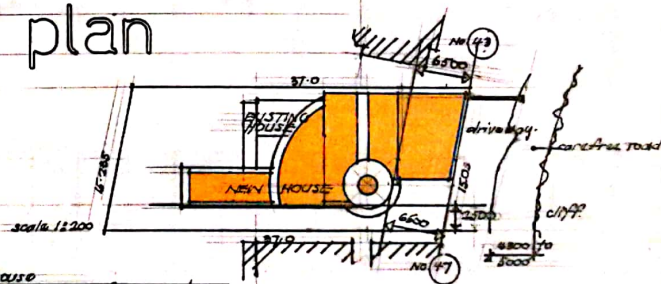




roof plan

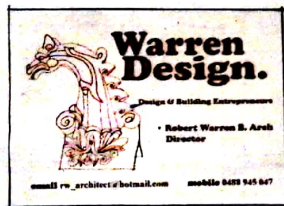
site plan

land existing house
neighbour no. 41 carefree road.



HOUSE DESIGN FOR DA
FOR MR. R. WARREN
AT 45 CAREFREE RD.
NORTH NARRABEEN
SYDNEY.

SCALE 1:250, 1:500
DATE 1/2/2018
DRAWN 1/2/2018



solar gain north

- Northern blocked by mountain - winter - stair solar access via stair roof
- North East and West solar gain in summer - restricted windows high in East
- East sun giving solar in winter - restricted windows West plus screens

neighbours privacy

- Privacy screens to all overlooking windows - east & west
- Privacy screens to overlooking balconies - east & west
- 2000 high windows unable to see neighbours - east & west

views

- Over Lake - South
- Over distant beach areas - To east
- Mountains & Forests - To west

car parking

- Straight off Carefree Road parking for 2 cars
- 4000 wide car ramp driveway essential as Carefree Road 4500 to 5000 wide here.
- House requires off Carefree Road and back out access for 2 cars.

structural stability

- House built from steel beams and columns to Engineers specification (Andy Stodulka)
- Foundations to Geotechnical Engineers specifications (Andy Stodulka)
- Steel frame clad with inorganic plywood externally, plywood internally.
- 200 external & internal walls filled with insulation

setbacks

- 2500 & 1000 setbacks for sides.
- 6500 setback from boundary off Carefree Road.
- Height above Natural Ground - See Site Analysis Plan 6.

street impact

- Low Residential impact of 1 storey from Carefree Road.
- Circular stair to a minimum height with raking roof.
- Minimal height - Loft Level housed in roof line for minimal impact.
- See North Elevation

landscaping

- Heavily sloping site requires internal planter boxes & balcony planter boxes
- Lower Ground Level has Garden Areas and Pool.
- See Landscape Plan.

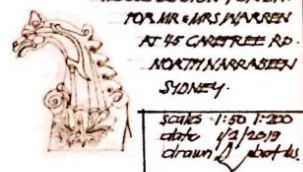
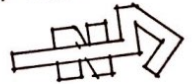
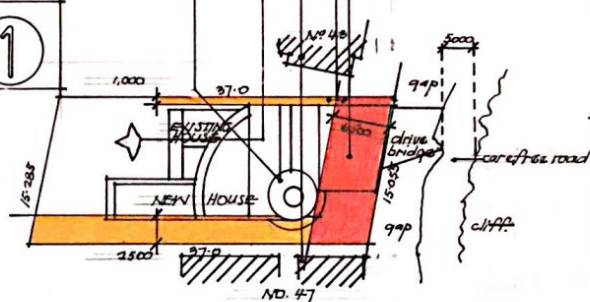
access

- Via circular stairs and central Lift.
- Easy access to all bedrooms and existing House.
- Easy access to Gymnasium, Pool and Storeage.

accommodation

- For 1 family and Children.
- Existing House integrated into New House and Landscape.
- House has Pool and Gymnasium for family members only.
- Pool to Northern Beaches & local Regulations.

site analysis plan ①



- stair profile could remain within 10,000: but as shown:
- Less impact as shown from Carefree Road.
 - Solar gain facing North. (stair)
 - Provides vertical alignment to Carefree Road view.

10,000 above
natural ground.

9,500 above
natural ground.

1a

RL 27.4

RL 24.6

2

RL 21.6

3

RL 18.44

east

site analysis plan ② elevation



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SYDNEY.

sketch 1/5/2019
date 1/5/2019
drawn 1/5/2019